

July 17, 2012

VIA HAND DELIVERY

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

Re: **Z.C. Case No. 06-11G/06-12G**
The George Washington University (the "University") – Site 75A
Additional Information Regarding Affordable Housing Proposal

Dear Chairman Hood and Members of the Commission:

On February 23, 2012, the University filed an application for second-stage approval of a Planned Unit Development ("PUD") as well as for modification of the approved First-Stage PUD and related Amendment to the Zoning Map for the above-referenced Property to permit the construction of an 11-story commercial office building on the Property (the "Project").

Since the filing of the initial application, the University has refined the dimensions of the proposed alley closing and dedication, which has decreased the Project's lot area from 25,555 s.f. to 25,000 s.f. The Project continues to remain at a 10.0 FAR, which means the gross floor area has decreased by 5,550 s.f. (from 255,500 s.f. to 250,000 s.f.). The modest changes to the proposed lot have not significantly impacted the design of the building. Revised drawings reflecting this adjustment will be included with the University's pre-hearing submission.

As the Commission is aware, the benefits and amenities associated with the Foggy Bottom Campus Plan and First-Stage PUD were identified during that process, and many have either already been delivered or are in process. The Project calls for a modification to the First-Stage PUD that will extend the proposed rezoning and allow for additional density on the Property. The University expects to deliver additional project amenities and public benefits that are commensurate with and proportional to this density increase (which, with the adjustments noted above, is now approximately 44,275 square feet).

Since the filing of the application and at the request of the Office of Planning (“OP”), the University has considered whether affordable housing could be provided as an amenity of the proposed Project. After an evaluation of a number of alternatives, including financial contributions to the District of Columbia’s Housing Production Trust Fund, funding for a specific project in the District of Columbia, and direct construction, the University has developed a proposed affordable housing package that presents a unique opportunity to deliver affordable housing in the Foggy Bottom/West End community as well as enhance the neighborhood character and proposed historic district.

Briefly, the University will rehabilitate three existing rowhouses located at 2142, 2146, and 2150 F Street NW as affordable housing. As shown on the map attached as Exhibit A, the properties are located outside of the campus plan boundaries in the R-5-E Zone District. The rowhouses are also located within the boundaries of the proposed campus historic district. The properties are owned by the University; all three are currently vacant and are uninhabitable.

The three rowhouses will accommodate a total of seven units for a total of 7,209 s.f. of housing. All units will be for rent. The rowhouses will have a mix of one-bedroom (1-BR), two-bedroom (2-BR), and three-bedroom (3-BR) units as follows:

- 2142 F Street will be a small apartment building, with one 2-BR unit on the ground floor, one 1-BR unit on the 2nd floor, and one 1-BR unit on the 3rd floor.
- 2146 F Street will be a stacked flat, with one 1-BR unit on the ground floor and one 3-BR unit on the 2nd and 3rd floors above.
- 2150 F Street will be a single-family rowhouse with a basement apartment, with one 3-BR “unit” on the ground and 2nd floor and one 2-BR unit in the basement.

The affordable housing will be delivered prior to the issuance of the certificate of occupancy for the proposed office building on Square 75.

Over half of the units will be set aside for households earning up to 80% of the Area Median Income (including both 3-BR units), and the remaining units are set aside for households earning up to 95% of the Area Median Income as follows:

- 80% AMI: Four units in 2146 F and 2150 F (two 3-BR, one 2-BR, and one 1-BR).
- 95% AMI: Three units in 2142 F (one 2-BR and two 1-BR).

Rents will be based on 35% of household income, exclusive of utilities. The units will remain affordable for a term of 30 years. The University is still evaluating how the units will be administered.

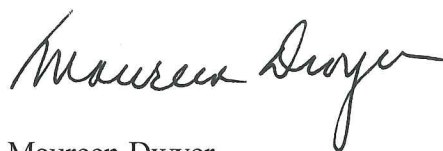
Sharon Schellin
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The proposed affordable housing on F Street will satisfy the District's goals for the delivery of affordable housing at multiple levels throughout the city by delivering such housing in the immediate Foggy Bottom / West End community. The proposed benefit will also result in the renovation of existing (uninhabitable) row houses, which will enhance the character of this block within the proposed historic district.

The University will continue to explore other potential community amenities with the OP, ANC 2A, Campus Plan Advisory Committee and other stakeholders, but expects that this housing will be a key component of the amenities package for the PUD modification. More information on the full amenities package will be provided prior to the public hearing.

Please feel free to contact Maureen at (202) 721-1101 or Dave at (202) 721-1137 if you have any questions regarding the above. We look forward to the Commission's consideration of the Project, including the proposed affordable housing component, at an upcoming public meeting.

