

FOGGY BOTTOM CAMPUS PLAN / PUD
SQUARE 75A DEVELOPMENT SITE



BY THE GEORGE WASHINGTON UNIVERSITY

APPLICATION TO THE
DISTRICT OF COLUMBIA ZONING COMMISSION FOR
REVIEW AND APPROVAL OF A SECOND-STAGE PLANNED UNIT DEVELOPMENT
AND MODIFICATION OF A FIRST-STAGE PLANNED UNIT DEVELOPMENT AND
RELATED AMENDMENT TO THE ZONING MAP

February 23, 2011

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PREFACE

This statement and the attached documents support the application of The George Washington University (“University” or “Applicant”) to the Zoning Commission for second-stage approval of a Planned Unit Development (“PUD”) for the property known as Lots 23, 33, 34, 41, 42, and 47 in Square 75 (“Site 75A”). Site 75A is one of sixteen development sites identified in the University’s First-Stage PUD for its Foggy Bottom Campus, which was approved by the Zoning Commission in Order No. 06-11/06-12. In addition, the University requests modification of the First-Stage PUD and related rezoning, as well as second-stage approval, to incorporate Lot 863 and portions of a public alley to be closed (together, with Site 75A, the “Subject Property”). The Subject Property is located on the 2100 block of Pennsylvania Avenue NW in Ward 2. Approximately 255,550 square feet of commercial office space will be created as a result of this project.

This PUD application is consistent with the District of Columbia Comprehensive Plan, D.C. Law 16-300, 10A DCMR (Planning and Development) § 100 et seq. (2006) (the “Comprehensive Plan”), as well as numerous goals and policies of the District of Columbia. This Project will benefit the District through increased tax revenue, exemplary architecture, and sustainable design. The Project will also benefit the surrounding neighborhoods through the continued implementation of the benefits outlined in the First-Stage PUD, improved alley conditions and streetscape improvements, and other new benefits and amenities to be provided in association with the increase in density yielded by the incorporation of Lot 863.

Submitted in support of this application are completed application forms, a copy of the notice of intent to file a PUD that was mailed to surrounding property owners and parties (with the certification of mailing and list of property owners), architectural drawings, plans, and

elevations of the proposed project, and a map depicting the Zone Districts for the property and surrounding area. Also submitted are the materials that the University is required to file with each second-stage application. As set forth below, this statement and the attached documents meet the filing requirements for a PUD application under Chapter 24 of the District of Columbia Zoning Regulations.

I. INTRODUCTION

A. *Summary of Requested Action*

This document supports the application of The George Washington University (“University” or “Applicant”) to the Zoning Commission for the District of Columbia (“Commission”) for second-stage approval of a Planned Unit Development (“PUD”) for the property known as Lots 23, 33, 34, 41, 42, and 47 in Square 75 (“Site 75A”). Site 75A is one of sixteen development sites identified in the University’s First-Stage PUD for its Foggy Bottom Campus, which was approved by the Zoning Commission in Order No. 06-11/06-12 (hereinafter, the “Campus Plan / PUD”). In addition, the University requests modification of the First-Stage PUD and related Zoning Map Amendment and second-stage PUD approval to incorporate Lot 863 and portions of a public alley to be closed (together, with Site 75A, the “Subject Property”). The Subject Property is located in the Foggy Bottom/West End neighborhood of Ward 2, within the jurisdiction of Advisory Neighborhood Commission (“ANC”) 2A.

The Subject Property consists of approximately 25,555 s.f., or approximately 0.58 acres, of land area. The University intends to develop the Subject Property for commercial use as an 11-story office building with ground floor retail or office uses (the “Project”). The Project will have a building height of approximately 130 feet. The total gross floor area included in the project is approximately 255,550 square feet for a floor area ratio (“FAR”) of approximately 10.0 and a lot occupancy of approximately 95%. The proposed height, FAR, and lot occupancy are all consistent with the guidelines set forth for Site 75A in the First-Stage PUD (and these are the same guidelines that GW is requesting be extended to Lot 863).

As contemplated in the First-Stage PUD and through a related proceeding before the Council of the District of Columbia, the University will seek approval for changes to the public

alley system that include the relocation of the existing public alley from I Street as well as related adjustments to the interior public alley. Such adjustments were contemplated in the First-Stage PUD and will improve access, circulation and other conditions in the alley system and will not reduce the amount of land dedicated to public alley use. The Project will include approximately 147 below-grade parking spaces (183 including valet capacity) as well as a loading and service area in the interior of the block, both accessed from I Street via the relocated public alley.

The Subject Property is located in the High Density Commercial Land Use category on the Future Land Use Map. As a part of the approved First-Stage PUD, the Commission approved the rezoning of Site 75A from the C-3-C Zone District to the C-4 Zone District. In this application, the University requests rezoning of the balance of the Subject Property to the C-4 Zone District. The University will also use the PUD process to achieve relief from the court requirements of the Zoning Regulations. The Subject Property is located within the boundaries of the Foggy Bottom Campus but is not subject to the requirements of Section 210 because the property is located in a commercial zone district.

B. The Applicant

The Subject Property is owned by The George Washington University. The University, which was founded in 1821 and has been located in the Foggy Bottom neighborhood since 1912, combines the resources of a major international research university with the dynamics of a vibrant, urban setting in the heart of the nation's capital. GW's location is key to its mission and critical to its success, as the opportunities and resources surrounding the campus attract outstanding students, faculty, and staff to GW and also help shape some of the University's most

successful academic, research, and clinical programs. By capitalizing on its location, GW delivers an educational experience that is distinctive and rewarding – encouraging students to take advantage of opportunities in international finance, public policy, democratic governance, and many other pursuits that are truly unique to DC.

Similar to the investment practices of major universities across the country, the University has long used the income from investment properties to help fund its academic mission. The return from these investments, many of which are situated along Pennsylvania Avenue, helps to fund academic programs, new facilities, student financial aid, and other expenses necessary to operate a world-class university. Investment in properties on the edge of the Foggy Bottom campus helps to ensure the maintenance of well-run buildings near the campus, providing an attractive environment for the University population and Foggy Bottom residents, and provides tax revenue for the District. The approved 2007 Foggy Bottom Campus Plan specifically identified the redevelopment of the Pennsylvania Avenue retail townhouses as a site (Site 75A) for either a future commercial/investment or academic/ administrative/medical use.

The Project that is the subject of this application is consistent with this practice. It is the University's intention that following approval of the application, GW will select a development partner to construct the Project, similar to the approach the University used in the redevelopment of the old GW Hospital site on Square 54. This partnership will generate non-enrollment driven revenue that will support the University's academic mission and permit the development of future academic sites and improvements outlined in the Foggy Bottom Campus Plan. The 2007 Foggy Bottom Campus Plan recognized the important investment potential of continued commercial use of the Subject Property given its prominent Pennsylvania Avenue location. The

selected development partner will be bound by the conditions and plans approved by the Zoning Commission as part of this application.

