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OPPOSING 2010 GEORGETOWN UNIVERSITY EXPANSION PLAN A Burleith Journal 1992-Present



BURLEITH IS IN CRISIS AND I AM OPPOSED TO THE GU EXPANSION PLAN. PLEASE:

1. CAP THE UNIVERSITY AT 10000 STUDENTS
2. HAVE A BARRIER BUILT ON 38TH STREET.
3. LIMIT THE NUMBER OF RESIDENTS IN RENTAL HOUSES TO FOUR UNRELATED RESDENTS.
4. CHARGE HIGHER TAXES TO ABSENTEE LANDLORDS.

ZONING COMMISSION
District of Columbia
CASE NO. 10-32
EXHIBIT NO. 225



QUIET!
RESIDENTIAL AREA
LOUD NOISE
AND
DISORDERLY BEHAVIOR
PROHIBITED
VIOLATORS WILL BE
PROSECUTED
MAXIMUM FINE \$300
OR 10 DAYS IN JAIL

NOISE, TRASH, DRUNKS

I am Stephen R. Brown. I live and work at 3715 T Street NW, Washington, DC 20007 with my wife June, my daughter Caitlin and my mother-in-law Helen who is 93 years old and an avid gardener. We bought our house in Fall 1992. In 1992, the houses adjacent to us on both sides and those to the East of our backyard were all owner occupied and remained that way until about 2002(see attachment on sales(page 12) and began to change hands as GU increased its population from 10000 to 14000.

After the 2000 cap, the noise from the student occupied Eastern side of 37th Street drove my 37th Street alley neighbors into giving up and selling or becoming absentee landlords. Many of these conversions to rental don't have business permits and have not gotten safety inspections from the city. In some cases, landlords have been claiming "residential status" and receiving the Homestead Exemption. The situation has grown increasingly worse as 190 plus houses were reported in violation in the January student newspaper "The Hoya". Today, there are twelve group rental houses adjacent to my own!

These houses generated ninety three drunk and disorderly calls last year or on average, one every third night. The student parties have drastically changed the nature of our small part of the neighborhood. Urination, noises, reckless driving, screaming...Etc... These are the realities of Burleith that GU would have you believe are not caused by high student numbers..

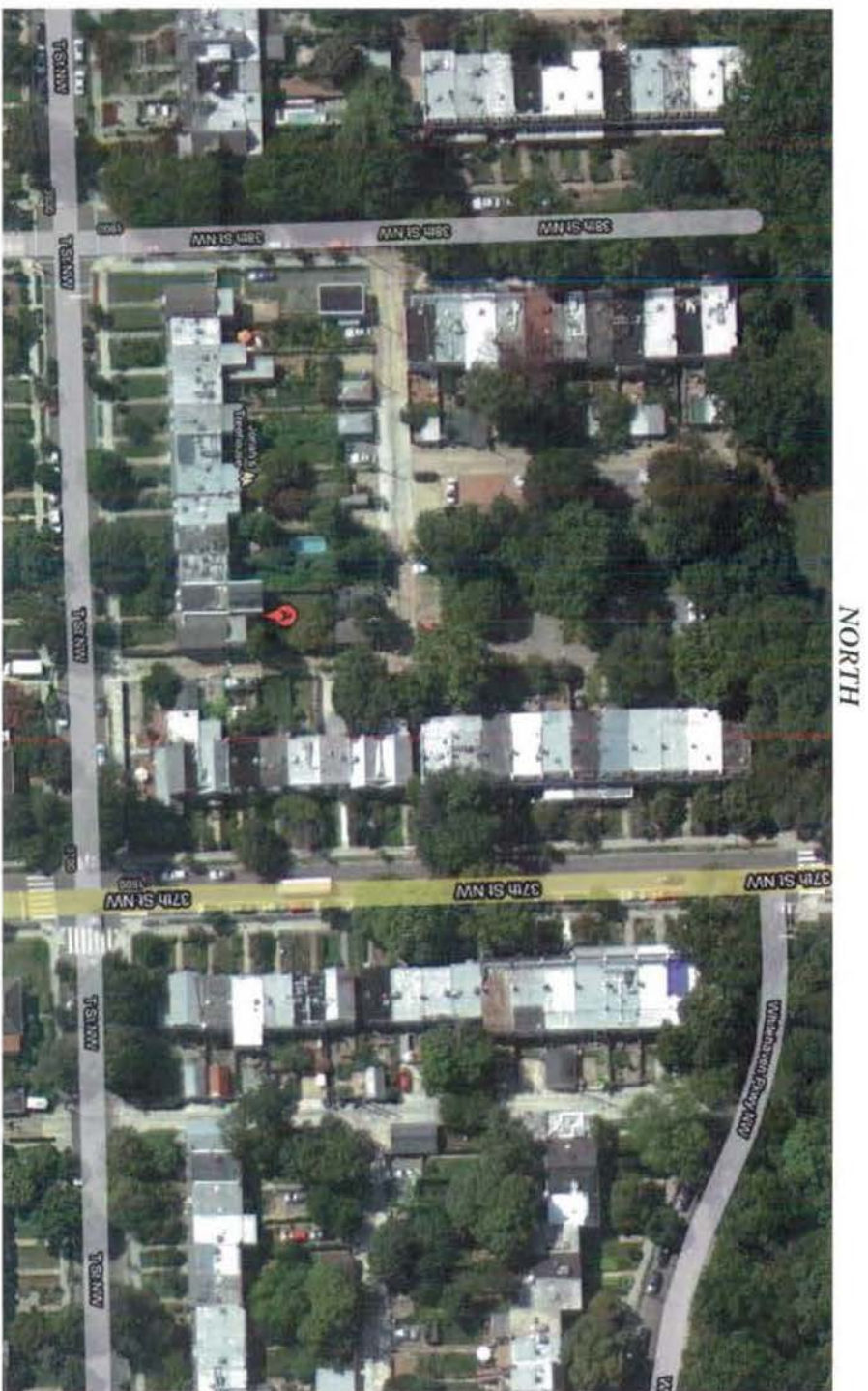
Many of the rental properties are poorly maintained. 1912 37th Street has been rented for the past four years despite a "stop work" sticker in the window. It has faded away now! Work was stopped when unlicensed electricians were found working on an unlicensed basement project. They were also excavating the basement floor without a permit. A similar project lead to the collapse of a house on R Street ten years ago.

