

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR



September 30, 2015

David Avitabile  
Goulston & Storrs, PC  
1999 K Street NW, 5<sup>th</sup> Floor  
Washington, DC 20006

Re: **Zoning Determination Letter - Georgetown University - Beeck Center – 1426 36<sup>th</sup> Street NW**

Dear Mr. Avitabile:

The purpose of this letter is to confirm the use of 1426 36<sup>th</sup> Street NW by the Beeck Center for Social Impact and Innovation (“Beeck Center”). Georgetown University (“University”) has proposed to use 1426 36<sup>th</sup> Street NW (“Property”) for use as administrative space for the Beeck Center. The Property is located in the R-3 Zone District and immediately adjacent to the University’s Main Campus. The Property is improved with a rowhouse that was previously used for undergraduate student housing.

The University proposes the conversion of the Property for use by the Beeck Center. The Beeck Center is currently located on campus. The University seeks to move the administrative office components of the Beeck Center to the Property. Pursuant to the attached letter, the Georgetown Community Partnership (“GCP”) reviewed and approved the relocation of the Beeck Center to the Property.

***A. The Proposed Administrative Office Use is Permitted Pursuant to the Campus Plan***

The University’s current Campus Plan was approved by the Zoning Commission (“Commission”) in 2012 pursuant to an agreement between the University and ANC 2E and the surrounding neighborhood associations. As set forth in Condition 5 of the Order, the University has agreed to discontinue the use of the Property, and other similar properties located on the 1400 block of 36<sup>th</sup> Street, for undergraduate student housing. Pursuant to Condition 5(a) of the Order, the Commission authorized the use of the property for “daytime administrative uses”, provided that such use is reviewed and approved by the GCP.

Following the issuance of the Order, the University submitted a revised Campus Plan (“Final Plan”) reflecting the negotiated settlement agreement. The Final Plan was submitted on November 20, 2012 and has been accepted by the Commission. Regarding the Property, Exhibit H of the Final Plan indicates that the Property may be used for either University

academic/administrative or residential/campus life/athletic uses, and states that “In approving the negotiated settlement submitted by the University and the settlement parties, the Zoning Commission granted special exception approval for the use of the properties on the 1400 block of 36<sup>th</sup> Street for daytime administrative uses, subject to approval by the Georgetown Community Partnership.”

Based on the foregoing, I conclude that the proposed use of the Property for use as the Beeck Center, a university administrative use, is permitted pursuant to the Order and Final Plan. The Commission explicitly approved the use of the Property for such university uses, as acknowledged in the Final Plan, and the GCP has approved the use of the Property as the Beeck Center.

***B. The Proposed Use is a Daytime Administrative Use***

The Beeck Center promotes innovative solution-based social change through providing collaborative spaces and experiential opportunities. The Property administrative support staff planning events and undertaking various administrative work as well as some post-doctorate research. The Beeck Center will continue to maintain a large open space on Campus, which will be used for large meetings, events, and presentations. That space on Campus, and not the Property, is the space where work with students is conducted and visitors are received.

The Beeck Center will be open from 8:30 AM to 5:30 PM, with some occasional evening use by staff. The Office will accommodate five to seven administrative staff and post—doctorate research.

Based on the foregoing, I conclude that the proposed Beeck Center is a “daytime administrative use” that is permitted on the Property pursuant to Condition 5(a) of the Order. Daytime administrative uses encompass office uses such as the Beeck Center, which is primarily an administrative office staffed by a handful of professionals with relatively limited day-to-day student use. Again, the GCP has authorized the proposed use.

***C. Conclusion***

I find that the proposed Beeck Center use is permitted under the Zoning Regulations pursuant to the terms of the Order and the Final Plan and I will approve any requested permits or certificates of occupancy related to the conversion of the Property to such use.

Sincerely,   
Matthew Le Grant

cc: Andrea Salley, Georgetown University

File: Det Let re Beeck Center 1426 36<sup>th</sup> St NW to Avitabile 9-30-15