



Advisory Neighborhood Commission 2A

“Serving the Foggy Bottom and West End communities of Washington, D.C.”

October 28, 2015

Mr. Anthony Hood
Chairman
Zoning Commission
441 4th Street NW, Suite 200S
Washington, DC 20001
zcsubmissions@dc.gov

RE: Application by Hillel at The George Washington University for Zoning Relief at 2300 H Street, N.W.; and Application by The George Washington University to Amend the 2007 Foggy Bottom Campus Plan in Order to Permit University Use of Leased Space Within the Building - Z.C. Case No. 06-11L

Dear Chairman Hood,

At its regular meeting on October 21, 2015, Advisory Neighborhood Commission 2A (“ANC 2A” or “Commission”) considered the above-referenced matter. With six of seven commissioners present, a quorum at a duly-noticed public meeting, the Commission voted unanimously (6-0-0), after a motion made by Commissioner Smith and seconded by Commissioner Schrefer, to re-submit the previous resolution that ANC 2A adopted at its regular meeting on June 18, 2014 regarding the matter, and to submit this cover letter along with the resolution.

During ANC 2A’s regular meeting on June 18, 2014, the Commission spent a considerable amount of time hearing from Hillel at The George Washington University (“GW Hillel”) and from St. Mary’s Church, which is located immediately adjacent to GW Hillel’s proposed development site, regarding the proposed development. ANC 2A took into consideration the historic nature of St. Mary’s Church and GW Hillel’s need for a new building for their student ministry activities, in addition to other factors. The Commission thus voted to conditionally support GW Hillel’s application for zoning relief, contingent, among other conditions, on:

- GW Hillel and St. Mary’s Church finalizing a construction management agreement that was acceptable to both organizations
- GW Hillel addressing any concerns regarding St. Mary’s Church’s light and air quality

The Commission also voted to raise no objection to The George Washington University’s request for a campus plan amendment in order to allow the university to lease space inside of the proposed development once it was completed.

At ANC 2A’s regular meeting on October 21, 2015, the Commission discussed the matter again, hearing from representatives from both GW Hillel and St. Mary’s Church. The Commission appreciated both organizations’ hard work in attempting to finalize a



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construction management agreement that would safeguard the historic structure of St. Mary's Church during the construction process, as well as GW Hillel's efforts to address St. Mary's Church's concerns regarding light and air quality by reducing the height of the development's south exterior wall as part of the final design plans. However, given the fact that GW Hillel and St. Mary's Church were not able to finalize a construction management agreement that was acceptable to both organizations, the Commission was unable to pass a resolution in support of the application by GW Hillel and The George Washington University before the Zoning Commission considers the matter at its meeting on November 9, 2015.

ANC 2A has thus voted to re-submit the previous resolution that the Commission adopted regarding the matter at its regular meeting on June 18, 2014, in hopes that both GW Hillel and St. Mary's Church will be able to reach a construction management agreement in advance of the Zoning Commission's decision regarding the matter.

Commissioners Patrick Kennedy (2A01@anc.dc.gov) and Philip Schrefer (schreferdc2@hotmail.com) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

Patrick Kennedy
Chairperson

CC: David Avitabile, Counsel for the Applicant and The George Washington University
Stephen Marcus, Counsel for St. Mary's Church
Barbara Kahlow, Secretary-Treasurer, West End Citizens Association



**BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	06-11L	Case Name:	George Washington University/Hillel
Address or Square/Lot(s) of Property:	2300 H Street, N.W.; Square 42, Lots 820 & 840		
Relief Requested:	GWU: Campus Plan Amendment & Further Processing; Hillel: Special Exception and Variances		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	0	6	/	1	8	/	1	4	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	Notice was given pursuant to D.C. law and ANC bylaws, specifically via posting in a conspicuous location on the ANC 2A website, via publication in Northwest Current newspapers, and through posting on the FoggyBottomAlert neighborhood Listserv.												
Number of members that constitutes a quorum:	5			Number of members present at the meeting:	7								

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

See separate sheet.

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

See separate sheet.

AUTHORIZATION

ANC	2	A	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	6-0-0 (one recusal)
Name of the person authorized by the ANC to present the report:			Commissioners Patrick Kennedy and Graham Galka	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Patrick Kennedy	
Signature of Chairperson/ Vice-Chairperson:				Date: 06/19/2014

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR §§ 3012 AND 3115.



