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June 26, 2007

BY FAX

D.C. Zoning Commission
 Office of Zoning
 441 4th Street, N.W., Suite 210
 Washington, D.C. 20001

RECEIVED
 D.C. OFFICE OF ZONING
 2007 JUN 26 PM 12:31

Re: **Z.C. Case No. 07-12**
The George Washington University - Mount Vernon Campus
Special Exemption Application for Amendment to and Further
Processing of an Approved Campus Plan
Pelham Replacement Project

Dear Members of the Commission:

The purpose of this letter is to clarify the position of the W Street Neighbors with respect to George Washington University's ("GWU") application for a special exemption to its approved campus plan.

The W Street Neighbors group represent those residential neighbors who both affront and are adjacent to the north, northeast, and northwest GWU's Mount Vernon Campus. A number of these neighbors participated in the Neighborhood Alliance Agreement with GWU in 1999.

GWU's pre-hearing submission, filed with the Commission on June 18, includes a draft letter of agreement with the W Street Neighbors. However, the W Street Neighbors wish to make it clear that, as of this date, GWU and the W Street Neighbors have been unable to reach an agreement for submission to the Commission. The W Street Neighbors are hopeful that an agreement can be reached and are continuing to work with GWU on the issues of concern to both parties. However, until such time an agreement is reached, it is our position that the Commission should not approve the special exemption and should instead continue the application. A continuance of no less than 30 days would give the W Street Neighbors and GWU an opportunity to continue their ongoing dialogue in an effort to reach an accord.

GWU's application goes significantly beyond its expansion of Pelham Hall and affects numerous issues of concern to its W Street Neighbors -- potentially until 2030. In particular, but without limitation, the W Street Neighbors are concerned with both compliance with and the

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extension of the 1999 Neighborhood Alliance Agreement. This agreement was the result of months and months of discussions between GWU and its neighbors and represents the core document in the University's relations with its residential neighbors. The agreement includes such key provisions as traffic, access, parking, landscape buffers, noise, lighting, the number of students on campus, university expansion and development, protective areas, etc. In addition to those critical elements in the 1999 Neighborhood Alliance, the W Street Neighbors are especially concerned with creating a protective zone against future development, a dense landscape barrier, a deduction of the additional square footage sought for Pelham Hall, and the impact on the neighborhood from storm water runoff.

In summary, the W Street Neighbors are hopeful that an agreement can be reached with GWU on the issues of concern to the residential neighbors and respectfully request that the special exemption approval be held in abeyance or continued to permit such discussions to continue.

Thank you for your consideration.

Respectively Submitted,

A handwritten signature in black ink, appearing to read "Stephen K. Gardner". The signature is fluid and cursive, with a long horizontal stroke at the end.

Stephen K. Gardner
On behalf of the W Street Neighbors

=== COVER SHEET ===

TO: _____

FROM: MCKENNA LONG ALDRIDG

FAX#: 202-496-7756

TEL#:

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Date: June 26, 2007

To: Name/Company	Fax No.	Phone No.
D.C. Zoning Commission Attention: Donna	727-6072	727-0789

From: Stephen K. Gardner
Phone: (202) 496-7661
Re: Z.C. Case 07-12
George Washington University - Mount Vernon Campus

Number of Pages (including cover):

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