

March 30, 2011

VIA HAND DELIVERY

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

Re: **Z.C. Case No. 06-11C/06-12C**  
**GW Foggy Bottom Campus Plan / PUD – Square 39**  
**School of Public Health and Health Studies**  
**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 northwest corner of the Foggy Bottom Campus, and includes the entirety of Square 39, which is bounded by K Street on the north, 24<sup>th</sup> Street on the west, and New Hampshire Avenue on the southeast (Square 39, Lot 803) (“Property”). The Property consists of approximately 21,456 square feet of land area, and is located in the R-5-E 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 either commercial / investment or academic / administrative / medical use.

On December 27, 2010, the University filed an application for second stage approval of a PUD in order to permit the construction of a new School of Public Health and Health Services (“SPHHS”) on the Property. The proposed seven-story SPHHS will contain a mix of uses consistent with the Property’s academic / administrative / medical designation under the Campus

Plan. The proposed SPHHS will also contain two levels of below-grade program space. Pursuant to the approved Campus Plan / PUD, the University also requested further processing approval for the Project.

### **Setdown Meeting and Responses to the Zoning Commission**

The Zoning Commission set the application down for a public hearing at its public meeting on February 7, 2011. 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 SPHHS, with particular attention to (1) further study of the character of the 24<sup>th</sup> Street façade, including the window design; (2) a need to simplify and reduce the variation in design features and create a more unified composition; (3) further explanation of the relationship of the façade design to Washington Circle; and (4) further study and modifications to the ground-floor design, particularly the windows, materials, and signage, and to explain the design intent of the arcade, including a request for further information regarding its design and necessity.
2. *Sustainable Features.* Commissioners also requested additional information explaining how the terracotta system drains rainwater, and atrium would work within the context of the building design.
3. *Bicycle Parking.* The Commission requested that the University consider whether additional bicycle parking was appropriate.
4. *Service and Loading.* The Commission requested that the University examine other options for the location of the loading entrance and clarify how trucks will maneuver into and out of the loading dock.
5. *Building Population and Relationship to the Campus.* The Commission asked the University to provide information on who will occupy the building, what direction they will likely be coming from, and how they will access the building.
6. *Campus Construction.* The Commission asked that the University confirm that it will proceed with construction of this and other projects under consideration by the Zoning Commission.

These issues are addressed below.

### *1. Refinement of Building Design*

The University's design team is continuing to evolve the building design in line with the comments and direction offered by the Commission at setdown. Attached as Exhibit A are revised perspectives and elevations that depict the changes that have been made. They include:

- Significant improvements to the 24<sup>th</sup> Street façade that add windows and vary their width to create a more visually interesting arrangement;
- Modifications to the 24<sup>th</sup> Street façade to improve its consistency with the other facades, primarily through the use of vertical terracotta panels interspersed with metal panels (instead of horizontal terracotta panels);
- Corresponding changes to the other facades to improve the overall cohesiveness of the design, primarily through the use of common bands at both the top and base of the building that are a common element for all facades;
- Modifications to the ground floor design, particularly at Washington Circle, to simplify the rhythm of stone and glass to correspond with the upper-level façade design, reduce the overall amount of stone at the base of the building, removal of signage from the New Hampshire Avenue band and a de-emphasized signage band on the Circle.

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 any additional updates prior to the public hearing. At the hearing, the design team will explain the design concept, including the geometry of the Washington Circle façade and rationale for the use of an arcade at the building entrance, both of which were specifically selected based on the unique characteristics of this irregularly-shaped lot.

### *2. Sustainable Features*

#### Terracotta Panels

The terracotta panels proposed for the exterior facing of the building will be installed in a rain screen wall system, which provides a watertight seal in a more environmentally sustainable way. This is a system where the panels are attached to the back-up (support) wall assembly by brackets, with an air space left between the panel and wall surface. The layers of the inner weatherproofed wall, from outside to inside face, are insulation board, air/vapor barrier, sheathing and metal wall studs. The terracotta panels are overlapped so that the wall surface has a solid appearance, but there is not caulking or hard connection between the individual panels, which typically have size ranges up to approximately 2' x 5'.