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June 19, 2014

Mr. Anthony Hood
Chairperson
Zoning Commission
441 4th Street, N.W. Suite 200S
Washington, DC 20001
zcsubmissions@dc.gov

RE: Application by Hillel at The George Washington University for Zoning Relief at 2300 H Street, N.W.; and Application by The George Washington University to Amend the 2007 Foggy Bottom Campus Plan in order to Permit University Use of Leased Space Within the Building – **Z.C. Case No. 06-11L**

Dear Chairman Hood,

At its regular meeting on June 18, 2014, Advisory Neighborhood Commission 2A (“**ANC 2A**” or “**Commission**”) considered the above-referenced matter. With seven of eight commissioners present, a quorum at a duly-noticed public meeting, the Commission voted to approve the following resolution by a vote of (6-0-0):

WHEREAS, Hillel at The George Washington University (“**Hillel**” or “**Applicant**”) is a religious organization whose purpose is to serve the Jewish student population at The George Washington University (“**G.W.U.**” or “**University**”) and the Jewish community more generally; and

WHEREAS, the Applicant owns property in a lot at the southwest corner of 23rd and H Streets, N.W. (Square 42, Lots 820 and 840), property currently improved with an approximately 26-year old, two-story structure; and

WHEREAS, it is the Applicant’s contention that this current structure is insufficient relative to its present and future needs; and

WHEREAS, the Applicant proposes to construct a new building on the premises, featuring four stories and a basement which will contain approximately 17,156 square feet of gross floor area; and

WHEREAS, the Applicant is requesting relief from zoning requirements in the following areas to facilitate this development:

- Floor Area Ratio (“**F.A.R.**”) – Variance
- Lot Occupancy – Variance
- Rear Yard – Variance
- Parking – Variance
- Rooftop Setback – Special Exception; and



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WHEREAS, the Applicant has entered into an agreement with G.W.U. in order to permit the University to lease two floors of space in this prospective structure, constituting a total of 9,150 square feet, for a period of twenty (20) years; and

WHEREAS, G.W.U. has filed an application to amend the 2007 Foggy Bottom Campus Plan (“**Campus Plan**”) in order to permit the University to make use of this leased space for “Campus Life and Academic/Administrative” uses; and

WHEREAS, G.W.U. – in consultation with ANC 2A – has agreed to refrain from using its leased space for faculty and/or staff offices, except for staff offices that relate directly to student life functions that are permitted under the proposed use designation; and

WHEREAS, this use would increase the overall campus F.A.R. by .007; and

WHEREAS, G.W.U. has agreed to forego the right to develop 9,504 square feet, previously granted at Site 77D under the Campus Plan, in order to compensate for this increase in F.A.R.; and

WHEREAS, G.W.U. has filed a minor modification to the Campus Plan which would exempt its use of the Hillel building from second-stage P.U.D. approval; and

WHEREAS, St. Mary’s Episcopal Church (“**St. Mary’s**”), the owner of property improved with a historic church building immediately to the south of the subject property, and the West End Citizens Association (“**W.E.C.A.**”), a local citizens association, have filed requests for party status in opposition to the application; and

WHEREAS, St. Mary’s objects to the application largely due to anticipated structural impacts to the church building complex and the loss of its ability to use a gate on the north side of the property for ingress and egress purposes; and

WHEREAS, W.E.C.A.’s objections to the application center largely on the aforementioned anticipated impacts to St. Mary’s, as well as other potential negative externalities associated with the Project vis-à-vis the surrounding community.

THEREFORE, BE IT RESOLVED that ANC 2A conditionally supports Hillel’s request for zoning relief, with the following stipulations:

- That the Applicant reach a construction management agreement with St. Mary’s Episcopal Church that will address the legitimate concerns of that institution with respect to the impact that excavation and construction might have on their fragile, historic property – prior to the July 16, 2014 regularly-scheduled meeting of ANC 2A.
- That the Applicant address any specific concerns about any appreciably negative impacts on St. Mary’s light and air quality.



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- That the Applicant continue to work with ANC 2A, the District Department of Transportation ("D.D.O.T."), the Washington Metropolitan Area Transit Authority ("W.M.A.T.A.") and other agencies as necessary to improve the loading strategy for the development – with a particular focus on avoiding interference with W.M.A.T.A.'s bus operations and incidents of double-parking.
- That the Applicant be sensitive to the impacts of construction on the surrounding community, especially with respect to the operations of St. Mary's. ANC 2A further requests that the Applicant coordinate, to the extent possible, with G.W.U. in order to stage its construction activities in a way that minimizes negative impacts on vehicular and pedestrian traffic in the area.

BE IT FURTHER RESOLVED that ANC 2A raises no objection to G.W.U.'s request for a Campus Plan amendment to make use of leased space at the Project site, in recognition of Hillel's demonstrated need to leverage financing from the University in order to begin construction, subject to the following stipulations:

- That G.W.U. refrain from using its leased space within the Project for faculty and staff offices, except those offices which relate directly to student life uses within the Project.
- That G.W.U. forego the development of approved Site 77D under the Campus Plan.

Commissioners Patrick Kennedy (Patrick.Kennedy@anc.dc.gov) and Graham Galka (graham.galka@gmail.com) are the ANC's representatives in this matter, and are authorized to give testimony and make any filings on the Commission's behalf in order to further its position as outlined in this resolution.

ON BEHALF OF THE COMMISSION.

Sincerely,

Patrick Kennedy
Chairperson

cc: David Avitable, Counsel for the Applicant and The George Washington University
cc: Stephen Marcus, Counsel for St. Mary's Episcopal Church
cc: Barbara Kahlow, Secretary-Treasurer of the West End Citizens Association
cc: ANC 2A Commissioners

¹ Commissioner Peter Sacco recused himself from discussing and voting on this matter.