

**Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3-D**

P.O. Box 40846
Palisades Station
Washington, D.C. 20016

September 11, 2007

Ms. Carol Mitten
Chair
District of Columbia Zoning Commission
441 4th Street, NW
Suite 210-S
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2007 SEP 11 AM 9:27

RE: Z.C. Case No. 07-12 ---The George Washington University –
Mt. Vernon Campus Pelham Replacement Project
Post-Hearing Submission

Dear Chairman Mitten:

Advisory Neighborhood Commission 3D (ANC) held its regularly scheduled meeting on September 5, 2007 and a quorum (4) was present at all times. Notice of the meeting was posted in the NW Current Newspaper, the ANC Website and throughout the community. Discussion of the Post-Hearing Submission was noticed as an agenda item.

ANC 3D regrets missing the September 10 submission deadline, however the time between the ANC evening meeting of September 5 and the September 10 deadline was a matter of five days and perhaps a bit unrealistic given the amount of subject matter being considered. On behalf of ANC 3D, I ask the Zoning Commission to accept this submission and enclosures into the file for consideration of Z.C Case 07-12.

ANC 3D received the post-hearing submission on the Pelham Replacement Project on July 30, 2007. Members of W Street and Berkeley Terrace were also given an opportunity by the ANC to review the submission and were in attendance at the September 5 meeting. Their written comments and letters received relative to the Post-Hearing Submission are enclosed.

George Washington University has demonstrated a reluctance to discuss mitigation beyond the Pelham Replacement Project which will be the last building constructed under the 2000 Campus Plan. The university has elected not to address neighborhood concerns with regard to future construction and implementation of a comprehensive storm water management plan until a new campus plan is on the table.

Allocation of Gross Floor Area

The university noted it intends to remove space reallocated to the Pelham Replacement Project from the Ames Hall Expansion and the Athletic Center (Fitness Addition). These proposed buildings, while from the residential/campus life/athletic use category, will not be built under the 2000 Campus Plan and their proposed locations are central to the campus. The reduction in size of these buildings will have little visual benefit for residences that surround the campus.

ZONING COMMISSION
District of Columbia
CASE NO. 07-12
EXHIBIT NO. 48
ZONING COMMISSION
District of Columbia
CASE NO. 07-12
EXHIBIT NO. 48

ANC 3D found the university chose to exercise its right to select the sites from which the space would be reallocated rather than address the concerns of the W Street neighbors who requested the space be removed from the proposed Hillside Residence Halls which will be located at the corner of W Street and Foxhall Road.

Landscape Plan

The university landscape architect, Robert Good of Stephenson and Good Landscape Architects, made an initial presentation of the landscape plan at a public meeting on July 12, 2007 at which members of the community and ANC 3D were present. A presentation on the selection and placement of trees and shrubs was discussed and was followed by numerous suggestions from residents of the community. One of the concerns raised was that the university has no means to care for its landscaping and much of what was originally planted under the 2000 Campus Plan along W Street and Berkeley Terrace has not survived. Written submissions (enclosed) from Steven McClain and a group of Berkeley Terrace neighbors indicate there are missing trees and shrubs that have not been replaced under the current landscape plan.

Charles Pashayan, who lives at the corner of W Street and Foxhall Road, has had several conversations with the university regarding the selection of trees proposed for the corner of W Street and Foxhall Road. His concern is that what has been selected will not reach maturity prior to the construction of the Hillside Residence Halls; the deciduous trees that are currently there will be removed during construction; the replacement trees will lose their leaves for six months of the year; and, there will be no buffer from the proposed Hillside Dormitories.

The photos provided under Exhibit D of the July 30 submission are taken from the upper floors of Mr. Pashayan's home and help illustrate his concerns. He has contacted Ruppert Nurseries, Inc., a nursery that is capable of moving mature evergreens and trees, and has requested that their nursery stock be substituted for those immature planting proposed by the university's landscape architect. Earl Eutsler of the DC Urban Forestry Administration confirmed that Ruppert Nurseries is well known, has a good success rate and is respected for their ability to transplant mature evergreen and deciduous trees.

ANC 3D found the landscape plan presented on September 5 appears to be a work in progress. The proposed landscaping has not been accepted by the neighbors; there is no campus-wide plan in place for the care of new plantings; and, there are plants missing from the original landscape plan that have not been replaced under the current plan.

