

THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON DC

STUDENT AND ACADEMIC SUPPORT SERVICES

November 10, 2006

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: Square 54 (Case # 06-27)

Dear Ms. Mitten,

I am writing in support of GW's proposal for the Square 54 project since I feel that this plan will provide benefits for community members, the District, and the GW campus community.

I have worked at The George Washington University for eight years as a staff member in the student affairs division and I am a doctoral student in GW's Higher Education Administration program. Personally, I support the plan since I feel that it will make Foggy Bottom an even better place to live and work for GW staff members and a better place to study and live for GW students. The benefits, however, go much farther than that.

Everyone who lives and works in Washington, D.C. shares the vision of the plan bolstering the community feeling of the Foggy Bottom neighborhood. GW's plan will create a dynamic urban town center that will be a boon for the District's community life. This plan, combining retail, residential, and office uses, will make Square 54 a hub of positive activity. Perhaps the part of the plan I am most excited about are the expanded retail options planned for Square 54. It will be great for all community members to have additional retail options, including a neighborhood serving grocery store, located at Square 54. Right now, many of us have to walk to Georgetown to go to a well-stocked grocery store or to shop for a holiday or a birthday gift. Other District residents will also, no doubt, benefit from having a grocery store that is a few steps away from the Foggy Bottom Metro stop. I know that the District's tax base will also benefit from having these retail options, adding an economic enhancement in addition to the community building elements of the plan.

For the reasons mention above, I wholeheartedly support GW's plans for Square 54. The plan contains benefits for the entire community. Thanks you for your consideration. If you have any questions, please do not hesitate to contact me at 202-994-9192 or at asonn@gwu.edu.

Sincerely,

Andrew C. Sonn
Director, Customer Service Initiatives

2006 NOV 17 PM 4:14

D.C. OFFICE OF ZONING

RECEIVED

ZONING COMMISSION
District of Columbia

ZONING COMMISSION

District of Columbia

CASE NO. 06-27

EXHIBIT NO. 27

Rolando P. Irizarry

1126 25th St, NW
Apt 2
Washington, DC 20037

Home: 202-293-1340
Work 202-715-4263
rolando_irizarry@hotmail.com

November 10, 2006

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

RE: Support for Square 54

Dear Ms. Mitten:


As both a Foggy Bottom/West End resident and employee of GW Hospital I strongly support the proposal presented to DC Zoning on the development of Square 54.

As a member of this community, I've experienced how "suffocating" this area is when it comes to the simple need of a grocery store, **well-lit** landscapes and sidewalks, and opportunities for student housing.

The development of Square 54 would benefit the patient experience (and employees) at GW Hospital. Patients and their families could have better options as to meals, parking, and a space to relax get away from the confines of the hospital.

It's obvious this well populated community, GWU, Metro, and the high-volume of people generated by GW Hospital, would greatly benefit to the city with tax revenue. Please consider this proposal for the betterment of DC and the Foggy Bottom/West End community.

Best regards,



Rolando P. Irizarry

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D.C. OFFICE OF ZONING
2006 NOV 17 PM 4:16

RECEIVED

D.C. OFFICE OF ZONING

2006 NOV 17 PM 4: 55

November 9, 2006

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: GWU Square 54 Case # 06-27

Dear Chairman Mitten:

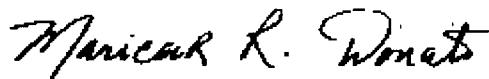
I write today in support of the George Washington University's development plan for Square 54, the site of the old hospital.

I understand this plan is a key component of the university's integrated development strategy along with the new campus plan and School Without Walls project. For the University, the Square 54 project provides a key source of revenue outside of tuition increases to support its core academic mission. The retail provides necessary neighborhood benefits, including a grocery store. The city gains additional tax revenue, nearly \$12 million when you include real estate taxes, and over 2,000 new jobs.

I am particularly excited that this Square 54 project is planned as an urban town center with mixed-use development including retail, residential and office space. The building designs are exciting and would make Foggy Bottom an even more beautiful neighborhood in which to live, work and visit.

The community, the University and the city all gain substantial benefit from this plan and I encourage your full support.

Sincerely,

A handwritten signature in black ink that reads "Maricar R. Donato". The script is cursive and fluid, with the first name "Maricar" being more prominent than the last name "Donato".

Maricar Donato

RECEIVED

D.C. OFFICE OF ZONING

2006 NOV 17 PM 4: 55

Cupa-Cupa Café
19th & G Streets, NW
Foggy Bottom

November 15, 2006

Ms. Carol Mitten
Chair, The Zoning Commission
441 4th Street, NW, Suite 210
Washington, DC 20004

Dear Chair Mitten:

I write in support of George Washington University's application to develop Square 54, the Old GW Hospital Site, on Washington Circle in Foggy Bottom. GW's development of the site is on transit oriented space within the Foggy Bottom Metro area and is the last remaining undeveloped site on Pennsylvania Avenue, Northwest. The site is ideal for mixed use purposes of housing, commercial and retail space. These three purposes is exactly what GW intends to do with the site.

Accordingly, GW's development of this site will bring added housing to the District furthering the goal of attracting and increasing 100,000 new residents into the city. Further, the site will hold major retail, especially a grocery store, in the community per the wishes of the community residents. Lastly, the site will increase further commercial space adding more revenue to the city and more business development opportunities to local businesses and residents. In short, the site is a win-win-win for the city, the community and the university.

The university has engaged the local community in its planning and visioning process for Square 54 for over two years conducting seven town hall meetings, meeting with over 500 residents of the community and attending at least 15 small neighborhood meetings in order to come to this win-win-win situation. The university should be commended for its efforts to be sensitive and adaptive to many of the community's suggestions to make this plan work for all parties in the city and community.

In short, Square 54 means jobs, revenues and smart growth for our city. I highly recommend and encourage approval of the university's application. Thank you.

Sincerely,

Shitaye Amde,
Manager



RECEIVED

D.C. OFFICE OF ZONING

2006 NOV 17 PM 4: 55

*Ruglisi's Barber Shop
2100 Pennsylvania Ave., NW
Washington, DC 20037*

November 13, 2006

*Ms. Carol Mitten
Chair, The DC Zoning Commission
441 4th Street, NW, Suite 210
Washington, DC 20004*

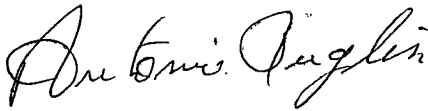
Dear Ms. Mitten:

I write in support of George Washington University's application to develop Square 54 on Washington Circle in Foggy Bottom. GW's development of this site will bring added housing to the District furthering the goal of attracting and increasing 100,000 new residents into the city. Further, the site will hold major retail, especially a grocery store, in the community per the wishes of the community residents. Lastly, the site will increase further commercial space adding more revenue to the city and more business development opportunities to local businesses and residents. This development is in everyone's interest in Foggy Bottom

Square 54 means jobs, revenues and smart growth for our city. I highly recommend and encourage approval of the university's application. Thank you.

Sincerely,

*Tony Ruglisi
Owner*





RECEIVED

D.C. OFFICE OF ZONING

2006 NOV 17 PM 4: 55

LAW SCHOOL

November 10, 2006

Ms. Carol Mitten
Chair, Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: Square 54 (Case # 06-27)

Dear Ms. Mitten and Members of the Commission:

I am writing in support of the development of Square 54. As a law professor at the George Washington University Law School, a resident of the District of Columbia, and as former Chair of the University and Urban Affairs Committee, I believe I have a unique perspective on the shared and lasting benefits that will result from the development of Square 54.

From the standpoint of a university professor, Square 54 is a good thing as it will provide a key source of non-enrollment revenue to support the University's core academic mission. Additionally, Square 54 will create a vibrant "town center" to enhance the urban campus experience for those who work, study, and live in Foggy Bottom.

Furthermore, I believe that the development of Square 54 will have a positive economic effect on the District of Columbia. It will result in an increase of annual District tax revenue and more office- and retail-related jobs in the District. It is estimated that there will be over \$75 million in additional economic activity from visitors/vendors affiliated with the office, retail and residential components of Square 54. This is a significant source of economic gain for Foggy Bottom and the District of Columbia.

In my opinion, Square 54 will be a valuable resource to the George Washington University community, the Foggy Bottom community, and the District of Columbia. I therefore support the development of Square 54. Should you have any questions, please contact me at (202) 994-4768. Thank you.

Sincerely,

Cynthia Lee
Professor at Law



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON DC

RECEIVED

D.C. OFFICE OF ZONING

2016 NOV 17 PM 4: 55 UNIVERSITY POLICE

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: Square 54 (Case # 06-27)

I would like to encourage GW to move forward with the Square 54 project. I am in support of the latest concepts put forth by the University. I support this initiative as the Chief of Police for the George Washington University community, but more so as a resident of the Foggy Bottom Community. This neighborhood is in need of more retail options for permanent residents and for the students at GW.

I believe this project will create significant benefit to people living in this area and will enhance this community. I am particularly excited about the concept of a new grocery store being located on that block. In addition, this project will also enhance the District's tax base and draw more permanent residents to the Foggy Bottom area, and that is a win-win situation for GW and DC.

I also believe that the *Grow Up, Not Out* development strategy aimed at maximizing development opportunities within the existing Campus Plan boundaries is a solid plan for the future of GW. I have been present for some of the meetings GW has held with its neighbors about the future of the Foggy Bottom campus, including Square 54, and I am proud of the efforts the institution has put forth in reaching out to hundreds of community members. The www.neighborhood.gwu.edu website has also been a helpful resource for obtaining information regarding GW planning and development activities.

I hope that some of my employees at the GW University Police Department will have the opportunity to take advantage of the possibility of living in some of the residential units proposed in the plan. I am pleased to see that 8% of the total residential units (27 units) will be provided as Affordable Dwelling Units and 5% of the total residential units (17 units) will be provided as Workforce Housing Units.

If I can be of any further assistance, please feel free to contact me at 994-5563.

Sincerely,

Dolores A. Stafford
Chief

RECEIVED

D.C. OFFICE OF ZONING

2006 NOV 17 PM 4: 55

November 13, 2006

Ms. Carol Mitten, Chairman
Zoning Commission
441 4th Street. N.W. Suite 200 South
Washington, D.C. 20001

Dear Ms. Mitten:

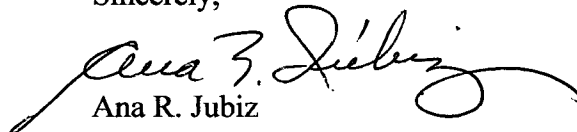
Re: Square 54 (Case 06-27)

As a Foggy Bottom resident since 1976, I would like to express my full support for the Square 54 project. This project will provide a much needed landscape and streetscape improvements to our neighborhood. The project includes over half an acre of a green roof, which will be used as a community gathering.

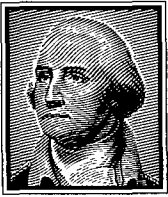
Square 54 will provide rental apartment living which will encourage new residents to live in the District of Columbia; it will also provide opportunities for new business. All these will enhance the District's tax base. It is estimated that direct annual District tax revenue of nearly \$12 million will be generated, of which \$4.6 million will represent real estate taxes.

There are so many more benefits that will be realized from the Square 54 project, but there are too numerous to detail in this communication. However, the above mentioned advantages are the ones that are of most interest to me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ana R. Jubiz".

Ana R. Jubiz
2400 Va. Ave. N.W.
Apartment C-515
Washington, D.C. 20037



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON DC

RECEIVED

D.C. OFFICE OF ZONING

STUDENT ASSOCIATION

2006 NOV 17 PM 4:55
OFFICE OF THE EXECUTIVE VICE PRESIDENT

November 10, 2006

Carol Mitten, Chairperson
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: Square 54 (Case # 06-27)

Dear Chairperson Mitten:

Below I have outlined a series of points to convey my *strong support* for The George Washington University's plans for the Square 54 development site.

- GW has a dynamic campus that must adjust to the needs to an ever changing student population in a quickly evolving city. It is a modern campus with a reputation for great facilities including classrooms, community space, and residence houses. In order to adjust to the needs of current and future students, the Square 54 development plans must be approved in their entirety.

- The planning process for Square 54 has helped to reaffirm the University's commitment to the city and its neighbors in Foggy Bottom. With over two years of open discussion regarding the development of the site, the community and the University have collaborated to construct a vision that is fair and beneficial for all.

- The community benefits significantly from the Square 54 development plans. In addition to the creation of additional residential space, there is a great deal of retail space that is included in the plans (84,000 square feet). The community will benefit from the "town center" feel of the site, including wide walkways along Eye Street and a 40,000 square foot supermarket.

- The development plans include much needed elements of sustainable design. Over half an acre of the roof area on Square 54 will be designed as a "green roof" to limit the effects of the urban heat island. Indoor, below ground loading areas also limit the objectionable impact on traffic and pedestrians in the immediate area. The 26,000 square foot courtyard will preserve green space and maintain openness in the area. As a student of geography, I am particularly enthusiastic about these parts of the development plan and their potential to enhance the site.

- One of the greatest benefits to the University includes an increase in non-enrollment driven revenue. With tuition as high as it is, it is crucial that the University explore funding options that reduce the financial stress on students and help to develop GW's endowment. Square 54 offers an innovative solution to the financial burden of operating a University like GW that is one of kind, in and of the city of Washington.

Sincerely,

Josh Lasky
Executive Vice President
GWU Student Association

RECEIVED
D.C. OFFICE OF ZONING

2006 NOV 17 11:17 AM
Expressions Boutique
2000 Pennsylvania Ave., NW
Washington, DC 20006

November 15, 2006

The DC Zoning Commission
441 4th Street, NW, Suite 210
Washington, DC 20004

Dear Zoning Commission:

Expressions Boutique strongly supports the GW plan to develop Square 54, the old GW Hospital Site. This development will bring more jobs, retail space, housing and business activity to the community. The development is good for city revenues and small businesses.

Furthermore, I write in support of George Washington University's application to develop Square 54 on Washington Circle in Foggy Bottom. GW's development of this site will bring added housing to the District furthering the goal of attracting and increasing 100,000 new residents into the city. Further, the site will hold major retail, especially a grocery store, in the community per the wishes of the community residents. Lastly, the site will increase further commercial space adding more revenue to the city and more business development opportunities to local businesses and residents.

I highly recommend approval of the university's application. Thank you.

Sincerely,

Hamid Ghanbari
Owner



11/15/06

2006 NOV 17 PM 4: 55

November 14, 2006

Ms. Carol Mitten
Chair, D.C. Zoning Commission
441 4th Street, NW, Suite 210
Washington, DC 20004

Dear Chair Mitten,

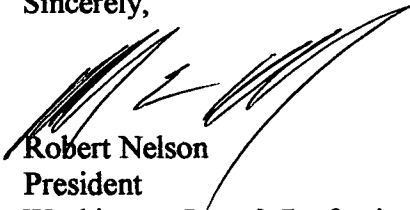
I write in support of George Washington University's application to develop Square 54, the old GW Hospital Site, on Washington Circle in Foggy Bottom. GW's development of the site is on transit-oriented space within the Foggy Bottom Metro area and is the last remaining undeveloped site on Pennsylvania Avenue, NW. The site is ideal for the mixed use purposes of housing, commercial and retail space which are proposed by GW.

GW's development of this site will bring added housing to the District, furthering the goal of attracting 100,000 new residents to the city. Further, the site will add major retail space, in particular a grocery store, to the community area, per the wishes of the community residents. In short, the proposed site development is a win-win-win for the city, the community, and the university.

The university has engaged the local community in its planning and visioning process for Square 54 for over two years, conducting seven town hall meetings, meeting with over 500 residents of the community and attending at least 15 small neighborhood meetings in order to come to this win-win-win situation. The university should be commended for its efforts to be sensitive and adaptive to many of the community's suggestions to make this plan work for all parties in the city and community.

In short, Square 54 means jobs, revenues, and smart growth for the city. I highly recommend and encourage approval of the university's application. Thank you.

Sincerely,



Robert Nelson
President
Washington Law & Professional Books
1900 G Street, NW
Washington, DC 20006-4303

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D.C. OFFICE OF ZONING

Statement before the Washington D.C. Zoning Commission Hearing
(November 20, 2006) 2006 NOV 17 PM 4:56

My name is Abraham Avidor. I am a retired federal employee (International Economist, Foreign Agricultural Service/USDA) and for the last 29 years have lived at the same Foggy Bottom address. As a long-standing Foggy Bottom resident, I appreciate the contributions of the George Washington University to our Community. Regularly, I attend classes as well as academic and cultural events held at the University.

My support for redeveloping Square 54 under the Foggy Bottom Campus Plan: 2006-2025 reflects potential benefits to the Community, the District, and the University. Specifically, redeveloping Square 54 would create a dynamic "town center" with offices, residential units, and retail stores, including a much needed large-scale food store.

Although a favorable development, the recent opening of specialty food store Trader Joe's does not meet Foggy Bottom's overall retail food needs. The store is located in West End, away from the center of Foggy Bottom, and offers only a limited variety of fresh produce and processed foods.

The proposed full-service supermarket at centrally located Square 54 would provide a large variety of quality fresh and processed foods, thereby promoting nutrition, convenience, and dollar savings for all Foggy Bottom residents.

This concludes my statement. Thank you for the opportunity to appear before the Commission


Signed: Abraham Avidor

Date: 11/18/06

RECEIVED

Paul K. Brooks, Esquire D.C. OFFICE OF ZONING
4515 Willard Avenue, Unit 1815
Chevy Chase, Maryland 20815 2006 NOV 17 PM 4: 57
(202)365-3045

November 15, 2006

Ms. Carol Mitten
Chairperson
District of Columbia Zoning Commission
441 Fourth Street, NW
Suite 200 South
Washington, DC 20001

Re: Square 54 (Case # 06-27)

Dear Ms. Mitten:

I am writing to support the George Washington University application in connection with the above-referenced proceeding. I am an attorney and have gained significant experiences in dealing with government and community interests surrounding real estate activities undertaken by District of Columbia educational institutions. In addition, I was born and raised in our city's Brookland neighborhood, and have remained a lifetime resident of our local community.

University Land Use Produces Unique Public Benefits

Universities can hardly be characterized as "real estate speculators". Universities have been a constant presence of stability and positive growth throughout our city's history. In addition to the vital role of education, D.C. universities have been a source of pride and service for community sustenance and social justice. Our city's universities serve essential public purposes and are imbued with an institutional mission to maximize their resources for the benefit of the broadest spectrum of society. In the face of stiff competitive pressures and severe resource limitations, GWU has built a track record for programs, partnerships and commitments benefiting D.C residents.

In Foggy Bottom, GWU should be held accountable to deal with genuine concerns created by its activities. But GWU should not be saddled with public sector obligations or predilections of private parties seeking to leverage this land use proceeding for economic gain.

GWU Efforts Promote the Goals for Inclusive Development of Foggy Bottom

GWU has been pro-active in creating a community-centered approach in the analysis and formulation of the Square 54 plan. Considerable resources were dedicated to solicit meaningful input. At a time when transparency is so important, the Square 54 planning process has been very open, focused and explained.

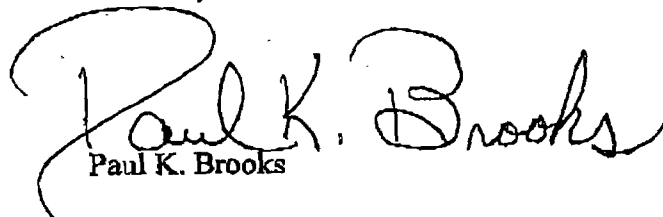
Each component of the Square 54 plan is like a building block, with a measurable upgrade in the human dimensions of the Foggy Bottom community. Contrary to some opponents to the Square 54 plan, this land use matter should not become a battle of "development vs. the environment/or other worthwhile aesthetic values". These concerns are neither mutually exclusive nor antithetical to one another. As the record in this proceeding reflects, the Square 54 plan achieves diversity and housing goals, protects historic and the unique neighborhood characteristics, equitably structures economic considerations and produces enduring community benefits.

The Zoning Commission Can be Creative Force for Positive Development

Square 54 demands multi-factored considerations to be balanced in evaluating the benefits and impacts of this project. These considerations of the degree of harm, mitigation measures and social value of the proposed activities provide ample opportunities for those motivated to thwart approval of the Square 54 plan to create "fairly debatable" issues with which to hector regulatory bodies and courts regarding the legality of this proceeding.

To raise public consciousness and trust surrounding property development in our city, it is respectfully suggested that the Zoning Commission consider innovative approaches to enhance ongoing oversight and scrutiny of actual implementation of the Square 54 plan. This suggestion does not seek the creation of greater bureaucracy and administrative procedures, which result in needless delays and resource burdens. Enforcement and remedial mechanisms tied to the conditions, commitments and other terms of the Square 54 project can facilitate resolution of possible areas of dispute and address intervening changes or circumstances arising during the development process.

Sincerely,



Paul K. Brooks

William G. Dugan RECEIVED
1111 23rd Street, N.W., Unit 4-B D.C. OFFICE OF ZONING
Washington, DC 20037 NOV 17 PM 4: 57
202-463-0429

November 14, 2006

RE: Square 54 (Case # 06-27)

Carol Mitten, Chair
Zoning Commission
441 4th Street, N.W., Suite 200 South
Washington, DC 20001

Dear Chair Mitten,

I am writing to urge you to support the proposed redevelopment of Square 54, the old GWU Hospital site. As a former student of GWU and current resident of the neighborhood, I fully support this proposal and The George Washington University's leadership in helping to develop the area sensibly.

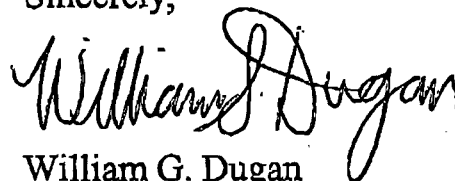
This initiative will bring a new "urban town center" to the Foggy Bottom neighborhood – and will bring jobs, residents, shopping options, and tax revenue. The long-lasting effects of this project cannot be over-stated.

The collaborative planning process used to develop this plan should be a model for all throughout the city who seek to improve any neighborhood.

And, finally, the environmentally-friendly aspects of this proposal are a true testament to the plan's commitment to the neighborhood, our Earth, and the future.

Please support this proposal.

Sincerely,



William G. Dugan
WGEDugan@aol.com

RECEIVED
The GW Black Student Union
2127 G Street, NW
Washington, DC 20052
DC OFFICE OF ZONING

2006 NOV 17 PM 4: 57

November 14, 2006

The DC Zoning Commission
441 4th Street, NW, Suite 210
Washington, DC 20004

Dear Zoning Commission:

As president of the Black Student Union of the George Washington University, I can assure that we support the GW plan to develop Square 54, the old GW Hospital Site. The BSU is in support of this site plan, because we feel it has potential to be an investment site, and will contribute to the building of more student housing and academic centers on campus, and will further the goal to "build up, not out." The university will use the revenues of this project to further the academic mission of the university.

