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06-12

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February 16, 2006

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D.C. OFFICE OF ZONING
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By Hand Delivery

Chairman Carol J. Mitten
D.C. Zoning Commission
441 4th Street, N.W.
Second Floor
Washington, DC 20001

Re: Special Exception Application for a Campus Plan for The George Washington University and First Stage PUD and Zoning Map Amendment Applications

Dear Chairman Mitten and Members of the Commission:

On behalf of The George Washington University (the "Applicant"), enclosed please find applications for: a special exception for approval of a new campus plan, a First Stage Planned Unit Development ("PUD"), and proposed amendments to the Zoning Map of the District of Columbia

The Applicant has worked with the District of Columbia Office of Planning and engaged in a comprehensive community-based planning process to identify the best way to accommodate The George Washington University's forecasted academic and housing space needs within the existing Foggy Bottom Campus Plan boundaries. Accordingly, the Applicant is proposing a new plan for its Foggy Bottom Campus to provide for predictable, planned growth consistent with surrounding development patterns and guided by "smart growth" and transit-oriented-development principles. The new plan also addresses community concerns about university expansion into surrounding residential neighborhoods outside the Campus Plan boundaries by allowing GW the opportunity to "grow up, not out" to accommodate its forecasted academic and student housing needs. The new plan will locate increased density at appropriate sites in accordance with surrounding development patterns, maintaining an appropriate campus scale and preserving sites of architectural and historic significance. The new plan reflects a long-

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term view of the campus in the context of the surrounding neighborhood and creates a framework for campus development through the next 20 years.

The Office of Planning has recommended to the Applicant that the proposed development plan be achieved through a new campus plan, intended to supersede the existing Campus Plan that expires in 2009, the two-stage PUD process, and a text amendment to the Campus Plan regulations. Included is application for approval of a new Campus Plan for the term of 2006 – 2025 and an application for approval of the First Stage PUD. The Applicant has identified certain sites, located primarily within the campus core, that are appropriate for concentration of density. Accordingly, this application requests approval of proposed amendments to the Zoning Map for those sites. The text amendment would be pursued by the Office of Planning.

In satisfaction of the requirements of 11 DCMR § 2400, attached please find an original and 20 copies of the following:

1. Completed application forms for Preliminary Approval of a PUD and a Zoning Map Amendment;
2. Letter of Authorization;
3. Statement of the Applicant, including a depiction of the Zoning Map outlining the subject property, a statement of the purposes and objectives of the PUD, and general site, landscape, and development plan, a tabulation of development data, an annotated table, certification of notice, and surveyor's plats;
4. Names and mailing addresses of persons within 200 feet of the subject property.

In satisfaction of the requirements of 11 DCMR §§ 210 and 3104 and Form 120, attached please find an original and 20 copies of the following:

1. Completed BZA Application Form;
2. Completed Zoning Self-Certification Form;
3. Letter of Authorization;
4. Statement of the Applicant, including a statement of existing and intended use, statement of burden of proof, and plan for the development of the campus as a whole, showing the location, height, and bulk, where appropriate, of all present and proposed improvements;
5. Photographs of the subject property;

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6. Names and mailing addresses of persons within 200 feet of the subject property;
7. Names and mailing addresses of persons having a lease with the University;
8. A copy of BZA Order No. 16553, which documents the current authorized use of the subject property;
9. Surveyor's Plats;
10. A Report of the Status of Compliance of The George Washington University with BZA Campus Plan Conditions 1-19.

Also enclosed is a check payable to the D.C. Treasurer in the amount of \$5,750.00. This includes: the \$5,000.00 filing fee for special exception approval of a campus plan; the \$500.00 filing fee for approval of a PUD; and the \$250.00 filing fee for an amendment to the Zoning Map.

The Applicant respectfully requests that the Zoning Commission consider the proposed new campus plan together with the proposed First Stage PUD and Map Amendment application and that the Zoning Commission set the project down for a public hearing as soon as possible. Although there is no setdown hearing requirement for consideration of a campus plan, the Applicant has no objection to the consideration of the proposed new campus plan during the setdown hearing for this application. If you have any questions regarding the applications, please call either of the undersigned at (202) 663-8000.

Sincerely,



Maureen E. Dwyer



Ashleigh D. Horne

cc: ANC 2A
Office of Planning