

November 26, 2008

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VIA HAND DELIVERY

Zoning Commission for the
District of Columbia
441 4th Street, N.W.
Suite 210-S
Washington, DC 20001

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Re: Application No. 08-19 of HSC Foundation - Zoning Map Amendment
2013 H Street, NW (Square 101, Lot 874) (the "Property")

Dear Members of the Zoning Commission:

This letter is submitted on behalf of The HSC Foundation (the "Applicant") in advance of the public hearing for the above-referenced case, scheduled for December 18, 2008. As the Commission is aware, the Property is among those properties proposed to be included in a designated local historic district as part of the Commission's campus plan/zoning map amendment/planned unit development approval for George Washington University's Foggy Bottom campus (ZC Cases No. 06-11 and 06-12). The Property is currently improved with a three-story brick rowhouse and detached accessory carriage house constructed in the late nineteenth century. The Applicant proposes to redevelop the Property with a seven-story office building that preserves and incorporates significant portions of the existing improvements, including restoration of the three-story primary façade along H Street, NW.

Designation of the proposed George Washington University/Foggy Bottom Campus Historic District has been deferred by the District's Historic Preservation Review Board (the "Board") pending resolution of an appeal of the Zoning Commission's approval action in Cases No. 06-11 and 06-12 to the District of Columbia Court of Appeals by the Foggy Bottom Association. Nonetheless, over the course of several months, the Applicant has worked extensively with Historic Preservation Office staff to refine its redevelopment plans for the Property (copy of updated concept design plans attached at Tab A). The Applicant has also requested advisory concept design review from the Board and presented its plans to the Board on two occasions; September 25, 2008 and November 20, 2008.

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District of Columbia

CASE NO. 08-19
EXHIBIT NO. 18

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ZONING COMMISSION
District of Columbia
CASE NO.08-19
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At its November 20 public meeting, the Board voted (7-1-1) to adopt the report and recommendation of the Historic Preservation Office in support of the refined proposal for the Property (report attached at Tab B). Importantly, at page 3 of the report, staff notes "the applicant has worked with staff to address concerns raised by staff over the need to preserve the row house, the majority of the ell, as well as the carriage house. In addition, the proposed set back of the addition from the row house is largely compatible in that it does not overwhelm the historic building, and its massing is broken up through the use of the two pieces that reflect the proportions of the row house." Staff further notes that it is "comfortable with the insertion of an addition of this height to the site, which will serve to soften the impact of the future GWU building on the surface parking lot to the site (east) on the historic row house at 2013 H Street."

While the Applicant appreciates that the Commission is being requested only to approve a Zoning Map amendment to C-3-C, the Applicant submits the attached enclosed materials to inform the Commission of its development plans for the Property, including the extensive revision and refinement that has been undertaken in coordination with the Historic Preservation Office and Historic Preservation Review Board, all in keeping with the Commission's direction in Cases No. 06-11 and 06-12. These refinements in design for the Property result in a total proposed building area of approximately 26,900 square feet (5.0 FAR) and 87 feet height.

Thank you for your consideration of these materials.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: Whayne S. Quin
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Enclosures

cc: Paul Goldstein, DC Office of Planning
Advisory Neighborhood Commission 2A