



CITIZENS ASSOCIATION  
of GEORGETOWN

## Zoning Commission Hearing

GU 2010 Campus Plan May 2011

ZONING COMMISSION  
District of Columbia  
CASE NO. 10-389  
EXHIBIT NO. 127



ZONING COMMISSION  
District of Columbia  
CASE NO. 10-32  
EXHIBIT NO. 127

# Legal Standard

“Use as a college or university shall be located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions”

*11 DCMR §210.2*

(emphasis added.)

# Existing Objectionable Conditions Must be Addressed

“...the University's approach amounts to: ‘Even if present conditions under the 1990 Campus Plan in the neighboring communities are intolerable, the Board must approve the 2000 Plan unless it is likely to make those conditions considerably worse.’ We reject such a reading of the regulations as altogether unreasonable.

*President and Directors of Georgetown College v.  
District of Columbia Board of Zoning Adjustment, 837  
A.2d 58, 65 n.7 (D.C. 2003)*

(emphasis added.)

# The Comprehensive Plan Must be Considered

**“Balancing University Growth and Neighborhood Needs....Discourage university actions that would adversely affect the character or quality of life in surrounding residential areas.”**

**“Student Housing.** Encourage the provision of on-campus student housing in order to reduce college and university impacts on the housing stock in adjacent neighborhoods.”

*The Comprehensive Plan. EDU -3.3 Colleges, Universities, and Neighborhoods (10 DCMR §1214)*

(Emphasis added.)