C. Project Goals and Objectives and the Benefits of Using the PUD Process

Consistent with the goals of the District as outlined in the Land Use Element of the Comprehensive Plan as well as the goals of the approved Foggy Bottom Campus Plan, the University intends to redevelop the Subject Property with commercial uses that will improve the utilization of land at this strategic, transit-oriented location. This PUD will provide Class A office space two blocks from the Foggy Bottom-GWU Metrorail station in an attractive and sustainable building that is compatible with surrounding buildings and uses.

The PUD process outlined in Chapter 24 of the Zoning Regulations serves as the appropriate means of achieving the above objectives, because the PUD process provides the community and District agencies with the tools needed to ensure that the Project is well-designed and best meets the needs of the community while making sure that the density and uses are appropriate and the architecture is compatible with the surrounding neighborhood.

D. Development Timetable

The University anticipates that it will initiate the developer selection process in mid-2013 upon completion of the zoning and alley closing approval processes. Once the developer is selected, the developer will select the design and construction team. Construction is anticipated to begin as early as early 2014 and will take approximately 24 months.

II. OVERVIEW OF THE FOGGY BOTTOM CAMPUS PLAN AND FIRST-STAGE PUD

The Foggy Bottom Campus is generally located in the R-5-D Zone District as well as other zone districts.¹ The Subject Property is located in the C-3-C and C-4 Zone District and within the Campus boundaries. Because the Subject Property is commercially-zoned, the provisions of Section 210 do not apply.

In Order No. 06-11/06-12, the Commission approved a new Campus Plan for the University's Foggy Bottom Campus as a means to provide for predictable, planned growth consistent with surrounding development patterns and guided by smart growth and transit-oriented development principles. The proposed Campus Plan incorporated a development plan, known as "Grow Up, Not Out," in reference to an effort to accommodate the University's forecasted academic and student housing needs within the existing Campus boundaries. The Plan calls for increased density targeted at specific development sites within the Campus boundaries that are generally concentrated towards the core of the Campus, away from residential areas. The additional space is required to further the University's academic mission and enhance the quality of its educational programs through new facilities that will address evolving technological and academic program needs as well as increase the number of on-campus beds.

In conjunction with the Campus Plan, the University sought and received first-stage approval for a PUD for the Foggy Bottom Campus. The approved first-stage PUD identifies sixteen development sites referenced in the Campus Plan as future second-stage PUD projects, and identifies the uses, height, gross floor area, and lot occupancy for each second-stage PUD development site. The approved first-stage PUD also identified existing and proposed alleys. In

¹ Portions of the Campus are located in the R-5-E, SP-2, C-3-C, and C-4 Zone Districts either as the underlying zone district or through a PUD-related Map Amendment.

addition, a PUD-related Map Amendment for many of these development sites was approved in conjunction with the first-stage PUD. These sites and uses were individually evaluated and selected based on each site's current use and condition, suitability for redevelopment, existing campus use patterns, and the University's overall forecasted space requirements. The Commission recognized that the campus-wide PUD would provide certain project amenities and public benefits, including an advisory committee to foster communication between the University and community representatives, streetscape improvements, sustainable development features, commitments to historic preservation and neighborhood-serving retail activity on certain portions of the Campus, construction of below-grade parking at various sites dispersed through campus, and off-campus commitments, all of which were determined as part of the first-stage approval.

Since the approval of the Campus Plan / PUD in 2007, the University has moved forward with the implementation of many of the proffered benefits and amenities outlined in the conditions of the Commission's Order. The University has also moved forward with the implementation of the Campus Plan / PUD, and has received approval for three projects from the Commission, including a new underground parking garage and program space for the Law School (Z.C. Order No. 06-11A1/06-12A1), the Science and Engineering Hall (Z.C. Order No. 06-11B1/06-12B1), and the School of Public Health and Health Services (Z.C. Order No. 06-11C/06-12C). Construction of both the Law School garage/program space as well as the Science and Engineering Hall is underway, and construction of the School of Public Health and Health Services is expected to begin in the spring of 2012. The University has also filed a fourth application for approval of a new infill development that will house the GW Museum in Square 102, and a public hearing on the proposed Museum is scheduled for April 2012

The University has also moved forward with the implementation of other renovation projects and improvements to its Foggy Bottom Campus, including the renovation of the former Alumni House at 1925 F Street, the renovation of the Charles E. Smith athletic center, and the Lafayette Hall student residence facility. Finally, the construction of the mixed-use office, residential, and retail development at Square 54 (the old GW hospital site) approved by the Commission in Z.C. Order 06-27 is now complete and in operation.

III. THE PROPOSED PUD PROJECT

A. *Site Location*

As described above, the Subject Property consists of three elements, Site 75A, Lot 863, and portions of the public alley to be closed, which total approximately 25,555 square feet of land area.²

Site 75A consists of approximately 12,350 square feet of land area and is improved with six three-story rowhouses that are generally used for commercial retail uses. The First-Stage PUD identified Site 75A as an infill location appropriate for future commercial/investment development. During the 2006 Campus Plan / PUD process, the existing structures on Site 75A were not identified as potential historic landmarks nor are they located within the boundaries of the proposed campus historic district.

Lot 863, which is located immediately to the east of Site 75A, consists of approximately 12,650 s.f. of land area and is improved with an eight-story commercial office building that is currently occupied by Kaiser Permanente. Kaiser has provided the University with notice that it will vacate the building in late 2012, presenting a unique opportunity to further improve the square. By combining Lot 863 with Site 75A, the University is able to achieve a more efficient footprint and floorplate that corresponds with market needs. The First-Stage PUD identifies continued commercial / investment use on Lot 863.

Alley Relocation. To the south of Site 75A and Lot 863 is a public alley system. The juxtaposition of the diagonal orientation of Pennsylvania Avenue against the strict north-south and east-west orientation of the alley system create irregular lot configurations that do not allow for an efficient building layout. (See A-008.) Therefore, the University proposes adjustments to

² The portions of the alley to be closed will be offset by corresponding portions of private University-owned land to be dedicated to public alley use, such that the net change in public alley space will be zero.

the alley that will generally create a more uniform lot and allow for significant improvements to the alley infrastructure and operation. (See A-009.) The public alley system is accessed from I Street via a 15-foot wide public alley located in the middle of the block. As was shown in the First-Stage PUD pursuant to Section 2406.11(e)(5), the University proposes to shift the alley location to the west; in conjunction with this relocation, the University will also widen the alley to 24 feet to improve vehicular ingress and egress. The proposed reconfiguration of the public alley system will not reduce the existing amount of public alley space.³

To the west of the Subject Property, along 22nd Street, is the twelve-story H.B. Burns Memorial Building, a historic landmark, and the Ambulatory Care Center, both of which are operated by the GW Medical Faculty Associates, a medical affiliate of GW. To the south of the Subject Property, along I Street, is the 90-foot tall President Condominium – the only non-University owned property within the square – and a series of buildings owned by the University and generally used for academic and administrative purposes. The Campus Plan / PUD identifies these University properties as “Site 75B” and calls for their consolidation and redevelopment into a new 110-foot tall building for academic and administrative purposes. To the east of the Subject Property, wrapping around the corner of Pennsylvania Avenue to 21st Street and then to I Street, is another eight-story commercial office building owned by the University. To the north of the Subject Property, across Pennsylvania Avenue, is the 130-foot tall headquarters of the International Finance Corporation, a division of the World Bank.

