

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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April 15, 2010

By email to ZCsubmissions@dc.gov

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, April 7, 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 (7) was present at all times. One of the items on the agenda was the student cap proposed for George Washington University's Mount Vernon Campus Plan under its proposed 2010 Campus Plan. ANC3D had considered the GW Campus Plan during at least four of its previous meetings, as well.

GW came to ANC3D with a compromise proposal regarding its student and FTE head count, the only issue on which GW and ANC3D did not agree with respect to its proposed campus plan. GW's compromise proposal would raise its cap incrementally, but automatically all the way to its intended population by:

Increasing student head count by 10 percent and FTE by 5 percent for the first five years and *automatically* increasing student head count another 5 percent and FTE another 5 percent the for the second five years of its 10 year plan.

ANC3D voted unanimously ⁽⁶⁻¹⁾ ~~(7-0)~~ to stick with its original condition to its approval of the GW campus plan. Specifically:

There shall be allowed an immediate 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*

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and the Zoning Commission to seek an increase in the student caps by an additional 5%.

ANC3D feels strongly that GW should return to the ANC and the ZC for review of the situation before its population count is raised beyond the original 10 and 5 percents. 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 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. It is allowed to operate there under the Zoning Code, only if it operates with no detrimental impact on the surrounding community.

ANC3D feels that an interim review of the student and FTE caps by ANC3D and the ZC is reasonable and will allow the neighborhood to assess whether the initial dramatic increase in activity, to which ANC3D is agreeing, is having any detrimental impact in the surrounding community. If there are problems with the neighborhood, they can be corrected. It is a most reasonable request that the University stay in touch in this way with the government bodies that are responsible to the citizens.

The other conditions to which, we understand, GW agrees and which we request that you include in your order 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 attempting to compromise on this one issue. One suggestion considered at our meeting was that the interim review could be

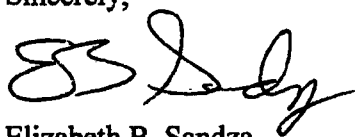
conducted only by the ANC and not by the ZC; but the ANC did not want to usurp any power, jurisdiction or discretion of the ZC, so that proposal was considered unworkable without the approval of the ZC. However, if the ZC so ordered, it would be acceptable to the ANC.

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 interim review of the 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 'ES Sandza', written over a horizontal line.

Elizabeth B. Sandza
Chair, ANC3D

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