

January 7, 2011

VIA HAND DELIVERY

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

Re: **Z.C. Case No. 06-11B/06-12B**
GW Foggy Bottom Campus Plan / PUD – Square 55
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 at the heart of the Foggy Bottom Campus, and fronts along the length of 22nd Street between H Street and I Street, as well as along portions of H Street, I Street, and 23rd Street NW. (Square 55, Lots 28 and 857) (“Property”). The Property consists of approximately 56,885 square feet of land area. 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. As a part of the First-Stage PUD, the Property was rezoned to the C-3-C Zone District.

On November 15, 2010, the University filed an application for Second-Stage approval of a PUD in order to permit the construction of a new Science and Engineering Complex (“SEC”) on the Property, which will permit the University to co-locate multiple science and engineering disciplines in a single building at the core of the University’s Foggy Bottom Campus. The proposed eight-story SEC will contain a mix of uses consistent with the Property’s academic / administrative / medical designation under the Campus Plan, as well as ground floor retail space at the corner of 22nd and I Streets NW. The proposed SEC will also contain two levels of below-

grade program space as well as four levels of underground parking containing approximately 327 parking spaces (379 spaces including valet capacity). Pursuant to the approved Campus Plan / PUD, the University also requested further processing approval for the Project.

The proposed SEC is significant because it will also result in the removal of the existing University Parking Garage (“UPG”). The UPG is a multi-story above ground parking structure that provides approximately 1,252 parking spaces (1,482 spaces including valet capacity). Removal of the UPG will permit the University to eliminate multiple driveways surrounding the square and improve pedestrian and vehicular flow around the entire block.

Setdown Meeting and Responses to the Zoning Commission

The Zoning Commission set the application down for a public hearing at its public meeting on December 13, 2010. At the setdown meeting, the Commission requested additional changes or information to the following aspects of the project:

1. *Refinement of Building Design.* The Commission provided detailed commentary and feedback on the proposed design of the SEC, with particular attention to (1) a desire to further break down the massing and scale along 22nd Street; (2) a need to simplify and reduce the variation in design features and create a more coherent composition; and (3) further study and improvement of the design of building entrances.
2. *Roof Structure Design and Sustainability.* Commissioners also requested additional information regarding the design and sustainability of the SEC’s roof structure.
3. *Parking Plan.* The Commission also requested additional information on the University’s plan to offset the parking that would be displaced by the elimination of the existing UPG, including details on the location and operation of any off-site parking.
4. *Community Outreach.* The Commission requested information on discussions with the community regarding the Project.

These issues are addressed below.

1. Refinement of Building Design

The University’s design team is continuing to evolve the building massing, scale, and materials in line with the comments and direction offered by the Commission at setdown. The University will continue to work with OP to refine the design of the building facades, as well as improve the design of the building entrances, and will provide a full set of revised plans prior to the public hearing.

2. *Roof Structure Design and Sustainability*

At the setdown meeting, Commissioner Turnbull inquired about the design and size of the proposed roof structure and related sustainable features. As discussed in detail below, the SEC's roof design balances the particular needs of the science building with the University's commitment to sustainability, and the resulting design combines a series of innovative improvements – enthalpy wheels, chilled beam systems, and a combination of a planted green roof system as well as reflective (white) roofing materials – that result in an overall superior design.

The size of the SEC's roof structure is a function of both the specialized needs of the building's scientific teaching and research laboratory spaces and the University's efforts to accommodate those needs with building systems that are functional yet sustainable. Unlike a typical office or academic facility, in which air can be re-circulated, the SEC's laboratory spaces will require all of the air supply to be exhausted. Therefore, the SEC will generate a large demand for air handling capacity.

Furthermore, the requirement to exhaust the air supply means that the SEC cannot recapture the energy associated with tempering (i.e. heating or cooling) by simply recirculating that air. Therefore, to recover the energy embedded in the exhaust stream yet also avoid the mix of exhaust and supply air, the design employs the use of enthalpy wheels. Enthalpy wheels are rotary air to air heat exchangers: exhaust air flows through half of the system and passes through the wheel, which then transfers heat to the clean supply air that counter flows through the other half of the system. This saves energy because it reduces the need to heat the clean supply air in the winter and cool it in the summer. The enthalpy wheels are one of the most significant technologies employed to reduce the energy demand of the SEC. In order to most effectively accomplish their purpose, however, the air handling units and enthalpy wheels must be located on the SEC roof, adjacent to the rooftop exhaust fans. As a result, a notable amount of space on the roof is needed to accommodate these features.

