

TESTIMONY OF VINCE MICONE, CHAIRPERSON – ANC 2A
ZONING COMMISSION CASE 06-17
OCTOBER 30, 2007

At its regularly scheduled meeting on October 18, 2006, the Foggy Bottom and West End Advisory Neighborhood Commission considered Zoning Commission Case #06-17 for consolidated approval of a Planned Unit Development (PUD) and a PUD-related amendment to the zoning map of the District of Columbia by The George Washington University and the District of Columbia Public Schools System.

The Commission voted to oppose the application.

It must first be noted that the Commission voiced unanimous support for the School Without Walls, which is recognized to be a superb program that has achieved a great deal and has shown leadership within DCPS even as it has been staved of resources. The Commission would strongly support the improvements to facilities and programs of SWW proposed in this application if they were not conditioned upon approval, not only of the residence hall that GWU proposes to build, but the legal treatment of the resulting increased massing.

GWU representatives made clear that, even if the building were allowed as requested, refusal to allow an otherwise unneeded up-zoning to SP-2 or holding GWU to the FAR limits of 11 DCMR 210.3 would essentially void the Memorandum of Understanding between GWU and DCPS.

We believe this application should not be supported because it presents a partial plan for a university campus within a residentially-zoned area, in violation of 11 DCMR Sec 210.4, which requires that a university submit "a plan for developing the campus as a whole..." That ZC 06-17, ~~Consolidated Approval of a PUD and a PUD-Related Amendment~~ Page 2 requirement is essential in order to insure that aggregate and cumulative impacts are considered together and aggregate FAR as limited by Sec 210.3 is not exceeded.

Re-zoning the property to R-5-E would permit an FAR of 6.0, even without a PUD. The FAR of the buildings resulting from the proposal would be 5.29. GWU has confirmed that the sole justification for the request for up-zoning to SP-2 is to allow them to assert that the resulting massing would not be counted against the FAR limit of Sec 210.3. That is a completely unjustified re-zoning, and a violation of Sec 2400.4, which prohibits use of the PUD process to circumvent the intent and purposes of the Zoning Regulations.

Whether the re-zoning to SP-2 is allowed or not, the added massing of any new residence hall must be counted against the FAR limit of Sec. 210.3.

We believe that the proposed residence hall overwhelms the site and the historic Grant School. It contravenes the claimed intention of GWU to place high-intensity uses in the core of the campus and instead continues their practice of placing high-intensity uses (the Elliott School, Ivory Tower and other activity centers) along the southern boundary of the campus, thereby maximizing impacts on the few remaining residential buildings on the south side of F Street.

ZONING COMMISSION
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CASE NO. 06-17
EXHIBIT NO. 43