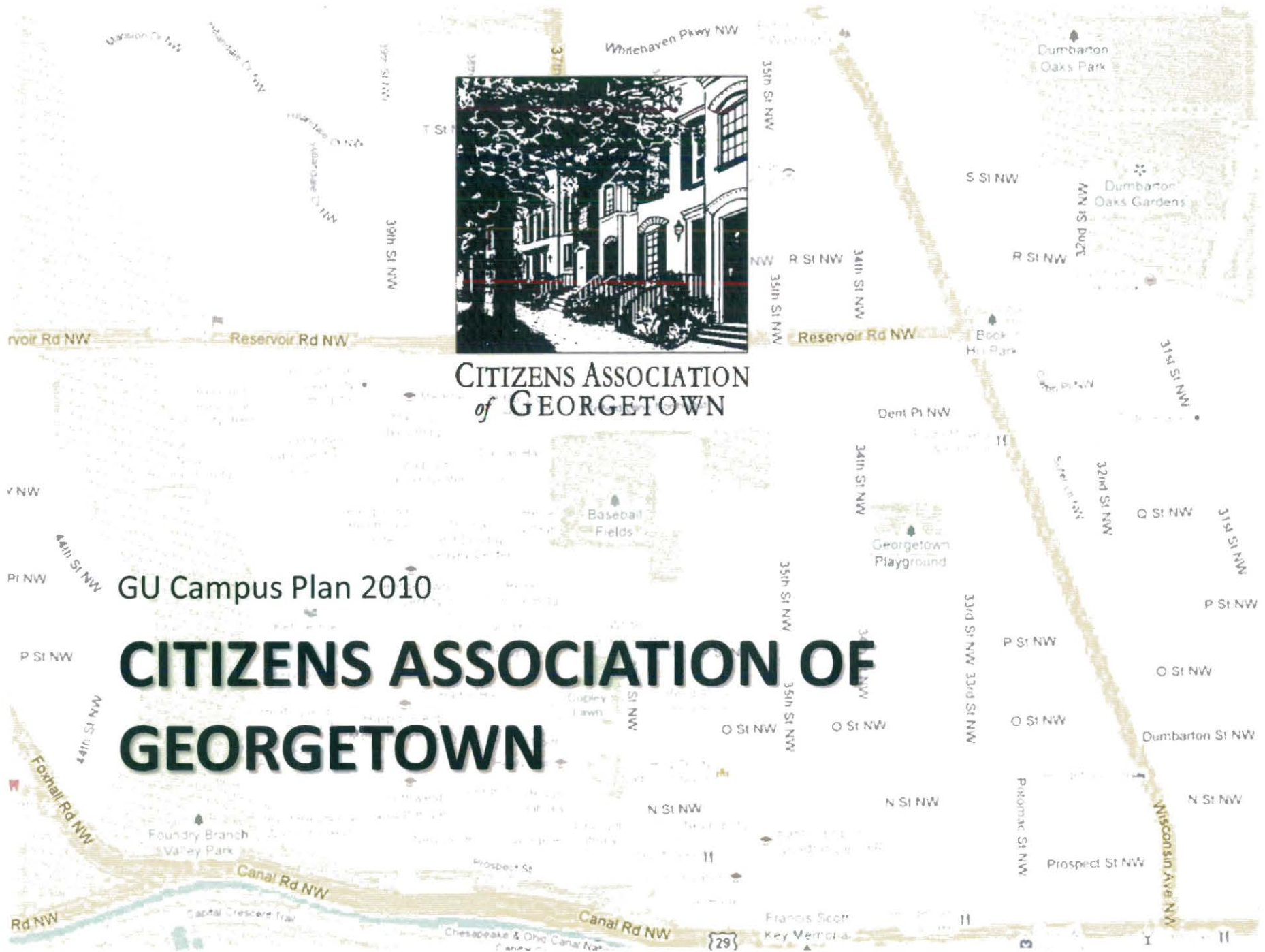




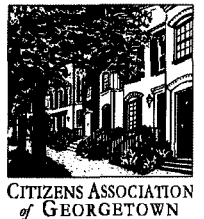
## CITIZENS ASSOCIATION of GEORGETOWN

GU Campus Plan 2010

# CITIZENS ASSOCIATION OF GEORGETOWN



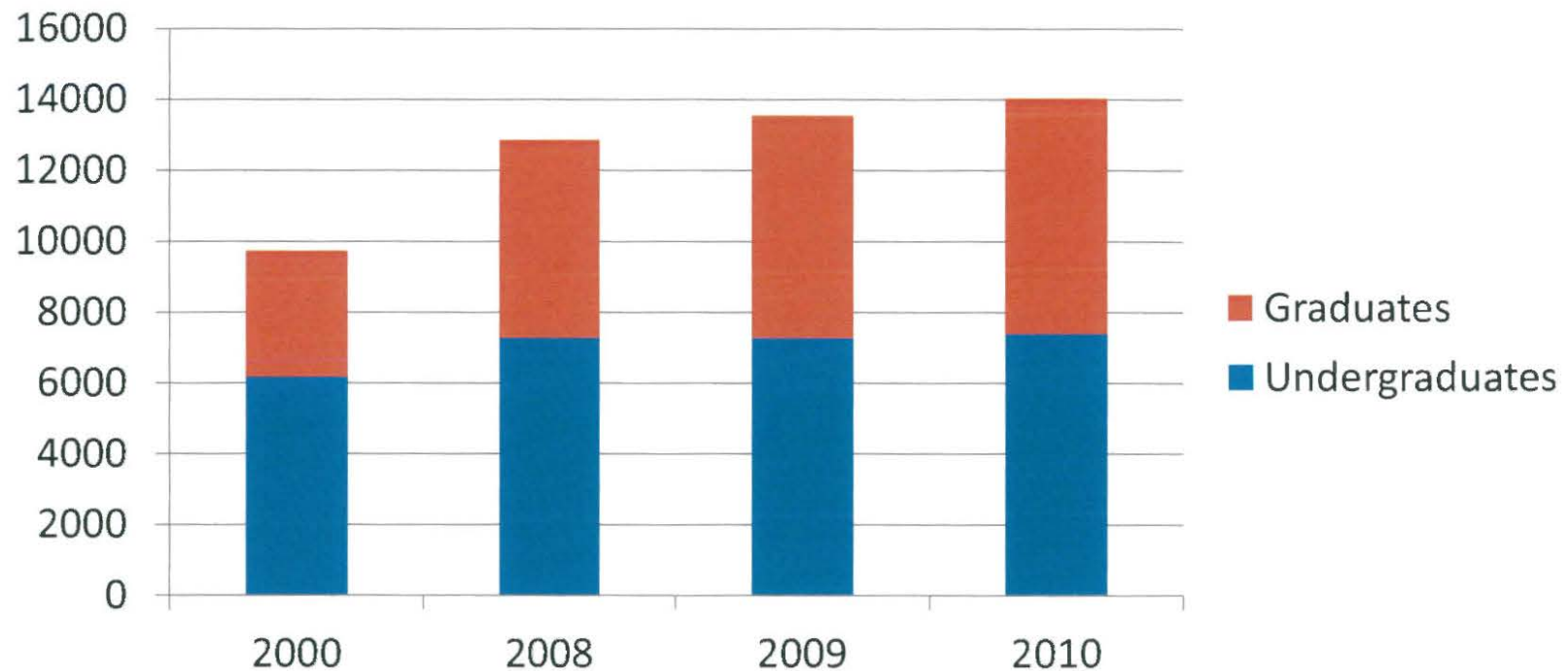
# A BRIEF HISTORY OF GU 2000 CAMPUS PLAN



# Enrollment Growth

GU estimated their total student population would not grow past 10,000 by the year 2010.

Enrollment passed 14,000, and still growing.



# GU 2000 Campus Plan

GU projected that the new SW Quad buildings would reduce the off-campus students population and restore at least 135 (or 75%) group rentals back to single family homes.

There are more students living off-campus and more group rentals now than in 2000, before the SW Quad was built.

We should have 45 “group homes”...

