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September 27, 2019

**BY IZIS**

Mr. Anthony Hood, Chairperson  
D.C. Zoning Commission  
441 4<sup>th</sup> Street NW, Suite 200-S  
Washington, DC 20001

**Re: Z.C. Case No. 06-11Q and 06-12Q: Prehearing Submission**

Dear Chairman Hood and Members of the Commission:

On September 23, 2019, the Zoning Commission (“Commission”) voted to set down the public hearing for the above-referenced application 06-12Q. The University also files this pre-hearing submission for 06-11Q, the amendment to the Campus Plan, for consistency between the case records. The University hereby requests that the Commission schedule the public hearing for these cases consolidated with hearings for 01-17E (Modification to related PUD), and 06-11R (Further Processing) (together, the “Applications”). This submission contains updates regarding community negotiations and information regarding the public hearing.

**Temporary Housing Plan**

At the request of the Office of Planning, the University prepared a map to illustrate the residence halls and properties that would be affected by the Temporary Housing Plan. The map identifies the location of existing on-campus residence halls that will accommodate additional first-year beds to replace those temporarily taken offline due to the renovation of Thurston Hall as well as the properties that are the subject of the consolidated applications. A copy of the map is attached as Exhibit A.

**Community Engagement Update**

Since the spring, the University has been engaged in discussions with community stakeholders regarding the proposed Applications, which have included two special community meetings held by Advisory Neighborhood Commission 2A (“ANC 2A”), discussions at regularly

scheduled ANC and Campus Plan Advisory Committee meetings, and other discussions with neighborhood leaders regarding potential impacts and concerns related to the Applications. Based on these discussions, the University and ANC 2A were able to reach an agreement with the community regarding the Applications. As shown in the Voluntary Neighborhood Agreement submitted in the record at Exhibit 4 in Case 06-11Q and Exhibit 10 in Case 06-12Q, the University has agreed to certain limitations and conditions for the Thurston Hall renovation and Temporary Housing Plan. Among other conditions, the Voluntary Neighborhood Agreement (1) requires the University to complete the Thurston Hall renovations and end the Temporary Housing Plan within twenty-four (24) months, (2) provides a financial penalty to the University in the event the University does not comply with the timeline, and (3) limits the number of students housed at the Aston and One Washington Circle and sets forth measures that will be taken by the University to address the safety, security, and quality of life in and around these temporary undergraduate residence halls.<sup>1</sup> The University requests that the Conditions attached as Exhibit B, which are the same conditions included as Addendum A to the Voluntary Neighborhood Agreement, be incorporated into the Commission's approval of the Applications.

### **Hearing Fee, Witnesses, and Testimony**

Enclosed please find a check for \$43,290.26, which represents the hearing fee in the 06-12Q application. The hearing fee calculator form is attached as Exhibit C.

At the public hearing, the Applicant will offer the following expert witnesses:

- Dade Van Der Werf as an expert in the field of architecture and urban design; and
- Rob Schiesel as an expert in the field of transportation planning and engineering.

Resumes for the proffered experts are attached as Exhibit D.

Outlines of the testimony of all of the Applicant's proposed witnesses are attached as Exhibit E. A representative of the University will join the expert witnesses in the presentation to the Commission.

The University is currently finalizing discussions with DDOT regarding the scope of the transportation analysis that will be required to evaluate the proposed Applications. The transportation analysis will be submitted under separate cover prior to the public hearing in accordance with the Zoning Regulations.

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<sup>1</sup> As set forth in the proposed conditions attached as Exhibit B and as shown on the Temporary Housing Plan map attached as Exhibit A, the University now seeks to provide beds for up to 330 students in One Washington Circle and up to 220 students in The Aston.

Conclusion

The Applicant has satisfied the requirements for consideration of these applications and respectfully requests that the Commission schedule a public hearing in these cases, to be consolidated with the public hearings in cases 01-17E and 06-11R.

Sincerely,

\_\_\_\_\_/s/\_\_\_\_\_  
David Avitabile  
Goulston & Storrs

\_\_\_\_\_/s/\_\_\_\_\_  
Meghan Hottel-Cox  
Goulston & Storrs

DA:mhc

### Certificate of Service

The undersigned hereby certifies that copies of the foregoing document will be sent by first-class mail or hand delivery to the following addresses on September 27, 2019.

**Office of Planning**

Jennifer Steingasser  
1100 4<sup>th</sup> Street SW, Suite E650  
Washington, DC 20024  
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With a copy to:

Matthew Jesick, OP  
[matthew.jesick@dc.gov](mailto:matthew.jesick@dc.gov)

**District Department of Transportation**

Anna Chamberlin  
55 M Street SE, 4<sup>th</sup> Floor  
Washington, DC 20003  
[anna.chamberlin@dc.gov](mailto:anna.chamberlin@dc.gov)

With a copy to:

Kelsey Bridges, DDOT  
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**ANC 2A**

c/o West End Library  
2301 L Street NW  
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**ANC 2A01**

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**West End Citizens Association**

c/o Barbara Kahlow  
800 25<sup>th</sup> Street, NW #704  
Washington, DC 20037

**President, Foggy Bottom Association**

c/o Marina Streznewski  
904 New Hampshire Avenue NW  
Washington, DC 20037

/s/

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Meghan Hottel-Cox

**CERTIFICATION OF COMPLIANCE WITH SUBTITLE Z, SECTION 401 OF THE  
ZONING REGULATIONS**

The George Washington University (“Applicant”) hereby certifies that this pre-hearing submission, which has been filed with the Zoning Commission on September 27, 2019, complies with the provisions of Subtitle Z, Section 401 of the Zoning Regulations as set forth below, that the application is complete, and that no further changes are expected to be submitted prior to the public hearing on this application, other than the changes discussed in detail below.

At its September 23, 2019, Public Meeting, the Commission considered the application, the Office of Planning Setdown Report dated September 13, 2019 (“OP Setdown Report”). At its September 23, 2019 Public Meeting, the Commission voted to set down the application for a public hearing. Neither the Commission nor the OP Setdown Report noted any issues regarding the application. The Applicant has been working with the ANC, as noted above, and the Applicant has provided additional information regarding the application.

<b><u>Subsection (Subtitle Z)</u></b>	<b><u>Page</u></b>
401.1(a) Information Requested by the Commission; Updated Materials Reflecting Changes Requested by the Commission	Pre-Hearing Submission
401.1(b) Witnesses	Pre-Hearing Submission
401.1(c) Summary of Testimony of Applicant’s Witnesses	Exhibit D
Resumes of Expert Witnesses	Exhibit C
401.1(d) Additional Information, Reports or Other Materials Which the Applicant Wishes to Introduce	Pre-Hearing Submission
401.1(e) Reduced Plans	N/A
401.1(f) List of Publicly Available Maps, Plans, and Other Documents	Application
401.1(g) Estimated Time Required for Presentation of Applicant’s Case	1 Hour
401.2 Memoranda of Understanding with Agencies and Entities regarding Public Benefits	N/A
401.3 List of Names and Addresses of All Property Owners within 200 Feet of the Subject Property	Application (Exhibit G)

	List of Names and Addresses of All Tenants within 200 Feet of the Subject Property	N/A
401.7	Comprehensive Transportation Review (also provided to DDOT)	To be submitted prior to hearing

Respectfully submitted,

/s/  
Meghan Hottel-Cox