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July 13, 2006

VIA HAND DELIVERY

Carol Mitten
Chairperson, D.C. Zoning Commission
441 Fourth Street, NW
Second Floor
Washington, D.C. 20001

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D.C. OFFICE OF ZONING

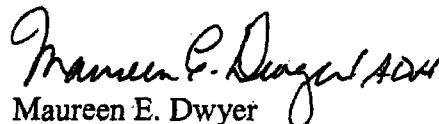
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Re: **Zoning Commission Cases No. 06-11, 06-12, and ~~06-19~~**
The George Washington University Foggy Bottom Campus Plan:
2006 – 2025, Foggy Bottom Campus First-Stage Planned Unit
Development & Zoning Map Amendment, and Related Text
Amendment

Dear Chairperson Mitten:

Attached is the Applicant's Pre-Hearing Submission in support of the above-mentioned Applications for Approval of a Campus Plan, First-Stage Approval of a Planned Unit Development ("PUD") and a Zoning Map Amendment for the Foggy Bottom Campus of The George Washington University, and Related Text Amendment to DCMR §210.3. Also enclosed please find a list of names and addresses of property owners within 200 feet of the subject property with labels. The attached submission, in conjunction with the materials submitted with the applications on February 16, 2006, meet the requirements for a PUD under Chapter 24 of the District of Columbia Zoning Regulations. We look forward to presenting these cases to the Zoning Commission.

Sincerely,


Maureen E. Dwyer

ZONING COMMISSION
District of Columbia

CASE NO. 06-12

EXHIBIT NO. 22

ZONING COMMISSION
District of Columbia
CASE NO. 06-12
EXHIBIT NO. 22

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of this letter and enclosures and the Applicant's Pre-Hearing Submission were hand delivered to the addresses below on July 13, 2006.

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Washington, DC 20007-1837

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Burke, VA 22015-4210

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McLean, VA 22101-4518

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Washington DC 20037-2301

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Washington DC 20037

Irene Klotz
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Kensington, MD 20895-3715

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c/o Lester Poretsky
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Lake Oswego, OR 97035-8760

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Washington, DC 20037-2200

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Washington, DC 20037-2200

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900 24th Street, NW, #K
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Marc J. Gurwith
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Loretta W. Jones
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Washington, DC 20037-2200

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Bethesda, MD 20817-4024

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Washington, DC 20037-2372

Judith A. Nowak
908 New Hampshire Avenue, NW, #302
Washington, DC 20037-2349

Roger Locker, et al.
908 New Hampshire Avenue, NW, #303
Washington, DC 20037-2350

Progress Inc.
10576 Metropolitan Avenue
Kensington, MD 20895-2641

Dr. William F. Thompson
908 New Hampshire Avenue, NW, Suite 601
Washington, DC 20037-2354

George Joseph, et al.
908 New Hampshire Avenue, NW, Suite 602
Washington, DC 20037-2346

Charlene R. Nemetz
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1831 19th Street, NW
Washington, DC 20009-5515

Board of Directors of the
The St. James Condominium Association
950 24th Street, NW
Washington, DC 20037

24th & K Street Associates
c/o Lipnick Construction Co.
1825 K Street, NW, # 205
Washington, DC 20006

Board of Directors of the
Bonwit Plaza Condominium Association
2401 H Street, NW
Washington, DC 20037

Innkeepers USA Limited Partnership
340 Royal Poinciana Way, #100
Palm Beach, FL 33480

Dixie R. Woodard, et al.
833 New Hampshire Avenue, NW
Washington, DC 20037-2305

Harold L. Talisman
837 New Hampshire Avenue, NW
Washington, DC 20037-2305

Estelle Gelman, Trustee, et al.
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2121 L Street, NW, Suite 800
Washington, DC 20037-1549

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835 New Hampshire Avenue, NW
Washington, DC 20037-2305

Martin Braun III
831 New Hampshire Avenue, NW
Washington, DC 20037-2305

Hunter Huang
830 24th Street, NW
Washington, DC 20037-2317

Mr. John Parsons, Director
Cooperative Activities
National Park Service
1100 Ohio Drive, NW
Washington, DC 20024

Western Presbyterian Church, Trustees
2401 Virginia Avenue, NW
Washington, DC 20037-2637

Potomac Plaza Terraces
c/o Management Office
730 24th Street, NW
Washington, DC 20037-2543

Potomac Plaza Apartments Inc
2475 Virginia Avenue, NW
Washington, DC 20037

Columbia Plaza LP
c/o T.W. Roberson, Trustee
2440 Virginia Avenue, NW
Washington, DC 20037-2601

St. Mary's P.E. Church
728 23rd Street, NW
Washington, DC 20037-2501

Friendship Lodge 12 Fraternal Organization
Post Office Box 6122
Washington, DC 20044-6122

Washington B'nai B'rith Hillel
c/o Rabbi Gerald Serotta
2300 H Street, NW
Washington, DC 20037-2523

St. John's Parish
c/o St. Mary's P.E. Church
728 23rd Street, NW
Washington, DC 20037-2501

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Washington, DC 20037-2701

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The Remington Condominium Association
601 24th Street, NW
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Washington, DC 20037-2728

Abdo F Street LLC
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Washington, DC 20005

Richard H. Sines
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Washington, DC 20007

Pan American Health Organization
525 23rd Street, NW
Washington, DC 20037

International Finance Corporation
2121 Pennsylvania Avenue, NW
Washington, DC 20433-0005

Board of Directors of the President
Condominium Association
2141 I Street, NW
Washington, DC 20037

Arts Club of Washington
2017 I Street, NW
Washington, DC 20006

Blue Capital Kaempfer PA LP
2345 Crystal Drive, Suite 10
Arlington, VA 22202-4801

Lombardy Towers Apartment Hotel
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Washington, DC 20007

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Washington, DC 20002

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Silver Spring, MD 20902

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Arlington, VA 22207-4352

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2117 E Street, NW
Washington, DC 20037

