

August 7, 2012

VIA HAND DELIVERY

Anthony Hood, Chairperson
D.C. Zoning Commission
Office of Zoning
441 4th Street, N.W., Suite 210
Washington, DC 20001

Re: **Z.C. Case No. 06-11G/06-12G**
The George Washington University (“University”) – Site 75A
Pre-Hearing Statement of the University

Dear Chairman Hood and Members of the Commission:

Pursuant to 11 DCMR Section 3013.1, the University hereby files its prehearing statement for the above-referenced case.

Background

The Property that is the subject of this application consists of Lots 23,33, 34, 41,42, 47, 863, and a portion of a public alley to be closed in Square 75 (“**Property**”). The Property consists of 25,000 s.f. of land area and is part of a first-stage Planned Unit Development approved for the University’s Foggy Bottom Campus in Order No. 06-11 / 06-12 (“**First-Stage PUD**”).

The western portion of the Property (“**Site 75A**”) is one of sixteen sites identified as a development site for either commercial/investment or academic/administrative/medical use in the First-Stage PUD. Pursuant to the First-Stage PUD, Site 75A was rezoned to the C-4 Zone District. The eastern portion of the Property (“**Lot 863**”) is currently used as a commercial office building and is located in the C-3-C Zone District. The Property is located in the High Density Commercial land use category on the Future Land Use Map of the District of Columbia Comprehensive Plan.

On February 23, 2012, the University filed an application for second-stage PUD approval in order to permit the development of the western portion of the Property (Site 75A) pursuant to the First-Stage PUD. The University also requested modification of the First-Stage PUD and related Zoning Map Amendment, as well as second-stage PUD approval, to incorporate the eastern portion of the Property (Lot 863) as well as portions of the public alley to be closed and incorporated into the proposed development site. As amended by the University in its July 17 supplemental letter to the Zoning Commission, the University proposed the construction of an eleven-story, 250,000 s.f. commercial office building on the Property, with a height of 130 feet and a FAR of 10.0 (“**Project**”).

Setdown Meeting and Responses to the Zoning Commission

The Zoning Commission (“**Commission**”) set the above-referenced application for a public hearing at its public meeting on July 30, 2012. At the setdown meeting, the Commission requested additional changes or information on the following aspects of the Project:

1. **Building Design.** The Commission provided commentary and feedback on the proposed design of the Project, with particular attention to (1) further detail on the building elevations and proposed materials, (2) further study of the ground floor design and its relationship to the design of the building above, and (3) further study of the proposed roof trellis.

The University’s design team is continuing to evolve the building design in line with the comments and direction offered by the Commission at setdown. The University will continue to work with the Office of Planning (“**OP**”) to refine the design on the building elevations and study the ground floor as well as roof elements. The University will submit revised plans reflecting these refinements and modifications prior to the hearing and will incorporate materials boards into the presentation at the public hearing.

2. **Ground Floor Use.** The Commission requested additional information regarding the proposed use of the ground floor components of the Project, and concurred with OP’s recommendation for a commitment to active ground-floor uses such as retail uses.

The University will continue to evaluate the potential ground floor uses and will work with OP and neighborhood stakeholders to provide additional detail on ground-floor uses within the Project.

3. **Affordable Housing.** The Commission provided comments on the proposed affordable housing commitment and requested additional information regarding the design of the proposed affordable housing units as well as whether the units were historic. In its

setdown report, OP also requested that the University provide further information on who would administer the affordable housing units.

The proposed affordable units are located outside of the boundaries of the First-Stage PUD but within the boundaries of the proposed campus historic district, and will be contributing buildings in that historic district. The University will provide additional details on the design and administration of the affordable units prior to the public hearing.

4. Adjacent property to the east. The Commission requested further information regarding the relationship of the Project to the adjacent property to the east.

The property to the east is a commercial office building that is also owned by the University. The University understands that the proposed windows on the southeast façade of the Project are at-risk windows that would be filled in if the University were to increase the height of the adjacent property through the appropriate zoning mechanism.

Community Outreach and Changes

The University presented this project to the Campus Plan Advisory Committee on November 21, 2011, March 5, 2012 and June 18, 2012. The University has also presented this project to ANC 2A on November 16, 2011 and the West End Citizens Association on April 21, 2012 and will make a final presentation to ANC 2A prior to the Zoning Commission hearing on this Project. The University has also engaged in discussions with ANC 2A and other neighborhood stakeholders regarding potential additional amenities and benefits commensurate with and proportional to the additional density obtained through the proposed First-Stage PUD modification. An update on those discussions will be provided prior to the public hearing.

The University has also engaged in discussions with the President Condominium building, which is located to the south of the Property across the public alley, regarding the Project. Again, an update on those discussions will be provided prior to the public hearing.

