Watergate Dental Associates
The Watergate • 2506 Virginia Avenue, N.W. • Washington, D.C. 20037 • (202) 965-5400 • FAX: (202) 298-7760

April 14, 2000

Ms. Sheila Reid-Cross
Chairman
Board of Zoning Adjustment
441 4th St., NW, Second Floor
WA, DC 20001

'00 APR 14 A11:44

Re: The George Washington University Campus Plan 2000-2010
Board of Zoning Adjustment Application No. 16553

Dear Members of the Board of Zoning Adjustment:

I write in opposition to the approval of the GWU Campus Plan application which is currently pending before the BZA. I own and reside in a townhouse located at 600 23rd St., NW. I also own and rent two other townhouses located at 602 and 604 23rd St., NW. Consequently, I am an immediate neighbor of GWU's Foggy Bottom campus. Based on my review of the pending GWU Campus Plan application and my experience with GWU, I feel compelled to bring several items to the attention of the members of the Board of Zoning Adjustment.

Square 43

My home and residential rental properties are located in Square 43. The Foggy Bottom campus bounds Square 43 on the north along G Street and on the east along 23rd Street. I believe that it is essential for the members of the BZA to be aware of the type of neighbor GWU has been to the Foggy Bottom neighborhood (or at least what is left of it).

The Executive Summary of GWU's 2000-2010 Campus Plan is rife with lofty goals and soothing platitudes. One of the University's stated goals is to "continue to develop a sense of 'community' among GWU students, faculty, staff, Foggy Bottom residents..." [Campus Plan, Executive Summary, p. ii]. One of GWU's stated strategies to "develop a recognizable campus setting and distinct identity while promoting the mutually beneficial relationship between the University, its immediate neighbors, and the communities it serves" [Campus Plan, Executive Summary, p. ii]. GWU's first stated planning principal is to "physically provide a unified campus image and a welcoming 'public face'" [Campus Plan, Executive Summary, p. iii]. **The actions of GWU** with respect to Square 43 (and throughout Foggy Bottom) **have consistently violated these goals, strategies and principles.**

While GWU has owned some property in Square 43 for a substantial amount of time, the University undertook a buying frenzy in the past several years in an effort to purchase the bulk of privately owned properties on the block. GWU's purchase program in Square 43 has been successful, and the University now owns all of Square 43 with the exception of my properties and the Remington. In 1997 GWU demolished the buildings which it owned in Square 43 along G Street and a portion of 23rd Street. These townhouses were razed against the protests of the ANC, residents of Foggy Bottom, and the recommendations of the DC Office of Planning [BZA Application No. 14455, p. 16].

BZA
Case No. 16553
Exhibit No. 103

Board of Zoning Adjustment
District of Columbia
CASE NO.16553
EXHIBIT NO.103

The University then obtained building permits from the Department of Consumer and Regulatory Affairs, Building and Land Regulation Administration, to install "temporary" construction trailers at the intersection of 23rd and G Streets. Allegedly, these trailers were required to support the construction of their Health and Wellness Center. However, I suspect that these trailers have been or will be used to support other construction projects such as the new hospital building. The remainder of the vacant lots created during 1999 have since been **used to park construction equipment, to store building materials, and as a staging area for construction activities**. For example, during the initial stages of foundation work on the Health & Wellness Center, cement mixers were off-loading into a huge bucket on Square 43 and a crane would then hoist the concrete-filled bucket over G Street into the excavation. I cannot imagine a more dangerous undertaking over a public street which I am certain violated any number of safety and building regulations.

Until recently, GWU had also been selling parking permits to allow construction workers to park on these lots. After a series of complaints from me and several ANC-2A commissioners, GWU was cited for illegally using this area for parking. Although the illegal parking appears to have been abated for now, the Building and Land Regulation Administration has turned a blind eye to the parking of construction equipment, the storage of building materials and the construction-related activities taking place in Square 43. My review of Title 11 (Zoning) of the DC Municipal Regulations indicates **that these uses and activities are prohibited on residential property zoned R-5-D**. Nonetheless, Mr. Lourenco and his minions have chosen to ignore these flagrant zoning violations apparently because they are "temporary" and avoid tying up G Street and the public space along it. However, I have been unable to locate any regulations indicating that concerns related to use of adjoining public space are grounds for allowing zoning violations to persist. Certainly, the foregoing uses by GWU and its contractors do not appear to be permitted as a matter-of-right use in an R-5-D district contrary to their statement of intent. [Campus Plan, B. Property Ownership, p. 23].