Sherry Towers Apartmentt Hotel
c/o Sherry Towers Hotel
1054 31st Street, NW
Washington, DC 20007-4403

515 22nd St. Limited Partnership
4416 E. West Highway
Bethesda, MD 20814-4565

Potomac Electric Power Company
701 9th Street, NW
Washington, DC 20001-4501

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Kingdom of Saudi Arabia
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Washington, DC 20037

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Washington, DC 20006

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Board of Directors of the Monroe House
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522 21st Street, NW
Washington, DC 20006

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The United Church
1920 G Street, NW
Washington, DC 20006-4303

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Washington, DC 20006-4207

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P.O. Box 484
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Washington, DC 20013-1414

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1919 Pennsylvania Associate LLC
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Rockville, MD 20852

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c/o Accounts Payable
700 19th Street, NW, HQ7101
Washington, DC 20431-0001

International Monetary Fund
c/o Treasury Department
700 19th Street, NW, HQ7404
Washington, DC 20431-0001

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Advisory Neighborhood Commission 2A
St. Mary's Court
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Washington, DC 20006

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Washington, DC 20037

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Washington, DC 20037

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Washington, DC 20006



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West End Citizens Association
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Washington, DC 20006

Sara Maddux
West End Citizens Association
522 21st Street, NW
Washington, DC 20006

Elizabeth Mills
West End Citizens Association
522 21st Street, NW #411B
Washington, DC 20006

**NAME AND MAILING ADDRESS OF THE OWNERS OF
ALL PROPERTY WITHIN 200 FEET IN ALL DIRECTIONS FROM
ALL BOUNDARIES OF THE PROPERTY INVOLVED IN THE APPLICATION**

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
27	819	2400 Pennsylvania Ave. NW	S. Marsh c/o Robert Wallick 6305 Ivy Lane, Suite 210 Greenbelt, MD 20770-1465
28	79	20 Snows Ct. NW	Roger R. Berle 11 Oasis Landing Falmouth, ME 04105-1649
28	82	19 Snows Ct. NW	Edward M. Pachetti, III 19 Snows Court, NW Washington, DC 20037-2213
28	89	16 Snows Ct. NW	Taylor T. Simmons 2225 Hall Place, NW Washington, DC 20007-1837
28	90	17 Snows Ct. NW	Warren C. Graham 6511 Sydenstricker Road Burke, VA 22015-4210
28	91	18 Snows Ct. NW	Darrell Smith 18 Snows Court, NW Washington, DC 20037-2213
28	92	942 24th St. NW	Ernest H. Latham, Jr. 942 24 th Street, NW Washington, DC 20037-2201
28	93	940 24th St. NW	Peter J. Fitzgerald, Trustee c/o Fitzgerald Properties 1447 Dolley Madison Blvd McLean, VA 22101-4518
28	94	938 24th St. NW	Thelma N. Edwards 938 24th Street, NW Washington, DC 20037-2201
28	122	912 New Hampshire Ave. NW	Estelle Goldman, et al. c/o Southland Corp. 23097 2711 N. Haskell Avenue Dallas, TX 75204-2911

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<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
28	123	910 New Hampshire Ave. NW	Sudhendu Dhar P.O. Box 58159 Washington, DC 20037-8159
28	159	904 New Hampshire Ave. NW	Alan Alper 904 New Hampshire Avenue, NW Washington DC 20037-2301
28	871	902 New Hampshire Ave. NW	Michael D. Waks 902 New Hampshire Avenue, NW Washington DC 20037
28	872	2403 I St. NW	Irene Klotz 2403 I Street, NW Washington, DC 20037-2205
28	873	900 New Hampshire Ave. NW	Sheldon K. & E. Gottlieb 8708 Wandering Trail Drive Potomac, MD 20854-2374
28	875	906 New Hampshire Ave. NW	Lee Sing Yat Family Trust 4004 Glenrose St. Kensington, MD 20895-3715
28	884	2416 K St. NW	Circle Arms, L.L.C. c/o Lester Poretsky 5801 Riverdale Road Riverdale, MD 20737-2100
28	901	936 24 th St. NW	Mitchell J. Wade 936 24 th Street, NW Washington, DC 20037-2203
28	2021	900 24 th St. NW, #A	Linn Goldberg 5955 Clairmont Ct. Lake Oswego, OR 97035-8760
28	2022	900 24 th St. NW, #B	Tony Doumit 2405 I Street, NW, Suite 8C Washington, DC 20037-2212
28	2023	900 24 th St. NW, #C	Thomas N. Papadopoulos
28	2038	900 24 th St. NW, #T	900 24 th Street, NW, #C Washington, DC 20037-2200
28	2024	900 24 th St. NW, #D	Ali Noor 900 24 th Street, NW, #D Washington, DC 20037-2200

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
28	2025	900 24 th St. NW, #E	Edward L. & Ann S. Peck 106 Grafton Street Chevy Chase, MD 20815-3426
28	2039	900 24 th St. NW, #U	
28	2026	900 24 th St. NW, #F	Suzette Klein 900 24 th Street, NW, #G Washington, DC 20037-2200
28	2027	900 24 th St. NW, #G	Max Klein 900 24 th Street, NW, #G Washington, DC 20037-2200
28	2035	900 24 th St. NW, #Q	
28	2028	900 24 th St. NW, #H	Robert A. Vitro 8504 Tuckerman Lane Potomac, MD 20854-3157
28	2042	900 24 th St. NW, #X	
28	2029	900 24 th St. NW, #J	Robert J. Niemiec, et al. 1520 16 th Street, NW, Apt. 801 Washington, DC 20036-1449-2200
28	2040	900 24 th St. NW, #V	
28	2030	900 24 th St. NW, #K	Atul R. Shah 900 24 th Street, NW, #K Washington, DC 20037
28	2031	900 24 th St. NW, #L	Marc J. Gurwith 900 24 th Street, NW, #L Washington, DC 20037-2200
28	2041	900 24 th St. NW, #W	
28	2032	900 24 th St. NW, #M	Carolyn B. Schlipf 900 24 th Street, NW, #M Washington, DC 20037-2200
28	2037	900 24 th St. NW, #S	
28	2033	900 24 th St. NW, #N	Loretta W. Jones 900 24 th Street, NW, #N Washington, DC 20037-2200
28	2034	900 24 th St. NW, #P	Juergen P. Zilling, Trustee 900 24 th Street, #P Washington, DC 20037-2200
28	2036	900 24 th St. NW, #R	Suzette L. Pollak 900 24 th Street, NW, #G Washington, DC 20037-2200