I have seen any number of disappointed and angry students leaving the premises because the facilities are not in order. A similar poorly maintained and uninspected basement unit housing situation ago lead to a death of a student by fire a decade ago. 1912 37th continues to be rented despite calls to the DCRA and many rental houses still have no business license or inspection.

In ten years, eight houses adjacent to me have been converted to rental group houses along the West side of 37th Street, three houses on West side of the green lot on 38th Street, three houses on South side of Street. On the Northwest corner of 37th and T Street intersection, a house has been constructed with an high fence designed to obscure large student parties. "Specialized Housing specifically for drinking".

The number of Burleith rental units has gone from 20 percent to forty eight percent in ten years. The many disruptions are evidence that the University doesn't have any control over its current student population. The University's attitude towards the neighborhood has been anything but apologetic as witnessed by these expansion plans and their continued refusal to acknowledge our concerns.

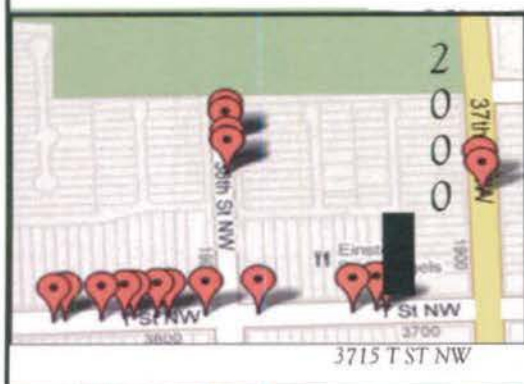




GEORGETOWN UNIVERSITY STUDENT POPULATION 2000



GEORGETOWN UNIVERSITY STUDENT POPULATION 2010



2000

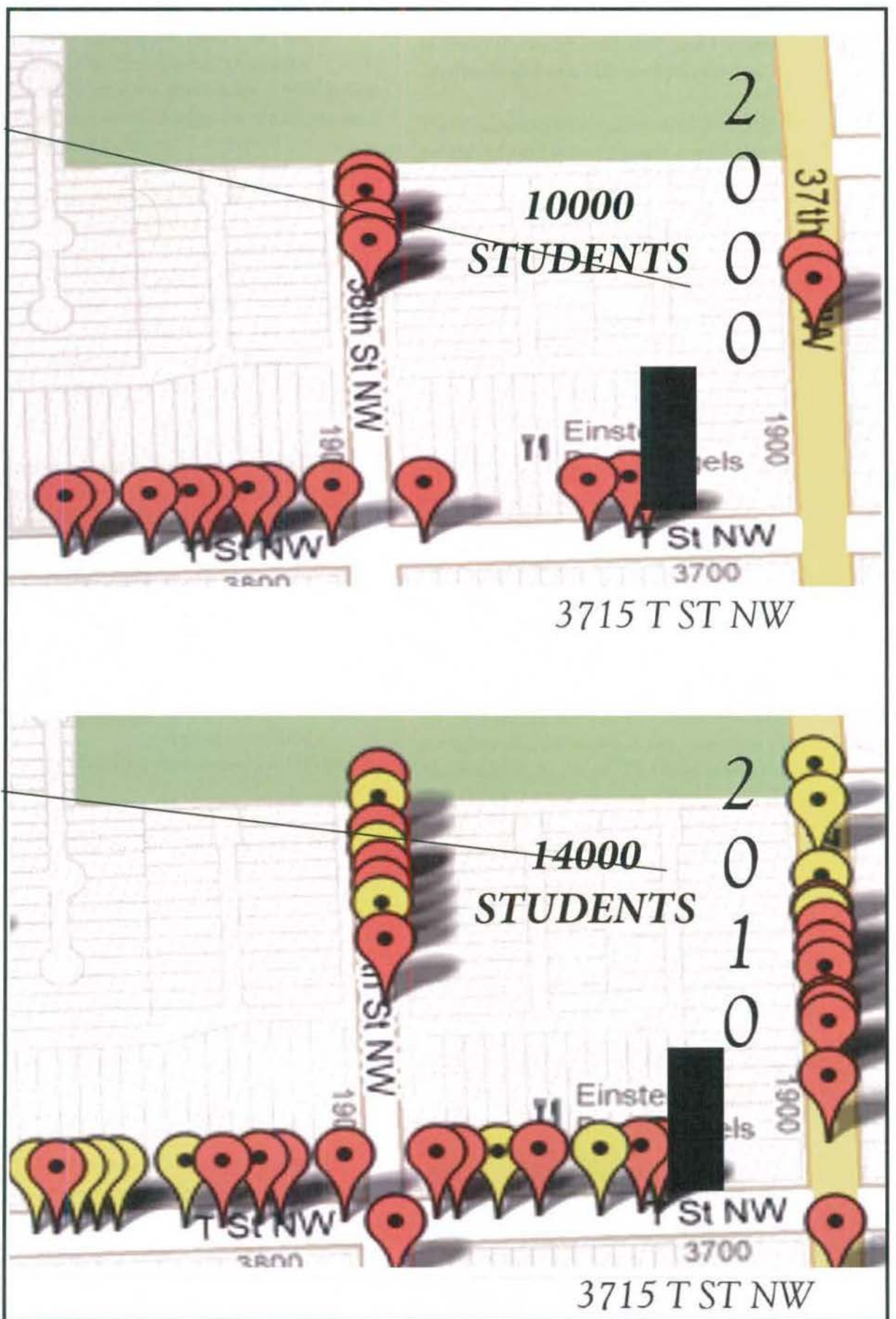
10000
STUDENTS

In 2000, there were eleven out of thirteen houses occupied by TAX-PAYERS AND VOTERS.

TODAY (2011) there are eleven out of thirteen non-taxpayer and non-revenue generating, noise producing and law enforcement and medically expe

2010

14000
STUDENTS



My particular situation is typical of what is happening to the neighborhood. During the 1990's, the noise from the East side of 37th Street (which was fully occupied by students) drove the West side of 37th Street owners away leaving an excess of adjacent rental houses. (see Page Three Overhead Maps)

This situation parallels chronologically the growth of the Georgetown Student population and the University's continuing failure to build new housing at affordable rates. GU charges their students the second highest tuition rate in the country. GU's contention that there is no effect is simply ludicrous. Their very recent attempts to address the issue with SNAP are farcical as SNAP operates 12 hours a week and not in the Summer.

If the University is to make a profit and expand, then it should invest in facilities. The DC government has



granted Georgetown University the ability to raise two hundred and twenty one million dollars in the last two years using low interest DC bonds. Rather than building dormitories, they are building a

science building and planning to increase the number of students by 4000.

