

February 22, 2013

VIA HAND DELIVERY

Mr. Anthony Hood, Chairman
Zoning Commission
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: **Z.C. Case No. 06-11J/06-12J**
GW Foggy Bottom Campus Plan / PUD – Square 77
Site 77A – New Residence Hall
Pre-Hearing Statement of the University

Dear Chairman Hood and Members of the Commission:

Pursuant to 11 DCMR Section 3013.1, The George Washington University (“University”) hereby files its pre-hearing statement for the above-referenced case.

Background

The property that is the subject of this application is located midblock in Square 77 and consists of Lot 5, part of Lot 845, Lot 846, and a portion of a public alley to be closed (“Property”). The Property consists of approximately 33,413 square feet of land area, and is located in the R-5-D Zone District.

The Property is part of the University’s 2007 Foggy Bottom Campus Plan, which was approved by the Zoning Commission in Order No. 06-11 / 06-12. In conjunction with the approval of the Campus Plan, the Commission also approved a first stage PUD, which identified 16 development sites on the Campus for future improvements (together, “Campus Plan / PUD”). The Property was designated as a future development site for residential / campus life / athletic use. The Commission also approved rezoning of the Property to the C-3-C Zone District.

On December 17, 2012, the University filed an application for second stage approval of a PUD in order to permit the redevelopment of the Property as a new residence hall. The Property

is located within the boundaries of the proposed Foggy Bottom campus historic district, which was proffered as a key benefit and amenity of the Campus Plan / PUD. The new residence hall will be comprised of retained portions of three existing residence halls located along H and I Streets and a new 12-story infill addition that will connect the remaining portions of the existing residence halls (“Project”). The Project will provide approximately 332 net new additional on-campus student beds as well as ground floor retail space along I Street and two stories of below-grade space with additional retail, student life, and student services space.

Setdown Meeting and Responses to the Zoning Commission

The Zoning Commission set the above-referenced application down for a public hearing at its public meeting on February 11, 2013. At the setdown meeting, the Commission requested clarification on two items as discussed and addressed below.

1. *Building Design.* The Commission provided detail commentary and feedback on the proposed design of the Project and requested further study of (1) the articulation and detail of the east and west façade, (2) the size and location of the roof structure, and (3) the color palette selected for the addition. The Commission also requested further detail regarding the façade design, including detailed ground-level perspectives. Finally, in its setdown report dated February 1, 2013, the Office of Planning (“OP”) requested further detail regarding the streetscape design.

Since the filing of the initial application, the University has worked closely with Historic Preservation Office (“HPO”) staff to refine the concept design of the Project and address comments that were raised by the Historic Preservation Review Board (“HPRB”) at its December 2012 meeting regarding the Project. The revised concept design, which will be presented to HPRB at its February 2013 meeting, is attached as Exhibit A.

The revised design incorporates revisions to the relationship between the existing structures and proposed addition and provides additional detail regarding the articulation of the Project.

- The size and extent of the roof structure has been reduced in response to comments from OP and the Commission as well as from HPO and HPRB. Note, however, that the roof structure has been located further to east in direct response to feedback from HPO and HPRB.
- The revised concept design also refines the depiction of the color palette selected for the addition. Again, the proposed color for the addition has been selected in direct response to comments received from HPO and HPRB.

The University will continue to refine the design of the Project and incorporate the additional detail requested by the Commission between now and the public hearing. The revised plans will also incorporate feedback from OP, DDOT, and HPO regarding the streetscape design.

2. *Student Housing.* OP and the Commission requested additional information regarding the proposed number of beds and the relationship of faculty and staff beds to the student bed count.

The proposed Project will provide up to 898 student beds, which is comparable to other University residence halls such as Thurston Hall (over 1,100 beds) and Ivory Tower (730 beds). Furthermore, the Project's distinct affinity and traditional residence hall components will further break down the building into three "towers" accessed from separate elevator cores—two affinity towers offering a total of up to 262 beds and a traditional residence hall tower with a total of up to 636 beds.

The University will incorporate faculty and staff apartments into the final project design. Each faculty or staff apartment will reduce the number of student beds depending on the size of each apartment. The University requests flexibility to adjust the size, number, and location of faculty and staff apartments within the Project depending on programming needs over the life of the PUD.