Furthermore, I write in support of the George Washington University's application to develop Square 54 on Washington Circle in Foggy Bottom. GW's development of this site will bring added housing to the District, furthering the goal of attracting and increasing new residents into the city. The site will hold major retail, especially a grocery store, in the community per the wishes of the community residents. Lastly, Square 54 will increase further commercial space, adding more revenue to the city and the University, and more business opportunities for local residents.

Square 54 means jobs, revenue, and smart growth for the District of Columbia. I recommend and encourage approval of the university's application.

Sincerely,



Shannon Holmes
President, Black Student Union

2006 NOV 17 PM 4: 57

November 14, 2006

Ms. Carol Mitten
Chair, D.C. Zoning Commission
441 4th Street, NW, Suite 210
Washington, DC 20004

Dear Chair Mitten,

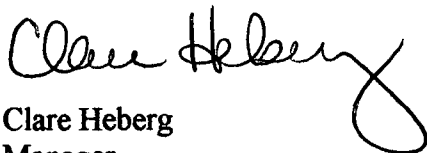
I am the manager of a business in the Foggy Bottom neighborhood, and am also a resident of an apartment building located in the West End. As such, I write in support of George Washington University's application to develop Square 54, the old GW Hospital Site, on Washington Circle in Foggy Bottom. GW's development of the site is on transit-oriented space within the Foggy Bottom Metro area and is the last remaining undeveloped site on Pennsylvania Avenue, NW. The site is ideal for the mixed use purposes of housing, commercial and retail space which are proposed by GW.

GW's development of this site will bring added housing to the District, furthering the goal of attracting 100,000 new residents to the city. Further, the site will add major retail space, in particular a grocery store, to the community area, per the wishes of the community residents. In short, the proposed site development is a win-win-win for the city, the community, and the university.

The university has engaged the local community in its planning and visioning process for Square 54 for over two years, conducting seven town hall meetings, meeting with over 500 residents of the community and attending at least 15 small neighborhood meetings in order to come to this win-win-win situation. The university should be commended for its efforts to be sensitive and adaptive to many of the community's suggestions to make this plan work for all parties in the city and community.

In short, Square 54 means jobs, revenues, and smart growth for the city. I highly recommend and encourage approval of the university's application. Thank you.

Sincerely,



Clare Heberg
Manager
Washington Law & Professional Books
1900 G Street, NW
Washington, DC 20006-4303



RECEIVED

The GW Residence Hall Association

2006 NOV 17 PM 4: 57

November 14, 2006

TO: Carol Mitten, Chairman

Zoning Commission

441 4th Street NW, Suite 200 South

Washington DC 20001

Re: Square 54 (Case # 06-27)

To the Commission:

On behalf of The George Washington University Residence Hall Association, we are pleased to offer this letter in support of the University's plan to construct a mixed – use Town Center on the vacant Square 54 lot.

We believe that the Town Center and streetscape will provide a place to gather for students and residents of the Foggy Bottom and West End Communities. It will attract people to restaurants, the shops, and possible grocery store, providing a location for students to interact with residents. We hope that the interaction of neighborhood residents and students in the town center setting, as well as throughout the campus and beyond, will allow us as students to build stronger and more positive relationships with our neighbors.

This project is also a vital aspect of the proposed 20-year campus plan, which our organization ardently supports. The proposed town center will provide revenue to build new residence halls and academic buildings that will orient the undergraduate population towards the center of our campus. The students will benefit greatly from living and studying in a relatively condensed area. Our campus center will become a hub for students to gather, encouraging more interaction between students and creating a more unified student population.

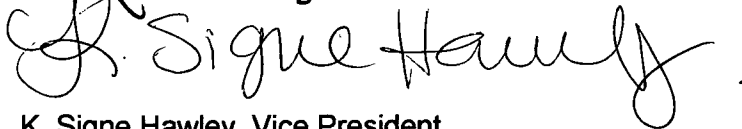
The new residence halls built by the University with the funds generated from this plan are of the utmost importance to our organization. By enabling more students to live on campus, we will develop a more cohesive and involved student body. The residence halls will attract students to George Washington and greatly increase the quality of life for all students.

In conclusion, as The George Washington University Residence Hall Association, we fervently support the proposed plan of Square 54 and encourage this body to approve the proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Hayley A. Haldeman", with a long horizontal flourish extending to the right.

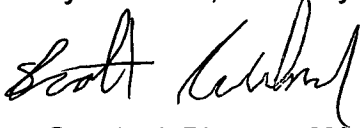
Hayley Haldeman, President

A handwritten signature in black ink, appearing to read "K. Signe Hawley", with a long horizontal flourish extending to the right.

K. Signe Hawley, Vice President

A handwritten signature in black ink, appearing to read "Bethany Thomaier", with a long horizontal flourish extending to the right.

Bethany Thomaier, Secretary

A handwritten signature in black ink, appearing to read "Scott Crawford", with a long horizontal flourish extending to the right.

Scott Crawford, Director of Marketing and Finance

A handwritten signature in black ink, appearing to read "Kathleen Dunn", with a long horizontal flourish extending to the right.

Kathleen Dunn, National Communications Chair

A handwritten signature in black ink, appearing to read "Anne DiGiulio", with a long horizontal flourish extending to the right.

Anne DiGiulio, Community Service Coordinator

A handwritten signature in black ink, appearing to read "John C. Estrada", with a long horizontal flourish extending to the right.

John C. Estrada, Programming Director

A handwritten signature in black ink, appearing to read "Leah Engel", with a long horizontal flourish extending to the right.

Leah Engel, National Residence Hall Honorary Chair

RECEIVED

Ross D. Mankuta
2400 Virginia Avenue, NW #C 1005
Washington, DC 20037

D.C. OFFICE OF ZONING

2006 NOV 17 PM 4:57

*Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001*

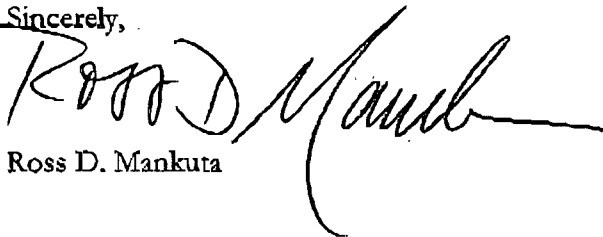
Re: Square 54 (Case # 06-27)

I am writing to you today in staunch support of the proposed Square 54 case. As a Foggy Bottom resident I believe the Square 54 proposal would create a dynamic urban town center that would benefit the neighborhood. Through the retail space, affordable housing options, a new grocery store, parking services and new landscape and streetscape improvements I think what the proposal would bring to the area would be attractive.

Moreover, the opportunities for new business development and job growth, the enhancement of the District's tax base and the encouragement of new residents to live in the District add so much to the proposal. As a George Washington University student I am excited about the non-enrollment driven revenue to support the University's core academic mission and the vibrant town center that would be created to enhance the urban campus experience for those who work, study and live in Foggy Bottom.

For the reasons outlined above as well as a detailed planning process, the experienced development team, the involvement of the community, the sustainable development elements, the focus on the environment, parking and traffic concerns being taken into account and the positive economic impact I am fully behind the proposals for Square 54. I look forward to the passage of these proposals and for work to begin on bringing all that has been outlined to fruition.

Sincerely,



Ross D. Mankuta

RECEIVED

D.C. OFFICE OF ZONING

November 14, 2006
2006 NOV 17 PM 4:58

5826 Osceola Road
Bethesda, MD 20816

Carol J. Mitten, Chairman
DC Zoning Commission
John A. Wilson Building
1350 Pennsylvania Avenue, NW
Washington, DC 20004

Dear Chairman Mitten:

I am writing to support the application GW University has made to continue to redevelop the site on Square 54 (Case #06-27), adjacent to the Foggy Bottom Metro stop. As a three time alumnus of The George Washington University, as well as a current member of the administrative and academic community, I have both a vested interest and a desire to see GW continue to improve and expand.

Yet, aside from my personal stake in the success of the University I write today based on my own particular area of research expertise and focus over the past 20 years. For the duration of that time, I have devoted my energy to a small sector of education that deals with issues of community service-learning and civic engagement among students. In these projects, including my own dissertation and ongoing research and teaching I have done with students engaged in community work, we continue to explore the nexus of civic participation and social justice. These lessons of volunteerism and community activism are often born in the foundation of academic work that takes place in the classroom and is carried forth through countless experiences when students integrate campus and city and ultimately graduate and become productive, contributing community members.

Looking back in US history, Alexis de Toqueville, in his seminal work Democracy in America (1835) examined how American are know as a nation of associations; small communities gathered to build cohesion around common purpose. These alliances have been vital to our civic success as a nation and they are as important today as they were in any time in our collective conscious. In looking beyond the work of historical figures like Toqueville, toward more contemporary 'public intellectuals' like Harvard's Robert Putnam, Harry Boyte at the University of Minnesota, or even GW's own Amitai Etzioni, we must recognize the important place universities hold in our society, cultivating the next generation of citizens.

In our contemporary culture today, colleges are that incubator for the same type of civic participation that Toqueville categorized over one hundred seventy years ago. Yet, moving beyond his model, a new philosophy is emerging through recent research by Richard Florida. Florida, writing in his landmark work The Rise of the Creative Class, cites cities like Washington as hospitable to the 'creative classes'. In his model, thoughtful urban development is a vital factor important to carrying on the essential elements in our society today. Call it smart growth or the urban village phenomena, but if we hope the region's economy will continue to flourish, we must continue to invest in the type of walkable, mixed use development infrastructure being proposed by George Washington University.

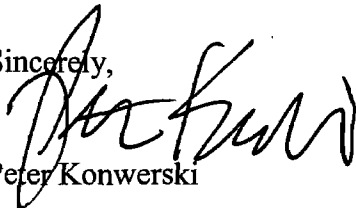
The space known as Square 54, which sits adjacent to a significant transportation hub at the Foggy Bottom metro, is exactly the type of essential site Florida notes as important to the creative class. Whether you are talking about housing, technology, or the systems and services to support diversity in thought, creed, or appearance, our institutions of education today, play an important incubator in sparking the next generation to learn, grow, and be prepared for leadership around issues of social change and community investment. Square 54 is the type of new urbanism which is particularly relevant in cities like Washington. Schools like GW can play a central role in clustering retail and residential; where people can live, work, and socialize.

The appropriate mixed use plan, which includes research resources, academic support services, housing amenities, and coordinated transportation, will no doubt help GW in the next century. But more importantly, this plan will continue to help Washington provide the next generation of students, staff, and faculty the right tools to continue to create community, enhance the economic engine of progress, open students up to broader intellectual inquiry, and create meaningful mix of people coming together around common problems and contemporary solutions.

The work of Square 54, coupled with other proposed improvements to the downtown area, including the recently submitted GW campus plan, need your support. Failure of an element like Square 54 can unhinge other factors which could ultimately reduce what makes Washington a creative community –and that in turn limits the ability of effective institutions like GW to continue making major contributions to community, economy, civil society and culture.

I hope we can count on your support of this project, not only for GW, but also for our city and the benefit of our creative class.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Konwerski", written over the printed name.

Peter Konwerski

RECEIVED

D.C. OFFICE OF ZONING

2006 NOV 17 PM 4: 58

November 15, 2006

Carol Mitten Chairman
Zoning Commission
441 4th Street, NW
Suite 200 South
Washington, DC 20001

Re: Square 54 (Case #06-27)

Dear Ms. Mitten:

The Neighborhood Town Center in Foggy Bottom should be considered favorably. As a long-time resident of Foggy Bottom and an employee of many years as faculty and staff, and also an alumna of The George Washington University, I have witnessed many changes in the Foggy Bottom community. GW has been an effective real estate developer, and yet a good neighbor. Without GW, there would be virtually no community health services (brand new hospital), Ambulatory Care center serving this city's many diverse populations wisely and well; and the many wonderful amenities of 2000 Pennsylvania Avenue—an award-winning development that GW has never really received its due credit for preserving this historic row!

Now, presented with the changing economic needs of the city and the influx of younger professionals in droves, it is a great idea to have mixed-use development with streetscapes of an attractive and inviting nature adjacent to the hospital. Rental housing is needed in this area especially with some adjustments for affordable dwelling units stated. I happen to live at Columbia Plaza, and the mix of students here has grown a lot. It is not a problem, and those neighbors who complain and never allow that GW has been a creative resource for this area are tiresome.

GW has also been consistent in offering academic and public amenities to the neighborhood's residents. I know, as many are frequent visitors to the University Art Galleries. We need such public support, and this would be enhanced by more visitors to the area with some parking, too.

The lack of choices for super markets in this area would be remedied by more shopping. The newly opened Trader Joe's is a fantastic success, so more such stores would be great. Also, more eateries would be good too.

I would applaud the University being able to enhance its non-enrollment driven revenue through this development. I support the project and think it will provide shared and lasting benefits to the Community.

Sincerely,

Lenore D. Miller
Director, University Art Galleries
The George Washington University

RECEIVED

D.C. OFFICE OF ZONING

2006 NOV 17 PM 4: 58

Steven Keating
GW MBA 2008
2517 K Street, NW, Apt. 204
Washington, DC 20037
November 13, 2006

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: Square 54 (Case # 06-27)

Dear Chairman Mitten,

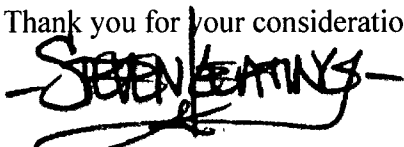
I wrote to you in September regarding The George Washington University's Foggy Bottom Campus Plan for 2006-2025. In light of the upcoming Zoning Commission hearing, I would like to reiterate my thoughts about the GW's proposal for Square 54 and how it fits into the larger campus plan.

Universities must grow to carry out their mission of educating society, and GW is no different. During its 186 years of existence, GW has consistently grown and improved itself, becoming one of the finest institutions of higher education in the nation. However, there is currently a significant obstacle to this continued growth and improvement: the limited space in Foggy Bottom. Just as children need new shoes and flowers need larger pots, GW needs more space. If GW does not grow, it will be unable to properly educate and prepare future generations of public servants, scientists, doctors, businessmen, teachers, and all of the other important professions that modern societies require. To educate and prepare these people, GW needs more room to expand its academic, medical, and research infrastructure. This expansion and GW's proposal for Square 54 go hand in hand.

Square 54 is a cornerstone of GW's integrated development strategy. The proposed mixed-use development will provide a key source of non-enrollment driven revenue to support the University's core academic mission. The development will also enhance the urban campus experience for those who work, study and live in Foggy Bottom. Moreover, the development will bring more residents and tax dollars to the District. It's truly a win-win situation for everyone – GW, the community, and the District.

As a resident of Foggy Bottom and a graduate student at GW, I support GW's proposal for Square 54. It allows GW to adhere to its invaluable mission of providing future generations with the best education and resources possible, while enhancing the District and Foggy Bottom community.

Thank you for your consideration,

A handwritten signature in black ink that reads "STEVEN KEATING". The signature is stylized with a large, bold "S" and "K".

Steven Keating

Christopher Owen Brooks
Undergraduate, Class of 2008
The George Washington University
950 25th Street, NW
City Hall 609
Washington, DC 20052
brooksc@gwu.edu

RECEIVED
D.C. OFFICE OF ZONING
2006 NOV 17 PM 4: 58

November 14, 2006

Carol J. Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: Square 54 (Case # 06-27)

Dear Chairman Mitten:

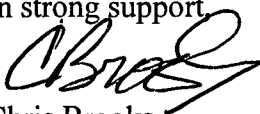
I am writing to express my strong support for the proposed development on the block of 23rd and I streets. The mixed-used project would provide numerous benefits for everyone in the neighborhood and the surrounding area as well. As a student, I am excited about how this development has the potential to positively impact student and community relations.

The mixed-use redevelopment under the proposed Campus Plan would create several locals for increased interaction between GW students and community residents. Such a location is currently missing in the Foggy Bottom neighborhood. Not only will the Square 54 redevelopment project provide valuable retail and residential opportunities, but it will revitalize the energy and community relations of the entire surrounding area.

Students and community members will undoubtedly take advantage of the abundant green spaces throughout the proposed design. Landscaping and streetscape improvements around the project provide an environment that will encourage interest and promote community discussion and interaction. Everyone will benefit from a shared central location to socialize.

I sincerely believe that the proposed campus plan, especially the Square 54 Project, is vital to increasing the socialization of the area. Approval for this redevelopment will better the Foggy Bottom community and the surrounding area. Ms. Mitten, I urge you and the other members of the Zoning Commission to approve the 2006-20025 Campus Plan.

In strong support,


Chris Brooks

RECEIVED

D.C. OFFICE OF ZONING

2006 NOV 17 PM 4: 59

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: Square 54 (Case # 06-27)

Dear Ms. Mitten:

As soon as I heard of the discussion of the Square 54 site, I was immediately intrigued and excited with the possibilities for the site! Currently, I work in the Foggy Bottom area of the District of Columbia and reside in between the areas of Dupont Circle and Adams Morgan. The development of an urban town center would be an incredible addition to this area, providing a sense of community feel that is desperately lacking in this area. I am most looking forward to the creation of a gathering place for neighbors and commuters alike. As you may be aware, there is not a similar venue nearby, and rather we must travel to other sections of the city in order to meet our needs. Plus, it creates a sense of urgency for commuters to come to work and then leave upon completion of the work day to complete errands and other miscellaneous tasks, rather than take part in the nightlife and social opportunities in the area. With this project, we are able to increase the economy in the area, while still supporting our desire to increase a communal nature.

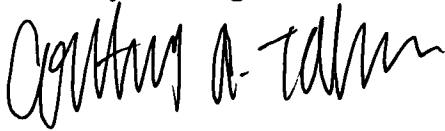
Notably, my co-workers and I would benefit from a neighborhood grocery store and retail outlets. We are limited in options for food purchase, outside of restaurants or convenience stores, in the area. Rather, we are must often travel out of our way into to find affordable, healthy options. Clothing and house ware stores are also inexistent or few, outside of travel to Georgetown or Adams Morgan area. The possibility of underground parking and loading facilities would be an added benefit, allowing for consumers to have quick and easy access to the stores before returning home for the evening.

As a graduate of The George Washington University, I am aware of the importance of such a mixed-use commercial redevelopment of Square 54 as it would be a win-win for both students and community members. As I understand, Square 54 is a key component of GW's development strategy: the proposed mixed-use will enhance the urban campus experience for those who work, study and live in Foggy Bottom and provide a key source of non-enrollment driven revenue to support the University's core academic mission.

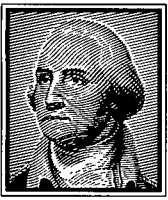
I believe the support of the transition of Square 54 into the development of a 84,000 square feet of retail space, tied into office and residential buildings, and also below-grade in the residential building at 22nd and I Streets, would be supported with open arms by community members such as myself. The creation of jobs, economic opportunity, and affordable housing to the area only furthers my desire to support the initiative.

Please feel free to contact me at courtney.tallman@gmail.com or by phone at 202.271.3706 if you would like to talk further about this manage. I will support this decision to move forward with Square 54's development into retail and housing space in any manner I am able.

Thank you and good luck!

A handwritten signature in black ink, appearing to read 'Courtney A. Tallman', with a stylized, cursive script.

Courtney Tallman
1712 16th St NW, Apt 605
Washington, DC 20009
202.271.3706
Courtney.tallman@gmail.com



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON DC

RECEIVED

D.C. OFFICE OF ZONING

THE OFFICE OF STUDENT JUDICIAL SERVICES
2006 NOV 17 PM 4:59

November 15, 2006

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: Square 54 (Case # 06-27)

Dear Chairman Mitten,

As a resident of the Foggy Bottom community who has lived and worked here for more than six years, I am writing to you as my Chairman in support The George Washington University's plan for the development of Square 54.

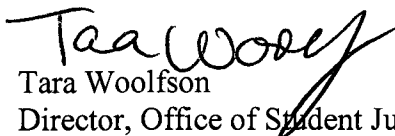
From my understanding of the plans for the old hospital site, I am excited about the new residential and retail options that will be available to me personally while creating more jobs and revenue for the University, other Foggy Bottom businesses and the District as a whole.

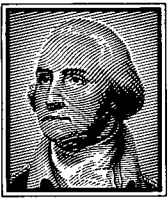
In my opinion, The George Washington University is working hard on expanding their campus with the needs of the community in the forefront of their mind. They would be able to better generate revenue without increasing the student population while bringing to life the Washington Circle area as a welcoming gateway to our Foggy Bottom neighborhood.

The idea of a new "town center" is exciting to me! I have also seen the plans for the new "town center" concept and am thrilled with architecture, space utilization and usage ideas. The additional jobs and living space created will benefit all involved.

As the Director of the Office of Student Judicial Services at the University, I wholly support the University and the Zoning Commission in moving forward with the plans for Square 54. Please feel free to contact me if you would like any further information. I can be reached via phone at 202-994-2657 or 202-427-3020.

Sincerely,


Tara Woolfson
Director, Office of Student Judicial Services



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON DC

RECEIVED
D.C. OFFICE OF ZONING
GW HOUSING PROGRAMS
2016 NOV 17 PM 4:59

November 14, 2006

Carol Mitten, Chairman
Zoning Commission
441 4th Street, NW, Suite 200 South
Washington, DC 20001

Dear Ms. Mitten:

As a Foggy Bottom resident for the past nine years, I'm proud to write in support of The George Washington University's plan for Square 54 (Case #06-27). As Senior Assistant Dean of Students, I'm also proud to be a part of the University's continuing commitment to the Foggy Bottom community.

Square 54 will provide shared and lasting benefits to both the University and the larger Washington community. It will offer key community benefits including: retail space that meets the needs of members of the Foggy Bottom and West End neighborhoods with a neighborhood grocery store; apartment housing options that include both affordable dwelling and workforce housing units; underground parking and loading facilities to eliminate street traffic problems; and landscaping and streetscape improvements that enhance the Foggy Bottom experience. Further, the development of Square 54 will provide new opportunities for business development and job growth, will enhance the District's tax base, and will encourage new residents to live in Washington.

It's an exciting time to be in Foggy Bottom, as the neighborhood and University embark on this important effort. Together, we can maintain a world-class institution in the heart of Washington, DC. Should you have any questions about my support of the Square 54 plan, please do not hesitate to contact me. I can be reached by phone at (202) 994-4993 or by e-mail at markl@gwu.edu.

Sincerely,

Mark Levine
Senior Assistant Dean of Students

'RECEIVED'

D.C. OFFICE OF ZONING

2006 NOV 17 PM 4: 59

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: Square 54 (Case # 06-27)

Dear Chairman Mitten:

I am writing as a student and future community member of the Foggy Bottom/West End community in support of the developments proposed by The George Washington University in the case of Square 54. Not only will the development of Square 54 benefit the community at large with much needed retail and residential additions (namely that of a neighborhood grocery store) and providing new opportunities for business development and occupational availability, it will lead to further investment in the George Washington University, bolstering its position in national rankings of colleges and universities as well as expanding the opportunities for future students.