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
28	2043 thru 2266 2575 2576	922 24 th St. NW	Board of Directors of the Jefferson House Condominium Association 922 24th Street, NW Washington, DC 20037
28	2267	908 New Hampshire Ave. NW	Mehrad Vajdi, D.D.S., PLLC
28	2284	908 New Hampshire Ave. NW, P6	908 New Hampshire Avenue, NW, #100 Washington, DC 20037-2341
28	2268	908 New Hampshire Ave. NW	John C. Pan
28	2269		9201 Vendome Drive
28	2279		Bethesda, MD 20817-4024
28	2270	908 New Hampshire Ave. NW	Nader Rezvani, D.D.S., P.C.
28	2281	908 New Hampshire Ave. NW, P3	908 New Hampshire Avenue, NW, #301 Washington, DC 20037-2372
28	2271	908 New Hampshire Ave. NW	Judith A. Nowak 908 New Hampshire Avenue, NW, #302 Washington, DC 20037-2349
28	2272	908 New Hampshire Ave. NW	Roger Locker, et al. 908 New Hampshire Avenue, NW, #303 Washington, DC 20037-2350
28	2273	908 New Hampshire Ave. NW, #400	Progress Inc.
28	2274	908 New Hampshire Ave. NW, #500	10576 Metropolitan Avenue
28	2285	908 New Hampshire Ave. NW, P7	Kensington, MD 20895-2641
	2286	908 New Hampshire Ave. NW, P8	
28	2275	908 New Hampshire Ave. NW	Dr. William F. Thompson
28	2283	908 New Hampshire Ave. NW, P5	Suite 601 908 New Hampshire Avenue, NW Washington, DC 20037-2354
28	2276	908 New Hampshire Ave. NW	George Joseph, et al. 908 New Hampshire Avenue, NW Suite 602 Washington, DC 20037-2346
28	2277	908 New Hampshire Ave. NW	Charlene R. Nemetz 908 New Hampshire Avenue, NW Suite 603 Washington, DC 20037-2346

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
28	2278	908 New Hampshire Ave. NW, 700	Jacobsen 7 LLC
28	2280	908 New Hampshire Ave. NW, P2	1831 19 th Street, NW
28	2282	908 New Hampshire Ave. NW, P4	Washington, DC 20009-5515
28	2287 thru 2574	950 24 th St. NW	Board of Directors of the The St. James Condominium Association 950 24 th Street, NW Washington, DC 20037
28	2287 thru 2574	950 24 th St. NW	24 th & K Street Associates c/o Lipnick Construction Co. 1825 K Street, NW, # 205 Washington, DC 20006
30	2001-2152	2401 H St. NW	Board of Directors of the Bonwit Plaza Condominium Association 2401 H Street, NW Washington, DC 20037
30	18	801 New Hampshire Ave. NW	Innkeepers USA Limited Partnership 340 Royal Poinciana Way, #100 Palm Beach, FL 33480
30	19	833 New Hampshire Ave. NW	Dixie R. Woodard, et al. 833 New Hampshire Avenue, NW Washington, DC 20037-2305
30	20	837 New Hampshire Ave. NW	Harold L. Talisman 837 New Hampshire Avenue, NW Washington, DC 20037-2305
30	818	825 New Hampshire Ave. NW	Estelle Gelman, Trustee, et al. c/o Gelman Management Corp. 2121 L Street, NW, Suite 800 Washington, DC 20037-1549
30	820	835 New Hampshire Ave. NW	Scott C. Yates 835 New Hampshire Avenue, NW Washington, DC 20037-2305
30	822	831 New Hampshire Ave. NW	Martin Braun III 831 New Hampshire Avenue, NW Washington, DC 20037-2305
30	823	830 24 th St. NW	Hunter Huang 830 24 th Street, NW Washington, DC 20037-2317

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
30	827	New Hampshire Ave. NW	United States Government
31	843	Virginia Ave. NW	National Park Service
38	824	Pennsylvania Ave. NW	Mr. John Parsons, Director
40N	800	NW	Cooperative Activities
42	51	725 24 th St. NW	1100 Ohio Drive, NW
53	800	Pennsylvania Ave. NW	Washington, DC 20024
78S	800	Pennsylvania Ave. NW	
101N	800	Pennsylvania Ave. NW	
104	834	2025 E St. NW	
123	812	NW	
141N	800	Pennsylvania Ave. NW	
143	800	1801 E St. NW	
	Res. 13-A	NW	
	Res. 104	NW	
	Res. 136	New Hampshire Ave. NW	
	Res. 137	New Hampshire Ave. NW	
31	28	2401 Virginia Ave. NW	Western Presbyterian Church, Trs. 2401 Virginia Avenue, NW Washington, DC 20037-2637
31	835	730 24 th St. NW	Potomac Plaza Terraces c/o Management Office 730 24 th Street, NW Washington, DC 20037-2543
31	837	2475 Virginia Ave. NW	Potomac Plaza Apts. Inc 2475 Virginia Avenue, NW Washington, DC 20037
33	87	2400 Virginia Ave. NW	Columbia Plaza LP c/o T.W. Roberson, Trustee 2440 Virginia Avenue, NW Washington, DC 20037-2601
42	14	722 23 rd St. NW	St. Mary's P.E. Church
42	821	730 23 rd St. NW	728 23 rd Street, NW Washington, DC 20037-2501
42	52	701 24 th St. NW	Friendship Lodge 12 Frat Org. P.O. Box 6122 Washington, DC 20044-6122
42	820	23 rd St. NW	Washington B'nai Brith Hillel
42	840	2300 H St. NW	c/o Rabbi Gerald Serotta 2300 H Street, NW Washington, DC 20037-2523

