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GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
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WASHINGTON, D.C. 20001
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Strada Education Network, Inc.
ATTN: General Counsel
9998 Crosspoint Blvd., Suite 400
Indianapolis, IN 46256

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Paradigm Operations
2001 Pennsylvania Avenue NW, Suite 510
Washington, DC 20006

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OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

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WILLIAMS, ARTHUR J
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WHITE PLAINS NY 10601-1570

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DCI PROPERTIES LLC

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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF VIRTUAL PUBLIC HEARING**

TIME AND PLACE: June 8, 2026 @ 4:00 p.m.

Via WebEx: <https://dcoz.dc.gov/ZC87-23A> (to participate & watch)

Via Telephone: 1-650-479-3208 **Access code:** 2318 991 8842 (audio participation & listen)

Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning> (to watch)

Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>

Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 87-23A (The George Washington University – PUD Modification with Hearing @ Square 78, Lot 853 [2001 Pennsylvania Avenue, N.W.])

THIS CASE IS OF INTEREST TO ANCs 2A & 2C

Oral and Written Testimony

- All who wish to testify in this case are **strongly encouraged to sign up to do so at least 24 hours prior to the start of the hearing** on OZ's website indicated above. Also, see below: *How to participate as a witness – oral statements*. **On the day of the hearing – by 3:00 p.m., call 202-727-0789 to sign up to testify.**
- All written comments and/or testimony **must be submitted to the record at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements*.

The George Washington University (the “Applicant”) filed an application on September 16, 2025, requesting the Zoning Commission (“Commission”) to approve a PUD Modification with Hearing (the “Application”) pursuant to Subtitle X, Chapter 3, Subtitle Z § 300, and Subtitle Z § 704 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, “Zoning Regulations of 2016,” to which all subsequent references herein are made unless otherwise specified) for the property known as Lot 853 in Square 78 (the “Property”). The Property is within the boundaries of Advisory Neighborhood Commission (“ANC”) 2A and across the street from ANC 2C.

The Property consists of approximately 14,450 square feet of land area and is located in the Golden Triangle Business Improvement District at the northwest corner of 20th Street, N.W. and I Street, N.W. The Property is improved with an 11-story mixed-use building with office and ground-floor retail uses. The Property is located in the D-5 zone.

The Applicant proposes to modify the PUD to (a) authorize university use in a portion of the ground floor and the upper stories of the building, and (b) authorize building identification signage (the “Project”). The Applicant requests flexibility from the number and location of short-term bicycle parking spaces to provide 36 short-term bicycle parking spaces and not locate the spaces within 120 feet of the primary building entrance.

The Office of Planning filed a setdown report dated March 2, 2026, recommending that the Commission set down the Application for a public hearing. The OP setdown report states that on balance, the Applicant’s proposal would not be inconsistent with the maps and policies of the Comprehensive Plan, including when viewed through a racial equity lens. At a public meeting

*This hearing is governed by the Open Meetings Act. A portion of this hearing may be closed according to the Act.
Please address any questions or complaints arising under this hearing to the Office of Open Government at
opengovoffice@dc.gov.*