As an active student on-campus and a former employee of the Dean of Students Office, I am familiar with the complaints of Foggy Bottom and West End residents towards the University. I was very informed of the zoning proceeding regarding the Hall of Virginia Avenue, which formerly housed first-year students. In response to community demand, GW now houses graduate-level students in that building, demonstrating the University's desire to accommodate the wishes of the local population. In addition to this, the University has also created the F Street Corridor Commission, a committee of campus leaders specifically established to improve the relations between the community and the University, namely on F Street, the location of a significant number of student residential buildings as well as community residences. It is my belief that this University wants not only what is best for its students, but also for the community at large.

In the development of the plans for Square 54, the University did everything possible to include the community in the process, holding the effects on the community at the utmost importance and utilized community members', students' and local businesses' feedback in the final proposal for the design of Square 54. The University also developed a central website (www.neighborhood.gwu.edu) as a resource to locals with a vested interest to track the progress of the planning and learn about the opportunities they could take advantage of in order to be able to voice their personal opinions on the matter.

In the development of this space, the University will be benefiting the Foggy Bottom/West End neighborhoods as well as the District of Columbia at large. With the addition of new residents, new businesses and new job opportunities, Square 54 promises to raise the economic viability of the downtown neighborhood while the environmentally-friendly construction and the landscaping of the streetscape will

improve the aesthetic quality of the area. With the addition of affordable housing in the area, Square 54 also promises to be a much needed resource for residents and students with less than average incomes.

In conclusion, I hope that the Zoning Commission of the District of Columbia acknowledge the benefits to not only the University, but to the neighborhood and city and grants the George Washington University's proposal of development of the area. I believe that not doing so would be a tragic mistake and a regrettable missed opportunity.

Sincerely,

A handwritten signature in black ink, reading "Kendra Swick". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Kendra Swick
Senior and Graduate Degree Applicant
George Washington University

November 14, 2006

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2006 NOV 17 PM 4: 59

Dear Chairman Mitten,

I believe that the proposed plan for Square 54 in the Foggy Bottom district will be a very beneficial project for The George Washington University to undertake with benefits far exceeding the scope of merely the University community. The plans for Square 54, on the site of the former GW Hospital, have been thoroughly developed and analyzed for maximum benefit and have addressed any concerns that may be raised by local residents or the District.

As a graduate student in the School of Business at The George Washington University, I see the tremendous positive economic and community impact a project of this magnitude would achieve. Square 54 will provide parking, a community grocery store, retail outlets, and an improved aesthetic to the neighborhood. In addition, Square 54 will also provide more housing options within the Foggy Bottom area for new residents and to maintain this area's true community atmosphere rather than solely a business district.

With any urban environment automobile traffic must certainly be taken into consideration. The addition of the underground parking garage on Square 54 will not only provide more than enough parking for the residents of the apartment buildings on site, but will also offer the ability for commuters to park instead of creating dangerously jammed Metro platforms and cars. Also, as you can see by the detailed site plans, numerous loading docks have been designed to keep commercial traffic off the already busy Foggy Bottom streets.

Overall, I am looking forward to the building of the facilities on Square 54 in Foggy Bottom, not only for what it will bring to The George Washington University, but also the affordable housing, increased parking, convenient retail shops for local residents, and an enhanced tax base for the District. As designed, this project has taken into full consideration the University, the community, and the District and I believe it will prove to be a benefit for all stakeholders.

If you have any questions regarding this letter of support for the development of Square 54, please do not hesitate to contact me at 202-276-6354, or at grackin@gwu.edu. I would be glad to speak with you further on this topic.

Sincerely,



Bryan Grackin

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D.C. OFFICE OF ZONING

2006 NOV 17 PM 4: 59

November 15, 2006

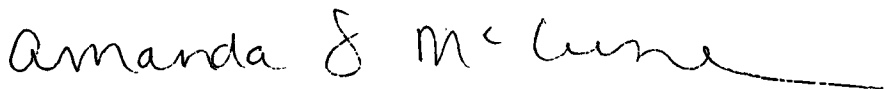
Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 2000 South
Washington, DC 20001

Dear Chairman Mitten,

As a master's student in the Graduate School of Education and Human Development at The George Washington University, I am in full support of the Square 54 project (Case # 06-28). This new town center will directly benefit the university, community, and district through offering a variety of services and uses. Careful thought and consideration was taken during the planning and development of this project to present the community at large with a space that virtually all members of the district can enjoy.

In response to community members needs, Square 54 will include a grocery store as well as affordable dwelling and workforce housing. This project will spark job growth and attract more people to live and work in the DC area. The new landscape will provide an inviting feeling and unique gathering place, for the community. This project can only enhance the quality of life and vigor of this city and its community.

Sincerely,

A handwritten signature in cursive script that reads "Amanda S. McCune". The signature is written in dark ink and extends horizontally across the page.

Amanda S. McCune

RECEIVED

D.C. OFFICE OF ZONING

2006 NOV 17 PM 4: 59

November 14, 2006

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Dear Chairman Mitten,

As a graduate student at The George Washington University, I am in favor of the Square 54 project (Case # 06-27). Square 54 will enhance the already vibrant Foggy Bottom and West End communities by providing retail, residential and office space. Retail offerings such as a neighborhood grocery store will be an extra convenience to community members. The open spaces and landscaping included in the Square 54 model will also enhance the neighborhood environment for both residents and visitors.

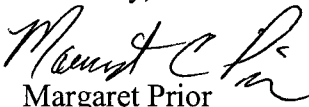
Additionally, the Square 54 project will benefit the District of Columbia by providing opportunities for new business and job growth. This, in turn, will attract new residents to live in the city and the 2.6 acre site will augment the District's tax base.

Finally, and perhaps most important for those of us in the GW community, Square 54 will be a source of non-enrollment income to support the University and its mission. The educational experience at GW has made a difference to so many who attend the University. The revenue from Square 54 will help to continue and enhance this experience in the future.

For all these reasons and more, Square 54 is a unique opportunity for collaboration between the University and the larger Washington community and should be given proper consideration. If you need more information regarding my support for this project, I can be contacted at 703-772-3361.

Thank you for your careful consideration.

Sincerely,


Margaret Prior
MBA Candidate 2008

November 15, 2006

RECEIVED
D.C. OFFICE OF ZONING
2006 NOV 17 PM 5:00

Phillip Zeeck, Presidential Administrative Fellow
The George Washington University
2400 Virginia Ave. NW
Washington, DC 20037
(202) 425-1032

The Honorable Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington, DC 20001

Re: Square 54 (Case # 06-27)

Dear Chairman Mitten,

I am writing to offer my enthusiastic support for The George Washington University's 2006-2025 Campus Plan, and in particular it's proposal for Square 54. I have lived, worked, and studied in Foggy Bottom for six years, and can testify to the value of the University's vision for our community.

The University's Square 54 proposal will improve the quality of life for all Foggy Bottom residents. First, a new grocery store will improve the everyday health of the people it serves. Former US Surgeon General Dr. David Satcher has cited the lack of good grocery stores as among the top threats to health in America's urban areas. Grocery stores provide healthy diet options to neighborhoods sorely lacking in such choices, neighborhoods like Foggy Bottom.

Second, the residences to be built at Square 54 will bring much needed affordability to a crowded housing market. Many of Foggy Bottom's residents are students and support staff on limited income. We simply cannot afford to keep pace with the neighborhood's ever-climbing rents. More abundant and affordable housing will allow us to continue living close to our places of study and work. And if we can continue to live in Foggy Bottom, we will also dine, shop, and find entertainment in Foggy Bottom. Our income will be recycled through neighborhood businesses and grow our neighborhood economy.

Third, the various beautification and facilitation projects tied to the Campus Plan will make life in Foggy Bottom more pleasant. Added green space, expanded parking, and improved commercial transit routes will ease many of the hassles of urban living.

In addition to improving the quality of life in Foggy Bottom, the Campus Plan greatly benefits the city at large. Square 54 alone will provide the city with 2.6 acres of new taxable property, not including the commercial sales revenues generated by new businesses. It will provide jobs to Washington workers. It will attract new residents to Foggy Bottom and the West End. In short, the city stands to grow right along with the neighborhood.

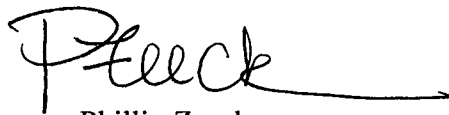
Finally, the University itself can only benefit from the Campus Plan. In the last two decades, GW has grown from a regional commuter school to a leader in urban collegiate education. No step in that transition has come without the support of Washington's city government.

Now, GW stands on the edge of another transformation, from among the class of urban East Coast universities like New York University and Boston University, to the highest class of educational institutions in the world, with Stanford, Harvard, the University of Chicago and others. What separates the former class of institutions from the latter is endowment and academic facilities.

Square 54 constitutes a key source of non-enrollment driven revenue. It will push the University's endowment above \$1 billion, and accelerate our progress toward the larger goal of being able to endow student tuition, building management, professorships, and other necessities. It will also create room for sorely needed facilities like new science laboratories, science and mathematics classrooms, and faculty offices. In short, Square 54 will move us closer to our goal of becoming a worldwide leader in education.

I urge you, Chairman Mitten, and the others of the committee to consider the strengths of the University's Campus Plan. I believe its passage is in accordance with the values and aspirations of the Foggy Bottom community, the city at large, and the valuable institution of higher learning which makes its home in ours. Many thanks for your time and consideration in this matter. Please feel free to contact me with any questions or comments you might have.

Warmly,

A handwritten signature in black ink, appearing to read "P Zeeck", with a long horizontal line extending to the right.

Phillip Zeeck

RECEIVED
D.C. OFFICE OF ZONING
2006 NOV 17 PM 5:00

November 16, 2006

Brian F. Hamluk
2400 Virginia Avenue, Northwest
Apartment C514
Washington, DC 20037

The Honorable Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: Square 54 (Case # 06-27)

Dear Chairman Mitten,

As a five year resident of Foggy Bottom, an administrator at GW, and a current graduate student at GW, I have a unique perspective of making GW and Foggy Bottom both my home, my place of employment, and a place where I spend my leisure and social time. With that backdrop and perspective, I would like to express my full support for The George Washington University's proposed project on Square 54.

Without question, GW's proposal will improve the overall quality of life for everyone in the Foggy Bottom area: professionals, students, government employees, and tourists. Having increased retail options will increase options that those of us who live here will have, not to mention placing more tax money back into the hands of the District of Columbia, money that can only enhance our communities.

But what I most like about Square 54 is the fact that it will allow GW to use the money that it makes off of the project to do future plans all within the campus boundaries and will allow us to 'grow up, not out'. The community has expressed a desire for GW to grow only within its campus bounds, and by listening to the surrounding community members, Square 54 will allow us to do just that.

For all these reasons and more, I enthusiastically support GW's plan for Square 54. If you need any further information, please feel free to contact me at 202-994-6710.

Sincerely,



Brian F. Hamluk

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D.C. OFFICE OF ZONING

2006 NOV 17 PM 5:00

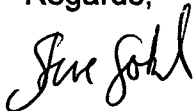
Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: Square 54 (Case # 06-27)

Dear Chairman Mitten,

My name is Steve Sobel and I am writing you to voice my support of the George Washington University's Campus Plan and in particular for approving the proposed changes to Square 54. As a graduate of the University twice over (B.A. in 2004 and M.A. in 2006) as well as an a University administrator, I have been a part of the Foggy Bottom community since the year 2000. I love this community and only want what is best for this area and its residents. It is with this in mind that I whole-heartedly support the University's proposed plans for Square 54. This is an excellent opportunity to enhance the vibrant Foggy Bottom community, add jobs and housing to the area as well as create a city-centre that will help bring students and Foggy Bottom residents together. This project will be extremely beneficial for all parties involved and I ask for your support in approving GW's Campus Plan and Square 54.

Regards,



Steve Sobel, B.A. 04, M.A. 06
Brand Manager
Communication and Creative Services
The George Washington University

RECEIVED

D.C. OFFICE OF ZONING

November 14, 2006

2006 NOV 17 PM 5:00

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: Square 54 (Zoning Commission Case # 06-27)

Ms. Mitten,

I am writing to you in support of the proposed development of Square 54 in the Foggy Bottom metro area.

As a staff member of The George Washington University and a resident of the Foggy Bottom community, I am excited about what the development and completion of this project will bring to our corner of DC. The development of this dynamic urban town center will serve as a benefit to the many residents, students and businesswomen and men in the community. Just to name a few of these benefits, this development will provide affordable housing options for the local workforce, retail establishments to respond to the needs of the Foggy Bottom and West End communities, and an active and enlivened street-life experience!

The development of Square 54 will positively affect thousands of people with a stake in the future of the Foggy Bottom Metro area and therefore, has my support.

Sincerely,

A handwritten signature in cursive script that reads "Patricia Leahey-Hays". The signature is fluid and elegant, with the first letters of each word being capitalized and prominent.

Patricia Leahey-Hays
Community Director
GW Housing Programs
The George Washington University

Kirk E. Haldeman
2350 H Street, Room 610
Washington DC 20052

RECEIVED

D.C. OFFICE OF ZONING

2006 NOV 17 PM 5:00

November 15, 2006

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington, DC 20001

Dear Chairman Mitten:

I would like to express my overwhelming support for the George Washington University's intended plan for Square 54 in case 06-27. I have spent the best three years of my life at the George Washington University as a student and in that time that plot of land has laid vacant and barren. Throughout the summer of 2005, I lived in Munson Hall adjacent to Square 54.

As a stakeholder in the George Washington University as both a student and member of the Foggy Bottom/West End community, I would like to see the university develop the precious space in a way that benefits the community and my education. I feel this project will support both endeavors.

I did not reach this decision easily and was certainly not convinced until having fully reviewed the proposal but at this point I am fully confident that the university has the best interests of all members of the community and this city at heart.

I am most interested and excited to bring a city center feeling near this campus. I believe this proposal will do just that and its retail will support local residents and provide monetary value to both the university and city.

Thank you for taking the time to review my beliefs.

Sincerely,

A handwritten signature in black ink, reading "Kirk E. Haldeman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kirk E. Haldeman
Junior- School of Business

RECEIVED

Christopher Burke
D.C. OFFICE OF ZONING
950 24th Street NW
Washington, DC 20052
2006 NOV 17 PM 5:00

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: Square 54 (Case # 06-27)

Dear Ms. Mitten,

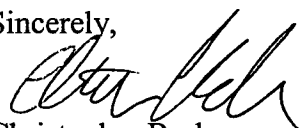
I write to you today to voice my full support for the George Washington University's Square 54 proposal. I firmly believe that the proposal will serve only to benefit the Foggy Bottom community and the surrounding area.

The benefits of this plan are numerous and, in my opinion, very thoughtful in implementing aspects that would most benefit the Foggy Bottom area. By implementing a "town center" style plan for the site, the proposal does a great deal in establishing a "neighborhood" feel in the Foggy Bottom area, something that in my opinion is greatly needed. The site provides a much-needed grocery store, as well as revitalizes the light commercial aspects of the area. Foggy Bottom has the potential to feel like a neighborhood, a place where people can live and work and feel at home, instead of a place simply to live.

I also applaud the University's foresight in this plan. Instead of using the site simply for another residence hall or academic facility, it has instead elected to help improve the community as a whole by providing space for all members of the Foggy Bottom community to enjoy. In addition, their commitment to working with the Foggy Bottom residents to make a structure that appeals to their aesthetic concerns as well as their needs should be noted. The structure will bring a measure of beauty and elegance to the area, especially with the environmentally and urban-friendly design choices.

This plan has the potential to revitalize the community feel of Foggy Bottom while simultaneously providing much needed services in a way that neither harms the environment nor stifles the aesthetic appeal of the city or the neighborhood. The University has worked extensively to bring a plan that is fair to both the university and the residents of Foggy Bottom. I am extremely excited for this plan, and I think that its potential to lead to a new period of growth and community for the neighborhood cannot be ignored. I strongly request that you approve this plan, which has the potential to do so much good. Thank you.

Sincerely,



Christopher Burke

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D.C. OFFICE OF ZONING

2006 NOV 17 PM 5:00

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: Square 54 (Case # 06-27).

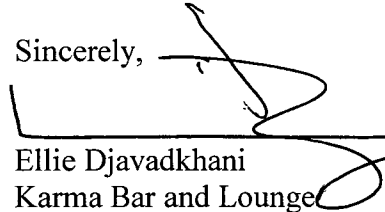
Ms. Mitten,

I am writing to express my support for GW's Square 54 Project. As a business owner in the Foggy Bottom neighborhood, it is clear to me that this development would improve our area immensely.

Adding a dynamic urban town center with retail, residential and office would mean that all businesses in the neighborhood would benefit from the hundreds more people living and working here. An active and enlivened streetlife experience helps all of us.

GW has been engaged with the local business community and is always open to our input and concerns. I look forward to continuing this partnership and supporting Square 54's enhancement of our great neighborhood.

Sincerely,



Ellie Djavadkhani

Karma Bar and Lounge

607G 23rd Street, NW Apt. 403
Washington, DC 20052

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D.C. OFFICE OF ZONING

2006 NOV 17 PM 5:07

November 16, 2006

Ms. Carol Mitten, Chairman
Zoning Commission
441 4th Street, NW Suite 200 South
Washington, DC 20001

Dear Chairman Carol Mitten,

I am a junior here at The George Washington University's School of Business, earning a Bachelor of Business Administration with a concentration in Finance. I am not like most students, if you ask me. My story and background is quite unique and I will only touch on it briefly. I am from Boise, Idaho. There were a number of things that fascinated me about The George Washington University, and most importantly this wonderful and great city. Washington, DC is one of the best cities. I can't stress to you enough how much I am grateful to be at such a vibrant institution and live in such an energetic city. Like many students, faculty, and administrators; I have served this institution and this city to the best of my ability and it has served what it has to offer to me. If you think that I am going take my diploma and leave this city the second I receive it, you are mistaken. I plan to stay here and help this city's education, economy, and livelihood grow into the future. I have left my friends and family, of whom think I will never return, to take in something that is extraordinary and live in the heart of Washington, DC.

I am writing in regards to Square 54 (Case # 06-27). There are three components that I want to discuss with you. The first is the ethical and moral win-win-win situation for all stakeholders involved. Much of my academic coursework is based on business solutions and ethical decisions for management. More often than not, this type of move poses an unethical situation. That is not the case with this development. All stakeholders have something to benefit from this development. All the benefits are not of the same impact, but there is a benefit to all stakeholders wherever you look.

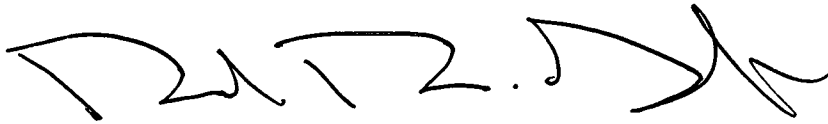
The second component is the economic strengthening of this development of Square 54. Few and far between is there ever a development where there is a combination of world-renown architects and developers working on a project as large as this one that has so much invested interest in the environment. This is something great. This city is growing speedily to its capacity of maximum growth, and it would be unfortunate to not cooperate with The George Washington University in this development.

My third and last component is the relationship with our Foggy Bottom neighborhood residents and its strengthening. The George Washington University and Foggy Bottom and West End residents need to start cooperating more often and not butting heads as much. We are a strong and powerful community in this city, and we have the ultimate

capability to perform greatness. This development will only help to improve these relationships.

I look forward to attending the hearing on Monday and discussing more of my opinions of this development. In the meantime, if you have any questions, I can be reached at sangster@gwu.edu. Thank you for your attention and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Sangster', with a stylized flourish at the end.

Robert R. Sangster

The Pita Pit

Ivory Tower Food Court
616 23rd St NW
Washington, DC 20032

RECEIVED

D.C. OFFICE OF ZONING

2006 NOV 17 PM 5:00

November 15, 2006

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 201 South
Washington, DC 20001

Dear Carol Mitten:

As members of the Foggy Bottom community, we at The Pita Pit submit this letter in support of George Washington University's application to develop Square 54.

Being part of the business community, we are very intrigued at the opportunity for a larger customer base by increasing available housing in this neighborhood for residents. As a small business owner, and member of the Foggy Bottom Community, we strongly support any development that would make this a more attractive portion to this great city.

In addition, the development of Square 54 will bring a great increase in tax revenues while helping to eliminate some of the congestion within the neighborhood with a new parking structure. Increased commercial and foot traffic will make Foggy Bottom a more desirable area and help expand the Universities ability to bring in a stronger and more varied out of area population.

The Pita Pit greatly supports the university's plan for growth and planning with the Foggy Bottom neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Casey Hristakos". The signature is fluid and cursive, with a large initial "C" and a stylized "H".

Casey Hristakos
Director of Operations

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

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D.C. OFFICE OF ZONING

2013 NOV 17 PM 5:00

Re: Square 54 (Case # 06-27)

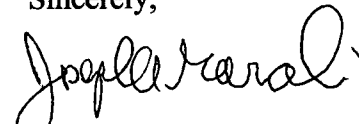
Ms. Mitten,

I am writing to express my support for GW's Square 54 Project. As a business leader in the Foggy Bottom neighborhood, it is clear to me that this development would improve our area immensely.

Adding a dynamic urban town center with retail, residential and office would mean that all businesses in the neighborhood would benefit from the hundreds more people living and working here. An active and enlivened street life experience helps all of us.

GW has been engaged with the local business community and is always open to our input and concerns. I look forward to continuing this partnership and supporting Square 54's enhancement of our great neighborhood.

Sincerely,



Joseph Marcolin
Agua Ardiente Restaurant
1250 24th St. NW
Washington, DC 20037
202-833-8500

RECEIVED

D.C. OFFICE OF ZONING

MESCO, INC.

Foggy Bottom Grocery

2140 F Street, N.W.
Washington, D.C. 20037

NOV 17 PM 5:00

November 13, 2006

VIA FIRST CLASS MAIL

Ms. Carol Mitten
Chair, The Zoning Commission
441 4th Street, N.W., Suite 210
Washington, D.C. 20004


Dear Ms. Mitten:

As a business owner in the neighborhood since 1993, I am writing to support The George Washington University's application to develop Square 54 located on Washington Circle.

Over the years I have seen the improvement in the quality of neighborhood housing and businesses as a result of the University's presence and involvement.

I can personally say that because of the University, the neighborhood is a better place to live and to work.

Very truly yours,


Meseret Bekele
President

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D.C. OFFICE OF ZONING

2013 NOV 17 PM 5:00

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: Square 54 (Case # 06-27)

Dear Ms. Mitten:

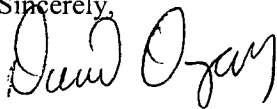
As a frequent visitor to the district and the Foggy Bottom campus of The George Washington University, I am writing to express my support for the e University's Square 54 project. From many perspectives the project seems to present a "win-win" situation for all its stakeholders. Among the most impressive potential outcomes of the project include the following:

- The Square 54 project will have a significant and lasting economic impact on the District of Columbia, including an estimated:
- Nearly \$12 million in direct annual District tax revenue, of which \$4.6 million represents real estate taxes.
- The addition of over 400 new District residents.
- Over 2,000 full-time equivalent jobs, including over 1,700 office jobs, nearly 230 retail-related jobs, and over 10 project support jobs, responsible for some \$140 million in annual District-based payroll (this job generation is in addition to the over 500 construction-related jobs estimated to be created spanning each month of the project's 30-month construction period)
- Over \$75 million in additional economic activity from visitors/vendors affiliated with the office, retail and residential components of Square 54
- Over \$4 million in direct District of Columbia revenue from recordation fees and development processing/permitting fees

As an Executive Director of a local Habitat for Humanity affiliate, I am particularly impressed by the inclusion of affordable and workforce housing units in the residential part of the project.

