



THE GEORGE  
WASHINGTON  
UNIVERSITY  
WASHINGTON DC

ZONING COMMISSION  
District of Columbia

April 6, 2006

CASE NO. 06-11

EXHIBIT NO. 105

Vincent Micone  
Chair, ANC 2A  
1099 22<sup>nd</sup> Street, NW #1005  
Washington, DC 20037

Re: Advisory Committee (Condition 3, Foggy Bottom Campus Plan)

Dear Chair Micone:

As you are aware, over the past several years the University has attempted to launch the community Advisory Committee mandated pursuant to Condition 3 of the Board of Zoning Adjustment's Foggy Bottom Campus Plan Order. Despite these efforts, the Advisory Committee has unfortunately never been formally established.

Over the past several months, the University has been encouraged by the participation of ANC 2A and members of the Foggy Bottom and West End community in the various meetings and events held in connection with GW's community-based planning process. The input and feedback received through the process were instrumental in the development of the recently-filed Foggy Bottom Campus Plan: 2006 – 2025. Commissioners Micone, Morris, Lehrman, Savage, Thomas, and former Commissioner Price all participated in various aspects of the process, including the roundtable discussions held in connection with the Urban Land Institute panel convened to study the potential of the Square 54 site, as well as the series of community planning meetings (co-sponsored by ANC 2A, the Office of Planning and GW) that were held between June and September 2005. More recently, commissioners participated in the well-attended sessions sponsored by OP and GW immediately preceding the filing of the Campus Plan, as well as the DCPS/GW community meeting to discuss the plans for the jointly-filed PUD for the modernization of the School Without Walls and the construction of a new GW residence hall. In addition, several commissioners have attended, along with growing numbers of Foggy Bottom and West End residents, the monthly FRIENDS meetings that continue to be a successful forum for the discussion of issues of mutual concern to the University and our neighbors.

In the spirit of continuing the positive dialogue that has been established, the University again seeks the assistance and support of ANC 2A to establish the community Advisory Committee mandated under the existing Campus Plan, and which GW has specifically committed to pursue under the proposed Campus Plan. Specifically, given all of the important issues that are currently being considered, including the proposed Campus Plan and School Without Walls applications as well as the forthcoming Square 54 submission, GW is seeking to immediately begin the

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Advisory Committee meetings consistent with the composition and format outlined in the existing Campus Plan Order. Upon approval of the new Campus Plan, the Committee could be adjusted as necessary to accommodate any modifications to the Committee that may be set forth by the Zoning Commission.

To this end, I would request that this issue be raised for discussion and consideration by the Commission at the regularly scheduled April 19 meeting. I am hopeful that the Commission will agree that it is in all of our collective interests that the Advisory Committee meetings begin without any further delay. If you have any questions or require any further information regarding this matter, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Katz', with a large, sweeping flourish extending to the right.

Louis H. Katz  
Executive Vice President & Treasurer

cc: David Lehrman, Vice Chair  
James Morris, Secretary  
Anne Savage, Treasurer  
Dorothy Miller  
Michael Thomas

