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March 11, 2010

Hand Delivered

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

**Re: Z.C. Case No. 09-19
Application of The George Washington University for Special
Exception Approval of a New Campus Plan for the Mount Vernon
Campus, Further Processing of a Campus Plan, and Related Relief**

Dear Chairman Hood and Members of the Commission:

Enclosed please find updated plans, materials, and other information related to the above-referenced application for the 2010 Mount Vernon Campus Plan ("2010 Plan"), which is scheduled for a public hearing on March 25, 2010.

Responses to Community Requests

As discussed on pages 4-5 of the 2010 Plan, the University engaged its neighbors in a comprehensive community-based planning process in order to fully explore and evaluate the proposed plan. During this process, the University developed a plan that responded to community requests, including improvements to mitigate noise and lighting impacts, modifications to building massing, and the closure of the W Street entrance to the campus. As noted in its resolution in support, ANC 3D commended these efforts to accommodate neighborhood needs.

Since that time, the University has continued to discuss the 2010 Plan with residential neighbors. In response to requests from the Neighborhood Alliance:

- The University will lower the height of the A2 building from 53 feet to 39 feet (inclusive of any mechanical penthouse or architectural embellishment). A

revised Development Program Summary reflecting this change is included in Exhibit A.

- The University will not file for a building permit for the A2 building until a certificate of occupancy has been issued for the A1 building.
- The University will commit to continued maintenance of the landscaping along its W Street frontage.

In addition to the above, the University will also commit to continued maintenance of the landscaping along its Berkeley Terrace frontage.

Responses to ANC 3D

The University is pleased that ANC 3D has recognized the University's efforts to respond to community concerns during the planning process and offered conditional support for the 2010 Plan. The University provides the following responses to the conditions proposed by ANC 3D:

- The University will lower the height of the R1 building from 68 feet to 60 feet (again, inclusive of any mechanical penthouse or embellishment). Again, the revised Development Program Summary attached as Exhibit A incorporates this change.
- The University will file for necessary permits to install automatic timers on the tennis court lights within 1 year of the filing of the 2010 Plan (that is, by November 23, 2010).
- The University will meet with its neighbors prior to filing any application for further zoning approval with the Zoning Commission.
- The University will limit the size of its regular daily fleet of the "Vern Express" to mini-buses, a category of shuttle bus vehicles generally seating between 22-33 passengers. The University will not use coach buses as a part of its regular daily fleet. Larger vehicles may, however, be used in the case of special events, emergencies or other similar circumstances. Should the University seek to modify the types of buses used in its fleet, the University will return to the ANC to modify this condition.
- The University will respect and implement all other agreements with neighborhood groups that fall outside the scope of the 2010 Plan.

- The University appreciates ANC 3D's willingness to accept a move to counting students as calculated on a semester basis rather than on a daily basis. However, as discussed below, in light of continuing interest by its neighbors, the ANC, and OP in continuing to track students on a daily basis, the University will agree, going forward, to continue to count students on a daily basis.
- Unfortunately, the University cannot agree to the ANC's proposed limitations on the University's requested increase in enrollment. As demonstrated in the 2010 Plan, the proposed modest increase in student enrollment by 15% (225 students) on a headcount basis and 10% (100 students) on a full-time equivalent basis can be accommodated without generating objectionable impacts, and the additional commitments included in this pre-hearing submission provide additional justification for this modest increase in enrollment.

Student Enrollment

Students are currently counted on a daily basis (that is, the number of students enrolled in a class on a given day). The University had originally requested permission to count its students on a semester basis (that is, the number of students enrolled in a given semester). As noted above, in light of continuing interest by its neighbors, the ANC, and OP in continuing to track students on a daily basis, the University will agree, going forward, to continue to count students on a daily basis. However, the University does not believe that having two methods of counting student enrollment for purposes of campus plan compliance is necessary, and therefore GW is withdrawing its request for a semester count.

Faculty and Staff Impacts

The University estimates a faculty/staff count of not more than 150 over the life of the 2010 Plan. Faculty and staff counted under the Mount Vernon Campus are defined as those faculty and staff whose primary office location is at the Mount Vernon Campus.