Storm Water Management

The drawing prepared under Exhibit B by the university, and submitted for consideration on September 5, was presented by Randolph Peterson of A. Morton Thomas and Associates, consulting engineers. Mr. Peterson noted that water leaving the campus on the W Street side is improved as it runs across rip rap that has been placed at the mouth of a storm culvert into which all W Street water is channeled. It was agreed that there is no other treatment of water before it enters the storm pipe.

Thomas Bradley, a resident of W Street, noted there is a 94-foot vertical drop in the topography of the W Street side of the campus between Foxhall Road and the storm culvert –

the distance of one city block. His letter addressing the path of flow is enclosed; but, he also noted that the untreated water that flows from Foxhall Road, across the campus and the parking lot into the storm culvert eventually reaches the Potomac River and Chesapeake Bay.

Mr. Peterson informed the ANC that storm water directed to the Whitehaven side of the campus will meet all requirements of the District's Department of the Environment; will be channeled into a sand filter and slowly released over a 24-hour period, and, there should be no impact on Whitehaven Parkway and areas below MacArthur Boulevard as a result of the Pelham Replacement Project.

ANC 3D recommends the university is in need of a comprehensive storm water management plan for the entire campus and additional mitigation on the W Street side of the campus is needed to bring that area into compliance with District requirements for best practices of storm water management. The university has presented a "comprehensive storm water concept" but lacks a "comprehensive storm water management plan" for its Whitehaven campus.

Views from W Street

Charles Pashayan addressed his visual concerns in connection with the proposed landscaping plan. The views of concern are not related to the Pelham Replacement Project but rather the proposed Hillside Residence Halls that will be built across from his residence under a future campus plan.

The Access Road

ANC 3D has been unable to find any reference to an access road or its approval in the 2000 Campus Plan, however the ANC did approve a curb cut for the road with conditions at its September 5 meeting. At best, the road as proposed under the Pelham Replacement Project requires a *change of use* from what was originally proposed and should be specifically addressed by the Zoning Commission.

ANC 3D asks that its findings be given the "great weight" to which they are entitled under DC Law.

Sincerely,



Rachel W. Thompson
Chair

Enclosures (4)

cc: Alicia O'Neill w/o enclosures by email
David Avitable w/o enclosures by email

Submission of Steven A. McClain before ANC 3D on September 5, 2007
4541 W Street, NW
Washington, DC 20007

RECEIVED

D.C. OFFICE OF ZONING

2007 SEP 11 AM 9:28

George Washington University
Current Campus Plan 2000-2010

Areas of Non-Conformance

I. Vehicular Access

As required by the campus plan, the University has failed to implement the following:

- not installed an automatic parking control gate on Whitehaven
- not restricted Whitehaven access using GWorld cards
- no staffing at Whitehaven Entrance
- permitted student usage of parking lots adjacent to W Street
- permitted parking on W Street by visiting athletic teams of W Street
- permitted parking on W Street by athletic field visitors
- selectively enforced parking on W Street by faculty and students
- permitted the use of W Street entrance by staff and campus administrators (i.e. ironically the security staff regularly uses W Street entrance for personal parking.)

II. Minimization of Visual Impact and Enhancement of Landscaping

The University was required to screen the Campus parking lot bordering "W" Street N.W. Many of the original plantings stipulated in that agreement have died during the past seven years and have not, as the agreement requires, been maintained.

Listed below is an inventory of missing plants that under the 2000 Campus Plan Agreement were neither maintained nor replaced:

- 20 Azaleas
- 15 shrubs (various species: Jade, Laurel, Euonymus, etc.)
- 4 Dr. Kassab Hollies

The attached photos clearly show that the W Street parking lot has not been screened as required. This lack of screening has not minimized vehicle headlights as required by the plan.

Would have
been 5 years
trees with
7 years growth





Submission of Charles Pashayan ANC 3D on September 5, 2007
2200 Foxhall Road, NW
Washington, DC 20007

RECEIVED

D.C. OFFICE OF ZONING

2007 SEP 11 AM 9:29

**George Washington University
Pelham Hall Replacement Project
Z.C. Case No 07-12**

**Position of the W Street Neighbors
before the Advisory Neighborhood Commission
September 5, 2007**

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

In February 2000, after a contentious battle between GWU and its residential neighbors, the Board of Zoning Adjustment issued an Order incorporating the Neighborhood Alliance Agreement into a revised Campus Plan for the period 2000 to 2010. Now seven years later, GWU seeks a special exemption to add more than 22,000 additional square feet to its Pelham Hall replacement project.

