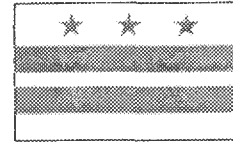


Government of the District of Columbia
Foggy Bottom and West End
Advisory Neighborhood Commission 2A



c/o West End Library

1101 24th St., N.W.

Washington DC 20037

2011 JAN 20 PM 3:14

January 20, 2011

Anthony Hood
Chairman
D.C. Zoning Commission
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: **Z.C. Case No. 06-11/06/12**
Application of The George Washington University (GWU)
for Approval of Second Stage PUD, modification of a First
Stage PUD, and Further Processing Approval of an
Approved Campus Plan
Square 103, lots 13, 14, 18, 809, 812, 813, 814, 819, and 820

Dear Chairman Hood and Members of the Commission:

Advisory Neighborhood Commission (ANC) 2A has examined the above-referenced application and has also heard both informal and formal presentations of the application by GWU officials at regularly scheduled ANC meetings with quorums present, most recently on December 15, 2010 and January 19, 2011, at which meeting, with 6 of 6 commissioners present constituting a quorum, ANC 2A adopted the following resolution by a vote of 4 to 2.

RESOLVED that ANC 2A takes no position on the application but wishes to bring to the Zoning Commission's attention the following concerns and requests that the Zoning Commission's review of the application takes these into consideration:

Given a construction plan calling for demolition work extending over 24 months and for the excavation of nearly 34,000 cubic yards of material [Exhibit A. C3], the applicant present and share a construction management plan with nearby residents and businesses in order to mitigate the effect of the attendant noise and traffic disturbance.

Significant concerns were raised regarding the proposed transportation management plan: the applicant should therefore institute good-faith efforts to monitor the impact on pedestrian safety of the proposed mid-block alley ingress and egress to the proposed parking garage.

Although the Campus Plan calls for a management plan that "to meet campus parking demands during construction" [quoted in Exhibit H, p. 6; see also Exhibit M, Condition C-14g, p. M-1], the application's focus is on an eventual gain in the number of on-campus parking spaces, which obscures the negative impact upon the neighborhood of the short-term

ZONING COMMISSION
District of Columbia
CASE NO. 06-11A/06/12A
EXHIBIT NO. 22

2011/06/12
22

diminution of on-campus parking spaces likely to occur during a construction period that may extend over several years. The application should demonstrate how this interim problem will be managed so as not to impact negatively an already restrictive access to on-street parking in the surrounding neighborhood.

The application promises numerous environmental benefits but overlooks the environmental consequences of one problem that is identified in Exhibit H, pp. 20-21, esp. Table 1, namely the queuing that is likely to occur during peak morning and afternoon traffic hours in the Public Alley for vehicles exiting the new underground garage. A plan for mitigating the impact on neighborhood air quality should be incorporated into the application.

The application proposes the acquisition by GWU of Lot 18 in Square 103 a modification of the first-stage PUD, through an exchange for the university-owned property at 524-526 22nd St. N.W., which will then become a fraternity house for Delta Tau Delta. Based on news reports, the ANC understands that the DTD-owned property was sub-leased to a second fraternity. The Commission would like clarity on where the second fraternity will be relocated within the campus boundaries.

Given that this is the first of sixteen proposed developments as part of the approved First Stage PUD / 2007 Campus Plan, the ANC would like further clarification on the net effect of the final development planned for this specific site -- the addition of classroom space, any net increase in students served, and any net increase in staffing. Specifically, the ANC wants to understand how this net increase will impact the caps of the Campus Plan in place through 2025, and how the University plans to manage to those caps.

The ANC designates any of its commission members to represent it before the Zoning Commission as it relates to this resolution.

I respectfully urge the Commission to give careful attention to the concerns articulated in the resolution.

Sincerely,



Rebecca K. Coder
Chair

Cc: David Avitabile, Gouston&Storrs