



Thurston Hall is located at 1900 F Street, N.W. (Square 122, Lot 30) on a lot containing approximately 27,600 square feet of land area and located in the MU-2 zone. The existing building was constructed in 1929 and needs a full renovation. Thurston Hall provides approximately 1,080 beds for almost exclusively first-year students. The proposed renovations are designed to improve the student experience and include:

- (1) an overhead canopy to partially enclose the courtyard and permit three-season use;
- (2) habitable penthouse space containing communal gathering spaces; and
- (3) the addition of a dining facility in the below-grade level of the building.

Following the completion of the proposed renovations, Thurston will provide approximately 825 beds. Thurston Hall will remain a height of 86.5 feet and have a gross floor area of approximately 186,789 square feet and a floor area ratio of 6.77. The proposed use, height, and density are all consistent with the approved Campus Plan. Loading access will continue to be provided from 19<sup>th</sup> Street, N.W.

Although the base footprint of each floor of Thurston Hall will be approximately 73.3%, within the 80% lot occupancy limit in the MU-2 zone (Subtitle G § 304.1), the proposed roof over the enclosed courtyard at ground level will result in a total lot occupancy of approximately 83.8%, for which special exception relief is requested pursuant to Subtitle G §§ 308 and 1200.

The renovated Thurston Hall will also incorporate 19-foot tall cooling towers on the roof. In order to meet the penthouse setback requirements, the cooling towers will be surrounded by lower screening walls than are required by the penthouse regulations (Subtitle C § 1500.8). The cooling towers will be significantly taller than the rest of the proposed rooftop mechanical equipment rather than the uniform height required by the regulations (Subtitle C § 1500.9).

The proposed canopy on the roof of Thurston Hall will also require relief from the uniform height requirements (Subtitle C § 1500.9). The canopy will also require relief from the penthouse setback requirements to allow it to extend fully and cover the terrace and courtyard below (Subtitle C § 1504). Penthouse special exception relief for both the cooling towers and canopy is sought pursuant to Subtitle C § 1504.

In order to maintain student accommodation during the renovation, GW has created a temporary housing plan to be used for 24 months. The temporary housing plan proposes to house first-year students who would otherwise be housed in Thurston Hall at other residence halls on GW's campus and shift the campus residence population as follows:

- 220 undergraduate beds for third-year and fourth-year students in The Aston, located at 1129 New Hampshire Avenue, N.W. (This requires relief from Condition P-8(b) of Z.C. Order No. 06-12 which otherwise does not permit undergraduates at The Aston.);
- 330 third-year and fourth-year undergraduate students in hotel rooms at the One Washington Circle hotel, located at 1 Washington Circle, NW.;
- Second-year students in the residence hall located at 1959 E Street NW. (This requires a modification of Condition 8 of Z.C. Order No. 746-C for Z.C. Case No. 01-17.); and
- A temporarily reduction in the number of required on-campus beds and the inclusion of the beds at The Aston and One Washington Circle in that number of required on-campus beds, provided that the number of on-campus beds is within 99 beds of the requirement. (This requires a modification of Condition C-6 of Z.C. Order No. 06-11.)

On September 13, 2019, the Office of Planning filed a report recommending that the Commission set down for a public hearing the two applications requiring set down: 06-12Q and 01-17E. At its September 23, 2019, public meeting, the Commission set down the applications for Case Nos. 06-12Q and 01-17E for a consolidated public hearing to also include applications for Case Nos. 06-11Q and 06-11R. GW filed a pre-hearing statement on September 27, 2019.

This public hearing will be conducted in accordance with the contested case provisions of Subtitle Z, Chapter 4.

**How to participate as a witness – oral presentation**

Interested persons or representatives of organizations may be heard at the public hearing. All individuals, organizations, or associations wishing to testify in this case are encouraged to inform OZ of their intent to testify prior to the hearing date. This can be done by mail sent to the address stated below, e-mail ([donna.hanousek@dc.gov](mailto:donna.hanousek@dc.gov)), or by calling (202) 727-0789.

The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

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|----|----------------------------------|-------------------------|
| 1. | Applicant and parties in support | 60 minutes collectively |
| 2. | Parties in opposition            | 60 minutes collectively |
| 3. | Organizations                    | 5 minutes each          |
| 4. | Individuals                      | 3 minutes each          |

Pursuant to Subtitle Z § 408.4, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

**How to participate as a witness – written statements**

Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <https://app.dcoz.dc.gov/Login.aspx>; however, written statements may also be submitted by mail to 441 4<sup>th</sup> Street, N.W., Suite 200-S, Washington, DC 20001; by e-mail to [zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov); or by fax to (202) 727-6072. Please include the case number on your submission.

**How to participate as a party.**

Any person who desires to participate as a party in this case must so request and must comply with the provisions of Subtitle Z § 404.1.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Commission, and to exercise the other rights of parties as specified in the Zoning Regulations. If you are still unsure of what it means to participate as a party and would like more information on this, please contact OZ at [dcoz@dc.gov](mailto:dcoz@dc.gov) or at (202) 727-6311.

Except for an affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person’s interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status **shall file with the Commission, not less than 14 days prior to the date set for the hearing, or 14 days prior to a scheduled public meeting if seeking advanced party status consideration, a Form 140 – Party**

**Status Application, a copy of which may be downloaded from OZ’s website at: <https://app.dcoz.dc.gov/Help/Forms.html>.** This form may also be obtained from OZ at the address stated below.

**“Great weight” to written report of ANC**

Subtitle Z § 406.2 provides that the written report of an affected ANC shall be given great weight if received at any time prior to the date of a Commission meeting to consider final action, including any continuation thereof on the application, and sets forth the information that the report must contain. Pursuant to Subtitle Z § 406.3, an ANC that wishes to participate in the hearing must file a written report at least seven days in advance of the public hearing and provide the name of the person who is authorized by the ANC to represent it at the hearing.

**FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

**ANTHONY J. HOOD, ROBERT E. MILLER, PETER G. MAY, PETER A. SHAPIRO, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.**

**Do you need assistance to participate?** If you need special accommodations or need language assistance services (translation or interpretation), please contact Zee Hill at (202) 727-0312 or [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) five days in advance of the meeting. These services will be provided free of charge.

**¿Necesita ayuda para participar?** Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

**Avez-vous besoin d’assistance pour pouvoir participer?** Si vous avez besoin d’aménagements spéciaux ou d’une aide linguistique (traduction ou interprétation), veuillez contacter Zee Hill au (202) 727-0312 ou à [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

**참여하시는데 도움이 필요하세요?** 특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312 로 전화 하시거나 [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) 로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

**您需要有人帮助参加活动吗?** 如果您需要特殊便利设施或语言协助服务(翻译或口译)·请在见面之前提前五天与 Zee Hill 联系·电话号码 (202) 727-0312, 电子邮件 [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) 这些是免费提供的服务。

**Quý vị có cần trợ giúp gì để tham gia không?** Nếu quý vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

**ለመሳተፍ ዕርዳታ ያስፈልግዎታል?** የተለየ እርዳታ ካስፈለገዎት ወይም የቋንቋ እርዳታ አገልግሎቶች (ትርጉም ወይም ማስተርጎም) ካስፈለገዎት እባክዎን ከስብሰባው አምስት ቀናት በፊት ዚ ሂልን በስልክ ቁጥር (202) 727-0312 ወይም በኢሜል [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) ይገናኙ። እንኳ አገልግሎቶች የሚሰጡት በነጻ ነው።