GWU's application for a special exemption goes well beyond replacing Pelham Hall. The application significantly and fundamentally affects GWU's campus plan for the next 20 years. Through a side agreement with the Berkeley Terrace neighbors, the University has promised to limit development in the Berkeley Terrace area (Berkeley Terrace Protective Zone) through 2030. Common sense along with campus geography dictate that if development is limited in one area of the campus for the next twenty years, then future development will impact other residential neighbors -- particularly the W Street Neighbors.

The W Street Neighbors were initially lead to believe that the University and its Berkeley Terrace were involved in discussions solely pertaining to the size and shape of the Pelham Hall Replacement. The W Street Neighbors were unaware that the University was negotiating terms and conditions that would effect campus plans for the next 20 years. Only shortly before GWU submitted its application to the Zoning Commission did the W Street Neighbors discover the breath and long-term impact of the Berkeley Terrace Agreement.

Since June 2007, the University has held a number of meetings with its W Street Neighbors and circulated several draft proposals, but no agreement regarding either Pelham Hall or future campus plans have been reached with the W Street Neighbors.

During the last several months, the University, however, has been generally receptive to discussing the concerns of the W Street Neighbors. In this regard, GWU has examined the three principal areas of concern to W Street -- (1) continuation of the W Street protective zone and landscape barrier, (2) storm water planning, and (3) extension of certain features of the 1999 Neighborhood Alliance Agreement. In response, the W Street Neighbors have tendered a neighborhood agreement to GWU for its consideration.

The University has also submitted a Post-hearing Submission to the Zoning Commission; to which the W Street Neighbors make the following comments

1. Landscape Plan -- The University has failed to comply with the landscape requirements set forth in its 2000 plan. In recognition of its failings, the University has submitted an amended landscape plan. While the W Street Neighbors recognize the University's compliance and enhancement of the 2000 Campus Plan, it urges the University to plant more evergreens in the northeast quadrangle abutting Foxhall and W Street in order to create a year round landscape barrier rather than just a summer barrier as provided by the planned deciduous trees.
2. Views of the Pelham Replacement Project from W Street -- GWU's Post hearing Submission to the Zoning Commission seems to twist the purpose of protecting the views from the W Street residences. GWU uses photographs taken from a W Street residence to purportedly show that people will not be able to see the Pelham Replacement Project. But the residence trees in the foreground lose their leaves in winter, opening the view of the campus entirely from within the residences; this was carefully explained to GWU personnel when taking the pictures. Moreover, the photographs were taken for the express purpose of landscape planning in the northeast quadrant of the campus as part of the buffer and landscape plan. As such, the photos show that both current structures as well as future development require tall evergreen trees to create adequate year-round screening protection.
3. Installing Tall Evergreen Trees Now -- GWU is installing adequately tall evergreen trees for the Berkeley Neighbors, and should be required to do the same for the W Street Neighbors. As the attached pictures show, it is possible to transplant tall evergreen trees -- 25 to 40 feet in height -- some of which could be available from the campus itself when clearing space for the Pelham Replacement and/or for the new access road. Others can readily be imported from tree suppliers.

In conclusion, the W Street Neighbors appreciate the University's responsiveness to our principal concerns and trust that certain issues relating to the landscape buffer will be remedied, particularly the planting of adequately tall evergreens rather than deciduous trees. We are also hopeful that an agreement relating to the issues of a permanent buffer and protective zone, storm water management, as well as the extension of a number of issues contained in the 1999 Neighborhood Alliance Agreement will be incorporated in a long-term agreement.









Charles Pashayan, Jr.
2200 Foxhall Road, N.W.
Washington, D.C. 20007

Ann F. Heuer
ANC 3D06 Commissioner
4705 Foxhall Crescents
Washington, D.C. 20007

Response to GWU's July 30th Post-Hearing Submission

Dear Ann:

GWU's Post-Hearing Submission is unacceptable in the following ways, concerning the landscaping:

1. GWU stated: "The Enhanced Landscaping Plan includes additional plantings that respond to specific neighbor requests for ... additional trees ... in the northeast corner of campus ..." (p. 3).

This statement is untrue. The neighbors specifically requested that 35-40 foot evergreen trees should be transplanted to the site. Instead, GWU has offered to plant new deciduous trees (the bald cypress) and, apparently, holly trees (p. L101). The bald cypress has no foliage in winter (see Exhibit A, p. L105). It will take decades for new bald cypress to reach 35-40 feet, and the holly trees may never.

2. GWU stated: "The University was provided access to this residence [2200 Foxhall Road, facing W Street] by the homeowner ... for the context in creating the Enhanced Landscaping Plan." (p. 4).