3. *Retail Uses.* OP and the Commission requested more information regarding the proposed type of retail and how it would be accessed from I Street.

The Project contains two retail components. The ground-level retail along I Street will be a small and primarily public-serving retail use. The below-grade retail will likely contain food service uses that will primarily cater to students but will also be open to the broader community. As shown on the revised plans attached as Exhibit A, the University has revised the Project design to simplify access to the below-grade student spaces; access is provided from the street to the below-grade component through stairways that are located on axis with the H and I Street entrances.

4. *Loading Management Plan.* The Commission and OP requested that the University provide details on a loading management plan for the proposed Project along with a transportation assessment for the Project.

A comprehensive loading management plan for Square 77, including the Project, is included in the transportation consultant's report, which is attached as Exhibit B. The transportation report is based on a detailed scope that was agreed to by the University and DDOT.

5. *Community Feedback*. The Commission requested an update regarding feedback from the community regarding the Project.

The University presented this project to the Advisory Committee and ANC 2A in November 2012 and again to ANC 2A in December 2012. At the December 2012 meeting, ANC 2A expressed general support for the Project. The University will make a final presentation to ANC 2A prior to the public hearing.

The Commission requested no other changes or information regarding the project.

Witness List, Proposed Testimony, and Time Estimate for Presentation

We look forward to presenting this case to the Commission. The University will provide at least three witnesses 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 C. If additional witnesses will be called, the University will identify them in a supplemental filing prior to the hearing.

The written report of the Applicant's traffic consultant is attached as Exhibit B.

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

Project Plans

A full set of plans was included as Exhibit A of the initial application. Updated plans reflecting revisions made in response to comments from HPRB are included as Exhibit A of this statement. Revised plans depicting further refinement of the design of the Project will be provided to the Commission in a supplemental pre-hearing statement.

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 Second Stage PUD, 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 as Exhibit E of the initial application.

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.

Sincerely,



Maureen Dwyer



David Avitabile

DA/da
Enclosures

cc: Charles Barber
Alicia Knight

CERTIFICATE OF SERVICE

On February 22, 2013, I caused a copy of the foregoing letter and enclosure to be delivered by electronic, hand or by U.S. Mail to the following:

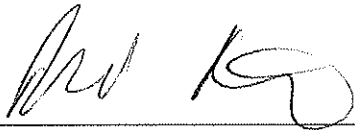
Paul Goldstein
D.C. Office of Planning
1100 4th Street, SW, Suite E650
Washington, DC 20024

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 February 22, 2013, 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 February 11, 2013 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 February 1, 2013 the University has provided additional information regarding the proposed PUD project. The additional information requested includes:

1. *Building Design.* The Commission requested further detail and drawings illustrating the Project, as well as further attention to the (1) articulation and detail of the east and west façade; (2) the size and location of the roof structure, and (3) further study of the color palette selected for the addition.

Revised drawings reflecting refinements to the concept design made in response to similar feedback from HPO and HPRB is attached as Exhibit A. Further refinements to the Project design will be incorporated in a supplemental pre-hearing submission.

2. *Student Housing.* OP and the Commission requested additional information regarding the proposed number of beds and the relationship of faculty and staff beds to the student bed count.

This information is provided herein.

3. *Retail Uses.* OP and the Commission requested more information regarding the proposed type of retail and how it would be accessed from I Street.

This information is provided herein.

4. *Loading Management Plan.* The Commission and OP requested that the University provide details on a loading management plan for the proposed Project along with a transportation assessment for the Project.

A comprehensive loading management plan for Square 77, including the Project, is included in the transportation consultant’s report, which is attached as Exhibit B.


5. *Community Feedback.* The Commission requested an update regarding feedback from the community regarding the Project.

This information is provided herein.

In all other respects, the project is the same as filed on December 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 C)
Outline of Testimony of the Project Architects and Landscape Architect	Pre-Hearing Submission (Exhibit C)
Outline of Testimony of the Traffic Engineer	Pre-Hearing Submission (Exhibit C)
Report of the Traffic Engineer	Pre-Hearing Submission (Exhibit B)
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); Pre-Hearing Submission (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