



Advisory Neighborhood Commission 2A

"Serving the Foggy Bottom and West End communities of Washington, D.C."

January 23, 2014

Mr. Anthony Hood
Chairperson
Zoning Commission of the District of Columbia
441 4th Street, N.W., Suite 200-S
Washington, DC 20001
zcsubmissions@dc.gov

RE: Zoning Commission Case No. 08-06A (Title 11, Zoning Regulations – Comprehensive Text Revisions)

Dear Chairman Hood,

At its regular meeting on January 15, 2014, Advisory Neighborhood Commission 2A ("ANC 2A" or "Commission") considered the above-referenced matter. With six of eight commissioners present, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (5-0)ⁱ:

Whereas the D.C. Office of Planning ("OP") has, in the course of its proposed re-write of the zoning code of the District of Columbia, proposed several changes to modify the procedures for university campus plans; and

Whereas the main campus of The George Washington University ("GWU") is located within the boundaries of Advisory Neighborhood Commission ("ANC") 2A; and

Whereas GWU is the largest private landowner and second-largest private employer in the District of Columbia; and

Whereas the residents of ANC 2A have therefore been substantially affected by GWU development – whether related to commercial, academic, or campus life functions – and stand to be further impacted by such development in the future; and

Whereas the campus plan process is critically important for communities such as Foggy Bottom in order to contain the negative impacts associated with university development on residential areas; and

Whereas a substantial portion of universities' real estate holdings are held in commercial properties, many outside the boundaries of areas currently subject to the campus plan process; and

Whereas the Zoning Commission can adequately assess the complete impact of a university's activities on the surrounding communities only by taking into account all of its property holdings in those communities, as well as their use; and



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Whereas Ward 3 Councilmember Mary Cheh¹ and ANC 3D² have previously urged the Zoning Commission to amend the Zoning Regulations to expand the scope of campus plans to include commercially-zoned property owned and acquired by universities

Therefore be it resolved that ANC 2A joins our colleagues in Ward 3 to urge the Zoning Commission to amend the draft text of the Zoning Re-Write in order to add a provision which provides for the mandatory review of commercially-zoned property owned and acquired by universities, as part of the campus plan process.

Be it further resolved that ANC 2A asks OP to prepare supplemental textual changes related to address missing subject areas related to campus plans, such as omnibus PUDs and length of campus plans.

Be it further resolved that this resolution serves to supplement the ANC's prior comments regarding the Zoning Re-Write, contained in a resolution dated October 25, 2013.

Commissioner Patrick Kennedy (Patrick.Kennedy@anc.dc.gov) is the Commission's representative in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

Patrick Kennedy
Chairperson

¹ Commissioner Peter Sacco recused himself from discussing and voting on this matter.

¹ See letter dated August 17, 2012 from Councilmember Mary M. Cheh to Chairman Anthony Hood and members of the Zoning Commission with "Proposed Language to Amend Zoning Regulations to Address University Uses of Commercial and Other Off-Campus Properties."

² See "Report and Testimony of Advisory Neighborhood Commission (ANC) 3D Re: ZC Case No. 08-06A, Title 11, Zoning Regulations – Comprehensive Text Revisions, Subtitle X, Chapter 1: Campus Plans and School Plans." Dated November 4, 2013.