³ In conjunction with these adjustments, approximately 788 square feet of land area will be reallocated from Site 75B to the Subject Property. The University will also need to reduce the size of the Subject Property by approximately 233 square feet of land area to accommodate an egress stair that will need to be constructed for the office building to the east (2100 Pennsylvania Avenue NW). The net additional area is 555 square feet of land area. When this area is added to the land area of Site 75A and Lot 863, the total land area of the Subject Property is approximately 25,555 square feet.

The Subject Property is located in the C-3-C and C-4 Zone Districts and is at the northern edge of the University's Foggy Bottom Campus. The Foggy Bottom-GWU Metrorail Station is approximately two blocks to the west of the Subject Property. The Washington Metropolitan Area Transit Authority recently replaced all three escalators at the station entrance and is currently installing additional improvements to the entrance, including a canopy to protect the escalators and a separate staircase that will provide an additional pedestrian connection between the street and the platform. Surrounding property to the west, east and north is located in the C-3-C Zone District and generally includes the commercial office district along K Street known as the Golden Triangle. Property to the south, within the Foggy Bottom Campus, includes property located in the R-5-D Zone District as well as sites rezoned to C-3-C in conjunction with the Campus Plan / PUD.

B. Project Description

As shown on the architectural plans, elevations, and drawings attached as Exhibit A, in this application, the University seeks approval to develop the Subject Property with an eleven story commercial office building with ground floor retail or office uses and three levels of below-grade parking ("Project"). Such use is fully consistent with the commercial / investment use designation of the Subject Property in the Campus Plan / PUD.

The massing, scale, and façade design of the Project is appropriate given the prominent Pennsylvania Avenue location, and the proposed design employs many of the primary massing strategies employed to moderate the scale of other successful large, contemporary, buildings along or near Pennsylvania Avenue:

- Medium-scale interventions – Buildings which are otherwise uniform and monolithic introduce variety by altering isolated portions of the façade (typically changes in plane or material)

- Fine-grain elements – Large, unbroken masses are articulated with fine-grain elements (typically punched openings or applied elements such as louvers, mullion caps, or fins)
- Street level interest – Projections and recesses at the lowest floors create a base for the entire façade, and are used to accentuate the main entry or other building functions (retail or secondary entries, main public spaces) and engage pedestrians.

The proposed Pennsylvania Avenue façade of the Project combines these strategies. The primary upper-story mass is covered by a fine-grain texture of glass fins that are sculpted in a wave pattern to modulate the façade. To create this articulation, the fins vary in depth from zero to twenty inches both vertically and horizontally; the fins will be edged with stainless steel or other material to further enhance their visibility and define the sculpted wave pattern. As a result, the building engages the public realm both when read as a whole and as experienced from the street. When viewed from afar, the wave composition of the façade is evident, and resulting articulation breaks down the mass into medium-scale portions. As one approaches the building, the fins read as individual elements, giving the façade a relatable, pedestrian scale.

The upper-level, articulated body of the building is elevated above a recessed two-story base designed to provide an engaging pedestrian experience for the entering visitor or passerby. The two-story height of the base corresponds with the double-height main lobby for the office building, yet its perceived scale is reduced by a series of horizontal metal bands above the first floor. At ground level, the pedestrian experience is reinforced by vertical mullion projections every ten feet, creating an engaging rhythm while also providing flexibility to accommodate a variety of potential ground floor uses; the specific use of these ground floor spaces will be determined by market demands. The primary office entrance is a centrally-located two-story lobby, visible through double-height glazing, on Pennsylvania Avenue. The main lobby entrance is emphasized by angled metal side panels and a dynamic angular metal and glass canopy,

activating the façade through asymmetry to address the western approach from Washington Circle. At the upper levels, the expanded rectangular floorplate made possible by the First-Stage PUD modification and alley reconfiguration provides an ideal floorplate for both a traditional full-floor user yet also works well for a multi-tenant floor plan.

Careful attention has also been paid to the design of the rear of the Project. The rear alley-facing façade is articulated to break down its mass and features windows that will take advantage of the southern exposure and view corridor. The top story incorporates a setback and terrace that further breaks down the building mass and provides a desirable amenity for future tenants. As a result of the adjustments to the public alley system, the proposed Project will actually be set back ten feet farther from the President Condominium than the existing office building. Shadow studies also confirm that the proposed Project will have negligible daylighting impact on the President and its residents. (See A-309 – A-311.)

The Project will contain approximately 183 vehicular parking spaces (including tandem spaces) as well as secured, covered parking for over 50 bicycles within the underground garage. The Project also includes area for loading and service vehicles as required by the Zoning Regulations. Both the parking and loading will be accessed from the reconfigured public alley system; the widened public alley from I Street as well as the modifications to the interior portions of the alley will eliminate existing conflicts and facilitate safer and more convenient movements for truck deliveries not only to the Project but also to other uses within the square. Streetscape improvements will be constructed along the Pennsylvania Avenue frontage of the Subject Property consistent with the GW Foggy Bottom Streetscape Plan.

The proposed improvements will incorporate a series of sustainable features that represent an improvement from existing conditions and seek to reduce the impact of the

redevelopment. The Subject Property is currently covered with impervious building and paving area. The Project will be designed to capture 1.2” of rainfall (exceeding current District Department of the Environment (DDOE) standards) through, among other features, approximately 5,000 square feet of green roof, which will provide a porous vegetated landscape to capture and filter rainfall, and an underground cistern. These features will reduce runoff from the Subject Property, improve the water quality of stormwater that does leave the site, and allow for reuse of water for irrigation and other building system purposes. The Project will not only meet GW’s commitment to at least 16 points under LEED-NC 2.2, but also target a Gold Rating in the USGBC’s LEED-CS 3.0 2009 Rating System.

C. Development Parameters Under the Zoning Regulations and the First-Stage PUD

On Site 75A, the Campus Plan / PUD authorized the construction of a new building devoted to either commercial/investment or academic/administrative/medical use. The Commission approved the rezoning of Site 75A to the C-4 Zone District and a height of 130 feet, gross floor area of approximately 122,990 square feet (or a 10.0 FAR), and lot coverage of 100%. The Campus Plan / PUD also called for the reconfiguration of the public alley along I Street.

