

Foxhall And W Street Coalition

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Thursday, April 15, 2010

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
Revisions to certain paragraphs concerning the
Proposed Order**

Dear Chairman Hood and Members of the Commission:

Please find attached FAWS’s revisions to the Proposed Order in Z.C. Case No. 09-19.

In reviewing the materials, FAWS has concluded that the University has largely met its requisite standards in its revised 2010 Campus Plan, *with the exception of the location and alignment of the proposed A1 building.*

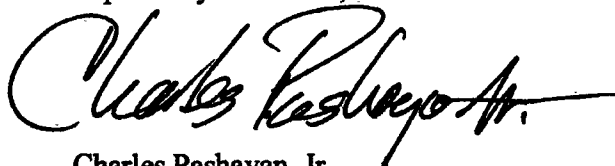
The proposed location and alignment of the proposed A1 building thrusts it diagonally toward the corner of Foxhall Road and W Street, bringing this large and imposing building into the proximate view of nearby homes. Thus it does not ensure that it is not likely to become objectionable to FAWS or other nearby property owners, especially those whose homes are in direct sight of it *during winter when there is little or no foliage to screen it from view.*

Ideally, of course, FAWS would prefer that the proposed A1 building be no larger the proposed A2 building (in terms of height, bulk, and maximum lot coverage), but FAWS clearly recognizes that such a request would be unrealistic at this time (and perhaps even inappropriate).

FAWS is convinced that relocating the proposed A1 building next to Eckles Library, as described in particular in the revised Decision, is a relatively modest adjustment that is consistent with the existing alignment of the University’s buildings along Foxhall Road. As well, this adjustment should not cause the University hardship, given the enormous scope and ambition of the overall 2010 Campus Plan.

FAWS appreciates the Commission’s consideration of FAWS’s situation and predicament, and gratefully thanks the Commission.

Respectfully submitted,



Charles Pashayan, Jr.

Attachment

ZONING COMMISSION
District of Columbia

CASE NO. 09-19

EXHIBIT NO. 35

ZONING COMMISSION
District of Columbia
CASE NO. 09-19
EXHIBIT NO. 35

Z.C. Case No. 09-19

**Revisions to certain paragraphs concerning the University's Proposed Order
submitted by Foxhall And W Street Coalition (FAWS)**

FOF # 7:

in the second sentence: "In the request, the representative indicated that the Neighborhood Alliance had failed to represent his homeowners' interests [etc. as is]"

FOF # 9:

add the following at the end of the paragraph: The Commission also heard testimony from FAWS requesting that the University provide two illustrations concerning the NE corner of the campus, both of them overlays comparing the existing buildings with the proposed A1 building and showing (1) a top view and (2) a side view. The Commission endorsed this request to the University.

FOF # 10:

add the following at the end of the paragraph: The University's submission failed to include a side view overlay illustration comparing the existing buildings (especially Cole Hall) with the proposed A1 building. FAWS filed a post-hearing response to the University's submission, which pointed this out.

FOF # 19:

add the following at the end of the paragraph: FAWS provided evidence in the form of an email from a member of the W Street Alliance, showing that the Alliance was aware of the concerns of the nearby neighbors over the proposed A1 building, but nevertheless did not focus on such concerns in dealing with the University. The email also acknowledged the Alliance's lack of communication of its dealings with the University to at least one neighbor.

FOF # 21:

add the following at the end of the first sentence: "... or other objectionable impacts, with the exception of the proposed A1 building. [etc. as is]"

FOF # 24:

add the following at the end of the first sentence: "... surrounding residential context, with the exception of the proposed A1 building...... [etc. as is]"

Z.C. Case No. 09-19
Revisions to certain paragraphs concerning the Proposed Order
submitted by Foxhall And W Street Coalition (FAWS)
2 of 2

FOF # 24(c):

“After the hearing, the University lowered the height of the proposed A2 A1 building from 57 to 54 feet in response to the request of the FAWS party that it be lowered to 39 feet like the proposed A2 building. (Ex. __.)”

FOF # 64:

second sentence: “On cross-examination, FAWS ~~admitted~~ testified that he had not directly participated in the University’s planning process, because they were relying on the W Street Alliance to represent their interests.”

FOF # 65

add the following at the end of the paragraph:

“... Proposed 2000 Plan, but did not provide an illustration of the side views comparing the proposed A1 building to the existing buildings, including Cole Hall.”

FOF # 66:

“The Commission finds that the University has made reasonable modifications to and adopted reasonable restrictions on the design of the A1 Building, but that, because of its orientation on the diagonal to Foxhall Road and W Street it and its proximity to that intersection, it will not ensure it is not likely to become objectionable to FAWS or other property owners.”

DECISION # 2

add the following subparagraph: g. All aspects of the proposed A1 building (height, bulk, and maximum lot coverage) shall remain as submitted by the University, except that the location and alignment of the proposed A1 building shall be such that: (1) its length shall be perpendicular to Foxhall Road and parallel with W Street; (2) its south side shall adjoin the east-west service road now existing along north side of Eckles Library; and (3) its east side shall be no closer to Foxhall Road than is the east side of Eckles Library. The University shall submit supplemental drawings, plans, elevations, etc., consistent with this decision.

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