

12/17/08

RECEIVED
D.C. OFFICE OF ZONING
2009 FEB -2 PM 2:31

**THE FOGGY BOTTOM AND WEST END ADVISORY NEIGHBORHOOD COMMISSION
(ANC-2A) RESOLUTION #___ ON COMPREHENSIVE ZONING REGULATIONS
REWRITE: CAMPUS/INSTITUTIONAL**

WHEREAS, the Zoning Commission held a December 11, 2008 public hearing on Case No. 08-06-7, Comprehensive Zoning Regulations Rewrite: Campus/Institutional, and held the hearing record open until December 29th; and

WHEREAS, the hearing was advertized to "consider general recommendations for changes to the zoning regulations in relation to institutional uses"; and

WHEREAS, the existing zoning rules and DC law include protective provisions for immediately impacted neighborhoods, including a "not likely to become objectionable to neighboring property" evaluation standard, a cumulative floor area ratio (FAR) maximum ("the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-D District," i.e., 3.5 FAR), and a "minimizes objectionable impacts on adjacent communities" directive; and

WHEREAS, the proposal regulatory rewrite does not include any evaluation standard and does not include a cumulative maximum FAR; and

WHEREAS, the proposal does not define "minimize," which is the critical statutory term; and

WHEREAS, the proposal does not address the institutional use of Planned Unit Developments (PUDs), especially an omnibus PUD;

WHEREAS, the proposal calls for no longer requiring a second stage review by the Commission and community after more detailed building plans are developed if a site is included more generally in an approved campus plan; and

WHEREAS, the adjacent community recently participated in the Zoning Commission's consideration of a proposed replacement 20-year campus plan by use of an omnibus (covering 20 City Squares) PUD with 5.0 cumulative FAR for the George Washington University's Foggy Bottom campus;

NOW THEREFORE, BE IT RESOLVED, for all of the reasons recited herein, that the Foggy Bottom and West End Advisory Neighborhood Commission (ANC-2A) objects to the proposed regulatory rewrite and requests that the Zoning Commission hold an additional public hearing after inclusion of an evaluation standard, a cumulative maximum FAR, a definition of "minimize," and clear provisions relating to institutional use of single-site and omnibus PUDs in campus plan cases.

ZONING COMMISSION
District of Columbia

CASE NO. 08-06-7

EXHIBIT NO. 38

ZONING COMMISSION
District of Columbia
CASE NO.08-06-7
EXHIBIT NO.38