On Lot 863, which is currently zoned C-3-C, the Zoning Regulations permit a maximum FAR of 6.5, height of 90 feet, and lot occupancy of 100%. Through the modification of the First-Stage PUD, the University will extend the C-4 zoning to Lot 863. The Zoning Regulations permit a maximum height of 130 feet, 10.0 FAR, and 100% lot occupancy as a matter of right in

the C-4 Zone District; the Regulations also permit a maximum FAR of 11.0 for a PUD in the C-4 Zone District.⁴

Here, the total gross floor area included in the Project is approximately 255,550 square feet (or a 10.0 FAR), which is below the maximum FAR permitted for a C-4 PUD. The PUD modification will permit an additional 46,218 square feet of net new gross floor area above what was previously approved in the Campus Plan / PUD. (See A-007.) The Project will have a maximum height of approximately 130 feet and a lot occupancy of approximately 95%. The alley will be relocated in conjunction with the development of the Project. The Project will contain approximately 183 below-grade parking spaces as well as loading and service spaces accessed from the public alley.

The following tabulation of development data highlights the Project's compliance with the Zoning Regulations and the parameters of the First-Stage PUD.

⁴ Per Section 770.4, buildings that face a street with a width of at least 110 feet may be constructed to a height of 130 feet as a matter of right. Per Section 771.5, buildings constructed to a height greater than 110 feet are permitted to achieve a FAR of 10.0.

Table 1: Compliance With the Zoning Regulations and First-Stage PUD

| | <u>Underlying C-3-C Zoning</u> | <u>Proposed C-4 Zoning</u> | | <u>Approved First-Stage PUD (75A)</u> | <u>Project Design</u> |
|----------------|---|----------------------------|------------|---|--|
| | | <i>Matter of Right</i> | <i>PUD</i> | | |
| Height | 90 feet | 130 feet | 130 feet | 130 feet | 130 feet |
| FAR | 6.5/ | 10.0 | 11.0 | 10.0 | 10.0 |
| Lot Occupancy | 100% | 100% | 100% | 100% | 95% |
| Rear Yard | 2.5 in/ft of height, not less than 12 feet Not required for first 20 ft of height Measured to center line of rear alley | | | n/a | Complies (See A-200.) |
| Courts | Width: 3 in/ft of height, not less than 12 ft Area: 250 s.f. | | | n/a | Relief requested (See A-201.) |
| Roof Structure | 1:1 setback; 18'6" height limit; single enclosure of uniform height | | | n/a | Complies |
| Parking | In excess of 2,000 s.f., 1 per 1,800 s.f. ⁵ (141 spaces) | | | n/a ⁶ | 183 spaces (including valet) |
| Loading | 3 berths @ 30 ft. deep 3 platforms at @ 100 s.f. each 1 service/delivery space @ 20 ft. deep | | | n/a | Complies |

D. Flexibility Under the PUD Guidelines

The PUD process was created to allow greater flexibility in planning and design than is possible under conventional zoning procedures. The PUD regulations specifically allow the Zoning Commission to approve any zoning relief that would otherwise require approval of the BZA. Here, the proposed design results in the creation of multiple courts at the southern portion

⁵ In the C-4 Zone District, no parking is required for retail under 30,000 s.f. Therefore, under the proposed zoning for the Project, even if the ground floor space were used for retail, no parking would be required.

⁶ The Campus Plan / PUD identified only existing potential University parking sites (that is, parking for university use). The Campus Plan / PUD did not address parking associated with commercial / investment properties such as IMF, 2000 Penn, and 2100 Penn.

of the Subject Property, adjacent to the relocated public alley. These courts do not meet the width and/or area requirements of the Zoning Regulations, and flexibility is requested in order to accommodate the proposed design of the Project. (See A-201.)

The proposed courts are created by the irregular shape of the underlying lot, which is caused in part by the juxtaposition of a lot oriented along a diagonal street with a pure east-west-public alley configuration. While the proposed alley reconfiguration will generally resolve this conflict for the bulk of the building, courts are created by setbacks at the corners of the Project. While the Regulations do not require such setbacks (the zone permits 100% lot occupancy), these setbacks help to reduce the apparent bulk and mass of the building at the rear and create additional space for light and air with adjacent buildings.

As demonstrated by the site plans and shadow studies included in the application, the proposed Project will not have an adverse impact on the light and air of surrounding properties. Flexibility from the court regulations will not impact the President Condominium, which is the only non-University owned property in the square. Furthermore, the proposed alley changes associated with the Project will provide adequate light, air and space between the Project and the President Condominium, and the shadow studies confirm that the height and mass of the Project will not impact the President. (See A-309 – A-311.) Indeed, the alley changes will actually increase the distance between commercial development along Pennsylvania Avenue and the President.

Similarly, flexibility from the court regulations will not impact the remaining properties in the square, all of which are owned by the University. The nonconformity of each court is an abstraction created by the location of the lot lines. If all of the University's improvements in the square were on a single lot, the dimensions of the actual open space between the Project and the

adjacent University buildings would exceed the requirements of the Zoning Regulations. (See A-201.)

As a result, the proposed courts provide all uses in the block with adequate light and air, and will not have any adverse impact on the President Condominium or other surrounding University-owned properties or circumvent the purposes or intent of the Zoning Regulations.

IV. PLANNING ANALYSIS

A. *Land Use Impact*

As detailed in Section VI, the proposed PUD project is fully consistent with the goals and policies of the Comprehensive Plan for the District of Columbia, which designate the Subject Property for High Density Commercial land use. Furthermore, the proposed commercial office use is consistent with the goals of the approved Campus Plan / PUD, which call for the continued use of the Subject Property as a whole (including both Site 75A and Lot 863) for commercial/investment use. The modification of the First-Stage PUD to incorporate Lot 863 is fully consistent with these goals. The PUD will have a positive land use impact that is consistent with the Comprehensive Plan and other planning goals of the District of Columbia.

B. *Zoning Impact*

The proposed modification of the First-Stage PUD and Zoning Map Amendment, as well as the proposed second-stage PUD and related flexibility, is consistent with the intent of the Zoning Regulations and carries out the purposes of Chapter 24 of the Regulations, which is to encourage well-planned, efficient, and attractive development that exceeds what is achievable under matter-of-right development. Here, the PUD process permits the development of a commercial office building that is fully consistent with the land use, height, and density of surrounding properties. Importantly, the proposed height and density of the Project does not exceed what is permitted in the C-4 Zone District as a matter of right.

1. Site 75A

The proposed development of Site 75A is fully consistent with the Commission's prior Campus Plan / PUD approval in Zoning Commission Order No. 06-11/06-12. The proposed use as a commercial office building is consistent with the Commission's approval of commercial /

investment uses for the development site in the Campus Plan. Furthermore, the height, gross floor area, and lot occupancy of the Project are within the height, density, and lot occupancy approved by the Commission in the First-Stage PUD.