Because of student partying, the alley paralleling 37th Street ten yards from my bedroom window had ninety three 911 calls last year. I only made ten of them. Around the green lot between 37th and 38th and North of T Street, approximately 50 percent of the houses are student rentals. One party a week apiece is twice a night.. I realize students think they are "only throwing an occasional party" but with twenty student houses, there are as many and more disruptions. In addition the University has strict rules which it enforces on campus while they do nothing in our community.

The University claims it has done it's best to mitigate these conditions and in fact, has done very little. Regarding housing, they do not negotiate for the students, inspect the houses, or see that they are living adequately. In their literature for this expansion plan, they keep referring to plans like SNAP and "residential advisors." These are new programs which were

immediately unsuccessful. The University is trying to "bust the neighborhood" and I would hope the Zoning Board sees this and protects us.

The University's refusal to deal with the neighborhood even through a mediator shows the disdain for which they hold local citizens. It is my perception that President DeGoia is so calloused that he is using his students' misbehavior to increase his housing stock. His contempt for those "good Old Jesuit" spiritual values constantly referred to in their public relations literature is quite astonishing. GU's contempt for the District and its residents was reflected in their opening statement threatening appeal. No kidding. GU has been appealing and destroying our neighborhood for twenty years.

Good Neighbors?

After GU was issued a 10,000 student cap in 2000, they sued the ANC, the city, the Zoning Commission, the neighborhoods until they finally got a ruling in 2006 that the ANC "had no right to micro-manage their affairs"and so they promptly stuffed another 4000 students into the University and are now calling that number the "norm." I agree we have no right to "micro manage" but we do have a right to "QUIET ENJOYMENT" of our premises. If that means a cap, then lets get that cap. Not later..Right Now! The University has had time and they have not used it. We have given them financial aid and they have not used it. We should not have to move because they are incompetent or greedy.

This is a numerical problem with 8-12 percent of Americans having a "substance" problem so it's easy to see what's happening with the overcrowding. Rather than offering these students counseling,



GRADUATE VS. UNDERGRADUATE AFFECT ON THE NEIGHBORHOOD

This is the aftermath of a party at 3735 T Street held mid November 2010 which was broken up by two police cars at 6:30 PM. SNAP was not open for business!! It concluded with medical students running down the alley in their white medical garb, their stethoscopes hanging out of their pockets. The University has made much of the "difference" between undergrads and graduate students and this is a single incident among many. Their "expert" on student affairs is not a psychologist and obviously hasn't spent a night in the hood! This was an early afternoon!!! SNAP was not open for business.



UNIVERSITY SOLUTIONS HAVE BEEN A FAILURE

SNAP...A WIDESPREAD JOKE AMONG STUDENTS AND NEIGHBORS



The University's program has been in effect for a year and is absolutely useless. The students are clients of the University and so a call to SNAP normally ends up with ten minutes of silence and the party goes on as SNAP leaves. Most importantly, SNAP also only is in operation from 10 PM to 2 AM on three weekend nights so is only around to record and respond to perhaps 20 percent of the situations that arise. Student partying is not confined to weekends.

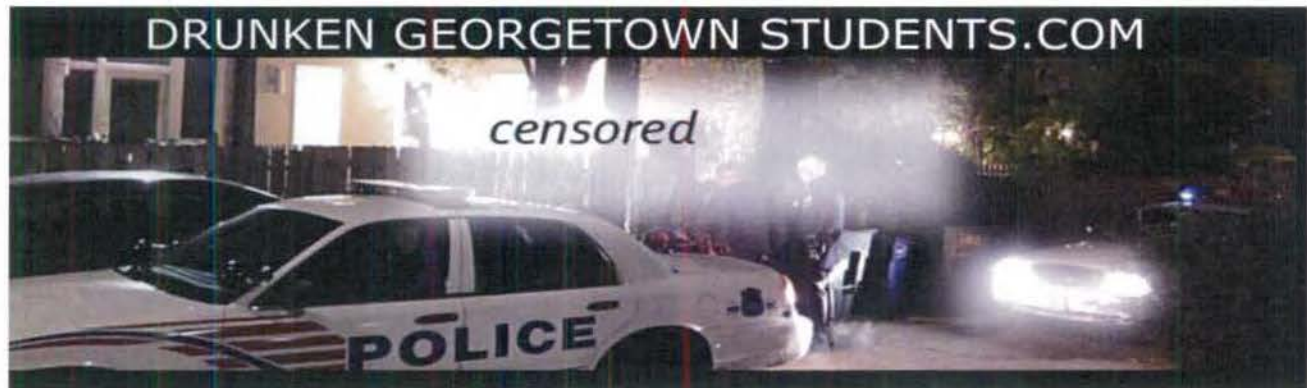
In addition, many of the party-goers are underage and inexperienced drinkers. Probably ten percent are driving and so leaving our neighborhood completely intoxicated. They should be picked up by the police but are routinely ignored.

