

THE GEORGE WASHINGTON UNIVERSITY

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION
FOR FIRST-STAGE REVIEW AND APPROVAL OF A
PLANNED UNIT DEVELOPMENT AND ZONING MAP AMENDMENT
FOR THE FOGGY BOTTOM CAMPUS

FILED IN CONJUNCTION WITH THE
FOGGY BOTTOM CAMPUS PLAN: 2006 – 2025

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District of Columbia

CASE NO. 06-12

EXHIBIT NO. 23

JULY 13, 2006

ZONING COMMISSION
District of Columbia
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FOGGY BOTTOM CAMPUS PLAN: 2006 – 2025

FILED IN CONJUNCTION WITH THE APPLICANT'S PRE-HEARING SUBMISSION
JULY 13, 2006

TABLE OF CONTENTS

SECTION 1: APPLICANT INFORMATION	1
SECTION 2: STATEMENT OF PUD PURPOSES AND OBJECTIVES	1
2.1 Overview of the <i>Foggy Bottom Campus Plan: 2006 – 2025</i>	1
2.2 The Development Plan	3
2.3 Rezoning	4
2.4 Benefits of the Foggy Bottom Campus PUD Zoning Process	4
2.5 PUD Evaluation Standards	5
SECTION 3: CONCLUSION	7

TABLE OF EXHIBITS

A	Development Sites
B	Tabulation of Development Data
C	Proposed Zoning
D	Certification of Mailing of <i>Notice of Intent to File a Zoning Application</i>
E	Existing Zoning
F	Parking Sites
G	Pathways & Open Spaces
H	Traffic & Parking Study
I	Existing Trees
J	Existing & Proposed Alleys
K	Annotated Table
L	Surveyor's Plats

SECTION 1: APPLICANT INFORMATION

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SECTION 2: STATEMENT OF PUD PURPOSES AND OBJECTIVES

This application for first-stage PUD review and approval and Zoning Map amendment (the “Foggy Bottom Campus PUD”) is submitted by The George Washington University in conjunction with the University’s *Foggy Bottom Campus Plan: 2006 – 2025*, which is incorporated by reference into this application submission.

2.1 Overview of the *Foggy Bottom Campus Plan: 2006 – 2025*

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 of the University’s Foggy Bottom campus is currently governed by the Foggy Bottom Campus Plan: Years 2000 through 2009. The DC Board of Zoning Adjustment – prompted in part by concerns about University expansion outside the Campus Plan boundaries – imposed several conditions in connection with its approval of the existing Campus Plan. These conditions include maintenance of faculty, staff and student population caps at levels established in 1985 and a stringent undergraduate student housing requirement. Since the adoption of the existing Campus Plan, the University has consistently maintained compliance with the Campus Plan and has followed a development program that has added over 2,000 on-campus undergraduate beds (plus an additional 379 additional beds on Square 103 scheduled for delivery in fall 2006) to meet the student housing requirement, while also

providing outstanding new academic and student activity facilities to further the University's core mission.

Looking toward the future, several factors – including the need to meet the evolving facilities requirements of the University, a desire to proactively address concerns with respect to University growth and development, as well as the unique redevelopment potential of Square 54, the former GW hospital site – led the University to closely evaluate future development of the Foggy Bottom campus. To this end, the University launched a comprehensive community-based planning effort which resulted in a plan for the future of the campus that responds to the interests and input of a wide range of stakeholders. This vision is articulated in the *Foggy Bottom Campus Plan: 2006 – 2025*.

In order to achieve the goals of the new Campus Plan, GW has adopted a “*Grow Up, Not Out*” development strategy that not only meets the University's institutional needs but also responds to concerns raised by the members of the community, the Office of Planning, and the Zoning Commission. This new Campus Plan allows GW to develop the modern facilities necessary to maintain its status as a world-class university; preserves and 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 commercial purposes; and addresses concerns regarding GW expansion into surrounding residential neighborhoods outside the Campus Plan boundaries.

The *Foggy Bottom Campus Plan: 2006 – 2025* sets forth a predictable framework for campus development over the next two decades. Specifically, the Campus Plan:

- identifies 18 development sites¹ within the existing Campus Plan boundaries which will accommodate the University's forecasted academic and student housing requirements;
- maintains Foggy Bottom student enrollment and faculty/staff population caps at existing approved levels;
- proposes student housing development that will result in a bed inventory in excess of the Campus Plan requirement, to ensure continued and consistent compliance with the Campus Plan condition and to maintain a housing inventory that meets student demand with respect to both amenities and unit configuration;
- establishes appropriate height and lot coverage guidelines, informed by location and use, allowing for more efficient use of individual development sites and providing the opportunity to maintain and enhance open spaces and pedestrian pathways throughout the campus;
- sets forth a comprehensive Historic Preservation Plan that provides for the preservation and maintenance of numerous buildings of architectural and historic significance through the creation of a potential historic district and landmark designation of seven additional buildings on campus;
- proposes several sites that could accommodate underground parking facilities in order to maintain the appropriate campus parking capacity and continue to meet the 2,800 off-street parking space requirement set forth in the existing Campus Plan; and
- allows Square 54 to be developed as a mixed-use “town center” to provide the campus and the community with a unique neighborhood gathering place as well as to generate non-enrollment driven revenue necessary to support the University's academic mission.