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
42	822	728 23 rd St. NW	St. John's Parish c/o St. Mary's P.E. Church 728 23 rd Street, NW Washington, DC 20037-2501
43	7	604 23 rd St. NW	Donald W. Kreuzer
43	8	602 23 rd St. NW	600 23 rd Street, NW
43	9	600 23 rd St. NW	Washington, DC 20037-2701
43	2001 thru 2052	601 24 th St. NW	The Board of Directors of the The Remington Condominium Association 601 24 th Street, NW Washington, DC 20037
58	7	2210 F St. NW	Newman Club 2210 F Street, NW Washington, DC 20037-2728
58	8	2212 F St. NW	Abdo F Street LLC
58	805	2224 F St. NW	1404 14 th Street, NW Washington, DC 20005
58	804	518 22 nd St. NW	Richard H. Sines 3526 Edmunds Street, NW Washington, DC 20007
59	825	525 23 rd St. NW	Pan American Health Organization 525 23 rd Street, NW Washington, DC 20037
74	49	2121 Pennsylvania Ave. NW	International Finance Corporation 2121 Pennsylvania Avenue, NW Washington, DC 20433-0005
75	2001 thru 2125	2141 I St. NW	Board of Directors of the President Condominium Association 2141 I Street, NW Washington, DC 20037
78	846	2015 I St. NW	Arts Club of Washington 2017 I Street, NW Washington, DC 20006
78	848	2099 Pennsylvania Ave. NW	Blue Capital Kaempfer PA LP 2345 Crystal Drive, Suite 10 Arlington, VA 22202-4801

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
78	850	2019 I St. NW	Lombardy Towers Apt Hotel c/o RB Associates Inc 1054 31 st Street, NW, #1000 Washington, DC 20007
79	5	2119 G St. NW	D.C. Government
80	829	2130 G St. NW	1133 N. Capitol Street, NE Washington, DC 20002
79	806	2133 G St. NW	Leo Ambrogi, Trustee PO Box 267 Washington, DC 20044
80	30	621 22 nd St. NW	Alpha Pi Board Control 7007 Fieldhurst Court Alexandria, VA 22315
80	802	2123 F St. NW	Vera S. Kunsak 300 N. Edgewood Street, Arlington, VA 22201-1224
80	2001	2121 F St. NW, #1	Robert Breitman 2121 F Street, NW, # 1 Washington, DC 20037
80	2002	2121 F St. NW, #2	Henry P. Johnson 4219 50 th Street, NW Washington, DC 20016-1903
80	2003	2121 F St. NW, #3	David L. Weisburd 2220 LeFrak Road Silver Spring, MD 20902
81	75	2146 F St. NW	Gladys M. Gilliland, et al. 4668 N. Dittmar Road Arlington, VA 22207-4352
81	96	2117 E St. NE	Sherry Towers Apt. Hotel c/o Sherry Towers Hotel 2117 E Street, NW Washington, DC 20037
81	97	2116 F St. NW	Sherry Towers Apt. Hotel c/o Sherry Towers Hotel 1054 31 st Street, NW Washington, DC 20007-4403

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
81	829	515 22 nd St. NW	515 22 nd St. Limited Partnership 4416 E. West Highway Bethesda, MD 20814-4565
81	834	2124 F St. NW	Potomac Electric Power Co. 701 9 th Street, NW Washington, DC 20001-4501
81	835	510 21 st St. NW	Columbia Realty Venture 5301 Wisconsin Avenue, NW, # 600 Washington, DC 20015
81	836	2109 E St. NW	Kingdom of Saudi Arabia 601 New Hampshire Avenue, NW Washington, DC 20037
81	841	2152 F St. NW	Hazel S. & Christopher Hanback 2099 Pennsylvania Avenue, NW Washington, DC 20006
81	843	2121 Virginia Ave. NW	Pan American Health Organization c/o Lenkin Co. 4922A St. Elmo Ave Bethesda, MD 20814
81	844	2123 E St. NW	Nationsbank Trustees c/o Borger Mgmt Inc. 1111 14 th Street, NW, # 200 Washington, DC 20005
81	2001 thru 2149 2234 2308 2309	522 21 st St. NW	Board of Directors of the Monroe House Condominium Association 522 21 st Street, NW Washington, DC 20006
81	2150 thru 2307	2112 F St. NW	Board of Directors of Condominium Association 2112 F Street, NW Washington, DC 20037
101 121	61 17	812 20 th St. NW 1920 G St. NW	The United Church 1920 G Street, NW Washington, DC 20006-4303
101 101	811 871	H St. NW 2021 H St. NW	Bureau of Catholic Indian Missions 2021 H Street, NW Washington, DC 20006-4207

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
101	839	2040 I St. NW	G.E. Scheve 2521 34 th Street, SE Washington, DC 20020-1207
101	874	2013 H St. NW	Rose L. Heard, Trs., et al. P.O. Box 484 Middleburg, VA 20118-0484
103	18	2020 G St. NW	Educational Foundation Gamma, et al. 2020 Pennsylvania Avenue, NW Washington, DC 20006
103	26	2004 G St. NW	Epsilon Housing Trust P.O. Box 1414 Washington, DC 20013-1414
103	32	601 21 st St. NW	Washington Club of Phi Sigma Kappa 310 N. Beauregard Street, #1413 Alexandria, VA 22312-2907
104	2001 thru 2147	2030 F St. NW	Board of Directors of the Letterman House Condominium Association 2030 F Street, NW Washington, DC 20037
104	814	2000 F St. NW	Washington Transair LLC 1825 K Street, NW, #1400 Washington, DC 20006-1202
104	835	2020F St. NW	Smith Property Holdings 4411 Conn. LLC 9200 E. Panorama Cir., #400 Englewood, CO 80112
104	837	532 20 th St. NW	Columbia Realty Venture LLC 5301 Wisconsin Avenue, NW, #600 Washington, DC 20015-2044
105	843	1899 Pennsylvania Ave. NW	Kan Am 1899 PA Ave. LP 3290 Northside Pkwy., NW, Suite 840 Atlanta, GA 30327-2211
118	22	1928 I St. NW	Anthony Boudouvas 3305 22 nd Street N. Arlington, VA 22201-4303