I have had conversations both personally and through the BCA with Lt. Hedgecock of the 2nd District and come to a clear understanding that the police are to write these "drunk and disorderly" citations although **only three of these citations were given last year.**

My frustration got to the point that one night I made two photos of students partying and put them up on a website called "Drunken Georgetown Students.com". The University tried to censor the site and have it taken down. The ensuing ruckus (footnote on media attention) resulted in threats to my family by students. Lt. Hedgecock will verify the threats. Ron Lewis of the ANC was moved to make an ANC statement about violence against neighbors by students. When the President's office about the threat against my mother-in-law using the President's name, I was told by Todd Olson, University spokesman, that he had more important issues. I'd like to know what those might have been?



PERSONAL ACTIONS TO ACHIEVE QUIET



1. DrunkenGeorgetownStudents.com
2. Thirty plus letters (five printed, 30 emails) to GU.
3. Letters federal expressed to Absentee Landlords:
I made a printed copy of drunkengeorgetownstudents.com which I Federal Expressed to all the absentee landlords on my alley asking them to cooperate in quieting student behavior and threatening legal action. This has helped. (attached)
4. Out at night reporting parties with the Dean of Students, Jeanne Lord.
5. Made ten of the Ninety-three 911 calls from the alley West of the 1900 block of 27th Street NW.

****When I published drunkengeorgetownstudents.com, the police provided weekend protection~cruisers surrounded the alley for a weekend. Students drove by in cars screaming and cursing. During that time, I filed a police report which Lt. John Hedgecock will verify. The ANC ended up issuing a statement against student violence.

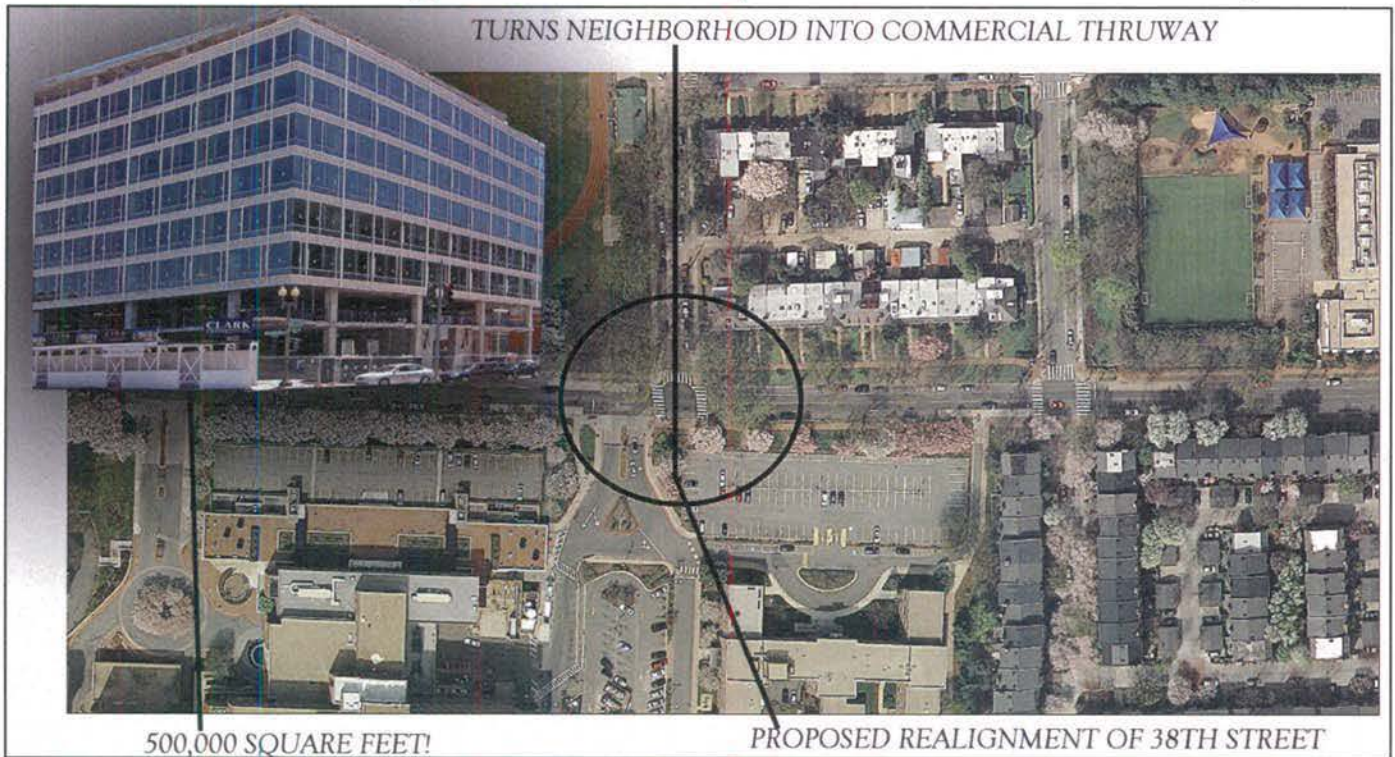
Media coverage during that time is attached and can be found on the DGS website. I have also gone out at night with Ed Solomon a f f f f f f f f n d seen Jeanne Lord (Georgetown Univ) out there trying to quiet them down. Any place that offers a "kegs and eggs" Sunday breakfast to its students to achieve some type of order is in serious trouble with alcohol. The University is also providing some of the money for off duty police patrols but the upshot of that is they too become beholden to the University for overtime and the police force becomes overworked.

