

West End Citizens Association

Washington, D.C.

Boundaries: 15th Street on the East • Potomac Park on the South
Rock Creek and the Potomac on the West • N Street on the North

April 22, 2026

Ms. Sharon Schellin
Secretary to the Zoning Commission
Office of Zoning
441-4th Street, N.W. - Suite 200-S
Washington, DC 20001

Re: Request for Party Status - Zoning Commission Case No. 87-23A (GWU – PUD
Modification with Hearing @ Square 78, Lot 853), 2001 Penn. Ave. NW

Dear Ms. Schellin:

This letter requests “Party” status for the West End Citizens Association (WECA), of which I am President, for Zoning Commission Case No. No. 87-23A (GWU – PUD Modification with Hearing @ Square 78, Lot 853, 2001 Penn. Ave. NW) to be heard on June 8, 2026.

The WECA, founded in 1910, is the second oldest citizens association in DC. It is primarily interested in maintaining the quality of life for the existing residential community in Foggy Bottom-West End. The WECA was granted “Party Status” in the current GWU Campus Plan case (ZC No. 06-11/06-12) and in many of the 16 development cases (e.g., 2100 Penn Ave NW PUD, ZC No. 06-11Y/06-12Y & before that No. 06-11O/06-12O) authorized in this Campus Plan.

Enclosed is a copy of the WECA’s completed Zoning Commission Form 140, “Party Status Request.” The Zoning Commission’s procedures for contested cases at 11 DCMR Z §404.1 and its Form 140 ask for the following information from persons and organizations requesting Party status:

Witness Information

- (1) A list of witnesses who will testify on the person's behalf: WECA Board Secretary-Treasurer Barbara Kahlow.
- (2) A summary of the testimony of each witness: The WECA will testify in opposition to the PUD Modification with Hearing. The proposal calls for: (a) a reduction in the required ground floor retail space, which was a critical community amenity in this PUD; (b) substituting GW university uses (e.g., like the 2100 Penn. Ave. PUD’s 2-story vanity GWU campus store) for some of the intended community-oriented, non-GWU retail space; and (c) substituting some GWU “student-facing uses” (GWU Supporting Statement, Exh. 3, p.5) (in some of the intended community-oriented, non-GWU retail space), which is outside of the current Campus Plan boundaries for all student-oriented uses.

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- (3) An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts: none.
- (4) The total amount of time being requested to present your case: 15 minutes.

Party Status Criteria

- (1) How will the property owned or occupied by such person, or in which the person has an interest, be affected by the action requested of the Commission: the WECA includes Members from 15th Street on the East, Potomac Park on the South, Rock Creek and the Potomac on the West, and N Street on the North.
- (2) What legal interest does the person has in the property? (i.e., owner, tenant, trustee, or mortgagee): the WECA has owners and tenants with a legal interest in the subject property.
- (3) What is the distance between the person's property and the property that is the subject of the application before the Commission? (preferably no farther than 200 ft.): the subject property lies within the WECA's boundaries.
- (4) What are the environmental, economic, social, or other impacts that are likely to affect the person and/or the person's property if the action requested of the Commission is approved or denied?: the WECA believes that reducing the required ground floor retail space would set a bad precedent in Foggy Bottom-West End.
- (5) Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission is approved or denied: none.
- (6) Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public: WECA Members' could have: reduced quality of life and property values adversely affected. The bottom line is that WECA Members' interests will be more significantly, distinctively, and uniquely affected.

If any additional information is needed, Barbara Kahlow can be reached during the day on (202) 965-1083.

Sincerely,

/s/

Sara Maddux
President

Enclosure