

West End Citizens Association
Washington, D.C.

Boundaries: 15th Street on the East • Potomac Park on the South
Rock Creek and the Potomac on the West • N Street on the North

2010 DEC -3 AM 8:52

December 1, 2010

Mr. Jamison L. Weinbaum
Director, Office of Zoning
441-4th Street, N.W. - Suite 210
Washington, DC 20001

Re: Request for Party Status - Zoning Commission Case No. 06-11A/06-12A (GWU – Foggy Bottom Campus: 2nd-Stage PUD, 1st-State PUD Modification, & Further Processing of an Approved Campus Plan for Multiple Lots in Square 103)

Dear Mr. Weinbaum:

This letter requests "Party" status for the West End Citizens Association (WECA), of which I am President, for Zoning Commission Case No. 06-11A/06-12A (The George Washington University (GWU) – Foggy Bottom Campus: 2nd-Stage PUD, 1st-State PUD Modification, and Further Processing of an Approved Campus Plan for Multiple Lots in Square 103). On 9/14/06, the Commission granted the WECA Party status for the GWU Foggy Bottom Campus Case No. 06-11A/06-12A.

As requested by the Office of Zoning (OZ), please find enclosed a completed Form 140, "Party Status Request Form," for this Square 103 case. OZ's recently-revised Form is missing some information which was previously requested by the Commission, including:

(e) A list of witnesses who will testify on the person's behalf: WECA Board Secretary Barbara Kahlow and possibly WECA Treasurer Sara Maddux. Please note that we included this information on Form 140 before (1).

(f) A summary of the testimony of each witness: Please also find enclosed a copy of the WECA's 8/30/10 e-mail to the Office of Planning (OP), which OP did not reflect in its set-down report. In sum, the WECA will elaborate on significant adverse impacts to traffic and safety.

(g) An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts: none.

(h) The total amount of time being requested to present their case: 20 minutes.

ZONING COMMISSION
District of Columbia

Case No.

ZONING COMMISSION
District of Columbia

CASE NO. 06-11A/06-12A
EXHIBIT NO. 18

If any additional information is needed, Barbara Kahlow can be reached during the day on (202) 965-1083.

Sincerely,

A handwritten signature in black ink, appearing to read "John C. Batham". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

John C. Batham
President

Enclosures



PARTY STATUS REQUEST FORM



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

PLEASE NOTE: YOU ARE NOT REQUIRED TO COMPLETE THIS FORM IF YOU SIMPLY WISH TO TESTIFY AT THE HEARING. COMPLETE THIS FORM ONLY IF YOU WISH TO BE A PARTY IN THIS CASE.

(Please see reverse side for more information about this distinction.)

NAME: Last

First

Middle I.

West End Citizens Association

ADDRESS: Street

Apt. # (if any)

City

State

Zip Code

P.O. Box 58098, Washington, DC 20037-8098

Phone No.

Fax No.

E-Mail

contact: 202-965-1083 (call 1st) 202-965-1080 barbara.kahlow@verizon.net

I, hereby request to appear and participate as a party.

Signature

Date

John E. Batham, Pres

11/30/10

Will you appear as a(n)

☐

Proponent

☒

Opponent

Will you appear through legal counsel?

☐

Yes

☒

No

If yes, please enter the name and address of such legal counsel.

NAME: Last

First

Middle I.

The WECA reserves the right to retain legal counsel, if necessary.

ADDRESS: Street

Ste. # (if any)

City

State

Zip Code

(e) A list of witnesses: WECA Secretary Barbara Kahlow & possibly WECA Treasurer Sara Maddux.

Phone No.

Fax No.

E-Mail

Please answer all of the following questions referencing why the above person should be granted party status.

(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?

The WECA includes Members from 15th Street on the East, Potomac Park on the South, Rock Creek and the Potomac on the West, and N Street on the North.

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)

The WECA has many owners and tenants with a legal interest in the subject property.

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)

The subject property lies within the WECA's boundaries.

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?

The Application would negatively affect the quality of life of many WECA Members, especially negatively impacting pedestrian safety and vehicular traffic.

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.

The Application would negatively affect the quality of life of many WECA Members.

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.

WECA Members' could have: dangerous pedestrian safety, reduced on-street parking, increased traffic, increased noise, property values negatively affected, etc. The bottom line is that WECA Members' interests will be more significantly, distinctively, or uniquely affected.

Barbara Kahlow

From: Barbara Kahlow [Barbara.Kahlow@verizon.net]
Sent: Monday, August 30, 2010 5:19 PM
To: 'Lawson, Joel (OP)'
Cc: 'Sara Maddux'
Subject: initial WECA concerns on GW's 8/17/10 Sq. 103 PUD application
Follow Up Flag: Follow up
Flag Status: Completed

Joel – In further followup to the West End Citizens Association's (WECA) 7/16/09 meeting with OP (including you), I am writing this e-mail to share some of our initial concerns about the George Washington University's (GWU's) 8/17/10 Sq. 103 PUD application entitled "Foggy Bottom Campus Plan / PUD Square 103 Development Site – Phase I." The WECA was a "Party" to the Campus Plan "omnibus" PUD case, including this site. FYI, this is the 1st of the 16 development sites with any post-Campus Plan submissions.

Our primary concern relates to the **need for an independent traffic study** since the ingress & egress is through a 2-lane now 16' (but to be enlarged to 20') public alleyway between 20th & 21st Streets between F and G Streets. The proposal calls for 450 parking spaces (392 below ground + 58 interim surface) & admits in its 8/9 Transportation Impact Study (Exh. H) to adverse changes in traffic capacity. First, see the chart on p. 21, showing a change from B LOS to F LOS for the 21st & Alley intersection & from A LOS to D LOS for the 20th St. & Alley intersection. There are multiple statements about the adverse impact, e.g.,

- p. iv - "The approach of the intersection of 21st St. & the Alley will operate at a LOS F during the afternoon peak hour. This is due to the high volumes of pedestrians combined with heavy commuter traffic volumes. No mitigation measures are necessary to alleviate this delay, because the negative impact of this condition is limited to drivers leaving the redevelopment site. There are no negative impacts to the study area & surrounding land uses. Thus, no traffic management measures are needed to mitigate impacts of site-generated traffic."
- p. 20, Future with Development – "During the afternoon peak hour, the westbound approach of the intersection of 21st St. & the Alley will operate at a LOS F due to the high volumes of pedestrians combined with heavy commuter traffic volumes."
- pp. 20-21, Capacity Analysis Findings – "No mitigation measures are necessary to alleviate this delay, because the negative impact of this condition is limited to drivers leaving the redevelopment site."

The WECA believes that the adverse impact will not only be on those leaving the redevelopment site. And, the WECA asks that an independent traffic study also examine the cumulative impact due to the nearby enormous Square 54 development (from 22nd to 23rd & from I to Washington Circle), including a new Whole Foods at 22nd & I Streets.

Lastly, please forward our concerns to DDOT. Thank you. – Barbara for the WECA

9/13/2010