Student Life Initiatives yield significant outcomes. 73% of off-campus student houses in the West Georgetown and Burleith neighborhoods had NO SNAP or MPD contact in academic year 2009-2010.



STUDENT VIEW OF SNAP

38th Street Realignment betrays a “not-so-modest” plan



In their submission, Georgetown asks that a “realignment” be made at the intersection of Reservoir and 38th Street NW. We are asked to accept a “yet to be located”, “not yet designed” and “modest” five-hundred thousand square foot new medical building. This “realignment” will allow even more commuter and commercial truck traffic through a neighborhood which already takes on far too many vehicles heading to the University using 38th, 39th and R, S and T Streets. It will also profoundly change the character and skyline of the neighborhood’s residential character. We need speed bumps not more commercial traffic. We have proposed a “Y” shaped concrete buffer to discourage and slow down traffic on 38th Street. Pictured below is George Washington University in the aftermath of a hospital construction project. The similarities in geography and proximity to a small neighborhood are enough to make one believe that GU plans to take over Burleith by drinking us out of existence.



BILLIONAIRE BEGGARS!!!

-Pictured to the left the current George Washington University entrance and the intersection of Reservoir and 38th Street. It’s apparent that the University’s silence on student misbehavior means they are callously using their “problem students” as thugs to drive out citizens and families so they can develop this area.

-President DeGoia and the University have missed golden opportunities to buy the Visitation convent (supposedly at 20 cents on the dollar) and the nearby GW campus. The DC government saved the University millions of dollars by allowing them to issue low interest bonds in DC’s name. The money was used for a science center and student recreational areas rather than dormitories. For the fifteen million we saved them in these bond matters, we got 32 jobs. (source Annetta Graham, DOES, DC. That money is also funding the current attack on the surrounding neighborhoods!

“Spiritually speaking”, their own Endowment is never touched and brings in a very high rate. GU’s endowment has been questioned for it’s unethical investments in firms that work in the occupation of the West Bank. This is a discredit to the city and they bring shame on us by their investment strategy.



A truck takes residential T St NW and turns on 38th for a direct route into the University endangering commuters and bikers which the city is trying to encourage..

GU'S PLAN REPRESENTS A THREAT TO THE VIBRANT SURROUNDING COMMUNITIES



Burleith asks that DDOT examine the possibility of some kind of obstruction to make the intersection safer for pedestrians, students at the field and bikers. It would also discourage "cut-thru" traffic.

SAVE BURLEITH!!!

1. CAP THE UNIVERSITY AT 10000 STUDENTS
2. COMMISSION DDOT TO STUDY A BARRIER AT 38TH AND RESEVOIR
3. LIMIT THE NUMBER OF RESIDENTS IN RENTAL HOUSES TO FOUR UNRELATED RESDENTS.
4. CHARGE HIGHER TAXES TO ABSENTEE LANDLORDS.