With a one-day notice to me in February of 2000, GWU demolished the remaining structures which it owned in Square 43. The BZA should also be aware that the rent-free building at 2331 Virginia Avenue provided by GWU for use by the Metropolitan Police Department as a sub-station for the Foggy Bottom Community Policing Center fell victim to this wanton destruction. This particular community service was sacrificed due to GWU's bulldozer mentality despite the fact that GWU touted its existence in the pending application[Campus Plan, b. Foggy Bottom Safety and Security Services, p. 10]. Although it has no current plans to develop its property in Square 43, GWU chose to destroy functional buildings, some of which had been used for student housing, and its recent acquisitions which could have been used for that purpose [Campus Plan, Residential/Campus Life/Athletic program expansion, p. 25].

The preemptive destruction of the remaining structures in Square 43 with only "longer-range plans" to develop the area hardly comports with the University's goal to develop a sense of "community" between it and Foggy Bottom residents. I suppose in some macabre sense rubble-strewn vacant lots do develop a recognizable campus setting and distinct identity for Bulldozer University. Likewise, Square 43 now physically provides a campus image and a unique "public face" (albeit a moonscape) though hardly a welcoming visage.

I am attaching a series of photographs which depict the conditions which I have described. I have also attached a copy of the violation citation issued by DCRA and a copy of one of GWU's parking permits which demonstrates that the University knowingly, willfully and illegally has used portions of Square 43 for parking. Lest the members of the BZA believe that I am the only one concerned about GWU activities in Square 43, I have

also attached copies of several articles from the April 2000 edition of the Foggy Bottom News for your edification.

I fully realize that GWU has chosen not to include Square 43 within its proposed campus plan boundaries. Based on my understanding of current law, GWU has the right to decide which of its properties to include and to exclude within its campus. Frankly, I support GWU's decision to exclude Square 43 from its campus. I would not want GWU to have an opportunity to develop its properties on Square 43 for uses which would not be available to me. However, I believe that it is important for the members of the BZA to be aware of the University's activities in Square 43 an example of the applicant's institutional mindset and the manner in which it conducts its business. An assessment of an applicant's credibility should and must extend to consideration of all the applicant's actions and not merely those directly related to the pending application. In my estimation the flowery prose in GWU's Campus Plan is a velvet glove which masks the iron fist with which it intends to eliminate the dwindling stock of non-GWU residential housing in Foggy Bottom.

Columbia Plaza and Student Housing

GWU should be required to make the members of the BZA aware of its plans concerning the Columbia Plaza complex. The Campus Plan is silent concerning Columbia Plaza. Announcement of GWU's purchase of a 28+% interest in Columbia Plaza was made in February of 2000, apparently after publication of the Campus Plan. Columbia Plaza has approximately 800 apartment units, certainly one of the largest apartment complexes in the city.

I have prepared the following chart based on representations made by GWU in its Campus Plan [Campus Plan, Residential/Campus Life/Athletic program expansion, p. 25]:

GWU FOGGY BOTTOM STUDENT HOUSING

	CURRENT	% OF TOTAL	PROJECTED	% OF TOTAL
Within Campus Boundaries:	3,519	78,74%	3,821	71.81%
Outside Campus Boundaries:	950	21.26%	1,500	28.19%
TOTAL:	4,469		5,321	

GWU's stated goal is to house 80% of its full time undergraduate students in University owned or controlled residences [Campus Plan, Residential/Campus Life/Athletic program expansion, p. 25]. Assuming that 60% of the current (8,271.6 = 60% of 13,786) and projected (9,937.8 = 60% of 16,553) GWU full time equivalent (FTE) students would be full time undergraduates. GWU would have to provide an additional 3,802 student beds to meet its stated goal currently. Based on their 2010 projections, GWU would have to provide an additional 4,816 beds for the projected growth stated in the Campus Plan to meet this goal. Hence, even the complete conversion of the mammoth Columbia Plaza complex to student housing would not meet GWU's goal.