2. Lot 863 and the Modification of the First-Stage PUD and Related Rezoning

The proposed incorporation of Lot 863 is also consistent with the Campus Plan / PUD as well as the intent of the Zoning Regulations and Map. The zoning, High Density Commercial Comprehensive Plan designation, and commercial/investment use designation in the Campus Plan / PUD all anticipate the continued use of Lot 863 for high density commercial office use. The proposed zoning, height, and density are in keeping with this land use designation. Indeed, even under the existing zoning, the Regulations also permit a PUD to achieve a height of 130 feet. As the Commission recognized when it approved the rezoning to C-4 for Site 75A, the proposed rezoning allows for additional density (and the related project amenities and public benefits) that is appropriate for this strategic, transit-oriented site along one of the primary commercial corridors and widest streets in the District of Columbia. Extension of the proposed rezoning to include Lot 863 is fully consistent with the Commission's earlier action regarding Site 75A.

3. Relationship to the Foggy Bottom Campus Plan

Under the Zoning Regulations, campus plan or further processing approval under Section 210 is not required for the redevelopment of the Subject Property. As is discussed below, Section 210 does not apply to commercially-zoned property, and in any event the proposed uses are commercial office and retail uses, not university uses. In addition, nothing in the Campus Plan / PUD Order requires further approval under Section 210 for development sites within the Campus that are already located in a commercial zone district.

All of the Subject Property is currently located in the C-3-C Zone District. Under the Zoning Regulations, a college or university use is permitted as a matter of right in commercial zone districts (11 DCMR §701.6(b)) and it is well established that special exception approval under Section 210 is not required. *See Glenbrook Road Ass'n v. D.C. Bd. of Zoning Adjustment*, 605 A.2d 22 (D.C. 1992). Nothing in the Regulations limits such matter of right use, even when the commercially-zoned property is located within the boundaries of an approved campus plan.

Here, the Property is located in the C-3-C Zone District, and the proposed use of the Property is for commercial office and retail use – a continuation of existing uses that are permitted as a matter of right in the C-3-C Zone District and, in any event, would never trigger review under Section 210. The Commission has previously approved multiple redevelopments for commercial office and retail use within the Foggy Bottom Campus Plan without requiring review and approval under Section 210. *See, e.g., Z.C. Order No. 339 (1981) (approving redevelopment of Square 101 as “Red Lion Row” commercial office and retail development); see also Z.C. Order No. 960 (2002) (approving redevelopment of Square 119 as IMF HQ2, an office use).*

In the Campus Plan / PUD Order (the “Order”), the Commission noted that further processing approval under Section 210 would continue to be required for university use of *development sites being rezoned from residential zoning (generally, R-5-D zoning) to commercial zoning (generally, C-3-C zoning)*. Z.C. Order No. 06-11/06-12 at 30 (2006).

This requirement does not apply to the Subject Property. Unlike the other rezonings approved under the First-Stage PUD, the rezoning of the Property is unique – it rezones property already in a commercial zone district to a higher-density commercial zone district. The

provisions of Section 210 never applied to the Property; they were not “eliminated” by the rezoning and accordingly do not apply to the review of the Project. Furthermore, the University will continue to maintain the use of the Property for commercial office and retail use – not college or university use – as designated in the Campus Plan / PUD. Again, Section 210 does not apply to such uses for the reasons detailed above.

Finally, even though the provisions of Section 210 do not apply to the Project, it is consistent with the overall intent of the Campus Plan, which explicitly recognized the continued use of the Property as commercial / investment use in support of the University’s academic mission. *Cf.* Z.C. Order No. 339 at 5 (recognizing consistency of Red Lion Row PUD with approved Foggy Bottom Campus Plan). For the reasons detailed above, neither amendment of the Campus Plan nor further processing approval are required to authorize the construction of the Project on the Property. All that is required is modification of the First-Stage PUD and related rezoning to incorporate the eastern half of the Property, and second-stage PUD approval of the entire Project.

C. Environmental Impact

As more specifically detailed in Exhibit F, no adverse environmental impact will result from the construction of the Project. The Project will include features such as a green roof and underground cistern that will allow for the capture of 1.2” of rainfall and represent a significant improvement over existing 100% impervious conditions. The Project is targeting a Gold rating under the LEED-NC 3.0 rating system.

D. Facilities Impact

The proposed Project will not have an adverse impact on the facilities that it will rely on for service. The Foggy Bottom-GWU Metrorail station, which is two blocks from the Subject

Property as well as numerous Metrobus lines—and the DC Circulator—all service the site, and it is expected that many of the Project’s occupants and visitors will use public transit. The Project will also provide bicycle facilities to promote the expanded use of cycling as an alternative to driving. The Project also contains 183 below-grade parking spaces to accommodate the parking demand of building users and visitors who may choose to drive to the Project as well as adequate loading facilities to accommodate building service and deliveries.

Wells + Associates, Inc., the traffic and parking engineer for this Project, has prepared a preliminary assessment of the traffic and parking impacts of the Project, which is attached as Exhibit H. As discussed in Exhibit H, the proposed Project will not have an adverse impact on the surrounding road network. Furthermore, the proposed Project will not have an adverse impact on the public alley system within Square 75; indeed, the proposed reconfiguration will improve existing physical conditions as well as vehicular operations and safety within the alley system.

V. PUD EVALUATION STANDARDS

A. *Second-Stage Application Filing Requirements*

This application complies with the process and requirements set forth in Chapter 24 of the Zoning Regulations for review of a second-stage PUD application. Specifically, this application complies with the requirements of Section 2406.12 as follows:

- Area Requirement. The first-stage PUD encompasses approximately 1,669,744 square feet of land area, which exceeds the minimum area requirement of 15,000 square feet for a PUD in the R-5-D, R-5-E, C-3-C, C-4, and SP-2 Zone Districts.
- Notice. As stated on the certification attached as Exhibit D and as required by Sections 2406.7 to 2406.10 of the Zoning Regulations, the University provided notice of its intent to file a zoning application to (1) ANC 2A; (2) owners of all property within 200 feet of the proposed development site; and (3) the Foggy Bottom Association and West End Citizens Association, each of which were parties to the initial first-stage PUD.
- Section 2406.12(a). The completed application form is included in Exhibit B of this submission.
- Section 2406.12(b). This statement provides detailed information on the location, number, size, and types of uses to be located in the project.
- Section 2406.12(c)-(f). Included in Exhibit A are plans, elevations, and sections that include a detailed site plan; detailed landscaping and grading plan; floor plans, elevations, and sections of the project as well as sections and elevations of the entire square in relationship to the project; and a final detailed circulation plan.
- Section 2406.12(g). This statement includes a narrative description of the project and its related features and impacts.
- Section 2406.12(h). This statement addresses the consistency of the application with the intent and purposes of the Zoning Regulations, the PUD process, and the first-stage approval of the Campus Plan / PUD.

The above materials also address the requirements for first-stage PUD approval as set forth in Section 2406.11.

B. *Additional Filing Requirements from Conditions of Approval*

Approval of the Campus Plan / PUD in Order No. 06-11/06-12 was based on a number of conditions that govern future second-stage PUD applications for development sites within the approved Campus Plan. The University's compliance with these conditions is briefly discussed as follows:

- Condition P-14: Second-Stage PUD Required for Development Resulting in Additional Density or a Change in Use. Condition P-14 requires that, except for minor renovation projects including those necessary to address building code compliance, no development on Campus resulting in additional density or change in use is permitted unless approved by the Commission as a second-stage PUD. Such development is limited to the sites identified in the Campus Plan / PUD at the uses, zoning, gross floor area ("GFA"), lot occupancy, and height called for in the approved plan.