¹ The 18 identified sites include Square 54 and site 80A, which are the subject of separate consolidated PUD applications filed April 3, 2006 and May 30, 2006 respectively.

GW has worked closely with the Office of Planning to identify the appropriate zoning mechanism to achieve the University's proposed development plan. The Office of Planning ultimately recommended that a new Campus Plan, coupled with the two-stage PUD process (including the commercial rezoning of certain sites concentrated in the campus core) and a text amendment to the Campus Plan Regulations to permit an increase in aggregate FAR in R-5-D and R-5-E zones from 3.5 to 4.0, would provide an effective means to accommodate GW's forecasted academic and student housing needs while ensuring a measure of predictability and control with respect to future University development.

As detailed in the Campus Plan and this accompanying first-stage PUD application, the implementation of the University's "*Grow Up, Not Out*" development strategy, informed by the open and inclusive community-based planning process and as articulated in the Foggy Bottom Campus Plan: 2006 – 2025, would result in shared and lasting benefits for the Community, the District, and the University.

2.2 The Development Plan

The property that is the subject of this first-stage Foggy Bottom Campus PUD application includes all of the properties owned by The George Washington University that are located within the area of the Foggy Bottom Campus Plan boundaries, as defined in BZA Order No. 16553. Specifically, this application involves the following properties: Square 39; Square 40; Square 41; Square 42 (Lots 54 and 55); Square 43 (Lot 26); Square 54; Square 55; Square 56; Square 57; Square 58 (Lots 1, 5, 6, 800, 801, 802, 803); Square 75 (Lots 23, 33, 34, 41, 42, 46, 47, 858, 861, 863, 864, 2097); Square 77; Square 79 (Lots 63, 64, 65, 808, 853, 854, 861, 862); Square 80 (Lots 2, 26, 27, 28, 29, 42, 43, 44, 45, 46, 47, 50, 51, 52, 54, 55, 800, 811, 820, 822, 823, 824, 825, 828); Square 81 (Lot 846); Square 101 (Lots 58, 60, 62, 879); Square 102; Square 103 (Lots 1, 13, 14, 27, 28, 33, 34, 35, 40, 41, 42, 809, 812, 813, 814, 816, 819, 820); Square 121 (Lot 819); and Square 122 (Lots 29, 824, 825), herein after referred to as the "Property" or the "Foggy Bottom campus". The Property is generally bounded by K Street, Washington Circle, and Pennsylvania Avenue to the north, 24th Street to the west, F Street to the south, and 19th and 20th Streets to the east. Although included in this first-stage PUD application, certain properties owned by GW, specifically in Square 80 (Lot 55) and Square 54, are the subject of separate consolidated PUD and rezoning applications filed April 3, 2006 and May 30, 2006, respectively.

The development plan that is the subject of this Foggy Bottom Campus PUD application is detailed fully in the *Foggy Bottom Campus Plan: 2006 – 2025*. The development plan accommodates the University's forecasted academic and student housing space needs, carries out objectives of the District of Columbia Comprehensive Plan, reinforces existing campus development patterns, preserves the historic character of the campus, and reflects the various planning principles and design concepts developed through the inclusive and collaborative community-based planning process.

This first-stage PUD application identifies specific development sites² within the existing Foggy Bottom Campus Plan boundaries, each individually designated for academic/administrative/medical

² Two of the development sites identified, specifically 79A and 103A, each include one property which is not currently owned by University. Pursuant to the Zoning Regulations, properties not owned by the University are not included in this PUD application. Upon acquisition of these properties, the University intends to file an amendment to this PUD to include the properties in the development sites depicted in Exhibit A.

(generally referred to as “academic use”); residential/campus life/athletic (generally referred to as “residential use”); or commercial/investment use (Exhibit A: Development Sites). The sites and uses were individually evaluated and selected based on each site’s current use and condition, suitability for redevelopment, existing campus use patterns, and the University’s overall forecasted space requirements. In three specific cases, sites are designated for potential alternative uses, to provide an appropriate measure of flexibility given the duration of the Plan and the evolving nature of University programming and planning considerations. In addition, the ground floors of several development sites located on I Street are contemplated to include retail space in support of the I Street Retail Corridor concept (described more fully in the *Foggy Bottom Campus Plan: 2006 – 2025*).

