

West End Citizens Association Washington, D.C.

Boundaries: 1801 Street on the East - Potomac Park on the South
Rock Creek and the Potomac on the West - N Street on the North

March 20, 2015

Ms. Sara Benjamin Bardin
Director, Office of Zoning
441-4th Street, N.W. - Suite 210
Washington, DC 20001

Re: Request for Party Status – Zoning Commission Case No. 06-11N, Modification of Campus Plan (ZC No. 06-11/06-12) for GWU's Acquisition of the Corcoran Gallery of Art

Dear Ms. Bardin:

This letter is to request Party Status for Zoning Commission Case No. 06-11N, Modification of the Foggy Bottom Campus Plan for the George Washington University (GWU) to reflect GWU's acquisition of additional property in Foggy Bottom: the Corcoran Gallery of Art (Square 171, Lots 814 & 816). The WECA was previously granted "Party" status for the combined GWU Campus Plan and GWU Omnibus PUD case (ZC No. 06-11/06-12) and also for five follow-on development cases in Squares 55, 75, 77, 102, and 103.

As requested by the Office of Zoning (OZ), please find attached a completed Form 140, "Party Status Request," for this case. OZ's Form requires all of the substantive information to be provided in an accompanying document. This letter includes the requested information.

Witness Information

1. A list of witnesses who will testify on the person's behalf: WECA Secretary-Treasurer Barbara Kahlow and possibly WECA President Sara Maddux.
2. A summary of the testimony of each witness: In sum, the WECA will discuss a few subjects, such as: (a) possible adverse effects on the existing residential community by additional students (including some which GWU does not propose to count) residing in Foggy Bottom, commuting to Foggy Bottom, and paying a fee to use and then using various GWU facilities on-campus (e.g., the GWU Library, the GWU Health and Wellness Center, etc.); and (b) the precedent for further expansion in Foggy Bottom in the area East of the current GWU on-campus buildings.
3. An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts: none.
4. The total amount of time being requested to present the case: 20 minutes.

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ZONING COMMISSION
District of Columbia
CASE NO. 06-11N
EXHIBIT NO. 5
ZONING COMMISSION
District of Columbia
CASE NO. 06-11N
EXHIBIT NO. 5

Party Status Criteria

1. How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission?: The WECA includes 50 paid Members who are joined at meetings by other interested residents of the Foggy Bottom-West End community. The WECA Members live in a wide variety of residential buildings throughout Foggy Bottom-West End. The WECA's boundaries are from 15th Street on the East, Potomac Park on the South, Rock Creek and the Potomac on the West, and N Street on the North, i.e., including the Corcoran Gallery of Art.
2. What legal interest does the person have in the property? (i.e., owner, tenant, trustee, or mortgagee): The WECA has many owners and long-term residential tenants with a legal interest in the subject property.
3. What is the distance between the person's property and the property that is the subject of the application before the Commission? (Preferably no farther than 200 ft.): The subject property lies within the WECA's boundaries.
4. What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission is approved or denied?: The Application, which is a further incursion into Foggy Bottom, could adversely affect the quality of life of many WECA Members. For example, because of the increase in students residing in Foggy Bottom, commuting to Foggy Bottom, and those using the GWU Library, Health and Wellness Center, etc., there could be adverse effects on the already limited on-street residential parking.
5. Describe other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission is approved or denied.. If the Application is approved, it would negatively affect the quality of life of many WECA Members. See the answers to #4 and #6 for examples of adverse impacts on the permanent residential community, including both owners and long-term residential tenants, many of whom are elderly.
6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.: WECA Members' could have more competition for the limited number of on-street residential parking spaces. The bottom line is that WECA Members' interests will be more significantly, distinctively, or uniquely affected than the general public

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If any additional information is needed, Barbara Kahlow can be reached during the day on (202) 965-1083.

Sincerely,


Sara Maddux
President

Attachments

BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 140 - PARTY STATUS REQUEST

**Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.**

PLEASE NOTE: YOU ARE NOT REQUIRED TO COMPLETE THIS FORM IF YOU SIMPLY WISH TO TESTIFY AT THE HEARING. COMPLETE THIS FORM ONLY IF YOU WISH TO BE A PARTY IN THIS CASE.
(Please see reverse side for more information about this distinction.)

Pursuant to 11 DCMR §§ 3022.3 or 3106.2, a request is hereby made, the details of which are as follows:

Name: **West End Citizens Association**

Address: **P O 58088, Wash , DC 20037-8088 (please address all to c/o Barbara Kahlow, 800 25th Street, NW #704, Wash, DC 20037)**

Phone No(s): **(202) 965-1083 (Mrs. Kahlow)** E Mail: **barbara.kahlow@verizon.net**

I hereby request to appear and participate as a party in Case No.:

Signature: *Barbara Kahlow* Date: **3/20/15**

Will you appear as a(n) ☐ Proponent ☒ Opponent Will you appear through legal counsel? ☐ Yes ☒ No

If yes, please enter the name and address of such legal counsel.

Name: _____

Address: _____

Phone No(s): _____ E Mail: _____

PARTY WITNESS INFORMATION:

On a separate piece of paper, please provide the following witness information:

1. A list of witnesses who will testify on the party's behalf;
2. A summary of the testimony of each witness (*Zoning Commission only*);
3. An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts (*Zoning Commission only*); and
4. The total amount of time being requested to present your case (*Zoning Commission only*).

PARTY STATUS CRITERIA:

Please answer all of the following questions referencing why the above entity should be granted party status:

1. How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission/Board?
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board? (Preferably no farther than 200 ft.)
4. What are the environmental, economic, or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission/Board is approved or denied?
5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission/Board is approved or denied.
6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.

Except for the applicant, appellant or the ANC, to participate as a party in a proceeding before the Commission/Board, any affected person shall file with the Zoning Commission or Board of Zoning Adjustment, this Form 140 not less than fourteen (14) days prior to the date set for the hearing.