

CHARLES PASHAYAN, JR.

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Tuesday, September 11, 2007

RECEIVED
D.C. OFFICE OF ZONING
2007 SEP 11 PM 1:28

Ms. Carol Mitten, Chair
District of Columbia Zoning Commission
441 - 41st Street, N.W., Suite 210-S
Washington, D.C. 20001

Re: Z.C. Case No. 07-12 -- Request for Condition of Year-Round Screening for Pelham Hall Project

Dear Commission:

My wife and I must be out of town on September 17th. Please do not construe this as any lack of interest concerning your decision on the Pelham Project concerning the landscaping issue. So we submit this letter in lieu of appearing at your hearing. She is the actual owner of 2200 Foxhall, and I have been representing her.

Much of 2200 Foxhall Road N.W. faces the N.E. corner of the Mt. Vernon Campus.

We request that the installation of 20-40 foot evergreen trees shall be made a condition of approval, if indeed the Commission is going to give the Project its final approval, for the following reasons:

1. Fairness: GWU is required to install adequate year-round screening for the Berkeley Street Neighbors, and should be required to do the same for the W Street Neighbors;
2. 2200 Foxhall has a full view of the Campus in winter when its trees shed all their leaves, rendering GWU's insinuation to the contrary as false (please see Page 5 of the Post-Hearing Submission);
3. The deciduous trees in GWU's Plan will shed their leaves in the winter -- please see Page L105 of GWU's Post-Hearing Submission, showing the bald cypress in the winter -- nothing but bare branches. Four-inch caliper trees will take a decade or more to reach 40 feet, the purported height of the new buildings;
4. GWU seeks support of the W Street Neighbors for its accelerated and enlarged Pelham Project; and
5. The neighbors seek year-round adequate screening for Pelham Project and for the buildings planned for construction on the N.E. corner -- in time for the trees to mature concurrently with the new buildings.

Ruppert Nurseries is confident that they can install 20- to 40-foot evergreen trees on the N.E. corner of the Campus, and is well known to Earl Euster of the D.C. Urban Forestry Administration; please see attached email. The attached pictures clearly show the success of transplanting large evergreens. These are from Adam Tankersley of Ruppert Nurseries (301) 482-0300. Indeed, any large evergreens to be removed for the Pelham Hall Project could well be candidate sources of trees for the N.E. corner.

Sincerely yours,

Charles Pashayan

Attachments

ZONING COMMISSION
District of Columbia
ZONING COMMISSION
District of Columbia
CASE NO. 07-12
EXHIBIT NO. 49

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>

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DC. OFFICE OF PLANNING
2007 SEP 11 PM 1:30

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

AROUND
D.C. OFFICE
2007 SEP 11 PM 1:30