I encourage your support for the project. Please contact me if I can be of further assistance.

Sincerely,



Dr. David Ozag, CPA

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2006 NOV 17 PM 5:00

Re: Square 54 (Case # 06-27)

Madame Chair and Commission members:

My name is Omar T. Woodard, and it is with great pleasure that I provide testimony in support of the Square 54 project. My standing in the GW community has run the gamut. I am a former Student Body President and a current graduate student. I took part in the deliberations of the campus plan as an undergraduate, so I am intimately familiar with it.

It is clear that the success of this city, and any great American city for that matter, is dependent upon the resolve of its citizens and its institutions. George Washington is one such institution. The more we invest in our institutions, the better off we are. And GW recognizes the more they invest in this city and its citizens, the better off we all are! From providing full scholarships to graduating seniors, to partnerships with public schools, to providing a new, robust tax revenue stream for the city in Square 54, GW will continue to invest in this city.

The Square 54 is really a win-win for everyone involved. GW does this because it recognizes we are all in this together. It seems to me then that the Square 54 plan is about investment in BOTH this city AND in GW, but it also about growth. No amount of legalisms and technicalities can hide the fact that growth, when done right, benefits everyone. The process GW has embarked upon is getting it done right.

With respect to the Square 54 process, it is a reflection of competing interests yes, but on its face it is also a reflection of a positive vision for the future, and shared values of GW and the community. GW's enduring commitment to reinvest in this city and its people is, simply put, beneficial for everyone.

The bottom line is this: This campus plan represents the future of higher education in the very heart of the nation's capital - emerging from the dimly lit shadows of regional mediocrity to the illuminating glow of international prominence. This city deserves no less than excellence from its institutions, and with your approval, GW will continue to do just that, and move from strength to strength with Square 54.

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D.C. OFFICE OF ZONING
2006 NOV 17 PM 5:00

2940 Newark Street NW
Washington, D. C. 20008
November 16, 2006

To Whom It May Concern:

The development of Square 54 is of concern to the entire metropolitan area and not solely to George Washington University and the residents of Foggy Bottom and the West End.

Because of its critical location adjacent to the Metro, in its proximity to the National Mall and as the metro stop nearest to Georgetown, it is also highly visible and important to tourists and local citizens. Indeed the completion of the Swedish Embassy just a few blocks from Square 54 has made Foggy Bottom an increasingly attractive destination.

As a Washingtonian who once lived in Foggy Bottom and still goes to the Foggy Bottom area AT LEAST weekly for church and activities at the Kennedy Center and at the University, it is imperative that our needs and interests also be considered.

As I have followed the developments and planning for Square 54, I feel that the planning done by the University and open-minded citizens have considered this broad view. Thus I want to add my encouragement in support of the plan.

Sincerely yours,

Roland J. Lehker

RECEIVED
D.C. OFFICE OF ZONING
2006 NOV 17 PM 5:00

The George Washington University Police Department
Mount Vernon Campus

I am writing in support of the proposed Square 54 project that will anchor the Washington Circle at the North West corner. This project consists of multiple structures with retail, residential, office use and creates an opportunity to strengthen the District of Columbia tax base. The University has been very open to questions and concerns of the Foggy Bottom and West End citizens during this process. This was purposely done to put to rest the adversarial history that has existed between the Foggy Bottom community and the University. The comprehensive community based planning process created an opportunity to gather input and feed back from various sources from the Community Stakeholders, Students, Faculty, Staff and Alumni. The planning process for the redevelopment of Square 54 is not only beneficial for the University's efforts for future improvement projects. It also serves as a conduit for cooperation and discussions with the Foggy Bottom community on future development projects and neighborhood improvements. I support the construction and development of Square 54 and other initiatives to improve or maintain the vibrancy and livability of the Foggy Bottom community. We are in this together and our priority is to make Washington, D.C. a module for the country and the world.

Captain Darrell L. Johnson

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001
Re: Square 54 (Case # 06-27)

RECEIVED
D.C. OFFICE OF ZONING
2006 NOV 17 PM 5:00

November 13, 2006

Dear Chairman Mitten,

Thank you for the opportunity to testify in September in support of The George Washington University's (GW) 20 year campus plan. As I mentioned then, I strongly believe this plan demonstrates a compromise between the University and the neighborhood to benefit both groups, and create a vibrant University Campus and Foggy Bottom for decades to come.

I write to you now in support of the proposed development plans for Square 54, which is critical to the success of the University's campus plan and to achieve the goal of increasing Foggy Bottom's attractiveness as an urban retail and economic center for the city of Washington.

As a commuter through the Foggy Bottom Metro to my organization's office in the Watergate Building, I share the Foggy Bottom neighbors' frustrations with limited grocery and dining options on the outer 23rd street edge of the GW campus. The proposed plans for Square 54 will offer the community and the University the ability to extend retail, particularly dining, options to the 23rd street corridor, while drawing in metro riders, commuters, students, residents and tourists alike, boosting economic growth in the area.

As a former student, I am pleased to see the University focus on creating additional venues for outdoor seating on campus, where students can enjoy a cup of coffee or meal, study, or meet with friends. The development of Square 54 will provide a needed meeting area for both members of the University and the community.

In addition to providing the neighborhood with much needed retail, residential and commercial space, the proposed plans for Square 54 encompass numerous benefits for the city, including increased tax revenue and employment opportunities, as well as affordable housing units.

Square 54 offers an opportunity for the University to grow, without growing beyond its stated boundaries, therefore maintaining the commitment it has made to the community and the city to "grow up and not out."

I urge the commission to consider this plan, and approve it. In conjunction with the 20 year campus plan already presented to the commission, the plans for Square 54 will keep Foggy Bottom a vibrant urban center, while preserving its historic roots. The development of Square 54 meets the varied needs of the community and the University, in addition to enhancing benefits for the city of Washington.

Thank you for the opportunity to share my perspective with you again on this important issue that will continue to shape The George Washington University, its students, faculty and staff, in addition to the Foggy Bottom community, its neighbors and those who commute to the area.

Sincerely,

Kathryn Guccione

Kathryn Guccione
M.A. in Political Management, GWU
B.A. in Political Communication, GWU

RECEIVED

2050023rd St NW 00
Apt. B 808
Washington, DC
20037
sroche@gwu.edu

November 16, 2006

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: Square 54 (Case # 06-27)

To Whom It May Concern:

Square 54 and the University's plan presents an opportunity for the city of Washington, DC, the community of Foggy Bottom and The George Washington University to develop a historic and valuable piece of land that benefits all parties involved. By providing retail outlets, housing opportunities for students and the workforce and a grocery serving the community, the Square 54 plan as presented by GW presents shared and lasting benefits for the community, the University and the city.

As a recent graduate of The George Washington University, a Presidential Administrative Fellow and proud resident of Foggy Bottom and the District of Columbia, I'd like to write to you today in support of GW's plan for Square 54 and the redevelopment of the area known as the Eye Street corridor.

By responding to both the needs of a growing world-class university and a growing and diverse city, the proposal as outlined by GW presents aspects that address the needs of all community partners. In writing in support of the Square 54, I urge you to look at the value of the plan in that it addresses landscaping and streetscape improvements, enhances the District's tax base, brings job and economic growth to the area and encourages new residents to live in the District without the construction of large residential buildings in the 2.6 acre site.

In building modern facilities on Square 54, the proposal improves the Eye Street corridor, enhances the urban campus experience, provides a key source of non-

enrollment driven revenue and grows up, not out, within the University's boundaries. By including the community in the planning and implementation process of the campus plan, GW has strived to meet it's own existing and future needs while understanding and accommodating the needs currently and in the future of both Foggy Bottom and the District.

I strongly recommend the Square 54 proposal as put forth by GW not just as an alumni and administrator, but as a current and future resident of Foggy Bottom and the District. The mixed-use commercial redevelopment incorporated into the proposal and Campus Plan is the smartest and most beneficial plan for the students, faculty and residents of the GW and Foggy Bottom area.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Roche", written over the printed name.

Presidential Administrative Fellow

The Student Activities Center

The George Washington University

A solid black rectangular redaction bar covering the bottom portion of the letter.

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D.C. OFFICE OF ZONING

2006 NOV 17 PM 5:00

November 15, 2006

Ms. Carol Mitten
Chair, The Zoning Commission
441 4th Street, NW, Suite 210
Washington, DC 20004

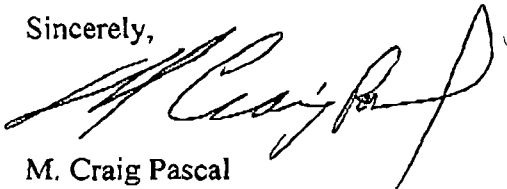
Dear Carol:

By way of background, I am currently a resident of Foggy Bottom (8 years) and District resident for 23 years and a fourth generation Washingtonian. I have a long history in Foggy Bottom. I was born at the old GW Hospital. My great grandparents and grandfather lived in Foggy Bottom and operated a grocery store which is now the 7/11 on New Hampshire Avenue.

I write in *general* support of George Washington University's application to develop Square 54, the Old GW Hospital Site, on Washington Circle in Foggy Bottom. The site is ideal for mixed use purposes of housing, commercial and retail space. GW's development of the site is on transit oriented space, promoting smart growth. I specifically appreciate the sustainable (green) development design elements. *I do ask that the affordable housing units requirement more match the inclusionary housing mandates in DC.*

Accordingly, GW's development of this site will bring added housing to the District furthering the goal of attracting and increasing 100,000 new residents into the city. Further, the site will hold major retail, especially a grocery store, in the community per the wishes of the community residents. Lastly, the site will increase further commercial space adding more revenue to the city.

Sincerely,



M. Craig Pascal
2501 K Street, NW #8C
Washington, DC 20037

730 24th Street, NW 611
Washington, DC 20037

RECEIVED

D.C. OFFICE OF ZONING

2006 NOV 17 PM 5:00

TO: Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

FROM: Carrie Warick
730 24th Street, NW 611
Washington, DC 20037

DATE: November 16, 2006

RE: Square 54 (Case # 06-27)

Dear Carol Mitten, Chairman:

As a resident of Foggy Bottom for almost five years, it is with great excitement that I support The George Washington University's plan for Square 54. The aspects of this plan that I find most beneficial to the community are the planned retail, housing, and office space.

The new retail in the Square 54 complex will add much needed resources to this community. As a non-car owner, grocery shopping in the District is quite difficult. The Safeway is small and is short on selection. The new Trader Joe's is a great improvement, but is not exactly a bread, milk, and soup type of store. The new planned grocery store, of the size I rent a car to drive to in VA, that will be located in Square 54 will address this lacking. In addition, the other retail will give the opportunity for clothing stores, shoe stores, craft stores, and a moderate sized general retail store.

In addition to all of the new retail opportunities, the GW Square 54 will bring new housing options and office space to the Foggy Bottom area. The new housing options will give affordable options for living in this area, and the new office will benefit both the local businesses with more patrons and the University with additional funds.

The Square 54 development plan will bring beneficial new opportunities to both the Foggy Bottom community and the University. GW met with neighborhood members to get feedback on what they would most like to see in the space and has established a website to communicate with them. With the new retail options, housing, office, all from community input, I am proud to endorse the George Washington University Square 54 plan.

Sincerely,



Carrie A. Warick

Jeffrey Matthew Marootian

1438 Meridian Place NW #205 • Washington, DC 20010 • (202) 904-4128 • Jeff.Marootian@gmail.com

RECEIVED

D.C. OFFICE OF ZONING

2006 NOV 17 PM 5:00

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: Square 54 (Case # 06-27)

To Whom It May Concern:

I am writing to express my firm support for The George Washington University's Square 54 proposal. The plan represents the best in urban design and was developed through a sound collaborative process that included all stakeholders. The University has demonstrated a commitment to engaging the community in an open and inclusive process that has included a series of open community meetings and issue-based discussions with residents and District leaders.

As a former ANC-2A Commissioner, I recognize that the design of Square 54 has been a matter of public discussion for several years. While there are some who have not signed on to the current proposal, I believe that the significant majority of stakeholders are confident that the University's proposal represents the best interest of the neighborhood and the community as a whole. The proposal reflects best practices in smart-growth and transit-oriented design and also aims to satisfy the neighborhood's desire for enhanced local retail. This development will serve as an urban town center that benefits the Foggy Bottom/West End community and the District as a whole.

I am proud to see that GW has been able to extend its planning process to truly include community participation. This process will serve as a model down the road for other institutions looking to develop collaborative partnerships with their neighbors. I offer my strong support for the University's Square 54 proposal.

Sincerely,

Jeff Marootian

RECEIVED

D.C. OFFICE OF ZONING

2006 NOV 17 PM 5:00

November 17, 2006

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: Square 54 (Case # 06-27)

Dear Chairman Mitten:

I am a resident of the District of Columbia who works in the West End. I often use the Foggy Bottom metro stop, and frequent surrounding business establishments. I feel very strongly that GW has chosen the right course for Square 54, and that they are planning a strong improvement to the neighborhood.

The paucity of mixed use retail space in and around Washington Circle has made it more difficult to extend a community through an area with heavy traffic and institutional office buildings. Unlike other circles in this city, Washington Circle serves more as an obstacle to community than as aid to it. I am in full support of anything that can turn the area into a gathering place rather than a stop on the way to Georgetown or Dupont Circle. The proposed development will create a more lively and attractive neighborhood for those of us who live and work in the area. By putting together a plan for the I street retail corridor, GW has shown a long-term commitment to creating a neighborhood feel in the northern part of their campus that will be welcoming to both community members and students alike. Such corridors in other neighborhood have proven to be the key to bring in business patrons from surrounding neighborhoods, other parts of the city, and even the DC suburbs. That improvement alone will mean more opportunities for neighborhood businesses, but it will also mean giving the West End and Foggy Bottom a fresh identity. An I Street corridor that is a destination for people all over the city will serve as a new face for neighborhoods that have been obscured by their more famous neighbors (Georgetown and Dupont) and their most famous institutions (GW and the State Department).

Perhaps most importantly, GW's Square 54 plan is an integral part of the university's long-term campus plan. By making the Square the linchpin of the I Street corridor, GW grows the city life around the Foggy Bottom metro stop. The university wins as well, gaining much needed rental revenue from the property. The community will also win when GW uses that rental income to fund its plan to build its campus upwards and withdraw from many off-campus buildings that are currently used as dorms. GW's loftiest goals and aspirations for improving the Foggy Bottom community for residents are based on the assumption that the university will be able to reap revenue from the Square 54 project.

I strongly urge you to approve GW's well thought-out plan for Square 54 and the surrounding region.

Sincerely,

Kent Springfield

RECEIVED

D.C. OFFICE OF ZONING
November 16, 2006

2006 NOV 17 PM 5:01

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington, DC 20001

Dear Chairman Mitten:

As residents of St. Mary's Court we would like to inform you of our strong support of Square 54-Zoning Commission Case No.06-27.

We approve of Square 54's retail and neighborhood-serving grocery store which addresses the needs of Foggy Bottom-West End Communities, including the design which facilitate delivery in an active urban street grid.

Being senior pedestrians we also endorse the open spaces, landscaping and streetscape improvement which create a unique neighborhood gathering place where we can get to know our neighbors and be more aware of suspicious individuals. Furthermore, for the District of Columbia, Square 54 will enhance the tax base by bringing the 2.6 acre site on the property tax rolls while drawing in new district residents who will want to make Foggy Bottom their permanent residence; thus, rendering the community more stable by creating less turnover. We see Square 54 as the door that leads to the creation of a vibrant town center enhancing the urban campus experience for all who work, study and live in Foggy Bottom.

The process involved in planning for over two years leading up to November 20, 2006 Zoning Commission hearing has been a collaborative one, where George Washington has engaged in conversations with its neighbors about the future of the Foggy Bottom campus-including Square 54-reaching out to hundreds of community members and multiple opportunities for comments and feedback were offered throughout the development of the plan, which culminated in the birth of Square 54; the baby that reflects the input of a series of open community meetings held during the summer and fall of 2005 co-sponsored by District of Columbia office of planning, George Washington and ANC 2A as well as numerous small group meetings with civic associations, businesses, churches, institutions and neighborhood residents who identified issues and sought suggestions on the development plans as they evolved throughout the process. The end result was a consolidation of both input and feedback in which hundreds of students, faculty, trustees and other members of the GW community participated.

Carol Mitten, Chairman - 2 - November 16, 2006

Let's be mindful that this project can also be a haven for city revenue as well as a host for citywide employment opportunities.

We are therefore highly recommending that this project get underway as soon as possible with no further delays.

Respectfully yours,

Clara L. Manrique
Clara L. Manrique

Liduvina B. Manrique
Liduvina B. Manrique

Mr. Michael Akin, Director
CC: Friends of GWU

D.C. OFFICE OF ZONING

2006 NOV 17 PM 5:02

**THE GEORGE WASHINGTON UNIVERSITY CAMPUS PLAN
2006-2025, ZC #06-11
AND FIRST STAGE PUD, ZC #06-12**

TESTIMONY OF SHEILA CROSS REID

Good evening Chairperson Mitten and Members of the Zoning Commission. My name is Sheila Cross Reid former chair of the BZA that approved GW's Campus Plan in 2000. Today, however, I am testifying as a private citizen one who supports the current proposal.

- I. In regard to GW's 2000 Campus Plan, one of the primary concerns was the lack of sufficient University housing – on campus -- for GW's full time undergraduate population.
 - A. In 2000, GW housed only approximately 50% of its full time undergraduates.
 - B. The BZA imposed stringent conditions intended to require GW to increase its on campus housing capacity.
 1. The BZA imposed the "70% plus" housing requirement: GW was to provide housing for 70% of its full time undergraduates up to 8,000, and an additional bed for every student over 8,000
 2. All beds had to be on campus. GW was not permitted to count beds in its off campus residence halls.
- II. In the interim, GW has made great strides in meeting the housing requirements set forth in the 2000 Plan. According to GW reports:
 - A. The University has added approximately **2,800** beds since 2000.
 - B. The University has met the 70% plus housing this fall with more than 6300 beds – all located on campus.
 - C. Thus, GW has achieved the housing goal set out in the 2000 Campus Plan.
- III. GW now proposes to extend that housing requirement for another 20 years, as well as address certain issues that were raised but not fully resolved in the 2000 Campus Plan. These issues include:

- A. Use of off campus dormitories: I understand that GW proposes to discontinue the use of each of its off campus dormitories for undergraduate housing by a set timetable. Use of such off campus housing by undergraduates was a key issue of concern in the 2000 Plan.
 - B. Expansion of new university uses in residential zones/off campus: GW proposes to agree not to purchase additional residentially zoned properties in Foggy Bottom/West End for university uses for the next 20 years. This agreement to forgo its right to engage in such matter of right purchase and use is a major step by GW to address a significant area of concern in the 2000 Plan.
 - C. Use of the Old Hospital Site/Square 54: GW proposes a mixed use town center that would include offices, apartments and retail uses that would return this property to the tax rolls. While this project is the subject of a separate Zoning Commission application, such a concept is appropriate for a major development area as Washington Circle and consistent with other GW owned commercial uses on Pennsylvania Avenue.
 - D. Historic Preservation District for a large part of the Campus. GW has agreed to completed discussions with HPRB for an historic district for the southern part of the campus which would preserve the historic character of this area in perpetuity
- IV. Given the progress that GW has made in meeting its on campus housing requirements, and the commitments the University is willing to make to address long standing issues of community concern, I would highly recommend that the Commission grant the University's request to substantially increase the density at the core of the campus for university uses.
- A. Increase density through rezoning of parts of the interior of the campus along 20th street is the appropriate place for expanded academic and student housing uses – away from the community.
 - B. Rezoning parts of the campus to commercial zones is consistent with the higher density in the surrounding area.

V. Conclusion

In 2000, the BZA struggled to try and find the right balance between the interests of the University and the surrounding community. I now believe that the far reaching plan that GW has put forth will build on the progress made under the 2000 Plan and significantly advance the interests not only of GW,

but the surrounding community and the City as a whole. This plan continues the key conditions put forth in the 2000 Plan, while addressing many issues where there were not the tools to reach five years ago, including the issues of off campus expansion.

And finally, the new plan attempts to lay the ground work for hopefully resolving long standing sources of friction between GW and its surrounding community.

Thank you.

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D.C. OFFICE OF ZONING

2006 NOV 17 PM 5: 02

DC Zoning Commission re: GWU Campus Plan

Statement of David Lehrman, ANC 2A-01

September 25, 2006

Cases: 6-11 & 6-12

Good evening. My name is David Lehrman and I am the Advisory Neighborhood Commissioner for 2A-01. I have lived in Foggy Bottom for 14 years and have been an ANC commissioner for 4 years. I served our government as an attorney for the US Department of Transportation, and continue to write about the US Supreme Court for a prominent legal newspaper. I am running for my third term and it will be a privilege to serve this community which has given me so much.

Just one personal aside to the point that when you serve our ANC it is not far from your mind even if you are on a 45 thousand mile world circling trip. In South Africa I visited Nelson Mandela's home and saw the impact that leader made in healing his country. Their own ANC, of course has a different acronym, but one associated with the assertion of human rights, dignity of all peoples, and genuine debates among differing peoples. My question is: where is the Nelson Mandela in the tension we witness between GW and some non-representative community members. Who will stand up and make themselves a symbol of reconciliation so that poisonous vitriolic exaggerations about the GW limit growth for Foggy Bottom.

Too often I have attended meetings in which the most negative or cynical view of the University whips up a feeding frenzy lacking any proportion or balance about the university's role here. Simply put: the University enables bright talented young people the chance to study at the seat of national power in a safe and stimulating environment. The library is available to local residents, courses can be audited, and if you become ill the hospital may even save your life. Is that so bad? In fact when students leave the area at break time, the collective safety influence they have is so missed that I consciously avoid certain local routes of walking because I do not feel I made an unexpected trip out of the country this summer that caused me to miss the as safe as when streets are full of dynamic, energetic, healthy young voices.

When I was in Johannesburg recently I asked a young woman from Soweto, symbol of the fall of apartheid, about Nelson Mandela.

He's not Christian is he, I asked?

No, she replied.

He doesn't pray, does he I asked?

No, he doesn't.

Then how did he invite his jailor to this inauguration, and act so noble.

That's simple, she replied.

He doesn't have to believe in God. We South Africans revere him so, we cannot help but conclude that he has to have been sent by God.