Witness List, Proposed Testimony, and Time Estimate for Presentation

The University looks forward to presenting this case to the Commission. At least three witnesses will be provided to testify on its behalf: a representative of the University, the project architect, and its traffic consultant. Outlines of the testimony of all of the University's witnesses are attached as Exhibit A. If additional witnesses will be called, the University will identify them in a supplemental filing prior to the hearing.

The University anticipates at this time that its presentation will require up to 60 minutes.

Project Plans

As discussed above, the University is actively working with its design team to continue to revise the design of the Project consistent with the Commission's input and in consultation with OP. Revised plans will be provided to the Commission in a supplemental pre-hearing submission.

Publicly Available Maps

Per Section 3013.1(f), the Applicant offers the following publicly available maps and documents into evidence in support of its case: the District of Columbia Zoning Regulations and Map, the District of Columbia Future Land Use Map and Generalized Land Use Map, WMATA transit maps related to this site, previous Orders of the District of Columbia Zoning Commission, and the District of Columbia Comprehensive Plan.

In addition to the foregoing, The George Washington University's 2007 Foggy Bottom Campus Plan and First-Stage PUD, as well as the initial application package for this Project, are available online at <http://neighborhood.gwu.edu>.

Property Owners' List

A list of the names and addresses of the owners of all property located within 200 feet of the Property was included in the initial application. For the Commission's convenience, the list is reprinted as Exhibit B.

Hearing Fee

Hearing fees are ordinarily not required for the second-stage of an approved PUD. Here, however, the request to modify the original PUD triggers a hearing fee. According to the Zoning Regulations, this hearing fee is 26% of the hearing fee for the initial first-stage PUD. The hearing for the initial first-stage PUD covered the entire 43-acre campus and amounted to \$166,500.10; accordingly, the hearing fee for this matter comes to **\$43,290.26**, even though the instant application modifies a small portion of the original first-stage PUD. A check for the full amount is enclosed.

Sharon Schellin
August 7, 2012
Page 5

Conclusion

As set forth above, the University has met the requirements of Section 3013, and accordingly requests that a public hearing be scheduled as soon as possible. If you have any questions regarding this application, please feel free to contact Maureen at 202-721-1101 or David at 202-721-1137.

Very truly yours,

Handwritten signature of Maureen Dwyer, with the initials "DMA" written at the end.

Maureen Dwyer

Handwritten signature of David Avitabile.

David Avitabile

DA/da
Enclosures

cc: Charles Barber
Alicia Knight

CERTIFICATE OF SERVICE

On August 7, 2012, I caused a copy of the foregoing letter and enclosure to be delivered by hand or by electronic mail to the following:

Paul Goldstein
D.C. Office of Planning
1100 4th Street, SW, Suite E650
Washington, DC 20024

Jamie Henson
Policy and Planning
District Department of Transportation
55 M Street SE, 5th Floor
Washington, DC 20009

Advisory Neighborhood Commission 2A
West End Branch Library
1101 24th Street, NW
Washington, DC 20037

President, Foggy Bottom Association
c/o Samira Kristina Azzam
1001 26th Street, NW #406
Washington, DC 20037

West End Citizens Association
c/o Barbara Kahlow
800 25th Street, NW #704
Washington, DC 20037



David Avitabile

CERTIFICATION OF COMPLIANCE WITH SECTION 3013 OF THE ZONING REGULATIONS

The George Washington University (“University”) hereby certifies that this pre-hearing submission, which has been filed with the Zoning Commission on August 7, 2012, complies with the provisions of Section 3013 of the Zoning Regulations as set forth below, that the application is complete, and that no further changes are expected to be submitted prior to the public hearing on this application, other than the changes discussed in detail below.

At its July 30, 2012 Public Meeting, the Commission voted to set down the application for a public hearing. In response to comments made by members of the Commission during the public meeting and in the Office of Planning Setdown Report dated July 20, 2012, the University has provided additional information regarding the proposed PUD project. The additional information requested includes:

1. **Building Design.** The Commission requested further study of the building elevations and proposed materials, the ground floor design, and the proposed roof trellis.

The University will continue to consult with OP regarding the project design and will submit revised plans reflecting refinements and modifications to these elements prior to the hearing.

2. **Ground Floor Use.** The Commission and OP recommendation a commitment to active ground-floor uses such as retail uses.

The University will continue to evaluate the potential ground floor uses and will work with OP and neighborhood stakeholders to provide additional detail on ground-floor uses within the Project prior to the public hearing.

3. **Affordable Housing.** The Commission and OP requested additional information regarding the design and administration of the proposed affordable housing units.