Houses sold 2000-2010 on the WEST SIDE OF 1900 block of 37th Street

1900 37 th St NW
Mark C .Foehr
1900 37th Street NW
Washington, DC 20007-2240
11/06/2003
show picture of house

1902 37th ST NW
ADRIANA C O'CAMPO
1902 37TH ST NW;
WASHINGTON DC20007-2240
09/04/2003

1904 37th Street NW
FRANCIS ANN KENKEL
1904 37TH ST
NW; WASHINGTON DC20007-
2240
05/14/2002

1906 37t ST NW
JOYCE P MCCORMICK
10511 WILLIAM TERRY
DR; VIENNA VA22181-3038
02/19/2004

1908 37th St NW
JOHN C DONNELLY
7355 WISCONSIN AVE;
BETHESDA MD20814-3201
10/13/2005

1910 37th Street NW
JOHN C DONNELLY
7355 WISCONSIN AVE;
BETHESDA MD20814-3201
10/13/2005

1912 37th St NW
1912 LLC
3321 ROWLAND PL NW;
WASHINGTON DC20008-3226
10/27/2010

1914 37th St. NW
BRENDAN BABBINTON
1914 37TH ST NW;
WASHINGTON DC20007-2240
11/06/1997

1916 37th St NW
SEAN C GEOGHAN
1916 37TH ST NW;
WASHINGTON DC20007-2240
10/16/2008

1918 37th St NW
MARJORIE S HALEM
1918 37th St NW
WASHINGTON DC20007-2240
07/09/1998

1920 37th ST NW
No info on DC database

1922 37th Street NW
BRIAN 1922 37th Street NW
MCCARTHY
1922 37th Street NW
Washiingotn, DC
08/27/2003

1924 37th Street NW
STUART DWYER
1924 37TH ST NW;
WASHINGTON DC20007-2240
09/25/2009 lives in house?

1926 37th ST NW
MARIE S MAROSHEK TRUSTEE
10324 DEMOCRACY LN;
POTOMAC MD20854-4034

SAMPLE LETTER SENT TO LANDLORDS ALONG 37TH STREET

DRUNKEN GEORGETOWN STUDENTS

A PERSONAL CHRONICLE OF ALCOHOLIC BEHAVIOR IN THE BURLEITH AND GEORGETOWN AREAS BY GEORGETOWN

Dear Neighbor or Landlord

I am sending you this letter and a packet containing excerpts from the blog "Drunken Georgetown Students". If you search Google, you will see that DGS.com as of last night has "29,000 references in other websites" and is apparently getting 4000 plus hits per day.

I am consulting with an attorney about a harassment suit based on the "right of quiet enjoyment..." While I may or may not succeed, as I told Dean Jeanne Lord, if your students keep me up at night, then I might as well do something so these hours are productive. If you think the houses in the censored pictures are familiar, they are yours.

This letter today is a note asking you to put a bit more time into scouting the behavior patterns of potential renters and perhaps limiting the number of students. As it's difficult to exercise any control over renters, I will be campaigning to have the law changed to "four occupants per house. It may not result in much more quiet but it will give us one-third less noise and will certainly make it more difficult for you to profit off your investment.

Some of you are my former neighbors who sold because of the noise coming from the other side of the street. I would hope that you can monitor the general behavior of your student and "young professionals" that occupy your house.

I am keeping a record and calling 911 on every incident. This year, between 1906 and 1920 37th Street, there have been ninety-three 911 calls so your collective investments represent an enormous drain on the community and the District which can deny as well as grant housing permits based on the complaints. In addition, most of you don't have the proper licensing so I will be aggressively pursuing all of these avenues of "quiet enjoyment of premises."

I hope you will work with me on this.

Stephen R. Brown

PS: The Georgetown Dish has chronicled the amount of media covering this at:

<http://georgetowndish.com/the-latest/media-feeding-frenzy-over-georgetown-campus-plan>

MEDIA ATTENTION FROM NEARBY STUDENT HOUSES

THE GEORGETOWN
DISH
BETA

Jan. 01, 2011

CAG ATTACKS GU EXPANS!