Believe, me, I am not here to endorse theological views, especially ones that I do not share, but I do ask some selfless, ethical, genuine leader of this group of nay sayers and negativists to show the courage of a Mandela and start a GENUINE debate on the role the

GW can play in growing this community. But it starts with leadership among homeowners and mature long time residents, and I am disappointed at not seeing that kind of real reconciliation coming from those who attend the ANC foggy bottom meetings. I have long said that an ANC meeting is a kind of Rohrsach test of your own views towards not just GW but youth-anyone who is mature can be curmudgeonly or they can celebrate the freshness of vision and vitality our are is surrounded by in the person of GW students. Mere gripe sessions at ANC meetings may seem “therapeutic” but I hold my community to a higher standard.

I admire the individuals I have come to know at the FRIENDS meetings who “march to their own drummer” and are willing to try and spark a more constructive dialogue with GW. Alas, I missed the August meeting where the ANC voted to oppose this Campus Plan. If I were at the August meeting, I would have voted to support the Campus Plan. Allow me to apply my previous remarks and explain why I would have voted in favor.

1. FRIENDS started over four years ago when a group of Foggy Bottom residents approached University officials seeking a forum to discuss community issues. The environment at meetings of established community groups, including the ANC at the time, had become so poisoned by hardliners on both sides that no real dialogue was possible. The University agreed that a new approach was needed and offered to provide space for a community meeting. The first meeting attracted 6 community members and 3 GW officials. Out of that meeting came a list of over 40 issues where both sides thought more could be done. Today nearly 350 people are part of the FRIENDS group and monthly meetings regularly draw 65-75 individuals, making FRIENDS by far the largest monthly community forum. The meetings are open to everyone and community attendees are asked to set the meeting agenda. GW officials are on hand to facilitate discussion and listen to community concerns. Initiatives as significant as the formation of an Office of DC and Foggy Bottom/West End Affairs, the publication of a Community Calendar of Events and the formation of a Neighborhood Action Team all have their roots in FRIENDS discussions. This coming Sunday (October 1st), FRIENDS will be holding its Fourth Annual Foggy Bottom/West End Neighborhood Block Party. Last year’s event drew over 1500 people. I am submitting a copy of this year’s Block Party flyer so that the Commission can see the impressive listing of over 100 community groups, churches, businesses and restaurants that will be participating. There are groups in the community that refuse to participate in this event, citing the fact that GW covers the capital costs for staging this event as a primary objection. Personally, I do not understand this position. The Block Party is planned by a committee made-up mostly of community residents. I would argue that GW can – and should – pay for the costs of the event.

I spent time talking about FRIENDS, because it represents a real shift in how community issues are addressed. Furthermore, it illustrates the good that can come about when community members and GW officials sit down and discuss important issues in a cooperative, not adversarial, manner. This leads me to point number 2

2. GW came to the ANC at the earliest possible point seeking input on Square 54 and related campus development. GW officials first asked to begin a dialogue on these issues in July 2004. Though individual informal conversations did take place, the first opportunity GW was given to make a formal presentation on the Campus Plan at a public meeting of the ANC was not until August 2006. As with the Advisory Committee that has never met, I am frustrated by how often politics gets in the way of real dialogue. I am not so naive as to think that talking will solve all town/gown tension, but I do think *both* sides have an obligation to make a good faith effort.
3. There was a formal process in place to collect community concerns relating to the Campus Plan and, in my opinion, the University made real changes on the basis of these concerns. For example, early plans showed significant development on 23rd Street and along F Street. My constituents did not have a problem with density, per se, but rather density that was located at the outskirts of campus near residential Foggy Bottom. As a result of these concerns, and a renewed focus on historic preservation, GW refocused the most intense development on the core of campus and away from the residential neighborhood. The School Without Walls development on F Street is a notable exception. However, the public private partnership that is at the heart of this joint project necessitates the location of a GW building on that site.
4. In conclusion, perhaps the Nelson Mandela's of the world are too few, and it's a bit much to ask for a Foggy Bottom equivalent. But it is not too much to credit broad minded individuals in FRIENDS seeking a balance between the role GW can continue to add to quality of life here, and yet to have a dialogue of intellectual honesty and genuine critical thinking about where the University can improve its additions to this community

Thank you for the privilege of testifying before this commission.

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D.C. OFFICE OF ZONING

2006 NOV 1 P 5:02

The 4th Annual Foggy Bottom & West End Neighborhood BLOCK PARTY

~ Brought to you by FRIENDS ~



You're Invited!

Sunday, October 1st

1:00 - 4:00 PM Eye Street Mall

(at the Foggy Bottom Metro, between 23rd and 24th St., NW)

Rain Date: Oct 8th, same time/place—Call 202/994-5050 for day-of weather updates

FRIENDS is a group started at the request of local residents to promote positive dialogue between GW and its neighbors. The group is dedicated to building a better Foggy Bottom / West End through *communication, cooperation and collaboration.*

For more information on FRIENDS or this event, please call 202/994-9132.

A Fun-filled Day for the Whole Family!

Participants include:

- AARP DC
- Active Minds
- Allies Building Community
- American Medical Student Association
- Black International Affairs Society
- Church Information
- CNN At GW
- CODE BLUE
- Colonial Community
- Colonials Weekend
- Comcast D.C.
- Consider It Done Home Improvements
- Councilmember Jack Evans
- Cultural Tourism DC
- Cup'a Cup'a
- D.C. Citizen Corps
- D.C. Department of Health
- D.C. Department of Public Works
- D.C. Emergency Management Agency
- D.C. Sierra Club Chapter
- D.C. Snacks
- EMERG
- Foggy Bottom/West End Business & Professional Association
- Forbidden Planet Productions
- FRESHFARM Market
- FRIENDS
- Global Languages
- GW College Democrats
- GW College Republicans
- GW Dance Marathon
- GW Department of Theatre & Dance
- GW Hospital (health screenings)
- GW Hospital Women's Board
- GW Medical Center
- GW Performing Arts
- GWSTAND
- Hillel/Jewish Student Association
- Hotel Lombardy
- Hunan Peking
- International Monetary Fund
- Iona Senior Services
- Jackie Robinson Society
- Juice Zone
- Karma Bar and Lounge
- Lamaze International
- Market at Columbia Plaza
- Metropolitan DC Police Department
- Metropolitan Optical
- Miriam's Kitchen
- Mount Vernon Programming Council
- Multicultural Food and Festival Aficionados
- Newman Center
- Neighbors to the President Museum Consortium
- Nirvana Restaurant
- Office of the Clean City Coordinator
- Office of District of Columbia and Foggy Bottom/West End Affairs (GWU)
- Office of Off-Campus Student Affairs (GWU)
- One Washington Circle Hotel
- Oxfam America
- Pangea
- People to People International
- Pita Pit
- Presidential Administrative Fellows
- Protestant Campus Ministry Association
- Red Cross
- Scarves by Auntie Do
- Sizzling Express
- Sons of Pitch
- Spice of the Caribbean
- St. Mary's Court
- St. Mary's Episcopal Church
- St. Paul's Episcopal Church
- St. Stephen's Church
- Starbucks
- Stephen Joel Trachtenberg Scholars
- Student Association (GWU)
- Students for Fair Trade
- Square 54 Information
- The Quincy Hotel
- Tresses Salon
- Troubadours/University Singers
- United Church Food Pantry
- Gelman Library (University & Foggy Bottom Archives)
- University Police Department
- Urban Professionals in D.C. (UPnDC)
- U.S. State Department
- Washington Capitals
- Washington Mystics
- Washington Wizards
- Washington Writers' Publishing House
- West End Library
- Western Presbyterian Church
- WRGW
- Esteem Cleaners

...and many more!

RECEIVED



Graham E. Long
Former Commissioner, ANC 2A06

D.C. OFFICE OF ZONING
143 Piping Rock Rd. 516-398-2467
Locust Valley, NY 11560 gLong@gwu.edu

2006 NOV 17 PM 5:03

September 25, 2006

To Whom It May Concern:

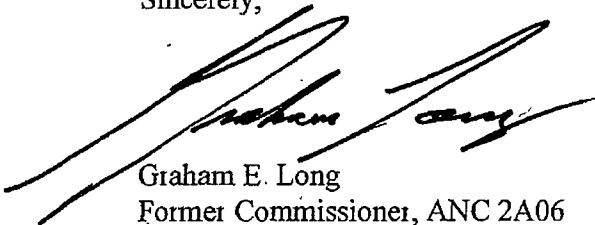
As a former commissioner for ANC 2A-06, GW alumnus, student of urban planning and design, and urban planner for the Nassau County Planning Commission in New York State, I would like to express my enthusiastic support for The George Washington University's new 20-year campus development plan

This new campus plan presents several elements in-keeping with the 'smart-growth' and community-based development practices that I have espoused both as commissioner for the local ANC representing parts of the university and the Foggy Bottom neighborhood, and as a practitioner within the planning field. The preservation of open spaces, historic structures (via the proposed historic district plan), and confinement of future university development within set campus boundaries, are among the most universally beneficial aspects of the campus plan for all interested parties. Furthermore, the transit-oriented and mixed-use development of square 54, the re-concentration of student housing within GW's campus, as well as the open and inclusive process of generating this campus plan are highly-regarded and admirable elements of common sense and thoughtful urban planning

If properly implemented (and the city would be well served to use the fullest extent of its power to hold the university to this intelligent new campus plan), this will foster a sustainable, universally beneficial, and well-received redeveloped campus, despite any criticism that may still exist of the intended outcome. The George Washington University has maintained its campus in Foggy Bottom for nearly a century, longer than virtually any other current occupant of the neighborhood. The Foggy Bottom community has continued to exist through years of thoughtless downtown development almost solely due to the university's presence. Having a campus plan that integrates the community, with focus on the very real concerns of outgrowing development, off-campus student residence, and destruction of the neighborhood ambiance, will keep Foggy Bottom a thriving community, keep the university on track to become a world-class institution, and create another exemplary neighborhood within the District of Columbia.

At a time when the competing interests of lucrative real estate development and community-based urban planning often result in both bitter disputes and the triumph of transient developers, it is refreshing to see a major institution embrace the principles of smart-growth it taught me. The District is always better off when it does the same.

Sincerely,



Graham E. Long
Former Commissioner, ANC 2A06

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D.C. OFFICE OF ZONING

2006 NOV 17 PM 5: 04

Harold R. Benson
2475 Virginia Ave, NW Apt 629
Washington, DC 20037

September 23, 2006

DC Zoning Commission
4414 4th St, NW Suite 21
Washington, DC 20037

Re: Foggy Bottom Campus Plan 2006-2025

Dear Commissioners:

As a resident of Foggy Bottom since January 2000 and retired practitioner and university professor of architecture and city planning, I recommend that the Commission approves the proposed George Washington University (GWU) new planned unit development (PUD) application.

Before retiring I worked for the Community Division of Facilities Planning at ARAMCO, Dhahran, Saudi Arabia for thirteen years. Previously I had taught city planning at the University of New Mexico, the Middle East Technical University, Ankara, Turkey and the University of Petroleum and Minerals in Dhahran Saudi Arabia

GWU should be encouraged in its pursuit of educational excellence with the least negative impact on the neighboring community. The comprehensive PUD process is a far better planning tool than the usual ad-hoc method used in the past. The PUD process is even more valuable, since GWU is making an additional request for its last large empty land parcel, Square 54, for an income producing, non-educational development.

I have been living part time in Italy where my wife and I direct a series of art and cultural workshops during the summer months. Unfortunately I have not been able to attend all the public meetings related to this plan, but have been impressed with the extraordinary effort of the DC Office of Planning (OP) and GWU to involve the citizens of this community in the planning process.

It is unfortunate that the Foggy Bottom Association and the Advisory Neighborhood Commission 2A did not more actively participate in the recent ongoing discussions. While their lack of confidence with GWU from past experience with the development and compliance of the 2000 Master Plan is understandable, it is obvious that more involvement is now required. Their points of concern are mainly due to the recent aggressive expansion of the undergraduate student enrollments and the resulting GWU intrusion into the adjacent neighborhoods. The OP has fairly included Campus Plan conditions, which severely restrict GWU from continuing this rapid expansion on the Foggy Bottom Campus (FBC). The most important constraints are: requiring an independent yearly audit with mutual agreement between OP and GWU on the methodology to define and maintain the student enrollment cap; limiting the use of off-campus undergraduate student housing; limiting higher densities on the periphery with the historic preservation and streetscape plans; and prohibiting expansion outside of the existing boundaries. The PUD allows an increase only in building density but neither in population nor in traffic density. The proposed new Advisory Committee must become a functioning body to help ensure compliance with the proposed PUD, if it is adopted.

The planning process is a continuous effort and any plan should be reviewed and updated with changing conditions. It is likely that given the restrictions in this PUD and after careful economic analysis, GWU may find that another satellite campus will be more cost effective in the future than continued vertical expansion on the FBC.

OP and GWU must be congratulated on their efforts to provide a workable guide to the future of the Foggy Bottom Campus with the limited developable land within the existing boundaries.

Thank you for your consideration.

Sincerely,

Harold R. Benson

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D.C. OFFICE OF ZONING

2016 NOV 17 PM 5:04

Good evening, my name is Christine Caggiano. I graduated from GW in May 2006 and chose to make my home in the Foggy Bottom historic district as a young professional. While a student, I undertook an independent study in urban development focused on this very plan. I examined the goals and effectiveness of the community-based planning process. At the end of this process, it was abundantly clear that this plan is a win-win situation for the University, the neighborhood, and the District of Columbia. Members of the ANC, the Foggy Bottom community, and the Office of Planning have publicly extolled the virtues of this plan, as evidenced in the Foggy Bottom Current articles I have attached to my testimony, and that I hope you all will take the time to read. This plan addresses the University's need to grow and expand its academic facilities and its housing needs while not further encroaching on the historic neighborhood; residents like Jim Morris, an ANC commissioner, are quoted as saying that "on balance, this university plan is advantageous to the neighborhood overall." The idea of growing up, not out, represents a willingness on GW's part to be a more mature member of the fabric of DC by concentrating student facilities in a core area. Additionally, this plan incorporates the ideals of smart urban growth, transit-oriented development, and environmentally friendly design. Furthermore, this plan represents a concerted effort on the part of the university to open a dialogue; in the second article, Travis Parker, a development review specialist for the Office of Planning, explains the road to these meetings, and concluded that "the result appears to meet the needs of all sides." GW understands it cannot erase the mistakes of the past, and can only work together with the neighborhood and with the city towards a better future for Foggy Bottom on the whole. This plan is by no means perfect for any single stakeholder; rather, it is a solid compromise never before seen in GW's community relations. It effectively addresses issues in the community as identified by the neighbors themselves. Again, in the words of Mr. Parker, this is a "plan that will make the university an increasingly positive part of the Foggy Bottom/West End Community." Thank you for your time and attention, and have a good night.

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D.C. OFFICE OF ZONING

2006 NOV 17 PM 5:04

GW's Campus Plan

DC Zoning Commission

September 25, 2006 .

My name is Tony Boyer. I have lived in Foggy Bottom and the District of Columbia for many years. I support the Campus Plan and ask you to do the same. While there are many parts to this plan, the ones that mean the most to me are:

- 1) Parking – GW has made a commitment to put much of its above ground parking underground. Further, it has committed to spreading this underground parking around campus instead of placing it all in one spot. This will help to prevent traffic jams that would be caused by all the cars trying to get to one location.
- 2) Retail – This area does not have enough retail. The development of a retail strip along Eye Street, including the old GW hospital site, will be a very welcome addition to the neighborhood. I cannot emphasize this enough. Everyone I talk to is excited about having additional neighborhood retail options nearby.
- 3) Housing – GW has committed to putting more student housing on its campus. This will be a good thing for both the students and the neighbors.

GW is an important part of this community and I encourage you to support the Campus Plan.

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D.C. OFFICE OF ZONING

Dottie Steranko-Testimony

2016 NOV 17 PM 5:04

Good Evening to ALL! Thank you for giving me the chance to speak about George Washington University and the proposed Campus plan.

My name is Dottie Steranko. I am a Senior Resident at St. Mary's Court. I reside at 725 24th Street, NW. To the left, my apartment faces a large apartment building (GW's). The GW Health Center is on the right, and several offices and a business building can also be seen from my window. Have I had many disturbances? I do not believe so. Thus, I am here tonight to express my support for the GW Campus Plan.

Some people stated that GW does not care about their neighbors. This has never been my experience for the past six years. In fact, I have experienced many neighborly and kind deeds given to us on behalf of the University.

The GW students have always have been mannerly, gracious and respectful to all at St. Mary's. I have witnessed countless deeds. Such good deeds include: access to the GW Health Center, assistance to me regarding a health issue, grocery shopping, doctors appointments, a variety of dances and affairs to keep us young, wonderful invites to GW games and concerts, special teams who help us clean our apartment, and will walk with us when we feel alone. There is also a lot of support toward us when dealing with special services, including a great Foggy Bottom area bus for all neighbors to use.

I will never forget our fire (this year). The first to house us, feed us and give us a feeling of security was GWU.

Ladies and gentlemen, I can go on and on. I am only one person, but I do believe there are many people who love GW students and the goals of the university to accomplish unity with all residents of Foggy Bottom. I have listened to Michael Akin at our Senior Luncheon.

This is a historic Preservation Plan that will benefit all. How can we not be proud to know we are all a part of a designated historic area? Furthermore, the proposed Campus Plan, residential zoned properties and mixed use development of Square 54 with effective dates should be considered. Is this not an effort to negotiate and work with the community?

This University is over 120 years old. It has to grow up and expand. Why can't this work? Let us show other cities what we can accomplish and work together. We have a beautiful city, wonderful residents and our Campus (GW). Can't we be a model example? Let us shine in Foggy Bottom!!

I love this campus area. The students, neighbors, shop owners, and most of all, the "young spirits" that are a part of our future. May George Washington University strive to become the best University and area to live and reside.

Thanks you for your valuable time.

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D.C. OFFICE OF ZONING

Good evening ladies and gentleman. Thank you for giving me the opportunity to comment on GW's Campus Plan. My name is Sandra Welch and I live in Foggy Bottom at 725 24th Street, NW. As I reside directly next door to GW's campus, I am very interested in what the school has planned for its future. After careful consideration, I support these plans for the following four reasons:

- 1) The Grow Up, Not Out approach makes perfect sense for this area. GW needs to grow its academic facilities in order become an even better school. At the same time, this growth should not and can not come at the expense of historic Foggy Bottom. By centering growth on the core of campus and not outward into the neighborhood, this plan caters to the needs of both GW and the community.
- 2) I am very excited about the prospects for a retail area that extends down Eye Street and includes the redevelopment of Square 54 as a mixed-use town center. This neighborhood is underserved when it comes to basic retail needs.
- 3) GW has committed to moving its undergraduate students out of off-campus properties and building more housing on-campus. This is a significant offer by GW that will better the quality of life for residents.
- 4) The School Without Walls partnership is a model that should be followed in other parts of the city. I know this commission will take up this project in a separate hearing, but it provides a good example of the creative and broad thinking that went into this overall planning effort.

Thank you for you time.

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2006 NOV 17 PM 5:04

September 25, 2006

Zoning Commission
441 Fourth Street, NW, Rm. 210
Washington, DC 20001

RE: *GWU's Twenty-Year Campus Plan*

Cases 6-11, 6-12

Testimony of Robert Lee Thomas

My name is Robert Lee Thomas, and I am a resident of St. Mary's Court, an apartment-living complex for retirees that is located on the GW Campus. My address is 725 25th Street, N.W., Washington, D.C. 20037, Apartment 812. I have lived there about two years, and plan to make my permanent home there.

In my experience of living at St. Mary's Court on the GW Campus I have found the Campus and the students to be excellent neighbors. My comments are first about the GW Students, second about my experience with the GW Administration, and third, some general comments.

First, the GW Students. My experience with the GW students is that they are almost always quiet, that they are generally clean and do not litter the area, and that they are the best of neighbors to our retirees, holding dances for them, cleaning their apartments, visiting them to provide company to those who have no visitors, and buying their groceries every week. In reference to litter on the streets, I have checked this out and collected this litter personally, and I have found what I have collected to be often quite aged and often litter that would come from some homeless person, such as obviously used newspapers.

In this regard, the students have announced a Hold the Door campaign where they show respect for the welfare of other students and their neighbors in the Foggy Bottom community (see attached). This student activity includes also garbage collection, picking randomly tossed papers and cans, etc., and keeping the streets and dorms clean. Actually, under the time and space constraints of this testimony and writing, it is quite impossible to individually list all of the many advantages I and my fellow retirees personally enjoy from the students or GW, so let me summarize by saying that they are truly excellent neighbors.

Second, with the GW Administration and not relating this to past history but to present reality, my experience with the Administration has been very positive. As it concerns this Campus Plan that is now under consideration, I have seen it in one forum or another as explained by this Administration with a request for my input numerous times. I have seen it explained with requests for public input at a luncheon in St. Mary's Court itself. It has been presented numerous times at an organization called "Friends"—meaning friends of the Foggy Bottom and West End Community—a resident-initiated group in which GW participates actively. Evidently, the past public relations practices of this University have turned this "Friends" entity that has the task of

befriending the local residents with the University into what has required a major effort on both sides. My impression is that after several years of attempting to work together jointly, some residents in Foggy Bottom appear to refuse to recognize that this organization and its active GW efforts at reform even exist

Again, especially for GW reform efforts, it does exist, and under the able leadership of Bernard Demczuk and Michael Akin, virtually every effort has been made to include the input of the residents in this Campus Plan. While it is true that universities and all of us can make mistakes, it is equally true that we can experience an enlightenment of conversion and do what is right. What is under consideration today is not the past errors that are in the past, but a new reality that is manifested by an effort to do what is right. In our American tradition, that reform should be recognized and given its own fair consideration.

Third, and generally, I understand it is said or implied that the University, as it was doing, is now continuing to expand in all directions from its present boundaries. The reality is that the University is now committed to limiting all future expansion to within its present boundaries. Included within these boundaries is part of the subject of consideration for this Campus Plan, or the development of the University owned former hospital site.

Also, I understand that it is equally said or implied that the University has embraced an effort to raise its student numbers without any specific limit to those numbers. The reality is that there is indeed a cap on those numbers, and that cap is the present student population of approximately 20,000.

Also, as I have already addressed, there are testimonies and accusations that the GW students are inhospitably noisy neighbors who clutter areas that were once clean with garbage so that the neighborhood is now unsightly. Again, my experience and observations are quite the opposite of this.

Finally, this Campus Plan includes the expenditure of \$12.5 million to build new dorms for the Students Without Walls. This educational facility that takes inner city children and turns them into young scholars has a remarkable record of achievement. The existence and achievements by this exemplary educational facility have in no small part been aided by the University and its faculty and even administrative members. This proposed GW funding to build new dorms for these students is a model of exemplary citizenship by a university organization. It is an example that demonstrates one of the many financially unquantifiable values or external economic benefits that are derived from a university presence. Universities can provide economic benefits such as this in much the same manner as the original space technology spawned new technologies and industries. An example of this economic benefit that does not show up directly in the tax rolls is included in the Campus Plan for Schools Without Walls, and deserves the full support of this



FOR IMMEDIATE RELEASE – 8/29/06

Student Association
Office of the Executive Vice President
The George Washington University

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2006 NOV 17 PM 5:04



Josh Lasky, Executive Vice President (jlasky@gwu.edu)
Chris Brooks, Chief of Staff (brooksc@gwu.edu)
Katie Lux, Senate Director of Public Relations (ktlux@gwu.edu)
Julie Potyraj, Chair of the *Hold the Door* Planning Committee (jbp09@gwu.edu)
Phone: (202) 994-7169

The Student Association announces *Hold the Door*, a civility campaign for The George Washington University community

FOGGY BOTTOM/WASHINGTON, DC – The Student Association is pleased to introduce *Hold the Door*, a civility campaign dedicated to inspiring acts of kindness, courtesy, and good citizenship on campus. The aim of *Hold the Door* is to encourage all members of the University community to show respect for the welfare of fellow students, faculty, staff, administrators, and neighbors in the Foggy Bottom/West End community.