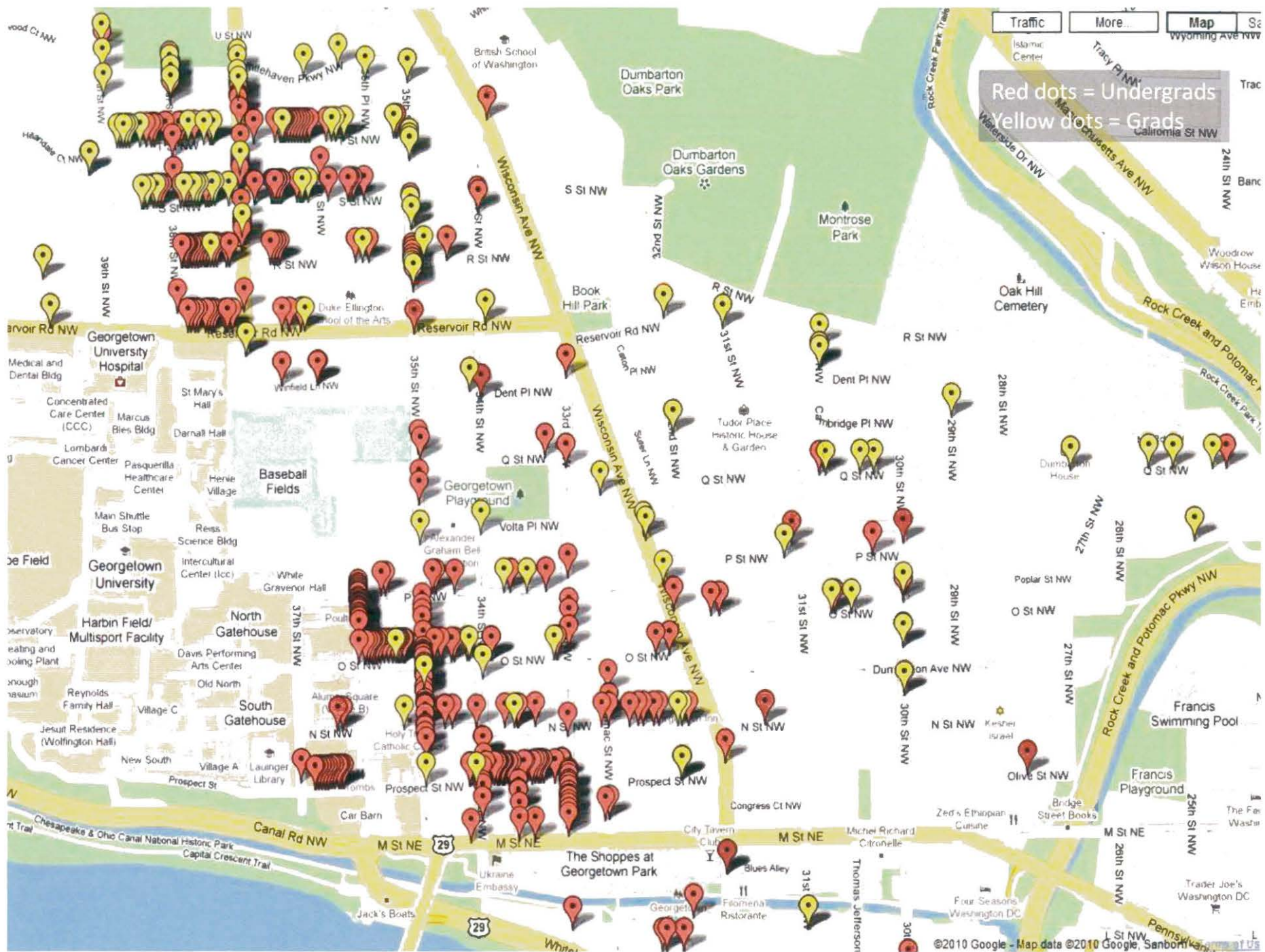
**We have more than 220!**



# Student Residences, Fall 2010

|                | West<br>Georgetown | Burleith | Total      |
|----------------|--------------------|----------|------------|
| Undergraduates | 173                | 102      | 275        |
| Graduates      | 62                 | 89       | 152        |
| Total          | 236                | 191      | <b>427</b> |

Source: Georgetown University Pre-hearing Submission, Ex B, p.9



Red dots = Undergrads  
Yellow dots = Grads

**We are very close to the point where our community ceases to be a viable R-3 residential area with a “family-life environment” (11 DCMR §302.1).**

# Fewer Group Rentals is Good for the Community

“Our belief is that a stronger and more pronounced single family homeowner occupied neighborhood is likely to increase property values, not decrease them, by the increased desirability of the community that will result.”

*Lewis Bolan testimony before BZA  
June 13, 2000 – Page 115*

## **Fewer Group Rentals is Good for the District**

“On average this conversion from rental status to owner occupied status will be financially very advantageous to the District of Columbia.”

GU’s experts estimated that each house converted back from student group rental to owner occupied will generated \$7,400 (approx. \$10,000 in 2011 money) in additional sales and income tax for the District.

