

June 1, 2011

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D.C. Zoning Commission
Suite 210
441 4th Street, N.W.
Washington, DC 20001

Re: Opposition to Georgetown University Campus Plan 2010-02020, Case No. 10-32

Dear Zoning Commissioners:

My name is Karl S. Bourdeau and I live in Georgetown at 3323 Dent Place, N.W. I have owned this property since 1991 and have long valued the historic Georgetown district as a peaceful and "upscale" area in which to reside, and one in which I could feel confident that my long-term investment in my property would continue to appreciate. Accordingly, I have followed the ongoing dialogue regarding Georgetown University's Proposed Campus Plan with interest and to ensure that my views regarding that subject are reasonably well-informed.

Because my schedule unfortunately does not allow me to be present at the hearing the Zoning Commission has scheduled to entertain comment and concerns regarding Georgetown University's proposed plan, I am writing to express my vehement opposition to it. The reasons for that opposition are summarized below.

Although in walking the streets of Georgetown I have experienced first-hand the frustrations of many of my neighbors stemming from the numerous and well-chronicled problems caused by the encroachment of the Georgetown University ("GU") campus on the rest of the Georgetown community, my location a bit farther afield on Dent Place has - until recently - largely immunized me from those experiences. Not any more. For the first time in 2010, I had the daunting - and highly disruptive and annoying - experience of having a house on my block become one of the increasing number of GU "party houses" plaguing the community. The frequent late night/early morning parties the occupants have had throughout the course of this school year were accompanied by the now familiar large decibel level of noise at "all hours," and "trash-strewn" streets come morning. The unpleasant and distracting evenings have been followed, with the advent of spring's good weather, by a front porch at that house that has become tantamount to an urban beach, with street-level plastic chairs, towels, and bikinis galore in full view.

Without meaning to sound "elitist" in the least, I think it is both safe and fair to say that the vast majority of the population that has chosen the Georgetown community in which to live on a long-term basis did so with the recognition and understanding that the "genteel" ambience that has so long characterized this community would remain and, given the prevalence of those sentiments, not be despoiled by neighbors who did not have the good social graces to respect the privacy and tranquility of their neighbors. Having lived on Dent Place for two decades now and

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having experienced the unpleasantness described above up close and personal for the first time last year, I think it is equally safe to say that I did not come to the nuisance. The nuisance, I am afraid, has come to me.

My experience lends credence to those voices who have informed the Zoning Commission that GU, despite whatever good faith efforts it has undertaken to date to address the widely acknowledged problems cause by the increasing number of its undergraduates living in Georgetown proper, has not effectively dealt with this situation. To the contrary, my personal experience reinforces the conclusion that those problems are proliferating and affecting directly a greater and greater percentage of the population who has long called Georgetown home for benefits that extend beyond tangible property values that are now seriously jeopardized by the living habits and conditions of at least segment of the GU student body.

Responsible adults should all be able to make compromises to address each other's needs and live in peaceful harmony. That said, however, the University has promised the rest of the Georgetown community for years that its off-campus student program would improve a worsening situation. At the end of the day, the hearing record will provide the Zoning Commission ample evidence that that promise, commitment, and legal obligation remain unfulfilled.

While respecting the legitimate needs of the University, the Zoning Commission must ensure that GU grows responsibly and without displacing or adversely impacting the adjoining community in the undue manner that has become all too commonplace. An institution with the immense resources of GU should be able to channel and direct its growth in a fashion that does not have these extraordinarily negative impacts on those of us who have chosen to make Georgetown our home for so long.

Accordingly, I urge you to require the University to modify its Campus Plan to minimize the University's objectionable impacts on the community. In particular, I urge the Commission to mandate, as it is within its powers to do, that the University:

- provide more student housing within the traditional campus boundaries;
- readopt its former goal of housing 100% of its undergraduates on campus;
- link undergraduate and graduate enrollment levels to University housing availability;
- strengthen sanctions aimed at minimizing disorderly student behavior off-campus and demonstrate to the Zoning Commission in a concrete and persuasive way that those sanctions are - and will continue to be - uniformly and vigorously imposed; and
- reduce student traffic and parking demands on our neighborhood.

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I would be pleased to respond to any questions the Zoning Commission may have regarding the nature and severity of my concerns and opposition to GU's proposed Campus Plan, and/or provide any additional information the Commission may need. I may be reached during the day at (202) 789-6019 or kbourdeau@bdlaw.com.

Thank you for your deliberate consideration of these views and of the equally urgent views being shared by so many of my neighbors in the Georgetown community.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Karl S. Bourdeau', with a long horizontal flourish extending to the right.

Karl S. Bourdeau