Hold the Door is a grassroots movement that will be implemented entirely by volunteers who choose to engage in polite and considerate behavior on campus such as holding the door for the next person passing through, picking up pieces of trash on the sidewalk, or providing directions to someone looking at a campus map. Civilized behavior is not limited to polite actions directed toward strangers; *Hold the Door* encourages people to wait for a response after asking someone how he or she is doing, provide a compliment to a longtime friend, or summarize a conversation for someone who's just joining the discussion.

As we begin a new academic year, we encourage you to support *Hold the Door* and welcome the newest members of the University community. Buff and blue *Hold the Door* pins will be given out to people who are committed to the goals of the program.

For questions or for information on partnering with the Student Association on *Hold the Door*, please see the above contact information. Thank you for being considerate and taking the time to read this press release.

###

*“Every action done in company ought to be done with
some sign of respect to those that are present.”*

- George Washington

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New SA program emphasizes community

Posted Wednesday, August 30 2006 03:24:20 am

By Emily Metz
Executive Editor

In his first large-scale initiative as Student Association executive vice president, Josh Lasky '07 has chosen to focus on GW students' civility and kindness, highlighting a new theme for this year's SA.

His campaign entitled, "Hold the Door," is set to launch this weekend during move-in. Students connected to the SA and the office of the executive vice president will be seen wearing lapel pins, bearing the campaign slogan "Hold the Door," around campus all weekend in order to advertise Lasky's new initiative.

"We're trying to promote a kinder, gentler, more polite campus," said Lasky. "That's what really defines our campus."

A kinder, gentler campus as Lasky defines it would include students picking up garbage around campus, giving directions to confused freshmen, and saying 'good morning' to people and waiting for the response.

Students who exhibit these "polite" qualities or those who literally, "hold the door" for others, will receive the campaign pin to wear around campus, thus encouraging other students to follow their example.

"It's about people seeing a small spark and being inspired by it," said Lasky.

Lasky feels such a reform of the average GW student's conduct around campus is of the utmost importance. By dedicating his first public initiative to the campaign, Lasky is highlighting a new tone for this year's SA, with a stronger focus building a community rather than legislating and opining on student issues.

Rather, the new SA appears to be working toward reforming the typical GW mindset of cynicism and apathy toward the university and channeling into greater school spirit and community bonding.

"It's easy to say we're not giving enough, we're not. GW students are unique in the sense that we're highly motivated, busy people," said Lasky. "But, this initiative urges students to slow down, take a moment and notice others."

Many GW students feel that the lesson in civility should first be taught to SA senators. After a year plagued by petty in-fighting and bad press, many students find the Senate pointless. Lasky says he plans to spend time encouraging senators to respect each other, but that the general student body at GW can also benefit from this lesson.

"I have little patience for senators wasting my time, and in turn the students' time," said Lasky. "This year, senators won't be allowed to waste the Senate's time carrying out personal vendettas, and trying to steal the political spotlight."

Lasky plans to emphasize this point when Senator Training begins tomorrow.

"The training is set up to increase accountability in the Senate this year," said Lasky. "We want the senators to really get to know each other."

Lasky also intends to unveil his "Hold the Door" campaign at the Senate training, and he hopes to get many senators on board with the program. Lasky says many have already showed interest.

Said Lasky, "Hold the Door" hopes to further distinguish the identity of our campus, not by physical boundaries, but by the acts of a civility engaged, welcoming community."



It's where
George
would have
worked.

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WASHINGTON, DC

Robert Lee Thomas
September 25, 2006
Page Three

Board.

Respectfully submitted,

Robert Lee Thomas
St. Mary's Court
725 24th Street, N.W
Apartment 812
Washington, D C 20037

Tel: 202-223-0343

LETTERS TO THE EDITOR

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OFFICE OF ZONING

2006 NOV 17 PM 5:04

Hold the door

How can student life at GW be improved? Though broad and sweeping student-driven initiatives often produce worthwhile results, I feel that lofty, long-term goals lack some of the simplest and easiest solutions. One of the best answers I can provide for improving student life is to hold the door. Though it doesn't seem like much, holding the door for others is an act that greatly reflects who we are as individuals and what we value as a university community.

Door-holding etiquette is something that tends to be generally overlooked throughout society. As you approach the point of entry or exit, take a quick glance over your shoulder or listen to see if there are footfalls behind you. In my humble opinion, if an individual is within 20 feet of you and headed for the same door, it is only appropriate that you hold the door for them. In my personal observations, it has become evident that the greater the length of time I spend holding the door for a specific individual, the greater the satisfaction that the individual derives from my assistance.

On the other end, it is important that the recipient of the door holder's generosity must express some measure of gratitude. Whether it is a "thank you," a smile, or a pleasant combination of both, the effortless recognition required to support the work of door-holders everywhere is greatly appreciated. Eye contact during this exchange is thoroughly recommended. For me, the ultimate satisfaction is realized when the person I have just helped decides to assist the next person passing through.

Anyone can be a door holder. All it takes is a small degree of awareness that someone else might need to pass through the door you are using. Regardless of how busy you are, a few seconds spent doing this good deed for someone else will be genuinely rewarding.

I offer this challenge to GW because I believe it will effect a small but noticeable difference. I have faith in every member of the campus community to shape the University to be a better place to live and learn. Each of us has the responsibility to make GW a place for all to feel at home, and we can start small by holding the door.

-Josh Lasky
junior

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D.C. OFFICE OF ZONING

Statement before the Washington D.C. Zoning Commission Hearing
(September 25, 2006)

My name is Abraham Avidor. I am a retired federal employee (International Economist, Foreign Agricultural Service/USDA) and for the last 29 years have lived at the same Foggy Bottom address: 1101 NH Avenue, N.W., Apt. 415, Washington, D.C. 20037-1509. As a long-standing Foggy Bottom resident, I appreciate the contributions the George Washington University makes to the Community. Regularly, I attend classes as well as academic and cultural events held at the University.

My support for the Foggy Bottom Campus Plan: 2006-2025 reflects potential benefits to the Community, the District, and the University. Specifically, implementation of the proposed Campus Plan would:

- 1. Redevelop Square 54, creating a dynamic "town center" with offices, residential units, and retail stores, including a much needed large scale food store (see attachment);**
- 2. Provide additional retail services along the proposed I Street Retail Corridor;**
- 3. Concentrate new University development in targeted campus locations, away from surrounding residential neighborhoods;**
- 4. Gradually transfer the University's off-campus properties to uses other than student housing;**
- 5. Enhance the environment and pedestrian walking experiences through innovative improvements;**
- 6. Provide opportunities for new business development, enhancing the District's tax base;**
- 7. Preserve architectural resources through an historic district and landmark designation for additional campus buildings; and**
- 8. Sustain and promote a world-class university in the District of Columbia.**

This concludes my statement. Thank you for the opportunity to appear before the Commission

Signed: Abraham Avidor

Date: 9/22/06

Attachment

Trader Joe's

Although the recent opening of specialty food store Trader Joe's is a favorable development, it is not the solution to Foggy Bottom's overall retail food needs for the following reasons:

- 1. The store is small and crowded;**
- 2. The store is located in West End, away from the center of Foggy Bottom; and**
- 3. The store has no salad bar and a limited variety of fresh produce and processed foods.**

Conclusion: In addition to Trader Joe's, Foggy Bottom needs a centrally located, full service food store, such as the one proposed at Square 54.

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John Barnett
9/25/06.

D.C. OFFICE OF ZONING

2016 NOV 17 PM 5:05

I'm John Barnett. I live at Potomac Plaza in Foggy Bottom - a block from the Maginot Line.

When I first lived in Foggy Bottom from 1966 until 1977, all seemed well in the area as far as I can remember. I don't recall any serious town/gown issues.

In 1999, I moved back here to my old address and into a war of words between the resident associations on one side and the university on the other.

For six or seven years, now, the war of words has continued and some progress has been made primarily, I believe, in the matter of increased numbers of units of on-campus student housing. Goals have not been entirely met on schedule but neither have they been ignored. And the war of words continues.

Now comes the university with a grand plan aimed at building up and not out which makes a lot of sense to me.

School (campus) boundaries will be maintained; attractive landscaping accomplished and even greater access to University facilities will be (and are now being) offered to local residents.

Construction of student housing will continue until set goals are met.

All this without the need to turn Square #54 into a dormitory. That, in my opinion, would represent a horrible waste of an extraordinarily valuable revenue-producing property.

It's time for the war of words to cease.

It's time for the citizen associations; the regulatory bodies; and university representatives to sit down and with reasonable speed (using the good old give and take method) agree to allow the University to proceed with its' work.

Otherwise, the war of words continues with no end in sight.

Forget the past and some of the folks associated with it; agree on a plan;
ENJOY THE FUTURE!

Thanks.

John Barnett, Apt. 301
2475 Virginia Ave., NW
Washington, D.C. 20037-2030

(202) 338-2814

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D.C. OFFICE OF ZONING

Statement of Thomas Lyons Carr III

2006 NOV 17 PM 5:05

The District of Columbia Zoning Commission public hearing on the George Washington University's (GWU) proposed Foggy Bottom Campus Plan 2006-2025 and Planned Unit Development, Case Numbers 06-11 & 06-12, September 25, 2006

Mr. Chairperson and members of the Commission, thank you for holding this hearing and for providing me an opportunity to present testimony on GWU's proposed Foggy Bottom Campus Plan 2006-2025. My name is Thom Carr. I have been a resident of the District and Foggy Bottom since 1999, when, while in Federal Service, I transferred from Miami, Florida. I have since retired. I am also a GWU Alumni, having completed two advance degree programs there since transferring to the District.

The location of the Foggy Bottom neighborhood and GWU's unique campus in a major metropolitan area, their relationship to the Central Business District and Government institutions in the District of Columbia (DC), and mass transportation permitted me to accomplish that feat, while having full professional, personal, and academic life. A lot can be accomplished when most of your professional, personal, and academic needs are within a ten (10) city-block walk or just one or two Metro stops away.

To permit others the same flexibility, the residential character of the Foggy Bottom and West End neighborhoods must be retained, reinforced and even expanded to remain vibrant. To retain the unique character of the Foggy Bottom and West End neighborhoods, at the same time the George Washington University must remain the vibrant modern world-class institution that is in step with the nation and world.

For these reasons and many other reasons I do not have time to expound upon, I support the Commission approval of GW's The Foggy Bottom Campus Plan: 2006 -2025 with its "Grow Up, Not Out approach" and the proposal of a mixed-use "town center" for Square 54. The "Grow Up, Not Out approach" will prevent encroachment into the Foggy Bottom and West End neighborhoods and the reduction of the tax base and the residential housing needed by workers of other surrounding institutions and at the same time provides the University with the space it needs to meet its institutional needs. The "town center" will provide the desperately needed amenities to support a vibrant residential lifestyle in the Foggy Bottom and West End neighborhoods.

Besides being a benefit to the University and the local neighborhoods (community). The approval of these proposals would be a benefit to the District of Columbia (DC), for they will enhance a vibrant cluster (Foggy Bottom, West End, and GWU) that will stimulate and sustain growth in surrounding neighborhoods and communities; enhance and expand the District's tax base; and sustain and promote a world-class university in the District.

This concludes my testimony.

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Stephen L. Timlin
842 New Hampshire Ave., NW
Washington, DC 30037

2006 NOV 17 PM 5:05

September 25, 2006

Zoning Commission for the
District of Columbia
441 4th Street, NW
Washington, DC 20001

Re: Case No. 06-11
Case No. 06-12

Dear Commissioners,

I am Stephen Timlin. I live at 842 New Hampshire Ave., NW, at the corner of I Street, in the Foggy Bottom Historic District. I have owned and occupied my house for more than 20 years. It is located 1 block from the George Washington University Medical School and the Metro elevator on the I Street Mall.

I am aware that some of my neighbors are against the 20-year Campus Plan because they believe the University is out of compliance with the current Campus Plan. I feel this is a separate matter and not a part of the matter before you.

I like the new Campus Plan because of several factors. I like the plan for a retail corridor along I Street to include a large grocery store and additional retail businesses in Square 54. I have no objection to the University's using Square 54 as a cash cow to produce income for its needs, particularly for a new Science Center.

I like the plan for the University's housing most of the students in new and existing dorms in the middle of the campus, instead of in the surrounding neighborhood. This semester, there is far less student noise outside my house on Thursday, Friday and Saturday nights between Midnight and 3:30 a.m. since the Freshmen have been moved out of the Hall on Virginia Ave.

I am surprised that the proposed Campus Plan includes a historic district as favored by the Office of Planning and the Historic Preservation Office. I think this is an unnecessary burden on the University. Since the University has already destroyed so much of Foggy Bottom since it arrived in 1912, I think the University should be allowed to destroy anything still left within its campus boundaries.

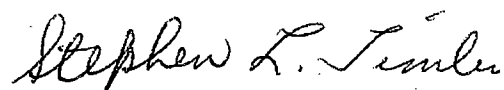
I am very glad to have the University's Office of District of Columbia and Foggy Bottom/West End Affairs available to me. I have met by appointment with Bernard Demczuk and I have met by appointment with Michael Aiken at their offices to discuss matters of importance to me. I have been entirely satisfied with their concern, their

interest and their responses to my inquiries, including discussion of aspects of the proposed 20-year Campus Plan.

I urge you to approve the proposed 20-year Campus Plan.

Thank you.

Sincerely,

A handwritten signature in black ink, reading "Stephen L. Timlin". The signature is written in a cursive style with a large, stylized 'S' and a long, sweeping underline.

Stephen L. Timlin

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2016 NOV 17 PM 5:05

Carol Mitten
Chair, DC Zoning Commission
441 Fourth Street, NW, Suite 210 South
Washington, DC 20001

Re: GW Campus Plan Cases #06-12 and #06-19

Dear Chair Mitten,

Good Evening Members of the Zoning Commission, George Washington University, and fellow neighbors of Foggy Bottom. Coming all the way across the country to attend GW, I did not quite know what to expect living in the nation's capital. Luckily, two months before I began my studies at The George Washington University, my Presbyterian Youth Group from Portland, Oregon planned a mission trip to the Washington DC, and Foggy Bottom area. I was ecstatic to be able to visit my new home before coming to begin school. What I found was a very vibrant community atmosphere, working in many different locations, from the neighborhood soup kitchens to the DC Food Bank, I fell in love with the city of Washington, DC, and a few months later, with this amazing University. This love has urged me to continue service in the area, and I have realized that this community benefits greatly from the philanthropic events organized from many student organizations. From the Turkey Dinner I cooked with the Student Association, to the Foggy Bottom Cleanup and Martin Luther King Jr. Day of Service, students continue to benefit this community immensely. This is why I support this plan not only as a student who desires to see his University enhance its research capabilities and international reputation, but as a citizen of Foggy Bottom who plans to live in the community for long after he graduates from this amazing institution.

I have had the distinct pleasure of working with Executive Vice President and Treasurer Lou Katz, Sherry Rutheford, Alicia O'Neal and many others over the last eight months leading up to these hearings. From attending community meetings to information sessions for students, I have discovered that this plan gives the University a unique vision for the future, a vision which embraces community concerns rather than fights them. As I walk down G Street 20 years from now, I want to see the Foggy Bottom that I see today; however, the front door to Foggy Bottom that Square 54 will create will allow me to enjoy vibrant community life just blocks from the largest historic district in Foggy Bottom. With the 1000 beds the School without Walls project will provide along with other projects that will centralize campus life, I will be able to enjoy the benefits of student life in my city without having to enjoy their nighttime activities. This plan is not only a sustainable future for GW, but it is a plan to better the community which I hope to someday raise a family.

Casey Pond, Senior 2007
Student Association, Chair, Dining Services Committee



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THE DEPARTMENT OF GEOGRAPHY

September 14, 2006

Zoning Commission, Hearings on the George Washington University Campus Plan

I very much appreciate the opportunity to testify before you today in support of The George Washington University Campus Plan. My name is Lisa Benton-Short, and I am an Associate Professor of Geography and also the Chair of the University and Urban Affairs Committee of the Faculty Senate. The University and Urban Affairs Committee (UAUA) helps foster continued good citizenship between GWU and the greater Washington, DC metropolitan area. By affirmatively tracking GW's already allocated resources and initiatives, the UAUA "paints the big picture" of GW's community relationship and subsequently provides the University with a valuable source of advice on continuous improvement and possible future endeavors. My comments today represent the sentiments of many of the faculty on this committee and focus on how the plan enhances faculty research and teaching at GW, particularly the academic space needs within the existing Foggy Bottom campus boundaries.

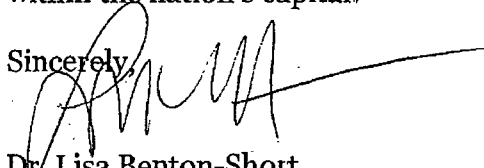
As a faculty member I teach several courses each semester and can attest to the fact that there is simply not enough classroom space on campus. In addition, much of it needs to be upgraded. As technologies advance this has allowed us to integrate slides, videos, PowerPoint and internet material into our teaching, making for much more active and dynamic learning situations. For example, I use PowerPoint and Arcview maps to diagram processes, display spatial relationships and graph trends. Yet many of our existing classrooms are inadequate to meet the demands of a global and high technology society. Both faculty and students suffer when our capabilities are thus limited. The approval of the campus plan will allow GW to generate the funds it needs in order to retrofit old classroom spaces, and more importantly, to build state-of-the-art classrooms and labs. This will benefit faculty, students and the community, who are welcome to audit GW courses.

As a faculty researcher, I can also attest to the inadequate research labs and research space currently available. Many faculty members were delighted to learn that one of the long term plans for the GW campus is the building of a new Science Center. A new facility such as this will allow both faculty and students the opportunity to engage in cutting-edge research on a range of critical national and global issues. It is imperative that research scholars have the facilities that provide cutting-edge technology research spaces. Faculty understand that the development of Square 54 will provide non-enrollment revenue to support the

university's core academic mission of both teaching and research. Thus the approval of the Campus Plan will make it possible to improve both the teaching and research facilities here at GW.

In summary, I strongly endorse the GW Campus Plan. I believe it reflects GW's broader strategic planning initiatives that will create a world-class university within the nation's capital.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisa Benton-Short', with a long horizontal flourish extending to the right.

Dr. Lisa Benton-Short
Associate Professor of Geography
The George Washington University
Email: lbenton@gwu.edu
Phone: 202-994-6188



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D.C. OFFICE OF ZONING

2006 NOV 17 PM 5:05

*The George Washington University
Office of the Student Association
Vice President of Public Affairs
September 25, 2006*

To the DC Zoning Commission;

I am writing this letter in support of The George Washington University's (GW) appeal to the zoning commission case #06-11 (also known as *Campaign GW*). It is my sincere belief that *Campaign GW* will provide significant improvements to the quality of education at the institution, to the neighborhood and surrounding communities, and to the District of Columbia. The result of GW's tireless efforts to compromise with the community and with government officials has resulted in a plan that is WIN-WIN-WIN for all parties involved. It is a **win** for the city, a **win** for the community, and a **win** for the University. I would like to focus my letter of support on the commitment of the University to develop square 54 and the EYE street corridor into what will ostensibly be a 'Georgetown-esque' commerce center.

The development of the square 54/I street corridor project site will result in a mixed use town center that could hold a small grocery store and many spaces for retail. Businesses from the community will have the opportunity to offer consumers desired shopping venues. The development of this land is a **win** for city as it will stimulate economic development and commercial enterprise which will eventually result in tax dollars for the city. It will also encourage commuter stops at the GWU metro station and would ultimately lead to increased revenues for city transit.

The development of the square 54/I street corridor project site will be a **win** for the community because the town center will generate jobs for the community, shopping amenities, and opportunities for small business and investment. The community will undeniably benefit from I street's development.

The development of the square 54/I street corridor project will be a **win** for the university because the added revenue will serve to fund further research, student organizations, university projects, and assist in the further development of world-class academic programs at GW and abroad.

I strongly urge the zoning commission to approve GW's appeal case #06-11 in favor of increased density for the University and approval of the new GW campus plan.

Sincerely,

Andrew Cooper, author
Vice-President of Public Affairs
George Washington University Student Association

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D.C. OFFICE OF ZONING

Zoning Commission Testimony 2016 NOV 17 PM 5:05

regarding Foggy Bottom Campus Plan

by Kris Hart, Foggy Bottom Business Owner

September 25, 2006

Commissioners and fellow concerned residents:

My name is Kris Hart; I am a business owner in Foggy Bottom, eight year resident of the District of Columbia, former student at the George Washington University and former student body president. Thank you for the opportunity to speak before you today regarding the Foggy Bottom Campus Plan. It is my heartfelt belief to support the plan, with a few minor reservations.

I understand there are many qualms from residents in the community concerning existing requirements in the current Campus Plan. Considering the state and developments of our current community, we must work together to move forward and develop a mutually amicable joint agreement for our future.

First, my reasons to lend my support. This is without question fair grounds to seek compromise. For years residents have been concerned with the sprawl of the university; this directly addresses and adheres to those concerns. The idea to build the university and strengthen it within its existing boundaries is past its time. Now, let's work from there.

It is clear we need a basis to work towards a cooperative, co-existing community. Currently, we do not have that. Over the last three years, the University has reached out and offered ideas, possibilities and solutions, and I commend their efforts. We, the members of the community must meet them face to face at the table and come to agreement.

Some of my initial concerns include:

1. If the University plans to house all of its undergrads on campus, bringing students within campus bounds from HOVA, Colombia Plaza, etc, then it is unacceptable to think we do not need an increase in on-campus parking. We must continue to look after the residents and businesses who are within the campus bounds.
2. As a city, we must protect the look of that area of our community as it has come to be. We must not allow a free-for-all in the size and height of buildings. Preserve historic Foggy Bottom, but let's not overshadow it with an entirely too dense campus.

3. I am offended, though it may be off topic, that older students cannot freely choose where in the city they would like to live. This, to me, is a basic civil right.
4. I have noticed the strides the University has made to work with the community. I have not been as involved this past half year, but I believe it is imperative that we work more closely together and in a civil manner.
5. The university needs to be more fair in its practice of adhering to and sticking to commitments. What we decide today, should not be held in a legal battle for an exemption tomorrow.
6. We need to work to create Square 54 in a timely manner with neighborhood input.
7. We must establish a strong Neighborhood Advisory Committee.

