SPRING VALLEY-WESLEY HEIGHTS
CITIZENS ASSOCIATION
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February 29, 2004

Ms. Carol Mitten, Chair
DC Zoning Commission

Re: Case No. 03-29: PUD Application of
George Washington University;
Square 103 Lot 817

Dear Ms. Mitten:

As you know, The Spring Valley-Wellesley Heights Citizens Association represents the approximately 1300 households in Northwest Washington that surround American University on three sides. We have taken an intense interest in American University's ten-year campus plans, and have testified frequently before the Zoning Commission and the Board of Zoning Adjustment. We have also testified before committees of the Council of the District of Columbia regarding the commercial real estate operations of American University and other universities in the District.

The unrelenting expansionist policies of these universities are deleterious to the quality of life of citizens in the residential areas in which they are located. The repeated efforts of citizens' associations and advisory neighborhood commissions, within the framework of the campus plan regulations, to contain the growth of universities and to limit objectionable impact upon neighboring residents have had uneven success.

But now George Washington University (GWU) is asking the District Government to apply the less appropriate and more general provisions of the PUD process to its building and expansion in residentially zoned areas. This would be entirely inappropriate, setting a precedent under which the universities could more easily grow and amplify their commercial operations on the backs of their neighbors.

We urge you to reject this manipulation and to insist that university construction and its resulting impact upon surrounding neighborhoods be considered under the campus plan standards and regulations which were designed specifically for this purpose. We have in fact been urging the Zoning Commission to revise these regulations in order to strengthen the protections afforded to neighboring residents. If the Commission permits GWU to shift to the more permissive PUD standards tax-paying neighbors will be further disadvantaged. Please do not allow this.

Respectfully,

William C. Harrop, President

ZONING COMMISSION
District of Columbia
Case 03-29
Exhibit 52

ZONING COMMISSION
District of Columbia
CASE NO.03-29
EXHIBIT NO.52