



FOGGY BOTTOM ASSOCIATION

2560 VIRGINIA AVENUE, N.W. ■ SUITE 195
WASHINGTON, D.C. 20037

Hon. Carol Mitten, Chair
District of Columbia Zoning Commission
441 Fourth Street, N.W. Suite 210-South
Washington, D.C. 20001

October 30, 2006

*Re: Z.C. Case No. 06-17: George Washington University (2125-35 F Street, N.W.) and D.C. Public
Schools—Grant School/School Without Walls, (2130 G Street, N.W.)*

Dear Chair Mitten and Members of the Commission:

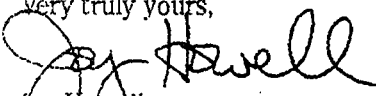
This statement is being submitted on behalf of the Foggy Bottom Association (FBA), a civic association consisting of approximately 450 homeowners and tenants who reside in Foggy Bottom and the West End. The Association has members who live in close proximity to the site in question here, and these members will be affected by the proposed rezoning and development projects.

The FBA has no hesitation in supporting improvements to the now historically landmarked Grant School to benefit the DC Public Schools magnet program, "School Without Walls," housed there. The FBA is concerned, however, by the way that this case is being handled procedurally and in terms of sound zoning policy.

- First, this case is being considered as a partial plan for a university campus within a residentially-zoned area. Such an approach is contrary to section 210.4 of the Zoning Regulations, which emphasizes the need to develop a university campus "as a whole."
- Second, the ambitious "upzoning" that is being proposed by GWU through the unprecedented use of PUDs is also not entertained in the zoning regulations. The FBA views this application as an effort to use the Planned Unit Development process to evade the intent and purpose of the Zoning Regulations, contrary to section 200.4 contained therein. The FBA set forth its views at greater length in the pending Campus Plan case (Z.C. Case Nos. 06-11 and 06-12), which are incorporated by reference here.
- And, third, this proposal is also contrary to GWU's professed theory of "grow up, not out," in that it continues to add to the density along the southern boundary of the campus, as well as eliminating open space and recreational space for students, thus improperly maximizing the objectionable effects on the co-located community of noise, traffic and number of students that were evidenced at the recent Campus Plan hearings.

And, finally, the FBA continues to believe that the requirements of the District of Columbia Environmental Policy Act should be complied with at this point in time, for the reasons stated in the FBA's motion in the pending Campus Plan case. Those arguments are hereby incorporated by reference and will not be repeated. Thank you for the opportunity to submit this statement, and please let me know if there is anything further that we can provide to assist the Commission.

Very truly yours,


Joy Howell
President

cc: Maureen E. Dwyer, Pillsbury Winthrop Shaw Pittman
Vince Micone, ANC 2A

PLANNING COMMISSION
District of Columbia

CASE NO. 06-17
EXHIBIT NO. 67
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