There are several advantages to this system, from environmental and maintenance perspectives. Because the panels are not a sealed surface, allowing air to circulate behind, the air pressure is equalized on both sides of the panel, minimizing the potential for pressure-driven moisture to enter the building. If any moisture does make its way into the wall cavity, it is

directed to the bottom of the wall by a series of channels built into the support brackets and then drained away. Furthermore, with the insulation on the outside face of the back-up wall, the dew point and any condensation will occur outside of the structure. Air movement within the cavity, from natural convection, will help to dry out the condensation, minimizing mold, mildew and corrosion of the studs.

In addition, since no caulking, sealants or mortars are required between the panels, an entire wall component is eliminated which, on standard masonry construction, requires regular maintenance and sometimes complete replacement. The terracotta panels are manufactured from abundant, natural clay materials and are easily cleaned. No calcium leakage or efflorescence can occur as experienced with mortars in traditional masonry walls. If one panel is damaged, it can be replaced without requiring disassembly of surrounding sections of the wall. The lifetime expectancy of a terracotta rainscreen wall is easily within the 50 – 75 year range.

### Atrium

The atrium space within the building is actually two vertical open areas, one located centrally in plan with a skylight above and the other adjoining a multi-story glass curtainwall on the southeast wall along New Hampshire Avenue. Integrated into the floors' public zones, these two areas will allow natural light to penetrate into the core of the structure, providing more daylight to a greater number of occupants, and reducing the need for artificial light. At its widest, the building is approximately 140' across, which far exceeds a width where daylight from perimeter windows alone could be expected to permeate into much of the interior zone. In particular, the west portion of the building housing all of the faculty and staff offices and adjoining the daylit atrium will benefit from an additional interior source of natural light beyond that from the exterior windows, which are mostly located at the individual closed offices. Importantly, the atrium side of the office zone is where the open office stations will be located, allowing maximum exposure to the available light.

A daylight sensing lighting control system will be incorporated into the building, which will adjust the level of artificial lighting needed in combination with natural light. This will reduce overall energy consumption, and potentially allow certain areas of the building to be illuminated without artificial light at particular times of the day.

The atrium is also designed to be naturally ventilated at certain times of the year, when outside conditions allow the mechanical systems that normally supply conditioned air to the central space to essentially be shut off, further conserving energy. Natural convection will provide air movement within the space, with fresh air entering the building from the lower floors and warmer air exhausted near the top.

The building entrance on New Hampshire Avenue will also be enhanced by the atrium space, with the large expanse of curtainwall directly above providing a larger scale gesture to signify the entrance from a distance. Once inside, a visitor or occupant will be standing in one of

the two vertical atrium areas and immediately have a sense of the building activity at multiple levels, with vertical sight lines to floors above, as well as to one floor below which also houses public functions. An art feature or other display is planned for one side of the atrium with a seven-story clear rise, which will further enhance the entrance experience.

### *3. Bicycle Parking*

The University has added 20 additional covered bicycle spaces to the project, so that it will now provide a total of approximately 74 spaces.

### *4. Service and Loading.*

Attached as Exhibit B is a full Transportation Report prepared by Wells & Associates. The Report details the operation of the proposed loading dock (see p 20). Briefly, loading will be accessed from 24<sup>th</sup> Street, which is a two-way street. Delivery trucks will back in to the loading area and then pull out, front-first; trash trucks will pull in front-first and then exit by backing out onto 24<sup>th</sup> Street. GW will agree to a Truck Management Plan that includes a prohibition of deliveries during peak hours.

As requested by the Commission, the University analyzed alternative locations for the loading area, including an alignment with an existing public alley across 24<sup>th</sup> Street. The University concluded that such relocation would not be desirable because it would move the loading entrance closer to privately-controlled residential property across 24<sup>th</sup> Street, including three historic townhouses and the Jefferson condominium building. The move also had a negative impact on the interior layout of the proposed building. The current location, by contrast, roughly corresponds with the location of an existing curb cut for loading and service activity, and is closer to the K Street corridor.

### *5. Building Population and Relationship to the Campus.*

The Project will serve as the new home for the School of Public Health and Health Services, and will contain a combination of classroom and meeting space, informal student spaces, and faculty and administrative offices. Many of the students, faculty, and staff associated with the SPHHS are already located on or near the Foggy Bottom Campus in other GW controlled buildings, and so there will be very few new trips to the campus itself. Students, faculty and staff are primarily expected to approach the building from the southeast, which is where the campus core and related transportation facilities are located. For this reason, the primary entrance to the Project is located on the New Hampshire façade, oriented towards the Foggy Bottom-GWU Metrorail station and points beyond.