In spite of these housing goals, the Campus Plan only has current plans for an additional 302 student beds within the Foggy Bottom campus. GWU apparently refuses to designate any additional land within the campus for dormitory construction. Presumably, **the only path GWU has to meet its stated student housing goals is to continue to voraciously acquire residential properties in the Foggy Bottom neighborhood.** Based on the foregoing assumptions, I have prepared the following chart to illustrate the on/off campus student housing breakdown if no additional dormitories are constructed within the Foggy Bottom campus boundaries:

GWU FOGGY BOTTOM STUDENT HOUSING - PROJECTED GOALS

	CURRENT	% OF TOTAL	PROJECTED	% OF TOTAL
Within Campus Boundaries:	3,519	42.55%	3,821	38.45%
Outside Campus Boundaries:	4,752	57.45%	6,116	61.55%
TOTAL:	8,271		9,937	

Foggy Bottom Campus Population

The members of the Board of Zoning Adjustment also need to take a hard look at the campus population figures provided by GWU [Campus Plan, Appendix C, p. A-5]. The BZA Findings of Fact, Conclusions of Law and Opinion dated February 25, 1988 in BZA Application No. 14455 conditioned approval of GWU's 1985-2000 Campus Plan by establishing the following limits on the campus population: 20,000 students; 1,550 faculty; and 10,023 staff [BZA Order, Condition No. 5, p. 41]. Based on Finding of Fact No. 17 [BZA Order, p. 8-9]. I have prepared Chart A titled Population Summary: 1985-2000 Campus Plan depicting the campus population in the same format as that used in Appendix C of the current Campus Plan application. For purposes of providing an accurate comparison, I have prepared Chart B titled Population Summary: 2000-2010 Campus Plan based on the figures in Appendix C [Campus Plan, Appendix C, p. A-5]. In order to compare the actual headcounts and full time equivalents between the two plans, I have prepared Chart C titled Population Summary: Comparison 1985-2000 & 2000-2010 Campus Plans.

CHART A

POPULATION SUMMARY: 1985-2000 CAMPUS PLAN

	Current		2000 Projections	
	Headcount	FTE	Headcount	FTE
Students	17,445	12,474	20,000	14,000
Faculty		1,479*		1,550*
Staff		9,900*		10,023
TOTALS:		23,853		25,573

PROJECTED INCREASE

	Headcount	FTE
Students	2,555	1,526
Faculty		71*
Staff		123*
TOTALS:		1,720

PROJECTED PERCENTAGE INCREASE

	Headcount	FTE
Students	15%	12%
Faculty		5%*
Staff		2%

*Finding of Fact No. 17 did not break down faculty and staff figures with respect to headcount and full time equivalent. However, since the current headcounts for faculty and staff in Appendix C of the current Campus Plan application exceed the limits established in Condition No. 5 of the February 25, 1988 Order, the condition presumably referred to full time equivalents for the faculty and staff categories.

CHART B

POPULATION SUMMARY: 2000-2010 CAMPUS PLAN

	Current		2010 Projections	
	Headcount	FTE	Headcount	FTE
Students	16,657	13,786	20,000	16,553
Faculty	1,934	1,340	2,236	1,550
Staff	7,798	6,815	10,293	9,000
TOTALS:	26,389	21,941	35,529	27,103

PROJECTED INCREASE

	Headcount	FTE
Students	3,343	2,767
Faculty	302	210
Staff	2,495	2,185
TOTALS:	6,140	5,162

PROJECTED PERCENTAGE INCREASE

	Headcount	FTE
Students	20.07%	20.07%
Faculty	15.62%	15.67%
Staff	32.00%	32.06%
TOTALS:	23.27%	23.53%

CHART C

POPULATION SUMMARY:
COMPARISON 1985-2000 & 2000-2010 CAMPUS PLANS

	1985-2000 Campus Plan		2000-2010 Campus Plan	
	Headcount	FTE	Headcount	FTE
Students	17,445	12,474	16,657	13,786
Faculty		1,479	1,934	1,340
Staff		9,900	7,798	6,815
TOTALS:		23,853	26,389	21,941