*Lewis Bolan testimony before BZA  
June 13, 2000 – Page 114*



# Fewer Group Rentals is Good for the University

Of the universities identified by Georgetown as its top competitors, most house more students and rank higher.

| Institution          | Total Undergrads | % of Students Housed | US News Rank |
|----------------------|------------------|----------------------|--------------|
| Princeton U.         | 4895             | 98%                  | 1            |
| Harvard U.           | 6667             | 97%                  | 1            |
| Stanford U.          | 6504             | 89%                  | 4            |
| Yale U.              | 5254             | 88%                  | 3            |
| Dartmouth College    | 4101             | 85%                  | 11           |
| Duke U.              | 6468             | 81%                  | 10           |
| Brown U.             | 5870             | 79%                  | 16           |
| <b>Georgetown U.</b> | <b>6806</b>      | <b>73%</b>           | <b>23</b>    |
| U. of Pennsylvania   | 9514             | 62%                  | 4            |
| Cornell U.           | 13846            | 57%                  | 15           |



# GU 2000 Campus Plan

GU promised that their new off-campus programs and code of conduct would mitigate the negative impacts on the community.

The University has violated the Campus Plan Order by tolerating student misbehavior that it pledged to address.



# NOISE



# GU Student Noise is an Objectionable Condition

- Transient noise: Students seems to enjoy screaming when walking by residences... until 4am.
- Party noise: Alcohol fueled parties at student group houses keep neighbors of an entire block awake, use police resources, sometimes degenerate into vandalism.
- House noise: Incompatible life styles and living arrangements have a negative impact without the need for a party.
- The vast majority of noise-related incidents are not reported.