This statement is misleading because GWU has twisted the "context." The real context is the height and view from within the houses during winter when their trees have all shed their leaves. By insinuating that the house's summer foliage is the context, GWU attempts to justify its inadequate winter screening. But much of the Foxhall house overlooks W Street and the Campus -- all year long.

3. GWU stated: "... two exhibits [Exhibit D]... clearly demonstrate the proposed Pelham Replacement Project will have no discernible visual impact on the residences along W Street." (p. 5).

This statement is misleading because the trees in the pictures show the home's summer foliage, not the bare branches of winter, when the view to GWU opens up. Homeowner carefully explained this to GWU personnel while they were taking the pictures, and in various meetings. GWU's omission of this critical fact creates an inaccurate and unfair misrepresentation of the reality.

In short, GWU's plan to provide screening for only half the year is obviously unacceptable to the neighbors. There are tree-planting firms whose business it is to uproot and move large evergreen trees, and this would solve the problem. Indeed GWU may have to look no farther than its own Campus to trees that may be cut down when building the Pelham Project, as a source of screening trees for its northeast corner.

It is GWU's duty to provide adequate year-round screening -- especially in the winter months when the college will be fully occupied. GWU should be required transplant an adequate number of mature evergreen trees to its northeast corner soonest, and this should be a condition to approving GWU's application.

Submitted Thursday, August 23, 2007,



Subject: RE: More photos to show how we transplant trees

Date: Wed, 05 Sep 2007 12:08:29 -0400

From: "Adam Tankersley" <atankersley@ruppertcompanies.com>

To: <pashayan@att.net>

Good morning Charles,

Yes I am confident in our abilities to move 20-40' evergreens into the NE corner of Mt. Vernon campus. Trees up to 30' tall we are able to use our large truck spade to do the installation. For trees that are too large for our truck spade, we use various sizes of cranes. Both the streets bordering the NE corner are adequate for crane set up area and tractor trailer staging with the plant material.

Soil quality is promising judging by the success of plants in surrounding areas. Back fill soil in planting will be amended for drainage. Incorporate into the back fill will be slow release micro and macro nutrient fertilizer to meet the demands of newly produce root hairs after transplanting.

A cost savings option for this project would be to transplant trees into the NE corner from other areas on campus. This would eliminate freight costs and purchase prices of the plant material. One area of campus that trees might be able to be moved from would be sites also slated for construction. We could salvage tree that might be cut down otherwise and move them to provide screening for the new location in the NE corner. When moving tree onsite as apposed to down roadways, there are many fewer weight and size dimension limitations making the process faster and easier on the plant material.

Charles, I hoped this filled the need you were asking for. If you need anything else please let me know.

Have a good afternoon,

Adam Tankersley

From: pashayan@att.net [mailto:pashayan@att.net]
Sent: Friday, August 31, 2007 4:36 PM
To: Adam Tankersley
Subject: Re: More photos to show how we transplant trees

Adam,

If my memory serves me, you expressed confidence that your company could move trees to the NE Corner of Mt. Vernon campus.

So could you please send me an email expressing that (1) you personally visited and examined the site at the NE corner of the Campus, (2) the ground would accept the transplantation of these kinds of large evergreen trees, and (3) it might be possible to move some large evergreens from across the campus's











Letters received by ANC 3D prior to September 5, 2007 from:

Thomas Bradley
4742 W Street, NW
Washington, DC 20007

Pierre B. Oury, Gary Groat, David Roberts, John Waterston and Jim Lonergan
Various addresses on Berkeley Terrace, NW
Washington, DC 20007

RECEIVED

D.C. OFFICE OF ZONING

2007 SEP 11 AM 9:29

Ms. Rachel Thompson
Chairperson, ANC
P.O. Box 40846
Palisades Station
Washington, DC 20016

August 22, 2007

Dear Ms. Thompson:

In its presentation before the Zoning Commission on July 2, 2007, George Washington University (GWU) stated that it already had in place a comprehensive storm-water management system (CSWMS) for the Mount Vernon (MV) campus, but no substantial proof of this was really offered. At the ANC commission meetings in both May and June, GWU made no mention of any detailed three-phase program that had been initiated in 1997. Why this failure, twice, to mention such a program before the ANC? Nor had there been any previous mention of a CSWMS in the many meetings which took place last spring and this summer between MV neighbors and GWU personnel, meetings organized by Alicia O'Neil of GWU. Surely Ms. O'Neil would have known of the existence of such a CSWMS if it existed. Was this plan cobbled together after the fact, to present to the Zoning Commission on July 2, 2007?