HOME THE SCENE THE DISH ABOUT US

Media in Feeding Frenzy over Georgetown Campus Plan

May 3, 2010 | by G'town Sauce

ShareThis

Photo By: Von Populi

Georgetown Players to split next year

Tuesday Twestival: The Boss visits The Hilltop

Resident blogs about, photographs partying Georgetown students

Posted by Chris Heller in News, The Populi, Sex, Sports, Drinking, @drunkengeorgetownstudents.com, Georgetown Neighborhood, Sexuality, Stephen R. Brown, Teen-Queen Readers

DRUNKEN GEORGETOWN STUDENTS.COM

Be wary the next time you head out to an off-campus party—you just might end up on "Drunken Georgetown Students," a website run by a Burleith resident which publishes photographs and written accounts of off-campus student life.

The site, which dubs Georgetown "AN EAST COAST PARTY SCHOOL," is run by neighbor and former American University professor Stephen R. Brown. Besides being a place for him to make bizarre claims like, "Unfortunately if two students hadn't died on campus this year in alcohol related students (and who knows how many more that are 'in official denial,' it might be amusing," he makes all suggestions on the site about how Georgetown and Burleith residents can best report student disturbances.

In an interview this afternoon, Brown, a Villanova graduate, said, "I live across from six student houses and two young professional houses. I document what happens in the alley ... I report everything to the police that is put on the blog ... [The site] is just an attempt to make sure that the University is aware that there's trouble."

In addition to publishing photographs of students, Brown also posts residents' accounts of student activity off-campus.

"I don't consult with [the students who I photograph.] I'm doing what I'm doing ... I have the First Amendment right to photograph whatever is going on," he claimed.

"Be wary the next time you head out to an off-campus party," said Von Populi, Georgetown Univ.'s blog of record.

0 tweets

Share

Media coverage of the off-campus behavior of Georgetown University students and its expansion plans reached a mini-frenzy last week.

The local and national media couldn't resist covering the objectionable actions of some off-campus students as captured on the blog [DrunkenGeorgetownStudents.com](#), created by Burleith photographer **Stephen R. Brown**, and the closely related town-gown controversy over the University's plan to greatly expand the student body without new on-campus housing.

The Washington Post weighed in online and in print for a total of **three** articles, two on April 30th and one the next day in a fitting new blog called "Campus Overload." **NBC4** headlined it: "Website Documents Hoyas Gone Wild." **The Georgetown Current** ran it on their front page on April 28 and local TV news stations **ABC7** and **Fox5** did stories, as did **MSNBC**. From the campus, the **Hoya** and **Vox Populi** posted items, then picked up by **The Huffington Post**.

The stories are listed below, via [Mike to DeBonis](#), former **LL Daily** mainstay, now with **The Washington Post**. What you did every weekday was truly extraordinary – and sorely missed.

WPost

April 30: Local Living, [Neighbors aim to block Georgetown U. development plan](#), or, in print version, Some groups oppose Georgetown U. development plan.

April 30: Campus Overload blog, [1789: How do G'town students know this](#)?

May 1: Blogging neighbor and partying Georgetown students clash, or in print version, Brown v. Horde of Education: a Georgetown battle

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May 1: Blogging neighbor and partying Georgetown students clash, or in print version, Brown v. Horde of Education: a Georgetown battle

The Huffington Post

April 28: 'Grumpy' Neighbor Chronicles Georgetown Partiers Online

The Georgetown Current

April 28: Final campus plan changes few minds

Vox Populi

April 27: Resident blogs about, photographs partying Georgetown students

ABC7 News

April 30: Students, Neighbors Fight Over Parties on Internet

MSNBC

May 2 updated: 2010 Georgetown Party Snitch Censored

Fox5

April 29: DC Man Starts Website Featuring Intoxicated Georgetown Students

GeorgetownHoya

April 30: Resident Designs Contentious Web Site to Pressure University

Metropolitan Police Department
Washington, DC

Name DeBonis

Rank PO

Badge # 7913

Contact Number 202-715-7200

Unit 2D

10/057-897

POLICE REPORT FILED BY QUALITY RECORDS AFTER 5 DAYS TO 10 DAYS. THIS WAS FOLLOWED UP BY JMC

****Ironically, the University in trying to censor this blog fed their "success" in bringing down the site to the University newspaper driving it "viral". At the height of its popularity, it was reportedly getting over one million hits per day and was linked to 29,000 other sites in a Google search. Threats were made against my family by students and the third district police took a report (below). Lt. John Hedgecock announced the threat to the ANC which under Commissioner Ron Lewis made a resolution "against student violence against neighbors."