

June 17, 2011

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3818 T ST NW
Washington, DC 20007

Anthony Hood
DC Zoning Commission
441 4th St NW
Washington, DC 20001

Subject: Case No. 10-32. Opposition to Georgetown University's 2010-2020 Campus Plan

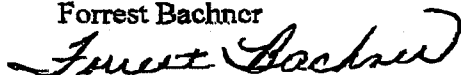
Dear Commissioner Hood

Below you will find excerpts from a letter I wrote to our neighborhood newsletter that was included in the January 2010 issue. In it you will see my recollections from a November 18, 2009 GU presentation to community members.

GU has long maintained that increasing their graduate school enrollment 1) will not seriously affect housing turnover in the adjacent neighborhoods and 2) that graduate students are not disruptive to residents. Yet, on point number 1, at the November 18, 2009 presentation described below, GU's own provost, James O'Donnell, announced that landlords would prefer to rent to more mature students than undergraduates and that we the residents would benefit from having more mature student neighbors. Clearly, Mr. O'Donnell believed that these students are headed right for our neighborhoods. On point number two, I can assure from thirty years of living in Burleith that graduates know how to party just as well as undergraduates.

Our neighborhood is in crisis. As you know, we are 48% rental with the large majority of those being GU students. Enforcement of GU's student behavior policies will not lower that rate. We need relief in the form of undergraduates going back on campus and no more increases in graduate enrollment until GU sets up satellite campuses or negotiates student rental opportunities outside zip code 20007. Unless there is actual mandated relief for our neighborhood by you the Zoning Commission, I firmly believe that by the time the 2020 campus plan comes around, there will not be enough nonstudent residents in Burleith for it to be anything but a student rental district. Over the past twenty years GU passed up notable opportunities to buy property near its main campus for housing and, in this current plan cycle, rejected its own architect's suggestions for housing sites on campus. With those facts in mind, I wonder if annexation of our neighborhood is not the result that GU has sought all along.

Sincerely,
Forrest Bachner



ZONING COMMISSION
District of Columbia

CASE NO. 10-32
EXHIBIT NO. 288

(from the Burleith Bell, January 2010, italics added)

Georgetown University's Campus Plan...FOR US

On November 18th I attended a 3 ½ hour presentation by Georgetown staff to Burleith and West Georgetown community members on the details of their draft campus plan for 2010 through 2020. My impression of the evening was that Georgetown was organized, focused, and oh, so cheerful, as well as absolutely determined to turn Burleith and West Georgetown into *de facto* dorms. Although the University is planning to increase their graduate student population by 3205 in the next ten years, develop approximately 1,000,000 out of 2,000,000 available square feet to their lot (their lot being the 104 acre campus) in the same period, and despite the fact that their architectural consultants identified an option to place 800 new student beds on campus, not ONE additional bed is a part of the campus plan. *When asked about the impact of these 3205 new students to the communities adjacent to Georgetown, the gist of university provost Dr. James O'Donnell's response was that because there were a fixed number of rentals in these communities this graduate student growth would be good for all of us who live in them. This, he went on to explain, is because landlords would prefer to rent to more mature students than younger undergraduates and therefore we, in turn, would benefit from more mature student neighbors. When pressed again about the impact to the neighborhoods, he went on to add that 'growing' these graduate programs was a part of Georgetown's good neighbor policy to the surrounding communities. Perhaps because others in the audience were as stunned as I, no one questioned Dr. O'Donnell's assertion that the number of rentals is fixed nor how the University's choice to vastly increase its enrollment is a neighborly gesture.*

Additional facets of the campus plan contribute to my conviction that Georgetown sees us as a dorm. For example, the university now gives orientations for undergraduate students to help them adjust to living on their own, provides Snap cars to deal with problem houses on weekend nights, and is looking for living space for two resident advisors IN Burleith and West Georgetown. While the university officials proudly described these steps as more 'good neighbor' policies, not one of them would even address the notion of just putting these students back on campus. In 2008, according to Georgetown's own numbers, 824 undergraduate students were living in West Georgetown and Burleith.* If Georgetown had the will to implement the architect's option mentioned above to install 800 new beds in this campus plan, all but 24 of those students could be living on its own campus.

Many times throughout the evening, Burleith and West Georgetown community members detailed the devastating effect that GU's plans, as stated, will have not only on our day-to-day life but also on our largest investment...the value of our homes. Each attempt was met with pleasant smiles and silence by the Georgetown staff. While other facets of the campus plan were also presented, for example the renovation or rebuilding of MedStar and the realignment of Entrance 1 with 38th Street, (both of which could wreak further

havoc on our traffic issues in Burleith) these paled, at least to me, beside the cool, calculated plans of Georgetown to implement staggering growth completely at the expense of ...US.

I have been told that the requirement for these ten year campus plans is to determine whether activities of colleges and universities in residential areas will negatively impact surrounding neighborhoods. I think any Burleith or West Georgetown resident sitting in the audience that night would have to conclude that Georgetown's plans will degrade, in a grossly fundamental way, these neighborhoods for the long-term residents who live there. But more than that, I am left wondering what gives Georgetown the right to take away from me the value of my house or the quality of my life in Burleith.

FAX Transmission

Number of pages including cover sheet 4Attention: Anthony HoodCompany: DC Zoning Commission

Phone: _____

Fax: 202 727 6072Comments: Subject: Case No 10-32, In opposition to GU plan.

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Date: 6/17/2011From: Forrest Bachner

Company: _____

Phone: 202 239 1209

OfficeMax
IMPRESS
PRINT & DOCUMENT SERVICES

5006 State Hwy 23
Oneonta, New York 13820
Phone: 607.432.1091
Fax: 607.432.0291
Email: impress0990@officemax.com