THE FOGGY BOTTOM AND WEST END ADVISORY NEIGHBORHOOD COMMISSION (ANC-2A) passed the following Resolution #01-11F

Resolution pertaining to George Washington University
1. New Dormitory Housing Facility (Lot 55 Square 57) — Z.C. Case No. 01-20CP
2. New Dormitory Housing Facility (Lot 26 Square 43) — Z.C. Case No. 01-21CP
3. Terrace Enclosures on Smith Hall (Lot 59 Square 77) — Z.C. Case No. 01-23CP
4. School for Business and Public Management/Addition to Funger Hall (Lot 30 Square 56) — Z.C. Case No. 01-25CP

WHEREAS, the ongoing expansion and encroachment of George Washington University (GWU) includes a year-to-year student over-enrollment that is now permanently, structurally integrated into the GWU student population and, hence, the ANC-2A population in Foggy Bottom/West End (FBWE); and

WHEREAS, GWU has asserted that it will continue to increase its student population as long as the total of graduates plus undergraduates remains under 20,000; and

WHEREAS, GWU, in its solicitation materials to the potential worldwide student pool, uses the location and resources of the entire Foggy Bottom residential community at large as a marketing tool to attract more students; and

WHEREAS, GWU's aggressive enrollment has resulted in the takeover and conversion to University use of large swathes of the remaining non-University Foggy Bottom community through GWU's continued purchase of off-campus properties and the renting or purchase by GWU students and/or their parents of residential townhouses and apartments throughout the FBWE residential community; and

WHEREAS, GWU has created adverse effects throughout the FBWE neighborhood due in part to this unfettered growth in violation of the Comprehensive Plan and now recognized by the BZA in its Preliminary Order No. 16553E of the current GWU Campus Plan Order 2000-2010; and

WHEREAS, GWU has repeatedly asserted that its students want to reside in close proximity to the academic "Campus Core" area (Squares 56, 77, 79, 102, 101 Lot 879, northern portions of Square 80, and Square 103 Lots 27, 28,35, 40, 813, 814, 816, 817) which is located wholly within its current campus boundary; and

WHEREAS, GWU has not presented to ANC-2A an overall plan for housing its students within its current campus boundary or for developing its academic use projects and has adopted an "ad hoc" approach as demonstrated by the above-cited cases; and

WHEREAS, GWU has not demonstrated to ANC-2A how these sites, within an overall plan, will specifically and adequately house the full-time undergraduates, as mandated by the Board of Zoning Adjustment (BZA) Order No. 16553 on the current campus plan, and begin to relieve the burden GWU has placed on the non-University FBWE community; and

WHEREAS, on February 25, 1988, in the interest of constraining the current George Washington University (GWU) campus boundary and to bring the GWU campus into compliance with the Comprehensive Plan, the BZA, in its Order No. 14455 conditionally approving GWU's Campus Plan 1985-2000, deliberately removed Square 43 from the prior-approved Campus Plan Boundary established in Order No.10403; and

BZA
Case No. 17249
Exhibit No. 37
Board of Zoning Adjustment
District of Columbia
CASE NO. 17249
EXHIBIT NO. 37

WHEREAS, subsequently, GWU purchased almost all of the townhouses in Square 43 and razed them before DC's raze permit was published in the DC Register, failing to provide the public with the legally-required opportunity to object; and

WHEREAS, the March 29, 2001 written BZA Order No. 16553, conditionally approving GWU's application for the GWU Campus Plan 2000-2010, reinstated Square 43 within the current campus boundary; and

WHEREAS, in its December 28, 1999 Foggy Bottom Campus Plan 2000-2010 filing, GWU stated "the University's longer-range plans include the development of Square 43 for use as a facility to house at least 350 students;" and

WHEREAS, in an additional filing on its Campus Plan 2000-2010 on September 12, 2000, GWU increased the proposed housing capacity of the Square 43 project to 500 students;" and