Here, the University has requested modification of the Campus Plan / PUD to incorporate Lot 863, which will result in an additional 46,218 square feet of gross floor area beyond what was already approved in the First-Stage PUD. The proposed Project is otherwise consistent with the use, zoning, GFA, lot occupancy, and height for the Site 75A development site.

- Condition P-15: Satisfaction of Further Processing Standards. As discussed in Section IV above, the University is not required to address the further processing standards for the Subject Property, which is currently commercially-zoned and is otherwise not proposed for university use.
- Condition P-16(a): Compliance with the Zoning Regulations and Approved Campus Plan. As detailed herein, the application complies with the applicable provisions of the Zoning Regulations as well as the contents of the approved Campus Plan, including the use, zoning, height, gross floor area, and lot occupancy limitations for the Square 75A development site. As permitted under Section 2405.5, flexibility has been requested from the court provisions of the Zoning Regulations.
- Condition P-16(b): Demonstration that Use, Height, Bulk, and Design is Sensitive to and Compatible with Adjacent and Nearby non-University Owned Structures and Uses. The proposed Project has been sensitively designed to be compatible with the overall height, mass, and rhythm of commercial and institutional development along Pennsylvania Avenue yet also respect the nearby President Condominium—the one non-University property within the square.

As discussed in Section III above, the massing, scale, and façade design of the Project is appropriate given the prominent Pennsylvania Avenue location, and the proposed design employs many of the primary massing strategies employed to moderate the scale of other successful large, contemporary, buildings along or near Pennsylvania Avenue, including

the sculpted wave pattern of the fins to vary the depth of the façade and provide fine-grained, medium-scaled texture, and a recessed two-story base at the ground levels to accentuate the main lobby and other secondary entrances.

With regard to the President Condominium, the proposed alley reconfiguration will increase the distance between the President and the Project and the alley relocation will create a buffer between the President and other nearby University uses to the east, including future redevelopment of 75B as called for under the Campus Plan / PUD. Furthermore, as shown on the shadow studies included in Exhibit A, the Project will not have an adverse impact on the President, which is to the south of the Project. Finally, as discussed in Exhibit H, the Project will not have an adverse impact on the President or other nearby properties due to traffic, parking, or service and delivery impacts.

- Condition P-16(c): Interim Leased Space for Activities Either Displaced by Construction or Intended to be Located Permanently in the Completed Structure. No interim leased space is located for activities displaced by construction or intended to be located permanently in the completed structure.

As discussed above, the primary office tenant on Lot 863, Kaiser Permanente, has elected to relocate. The University has already advised the existing retail and university tenants on Site 75A of the planned development, and such tenants will need to vacate prior to the commencement of demolition anticipated no earlier than 2014. Existing tenants have been aware of the potential redevelopment of Site 75A since the 2007 Campus Plan approval and all retail leases expire in April 2012. Termination provisions (with six-month notice) to support such redevelopment were included in all but one of the current retail leases and will be added to all lease renewals. The University remains committed to furthering small locally owned businesses at various locations on its Foggy Bottom Campus and will continue its commitment through the implementation of the I St Retail Corridor.

- Condition P-16(d): FAR Report. As detailed in the report attached as Exhibit I, the University's existing FAR of residentially-zoned property within the Foggy Bottom Campus Plan boundaries is 3.23. Upon completion of the proposed improvements as well as all other improvements currently pending before or approved by the Zoning Commission as well as under construction, the University's FAR of residentially-zoned property on the Foggy Bottom Campus will be 3.15. This FAR Report will be submitted directly to OP and the Zoning Administrator and is attached as Exhibit I.
- Condition P-16(e): Foggy Bottom Campus Plan Compliance Report. The University's Fall 2011 Compliance Report is attached as Exhibit J and demonstrates full compliance with the approved Campus Plan.
- Condition P-16(f): Streetscape Plan Implementation Progress Report. As detailed on the progress report attached as Exhibit K, the University has worked with DDOT, OP, and other District agencies, as well as community representatives, to finalize its streetscape master plan and begin the implementation of streetscape components of the Campus Plan / PUD.

- Condition P-16(g): Off-Street Parking Space Census. The University continues to meet its requirement to provide at least 2,800 off-street parking spaces. As detailed on the parking census attached as Exhibit L, as of February 2012, the University provided a total of 2,909 off-street parking spaces, including the use of valet/attendant parking. This includes 350 off-street spaces located at the Kennedy Center; the University's interim use of such off-campus parking resources was authorized by the Zoning Commission due to the redevelopment of the former site of the University Parking Garage. Upon the completion of all other improvements currently under construction or approved by the Zoning Commission, the University will have a new total of nearly 3,400 parking spaces (including self and valet spaces), well above the required minimum of 2,800 spaces.⁷ A full accounting of the existing number of off-street parking spaces is attached as Exhibit L.

Note that the proposed parking spaces within the Project as well as other commercial developments within the Campus are not counted within the above census unless they are specifically set aside for University (as is the case, for example, for a portion of the parking spaces within the Square 54 PUD).

- Condition P-16(h): Transportation Management Program Status Report. Led by its Transportation Management Coordinator, the University has implemented a comprehensive transportation management plan ("TMP") to promote alternatives to driving and eliminate adverse traffic and parking impacts. As detailed on the status report attached as Exhibit M, the University has successfully publicized and promoted transportation alternatives.
- Condition P-16(i): Advisory Committee Consultation. The University presented the Project to the Advisory Committee at a regularly-scheduled meeting on November 21, 2011 (the 17th quarterly meeting of the Advisory Committee). Notice of the meeting was provided to ANC 2A, FBA, and WECA, as well as through publication in the Foggy Bottom Current and via electronic notice. The second-stage PUD was the featured topic of discussion at the meeting. Certification of the presentation to the Advisory Committee as well as copies of the meeting minutes are attached as Exhibit N. The University also introduced the project to ANC 2A at the ANC's regularly-scheduled November 16, 2011 public meeting. The University will continue to engage the Advisory Committee, ANC 2A and representatives of the Foggy Bottom/West End community regarding the project leading up to the public hearing.
- Condition P-16(j): List of Outsourcing Activities. The University has not, in any 30 day period since the filing of the Square 102B second-stage PUD, terminated 50 or more Foggy Bottom faculty or staff who were assigned to a specific University department or unit and then permanently replaced them with contractors or other persons not employed by the University.

⁷ Other projects with parking currently under construction or approved by the Zoning Commission include Square 103 and Square 55.

- Condition P-17: Substantial Compliance. As demonstrated by the attached Compliance Report, the University is in substantial compliance with the conditions of the Campus Plan / PUD.

