

Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3-D
P.O. Box 40846
Palisades Station
Washington, D.C. 20016

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2010 MAR 22 AM 8:35

March 19, 2010

By Facsimile

Mr. Anthony Hood,
Chairman, DC Zoning Commission
Suite 200/210S
441 4th Street NW
Washington DC 20001

RE: George Washington University's Mount Vernon Campus Plan

Dear Chairman Hood:

Advisory Neighborhood Commission 3-D held its regularly scheduled monthly meeting on Wednesday, March 3, 2010 at Sibley Hospital's Ernst Auditorium. Proper notice of this meeting was given in the Northwest Current, on the Palisades Listserve and through the ANC3D website. A quorum (5) was present at all times. One of the items on the agenda was the George Washington University's Mount Vernon Campus Plan. ANC3D had considered the GW Campus Plan during at least three of its previous meetings, as well.

ANC3D voted unanimously (5-0) to approve the GW Campus Plan with certain conditions. GW has agreed to all of the ANC's conditions except one, the student population cap, and has included the agreed conditions in its final Plan proposal that it submitted to the Zoning Commission. The single condition on which GW and ANC3D disagree is the student cap. GW is proposing that it be allowed to increase the daily student cap on the Mount Vernon campus by 15% and to increase the FTE by 10%.

ANC3D's condition of approval of the Campus Plan has the following limitations on the cap:

There shall be an increase in the daily student count of 10% and in the FTE count of 5%. These increases would be the same as a daily headcount of 1,650, and a daily FTE count of 1,050 students. At the end of 5 years from the date of the Zoning Commission Order, the University can return to the community, ANC3D and the Zoning Commission to seek an increase in the student caps by an additional 5%.

ZONING COMMISSION
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CASE NO. 09-19

EXHIBIT NO. 12

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CASE NO.09-19
EXHIBIT NO.12

ANC3D feels strongly that the lower caps on which it has conditioned its approval are reasonable for several reasons. Until now, the GW Mount Vernon Campus has housed less than 500 students. This fall (2010) that number will jump to 700 students living on campus with the completion of the new Pelham Hall dormitory, which was approved under the prior campus plan. In addition, the proposed renovation to Ames Hall, which is planned under the proposed campus plan to take place in the very near term, will add another 1,000 classroom seats on the campus. In other words, a dramatic increase in activity on the Mount Vernon Campus – some from the previous campus plan - is expected to occur in the next 18 months. As the Zoning Commission knows, the Mount Vernon Campus is located in the middle of a residential area that is zoned R-1-A and R-1-B. We feel that limiting the student caps to what ANC3D has conditioned its approval upon will allow the neighborhood to assess the impact of this increased activity on a gradual basis. The ANC3D condition also allows the university to return to the community, the ANC and the Zoning Commission in five years to petition for the balance of the increase they are requesting, so it is fair and reasonable to both sides.

The other conditions to which, we understand, GW agrees are the following:

1. The "W" Street entrance will be closed to vehicular traffic except in emergency situations and on move-in and move-out days.
2. The "W" Street parking lot will be eliminated, and this area will be improved and enhanced through a new landscaping plan for "W" Street and Foxhall Road.
3. A 10 ft. wall will be built on the north side of the athletic field to further reduce noise impacts. Also, no lighting will be added for the athletic field, and no amplified sound will be permitted after 7 p.m. except in the event of a tie game or for 12 special events a year.
4. The 2010 GW Mt. Vernon Campus Plan shall be approved under current zoning regulations that address Colleges and Universities (Title 11, Section 210) and any further processing of the campus plan shall be subject to Section 210 to the extent possible and shall meet with the approval of the ANC and the community before proceeding to the Zoning Commission.
5. GW will continue to run its shuttle bus program, but will not increase the size of the busses used beyond the size currently used (26 seats), as determined by seat count.
6. GW will install timers on the tennis court lights within one year of the date GW filed its proposed Campus Plan with the Zoning Commission
7. GW will respect and implement any and all agreements made with neighborhood groups regardless of whether they fall within the scope of the 2010 Campus Plan.

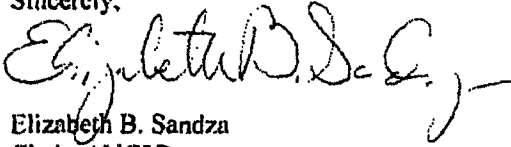
ANC3D commends George Washington University for developing a campus plan in full cooperation with their campus neighbors that should be compatible with the R-1-A and R-1-B zone districts which abut the GW Mt. Vernon Campus. There have been a series of planning meetings with the neighborhood, and it appears that every effort has been made by GW to accommodate the needs of such groups.

Nonetheless, ANC3D urges the Zoning Commission to implement the George Washington Mt. Vernon 2010 Campus Plan with all of the conditions the ANC3D has attached to its approval, especially the reduced student cap to be fair to the surrounding neighborhood.

And, ANC3D requests that the Zoning Commission give its determination the great weight to which it is entitled in your decision.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth B. Sandza", with a horizontal line extending to the right.

Elizabeth B. Sandza
Chair, ANC3D

Cc: Alicia O'Neil, via email
David Avitabile, via email

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Facsimile to:

**To: Anthony Hood, Chair
D.C. Zoning Commission**

From: Elizabeth B. Sandza, ANC3D Chair

Date: March 19, 2010-03-19

Fax Number: 202-727-6072

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Please be informed that Commissioner Ann Hever will attend the Zoning Commission's hearing on this application to represent ANC3D.

MAR 19 PM 5:40