

**VERBAL REMARKS
(REVISED)**

**For: Michael Akin
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GWU's Future as Seen from "Ward 10"

Testimony before the DC Zoning Commission, September 28, 2006

by Leonard Sullivan, Jr., president

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● Good evening, Madam Chair. My name is Len Sullivan. I am president of NARPAC, Inc., known to some as "Ward 10". We try to speak for Americans beyond DC interested in the stature and prestige of their nation's capital. After all, we are all stakeholders in DC's future development and image. **I speak tonight as just one of them.** This plan is a poor short-term compromise, not a long-term credit to the city.

● My 2005 web site analysis of this issue concluded that:

"There may be no overriding reason to expand GWU in the downtown area, but it is surely unjustifiable to: a) constrain on-campus growth by zoning limits well below those of its immediate surrounds *in the same time period*;...b) discourage any Non-Profit from creating development plans which *provide valuable revenues* to DC and to that institution as well; or....c) permit declining local neighborhoods to *veto continued urban development* around DC's vital metro stations..."

● Issues of land use and economic growth should be separated from those of disgruntled land owners, thoughtless college kids, and greedy university officials. The Office of Planning should be congratulated for negotiating the Town/Gown Treaty of Foggy Bottom, and GWU officials for removing their tin ear. But zoning compromises do not assure community harmony, nor do they enhance our capital city's long-term stature.

● I generally support the mantra of "grow up, not out" not just for this tract, *but for the entire city*: DC must eventually become truly "three-dimensional". But other slogans apply as well: "grow up and grow out" applies near wasted urban land; "grow up or get out" applies to disaffected residents.

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● We also suggest adopting a *4-D* zoning map with overlays projecting changes by the decade(?). Stop pretending each paltry FAR increase is some final agonizing bargain with Devil Progress: it guarantees second-rate, inefficient, asset modernization.

● **DC must keep growing in stature, as both our national capital and the region's core city,....GWU is smack in the path of DC's growing cosmopolitan downtown area,and Washington Circle cannot avoid being a major urban intermodal transportation hub.** The real anachronisms here are the 2-4 blocks of minimally-zoned (FAR=3.5) single-family homes. Outsiders find this absurd: who thinks Foggy Bottom should still be 3.5/5.5 *twenty or forty years hence?* Surely it has to grow up too!

● **Who is focusing on managing DC's limited assets for first-order growth terms: WHY DON'T WE:**

- o agree to up the FAR within six blocks of the Foggy Bottom metro to 8 or 10?
- o transfer "unused FAR" in some blocks to others willing to use it now?
- o resolve the grotesque traffic exchanges at K Street/Whitehurst/I66 et al, and grant air rights for a high-rise "Foggy Bottom 21" residential complex looking toward the river?
- o grow up to the Watergate and the State Department instead of down to row houses?
- o grant GWU a "rising FAR" of 4.5 by 2015, 6.0 by '2025 and 8.0 by '2050?
- o grant GWU air rights above its interior roads to create a real 3-D campus?
- o OK a grand GWU tower as high as Georgetown's spire: spice up DC's drab skyline?
- o add facilities for a Homeless Center, Detox, or Adult Learning Center, and...
- o add some affordable housing units, and homes for foster kids and retarded adults?

● Our country is as much about its future as its past: our national capital should be too

Thank you, Madam Chair. Our formal testimony is attached.