

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 06-11A/06-12A

NOV 22 2010

As Secretary to the Commission, I hereby certify that on _____ copies of this Z.C. Notice of Public Hearing were mailed first class, postage prepaid or sent by inter-office government mail to the following:

- | | |
|--|---|
| 1. D.C. Register (via e-mail) | 6. Councilmember Jack Evans. |
| 2. Maureen Dwyer, Esq.
David Avitabile, Esq.
Goulston & Storr
2001 K Street, N.W. Suite 1100
Washington, D.C. 20006-1042 | 7. Office of Planning (Harriet Tregoning) |
| 3. ANC 2A
West End Branch Library
1101 24 th Street, N.W.
Washington, DC 20037 | 8. DDOT (Karina Ricks) |
| 4. Commissioner Denise Wright
ANC/SMD 2A06
219 R Street, NE #A
Washington, D.C. 20002 | 9. Melinda Bolling, Acting General Counsel
DCRA
1100 4 th Street, S.W.
Washington, D.C. 20024 |
| 5. Gottlieb Simon
ANC
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004 | 10. Office of the Attorney General (Alan Bergstein) |
| | 11. DDOE (Nina Albert) |
| | 12. Property Owners within 200 Feet – see attached list provided by Applicant |
| | 13. MLK Library (30 copies) |

ATTESTED BY:



Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

ZONING COMMISSION
District of Columbia

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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

TIME AND PLACE: **Thursday, February 3, 2011, @ 6:30 p.m.**
 Office of Zoning Hearing Room
 441 4th Street, N.W., Suite 220-South
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 06-11A/06-12A (The George Washington University – Foggy Bottom Campus: Second-Stage PUD, First-Stage PUD Modification, and Further Processing of an Approved Campus Plan for Multiple Lots in Square 103)

THIS CASE IS OF INTEREST TO ANC 2A

On August 17, 2010, the Office of Zoning received an application from The George Washington University (the “Applicant”). The Applicant is requesting second-stage PUD approval of an underground structure containing parking and program space as well as interim surface improvements related to the below-grade facilities. The Applicant is also requesting approval of a modification to the first-stage PUD in order to incorporate one lot that was not previously owned by the University. Finally, the Applicant requested further processing approval for the project under its approved campus plan.

The Office of Planning provided its report on October 8, 2010, and the second-stage PUD application and first-stage PUD modification were set down for hearing on October 18, 2010. The Applicant provided its prehearing statement on November 2, 2010. The application for further processing will be heard in conjunction with the second-stage PUD application and first-stage PUD modification.

The property that is the subject of this application consists of approximately 38,328 square feet of land area and is located along G Street N.W. between 20th Street N.W. and 21st Street N.W. (Square 103, Lots 13, 14, 18, 809, 812, 813, 814, 819, and 820). The subject property is zoned R-5-D. The subject property is designated as a future development site under the Foggy Bottom Campus Plan and related First-Stage PUD that were approved by the Zoning Commission in Order No. 06-11 / 06-12.

The Applicant proposes to develop the property for academic and administrative uses in two phases. In the first phase, which is the subject of this hearing, the Applicant will develop a below-grade structure containing one level of academic and administrative program space for the Law School and four stories of underground parking containing approximately 392 parking

spaces. As an interim condition,¹ the surface of the property will contain entrances to the below-grade program and parking uses, additional surface parking with approximately 58 additional parking spaces, university-related loading and service activity, and landscaping. The total gross floor area for all improvements is approximately 7,430 square feet, for a total FAR of approximately 0.19 and a lot occupancy of approximately 19%.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

How to participate as a party.

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3022.3.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations.

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status **shall file with the Commission, not less than 14 days prior to the date set for the hearing, a Form 140 – Party Status Application, a copy of which is attached hereto.** This form may also be obtained from the Office of Zoning at the address stated below or downloaded from the Office of Zoning's website at: www.dcoz.dc.gov.

To the extent that the information is not contained in the Applicant's prehearing submission as required by 11 DCMR § 3013.1, the Applicant shall also provide this information not less than 14 days prior to the date set for the hearing.

¹ The surface improvements are an interim condition. In a future second-stage PUD application, the Applicant will return to the Commission to request approval to construct above-ground improvements consistent with the approved first stage PUD.

If an affected Advisory Neighborhood Commission (ANC) intends to participate at the hearing, the ANC shall submit the written report described in § 3012.5 no later than seven (7) days before the date of the hearing. The report shall contain the information indicated in § 3012.5 (a) through (i).

Time limits.

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

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|----|----------------------------------|-------------------------|
| 1. | Applicant and parties in support | 60 minutes collectively |
| 2. | Parties in opposition | 60 minutes collectively |
| 3. | Organizations | 5 minutes each |
| 4. | Individuals | 3 minutes each |

Pursuant to § 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 200-S, 441 4th Street, N.W., Washington, D.C. 20001. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

ANTHONY J. HOOD, KONRAD W. SCHLATER, GREG M. SELFRIDGE, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JAMISON L. WEINBAUM, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

George Washington University
c/o Rice Hall
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Washington, DC 20052-0001

Washington Club of Phi Sigma Kappa
Tim Ormsbee, Treasurer
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International Monetary Fund
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Washington, DC 20431-0001

United Church
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International Bank for Reconstruction &
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Foggy Bottom Association
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West End Citizens Association
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