

**Foxhall And W Street Coalition**

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D.C. OFFICE OF ZONING

Anthony Hood, Chairperson  
D.C. Zoning Commission  
441 – 4th Street N.W., Suite 200 South  
Washington, D.C. 20001

**Re: Z.C. Case No. 09-19 – 2010 Mount Vernon Campus Plan  
Response to the University's Post-Hearing Submission of April 8, 2010**

Dear Chairman Hood and Members of the Commission:

So that the Commission and FAWS could fully and accurately understand and appreciate the imposing nature of A1 Building on neighboring homes, certain Commissioners and FAWS requested further illustrations from the University, at the last hearing. Unfortunately, the University's Submission fails to illustrate the *whole* picture, leaving the Commission and FAWS in a position of having to speculate on essential key issues.

Comments on the University Submission Exhibit C

1. At page 4: the illustration is deficient insofar as it does *not provide an overlay of the side-view perspective comparing A1 Building with the existing buildings, especially the historical Cole Hall which must be demolished to make room for A1 Building. This overlay was requested at the last hearing.*

2. At pages 6 and 7: the trees' summer leaves obscure A1 Building, but there is *no illustration of A1 Building through the bare branches of winter. It impossible to envision the building in winter without an illustration showing A1 Building without the trees' summer leaves. This is the only way to envision the impact of A1 Building year round.*

Request

FAWS requests further illustrations from the University to address both the issues set forth immediately above.

Desirable Illustrations

The Commission may consider asking the University for two further illustrations to address the following key issues:

1. At page 2: the diagonal NE/SW alignment of the building's length toward the Campus's NE corner effects a broader profile as viewed from homes on W Street and Foxhall Road. This could be ameliorated by rotating the building so its length would be perpendicular to Foxhall Road and its location would be adjacent to the access road between it and Eckles Library. An illustration of this would be desirable.

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2. The illustrations omit a valid depiction of how many mature trees must be destroyed to make space for A1 Building as presently planned. An illustration of this would be desirable.

Conclusion

First, realigning A1 Building close to and parallel with Eckles Library would: (1) reduce the undesirable visual impact -- its broad profile -- as seen from the neighboring homes; (2) necessitate the destruction of fewer mature trees; and (3) locate it away from W Street and no closer to Foxhall Road.

Second, A1 Building should be no higher than about 39 feet similar to A3 Building and especially A2 Building. Any displaced GSF could be relocated. A2 Building has ample adjacent westward ground to be expanded without raising its height. A3 Building could consistently accommodate a fourth floor as it stands adjacent to the 68-foot R1 Building.

Indeed, it strikes FAWS as something disproportional and askew that the University would build one of its *tallest* new structures on the *highest* ground on the Campus's *periphery*. FAWS must take exception to the University's conclusion that "... the location, height and mass of the A1 Building is not likely to impose objectionable impacts on the FAWS party or other members of the surrounding community" (University Submission, page 2). While less objectionable at 54 feet in height than 57 feet and less objectionable than its predecessor twin L-shaped buildings, A1 Building remains an egregious enough intrusion into the ambiance, the environment, and the enjoyment of the neighbors' homes as to warrant further consideration and adoption of suggestions like those described above.

Commitment to Resolution

FAWS remains committed to continue working with the University on an acceptable resolution, and appreciates the University's open approach it has shown to date.

Respectfully submitted,



Charles Pashayan, Jr.  
for FAWS