POPULATION INCREASE/DECREASE

	Headcount	FTE
Students	-788	+1,372
Faculty		- 139
Staff		-3,085

PERCENTAGE INCREASE/DECREASE

	Headcount	FTE
Students	-4.52%	-11.00%
Faculty		-9.40%
Staff		-31.16%

Chart A reveals that GWU projected a 2% increase in its full time equivalent staff from 1985 to 2000. However, Chart C demonstrates that the actual number of GWU's full time equivalent staff decreased by 31.16% between 1985 and 2000. Such a substantial decrease in the number of staff cannot be explained merely by cost cutting measures or increased worker efficiency. I submit that the vast majority of these staff reductions resulted from GWU's contracting out for various services which were previously performed by its own employees. The use of independent contractors to perform services (exs., custodial, maintenance, security, trash collection, etc.) once performed by employees of universities and other large organizations has become a common practice to reduce costs. Hence, while GWU's staff figures listed in its pending application may be correct, I believe that these figures present a highly misleading picture.

Accurate campus population figures are a crucial element in the BZA's ability to assess the actual impact of the campus on traffic and the surrounding neighborhood. The employees of independent contractors who work at GWU's Foggy Bottom campus have as much impact on the area as do the staff directly working for GWU. In order to discharge its duties, I believe that **it is incumbent for the BZA to require GWU to provide employee figures for all independent contractors who work on their campus**. Further, the BZA should inquire whether or not the staffing figures stated in the pending application include those employed on the Foggy Bottom campus by the GWU Hospital and/or the GWU Health Care Plan. If not, the BZA should require GWU to produce the staffing figures for those clearly related organizations.

Additionally, GWU's Foggy Bottom campus includes a substantial amount of commercial and investment properties [Campus Plan, Appendix F, Figure D, p. F-4]. One of the proposed land uses for the site of the existing hospital is also for commercial and investment use [Campus Plan, Appendix F, Figure E, p. F-5]. **The BZA should require GWU to produce employee figures** (or at least estimates) **for those working at these commercial and investment properties**. Quite simply, the BZA cannot properly assess the true impact of the Foggy Bottom campus on the surrounding neighborhood without such information

GWU'S Economic Contributions

In the 1997 fiscal year, GWU paid $360 million in salaries, wages and benefits. Although one-third of its employees reside in the District of Columbia, GWU only withheld a total of $4.8 million for DC income taxes in that year [Campus Plan, E. Economic Contributions, p. 12-13]. Conservatively assuming that $250 million (69.44%) of that $360 million paid by GWU that year constituted taxable income to its employees, the DC income taxes withheld by GWU amounted to only 1.92% of that assumed total of $250 million in taxable income. This indicates to me that the vast majority of DC residents who are employed by GWU work in low wage staff positions and/or on a part-time basis.

Despite its claim to be a positive economic contributor to the District of Columbia, I submit that its insatiable residential property acquisition policy (thereby eliminating homes and apartments for taxpaying DC residents) has cost the District far more in tax revenues than GWU, its faculty, staff and visitors contribute to the city's coffers. If GWU disputes these assertions, **the BZA should demand that the University produce the raw total figures by jurisdiction for the DC, Maryland and Virginia employees for gross income paid and local income taxes withheld for its 1997-1999 fiscal years.**

Based on the foregoing, I believe that **the BZA should reject GWU's application** for approval of its 2000-2010 Foggy Bottom Campus Plan. At the very least, the BZA should require GWU to produce the information which I have listed in this letter prior to ruling on the application. A failure by the BZA to demand production of all relevant information from this applicant would constitute an abdication by the Board of its duties and responsibilities to the District of Columbia and its citizenry.

Although I am not seeking party status in this proceeding, I fully intend to appear and testify as a witness.