WHEREAS, at ANC-2A's regular monthly meeting of October 17, 2001, GWU presented plans for the development of the Square 43 dormitory project with an even larger capacity of 700 student beds; and

WHEREAS, the scale of GWU's proposed Square 43 project dwarfs the neighboring adjacent townhouses and becomes an offense to those properties, and

WHEREAS, the institutional, high-rise architectural style is out of character with the townhouse properties that were razed and GWU, contrary to its prior pledge, has made no provision to incorporate or restore these structures or their facades to maintain the historic townhouse residential ambiance characteristic of Foggy Bottom that is fast disappearing from the neighborhood; and

WHEREAS, GWU has proposed building on Square 57, directly facing Square 43, a row of outsize "townhouses" for "affinity students" with less density and more amenities per student than the proposed dormitory on Square 43, thereby creating preferential housing for some of its students while claiming difficulty allocating space within the current campus boundary for non-academic, i.e. residential, use; and

WHEREAS, during the initial six-month portion of Mayor Anthony William's ongoing Neighborhood Planning Initiative, community and GWU representatives identified numerous sites available within GWU's current campus boundary, including portions of Squares 56 and 57 (as well as other sites), for dormitory construction; and

WHEREAS, the BZA, in its November 1, 2001 Proposed Remand Order No. 16553 on the GWU Campus Plan 2000-2010, has recited these sites, as well as others within the current campus boundary, as available for construction of student dormitories; and

WHEREAS, 23rd Street is a major commuter, heavily-trafficked thoroughfare located East of Square 43 which students living West of 23rd Street need to cross to reach the Campus Core; and

WHEREAS, in a recent issue of the GWU student newspaper *The Hatchet*, there was an in-depth article discussing issues of student pedestrian safety, jaywalking, and auto-pedestrian accidents, indicating that the combination of heavy traffic and large numbers of student pedestrians is a prescription for problems; and

WHEREAS, the location of the parking garage entrances and exits as GWU proposes it on the narrow north side of the Virginia Avenue NW access road is questionable and needs an independent study to determine if this is the best location for access;

THEREFORE, BE IT RESOLVED that ANC-2A encourages and supports all of GWU's actions to reduce its overall student population in FBWE and to house 100% of its undergraduate student body within its current campus boundary in close proximity to the "Campus Core" area; and

THEREFORE, BE IT FURTHER RESOLVED that ANC-2A, does not oppose the enclosure of terraces on the Smith School of Art and the creation of classrooms from them; and

THEREFORE, BE IT FURTHER RESOLVED that ANC-2A does not oppose the construction of a dormitory residence hall and ancillary services project on Square 43, a dormitory residence facility on Square 57, and a new School of Business and Public Management on Square 56 subject to the following conditions:

1. GWU will present its overall plan for housing its students to meet the required housing for fulltime undergraduate students, as well as its academic facilities plans, within its current campus boundary as mandated by the current GWU Campus Plan 2000-2010;
2. GWU will revisit and adopt as closely as possible its December 1999 campus plan proposal to house 350, not 700, students on Square 43;
3. GWU will revisit the design of dormitory housing on Square 57 and increase the density and the number of beds accordingly, up to the maximum permitted under the prevailing zoning, so that any shortfall in the number of beds from Square 43 can be provided for in Square 57; and
4. GWU will revisit its pledge to retain the FBWE historic ambiance by incorporating the original Square 43 townhouse facades or replicas thereof on the fronts of the Square 43 and Square 57 dormitory projects; and
5. GWU will plan and design a dormitory residence hall with suitable capacity for the remaining lot on Square 56; and
6. Unless and until Conditions 1-5 of this Resolution are met, ANC-2A DOES NOT grant approval for construction projects 1, 2, or 4 enumerated above.

DATE: November 13, 2001

SMD	AYE	NAY	ABSTAIN	ABSENT	MOVED	SECONDED
01 Elliott	X				X	
02 Price	X					
03 Tyler	X					
04 Morency	X					
05 Miller	X					X
06 Marootian				X		

CHAIRPERSON