C. *Public Benefits and Project Amenities*

Section 2403.9 provides categories of public benefits and project amenities for review by the Zoning Commission. The objective of the PUD process is to encourage high-quality development that provides public benefits and project amenities by allowing applications greater flexibility in planning and design than may be possible under matter-of-right zoning. This second-stage application will achieve the goals of the PUD process by implementing many of the benefits and amenities called for in the first-stage PUD, including exemplary design and planning, vehicular and pedestrian improvements, uses of special value, and environmental benefits.

1. Urban Design, Architecture, and Landscaping

Section 2403.9(a) lists urban design, architecture, and landscaping as categories of public benefits and project amenities for a PUD. As shown on the detailed plans, elevations, and renderings included in Exhibit A, the proposed Project exhibits many characteristics of exemplary urban design, including use of high-quality materials, pedestrian-oriented landscape and hardscape improvements, clear separation of pedestrian and vehicular entrances and circulation patterns, inclusion of features that promote alternatives to driving, and sustainable features.

2. Site Planning, and Efficient and Economical Land Utilization

Pursuant to Section 2403.9(b) of the Zoning Regulations, “site planning and efficient and economical land utilization” are public benefits and project amenities to be evaluated by the

Zoning Commission. The site is currently underutilized and fails to fully capitalize on its Pennsylvania Avenue location. The proposed Project will provide an appropriately-sized development that complements the height and mass of other buildings along Pennsylvania Avenue yet also respects the nearby President condominium and other uses within the square.

3. Effective and Safe Vehicular and Pedestrian Access and Transportation Management Measures

The Zoning Regulations, pursuant to Section 2403.9(c), state that “effective and safe vehicular and pedestrian access” can be considered public benefits and project amenities of a PUD. The proposed Project will provide vehicular access from a reconfigured alley system at the rear of the Subject Property, which will separate vehicular and pedestrian entrances and promote pedestrian safety. The reconfiguration will also provide an opportunity to improve the existing physical and operational condition of the alley system, including:

- Replacement of the existing uncoordinated loading and service activities associated with the retail and other tenants on the Subject Property with one centralized loading and service area for the Project.
- Widening of the alley and improved vehicular turning movement within the square.
- Repaving of the public alley.

The Project’s location along Pennsylvania Avenue and near the Foggy Bottom-GWU Metrorail station will also promote pedestrian activity both for building users as well as passers-by. The Project will also promote bicycle use through the provision of additional bicycle facilities in the below grade parking garage.

Wells + Associates, Inc. (“Wells”), the traffic and parking engineer for this Project, has prepared a traffic assessment, attached as Exhibit H. Based on its findings, Wells concluded that

the proposed Project will have some impacts on the surrounding road network, but that these impacts are capable of being mitigated through certain improvements to signal timing and lane configuration. The proposed PUD will not have any negative impacts on pedestrian and bicycle conditions. Finally, Wells concluded that the proposed reconfiguration of the alley system represents an effective and safe design as well as an improvement over existing conditions, and use of the alley system by Project vehicular and service/delivery traffic will not negatively impact other uses in the square.

4. Environmental Benefits

Section 2403.9(h) states that environmental benefits are considered to be public benefits and project amenities of a PUD. The proposed Project will include a series of sustainable features that represent an improvement from existing conditions and seek to reduce the impact of the redevelopment. The Subject Property is currently covered with impervious building and paving area. The Project will be designed to capture 1.2” of rainfall (exceeding current District Department of the Environment (DDOE) standards) through, among other features, approximately 5,000 square feet of green roof, which will provide a porous vegetated landscape to capture and filter rainfall, and an underground cistern. These features will reduce runoff from the Subject Property, improve the water quality of stormwater that does leave the site, and allow for reuse of water for irrigation and other building system purposes. The Project will not only meet GW’s commitment to at least 16 points under LEED-NC 2.2, but also target a Gold Rating in the USGBC’s LEED-CS 3.0 2009 Rating System.

5. Uses of Special Value

Section 2403.9(i) lists uses of special value to the neighborhood or the District of Columbia as a whole as public benefits and project amenities of a PUD. The Campus Plan /

PUD currently provides a number of uses of special value that have been previously identified in the First-Stage PUD. In conjunction with this Project, the University will seek to provide additional uses of special value commensurate with and proportional to the additional 46,218 square feet of net new gross floor area obtained through the proposed First-Stage PUD modification. The proposed Project will provide streetscape improvements along the Project frontage at Pennsylvania Avenue, improvements to the public alley system, significant additional tax revenues for the District that will be generated by the proposed construction and use of the Project, all of which have been previously recognized by the Commission as uses of special value. The University has commenced discussions regarding potential additional public benefits and project amenities with the Campus Plan Advisory Committee, ANC 2A, and other community stakeholders and has received initial feedback regarding a variety of potential interests. The University will continue to work with ANC 2A and other neighborhood organizations to develop a targeted proposal that will enhance the Foggy Bottom / West End neighborhood.

6. Comprehensive Plan

According to Section 2403.9(j), public benefits and project amenities include “other ways in which the proposed planned development substantially advances the major themes and other policies and objectives of any of the elements of the Comprehensive Plan.” As described in greater detail in Section VI, the PUD is consistent with and furthers many goals and policies of the Comprehensive Plan.

VI. COMPLIANCE WITH THE COMPREHENSIVE PLAN

The proposed PUD is consistent with and fosters numerous goals and policies in the Comprehensive Plan.

The purposes of the District elements of the Comprehensive Plan for the National Capital are to: (1) Define the requirements and aspirations of District residents, and accordingly influence social, economic, and physical development; (2) Guide executive and legislative decisions on matters affecting the District and its citizens; (3) Promote economic growth and jobs for District residents; (4) Guide private and public development in order to achieve District and community goals; (5) Maintain and enhance the natural and architectural assets of the District; and (6) Assist in the conservation, stabilization, and improvement of each neighborhood and community in the District.

D.C. Code § 1-301.62 (2006). The Commission previously found that the Campus Plan / PUD was consistent with the Comprehensive Plan and would further the objectives and policies of the Plan including the land use, urban design, and preservation elements of the Plan, as well as the Ward 2 elements. See Order at 16-17 (FOF 68-69). The proposed Project significantly advances these purposes by furthering the social and economic development of the District through increased commercial office space and the continued improvement of the University.

A. *Land Use Maps*

The Property is located in the High Density Commercial land use category on the Future Land Use map and in the Institutional category on the Generalized Policy maps. The Property is also located approximately one block from the defined boundary of the Central Employment Area (“CEA”). The Framework Element provides guidelines for using the Future Land Use and Generalized Policy Maps. This Element states that the Future Land Use map should be interpreted “broadly” and that zoning for an area should be guided by the Future Land Use Map interpreted in conjunction with the text of the Plan. The Element also clearly provides that density and height gained through the Planned Unit Development process as bonuses that may

exceed the typical ranges cited for each land use category. The Element also states that, for institutional land, “change and infill can be expected on each campus consistent with campus plans,” 10 DCMR § 223.22, and changes in use should be “comparable in density or intensity to those in the vicinity, unless otherwise stated in the Comprehensive Plan Area Elements or in an approved Campus Plan.” 10 DCMR § 226.1(h).