This last concern, I believe is most important. For it underlines the idea of a committee coming together with members of all constituencies, the university, residents, resident students, government leaders, business leaders, etc. to have a simple and effective goal committing ourselves to the preservation and promotion of the betterment of the Foggy Bottom community. Anyone who has resisted efforts to create dialogue in the past has not served the members of the community.

I understand there are issues of trust. We must work today for what we can effect tomorrow having learned from yesterday. We cannot afford to continue to resist based on past matters when issues of great importance to Foggy Bottom are imminent.

Let's make each party, and the university in particular, put commitments to the community in writing. For our town-gown relations will never cease to exist, we must focus on the process to manage them to our mutual benefit. All interested parties must make a concerted effort to decide the future of our shared community, Foggy Bottom.

Thank you.

Kristopher D. Hart
Owner, Relaxed
2112 F Street, NW
Washington, DC 20037
(202) 785-0006
kheart@relaxedgw.com

September 10, 2006

RECEIVED
D.C. OFFICE OF ZONING
2006 NOV 17 PM 5:06

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: GW Campus Plan Cases #06-11, #06-12 and #06-19

Dear Chairman Mitten,

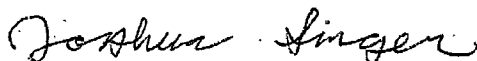
As the former ANC Commissioner for single member district 2A-06, I am writing this letter in support of the George Washington University Campus Plan. I have attended many meetings with members of the George Washington University administration and residents of the neighborhood concerning the Campus Plan over the past few years. I have witnessed first hand the support that many members of the community have for the university and its plans for the future.

I feel that the compromises offered by the university to transition current off-campus undergraduate housing to other uses and provide additional undergraduate housing within the campus boundaries is very reasonable. The hall on Virginia Avenue and Aston both are outside of the main campus footprint and it would be beneficial to both the students and community for the students to be on campus.

The university's improvement of the streetscape and public environment are of great benefit to the members of the Foggy Bottom community. These improvements offered by GW will enhance the feeling of safety within the community by promoting positive surveillance and reduce the number of places where unviewed crime can occur.

In addition to my support for their housing and public environment and streetscape plans, the university's plan for square 54 to include a grocery store and to create an I street corridor would enhance the diminishing number of business and services to the residents in foggy bottom- many of whom are senior citizens who are unable to travel great distances. This coupled with the creation of the GW Office of District of Columbia and Foggy Bottom Affairs will be of great use to the community. Having a resource for the residents to have a positive dialogue with the community will only enhance the growth and beautification of Foggy Bottom for years to come.

Sincerely,



Joshua A. Singer
Former ANC Commissioner; SMD 2A-06
450 Massachusetts Ave., NW Apt. 1017
Washington DC, 20001

RECEIVED

9.11.06

D.C. OFFICE OF ZONING

2006 NOV 17 PM 5:06

September 8, 2006

Carol Mitten, Chairman
Zoning Commission
441 4th Street, NW
Suite 200 South
Washington, DC 20001

Ann Hyde
700 New Hampshire Avenue, NW
Apt. 801
Washington, DC 20037

Re: GW Campus Plan Cases #06-11, #06-12 and #06-19

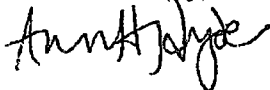
I am a Foggy Bottom resident and have been so for 26 years. I write this letter in strong support of the GW Campus Plan.

I have attended numerous community meetings where these plans as well as the School Without Walls and Square 54 projects have been discussed. In fact, the University first began seeking our thoughts on these plans in the summer of 2004.

Not only were we in the community kept abreast of the plans, but we were given a real opportunity to weigh-in and suggest improvements. More importantly, we had a direct line of communication with GW officials through Michael Akin, Director of DC and Community Affairs. This was important as these are complex plans that changed throughout the process.

This plan contains significant benefits for the community, the city and GW. As such, I offer my support and encourage you to do the same.

Sincerely,

A handwritten signature in black ink, appearing to read "Ann Hyde", written over the word "Sincerely,".

Ann Hyde

RECEIVED

9.11.06

D.C. OFFICE OF ZONING

VIVIEN E. KILNER

2475 Virginia Avenue NW Apt. 305
Washington, DC 20037

2006 NOV 17 PM 5:06

vkilner@msn.com

202 342-0520

September 10, 2006

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington, DC 20001

RE: GW Campus Plan Cases #06-11, #06-12 and #06-19

Dear Ms Mitten:

This letter is in support of the George Washington University (GWU) Campus Plan as referenced above. As a permanent resident of Foggy Bottom, who owns property in Potomac Plaza, I would like to see the neighborhood develop as a more inclusive community with additional retail services.

As I understand the purpose of the Campus Plan, Square 54 will allow for a mixed-use commercial redevelopment. This mixed use will bring us together as neighbors when using these services provided in the proposed building. Just as the newly opened Trader Joe's, in the former Columbia Woman's Hospital, has enlivened and enriched the neighborhood the proposed services for Square 54 will add to that mix of amenities.

The proposed Campus Plan also promises to increase the number of students housed on campus, improve landscaping and surrounding streetscape and generally enhance the campus environment. I believe all of these add to the quality of life in Foggy Bottom. As the reality unfolds, the neighbors deserve to be updated and to be involved in changes as they have in the past.

During my career, I lived on six different campuses as part of the academic community. It was never obvious to me that the campus was a detriment to the community but indeed enriched everyone. Now I am not an academic but a property owner on a block next to a dormitory. In fact, I lived here several months before realizing that this building was a dormitory. Because the campus brings activity to the Foggy Bottom Metro block, I am never afraid to walk home late in the evening. While students have been guilty of noise levels and other infringements, GWU has made every effort in these past few years to create ways to address these disturbances.

It disturbs me that The Foggy Bottom Association and the ANC seem to be negative toward almost any change in our neighborhood. My wonderment is if we did not have the advantage of a large University – what and who would be developing the neighborhood? Former controversy has made GWU accountable for planning and I believe it is now time to truly work together to bring additional benefits to the neighborhood.

Sincerely,


Vivien E. Kilner

RECEIVED

D.C. OFFICE OF ZONING

August 21, 2006

2006 NOV 17 PM 5:06

TO: Julie Westfall

Foggy Bottom Current

You asked why I voted at the August 16, 2006, ANC meeting against the ANC's letter (I'm not sure you're supposed to call it a resolution) protesting GWU's campus plan. For many reasons:

First of all, I'm not sure that the GWU campus plan should have been on the agenda without the ANC's having first amended or rescinded its resolution of November 16, 2005, that the "ANC opposes any consideration of further development of the GWU campus until GWU comes into compliance, through an independent audit--with its student headcount limits." Commissioner Michael Thomas may read the restriction as applying not to the ANC but rather to the Zoning Commission. And that may even have been what was intended. But it's not what the resolution says. Blame the careless drafters. The resolution came out of the leadership of the Foggy Bottom Association, in an attempt--successful--to hijack the agenda of the ANC. Perhaps that's why Vince Micone was so eager to rule me out of order the other night for seeking to amend or rescind it. To have done so would have been a slap in the face of the FBA--in reelection season. Mr. Micone's recourse to an "interpretation" of Robert's Rules of Order to put me down was pure uninformed desperation. There's nothing to interpret. The relevant sentences are unambiguous, and I'll be happy to share them with you.

I voted against the letter of protest because for nine months nothing having to do with the university's development plans has been on the public agenda of the ANC. Of course, there have been any number of behind-the-scenes meetings (called "briefings")--with university representatives, with developers, with the leadership of the FBA--from which the public and the press have been excluded. That's not the way I think an ANC should do business. But the resolution of last November appeared to keep the development issues from the public agenda. If you were at last month's meeting, you may recall my asking, at the close, how we were finally to discuss those issues when the earlier resolution was still on the books. Mr. Micone said that the matter would be dealt with at the start of the August 16 meeting. I leave it to you to decide whether that happened. If the earlier resolution was never a hindrance, as we're now supposed to believe, why was public consideration of the development issues repeatedly delayed--until more or less the eve of the zoning hearings?

I voted against the letter of protest because I find inherently problematic an up/down vote on something as complex and far reaching as this campus plan. The vote will be spun as opposition to the plan, plain and simple, or as support, plain and simple. The nuances of a "yes, but" or a "no, but" will be subsumed and lost. Won't the headline in the *Foggy Bottom Current* read something like "ANC Opposes (Slams?) GWU Campus Plan"? I don't want to be a part of that headline.

I voted against the letter of protest because I have seen no indisputable evidence that the university is not in compliance with conditions of the current campus plan--except perhaps for the condition that calls for an advisory committee made up of university and community representatives. The university's willingness to form that committee met resistance from the leadership of the FBA and the ANC.

I voted against the letter of protest because what seems to me the most problematic part of the university's plan--its fundamental reliance on a new, untried, two-stage PUD process--did not originate with the university but with the Office of Planning. So the university was instructed by a city government agency to go the two-stage PUD route. In fact, the entire plan rests on that foundation. Those on the ANC who are troubled by the PUD process, or merely have questions about it, should have been expressing their doubts and putting their questions all along now *to OP personnel--in public, at ANC meetings*. But university development issues have had no place on the ANC agenda since last November.

I voted against the letter of protest because the draft was not shown beforehand to representatives of the university. It's my understanding that Mr. Micone once promised university representatives that he would share with them in advance of a meeting the draft text of any important resolution, so that they would not be blindsided. Perhaps that's why he was so insistent the other night, as you heard, that the document not be called a resolution. He may think that by framing it as a letter he was off the hook. (Nor did Mr. Thomas want the document to be shown, by the way.)

I voted against the letter of protest because of Mr. Micone's disingenuous introductory remarks about how often this ANC has sided *with* the university. Sided on what? Small walls and lanterns in front of various university buildings? *We took the university's side on nothing major, because nothing major came before the commission--all the development issues were never on the table.* Were you present for the School Without Walls discussion a couple of meetings back, when only aesthetic and architectural aspects of the school's renovation were to be considered? The new university dormitory proposed for the adjacent site that the school sold to GWU was, in every sense, off limits.

I voted against the letter of protest because Mr. Micone's initial expressed public objection to it the other night had to do with *concern about the make-up of an advisory committee*--and that to me was mind boggling. A document of great reach and ambition, open to challenge for several weighty reasons, a document on which many intelligent and conscientious GWU staff members have worked for many months, in a process that they made admirably transparent, and Mr. Micone's first concern is the composition of an advisory committee? Was that supposed to be taken seriously? Not seriously enough, I guess, for it to have made its way into the body of the protest statement, which was written not by Mr. Micone but by Mr. Thomas.

I voted against the letter of protest because I do not favor the use of Square 54 for dormitories and academic structures--at a loss of significant amounts of tax revenue to the city and a significant amenity to the community--when there are other locations on the campus to accommodate those needs.

I voted against the letter of protest because I find statements like "there's just about no air margin left on 23rd Street" simply comic--and refutable everyday by walking on 23rd Street. If Square 54 is developed commercially, will no one be able to get to it? Will the bodies of those who make the attempt litter the sidewalks? Will approaching the hospital actually put you in need of the hospital? On the other hand, if the site is developed on a grand scale for academic purposes, is the absent air no longer an issue? Perhaps asphyxiated students would be regarded as an amenity to the neighborhood.

I voted against the letter of protest because I regard as little more than a red herring the newly introduced notion of additional satellite campuses for the university. Would students from the satellites be bused for some purposes to the main campus, as is now done with students from the Mt Vernon campus? And if that were to be done, wouldn't it increase traffic in the neighborhood (including 23rd Street)? A letter written this past year by an FBA lawyer contended that, because of their buses, Mt. Vernon students pollute the neighborhood *even more* than Foggy Bottom students. By the way, the underlying presumption--indeed prejudice--in that statement is breathtaking: *All students pollute the neighborhood.*

I voted against the letter of protest because I want to distance myself from the local fundamentalists who live only to obstruct and who feed on past grievances against the university as if they were mother's milk.

I voted against the letter of protest because I believe that at every stage in the long planning process the university has acted more honorably than its detractors.

I voted against the letter of protest because no one made a persuasive argument to vote *for* it.

Finally, *and perhaps most important*, I voted against the letter of protest because I don't have to leave my own building to find people who are not opposed to the university's plans, who are excited by the prospect of what may happen on Square 54, and who resent the FBA leadership's representation of itself as *the* voice of the community. It may be the loudest voice, and the best funded, and the most intransigent when it comes to university issues. But it's not the only voice. Mine was a vote for those other voices.

James Morris
ANC 2A 04

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THE FOGGY BOTTOM AND WEST END ADVISORY BOARD NEIGHBORHOOD
COMMISSION (ANC-2A) PASSED THE FOLLOWING RESOLUTION #05-11

*Resolution Pertaining to George Washington University Plans for the
Redevelopment of Square 54, the Old GW Hospital Site*

WHEREAS, George Washington University (GWU), a non-profit educational institution, is one of the largest landholders in the District of Columbia after the United States Government; and

WHEREAS, GWU's academic and hospital uses are not by-right developments and are allowed to operate in a residentially-zoned neighborhood only under the D.C. zoning regulations with an approved campus plan following the Special Exception provisions of DCMR Chapter 11 regarding colleges and universities; and

WHEREAS, GWU's Campus Plan includes total student population (headcount) and building density limits for the protection of the Foggy Bottom/West End residential host community; and

WHEREAS, GWU's development activities under its campus plan may also not be inconsistent with the Comprehensive Plan of the National Capital; and

WHEREAS on September 16, 2005, Judge Louis Oberdorfer of the U.S. Court of Appeals D.C. Circuit upheld the GWU Campus Plan 2000-2010 (Board of Zoning Adjustment Order No. 16553); and

WHEREAS, according to its required filings with the U.S. Internal Revenue Service, the GWU has been out of compliance with its total student headcount limit of 20,000 students at least since the Fall of 1999; and

WHEREAS, GWU has created admittedly adverse neighborhood impacts—including but not limited to the inappropriate use of the PUD development tool—due in part to its unfettered growth in violation of the policies contained in the Comprehensive Plan and now recognized by the federal Court of Appeals decision in its upholding of the BZA Campus Plan Order 16553; and

WHEREAS, GWU has never presented to ANC-2A an overall plan for housing its students within its current campus boundary or for developing its overall academic program and has adopted an "ad hoc" approach as demonstrated repeatedly by its development over the last 10 years and its current Square 54 proposed plan and related development "wish list" for other portions of its campus; and

WHEREAS, it is in the public domain that GWU has spent the last two years building a case to develop—through the use of the PUD tool—its old hospital site, the entirety of Square 54, which is located inside its campus boundary, for non-university uses and far beyond its overall current density limits and in direct contradiction of its campus plan; and

WHEREAS, GWU's plans also include at least an additional 2 million square feet of development within other parts of its campus which would effectively exceed the FAR (density) limits of the campus plan process, render the campus plan process meaningless, and establish an improper citywide precedent; and

WHEREAS, neither the Zoning Regulations for a Campus Plan nor the Zoning Regulations for a PUD state that a PUD is permitted under a Campus Plan, and absence of a reference in either the Campus Plan regulations or PUD regulations does not imply permission to use the PUD tool; and

WHEREAS, under the Campus Plan regulations, an applicant university or college already is provided significant flexibility of development and possible bonuses in exchange for the submission and approval of a Campus Plan; and

WHEREAS, GWU has repeatedly asserted that its students want to reside in close proximity to the academic “Campus Core” area (Squares 56, 77, 79, 102, 101 Lot 879, northern portions of Square 80, and Square 103 Lots, 27, 28, 35, 40, 813, 814, 816, 817) which is located wholly within its current campus boundary; and

WHEREAS, GWU has, in fact, created extremely large and densely populated dormitory facilities abutting non-university, non-campus residential property and is migrating its academic core southward, as recorded in testimony from the Office of Planning and noted on the record by the Zoning Commission during the GWU Campus Plan 2000-2010 hearings; and

WHEREAS, in a December 9, 1999, letter to the Director of DCRA, the DC Department of Health Director explained his department’s decision to allow the new GWU hospital to proceed without an EIS, with the caveat “But there is essentially no remaining air resource margin in the 23rd Street corridor just South of Washington Circle. This area will experience peak CO concentrations that are just below the applicable health standard”

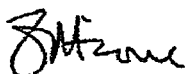
THEREFORE, BE IT RESOLVED THAT, ANC-2A opposes any consideration of further development of the GWU campus until GWU comes into compliance—through an independent audit—with its student headcount limits;

THEREFORE, BE IT FURTHER RESOLVED THAT, should GWU come into compliance with its campus plan, ANC-2A opposes any further development of the GWU campus, without consideration of the following:

1. A full Environmental Impact Statement of any future development, including Square 54, of its campus;
2. No further use of the FUD zoning tool—an inappropriate and unneeded tool for Campus Plan development—within the Campus Plan boundaries;
3. No further development of GWU’s campus beyond its remaining 550,000 square feet of developable rights contained in the 2000-2010 Campus plan and no increase in FAR;
4. Development of academic and residential facilities only within GWU’s remaining 550,000 square feet of developable rights

DATE: November 16, 2005

SMD	AYE	NAY	ABSTAIN	ABSENT	MOVED	SECONDED
01 Lehrman				X		
02 Price	X				X	
03 Savage	X					
04 Morris		X				
05 Miller	X					X
06 Micone	X					



Chairperson

RECEIVED
D.C. OFFICE OF ZONING

Bill and Claudia Schechter 2006 NOV 17 PM 5:06
2475 Virginia Avenue NW, Apt. 900
Washington DC, 20037
202-333-0737
Claudia.Schechter@verizon.net
Bill.schechter@verizon.net

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: GW Campus Plan Cases #06-11, #06-12 and #06-19

Dear Ms. Mitten and Zoning Commission Members:

My husband and I write in support of the George Washington University Proposed Campus Plan. This letter lists the primary reasons we both believe this plan is in the best interests of our historic neighborhood (Foggy Bottom), the city, and the University. But first, let me say that we are city dwellers. We love this neighborhood because it is a city – as opposed to a suburban-like – neighborhood. And while we have not always agreed with our neighbor the University, we feel that Foggy Bottom is a more dynamic city neighborhood because the University is in our midst.

We believe the plan allows the University to become a better neighbor while adding significantly to our city. As briefly as possible, here are our reasons for saying so:

1. We have actively participated in as many of the open, facilitated meetings as possible during the development of the plan and we have seen our recommendations, concerns and enthusiasms reflected in the University's plan. We applaud the use of an independent facilitator and the involvement of the University's and the city's planners in meaningful dialogue. We believe the process was honest, valid and has demonstrated results.
2. "Grow Up, Not Out" is the right answer to the neighborhood's concern that George Washington University is spilling outside its boundaries. As much as we love the University, we also love the high-rises like our own, the institutions such as the Kennedy Center, the quirky mews and the old row houses. We want this neighborhood preserved in its architectural richness and diversity. "Grow Up, Not Out" contains the student exuberance within the campus boundaries, helps create a world class institution in the city we love, and preserves the diversity of our neighborhood.
3. The historic preservation plan encompassed in the campus plan is critical to our support. We strongly support the creation of a University historic district and the designation of historic structures. We also applaud the University's partnership with the School Without Walls, both physical and academic. We know the University to be a good neighbor across the city through our other volunteer and work efforts.

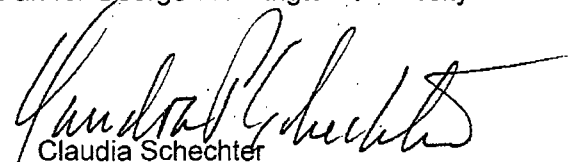
4. George Washington University has demonstrated its commitment by making the promised changes in housing for this school year that grew out of the planning forums. We agree that the University may not have always heard Foggy Bottom concerns, but they have demonstrated good faith in hearing them now and abiding by the commitments they have made.
5. We are also fans of the University's proposal for Square 54, provided that there is a significant commitment to moderate income housing within its residential core. When we first moved to this neighborhood in 1993, we were surprised by the lack of retail and restaurant services. The University has improved that with small retail and eating options within dorms and other campus buildings. But we need a shopping area that can support the very significant number of new residences between us and the West End. We have raised with the University the hope that improvements to the Foggy Bottom metro station, the fourth busiest in the system, can be part of Square 54. These should begin with a canopy, and if possible include a tunnel under 23rd Street. As an aside, we both work with nonprofit institutions. Earned revenue is essential to financial stability and security for any nonprofit today.
6. We have been quite vocal in meetings with the University about the need to preserve and expand green space, the tree canopy, and effective Bay-friendly pavements and plantings. We have spoken to University officials and planners at the public forums about these elements of the Streetscape Plan. Overall Foggy Bottom and the West End have lost important green canopy and space as the planned unit developments tear out the trees and replace them with small bench-type plantings that provide one tenth the cover. Please insure strong requirements for this element of the overall plan.

As residents in a small and beautiful urban neighborhood, we want that neighborhood protected. For the reasons above, we believe the University's proposed campus plan does so. But as residents of a great city, the District of Columbia, we want to see the city continue to thrive. Higher education is a primary employer in this city and one we are quite happy to claim, having lived earlier in areas more characterized by distribution, office that died at 5 p.m., and light industrial uses. George Washington University has increased its national stature many fold over the past 20 years. We hope it does become a world-class university, for the sake of our city. We are willing to live as that University's neighbor, provided that the University adheres to the proposed plan. It has the right balance to achieve both goals. The commitment to an independent audit of enrollment by the University demonstrates that appropriate enforcement mechanisms exist and we hope they will be built into the plan.

We thank you for allowing us to provide our thoughts in this letter and hope that the Zoning Commission will approve the proposed campus plan for George Washington University.

Sincerely,


Bill Schechter


Claudia Schechter

RECEIVED

D.C. OFFICE OF ZONING

C. Olive Hopkins
2400 Virginia Avenue, NW
Washington, DC 20037

2006 NOV 17 PM 5:06

Carol Mitten, Chairman
Zoning Commission
441 4th Street, NW, Suite 200 South
Washington, DC 20001

Re: GW Campus Plan Cases #06-12 and 06-19

Dear Ms. Mitten,

I support the following aspects of the campus plan:

A Comprehensive Historic Preservation Plan that proposes a potential GW Foggy Bottom Campus Historic District and designation of landmarks as well as a streetscape plan to make the area environmentally attractive and pedestrian friendly.

GW will not purchase additional residentially-zoned properties in Foggy Bottom/West End for non-investment purposes

Historic preservation plan

Will include an in-depth campus architectural and historic preservation study

Public Environment and Streetscape

The University will maintain an attractive campus environment – by concentrating density in targeted locations, the proposed development plan allows other areas of the campus to remain open and undeveloped (e.g. Kogan Plaza and University Yard)

The Campus Plan proposed strengthening the network of campus pathways to create better connections between open spaces and various University uses.

Community Benefits

Provide neighborhood-serving retail services on Square 54 including a grocery store and along the proposed I Street Retail Corridor.

Enhances the public environment and pedestrian experience through landscaping and streetscape improvements

District Benefits

Smart growth and transit oriented development planning advance by the DC office of planning

New business to enhance districts tax base.

