

January 20, 2012

VIA HAND DELIVERY

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

Re: **Z.C. Case No. 06-11F/06-12F**
GW Foggy Bottom Campus Plan / PUD – Square 102
The George Washington University Museum (“GW Museum”)
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 in the southwest corner of Square 102 (“Property”). The Property consists of approximately 13,811 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 academic / administrative / medical use.

On November 2, 2011, the University filed an application for second stage approval of a PUD in order to permit the construction of the GW Museum on the Property. The GW Museum will be located at the corner of 21st and G Streets, in an infill building to be constructed on the Property along 21st Street as well as in the Woodhull House, which is an historic landmark (“Project”).

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 January 9, 2012. At the setdown meeting, the Commission requested clarification on two items as discussed and addressed below.

1. *Loading Access.* The Commission requested information on whether discussions with the District Department of Transportation (“DDOT”) regarding the proposed curb cut for the Project’s proposed loading area would materially impact the design of the Project.

Since the filing of the initial application, the University has worked with DDOT to develop physical and operational features regarding the proposed loading entrance from 21st Street, and will continue to do so leading up to the public hearing. The University will also solicit feedback from the Office of Planning (“OP”) and community representatives regarding these physical and operational features. Although the University agrees with the Commission that the internal loading area is a critical feature of the proposed GW Museum, in the event that the curb cut is not permitted, curbside loading would not materially impact the design of the building.

2. *Renderings.* Commissioners also requested clarification regarding the proposed treatment of the exterior of Woodhull House.

The renderings submitted with the initial application show a painted Woodhull House as a part of the renovation of the historic landmark. The treatment of the exterior of Woodhull House has been discussed with Historic Preservation Office (“HPO”) staff and the Historic Preservation Review Board (“HPRB”). The University will continue to discuss this issue with HPO and HPRB. Prior to the public hearing, the University will provide an update to the Commission.

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

Community Outreach and Changes

The University presented this project to the Advisory Committee in August 2011 and to ANC 2A in July 2011 and again in October 2011. The University will make a final presentation to ANC 2A prior to the public hearing. As noted above, the University will also solicit feedback from community representatives regarding the proposed loading area.

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 A. 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 regarding the loading plan was included as Exhibit H of the initial application.

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. 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

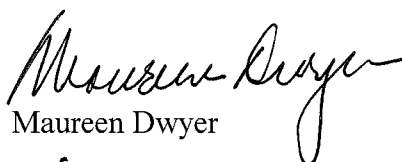
A list of the names and addresses of the owners of all property located within 200 feet of the Property was included as Exhibit E of the initial application.

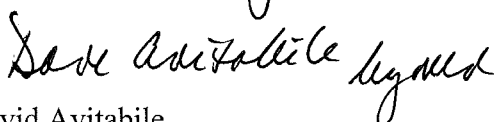
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Conclusion

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 January 20, 2012, I caused a copy of the foregoing letter and enclosure to be delivered by electronic, hand or by U.S. Mail to the following:

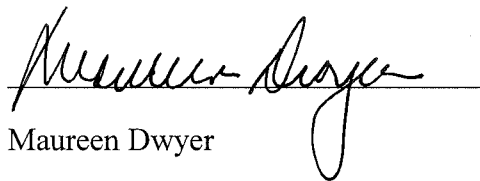
Jennifer Steingasser
Deputy Director, Development Review and
Historic Preservation
D.C. Office of Planning
1100 4th Street, SW, Suite E650
Washington, DC 20024

Jeff Jennings
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

L. Asher Corson
President, Foggy Bottom Association
955 26th Street, NW, Apt. 709
Washington, DC 20037

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


Maureen Dwyer

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 January 20, 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 January 9, 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 December 30, 2011 the University has provided additional information regarding the proposed PUD project. The additional information requested includes:

1. *Loading Access.* The Commission requested information on whether discussions with the District Department of Transportation (“DDOT”) regarding the proposed curb cut for the Project’s proposed loading area would materially impact the design of the Project.

This information is provided herein.

2. *Renderings.* Commissioners also requested clarification regarding the proposed treatment of the exterior of Woodhull House.

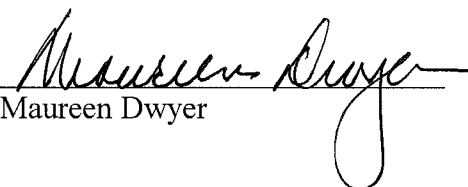
This information is provided herein.

In all other respects, the project is the same as filed on November 2, 2011.

<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 Architects and Landscape 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,



 Maureen Dwyer

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 – Hartman-Cox Architects
- 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

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. Loading Access Analysis

- a. Lack of existing alley system
- b. Building operation needs
- c. Mitigation and safety measures

III. Conclusion