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
118	23	1926 I St. NW	David Tabo, et al. 1926 I Street, NW Washington, DC 20006-2103
118	29	1919 Pennsylvania Ave. NW	1919 Pennsylvania Associate LLC c/o Deloitte Tax LLP PO Box 11338 McLean, VA 22102
118	31	1911 Pennsylvania Ave. NW	Government of the United Mexican States 1911 Pennsylvania Avenue, NW Washington, DC 20006-3445
118	818	1901 Pennsylvania Ave. NW	B. Franklin Kahn, et al. c/o Wash. Real Estate Inv. 6110 Executive Blvd., #800 Rockville, MD 20852
119	26	1912 Pennsylvania Ave. NW	International Monetary Fund c/o Accounts Payable 700 19 th Street, NW, HQ7101 Washington, DC 20431-0001
120	51	700 19 th St. NW	International Monetary Fund c/o Treasury Department 700 19 th Street, NW, HQ7404 Washington, DC 20431-0001
121	820	600 19 th St. NW	Intl. Bank for Reconst. & Dev. 1818 H Street, NW Washington, DC 20433-0001
122	25	515 20 th St. NW	Carolyn Alper 1666 K Street, NW, Suite 430 Washington, DC 20006-1223
141	28	1818 H St. NW	Intl. Bank for Reconst. & Dev. PO Box 27839 Washington, DC 20433
142	25	601 19 th St. NW	Organization of American States 1889 F Street, NW Washington, DC 20006-4400
142	825	1800 G St. NW	Principal Mutual Life 1150 Connecticut Avenue, NW, Suite 801 Washington, DC 20036-4130

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
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SQUARE LOT

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<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
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			Sara Maddux West End Citizens Association 522 21 st Street, NW Washington, DC 20006
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			Elizabeth Mills West End Citizens Association 522 21 st Street, NW #411B Washington, DC 20006
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THE GEORGE WASHINGTON UNIVERSITY

FOGGY BOTTOM CAMPUS PLAN: 2006 – 2025 (06-11)
FOGGY BOTTOM CAMPUS FIRST-STAGE PLANNED UNIT
DEVELOPMENT & ZONING MAP AMENDMENT (06-12)
RELATED TEXT AMENDMENT (06-19)

PRE-HEARING SUBMISSION

FILED: JULY 13, 2006

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SECTION 1: OVERVIEW

The George Washington University, founded in 1821 and rooted in the Foggy Bottom neighborhood since 1912, combines the resources of a major international research university with the unique dynamics of a vibrant, urban setting in the heart of the nation's capital. Development on the University's Foggy Bottom campus is currently governed by the Foggy Bottom Campus Plan: 2000 to 2009 (BZA Order No. 16553). In approving the existing Campus Plan, the Board of Zoning Adjustment imposed several conditions on the University, including limits on Foggy Bottom campus faculty, staff and student populations and a stringent undergraduate student housing requirement.

Since the adoption of the existing Campus Plan, the University has followed a building program that has resulted in the addition of nearly 2,500 undergraduate beds on campus – including 379 newly-constructed beds on Square 103 which will be occupied by incoming GW freshmen in fall 2006 – an effort that will facilitate compliance with the BZA undergraduate student housing requirement that takes effect on August 31, 2006. In addition to meeting the student housing compliance milestone this fall, the University has consistently maintained compliance with the other conditions of the Campus Plan.¹ This record of compliance has been well-documented in a series of biannual reports as well as additional comprehensive compliance reports required each time the University has sought approval for a project under the existing Campus Plan.

1.1 Creating a Plan for the Future of the Foggy Bottom Campus

In recent years, several factors have prompted the University to closely evaluate its land use planning efforts, including the fundamental constraints of limited space and financial resources, a desire to proactively address concerns expressed by residents of the surrounding neighborhoods with respect to University growth and development, and the unique opportunity presented by the redevelopment potential of Square 54, the former GW hospital site.

In light of these considerations and the planning opportunities they present, the University worked with the DC Office of Planning (OP) to develop an inclusive planning process to evaluate the future of the Foggy Bottom campus in the context of its surrounding neighborhoods and address a wide range of stakeholder issues. The resulting community-based planning process utilized a variety of planning resources, including land use planners, architects, traffic consultants, and historic preservation experts, and provided continuous opportunities for community input and feedback. From the outset of this planning initiative, the Office of Planning required – as a precondition to considering the use of Square 54 for other than university purposes – that GW develop a plan to accommodate the University's forecasted academic and student housing needs on the balance of campus.

The Foggy Bottom Campus Plan: 2006 – 2025 is the result of this comprehensive planning effort. The new Campus Plan sets forth a framework for development of the Foggy Bottom campus over the next twenty years that builds upon the accomplishments and conditions of the existing Campus Plan, accommodates the University's forecasted academic and student housing needs on campus, addresses concerns and issues raised by members of the surrounding community, utilizes transit

¹ In the case of Condition 3 of the Campus Plan order regarding the formation of a community advisory committee, the University has made consistent efforts to follow the directive of the order.

oriented development and *smart growth* planning principles, and proposes a comprehensive Historic Preservation Plan which recently received favorable comment from the Historic Preservation Review Board.