In part to offset the increased roof space needed for air handling, and also to further improve the sustainability of the building, the SEC also incorporates a chilled beam system to cool the building. Unlike a typical HVAC system, which cools the building using chilled air, a chilled beam system uses water as the cooling medium. This chilled beam system is much more efficient than using air, because the pump system used to circulate the water uses significantly less energy than the fan system ordinarily used to circulate air. Furthermore, the chilled beam system also reduces the size of the air systems required to cool and circulate air throughout the building.

While the mechanical and system needs for the SEC occupy a significant portion of the overall roof area, the University has nevertheless planned for approximately 9,734 square feet of green roof, which represents approximately 19% of the total roof area. The remainder of the roof surface will be a reflective "white" roof. Therefore, the proposed roof design for the SEC

balances the specialized needs of the SEC with building systems and other improvements that significantly enhance the overall sustainability of the project. Importantly, note that the proposed SEC and related improvements will also represent a significant improvement over existing conditions, which mainly consist of the top floor of the UPG parking structure with no sustainable features.

3. Parking Plan

As discussed above, the University will demolish the UPG to make room for the SEC; this will remove 1,252 parking spaces (1,482 spaces including valet capacity)¹ from the University's parking supply. The University's plan for maintaining adequate parking on the Foggy Bottom Campus during the redevelopment of the UPG is a carefully planned set of events that will allow the University to continue to meet the required minimum number of off-street parking spaces as well as continue to meet the University's parking needs.

The University began implementing its strategy for replacement of the UPG parking spaces immediately following approval of the 2007 Foggy Bottom Campus Plan. Specifically, the University began construction of South Hall (a project made possible through the public-private partnership between DC Public Schools and GW) which increased the University's parking capacity by 180 spaces. The delivery of these spaces was the first step in GW's replacement of the parking that will be lost with the demolition of UPG. Additional replacement parking in the pipeline includes the Square 54 mixed-use project (to deliver in spring 2011), parking planned for the underground garage in the Square 103 PUD (which is currently pending before the Commission) as well as in parking included in the SEC project itself. By the time the new SEC is completed, by a combination of these projects, the University will have developed 1,261 striped spaces to take the place of the 1,281 striped spaces removed in association with the SEC and Square 103 PUD projects.

Additionally, consistent with the University's campus plan commitments, the University removed mid-block surface parking from Square 80 in conjunction with a sustainability project that created an open green space/plaza that features state-of-the-art water reclamation technologies. Moving forward, the University will also remove surface parking from Square 39.

As a result of the timing and sequencing of the Square 103 and 55 projects, however, the spaces associated with the Square 103 underground garage will not be available until after the UPG is demolished. While the UPG spaces will be taken offline with the demolition of the UPG in mid-2011, the Square 103 parking spaces will not be made available until the completion of that garage expected in summer/fall 2012. Therefore, the University has developed an interim

¹ The University tracks both the striped number of spaces on campus as well as the total number of spaces made available with the use of attendant-assisted / valet parking. When the University reports the number of parking spaces associated with a particular project, the first number is the number of striped spaces, and the second number is the total number of parking spaces provided when valet parking operations are in use.

plan to ensure that adequate off-street parking is made available while these projects are under construction.

As the Commission recognized in the Campus Plan / PUD Order, during the redevelopment of Square 55 “the University might need to utilize on an interim basis, certain off-campus parking resources to maintain compliance with the 2,800-parking-space requirement” because of the resulting demolition of the UPG. Consistent with what was anticipated by the Commission in the Order, GW will utilize such off-campus resources on an interim basis to meet this parking minimum. As it has done in the past, the University plans to enter into a lease with the Kennedy Center to provide additional parking capacity for University use (currently approximated as 350 parking spaces, but may vary during the time period depending on the number of spaces needed to meet University demand and provide the required minimum of 2,800 spaces). These spaces will be made available during the day, when University parking demand is at its peak and the Kennedy Center parking demand is correspondingly low. Additionally, the University is in discussions with Boston Properties regarding opportunities to temporarily lease additional parking at the Square 54 project, located on campus. It is the University’s intent to limit the duration of any temporary leased parking to the timeframe associated with completion of the SEC project, and the University will provide the Commission with additional information on these finalized agreements in a supplemental filing in advance of the public hearing.