Very truly yours,



Maureen Dwyer



David Avitabile

DA/da
Enclosures

cc: Charles Barber
Alicia Knight

CERTIFICATE OF SERVICE

On July 17, 2012, I caused a copy of the foregoing letter and enclosure to be delivered by hand or by electronic mail to the following:

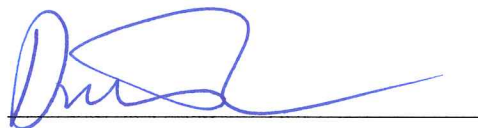
Joel Lawson
D.C. Office of Planning
1100 4th Street, SW, Suite E650
Washington, DC 20024

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

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

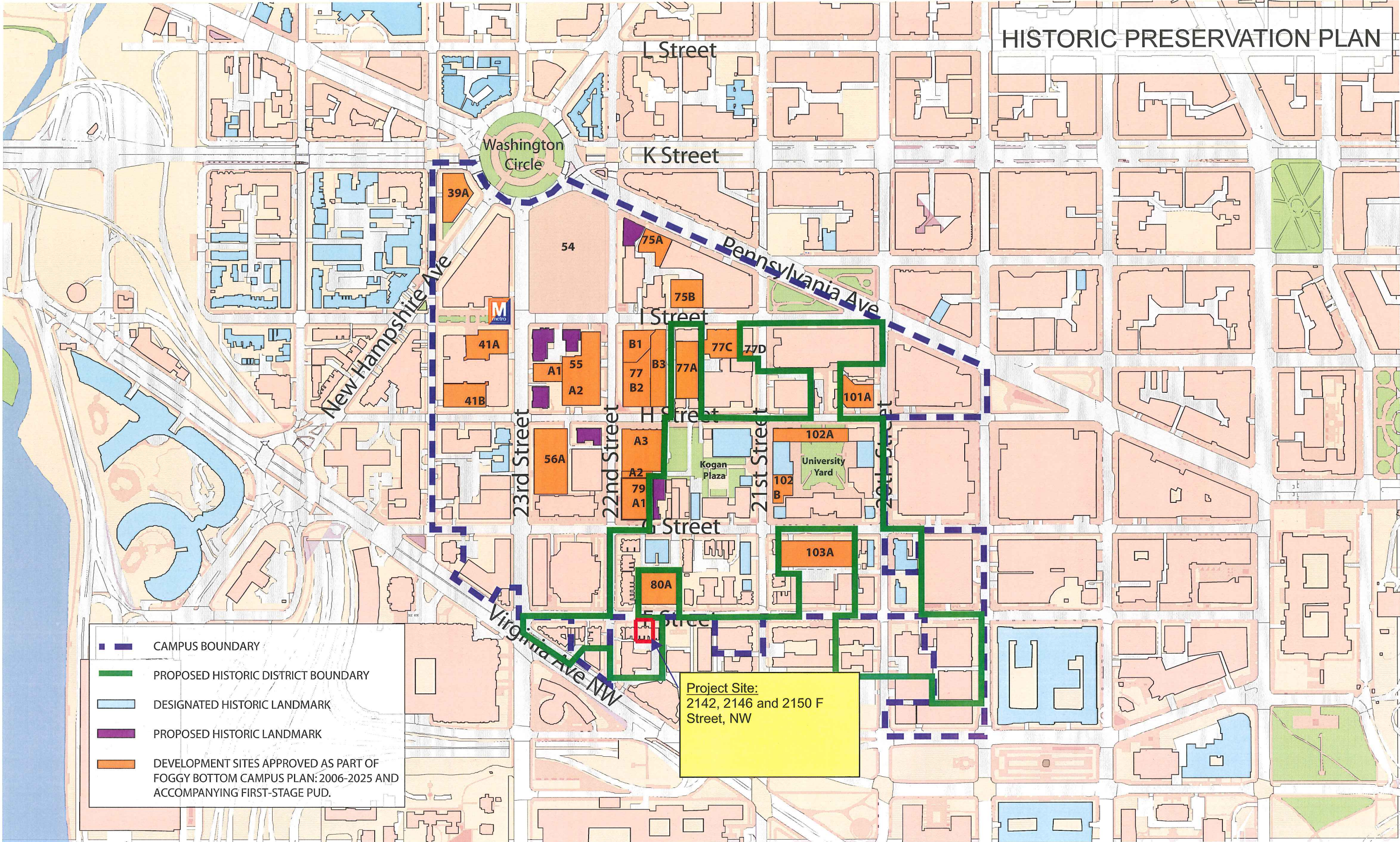
West End Citizens Association
c/o Barbara Kahlow
800 25th Street, NW #704
Washington, DC 20037








David Avitabile

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HISTORIC PRESERVATION PLAN



-  CAMPUS BOUNDARY
-  PROPOSED HISTORIC DISTRICT BOUNDARY
-  DESIGNATED HISTORIC LANDMARK
-  PROPOSED HISTORIC LANDMARK
-  DEVELOPMENT SITES APPROVED AS PART OF FOGGY BOTTOM CAMPUS PLAN: 2006-2025 AND ACCOMPANYING FIRST-STAGE PUD.

Project Site:
2142, 2146 and 2150 F
Street, NW

