

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File A Zoning Application (“**Notice**”) for a modification to an approved Planned Unit Development for 2001 Pennsylvania Avenue, NW (Square 78, Lot 853) (“**Property**”) was mailed to Advisory Neighborhood Commission (“**ANC**”) 2A and 2C, the owners of all property within 200 feet of the perimeter of the Property, and each lessee having a lease for all or part of the building located on the Property on June 2, 2025, at least forty-five (45) calendar days prior to the filing of this application as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z §§ 300.7 and 704.3.

The University presented the Application to ANC 2C at a regularly scheduled monthly meeting on June 10, 2025, and to ANC 2A at a regularly scheduled monthly meeting on July 16, 2025. In addition, the University has met with the Campus Plan Advisory Committee and the neighboring property owner, the Arts Club of Washington, to discuss the Application. The Applicant also met with the Office of Planning on April 25, 2025. The Applicant plans to continue these community engagement efforts throughout the PUD process.

A copy of the Notice is attached to this Certificate.

/s/ Lee S. Templin
Lee S. Templin
Goulston & Storrs

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR MODIFICATION WITH HEARING TO AN APPROVED PLANNED UNIT DEVELOPMENT

Square 78, Lot 853

June 2, 2025

Pursuant to Subtitle Z § 704 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended) (“Zoning Regulations”), The George Washington University (“Applicant”) hereby gives notice of its intent to file an application for review and approval of a Modification with Hearing to the Planned Unit Development (“PUD”) approved in Z.C. Order No. 563, effective April 11, 1988 (“Order”).¹

The property that is the subject of this application is Lot 853 in Square 78; it is located at the intersection of 20th Street NW and I Street NW (“Property”). In addition to the Property, the PUD site also includes the 8-story building to the west, currently occupied by Pepperdine University, and the two historic structures further west, known as the Monroe House and the Macfeely House, currently occupied by the Arts Club of Washington. The Property consists of approximately 14,450 square feet of land area and is located in the D-5 Zone District. The Property is located in the Commercial High Density category on the Future Land Use Map and the Central Washington category of the Generalized Policy Map of the District of Columbia Comprehensive Plan. The Property is located within the Golden Triangle Business Improvement District.

The Property is currently improved with an 11-story mixed-use building with office and ground-floor retail uses (“Building”). The University acquired the Property in late 2024. The majority of the Building is currently leased to non-University tenants. In the near-term, the University intends to use the vacant office space within the Building for swing space for administrative and academic offices and the vacant retail space within the Building for an active university use. The University is evaluating its long-term potential uses of the Property but anticipates primary use of administrative and office space with some academic use. To effectuate these planned uses, the University seeks to modify the PUD to (i) modify Condition 2 of the Order to authorize university use as a permitted use on both the ground and upper floors of the Building; and (ii) authorize new building identification signage on the Building.

Pursuant to Subtitle Z § 300.9 of the Zoning Regulations, the Applicant will request an opportunity to present the Project to Advisory Neighborhood Commission (“ANC”) 2A and 2C in the near future, and the Applicant is available to discuss the proposed development with all interested and affected groups and individuals.

¹ The PUD was processed as Z.C. Case No. 87-23 and the order was issued as Z.C. Order No. 563. A modification to the PUD was approved in 1994 as Z.C. Case No. 94-12M and memorialized as Z.C. Order No. 563-A.

The application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 3 of the Zoning Regulations not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z § 300.7 of the Zoning Regulations. The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed modification application, please contact Lee Templin at 202-721-1153.