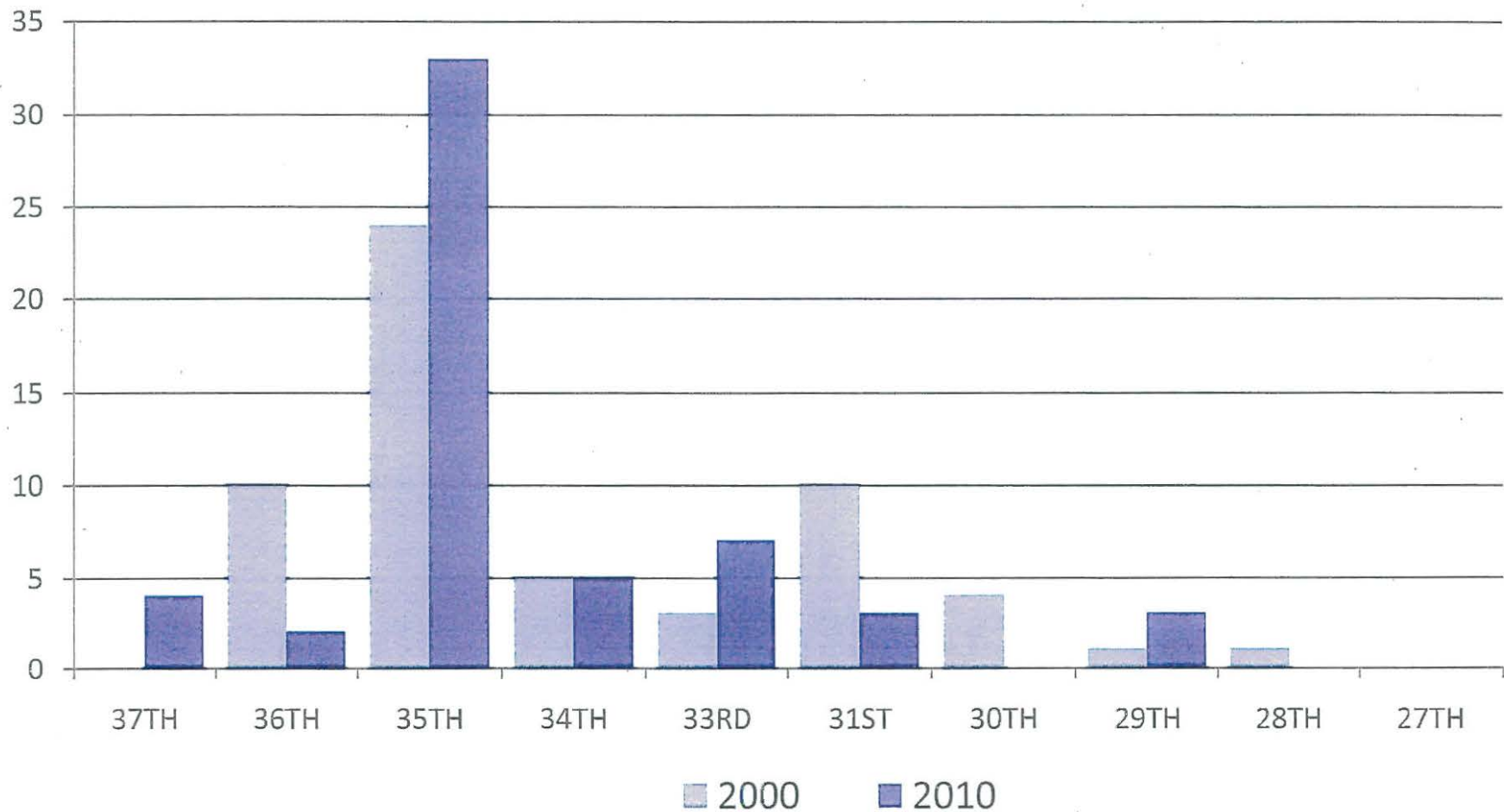






R-3 ...a family-life environment (*11 DCMR §302.1*).

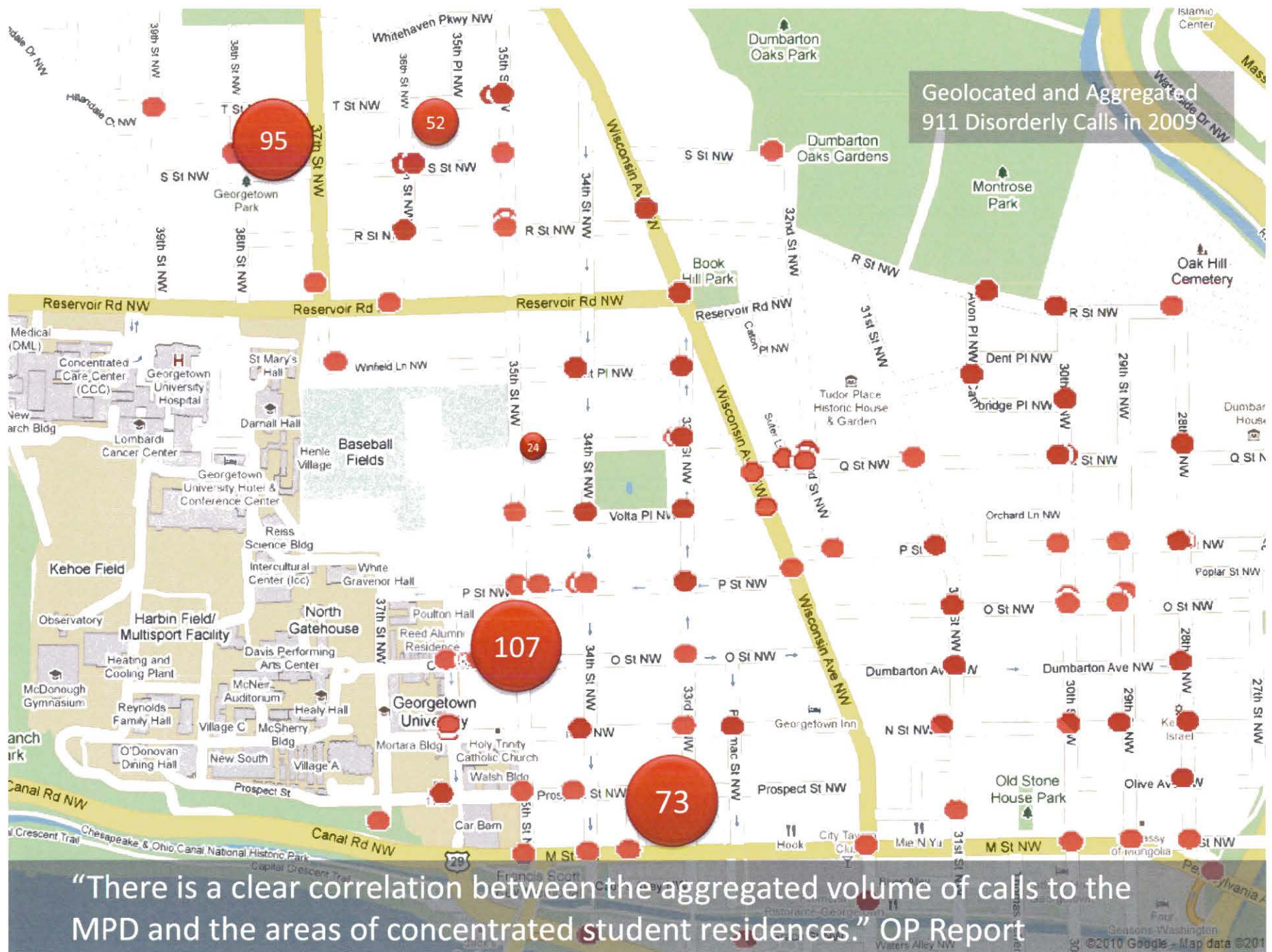
# 911 Calls in 2010 vs. 2000 for O ST NW