Since there is no evidence or claim that faculty and staff impose objectionable impacts, the University does not believe that a faculty/staff cap is necessary for the 2010 Plan. Furthermore, to the extent that future faculty and staff might impose any impact, that impact is likely to be related to traffic or parking. Their traffic and parking impacts are addressed by (i) the proposed transportation management plan; (ii) the parking supply and policies on the campus; and (iii) the provision of the Vern Express shuttle bus between the Mount Vernon and Foggy Bottom campuses, and the

University's traffic consultant has concluded that this increase in faculty and staff would not impose objectionable impacts due to traffic and parking.

Special Events

In response to an inquiry from the Office of Planning ("OP"), the University has proposed the following additional condition of approval intended to address the potential impacts of visitors to the Mount Vernon Campus:

The University shall use best efforts to avoid scheduling performances, athletic events, and other special events ("Events") likely to attract large numbers of non-University visitors ("Visitors") to the campus on weekdays during the peak commuter traffic times of 7 a.m. to 9 a.m. and 5 p.m. to 7 p.m.

- a) Weekday evening performance events expected to draw more than 100 Visitors shall begin no earlier than 7:00 p.m.*
- b) The University shall use best efforts to avoid scheduling weekday athletic events that are expected to draw over 100 Visitors to begin during the peak commuter traffic times.*
- c) The Applicant shall publicize the availability of its shuttle service between the Mount Vernon Campus and the Foggy Bottom Metrorail Station to Visitors attending these Events.*
- d) The Applicant shall employ campus personnel as necessary to facilitate smooth flow of traffic into and out of the campus during these Events*
- e) The Applicant shall work with area institutions in order to provide additional parking for unusual situations where modal choices of event attendees are likely to result in excessive parking demand.*
- f) The University shall use good faith efforts to provide advance written, fax, or e-mail notice of these Events to its neighbors. Extracurricular events such as performances or athletic events shall not require such notice so long as such activities involve and are for the benefit of student teams or other groups of the University.*
- g) This condition shall not apply to the use of the pool or tennis courts.*

Historic Preservation

In response to requests from the OP and the Historic Preservation Office, the University has undertaken research on the history and development of the Mount Vernon Campus, and has considered the potential impacts of the 2010 Plan on the campus. A summary of this review is attached as Exhibit B.

Ames Hall Further Processing Application

Included as Exhibit C are revised plans, elevations, and sections depicting the proposed redevelopment of and addition to Ames Hall.

Responses to Agency Requests

- In response to a request from the Metropolitan Police Department, the University has agreed that, in order to ensure the safety and security of the campus, it shall monitor conditions and, if the University determines it is warranted, adjust its staffing accordingly.
- The University has responded to requests for additional information from D.C. Fire and Emergency Medical Services (“DCFEMS”), including a review of whether the proposed changes to campus circulation will accommodate DCFEMS emergency vehicle and fire apparatus. The University will continue to evaluate and address DCFEMS concerns as it moves forward with the design and permitting of these changes.
- In response to a request from the District Department of Transportation (“DDOT”), the University has agreed to implement a sidewalk and adjacent landscaping along Whitehaven Parkway from the entrance to the Secondary Access Road to the western border of the campus.
- In response to a request from DDOT, the University has prepared a map illustrating the location and number of existing bicycle parking spaces on the campus, which is attached as Exhibit D. Going forward, additional opportunities for bicycle parking will be evaluated in conjunction with the construction of each development site.
- In response to a request from OP, the University has agreed to clarify the proposed use categories within the 2010 Plan. As shown on the revised Proposed Building Uses attached as Exhibit E, the R-1 development site shall be used for “residential/campus life” uses and the S-1 development site shall be used for “athletic/campus life” uses.

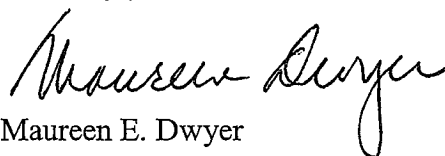
Conclusion

We look forward to presenting this case at our public hearing on March 25, 2010. Resumes of the University’s proffered expert witnesses and outlines of the direct testimony of all of the University’s witnesses are attached as Exhibits F and G, respectively.

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If you have any questions regarding this application, please call either of the undersigned at (202) 663-8000.

Sincerely yours,



Maureen E. Dwyer



David M. Avitabile

Enclosures

cc: Alicia O'Neil
Charles Barber

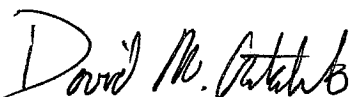
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of this letter and enclosures were delivered
by hand or first class mail to the following on March 11, 2010.

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