6. *Campus Construction.*

The University's Board of Trustees has approved \$75 million for the construction of the Project, and construction activity is anticipated to commence in early 2012, pending approval of the Project by the Zoning Commission. The University's Board has similarly approved funding for the construction of the other pending PUDs (Square 103 and 55), and construction of those facilities is expected to commence this year.

**Community Outreach and Changes**

The University has presented this project to the Advisory Committee on multiple occasions and to ANC 2A on September 15, 2010. The University will make a final presentation to the ANC2A prior to the Zoning Commission hearing for the project. At those meetings, representatives of the West End Citizens Association requested that the University consider the use of segmented benches. Given the site's proximity to the campus periphery, the University agrees to use such segmented benches in the expanded public park that will be developed as a part of this Project. However, the University will continue to follow its streetscape guidelines and use the standard un-segmented bench throughout other sites on the Foggy Bottom Campus.

**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.

As mentioned above, the final written report of the Applicant's traffic consultant is included herein as Exhibit B.

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 SPHHS consistent with the Commission's input and in consultation with OP. Revised plans are included herein as Exhibit A, and any further updates 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.

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>.

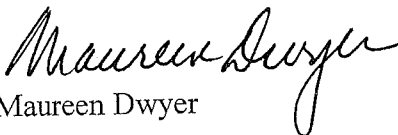
### **Property Owners' List**

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 D.

### **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 Knight

**CERTIFICATE OF SERVICE**

On March 30, 2011, I caused a copy of the foregoing letter and enclosure to be delivered by hand or by U.S. Mail to the following:

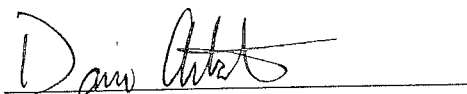
Jennifer Steingasser  
Deputy Director, Development Review and  
Historic Preservation  
D.C. Office of Planning  
1100 4<sup>th</sup> Street, SW, Suite E650  
Washington, DC 20024

Jeff Jennings  
Policy and Planning  
District Department of Transportation  
2000 14<sup>th</sup> Street, NW, 7<sup>th</sup> Floor  
Washington, DC 20009

Advisory Neighborhood Commission 2A  
West End Branch Library  
1101 24<sup>th</sup> Street, NW  
Washington, DC 20037

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

West End Citizens Association  
c/o Barbara Kahlow  
800 25<sup>th</sup> 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 March 30, 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 February 7, 2011 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 January 28, 2011 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 SPHHS, with particular attention to (1) further study of the character of the 24<sup>th</sup> Street façade, including the window design; (2) a need to simplify and reduce the variation in design features and create a more unified composition; (3) further explanation of the relationship of the façade design to Washington Circle; and (4) further study and modifications to the ground-floor design, particularly the windows, materials, and signage, and to explain the design intent of the arcade, including a request for further information regarding its design and necessity.

A full set of plans as required under Section 2406.12 was included with the initial application. Revised plans are included herein, and the University will provide any further refinements to the design of the building facades and building entrances prior to the public hearing

2. *Sustainable Features.* Commissioners also requested additional information explaining how the terracotta system drains rainwater, and atrium would work within the context of the building design.

This information is included herein.

3. *Bicycle Parking.* The Commission requested that the University consider whether additional bicycle parking was appropriate.

The University has added 20 additional covered bicycle parking spaces

4. *Service and Loading.* The Commission requested that the University examine other options for the location of the loading entrance and clarify how trucks will maneuver into and out of the loading dock.

This information is provided herein.

5. *Building Population and Relationship to the Campus.* The Commission asked the University provide information on who will occupy the building what direction they will likely be coming from, and how they will access the building.

This information is provided herein.

6. *Campus Construction.* The Commission asked that the University confirm that it will proceed with construction of this and other projects under consideration by the Zoning Commission.

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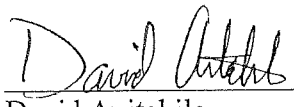
In all other respects, the project is the same as filed on December 23, 2010.

<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 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 (Exhibits B and C)
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

Pre-Hearing Submission  
(Exhibit D)

Respectfully submitted,

  
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David Avitabile