1.2 Integrated Development Strategy

GW's integrated development strategy – including the *Grow Up, Not Out* philosophy underpinning the *Foggy Bottom Campus Plan: 2006 – 2025* and the proposed redevelopment of Square 54 as a mixed use “town center” – **reflects the University's broader strategic planning initiatives aimed at creating a world-class university within the nation's capital.**

1.2.1 *Grow Up, Not Out*

In order to meet the University's institutional needs and also respond to concerns raised by the members of the community and the Office of Planning, the University adopted a development strategy aimed at maximizing development opportunities within the existing Campus Plan boundaries. This *Grow Up, Not Out* approach allows GW to build the modern facilities necessary to maintain its status as a world-class university while preserving open spaces and important campus historic resources. Furthermore, the strategy enhances the District's tax base by making more efficient use of properties already owned by the University (and allowing Square 54 to be used for tax-generating commercial purposes), and addresses concerns regarding GW expansion into surrounding residential neighborhoods outside the Campus Plan boundaries.

1.2.2 Square 54: A Unique Opportunity

Key to achieving the goals and objectives set forth in GW's *Foggy Bottom Campus Plan: 2006 – 2025* is the mixed-use redevelopment of Square 54 as detailed more fully in the Square 54 PUD application filed with the Zoning Commission on May 30, 2006. The Square 54 site, adjacent to the Foggy Bottom-GWU Metrorail Station and at the “front door” of the campus and the Foggy Bottom and West End neighborhoods, presents a key transit-oriented development location and an opportunity to create a dynamic “town center” with office, residential and neighborhood-serving retail opportunities that would enhance the *GW Living and Learning* environment. Importantly for GW, the redevelopment of Square 54 also represents a major source of non-enrollment driven revenue to fund the core academic mission of the University.

1.3 Implementing the Integrated Development Strategy

Over the past two years, GW has worked closely with the Office of Planning to develop the comprehensive community-based planning process and also to identify a mechanism to achieve and implement the University's proposed development plan in a manner that provides the appropriate balance of certainty and flexibility given the plan's twenty-year planning horizon. The result is a careful combination of several planning tools, including:

- The *Foggy Bottom Campus Plan: 2006 – 2025*, including a draft Streetscape Plan and comprehensive Historic Preservation Plan;
- Proposed Foggy Bottom Campus Plan conditions developed jointly by GW and the Office of Planning, carrying forward all existing Campus Plan conditions and incorporating significant additional University commitments;

- The Foggy Bottom Campus First-Stage PUD application, which proposes targeted rezoning of identified sites concentrated in the core of campus to accommodate the *Grow Up, Not Out* development strategy;
- A text amendment to DCMR §210.3 to increase the aggregated FAR limitation from 3.5 to 4.0 in R-5-D and R-5-E zones within approved campus plans; and
- Two separately-filed consolidated PUD applications for the mixed-use redevelopment of Square 54 (described more fully in the application filed May 30, 2006) and the joint GW/DC Public Schools Square 80 PUD application for the modernization of and addition to the School Without Walls and a new GW undergraduate residence hall (described more fully in the application filed April 3, 2006 and pre-hearing submission filed June 23, 2006).

The various planning tools that together compose this implementation strategy are detailed in the proposed Campus Plan as well as the Office of Planning Foggy Bottom Campus Plan setdown report filed with the Zoning Commission on April 20, 2006.

1.4 Shared Benefits

The implementation of the University's integrated development strategy will achieve shared and lasting benefits for all key stakeholders – the Community, the District, and the University.

For the *Community*, the integrated development strategy:

- concentrates new University development in targeted locations in the core of the Foggy Bottom campus, away from surrounding residential neighborhoods;
- provides neighborhood-serving retail services on Square 54 and along the proposed I Street Retail Corridor;
- enhances the public environment and pedestrian experience through landscaping and streetscape improvements; and
- includes significant new University commitments, including a schedule for the transition of off-campus properties to uses other than undergraduate student housing and limitations on the use of any additionally-acquired off-campus properties in the Foggy Bottom/West End neighborhood to investment purposes.

For the *District*, the integrated development strategy:

- establishes a framework for predictable, planned growth guided by *smart growth* and transit oriented development planning principles advanced by the DC Office of Planning;
- provides opportunities for new business development and enhances the District's tax base;
- maintains architectural and historic resources that enhance the unique character of Washington, DC through the creation of a potential historic district and the landmark designation of several additional buildings on campus; and
- sustains and promotes a world-class university in the District of Columbia.

For the *University*, the integrated development strategy:

- accommodates GW's forecasted academic and student housing space needs within the existing Foggy Bottom campus boundaries;

- provides programmatic benefits and promotes efficient use of resources;
- enhances the *GW Experience*, furthering GW's status as a world-class institution;
- allows for the mixed-use commercial development of Square 54, providing a vibrant "town center" and a key source of non-enrollment driven revenue to support the University's core academic mission; and
- reflects GW's broader strategic planning initiatives aimed at creating a world-class university within the nation's capital.

SECTION 2: UPDATES TO THE FOGGY BOTTOM CAMPUS PLAN: 2006 – 2025 AND ACCOMPANYING FIRST-STAGE PUD APPLICATION

Since the filing of the *Foggy Bottom Campus Plan: 2006 – 2025* and First-Stage PUD on February 16, 2006, the University has continued to work closely with the Office of Planning (including development review, community planning, and historic preservation staff), the Department of Transportation (DDOT), and numerous interested stakeholders to respond to additional comments and input. As a result, the University's development plans have continued to evolve, and accordingly, a number of updates have been made to the Campus Plan and First-Stage PUD applications. The updated Campus Plan and PUD documents are included with this pre-hearing submission as Exhibits B and C, respectively. Key updates include the following:

2.1 Parking

Section 3.6 has been updated to reflect the provision of up to 362 spaces for University use on Square 54. This number has been increased from the original 255 figure reported in the initial Campus Plan filing as a result of further study and progression of the planning for the Square 54 project. The Wells & Associates, LLC traffic and parking report included as Exhibit P is also being updated accordingly.

2.2 Text Amendment

Section 5.3 of the Campus Plan filed on February 16, 2006 indicated that the Office of Planning would pursue a text amendment to the Campus Plan Zoning Regulations which would increase the aggregated FAR limitation for R-5-D and R-5-E zones located within campus plans from 3.5 to 4.5 FAR. The text amendment initiated by the Office of Planning in April 2006 specifically called for increasing the above-mentioned aggregated FAR limitation from 3.5 to 4.0, rather than 4.5, which is now reflected in the updated Campus Plan.

