Carol J Mitten, Chair
Zoning Commission for the
District of Columbia
441 – Fourth Street, NW
Suite 220 South
Washington, DC 20004

Re: Zoning Commission Case No. 02-26: The GWU
Lerner Health and Wellness Center

Dear Ms. Mitten and Members of the Commission:

I am the owner and occupant of the closest single family home to the Health and Wellness Center (Gymnasium). I am located on Square 43 which is directly across from the entrance to the gymnasium. It is the only single family resident remaining on the square dominated by the large yet to be occupied dormitory to house 728 students and across the street from Town House Row which is better described as Greek Row (fraternity and sorority row) housing 200 students. This influx of students into a once residential Square has had and will have a negative impact on the community and my property. This combined with the increase of students into Columbia Plaza has irreversibly changed the neighborhood.

All of these buildings empty onto 23rd Street which is a main thoroughfare for the Foggy Bottom Metro, the Lincoln Memorial, the Kennedy Center, The State Department, The Memorial Bridge, and the George Washington University Hospital. This increase in traffic by shunting the student residences to the fringes of the campus creates a burden on the neighborhood and this already busy corridor. My personal experience reflects the fact that there has been an increase in noise, increase in traffic, loss of parking, damage to personal property, illegal trespassing, increase in trash, breaking and entering, students relieving themselves in and around the property, and an increase in rodent activity.

Mr. Jerry Moore and other GW agents have testified that planting 728 students one block from the Health and Wellness Center "will not create any impact on traffic, parking or noise in the neighborhood." These persons do not live here and experience what I already have from the influx of students. I do live here and I implore you not to change the conditions regarding the GWU gymnasium (Health and Wellness Center).

Remember Application No. 16276 and the Order dated Mar 31, 1998 attested by Madeliene H. Dobbins, Director of the DC Board of Zoning Adjustment. The Board Orders that the application for the approval of the construction of the Health and Wellness Center was granted subject to the following two conditions:

1. **Use of the facility shall be limited to the students, faculty and staff of the Foggy Bottom campus <u>only</u>.**
2. **Operation of the facility shall end at 10:00 pm, Monday through Saturday and at 8:00 pm on Sunday.**

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There were no "expiration dates" for these conditions or the Board's Order. The University's challenge to the very conditions that it agreed to is further testament to GW's systematic piecemeal approach to breaking down the zoning requirements in order to continue construction at the rapid rate that has crippled Foggy Bottom. Requiring GW to negotiate specific terms and conditions for construction and then permitting it to do an end-run around these requirements makes a mockery of the entire zoning process.

Your obligation is to enforce your Order and the carefully and specifically drafted conditions therein. Permitting anything less sets a strong precedent for applicants who will promise anything to gain Board approval knowing full well that such conditions can easily be changed following completion of the project. The facts that required the conditions have not changed and the applicant is required by D.C. law to comply with these provisions.

Sincerely yours,



Donald W. Kreuzer DMD

cc. Dorothy Miller
Ellie Becker