Once the Square 103 garage is completed, the University will bring online the 392 underground parking spaces as well as an additional 58 parking spaces located on the interim surface parking lot. As discussed in the Square 103 filing materials, the University has agreed to discontinue the use of these interim surface parking spaces once the Square 55 SEC project is completed.

The proposed parking phasing, and resulting number of on-campus parking spaces, is summarized below in the Table on the following page. The dates and totals on this Table are approximate and will vary based on the timing of permitting and other approvals, duration of construction, final layout of parking spaces, University demand, and other factors. The University will provide an update to this chart in a supplemental filing in advance of the public hearing.

		Striped Spaces	Valet	Impact on Total Capacity	Total GW Parking Capacity
Parking Count per Fall 2010 Compliance Report					3,581
Spring 2011	Square 54	362	100	462	
Spring 2011 Total					4,043
Summer 2011	Kennedy Center: temporary lease	350	0	350	
Summer 2011	Square 55: University Parking Garage	-1,252	-230	-1,482	
Summer 2011	Square 55: JBKO (hospital valet parking)	-20	0	-20	
Summer 2011 Total					2,891
Winter 2012	Square 39: Warwick lot	-24	0	-24	
Spring 2012	Square 101: Lot 3 (near HSC)	18	0	18	
Summer 2012	Square 103: Law Learning Garage and surface spaces	392	58	450	
Summer 2012 Total					3,335
Spring 2015	Square 55: Science and Engineering Complex	327	52	379	
Spring 2015	Kennedy Center: end temporary lease	-350	0	-350	
Spring 2015	Square 103: Law Learning surface spaces	0	-58	-58	
Spring 2015 Total					3,306
Parking Count after development of Squares 103, 55, and 39					3,306

Taking into account the various additions and subtractions to the University's overall parking capacity (related to projects as well as operational changes), upon completion of the SEC the University's total parking capacity will exceed 3,300 spaces, a number significantly in excess of the Campus Plan / PUD Order requirement to provide at least 2,800 off-street parking spaces. While this number is slightly lower than the total capacity of 3,450 spaces provided upon approval of the 2007 Foggy Bottom Campus Plan, the University's parking program continues to operate below-capacity and the University believes this trend will continue, particularly when taking into account the University's transportation demand management efforts (including pre-tax transportation benefits, carpool parking discount, participation in NuRide, etc). While the University is confident that it will continue to meet and exceed parking demand with the parking capacity counts outlined above, should demand unexpectedly increase, the University has the ability to identify additional valet operations that would increase parking capacity to 2007 levels. For the purposes of clarity, however, the University believes that its planned parking capacity will be adequate and does not anticipate a need for additional parking beyond those planned levels.

4. Community Outreach

At the setdown meeting, Chairman Hood inquired about the University's efforts to engage the community regarding the SEC. GW representatives presented the project to the Campus Plan Advisory Committee at meetings in June 2010 and in September 2010. Minutes from these meetings detailing the presentation and discussion were included in the original PUD application as Exhibit N. GW also presented the project to Advisory Neighborhood Commission (ANC) 2A at its October 2010 regular public meeting.

In advance of the public hearing, the University will continue to work with interested neighborhood stakeholders, including the Advisory Committee and ANC 2A, to discuss and address comments and questions.

Witness List, Proposed Testimony, and Time Estimate for Presentation

We look forward to presenting this case to the Commission, including a full explanation and discussion regarding the revised design of the SEC. The University will provide at least four witnesses to testify on its behalf: a representative of the University, the project architect, the landscape 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 was submitted with the initial application; any changes or supplemental information regarding the report will be included in a supplemental filing.

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

Project Plans

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

Publicly Available Maps

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

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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>.

