

**Johnson, Mike (OP)**

**From:** Shaheen, Chris (OP)  
**Sent:** Wednesday, October 19, 2005 4:16 PM  
**To:** Parker, Travis (OP)  
**Subject:** RE: letter to GWU  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**ZONING COMMISSION**

CASE No. 06-12  
 EXHIBIT No. 75

No really any traffic issues. I think more of an issue is completing a streetscape plan, which was a condition of the previous approval of the campus plan and not completed. Currently there is only a draft streetscape plan dated 2003.

Issues that should be included that I can think of:

- \* • Emphasize what we are "giving". For example, where we are supporting density that will already push them over their FAR cap and that we are willing to work with them on. I get the impression that Lou is waiting for us to give in on something before GW does, but the fact is by just considering their request we are already giving them something.
- Decreased density and scale on F and G Street - it is the four or five development sites in this area that are the issue. We need to be very clear about the historic resources that we are concerned and what we consider to be acceptable building heights for new construction in this area. It sounded like David accepted some building heights of up to 90', but not for entire blocks - more like "slender" buildings that maintain the rhythm and scale of the buildings in this area.
- Renovating the apartment buildings for dorms instead of tearing them down for new construction. They have not provided convincing evidence that they can not achieve their program in the existing buildings.
- For numbers - is there something we want that they have not provided yet? For example, do we want them to show the build out of the buildings at the scale we want and how much sq' they lose? I think we should - you?

This is all I can think of. Anything to add?

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**From:** Parker, Travis (OP)  
**Sent:** Wednesday, October 19, 2005 4:00 PM  
**To:** Shaheen, Chris (OP)  
**Subject:** RE: letter to GWU

I can work on it this week. Did any serious traffic issues arise yesterday? Just so we're on the same page, can you send me a bullet list of issues you'd like included in the letter? Obviously, we have all the height, design, and historic preservation stuff we've been meeting about. The total development numbers, both needed and available, are still unresolved. Do you want me to get into conditions like off campus housing and student count auditing or save that for another discussion?

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**From:** Shaheen, Chris (OP)  
**Sent:** Wednesday, October 19, 2005 3:50 PM  
**To:** Parker, Travis (OP)  
**Subject:** letter to GWU

Travis - do you have time to draft a letter to Lou from Ellen detailing the outstanding issues that we have with the campus plan? Please let me know. This is something that we need to do for Sherry to help her make Lou understand what GW can and can not do.

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3/2/2006

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