Respectfully,



Donald W. Kreuzer, DMD
600 23rd St., NW
Washington, DC 20037

Attachments: Photographs
DCRA Violation Citation
GWU Parking Permits
Foggy Bottom News Articles

GOVERNMENT OF THE DISTRICT OF COLUMBIA

DEPT. OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF ADJUDICATION

NOTICE OF INFRACTION

032723

Issuing Administration
A ☐ HRA E ☒ CLRA I ☐ FIRE
B ☐ IA F ☐ OPLA J ☐
C ☐ SFRA G ☐ OCOM K ☐
D ☐ BRA H ☐ ERA L ☐

__/__/__ Date of Service

11 / 9 / 99 ☐ a.m. ☐ p.m.
Date of Infraction Time of Infraction

2300 G Street, NW Lot MAD NO 2320 G St.
Place of Infraction (Street Address)

The George Washington University
Business/Company Name Telephone No.

Byron V. Wilt ( ) _____
Respondent's Full Name (Last, First, Middle) Telephone No.

2211 H St. NW
Respondent's Street Address

Washington DC 20052
Respondent's City State Zip Code

Formal I.D. ☐ Yes ☐ No Recidivist ☐ Yes ☐ No

Bus. Lic. Type _____ Bus. Lic. No. _____
Bus. Permit Type _____ Bus. Permit No. _____

Respondent's Social Security No. ___-___-___

You are charged with violating the District of Columbia laws set out below. You must indicate below each infraction listed, whether you admit the infraction, admit the infraction with an explanation, or deny the infraction. You have the right to request a hearing.

Code		Regulation	Fine Amount
52207	"	DCMR 3203.1	$ 500.00

Nature of Infraction Operating a parking lot without a C of O

☒ Admit ☐ Admit with Explanation ☐ Deny

Code		Regulation	Fine Amount
			$

Nature of Infraction _____

☐ Admit ☐ Admit with Explanation ☐ Deny

Code		Regulation	Fine Amount
			$

Nature of Infraction _____

☐ Admit ☐ Admit with Explanation ☐ Deny

Code		Regulation	Fine Amount
			$

Nature of Infraction _____

☐ Admit ☐ Admit with Explanation ☐ Deny

Total fine(s) amount applicable to the above infraction(s) $ 500.00

WARNING: If you do not pay the required fine(s) or request a hearing or an adjudication by mail (see reverse side) within 15 days of the date of service of this notice, you will be subject to the maximum penalties permitted by law, suspension of your license/permit, a lien being placed on your property and/or sealing of your business. The fine amount will double if payment has not been received within 15 days. If this is not your first infraction, you will be subject to an increased fine.

I personally observed or investigated the commission of the infraction(s) noted above.

Juan V. Benavente 785
Inspector's/Investigator's Signature Badge No.

I Hereby acknowledge receipt of this Notice of Infraction.

RESPONDENT'S SIGNATURE DATE

OAD COPY

OFFICE OF THE ZONING ADMINISTRATOR
Request for Services
(Zoning Complaint)

11-2-99
Date

Complaint #: 02811099
Inspector: JOAN B.
Information Taken By:
Name: Ed Reeves
Telephone #: EX 4560

Address	Square	Lot(s)	Census Track	Zone
23RD, VA AVE, & G ST, NW	43	832		R-5-D

Type	Date Insp. Recd.	Date of Insp.	Due Date	To Enforcement	Closed	BY:
Verbal___ Letter___ Tel. ___						

Complaint

LOT BEING OCCUPIED BY 3 TRAILERS. 1-KNOWN TO BE A APPROVED CONSTRUCTION TRAILER. CHECK FOR APPROVAL OF OTHER TRAILERS AND THE USE OF THE LOT AS A PAID PARKING LOT FOR CONSTRUCTION WORKERS

Occupancy Use:

No._____

Action Taken:
1. NOI # 32723 WRITTEN ON 11-9-99
2.
3.
4.

Name of Complainant

M.D. MILLER.
C/O VINCENT L. FORD.

Address of Complainant

Tel. No. _____

Re-inspection:
1.
2.
3.
4.

Remarks: Inspection date was 11-9-99.
NOT ISSUED! PLEASE INFORM ME OF STATUS OF SITE AND ACTION TAKEN. CALL ME ON 439-2393.

Note;
This lot is not paved. THANKS. LP
Cars and trucks park on this lot and a fee had been charged for. George Washington University are renting these parking spaces for construction workers.