In its consideration of the Campus Plan / PUD, the Commission found that the uses, buildings, and zoning changes described in the first-stage PUD were compatible and consistent with the Institutional land use designation of the campus and the character of the surrounding neighborhood. Here, the proposed development of Site 75A as a commercial office building is consistent with the approved Campus Plan and compatible with the nearby mix of commercial, institutional, and residential uses. For the same reasons, the incorporation of Lot 863 into the PUD is consistent with property’s land use designation and nearby development, particularly given the site’s location two blocks from the Foggy Bottom-GWU Metrorail and one block from the CEA.

B. Land Use Element

The Land Use Element promotes the continued development of the District’s connected business districts – including the Golden Triangle/K Street district – as integral parts of the city’s central business district. See Policy 1.1.2. The Land Use Element also calls for concentration of office development within the CEA, and specifically notes that the goals appropriate for the CEA may be applied to additional land necessary to support economic growth given the scarcity of vacant land in the District. See Policy 1.1.3. The Land Use Element also includes a number of policies that promote transit-oriented development near Metrorail stations such as the Foggy Bottom-GWU Metrorail station. See Policy 1.3. Finally, the Land Use Element calls for infill

development on sites that create “gaps” in the urban fabric and promotes redevelopment that is consistent with the established character of the surrounding area. See Policy LU-1.4.1. The Subject Property provides an opportunity to fulfill these goals through the development of a strategically located infill parcel as a commercial office building that is consistent with the height and mass of nearby properties. As discussed herein, the proposed Project will not impose adverse impacts on nearby property and is therefore not inconsistent with Policy LU-2.3.2.

The Land Use Element includes a series of policies applicable to institutional uses. It notes that these institutions make an important contribution to the District economy, with colleges and universities alone spending over \$1.5 billion annually and employing tens of thousands of workers. Policy LU-3.2.1 calls for support of ongoing efforts by District institutions to mitigate their traffic and parking impacts through the promotion of alternatives to driving such as bicycling and other transportation demand management measures. Policy LU-3.2.2 encourages large institutions such as universities to be corporate role models as they improve the physical environment through high quality architecture and design and expanded use of sustainable building methods. The proposed Project will further the above goals and policies.

C. Other Citywide Elements

Implementation of the approved Foggy Bottom Campus Plan will continue to permit the University’s Foggy Bottom Campus to thrive and evolve, which furthers important policies and goals of the Economic Development and Education Elements of the Comprehensive Plan. The Economic Development Element notes that educational services, as one of the 20 largest private sector industries as well as one of the top 15 projected high growth industries in the District, are a “core” District industry. See Policy ED-1.1.2. In recognition of this importance, the Comprehensive Plan specifically “supports growth in the higher education” sector based on its

potential to create jobs and income opportunities as well as enhance District cultural amenities. See Policy ED-2.4.1.

Here, the Project will not only support the University's contributions to the District's economic development but will also provide direct contributions through the development of a signature commercial office building that will accommodate high-end tenants and further Policy ED-2.1.3. The new commercial office development will provide additional office space for the District's core industries and in space that is proximate to Central Washington, in support of Policy ED-1.1.1 and Policy ED-2.1.1. In particular, the proposed PUD—including the First-Stage PUD Modification—is fully consistent with Policy ED-2.1.5, which supports continued office sector growth “through infill and renovation within established commercial districts to more efficiently use available space while providing additional opportunities for new space.” Such use of the Subject Property as Class A office space will fulfill these goals and provide additional opportunities for employment as well as increased tax revenue to the District.

Implementation of the approved Campus Plan through this Project is also consistent with Educational Element policies that encourage University growth and development through the campus plan process and attention to community issues and concerns. Policy EDU-3.3.2; EDU-3.3.3. Furthermore, the specific features of this Project implement the Education Element's call for good “corporate citizenship” by universities through commitments to high-quality design and inclusion of sustainable development features. See Policy EDU-3.2.2; see also Policy LU-3.2.2. The Project also includes measures intended to mitigate traffic and parking impacts, which is supported by the Comprehensive Plan's Education Element. See Policy EDU-3.3.5.

The Project will also further other citywide elements of the Comprehensive Plan, including the Transportation, Environmental Protection, and Urban Design Elements.

- Consistent with the policies of the Transportation Element, the Project reinforces the University’s continued commitment to transit-oriented development anchored by the Foggy Bottom-GWU Metrorail station, as well as encouragement of transportation demand management and pedestrian- and bicycle-related improvements,. See T-2.2 – T-2.4; T-3.1 – T-3.2. In particular, this Project provides improvements to the pedestrian streetscape and bicycle storage, thus fulfilling “action” items of the Comprehensive Plan. See Action T-2.2.C; Action T-2.3.A.
- The proposed Project incorporates many of the features called for the Environmental Element, including the use of permeable materials and green roofs to reduce runoff. See Policies E-3.1.1 to E-3.1.3.
- The design of the proposed building provides an infill development of a strategic but underutilized site that will satisfy multiple goals of the Urban Design Element, through infill development that relates to the scale of surrounding buildings (UD-2.2.1, UD-2.2.7); new development that complements the form, height, and bulk of historic landmarks (UD-2.2.2); and maintenance of the established façade lines and form along the block (UD-2.2.6).

Finally, the Campus Plan is consistent with the Near Northwest Area Element. The Advisory Committee formed under the Campus Plan provides improved communication and coordination between the University and its neighbors, as called for under Policy NNW-2.5.1. Furthermore, the Campus Plan calls for increasing density on the campus to meet future space and facility needs, consistent with Policy NNW-2.5.3. At the same time, the Campus Plan and related PUD include mitigation measures, benefits, and amenities designed to ameliorate the traffic, parking, housing, and other impacts of the University and improve the character of the area as a whole. The Project will further these efforts by providing increased density along Pennsylvania Avenue to fund campus improvements at the core of the Campus and other features that ensure an attractive and sustainable development.

VII. CONCLUSION

For the foregoing reasons, the University submits that the enclosed applications meet the standards of Chapter 24 of the Zoning Regulations; are consistent with the purposes and intent of the Zoning Regulations and Map; will enhance the health, welfare, safety, and convenience of the citizens of the District of Columbia; satisfy the requirements for approval of the included applications; provide significant public benefits; and advance important goals and policies of the District of Columbia. Therefore, the modification of the First-Stage PUD and related Zoning Map Amendment and second-stage PUD application should be approved and adopted by the Zoning Commission.

Accordingly, the University respectfully requests that the Zoning Commission set the PUD application down for a public hearing at the earliest possible date.

Respectfully submitted,

GOULSTON & STORRS, PC

_____/s/_____

Maureen E. Dwyer

_____/s/_____

David M. Avitabile

Date: February 23, 2012