Maintain architectural and historic resources

Yours sincerely,


Olive Hopkins

RECEIVED

D.C. OFFICE OF ZONING

2006 NOV 17 PM 5:07

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington, DC 20001

Re: **GW Campus Plan Cases #06-11, #06-12, and #06-19**

Dear Carol,

I am writing this letter to inform the Zoning Commission of my support for the Foggy Bottom Campus Plan: 2006-2025. As a graduate student of The George Washington University School of Business, and a resident of the Columbia Plaza apartment complex, I am pleased to learn of the continued cooperation between the University and the residents of Foggy Bottom regarding the development of the Campus Plan.


There are a number of components of the plan that I personally value highly. I have outlined a few points of the plan below that I consider to be exceptional for both students and residents of Foggy Bottom:

1. **Square 54** – town center will provide students and residents quality options for shopping and dining
2. **Streetscape plan** – the streetscape plan will provide residents with a more neighborhood feel as they travel along the city streets of Foggy Bottom
3. **Historic Preservation Plan** – historic preservation of select buildings will ensure that the Foggy Bottom neighborhood will retain much of its historical heritage
4. **Additional student housing** – GW's decision to grow up and not out is important in order to prevent replacing residents of Foggy Bottom with new students.

I believe that The George Washington University has not only been transparent during the development phase of the Foggy Bottom Campus Plan, but also extremely accessible. My questions and concerns regarding the plan were explicitly answered and approached with the care and concern that I required regarding future changes to my neighborhood.

As a resident of Foggy Bottom and a student of GW, I appreciate your concern to this matter. I look forward to the future approval of GW Campus Plan Cases #06-11, #06-12, and #06-19.

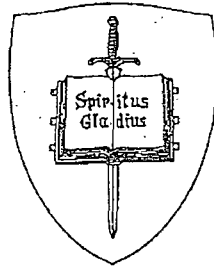
Sincerely,


Ryan Hajen

RECEIVED

D.C. OFFICE OF ZONING

2006 NOV 17 PM 5:07



ST. PAUL'S PARISH

THE REVEREND ANDREW L. SLOANE RECTOR

September 18, 2006

Carol Mitten, Chairman
Zoning Commission
441 Fourth St., N.W., Suite 200 South
Washington, D.C. 20001

Re: GW Campus Plan Cases No. 06-11, 06-12, and 06-19

Dear Ms. Mitten,

I write to give my support to the above-referenced plan for George Washington University's campus.

First, I must lay some claim to Square 54. My own parish of St. Paul's was situated on a part of this parcel of land from its founding in 1867 until its compulsory purchase by the government in 1945 to build the former George Washington University Hospital. This case of eminent domain was vigorously fought by my predecessor, Father McCallum, and his parishioners, at that time. And as is always true in such cases, fair market compensation is never actually realized and it proved to be a very traumatic period in my parish's history. The parish chose to continue its mission and ministry in the Foggy Bottom neighborhood and now is located at 2430 K St. on the south side of K Street -- a far less satisfactory location than we originally had on 24th Street.

Having said that, I do write to commend the proposals before you. Not only am I the Rector of this parish, but the Rectory is at 957- 25th Street and so I reside in the historic Foggy Bottom neighborhood. As such, I am acutely aware of the difficulties that exist between residents such as myself and the University. Chief among these, and one that has been very much a part of my life in the past 9 years, is the unruly behavior of undergraduates who rent homes in this residential neighborhood with their supposition that we must simply adjust our living to that of a campus. This causes not only insufferable living conditions, especially late at night for the residents, but also further increases the tension between the University and the community. I believe that the University has responded well to our concerns and complaints and I especially

Carol Mitten, Chairman, Zoning Commission

September 18, 2006

-2--

commend Michael Aiken, Director of the Office of District of Columbia and Foggy Bottom/West End Affairs at GWU for his diligent work in this.

The plan seems to address the housing problems that exist and offers some solutions to that elsewhere on the campus away from the family residential historic district.

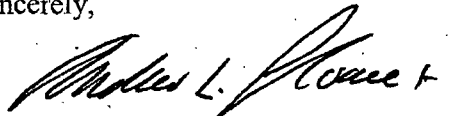
I especially would like to commend the mixed-use commercial redevelopment of Square 54. The shortage of neighborhood-serving retail opportunities has been a drawback in this part of Washington and the "town center" approach to the ground floor development of Square 54 is to be greeted, I think, with enthusiasm. The recent ecstatic reception of "Trader Joe's" on 25th Street between Pennsylvania and M Street is a case in point and another grocery store would be too good to be true!

I also believe that the University has tried consistently over the last two years to reach out to its neighbors in Foggy Bottom for our input regarding the future of Square 54 and the continued development of the University. Indeed, I have been a part of that process and again I commend Michael Aiken and his colleagues for their diligence and enthusiasm in this, and for incorporating our ideas and concerns into the plan.

I also note the fact that GWU, in coordination with the Office of Planning and Historic Preservation, has conducted an in-depth campus architectural and historic preservation study. I know that the University's original development plan was significantly modified to preserve important campus resources.

If I can be of further assistance in this, please do not hesitate to be in touch with me at the address below.

Sincerely,



The Reverend Andrew L. Sloane, D.D.
Rector
St Paul's Parish

cc: Mr. Michael Aiken, Director
Office of District of Columbia and Foggy Bottom/West End Affairs
1922 F Street, N.W., Suite 301
Washington, D.C. 20052



ST. MARY'S COURT HOUSING DEVELOPMENT CORPORATION
725 - 24th St., N.W. • Washington, D.C. 20037 • Tel: (202) 223-5712 • Fax: (202) 223-6191

RECEIVED

D.C. OFFICE OF ZONING

2006 NOV 17 PM 5:07

September 25, 2006

Carol Mitten, Chairman
Zoning Commission
441 4th Street, NW
Suite 200 South
Washington, DC 20001

Re: GW Campus Plan Cases #06-11, #06-12 and #06-19

Dear Ms. Mitten:

My name is Beatrice Watson. I have been the Executive Director of St. Mary's Court for 13 years. St. Mary's Court is located near The George Washington University (GWU) at 725 - 24th Street, NW. The Court operates a subsidized apartment housing facility for low income, elderly and disabled residents.

Over the years, St. Mary's Court has had a positive relationship with GWU. The students regularly volunteer to assist our residents. Faculty members lead lecture series at our noon-day lunch program and the University provided us with a much needed shuttle bus for resident transportation.

I have served in this neighborhood for many years and I am sensitive to the concerns expressed by some members of the Foggy Bottom community. We, at St. Mary's Court benefit from the University being in our midst, but we also benefit from and cherish the special nature of the Foggy Bottom community that our residents call home.

I am not here to comment on all the specific details of the Campus plan. Rather, I am here to tell you that St. Mary's Court (residents and staff) have been informed and involved as to the plan, particularly as to Square 54.

I participated as part of the Urban Land Institute panel concerning Square 54. I have also attended various community meetings where the plan was discussed. GWU representatives have held forums at the Court where the plan was described in detail and our residents were given the opportunity to raise suggestions and ask questions.



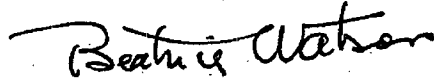
www.stmaryscourt.org

Page 2

In summary, rather than come to us looking for support of a predetermined plan, the University offered St. Mary's Court and the community a chance to be involved, particularly as to Square 54

Thank you.

Sincerely,

A handwritten signature in black ink that reads "Beatrice Watson". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Beatrice Watson
Executive Director



THE GEORGE
WASHINGTON
UNIVERSITY
MEDICAL CENTER
WASHINGTON DC

RECEIVED

D.C. OFFICE OF ZONING

2006 NOV 17 PM 5:07

PHYSICIAN ASSISTANT PROGRAM

September 7, 2006

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: GW Campus Plan Cases #06-11, #06-12 and #06-19

Dear Ms. Mitten,

I am writing to support the George Washington University proposed campus plan. As a long time District resident and GW faculty member, I have a strong interest in the continued ability of the university to maximize the education offered to its students and in its continued collaborative work with the residents of the Foggy Bottom neighborhood and the District as a whole.

The proposed plan has included several key features that make it the optimal proposal for neighborhood and the District as well as the university. There has been careful consideration given to historic preservation while upgrading facilities to include modern necessities such as accessibility for persons with disabilities. The proposal for Square 54 will bring an increase in tax revenue for the District and provide convenient retail opportunities for Foggy Bottom and other nearby residents. For the university, the plan includes upgraded facilities for the ever-changing needs of students and faculty.

The plan has been carefully crafted with ongoing input from the community at every step. Local businesses, residents, GW students and faculty have all been invited to comment and have had their input considered in the final plan.

In summary, the proposed campus plan will provide for positive growth for the university and the community over the coming decades. I strongly support it.

Yours Truly,

Susan LeLacheur, MPH, PA-C
Assistant Professor of Health Care Sciences

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OFFICE OF ZONING
Watergate Gallery & Frame Design

2006 NOV 17 PM 5:07

Sept 27, 2006

District of Columbia - Zoning Commission:

As a business in the Foggy Bottom neighborhood I have enjoyed having George Washington University as a part of the neighborhood. The university brings vibrancy and a sense of mobility to the community. It appears that the university is trying to settle some of the long standing disputes that it has had with the neighborhood by agreeing to remain within its boundaries and house the agreed number of students on its campus.

The plans that have been put forth for Square 54 appear to be consistent with the concept of improving neighborhood relations by proposing a multi use design that will both enhance the visual character of the neighborhood and serve the needs of the community. I endorse the plan for this if the university adheres to the agreements it has committed itself to with the neighborhood.

Sincerely,



Dale Johnson
Owner / president



The Watergate Mall
2552 Virginia Avenue, N.W. • Washington, D.C. 20037
(202) 338-4488

September 25, 2006

RECEIVED
D.C. OFFICE OF ZONING

2006 NOV 17 PM 5:07

Carol Mitten
Chair, DC Zoning Commission
441 4th Street NW
Suite 200 South
Washington, DC 20001

Re: 2006-2025 GW Campus Plan (GW Campus Plan Cases #06-11 and #06-12).

Dear Chairperson Mitten:

I am writing as a junior at The George Washington University (GW) in full support of the GW Campus Plan (cases #06-11 and #06-12). Having served as a student leader in different capacities, I have been able to gather popular opinion to share with you.

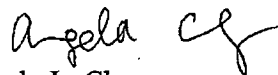
Students at GW like to spend time on campus. GW Housing Programs this year was able to assign every available bed to undergraduate students. The GW Campus Plan would provide more opportunities for students that want to live on campus the ability to do so. Many of the students who have been unable to find housing on campus have typically been forced to find housing in the states of Maryland and Virginia, boosting those state's economies and taking away from the District's. The truth is, if the GW Campus Plan passed, D.C. would receive the direct benefits of students' pocketbooks rather than passing off these benefits to our surrounding neighbor states.

Also, around the Golden Triangle area of D.C., banners suggesting that the area be viewed as a place of flourishing businesses are seen on every lamppost. To be honest, the Foggy Bottom area of D.C. is a bigger hotspot than the Golden Triangle area, and D.C. should capitalize on this. Square 54, aside from being Metro accessible and in one of the prime locations in town, would be an attribute to D.C., providing tourists and residents alike a place to shop, dine, and relax. Imagine the amount of income taxes this retail center would generate for the city! Students and many community members are for this idea because the benefits of an urban town center would mean we no longer have to travel to Virginia or Maryland to shop.

The students at GW are genuinely excited about having our campus "Grow Up, Not Out!" We know our school is a world-class institution, and we are more than excited to have our campus reflect our dedication to living, learning, and community. I hope my letter in support of the GW Campus Plan will help make the D.C. Zoning Commission's decision that much easier.

Thank you for your consideration.

Sincerely,



Angela L. Chang

Neil S. Alpert
1080 Wisconsin Ave, NW D.C. OFFICE OF ZONING
Washington, DC 20007
RECEIVED
2006 NOV 17 PM 5:07

Zoning Commission
Carol Mitten, Chairman
441 4th Street, NW
Suite 200 South
Washington, DC 20001

September 27, 2006

RE: GW Campus Plan Cases #06-11, #06-12, and #06-19

Dear Carol:

I hope all is well with you. I have not had the pleasure of bumping into you at any local events in quite sometime, so again I hope all is well. I wanted to write you a quick letter in support of George Washington University and its Foggy Bottom Campus Plan: 2006-2025. Unfortunately I did not have the time to testify the other night, but feel it important enough to put my thoughts in writing.

Seeing as this is Washington, DC most issues and plans can be interpreted in a myriad of ways both on the national and local level, but one thing that cannot be disagreed with is the economic, cultural, medical, and sociological benefits that the George Washington University has brought to our city for decades. From it's outdoor community events to offering free services at the hospital, from providing free community services at its state of the art gym facility to local residents to its work on homeland security, and from its sheer size and economic donations and tertiary economic benefits it brings to our city, George Washington University should be considered one of the jewels of our city, as I am sure it would be in almost any other city around the world.

Because of everything GWU has given, whether directly or indirectly to the city, when times like this (GW Campus Plan Cases #06-11, #06-12, and #06-19) arise, it is our duty as residents of the District of Columbia to stand up and take notice of those entities that have been "team players" and those that haven't. GWU has certainly been a "team player" and has focused not only on the well being of its students but the well being of our city.

The Foggy Bottom Campus Plan: 2006 - 2025 is one that GWU did not enter into lightly. Great time and effort has been spent on this plan making sure that its benefit our city as well as the University. Countless meetings, from the local ANC (of which you are an expert) to brownbag lunches, GWU has reached out to as many residents as would listen ensuring their positive support and "buy in" for this plan. Square 54 would serve as a hub for residential "foot traffic" from those taking advantage of its mixed-use commercial redevelopment.

GWU has covered all of its bases. Not only has it done an exhaustive collaboration with the neighboring community but it has also taken into consideration the necessary historic preservation of Foggy Bottom. Its streetscape plan will help to preserve the fabric of this neighborhood community found within our "hustle and bustle" city. I look forward to their landmark buildings that are being planned.

As someone who has always been supportive of GWU I think now is the time for the community and city at-large to stand equally supportive the GWU Foggy Bottom Campus Plan: 2006 – 2025. GWU has stood with us from always supporting the local community at events, rallying support behind our collective charities, and even going as far as to memorializing our first Mayor.

I hope you will stand with me in support of GWU today as it has stood in support of us in the past.

Thank you for your time Carol.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Alpert", with a stylized, cursive script.

Neil S. Alpert

RECEIVED

D.C. OFFICE OF ZONING

Dear Madam Chair:

2006 NOV 17 PM 5:07

Thank you very much for allowing me to testify in support of the Foggy Bottom Master Plan. My name is Ben Hyman, and I'm a freshman at GW. Although I haven't been at GW for very long, given my background I am uniquely qualified to comment on this plan. In 2001, then Governor of Maryland Parris Glendening and I started a scholarship fund in my name at the National Smart Growth Center at the University of Maryland for local planners with money from me and the state of Maryland. Since then, I've spent summer internships studying land-use planning at the Baltimore City Department of Planning and transportation planning at Parsons Brinkerhoff, a national consulting firm.

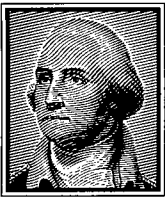
Here's why I support the plan. When I worked at the Baltimore City Department of Planning, we reviewed many PUDs, including some from universities. Universities, by nature, are mixed-use. They are schools, offices, residences and retail establishments. Therefore, we at Planning encouraged diverse uses in those PUDs. This plan encourages many uses, including allowing for the mixed-use redevelopment of the Square 54. The many uses proposed for the site are amplified by it being a Transit Oriented Development, which makes it a magnet not just for the GW community but for the city-at-large.

The other criterion we took very seriously when reviewing proposed zoning changes at Planning was whether the proposed changes complemented the character of the surrounding area. This plan does very well in that regard. Developments proposed around the 22nd corridor are of a greater scale than the developments proposed on F and G Street, consistent with existing development patterns and uses. This plan, while giving GW the ability it needs to make it a more dynamic school, also fits well within the Foggy Bottom neighborhood.

Thank you for giving me the opportunity to speak in support of the Foggy Bottom Master Plan and I'd be happy to take any questions.

Regards,

Ben Hyman
George Washington U. '10



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WASHINGTON DC

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D.C. OFFICE OF ZONING

2006 NOV 17 PM 5:07 GW HOUSING PROGRAMS

November 14, 2006

Carol Mitten, Chairman
Zoning Commission
441 4th Street, NW, Suite 200 South
Washington, DC 20001

Dear Ms. Mitten:

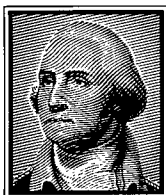
I'm proud to write in support of The George Washington University's plan for Square 54 (Case #06-27). As Assistant Dean of Students, I'm also proud to be a part of the University's continuing commitment to the Foggy Bottom community.

Square 54 will provide shared and lasting benefits to both the University and the larger Washington community. It will offer key community benefits including: retail space that meets the needs of members of the Foggy Bottom and West End neighborhoods with a neighborhood grocery store; apartment housing options that include both affordable dwelling and workforce housing units; underground parking and loading facilities to eliminate street traffic problems; and landscaping and streetscape improvements that enhance the Foggy Bottom experience. Further, the development of Square 54 will provide new opportunities for business development and job growth, will enhance the District's tax base, and will encourage new residents to live in Washington.

It's an exciting time to be in Foggy Bottom, as the neighborhood and University embark on this important effort. Together, we can maintain a world-class institution in the heart of Washington, DC. Should you have any questions about my support of the Square 54 plan, please do not hesitate to contact me. I can be reached by phone at (202) 994-6534 or by e-mail at rsawyer@gwu.edu.

Sincerely,

Rebecca A. Sawyer
Assistant Dean of Students



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON DC

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D.C. OFFICE OF ZONING

2006 NOV 17 PM 5:07

GW HOUSING PROGRAMS

November 14, 2006

Carol Mitten, Chairman
Zoning Commission
441 4th Street, NW, Suite 200 South
Washington, DC 20001

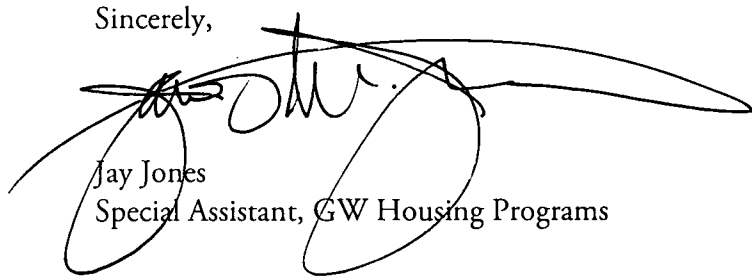
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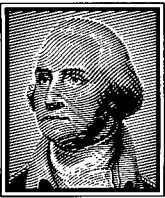
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Sincerely,



Jay Jones

Special Assistant, GW Housing Programs



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON DC

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D.C. OFFICE OF ZONING

GW HOUSING PROGRAMS

2006 NOV 17 PM 5:08

November 14, 2006

Carol Mitten, Chairman
Zoning Commission
441 4th Street, NW, Suite 200 South
Washington, DC 20001

Dear Ms. Mitten:

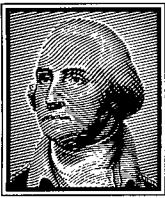
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Sincerely,

Matt Cochran
Executive Assistant, GW Housing Programs



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON DC

RECEIVED

D.C. OFFICE OF ZONING

GW HOUSING PROGRAMS

2006 NOV 17 PM 5:09

November 14, 2006

Carol Mitten, Chairman
Zoning Commission
441 4th Street, NW, Suite 200 South
Washington, DC 20001

Dear Ms. Mitten:

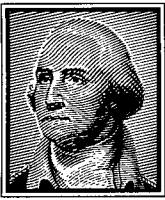
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Sincerely,

Corbin Campbell
Assistant Director, GW Housing Programs - House Life



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON DC

RECEIVED

D.C. OFFICE OF ZONING
GW HOUSING PROGRAMS

2006 NOV 17 PM 5:09

November 14, 2006

Carol Mitten, Chairman
Zoning Commission
441 4th Street, NW, Suite 200 South
Washington, DC 20001

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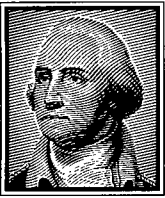
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Sincerely,

Lyndsey Walther-Thomas
Assistant Director, GW Housing Programs - House Life



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON DC

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D.C. OFFICE OF ZONING

GW HOUSING PROGRAMS

2006 NOV 17 PM 5:09

November 14, 2006

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Zoning Commission
441 4th Street, NW, Suite 200 South
Washington, DC 20001

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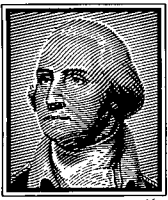
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Sincerely,

Evan Sarris, Jr.
Executive Assistant, Budget and Payroll



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON DC

RECEIVED

D.C. OFFICE OF ZONING

GW HOUSING PROGRAMS

2006 NOV 17 PM 5:09

November 14, 2006

Carol Mitten, Chairman
Zoning Commission
441 4th Street, NW, Suite 200 South
Washington, DC 20001

Dear Ms. Mitten:

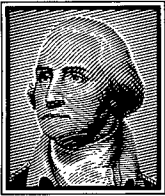
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Sincerely,

Chinh Fannin
Executive Assistant, GW Housing Programs



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON DC

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D.C. OFFICE OF ZONING

2006 NOV 17 PM 5:09 GW HOUSING PROGRAMS

November 14, 2006

Carol Mitten, Chairman
Zoning Commission
441 4th Street, NW, Suite 200 South
Washington, DC 20001

Dear Ms. Mitten:

As a Foggy Bottom resident for the past four years, I'm proud to write in support of The George Washington University's plan for Square 54 (Case #06-27). As Director, GW Housing Programs – House Life, I'm also proud to be a part of the University's continuing commitment to the Foggy Bottom community.

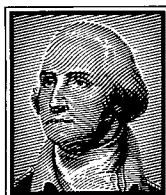
Square 54 will provide shared and lasting benefits to both the University and the larger Washington community. It will offer key community benefits including: retail space that meets the needs of members of the Foggy Bottom and West End neighborhoods with a neighborhood grocery store; apartment housing options that include both affordable dwelling and workforce housing units; underground parking and loading facilities to eliminate street traffic problems; and landscaping and streetscape improvements that enhance the Foggy Bottom experience. Further, the development of Square 54 will provide new opportunities for business development and job growth, will enhance the District's tax base, and will encourage new residents to live in Washington.

It's an exciting time to be in Foggy Bottom, as the neighborhood and University embark on this important effort. Together, we can maintain a world-class institution in the heart of Washington, DC. Should you have any questions about my support of the Square 54 plan, please do not hesitate to contact me. I can be reached by phone at (202) 994-4518 or by e-mail at jkohl@gwu.edu.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Kohl'.

James Kohl
Director, GW Housing Programs – House Life



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON DC

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Sincerely,



Seth Weinschel

Director, GW Housing Programs – Assignment & Occupancy Management