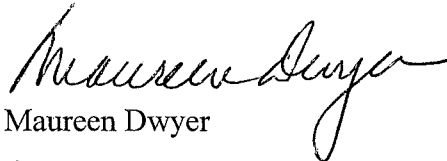
Property Owners' List


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

Conclusion

As set forth above, the University has met the requirements of Section 3103, 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 O'Neil

CERTIFICATE OF SERVICE

On January ⁷~~6~~, 2011, I caused a copy of the foregoing letter and enclosure to be delivered by 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
2000 14th Street, NW, 7th 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



David Avitabile

CERTIFICATION OF COMPLIANCE WITH SECTION 3013 OF THE ZONING REGULATIONS

The George Washington University (“University”) hereby certifies that this pre-hearing submission, twenty copies of which were filed with the Zoning Commission on January 7, 2011, 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 December 13, 2010 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 3, 2010, the University has provided additional information and made further refinements to the proposed PUD project. The additional information requested and proposed refinements include:

1. *Refinement of Building Design.* The Commission provided detailed commentary and feedback on the proposed design of the SEC, with particular attention to (1) a desire to further break down the massing and scale along 22nd Street; (2) a need to simplify and reduce the variation in design features and create a more coherent composition; and (3) further study and improvement of the design of building entrances.

A full set of plans as required under Section 2406.12 was included with the initial application. As discussed herein, the University will continue to work with OP to refine the design of the building facades, as well as improve the design of the building entrances, and will provide a full set of plans detailing any refinements prior to the public hearing.

2. *Roof Structure Design and Sustainability.* Commissioners also requested additional information regarding the design and sustainability of the SEC’s roof structure.

This information was provided in the initial application and is discussed in detail herein.

3. *Parking Plan.* The Commission and OP also requested additional information on the University’s plan to offset the parking that would be displaced by the elimination of the existing UPG, including details on the location and operation of any off-site parking.

This information was presented in Exhibit L of the initial application and is discussed in detail herein.

4. *Community Outreach.* The Commission requested information on discussions with the community regarding the Project.

This information is discussed herein.

In all other respects, the project is the same as filed on November 15, 2010.

<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 B)
Outline of Testimony of the Project Architects and Landscape Architect	Pre-Hearing Submission (Exhibit B)
Outline of Testimony of the Traffic Engineer	Pre-Hearing Submission (Exhibit B) Application (Exhibit H)
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	Pre-Hearing Submission 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	Pre-Hearing Submission (Exhibit A)

Respectfully submitted,



David Avitabile

EXHIBIT A

Outline of Witness Testimony

Representative of the University

I. Introduction

II. Review of Campus Plan / PUD Goals

III. Project Goals

IV. Project Benefits and Amenities

V. Community Outreach

VI. Conclusion

Outline of Witness Testimony
Representative of Project Architect

I. Introduction

- a. Project Architects – Ballinger and Hickok Cole Architects
- b. Landscape Architect – Oculus
- c. 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. Traffic Impact Analysis

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

III. Recommendations

IV. Transportation Management Plan

V. Conclusion

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

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
40	36	900 23 RD Street	George Washington Paradigm Tax Group 3801 Germantown Pike, Suite 203 Collegeville, PA 19426-4019
41	40	2300 I Street, NW	George Washington University
42	54	2350 H Street, NW	c/o Rice Hall
56	30	2201 G Street, NW	2121 I Street, NW
56	31	736 22 nd Street, NW	Washington, DC 20052-0001
75	46	2150 Pennsylvania Avenue, NW	
77	51	837 22 nd Street, NW	
77	59	801 22 nd Street, NW	
77	864	831-833 22 nd Street, NW	
79	64	2130 H Street, NW	
42	820	23 rd Street, NW	Washington B'nai Brith Hillel
	840	2300 H Street, NW	c/o Rabbi Gerald Serotta 2300 H Street, NW Washington, DC 20037-2523
42	821	730 23 rd Street, NW	Saint Mary's Protestant Episcopal Church 728 23 rd Street, NW Washington, DC 20037-2501
42	822	728 23 rd Street, NW	St. John's Parish – Saint Mary's Protestant Episcopal Church 728 23 rd Street, NW Washington, DC 20037-2501
54	840	2201 I Street, NW	George Washington University 505 9 th Street, NW Washington, DC 20004-2165
75	2001- 2125	2141 I Street, NW	President Condominium Associates 2141 I Street, NW, Apt. 101 Washington, DC 20037-2323
			Ms. Rebecca Coder, Chairperson - ANC 2A c/o West End Branch Library 1101 24th Street, NW Washington, DC 20037

SQUARE LOT PREMISES ADDRESS OWNER AND MAILING ADDRESS

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

Ms. Rebecca Coder
Chairperson, ANC 2A
2501 M Street, NW #721
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