The University will provide additional details on the design and administration of the affordable units prior to the public hearing.

4. **Adjacent property to the east.** The Commission requested further information regarding the relationship of the Project to the adjacent property to the east.


The property to the east is a commercial office building that is also owned by the University. The University understands that the proposed windows on the southeast façade of the Project are at-risk windows that would be filled in if the University were to increase the height of the adjacent property through the appropriate zoning mechanism.

In all other respects, the project is the same as filed on February 23, 2012 and amended on July 17, 2012.

<u>Sub-Section</u>	<u>Page</u>
3013.1(a) Information Requested by the Commission; Updated Materials Reflecting Changes Requested by the Commission	Pre-Hearing Submission
3013.1(b) Witnesses	Pre-Hearing Submission
3013.1(c) Summary of Testimony of Applicant's Witnesses and Reports for the Record:	
Outline of Testimony of Representative of the Applicant	Pre-Hearing Submission (Exhibit A)
Outline of Testimony of the Project Architect	Pre-Hearing Submission (Exhibit A)
Outline of Testimony of the Traffic Engineer	Pre-Hearing Submission (Exhibit A)

<u>Sub-Section</u>	<u>Page</u>
3013.1(d) Additional Information, Reports or Other Materials Which the Applicant Wishes to Introduce	Pre-Hearing Submission
3013.1(e) Reduced Plans	Application (Exhibit A)
3013.1(f) List of Publicly Available Maps, Plans, and Other Documents	Application (Exhibit G)
3013.1(g) Estimated Time Required for Presentation of Applicant's Case	1 Hour
3013.6(a) List of Names and Addresses of All Property Owners within 200 Feet of the Subject Property	Application (Exhibit E)

Respectfully submitted,



David Avitabile

EXHIBIT A

Outline of Witness Testimony
Representative of the University

I. Introduction

II. Review of Campus Plan / PUD Goals

III. Project Goals

IV. Project Benefits and Amenities

V. Community Outreach

VI. Conclusion

Outline of Witness Testimony
Representative of Project Architect

I. Introduction

- a. Project Architect – Gensler
- b. Work in the District

II. Site location and description

- a. Overview of site, surrounding area and land use
- b. Site planning and compatibility with surrounding area
- c. First-Stage PUD approval
- d. First-Stage PUD modification

III. Project Design

- a. Design Considerations
- b. Site Layout and Programming
- c. Building Massing and Heights
- d. Façade Design and Materials
- e. Zoning Flexibility

IV. Landscape and Streetscape Design

V. Conclusion

Outline of Witness Testimony
Representative of Traffic Consultant

I. Introduction

- a. Project Traffic Consultant – Wells & Associates
- b. Work in the District

II. Traffic Impact Analysis

- a. Scope of Study
- b. Transportation network and site access
- c. Existing conditions
- d. Future conditions

III. Loading Access Analysis

- a. Modification to alley system
- b. Building operation needs
- c. Improvements to public alley system

IV. Transportation Demand Management

V. Conclusion

EXHIBIT B

**NAME AND MAILING ADDRESS OF THE OWNERS OF ALL PROPERTY WITHIN
200 FEET IN ALL DIRECTIONS FROM ALL BOUNDARIES OF THE PROPERTY
INVOLVED IN THE APPLICATION**

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
54	841	2200 Pennsylvania Avenue NW	George Washington University
54	2000- 2001	2221 I Street NW	2121 I Street NW, Suite 701 Washington, DC 20052-0086
54	7000- 7012	2200 Pennsylvania Avenue NW	
75	46	2150 Pennsylvania Avenue NW	
75	861	2100 Pennsylvania Avenue NW	
75	864	2121 I Street NW	
77	51	837 22 nd Street NW	
77	59	801 22 nd Street NW	
77	60	800 21 st Street NW	
77	845	2124 I Street NW	
77	864	831-33 22 nd Street NW	
74	49	2121 Pennsylvania Avenue NW	International Finance Corporation 2121 Pennsylvania Avenue NW Washington, DC 20433-0005
75	2001- 2125	2141 I Street NW	President Condominium Associates 2141 I Street NW Apt 101 Washington, DC 20037-2323 ANC 2A West End Branch Library 1101 24 th Street NW Washington, DC 20037 President, Foggy Bottom Association c/o Samira Kristina Azzam 1001 26th Street, NW #406 Washington, DC 20037 West End Citizens Association c/o Barbara Kahlow 800 25 th Street, NW, #704 Washington, DC 20037

SQUARE LOT PREMISES ADDRESS

OWNER AND MAILING ADDRESS

Ms. Florence Harmon, Chairperson -
ANC 2A
c/o West End Branch Library
1101 24th Street, NW
Washington, DC 20037