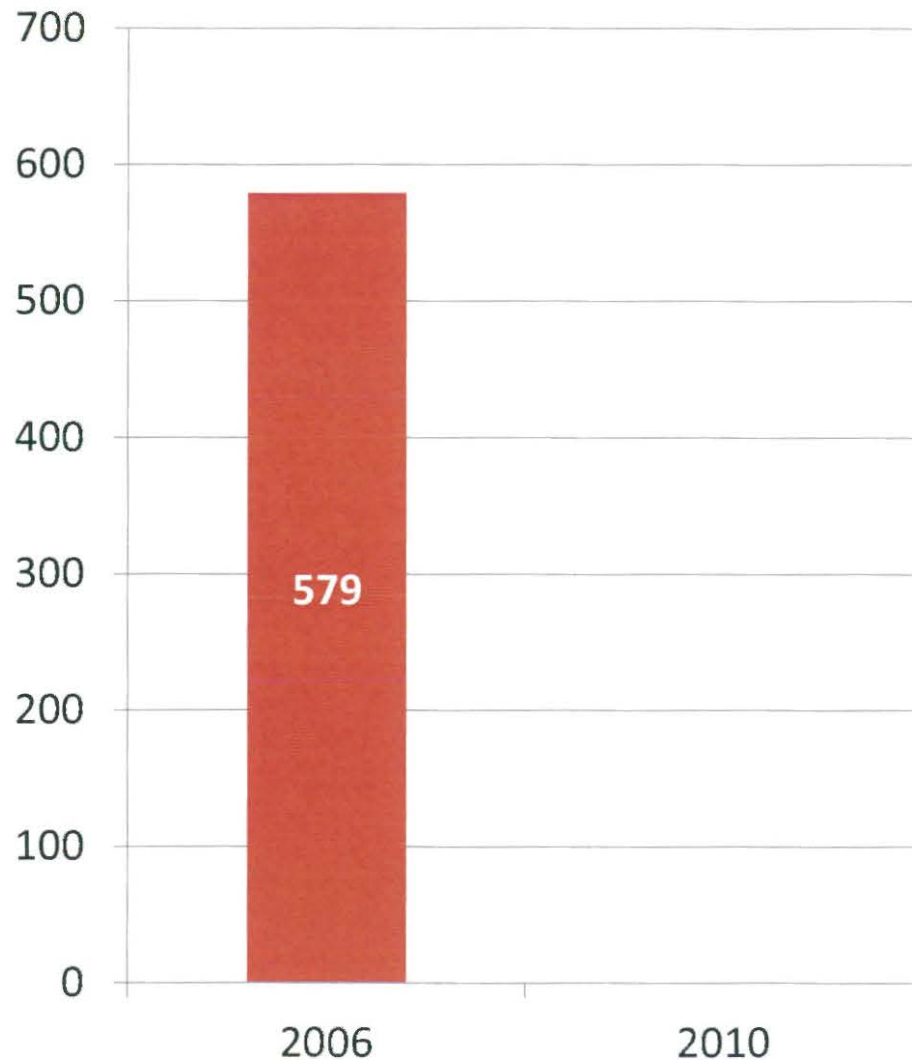
R-3 ...a family-life environment (11 DCMR §302.1).