The first-stage Foggy Bottom Campus PUD will have a proposed term of twenty (20) years. Pursuant to section 2407.10 and 2407.11 of the Zoning Regulations, the Zoning Commission has the authority to specify a twenty-year time period for a first-stage PUD and to provide that the rights and conditions associated with the PUD shall remain in effect for the duration of the full term. Each of the development sites specified in this first-stage application will require approval through a second-stage PUD application, including a detailed site plan review to confirm compliance with the first-stage PUD approval. It is anticipated that the second-stage review process would also incorporate the further processing review that would continue to be required with respect to residentially-zoned properties under the existing Campus Plan regulations.

2.3 Rezoning

As detailed more fully in the *Foggy Bottom Campus Plan: 2006 – 2025*, increased density is proposed to be targeted on specific development sites, primarily located in the campus core (*See also* Exhibit A: Development Sites and Exhibit B: Tabulation of Development Data). In order to achieve the necessary height and density on these specific sites, the underlying zoning of each site is proposed to be changed to C-3-C. This zoning change will also allow for the development of neighborhood-serving retail on campus, specifically the proposed I Street Retail Corridor extending from the I Street Mall at the Foggy Bottom-GWU Metro station to The Shops at 2000 Penn. In addition, one site on Pennsylvania Avenue (site 75A) is proposed to be rezoned from C-3-C to C-4 to accommodate the contemplated density of the site which is appropriate given its location on a major commercial corridor and its infill nature.³ The underlying residential zoning of the remainder of campus, specifically those areas adjacent to the existing residential communities to the west and south of campus and the development sites included in those areas, will remain unchanged. (Exhibit C: Proposed Zoning)

2.4 Benefits of the Foggy Bottom Campus PUD Zoning Process

GW has worked closely with the DC Office of Planning to identify the appropriate zoning mechanism to achieve the development plan set forth in the *Foggy Bottom Campus Plan: 2006 – 2025*. The two-stage PUD process, coupled with a text amendment to the Campus Plan Regulations to permit an increase in aggregate FAR in R-5-D and R-5-E zones from 3.5 to 4.0, provides an effective means to implement the University’s “*Grow Up, Not Out*” strategy, while maintaining reasonable controls on future development. This approach allows a level of specificity and predictability that benefits all stakeholders, and also provides the flexibility necessary given the long-term nature of the Plan. The two-stage PUD views the campus as a whole, outlining a plan for

³ The consolidated PUD applications for Square 54 and site 80A propose rezoning to C-3-C and SP-2, respectively.

development that reflects and enhances the unique and diverse urban character of the campus, identifies and maintains numerous buildings of historic and architectural significance, preserves and enhances open spaces and pedestrian networks, and provides important public benefits to the Foggy Bottom and West End neighborhoods and the District.

The public benefits required to justify the zoning flexibility under the PUD process include:

- Accommodating the University's forecasted academic and student housing space requirements within the existing Campus Plan boundaries, concentrated within the campus core and away from existing residential neighborhoods (the "*Grow Up, Not Out*" approach that is the foundation of the new Campus Plan);
- Increasing retail services through the creation of an I Street retail corridor to serve the Foggy Bottom and West End neighborhoods and the District at large, as well as the University community;
- Generating additional tax revenues for the District of Columbia through conversion of Square 54 from non-profit to commercial use and creating a "town center" to provide the campus and the community with a unique neighborhood gathering place;
- Preserving and maintaining numerous buildings of architectural and historic significance located on the Foggy Bottom campus through the implementation of a comprehensive Historic Preservation Plan;
- GW commitment to transition various off-campus properties to uses other than undergraduate student housing; and
- GW commitment not to purchase additional residentially-zoned properties outside of the Campus Plan boundaries in the Foggy Bottom/West End neighborhoods for other than investment purposes.

2.5 PUD Evaluation Standards

The Foggy Bottom Campus First-Stage PUD complies with the process and requirements set forth in Chapter 24 of the Zoning Regulations for the review of a PUD in the District of Columbia. The Zoning Regulations, pursuant to Section 2406.2, also permit an application for a PUD to be filed in conjunction with a request for a Zoning Map amendment. The George Washington University seeks consolidated review of the Foggy Bottom Campus First-Stage PUD and Zoning Map amendment, and accordingly this application complies with all of the aforementioned requirements as follows:

1. Area Requirement: The Project encompasses approximately 1,669,744 square feet (approximately 38 acres of land). This area exceeds the 15,000 square feet minimum area requirement for a PUD in the R-5-D, R-5-E, C-3-C and SP-2 Zone Districts.