With specific reference to the July 2nd GWU presentation before the ZC, on page 37 of the testimony (see Case No. 07-12) the transcript reads that "In phase two, based on continual conversations with its neighbors and city officials, the University worked to develop a solution for storm-water management at the northwest" corner of that campus. This statement ignores the fact that GWU fought tooth and nail to avoid doing anything at that location. It was only after WASA and various D.C. departments met with GWU and told GWU that if it did not install a new headwall and culvert at the northwest corner of the MV campus, other ongoing construction would be shut down. GWU was at that time engaged in a major expansion of an existing building at the eastern edge of this campus. It was only then that GWU agreed to proceed with the installation of the new headwall and culvert, and the downhill neighbors were spared further damage to their properties from the rusted-out pipe used to drain the MV campus. At this time some property owners want to make sure the old headwall can withstand the stress discussed below..

There is not space here to discuss all the other elements of GWU's three-phase CSWMS.

In Exhibit B of the GWU follow-up memo to the Zoning Commission, there is a map entitled:

George Washington University
Mount Vernon Campus
North Drainage Area

In the upper right-hand corner there is a red X and the number 274, marking a spot elevation in feet above sea level. Extending that elevation marker another four feet further uphill to the east, next to Foxhall Road, we find a more accurate site for the highest elevation (278 feet) on the MV campus. Then, moving downhill and west to the extreme upper left-hand corner of the map, there is another elevation marker showing 184

feet, at the area marked "headwall". Thus, there is a vertical drop of 94 feet in a distance of approximately one and one-half city blocks. That is a very substantial drop for such a short distance, even in the hilly Palisades neighborhood, and calls for more than just passing attention to potential storm-water problems.

What has GWU done to control the surface transport of water down this 94-foot drop in the northern drainage area? There are no catch-basins, french drains, impoundment areas, or diversionary pipes. Water flowing down that 94-foot drop builds up to a considerable volume and velocity when it hits the headwalls at marker 184 in a heavy storm. It is said that the headwalls are built to sustain a "15-year storm test". However, given the 94-foot vertical drop and the volume of water funneled into that narrow area at the 184-foot elevation marker, the "15-year storm test" could be easily challenged.

Referring back to the map, the wavy black lines defined in the Key as "existing drainage swales", convey the impression that all of the water flow down the 94-foot vertical drop takes place where the arrows have been drawn. There are no arrows in and around existing buildings where sandbags and bales of hay have been placed for protection. And there are no wavy lines appearing anywhere on the peripheral road, which lacks catch-basins. Both these areas, the one around the buildings and the other down the peripheral road, carry heavy loads of surface water during storms. And all this water in the northern drainage area – from the drainage swales, from around the buildings and off the peripheral road, is channeled into the very narrow point where spot elevation marker 184 feet stands. Here it collides with the old headwall and then is forced to make an almost 90 degree right turn to enter the culvert leading to the public sewer system.

A final issue, not heretofore addressed by GWU, is the treatment and/or disposal of the heavy soil and silt deposits which are carried down through the open ditch before they reach the culvert and spot elevation marker 184. There are no filters or impoundment basins in that area. This untreated drainage from private property is permitted to flow into the D.C. public storm-water system and then into the Potomac River, all in apparent disregard of federal standards set by EPA and the Army Corps of Engineers.

Why has no effort been made by GWU to divert this storm-water and the soil it carries, before it reaches the bottom of that 94-foot drop? Probably because of the considerable expense involved in creating the necessary infrastructure. GWU will instead spend its funds on income-producing investments such as more dormitory beds. GWU's priorities need realignment, to take into consideration the concerns of its neighbors.

Sincerely,

Thomas Bradley
4742 W Street, NW
Washington, DC 20007
Email: zamoyska@aol.com

Addendum: Ms. Thompson, would you please include this letter in the submission by your ANC to the Zoning Commission re Case No. 07-12? The follow-up hearing on that case is scheduled for September 17, 2007. Thanks.

PIERRE B. OURY
4731 BERKELEY TERRACE NW
WASHINGTON DC 20007
(202)248-3310

August 29, 2007

Alicia M. O'Neil
Director, Real Estate Operations
George Washington University
2121 I Street NW
Washington DC, 20052

Dear Alicia:

We have received the post-hearing submission for the Pelham Replacement Project dated August 22, 2007, and appreciate your continued vigilance in keeping us apprised of developments regarding the new Pelham Hall.