# 911 Calls in 2006

## After 16 Years of OCSL and 6 Years of SNAP



**OCSL** = Georgetown University  
Office of Off Campus Student  
Life. Est. 1990

**SNAP** = Student Neighborhood  
Assistance Program. Est. 2000

**1** SNAP Car

**For 2010 GU added:**

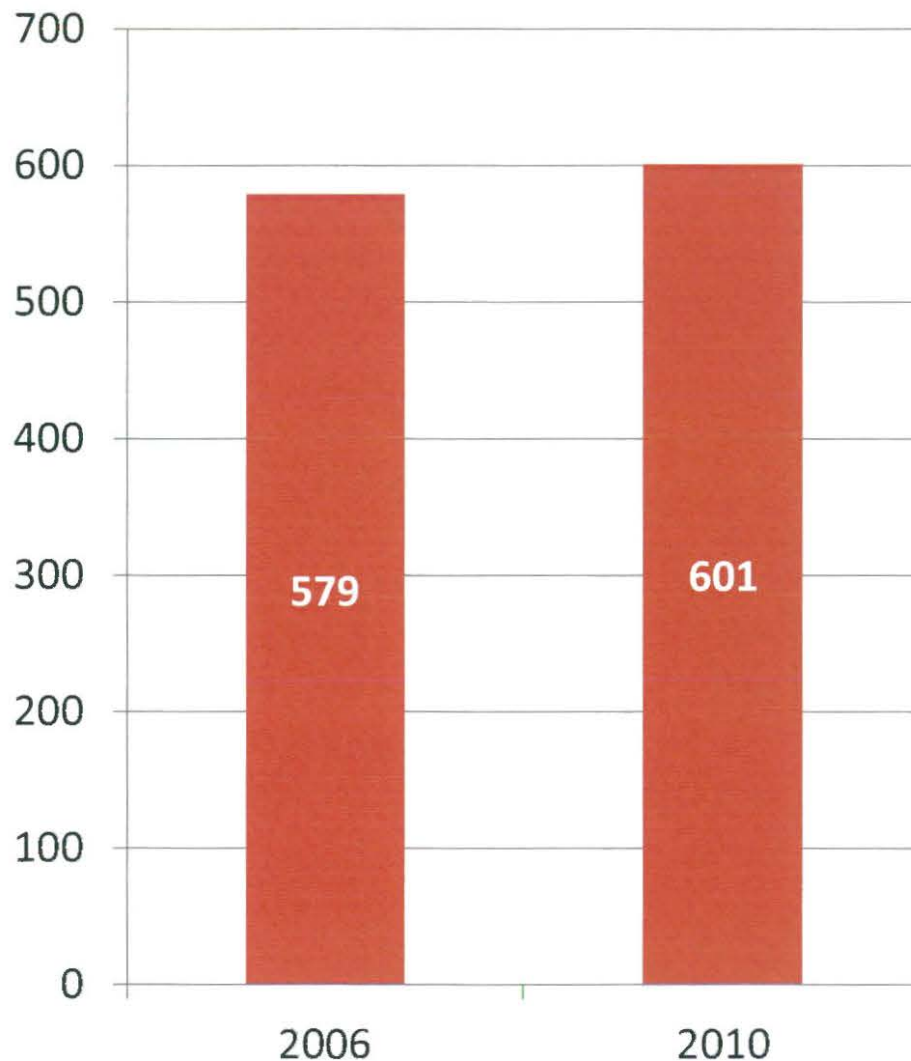
**2nd** SNAP Car

**3** Police Cars

**2** Community Advisors

# 911 Calls in 2010

## After 20 Years of OCSL and 10 Years of SNAP



**OCSL** = Georgetown University  
Office of Off Campus Student  
Life. Est. 1990

**SNAP** = Student Neighborhood  
Assistance Program. Est. 2000

1 SNAP Car

**For 2010 GU added:**

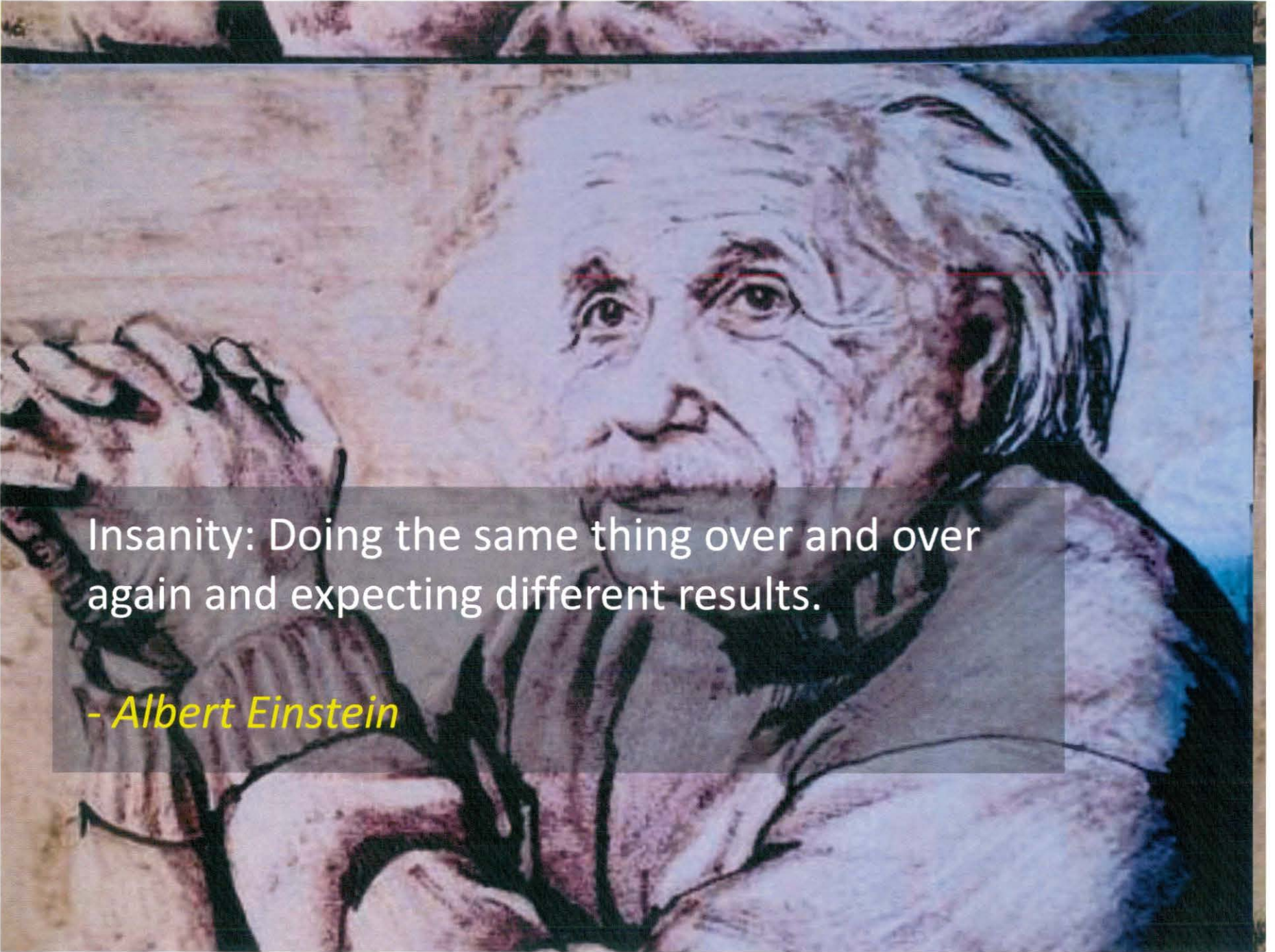
2nd SNAP Car

3 Police Cars

2 Community Advisors

**What's next?**





Insanity: Doing the same thing over and over again and expecting different results.

- *Albert Einstein*



TRAFFIC



# Residents Lose Parking Spaces to Georgetown University's Students

“The University recognizes that some University parkers find parking on nearby neighborhood streets.  
...”

*GU Traffic Study – Exhibit J*

46 page traffic study tells us what GU needs.  
But ignores neighborhood impact.

- How many cars use residential parking?
- How many cars drive in/out of the neighborhood?



# Too Many Cars Without GU/GUH Parking – Take Spaces from Residents

|                                     | % Driving to<br>Campus | Cars in<br>2009 |
|-------------------------------------|------------------------|-----------------|
| Continuing Study                    | 62%                    | 480             |
| Graduate Students                   | 24%                    | 1,144           |
| Undergraduate students (off campus) | 18%                    | 215             |
| University Faculty/Staff            | 51%                    | 2,449           |
| Hospital Employees [1]              | 61%                    | 2,632           |
| Less available parking [2]          |                        | -2,513          |
| Cars left in the neighborhood       |                        | 4,407           |

[1] GUH Transportation Management Study, Exhibit 8, page 15

[2] GU Transportation report, page 20 and GUH Transportation Study, page 20

A photograph of a residential street. In the foreground, a large, irregular pothole is filled with a light-colored material, possibly sand or a repair patch. A silver sedan is parked on the street to the right of the pothole. In the background, there are trees, a brick wall, and another car parked further down the street. The text "When Students Are Gone There is Plenty of Parking for Residents" is overlaid on the image in white font.