2.3 Site 77A

The development program for site 77A (which includes portions of the existing West End, Schenley and Crawford residence halls) has been updated from the originally-submitted Campus Plan. Further consideration and discussion between the University and historic preservation staff from the Office of Planning resulted in a development approach that includes the rear portion of the West End building within the development envelope, while maintaining intact the significant front portions of all three buildings. This change increases the net new GFA which can be achieved on site 77A from 157,204 to 174,712 square feet. The GFA increase is reflected in Exhibits J and T and related text throughout the Campus Plan, the tabulation of development data included as Exhibit B of the First-Stage PUD application, and on all of the maps included in both documents.

2.4 Development Program Summary (Exhibit J)

Corrections to the originally-submitted Development Program Summary (Exhibit J) have been made to accurately reflect the maximum proposed heights for sites 77C, 77D, 79A2 and 79A3. In addition, minor adjustments have been made to the net new GFA figures for certain development sites to reflect refinements to the proposed development program. The resulting modifications to the total development program figure brought about by these adjustments and the correction of a previous tabulation error are reflected in Exhibit J, Exhibit T and related text throughout the Campus Plan, as well as the tabulation of development data included as Exhibit B of the First-Stage PUD application.

2.5 Proposed Zoning Map (Exhibit O)

Since the filing of the Campus Plan and First-Stage Campus PUD applications in February 2006, two consolidated PUD applications have been filed for projects within the Foggy Bottom Campus Plan boundaries. On April 3, 2006 the University and DC Public Schools (DCPS) filed a joint PUD application for the Square 80 ("School Without Walls") development project which calls for the modernization of and an addition to the Grant School building on G Street and a new GW undergraduate residence hall on site 80A. On May 30, 2006 GW, Boston Properties, and KSI Services, Inc. filed a consolidated PUD application for the redevelopment of Square 54 as a mixed-use "town center" with office, residential, and neighborhood-serving retail opportunities. Consistent with each of these PUD and related map amendment applications, the Proposed Zoning Map (Exhibit O) has been updated to illustrate the proposed zoning of the Square 80/School Without Walls PUD site as SP-2 and the proposed zoning of Square 54 as C-3-C.

2.6 Space Summary (Exhibit T)

As set forth in Section 2.5 above, two consolidated PUD applications have been submitted since the February 2006 filing of the Campus Plan. Accordingly, the proposed GFA for each of these projects has been reflected in a new "Proposed GFA/FAR by Underlying Zoning Districts: All Proposed Campus Development" section of the Campus Plan Space Summary (Exhibit T). Consistent with the respective PUD applications, the proposed site Square 80/School Without Walls GFA has been included in the SP-2 zoning district GFA tabulation and the proposed Square 54 GFA has been included in the C-3-C zoning district GFA tabulation.

2.7 Proposed Campus Plan Conditions (Exhibit Y)

As detailed in the Office of Planning Foggy Bottom Campus Plan setdown report filed with the Zoning Commission on April 20, 2006, GW has agreed to carry forward all of the relevant conditions from the existing Campus Plan, and has further agreed to several additional conditions which respond directly to issues raised by the Office of Planning and members of the Foggy Bottom and West End communities. Prior to the filing of the setdown report, GW and OP spent a significant amount of time negotiating a comprehensive set of proposed Campus Plan conditions, which were individually detailed in the OP setdown report and are also included as a new exhibit (Exhibit Y) to the Campus Plan. These new conditions include the scheduled transition of off-campus properties to uses other than undergraduate student housing and a limitation on the use of any additionally-acquired off-campus properties in the Foggy Bottom/West End neighborhood to investment purposes.

2.8 Foggy Bottom Campus Historic Preservation Plan

The University has worked closely with Office of Planning historic preservation staff to develop a comprehensive Historic Preservation Plan as a fundamental component of the *Foggy Bottom Campus Plan: 2006 – 2025*. This collaborative and coordinated approach to preservation and planning is aimed at ensuring that appropriate campus resources are identified, preserved, and maintained while accommodating the University's forecasted academic and space needs on the balance of campus. Specifically, the Historic Preservation Plan proposes the landmark designation of seven additional campus buildings (beyond those already listed on the National and DC Historic Site registers) as well as a creation of a potential historic district on the Foggy Bottom campus.

The Foggy Bottom Campus Preservation Plan, detailed more fully in the Campus Plan (Section 3.3 and Exhibit W), was presented for preliminary concept review to the Historic Preservation Review Board (HPRB) on June 29, 2006, and will continue to be the subject of HPRB review and comment over the next several months. The University and OP historic preservation staff are also planning to convene meetings throughout the summer to discuss the components of the Foggy Bottom Campus Preservation Plan and gather feedback from interested stakeholders, including members of the Foggy Bottom and West End communities.

2.9 Streetscape Plan (Exhibit X)

During the months leading up to and following the filing of the Campus Plan, the University worked closely with the Office of Planning and representatives from the Department of Transportation (DDOT) to develop a Streetscape Plan for the Foggy Bottom campus. A preliminary draft of this plan is included as a new exhibit (Exhibit X) to the Campus Plan. GW will continue to work with OP and DDOT as well as University and community stakeholders to review and further develop the Streetscape Plan.