In particular, we noted with great interest GW's proposed Enhanced Landscaping Plan. However, we felt that in order for GW to properly respond to specific neighbor requests for landscape screening, a proper accounting of plantings is necessary.

Specific to the Berkeley Terrace border, the 2000 GW Master Plan "Buffer Plan" (attachments A and B) planted the following:

- 42 trees (5' to 7' in height)
- 59 shrubs
- Total of 101 plants

Your 2007 GW Enhanced Landscaping Plan (attachment C) includes the following:

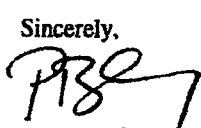
- 15 new shrubs
- 66 plants remaining from the original 2000 Master Plan planting
 - 22 trees
 - 44 shrubs
- Total of 81 plants

Some simple math shows that 20 trees have died or been removed between 2000 and 2007. Therefore, in order to restore the original GW 2000 "Buffer Plan", at least 20 new trees should be added to the proposed new shrubs shown on the Enhanced Landscape Plan diagram for Berkeley Terrace. We understand this landscape plan is separate from the additional landscaping buffer that will be provided as part of the new Pelham Hall zoning application.

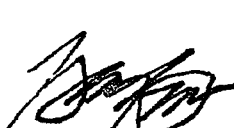
As you know, our concern is for year-round screening. Unfortunately, some of the 2000 plantings have been inadequate because they were not the appropriate type for this shaded area, have died or are deciduous. We trust that your new landscape architect (Stephenson & Good) will learn from the lessons of the old one (Clough, Harbour & Associates) and specify the appropriate materials.

We would be happy to consult with the landscape architect regarding issues such as type of plant material proposed and specific sightlines from Berkeley Terrace.

Sincerely,



Pierre B. Oury
4731 Berkeley



Gary Groat
4727 Berkeley



David Roberts
4733 Berkeley



John Waterston
4715 Berkeley



Jim Lonergan
4751 Berkeley

CC: ANC3D Vice Chair Alma Gates <ahg71139@nol.com>
ANC3D06 Commissioner Ann Heuer <ahuer3344@earthlink.net>

Attachments:

- A. Berkeley Terrace sector of 2000 MP Buffer Site Development Plan Drawing C-3 – by Clough, Harbour & Associates, LLP
- B. Planting Schedule (from same drawing) showing planting type, variety and size
- C. 2007 Landscape Plan – EYP Drawing L104 showing existing and proposed plantings

59 - (KL+RM) SMALLER PLANT (SHRUBS)

LOT 850

ROBERTS

LOT 847

OURY

GROAT

LOT 852

WATERSTON

NOT 852

.GT B11

FOR

TC
34

RM
60

RET
WALL

20'x4'
FIELD
FIELD

FILE

ATTACHMENT "B"