When Students Are Gone There is  
Plenty of Parking for Residents



A photograph of a residential yard showing various items on the ground. On the left is a green trash can with its lid slightly ajar. In front of it, a large black plastic trash bag is tipped over, spilling some debris. To the right of the bag is a brown cardboard box and a green box. Further right is an orange traffic barrel with white reflective stripes. The background shows a wooden fence and some greenery.

# OTHER OBJECTIONABLE CONDITION



A photograph of a residential street scene. In the foreground, there is a brick-paved sidewalk. To the left, a black trash bin is partially visible. In the center, a set of black metal stairs leads up to a building entrance. To the right of the stairs, there are more black trash bins and an orange traffic cone. The building is light-colored with dark shutters and a sign that says "FOR RENT". The background shows more buildings and trees. The text "OTHER OBJECTIONABLE CONDITIONS" is overlaid in white, bold, sans-serif font in the center of the image.

# OTHER OBJECTIONABLE CONDITIONS





# OTHER OBJECTIONABLE CONDITIONS





**OTHER OBJECTIONABLE  
CONDITIONS**





# OTHER OBJECTIONABLE CONDITIONS





# OTHER OBJECTIONABLE CONDITIONS





**OTHER OBJECTIONABLE  
CONDITIONS**



Would you live next to this house?





Or this one?

We live next to more than 220!



There is always going to be a “next”  
house.

Residents are leaving, and our  
community is being converted to a  
“student enclave”.

We must reverse the trend now.





## **Is GU 2010-2020 Campus Plan likely to become objectionable to neighboring properties?**

- |                                  |     |
|----------------------------------|-----|
| • Noise                          | Yes |
| • Traffic                        | Yes |
| • Number of students             | Yes |
| • Other objectionable conditions | Yes |

## **Is GU 2010-2020 Campus Plan in compliance with the Zoning Intent and Comprehensive Plan?**

- |                                      |    |
|--------------------------------------|----|
| • Consistent with Comprehensive Plan | No |
| • Maintain a family-life environment | No |