SECTION 3: COMPLIANCE WITH PUD FILING REQUIREMENTS

The Foggy Bottom Campus Plan: 2006 – 2025 and accompanying First-Stage PUD applications and supplemental information provided in this pre-hearing submission comply with the provisions of Section 3103 of the Zoning Regulations as set forth more fully below:

3013.1(a)	Information Requested by the Commission; Additional Information, Reports or Other Materials Which the Applicant Wishes To Introduce	See Application, Pre-Hearing Submission
3013.1(b)	List of Witnesses	See Section 4, Pre-Hearing Submission
3013.1(c)	Summary of Testimony of Applicant's Witnesses and Reports for the Record	See Section 4, Pre-Hearing Submission
3013.1(d)	Additional Information, Reports or Other Materials Which the Applicant Wishes to Introduce	See Application and Pre-Hearing Submission

3013.1(e)	Reduced Plans	See Application
3013.1(f)	List of Publicly Available Maps, Plans and Other Documents	See Exhibit A, Pre-Hearing Submission
3013.1(g)	Estimate Time Required for Presentation of Applicant's Case	1.5 hours
3013.2	Two Sets of Full Size Plans	Not Applicable
3013.3 and 3013.6(a)	List of Names and Addresses of Property Owners within 200 Feet of the Subject Property	Filed with Application and Pre-Hearing Submission

SECTION 4: HEARING WITNESSES AND OUTLINES OF TESTIMONY

The following witnesses are expected to testify on behalf of the applicant in support of the subject applications under review by the Zoning Commission.

- 4.1 Louis H. Katz
Executive Vice President and Treasurer, The George Washington University

Proposed outline of testimony:

- I. Introduction and Background
- II. The George Washington University and the Foggy Bottom Campus
- III. Building a World-Class University in the Nation's Capital
 - A. Strategic Excellence: Academic Programs, Research and Technology
 - B. GW's Integrated Development Strategy
 - 1. The Foggy Bottom Campus Plan: 2006 – 2025: *Grow Up, Not Out*
 - a. The Need for Additional Academic Space
 - b. Commitment to Student Housing: Enhancing the *GW Living & Learning* Environment
 - 2. Square 54: A Unique Opportunity
 - a. Key Non-enrollment Driven Revenue Source
 - b. Enhancing the *GW Experience* for Students, Faculty & Staff
 - 3. Seeking Input from Interested Stakeholders
 - 4. Shared Benefits of GW's Integrated Development Strategy

- 4.2 Lydia W. Thomas
Vice-Chair, The George Washington University Board of Trustees and Chair, Committee on Academic Affairs; President and CEO, Mitretek Systems

Proposed outline of testimony:

- I. Introduction and Background
- II. University's Plan for "Strategic Excellence"
- III. Need for State-of-the-art Academic Facilities to Achieve GW's Mission

4.3 Charles K. Barber, Senior Counsel, The George Washington University

Proposed outline of testimony:

- I. Introduction and Background
- II. Relationship Between the Existing Campus Plan and the Proposed Campus Plan
- III. Campus Plan Compliance
 - A. Record of Consistent and Continued Compliance
 - B. Compliance With the Student Housing Requirement

4.4 Sherry K. Rutherford, Managing Director, Real Estate Planning & Development, The George Washington University

Proposed outline of testimony:

- I. Introduction and Background
- II. The Campus Planning Process
 - A. Guidance from the Office of Planning
 - B. Community-Based Planning Process
 - 1. Foggy Bottom Campus & Neighborhood Study
 - 2. Urban Land Institute Advisory Services Panel
 - 3. ANC-2A, OP & GW Co-sponsored Series of Open Community Meetings
 - 4. "Issues Exhibit"
 - 5. Neighborhood Website (www.neighborhood.gwu.edu)
 - C. Additional Meetings and Outreach
 - D. Continued Engagement with District Agencies
- III. Proposed Foggy Bottom Campus Plan: 2006 – 2025 Conditions
 - A. Conditions from the Existing Campus Plan
 - B. New Proposed Conditions Developed with the Office of Planning

4.5 Matthew A. Bell, Principal, Ehrenkrantz, Eckstut & Kuhn Architects

Proposed outline of testimony:

- I. Introduction and Background
- II. Overview of the Development Plan
- III. Campus Character and Development Patterns: The Diversity of "Campus Streets"
 - A. The Primary Campus Streets: I, H, and G Streets
 - B. Transitional Campus Streets: F Street and Pennsylvania Avenue
- IV. Development Sites and Uses
- V. Building Height and Lot Coverage Guidelines
- VI. Open Spaces, Streetscape and Signage

4.6 Laura Hughes, Architectural Historian, EHT Tracerics and Andi Adams, Architectural Historian, Pillsbury Winthrop Shaw Pittman

Proposed outline of testimony:

- I. Introduction and Background
- II. Overview of Historic Preservation Study
- III. Historic Preservation Plan
 - A. Elements of Plan
 - 1. The George Washington University Foggy Bottom Campus Potential Historic District
 - 2. Additional Historic Landmarks
 - 3. Development, Design, and Maintenance Guidelines
 - B. Process & Implementation
 - C. Timeframe for Review

4.7 Martin Wells, President, Wells & Associates, LLC

Proposed outline of testimony:

- I. Introduction and Background
- II. Campus Plan Traffic & Parking Study Overview
 - A. Existing Conditions Analysis
 - 1. Public Street System
 - 2. Capacity Analysis
 - 3. Transit Services and Facilities
 - 4. Parking and Loading
 - B. Proposed Future Conditions
 - 1. Parking Opportunity Sites and Parking Supply
 - 2. Traffic Analysis
 - 3. Pedestrian Plan
 - 4. Transportation Management Plan
 - C. Integration of Campus Plan and Square 54 Studies

SECTION 5: CONCLUSION

As a result of a comprehensive community-based planning effort, the University has set forth a framework for development of the Foggy Bottom campus over the next twenty years in the context of the surrounding communities that balances a wide range of stakeholder interests. The coordinated implementation of this vision – through the various planning elements set forth in this submission – provides a thoughtful and predictable plan for future of the Foggy Bottom campus. The University looks forward to continuing to work with all interested stakeholders to realize this vision for the mutual benefit of the Community, the District, and the University.

EXHIBIT A

List of Publicly Available Maps, Plans and Other Documents

- Zoning Regulations and Map of the District of Columbia
- Generalized Land Use Map of the District of Columbia
- Ward 2 Plan
- District of Columbia Comprehensive Plan
- Metrobus and Metrorail Route Maps
- Orders of the District of Columbia Zoning Commission and Board of Zoning Adjustment
- Publications of the District of Columbia Office of Planning
- Publications of the District of Columbia Office of Planning and Economic Development