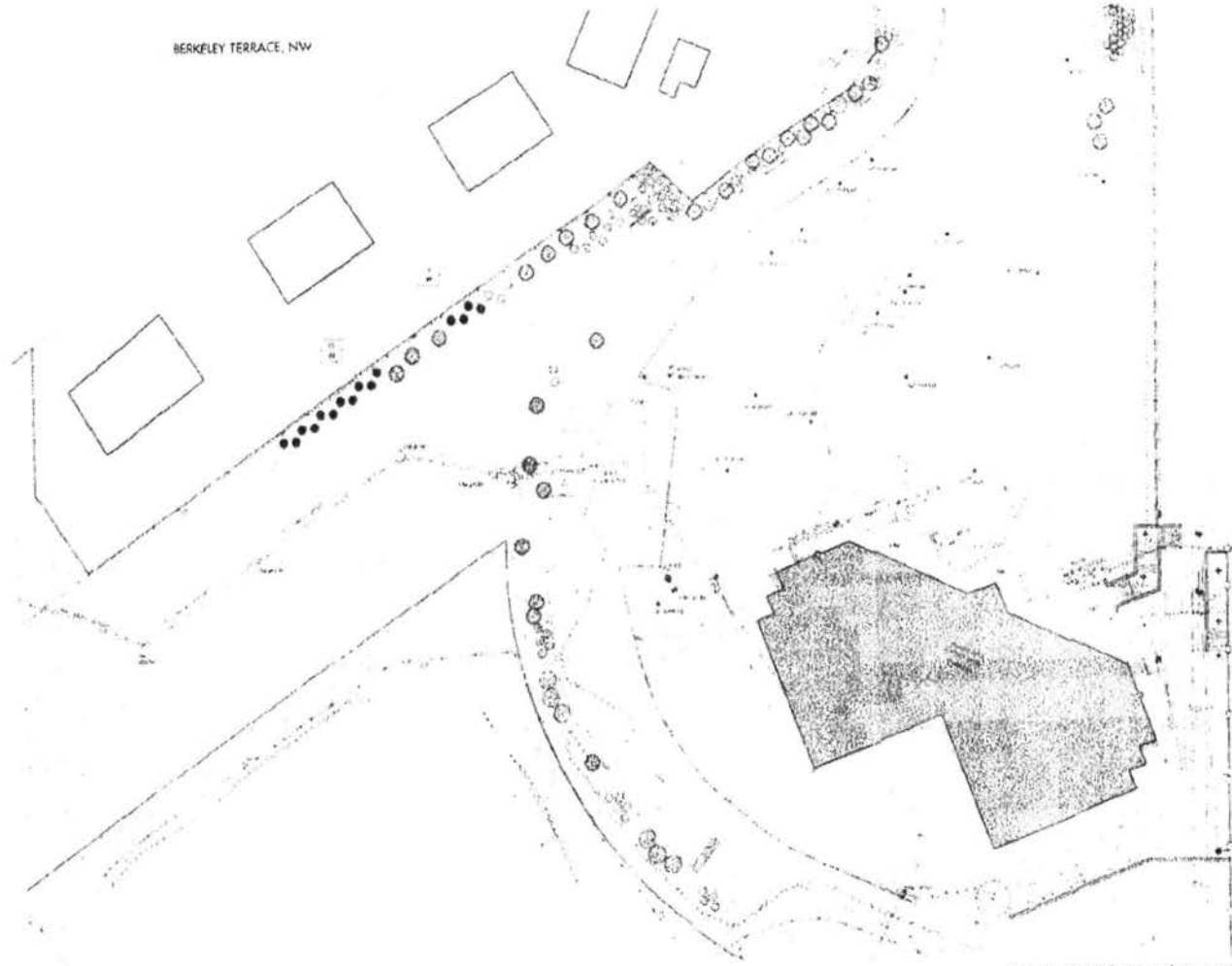
PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
LANDSCAPE TREES					
AC	ABIES CONCOLOR 'FRASIERI'	WHITE FRASIER FIR	6'-7' HT.	0	B&B
AR	ACER RUBRUM 'ARMSTRONG'	RED MAPLE	6'-8' HT.	2	COLUMNAR
CB	CARPINUS BETULUS 'FASTIGIATA'	EUROPEAN HORNBEAM	2"-2.5" CAL.	4	B&B
GB	GINKGO BILOBA	GINKGO (MALE ONLY)	2.5"-3" CAL.	4	B&B
GT	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	THORNLESS HONEYLOCUST	2.5"-3" CAL.	24	B&B
IK	ILEX x 'DR. KASSAB'	DR. KASSAB HOLLY	5'-6' HT.	82	B&B
ME	MAGNOLIA 'EDITH BOGUE'	EDITH BOGUE MAGNOLIA	6'-7' HT.	30	B&B
PA	PICEA ABIES	NORWAY SPRUCE	6'-7' HT.	29	B&B
PF	PINUS STROBUS 'FASTIGIATA'	FASTIGIATE WHITE PINE	7'-8' HT.	19	B&B
PP	PARROTIA PERSICA	PERSIAN PARROTIA	6'-7' HT.	2	B&B
PS	PRUNUS SERRULATA 'KWANZAN'	KWANZAN FLOWERING CHERRY	2.5"-3" CAL.	14	B&B
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	6'-7' HT.	6	B&B
TC	TSUGA CANADENSIS	EASTERN HEMLOCK	6'-7' HT.	0	B&B
TO	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	5'-6' HT.	5	B&B
LANDSCAPE SHRUBS					
CF	CORNUS FLORIDA VAR. RUBRA	PINK FLOWERING DOGWOOD	5'-6' HT.	0	B&B
EA	EUONYMUS ALATUS 'COMPACTA'	DWARF WINGED EUONYMUS	18"-24" HT.	9	B&B
IG	ILEX GLABRA	INKBERRY	2'-3' HT.	0	B&B
KL	KALMIA LATIFOLIA 'MAJESTIC JADE'	MAJESTIC JADE LAUREL	3'-4' HT.	122	B&B
MA	MAHONIA AQUIFOLIUM 'KING'S RANSOM'	KING'S RANSOM MAHONIA	2'-3' HT.	16	B&B
RC	RHODODENDRON CATAWBIENSE 'ALBUM'	CATAWBA RHODODENDRON	2.5'-3' HT.	58	B&B
RM	RHODODENDRON MAXIMUM	ROSEBAY RHODODENDRON	4'-5' HT.	48	B&B
VP	VIBURNUM PLICATUM TOMENTOSUM 'SHASTA'	SHASTA DOUBLEFILE VIBURNUM	3'-4' HT.	73	B&B
GROUNDCOVERS					
PP	PACHYSANDRA TERMINALIS	SPURGE	FLATS (100)	5	8" O.C.