2. Notice: The Certification of Mailing of Notice (Exhibit D herein) states that the University's *Notice of Intent to File a Zoning Application* was mailed to Advisory Neighborhood Commission 2A and to the owners of all property within the Foggy Bottom campus or within 200 feet of the perimeter of the Foggy Bottom campus, as required by the Zoning Regulations (11 DCMR §§2406.7-2406.10). *Notice of Intent to File a Zoning Application* was also mailed to the Board of Directors of the Foggy Bottom Association and the West End Citizens' Association.

3. Section 2406.11 (a): The completed application forms for first-stage PUD and Zoning Map Amendment are included in this submission.

4. Section 2406.11(b): A map showing the location of the Foggy Bottom campus, the existing zoning of the Foggy Bottom campus, zoning of adjacent properties and any proposed change of zoning is included in Exhibit E: Existing Zoning and Exhibit C: Proposed Zoning.

5. Section 2406.11(c): The preceding Statement outlines the purposes and objectives of the project, and, together with the information provided in this Section, sets forth how this application meets the evaluation standards for Planned Unit Developments enumerated in the Zoning Regulations.

6. Section 2406.11(d): *The Foggy Bottom Campus Plan: 2006 – 2025* includes information regarding location, height, and proposed gross floor area for each identified development site, as well as other relevant development plan details including parking sites and pathways & open spaces. (See also Exhibit A: Development Sites, Exhibit B: Tabulation of Development Data, Exhibit F: Parking Sites, Exhibit G: Pathways & Open Spaces and Exhibit H: Traffic & Parking Study.)

7. Sections 2403.11 and 2406.11(e)(1)-(3): The development plan data included in Exhibit B: Tabulation of Development Data and the accompanying site diagrams detail (a) the area and dimensions of each lot proposed for each development site and the area of the total development site; (b) the percentage of lot occupancy of each development site for each lot (as anticipated to be consolidated or subdivided, as necessary) and for the entire site; and (c) the gross floor area (GFA) and floor area ratio (FAR) for each development site on each lot, including a breakdown for each use, and the total GFA and FAR for all development sites on the entire campus, including a breakdown for each use.

8. Section 2406.11(e)(4): A circulation plan, including the location of all vehicular access ways, and the location and number of all parking spaces and loading berths is included in the traffic and parking study prepared by Wells & Associates, LLC. (See Exhibit H: Traffic and Parking Study and Exhibit F: Parking Sites). All parking spaces identified in the development plan are used for general university use. The location of pedestrian access ways is illustrated in Exhibit G: Pathways & Open Spaces.

9. Section 2406.11(e)(5): The existing topography of the development area is similar to most of Washington. The elevation of the land contained within the development area is relatively flat and low-lying, with a slight slope from Pennsylvania Avenue south to E Street. Several hundred trees and other plantings throughout the campus are actively maintained by the University. A map indicating the location of all trees on the Foggy Bottom campus is included as Exhibit I: Existing Trees.

10. Section 2406.11(c)(5): A map illustrating the locations of public and private streets and alleys bounding and traversing the Foggy Bottom campus, including an indication of which of the rights-of-way and alleys are to be continued, relocated, or abandoned is included as Exhibit J: Existing & Proposed Alleys.

11. Section 2406.11(e)(6): The increased use of water and sanitary services that will occur as a result of this PUD will have an inconsequential effect on the District's delivery systems. The Foggy Bottom campus is currently served by all major utilities. The University's storm water management and erosion control efforts will minimize impact on adjacent properties and existing storm water systems. The requisite erosion control procedures stipulated by the District will be implemented during the construction of each development site identified in this PUD.

12. Sections 2403.11 and 2403.12: An annotated table showing (a) the extent to which the PUD complies with the standards and requirements that would apply to a matter-of-right development; (b) the specific relief requested from the matter-of-right requirements; (c) the extent of compliance with, and the requested relief from, the matter-of-right standards and requirements of development under conventional zoning; and (d) how the public benefits are superior in quality and quantity to typical development of the type proposed and the duration of any operational or grant programs is included as Exhibit K: Annotated Table.

13. Surveyor's plats of the Foggy Bottom campus are included as Exhibit L: Surveyor's Plats.

SECTION 3: CONCLUSION

For the foregoing reasons, the Foggy Bottom Campus First-Stage PUD and Zoning Map Amendment application meets the standards of Chapter 24 of the Zoning Regulations; is consistent with the purposes and intent of the Zoning Regulations and Map; enhances the health, welfare, safety and convenience of the citizens of the District of Columbia; satisfies the requirements for approval of a PUD; provides significant public benefits; and advances important goals and policies of the District of Columbia. Therefore, the Applicant respectfully requests that the Foggy Bottom Campus First-Stage PUD and Zoning Map Amendment application, filed in conjunction with the *Foggy Bottom Campus Plan: 2006 – 2025*, be approved and adopted by the Zoning Commission.