APPENDIX

1. The Applicant's proposed campus plan is approved until June 30, 2009, subject to the following conditions intended to mitigate those adverse impacts identified in this Order and any adverse impacts potentially arising from the location of a university use in a residentially zoned district, or until such time prior to June 30, 2009 as the Zoning Commission determines that conditions warrant submission of an updated campus plan.
2. The campus boundary as depicted in the plan offered by the Applicant is modified and expanded to encompass certain University-owned properties located outside of and adjacent to the southern boundary as previously drawn. The campus plan boundary shall be redrawn to include within it the Dakota at 2100 F Street in Square 81; 2201 Virginia Avenue (Riverside Towers), addresses 518 through 526 22<sup>nd</sup> Street in Square 58; addresses 2206 and 2208 F Street in Square 58; and the University-owned property in Square 43. In addition, in the event that the Zoning Commission approves the University's application for modification of the approved PUD for Square 122, the campus boundary shall be redrawn to include the PUD property in Square 122 once at least 193 beds for undergraduates are made available there.
3. The University shall work with community representatives to form an Advisory Committee for the purpose of fostering consistent communication between the University and the Foggy Bottom/West End community, discussing issues of mutual interest and proposing solutions to problems that existing or arise in implementing the approved campus plan. It is recommended that the Advisory Committee consist of 10 members: five members to be selected by the University and five members chosen by ANC 2A, the Foggy Bottom Association, and the West End Citizens Association. The Advisory Committee should schedule quarterly meetings open to the public, and should keep minutes of each meeting. Upon request, the University will provide timely data relevant to campus plan issues to the Advisory Committee, provided that the data is not confidential or overly burdensome to produce. Decisions regarding the operation of the Committee should be made jointly by the University and the community.
4. The University shall notify the Office of Planning, ANC 2A, and the Advisory Committee of its development plans for a specific site on campus following approval of the proposal by appropriate University committees and the University's Board of Trustees and prior to preparation of final, detailed plans and specifications.
5. The University shall incorporate the following land-use policy into the 2001 Campus Plan: University uses and structures (including the location of any means of approach to and egress from the structure) will be located to avoid adverse impacts on non-University properties, especially those residential properties on the periphery of the campus.
6. The University shall incorporate the following design policy into the 2001 Campus Plan: The height, bulk, and design (including the location of any means of approach and egress) of future University structures will be compatible with and sensitive to the height, bulk, and design of adjacent non-University-owned structures.



Foggy Bottom and West End  
Advisory Neighborhood Commission (ANC-2A)

c/o St. Mary's Court 725 24th Street, NW Washington, DC 20037 (202) 736-1775

May 2, 2006

Lou Katz  
Executive Vice President and Treasurer  
George Washington University

Dear Mr. Katz:

Thank you for your letter of April 6, 2006, to Commissioners regarding the concept of an advisory committee, as suggested by Condition Three of the Campus Plan. The letter, however, came as a surprise. You will recall that the concept of the advisory committee had been mentioned previously by you and I expressed my concern that it would be difficult to constitute the committee during a time when the University was proposing significant changes to the Campus Plan. You advised me that you understood and that the University would not seek to constitute the committee at the time. Events since our conversation would not seem to have made an advisory committee more useful now than then, so that it is unclear to me what has changed your mind. Perhaps the conversation was misunderstood.

Under appropriate circumstances, an advisory committee could serve useful purposes. However, compliance issues under the current plan are now being addressed by the new Zoning Administrator. The University's plans, or hopes, for the next twenty years are reflected in the applications which are, or soon will be, pending before the Zoning Commission. As you note, members of the Advisory Neighborhood Commission (ANC) have participated in various meetings related to those plans, as well as having had numerous conversations with you, members of your staff, and other University officials. In addition, although the ANC is not a party to the recently-filed lawsuit against various District agencies, the Foggy Bottom Association is, so many issues that could be the subject of discussion have now become matters under litigation. Student conduct issues and similar matters are being dealt with by Michael Akin and others at the University.

None of the above is to suggest that discussion of these and other issues could not be improved. We would want to proceed, however, in a way which maximized the possibility of improvement, and which avoided either unproductive arguments or attempts to use Condition Three as a weapon rather than a tool. It is helpful to note that the only provisions of the condition that are mandatory are those relating to obligations of the University, so that matters including the composition, quorum, issue range, agreed authority, and procedures of a committee would all have to be negotiated before it could be constituted. In the meantime, in order to preserve the best possibility of a productive relationship, I propose that we stipulate that Condition Three will not be the subject of public relations material, or made an issue in any regulatory or legal proceedings, by any party.

I look forward to hearing from you further.

Sincerely,

Vince Micone  
Chairperson