NOTE: ONE MALE SPECIES SHALL BE PLANTED PER GROUPING OF THE ILEX x 'DR. KASSAB'.

ATTACHMENT "C"

BERKELEY TERRACE, NW



Landscape Legend

- Existing Tree
- Existing Ornamental Tree
- Existing Deciduous Tree
- Existing Shrub
- Proposed Shrub Tree
- Proposed Deciduous Tree
- Proposed Shrub

Note: For Plant Schedule, Refer to L101

1" = 30'

EYP/

EYP/

STEPHENSON & GOOD

1200 14th Street, NW, Suite 200
Washington, DC 20004

KEY PLAN

PERMANENT SUBMISSION

01/28/07

GEORGE WASHINGTON
UNIVERSITY

Mount Vernon Campus
Landscape Improvements
Washington, DC

DATE 01/28/07

SCALE 1" = 30'

DESIGNED BY KS

DRAWN BY SC

CHECKED BY BNC

LANDSCAPE PLAN

NO EY/SC/CLUB/STATION

DATE

L104

Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3-D
P.O. Box 40846
Palisades Station
Washington, D.C. 20016

Application of George Washington University Mount Vernon Campus to occupy public space for the purpose of INSTALLING A NEW DRIVEWAY APRON AND CURB CUT AT 2100 Foxhall Road, NW.

On September 5, 2007, Advisory Neighborhood Commission 3D voted 4-2-0 to approve the application of George Washington University Mount Vernon Campus to occupy public space for the purpose of **INSTALLING A NEW DRIVEWAY APRON AND CURB CUT AT 2100 Foxhall Road, NW** subject to following conditions:

- 1) Zoning Commission Approval for a change in use is granted to allow direct access to the Pelham site during site preparation and construction as well as permanent campus access thereafter;
- 2) Use of the perimeter road is limited to University vehicles only (e.g., facilities and security vehicles and limited pick-up and drop-off for disabled students who may reside in the Pelham Replacement Building;
- 3) The section of the perimeter road adjacent to Berkeley Terrace between the W Street Gate and Whitehaven Parkway is limited to one way traffic (westbound to southbound);
- 4) The university retains the express right to use the section of the road adjacent to Berkeley Terrace between the W Street Gate and Whitehaven Parkway for two-way traffic and non-university vehicles (i.e., students, parents, and visitors) for limited special events and activities, including, but not limited to, student move-in and move-out periods.



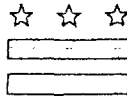
Rachel W. Thompson
Chair

2007 SEP 11 AM 9:29

D.C. OFFICE OF ZONING

RECEIVED

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



6/26/2007

Office of Public Space
Management Administration

ADVISORY NEIGHBORHOOD COMMISSION 3D03
P.O. BOX 40846 PALISADES STATION
WASHINGTON DC 20016

Pursuant to the District of Columbia Self Government and Governmental Reorganization Act, Section 738 (d), this is to notify you of an application to occupy public space for the purpose us, **INSTALLING NEW DRIVEWAYS APRONS AND CUB CUTS at 2100 FOWHALL RD NW**

Enclosed drawing showing the location of the drive way. It is requested that you indicate your comments on this memorandum and return it to this office within thirty (30) business days from the date you receive this notice and whether or not you offer any objections to such use.

If a response is not received within (30) business days, we will assume that you have no objections to the applicants request and we will proceed with its approval process.

Please Note: For your ANC response to carry "Great Weight," this request must be voted on by the commission as a whole.

If you have any questions, please feel free to contact Bill Schoon at (202) 535-2536 (FAX: 202-442-4867 or 202-535-2221).

Sincerely,

Bill Schoon, Engineering Tech.
District Department of Transportation
Public Space Permitting
941 North Capitol Street
Washington, D.C. 20002

ENDORSEMENT

Date of ANC Vote: 9/5/07
(Attach resolution, if available)

To:

No Objection ☒

Objection ☐

Signature:

Date:

9/10/07

(name & title)

Please State Objection:

4-2-0

Please see attached letter