



PARTY STATUS APPLICATION



Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated.

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RECEIVED
D.C. OFFICE OF ZONING

NAME: Last GWU Mt. Vernon Campus - Neighborhood Alliance	First	Middle I.
ADDRESS: Street	Apt. # (if any)	City State Zip Code
Phone No.	Fax No.	E-Mail

I, hereby request to appear and participate as a party.

Stephen K Gardner
Signature

12/10/09
Date

Will you appear as a(n)	<input type="radio"/> Proponent	<input checked="" type="radio"/> Opponent	Will you appear through legal counsel	<input checked="" type="radio"/> Yes	<input type="radio"/> No
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If yes, please enter the name and address of such legal counsel.

NAME: Last Gardner	First Stephen	Middle I. K.
ADDRESS: Street 4545 W Street, NW	Ste. # (if any)	City State Zip Code Washington DC 20007
Phone No. (202) 585-6610	Fax No. 202.637.1570	E-Mail sgardner@manatt.com

Please answer all of the following questions referencing why the above person should be granted party status.
(If you require additional space, please attach an additional sheet.)

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 Board?

Please see attached

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)

Please see attached

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)

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 Board is approved or denied?

Please see attached

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.

Please see attached

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 person's in the general public.

Please see attached

ZONING COMMISSION
District of Columbia

CASE NO. 09-19
EXHIBIT NO. 6
ZONING COMMISSION
District of Columbia
CASE NO.09-19
EXHIBIT NO.6

**Supplement to
Request for Party Status
GWU Mt. Vernon Campus – Neighborhood Alliance**

Background

The GWU Mt. Vernon Campus – Neighborhood Alliance (Neighborhood Alliance) represents the vast majority of residential neighbors owning and occupying property adjacent to and in the immediate vicinity of George Washington University's Mt. Vernon Campus.

The Neighborhood Alliance was a party at the BZA to the George Washington University (GWU) Mt. Vernon 2000 Campus Plan and actively participated in the proceeding. The Neighborhood Alliance ultimately reached a compromise agreement with GWU that was codified by the BZA in the 2000 Campus Plan. Many of the neighborhood issues incorporated in the 2000 Campus Plan are both relevant to and proposed in the 2010 Campus Plan.

The Neighborhood Alliance was actively involved and testified in the so-called Pelham Hall Replacement Project which as a modification to the campus plan required Zoning Board approval.

The Neighborhood Alliance acts as the general neighborhood umbrella organization for purposes of discussions and negotiations with GWU regarding Mt. Vernon Campus issues.

Justifications for Party Status

The Neighborhood Alliance is significantly, uniquely, and distinctly affected by the 2010 Campus Plan. The Mt. Vernon Campus sits in the heart of a residential neighborhood.

As adjacent neighbors, we are directly impacted by numerous issues contained in the campus plan, including, but not limited to the following:

- Noise – general campus noise particularly related to sporting events and loudspeakers
- Traffic – the impact of traffic from increased campus density
- Landscaping – the maintenance of existing and proposed landscape buffers
- Student density – proposed increases in student density and related impacts on neighbors
- Construction - construction noise, hours, traffic
- Proposed Buildings – numerous proposed buildings impact neighborhood vistas, views, character and campus density
- Campus urbanization – increased urbanization of the campus changes neighborhood character
- Lighting – lighting features can obtrusively impact adjacent homes
- Student Parking – current prohibitions on adjacent parking need to be extended
- Community related activities – community meetings are currently incorporated in the campus plan

- **Bus Routing – maintenance of current bus routes**
- **Campus sports and events – neighbors are impacted in terms of traffic, lighting, and noise**
- **Storm water management – proposed storm water management is necessary to prevent impacts on downstream neighbors**

Because the above issues so directly and uniquely affect adjacent neighbors, the Neighborhood Alliance can not be fairly be represented by other potential broader organizations such as the ANC who represent a far wider constituency that the adjacent neighbors. In this regard, the ultimate position taken by the Neighborhood Alliance will reflect the views and concerns of adjacent neighbors who are most significantly impacted by the campus plan.