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IN REPLY REFER TO:
NCPC File No. Z.C. 06-11F/12F

JUN 12 2012

Zoning Commission of the
District of Columbia
2nd Floor, Suite 210
441 4th Street, NW
Washington, D.C. 20001

Members of the Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I found that the proposed Second-Stage Planned Unit Development for the new George Washington University Museum on Lot 46, Square 102, would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests. A copy of the Delegated

Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta
Executive Director

Enclosure

Executive Director
Marcel C. Acosta

cc: Harriet Tregoning, Director, District of Columbia Office of Planning
Anthony Hood, Chairman, Zoning Commission

ZONING COMMISSION
District of Columbia
CASE NO. 06-11F/06-12F
EXHIBIT NO. 42
ZONING COMMISSION
District of Columbia
CASE NO. 06-11F/06-12F
EXHIBIT NO. 42



Delegated Action of the Executive Director

PROJECT

The George Washington University – Foggy Bottom Campus Plan: Second-Stage Planned Unit Development and Further Processing (Square 102, Lot 46)
Northwest, Washington, D.C.

NCPC FILE NUMBER

Z.C. 06-11F/12F

NCPC MAP FILE NUMBER

23.20(06.20)43562

REFERRED BY

Zoning Commission of the District of Columbia

DETERMINATION

Approval of report to the Zoning Commission of the District of Columbia

REVIEW AUTHORITY

Advisory

per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

The Zoning Commission of the District of Columbia has taken a proposed action to approve a Second-Stage Planned Unit Development (PUD) on Lot 46, in Square 102 (Site 102B) as included in the 2007 George Washington University (GWU) – Foggy Bottom Campus Plan.¹ The proposed PUD will accommodate a new in-fill museum building, which will connect to the historic Woodhull House, to be renovated as part of the project. The project site is located on the corner of 21st Street and G Streets, NW, between the Woodhull House and Corcoran Hall (an GWU academic building), currently improved with a rose garden.² The site allows access between 21st Street and the University Yard, located in the center of Square 102, which is used by GWU students and the local community as a park. The project will require the relocation of an existing stair tower on the southside of Corcoran Hall, slightly to the east, to accommodate the new museum building.

The Second-Stage PUD plans show a six-level building and rooftop penthouse, with a maximum rooftop height of 65-feet (+18'-6" tall rooftop penthouse) along 21st Street. Two levels will be located below-grade and four levels will be located above ground. The lowest level (below-grade) will be utilized as storage and administrative space for the museum, restricted to museum staff only. The higher, below-grade level (open to the public) will primarily contain public gallery space and a small amount of mechanical space. The museum's ground level will contain a lobby, loading dock area, a gift shop, and a multipurpose room that opens onto the University Yard. The second and third above-ground levels (open to the public) will be primarily used for gallery space, and the top floor will be used for non-public, museum administrative space. The new building will contain approximately 30,000 gross square feet (approximately 24,000 square feet of net new floor area), with a Floor-to-Area Ratio (FAR) of 2.21, and a lot occupancy of

¹ The project site is one of sixteen development sites identified in the First-Stage PUD for its Foggy Bottom Campus Plan, which was approved by the Zoning Commission in Order No. 06-11/06-12. In conjunction with the project application, the University also requests further processing approval for this application under the Foggy Bottom Campus Plan, which was also approved by the Zoning Commission in Order No. 06-11/06-12.

² The project submission states that the rose garden will be relocated to another site on the GWU Campus.

approximately 73%. The new development will provide 16 new bicycle spaces and no new vehicular parking, relying on patrons to access the location by transit, walking, bicycling, and drop-offs. The GWU has requested a curb-cut along 21st Street for museum loading access only, to be situated approximately 160 feet to the north of the 21st Street/G Street intersection.

The project submission shows the museum plans to be in full compliance with the GWU Foggy Bottom Campus Plan and First-Stage PUD development limitations for the site, which are a maximum rooftop height of 65-feet (proposed 65-foot maximum height); a maximum net new gross floor area of 26,271 square feet (proposed 24,126 net new square feet); and maximum lot coverage of 8,757 square feet (proposed 7,300 square foot lot coverage). The applicant has requested relief from the District's lot subdivision³ and equal height of roof structures⁴ requirements. The project submission includes a recommendation for approval from the District of Columbia Office of Planning (DCOP); a letter expressing "no position" from the local Advisory Neighborhood Commission (ANC 2A); and support for approval from the District of Columbia Department of Transportation (DDOT).

The federal interest associated with the proposed project is its compliance with the 1910 Act to Regulate the Height of Buildings in the District of Columbia, as amended (the Height Act). As proposed, the project will not exceed the maximum height allowable under the Height Act for this location, which is 110-feet, based on the project site's location along 21st Street, NW.⁵ Therefore, staff finds that the proposed project is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed Second-Stage Planned Unit Development for the new George Washington University museum on Lot 46, at Square 102, would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.



Marcel Acosta
Executive Director



[Date]

³ Section 3202.3 requires a separate lot of record for each principal building, and the exception will allow the construction of the in-fill museum, without subdividing the lot.

⁴ District zoning regulations do not allow roof structures of unequal heights on the same building.

⁵ The historic right-of-way is 90-feet along 21st Street, NW, directly adjacent to the front of the project site.