09/02/99 MDJ/ee

OFFICE OF THE ZONING ADMINISTRATOR
ZONING DIVISION
ZONING INSPECTION BRANCH
941 North Capitol Street, N.E.
Washington, D.C. 20002

Case Activity Log

ADDRESS: 2300 G St. NW **OWNER:** George Washington University

TELEPHONE#:

Date of Activity	Action Taken or Case Disposition	Initials
12/9/98	A zoning inspection on 12/9/98 disclosed that a lot has been occupied by two connected trailers. Building Permit has been issued for these trailer for the construction of a building for George Washington University. Part of this lot has been used for parking cars. Construction workers using this lot and the George Washington University charging a fee for parking there. This is a zoning violation because there is no C of O for parking there. This is an unimproved lot. It is not paved. So, a citation for $500.00 has been issued on violation of D.C.M.R. 3203.1 Zoning Regulations	

Page___of___ [ ] Referred [ ] Closed: on

MDJ/ee
December 22, 1999

The George
Washington
University

PARKING VIOLATION

CITE NO: 500313

DATE: 08/26/1999 TIME: 10:05

LOCATION: Lot D - 23rd & G Str

PERMIT NO:

LICENSE NO: ZBC9147 STATE: VA
EXPIRATION: 02/01/2000

MAKE: Chevrolet BODY: Typical Sedan
COLOR: White YEAR: 98

METER NO:

1st VIOLATION: Unidentified Vehic

2nd VIOLATION: Paid

3rd VIOLATION: 8/26/99

COMMENT:

FINE AMOUNT: 30.00

WARNING: ☐

OFFICER: 001

SIGNATURE: PB Stanley Coulson

To avoid additional monetary penalties, you are required to respond to this ticket within 10 business days of the day the citation was issued. Response choices are listed on the reverse side of this citation.

The George Washington University
Parking Office
2211 H Street, N.W.
Washington, D.C. 20052

202-994-7275

The George
Washington
University

PARKING VIOLATION

CITE NO: 500716

DATE: 10/06/1999 TIME: 13:23

LOCATION: Lot D - 23rd & G Str

PERMIT NO:

LICENSE NO: GTA500 STATE: MD
EXPIRATION: 09/01/2001

MAKE: Volkswagon BODY: Typical Sedan
COLOR: Silver YEAR: 99

METER NO:

1st VIOLATION: Unidentified Vehic

2nd VIOLATION:

3rd VIOLATION:

COMMENT:

FINE AMOUNT: 30.00

WARNING: ☐

OFFICER: 001

SIGNATURE: PB

To avoid additional monetary penalties, you are required to respond to this ticket within 10 business days of the day the citation was issued. Response choices are listed on the reverse side of this citation.

The George Washington University
Parking Office
2211 H Street, N.W.
Washington, D.C. 20052

202-994-7275

$140.00

The George Washington University
WASHINGTON DC

Lot # 23rd G !

No. 3226

VISITOR PARKING

Expires JUNE 30, 2000

Name WHITING-TURNER

Director of Parking

APRIL 2000 VOLUME 42, NO. 6



Foggy Bottom News

ANC Attendees Scold GWU

The February meeting of ANC-2A elicited an unusual variety of criticisms of GWU's recent actions in purchasing an interest in Columbia Plaza and tearing down the buildings in Square 43. One resident, Susan Wallace, termed the university "duplicitous," unconcerned for the quality of life of Foggy Bottom residents, and stated that President Trachtenberg "has made no secret of the fact that if he could he would bulldoze over us tomorrow—in a heartbeat." A former University of Miami student advised the students to find out "where the money goes," suggesting it is "paying for a real estate investment trust" and "will tear down the neighborhood you'll be living in for four years."

ANC Commissioner Richard Sheehey, who works with the university when it benefits his constituents, directed a series of remarks to the two GWU attorneys present at the meeting. Excerpts of his remarks follow.

GWU Is Failing, Failing

"It's not about what you have the legal right to do. We've brought this up in the past. The University is working with the ANC, it's working with the community, but it's failing, it's failing, because there is a failure of the University to recognize that there's a difference between what is legal and what is right.

"We talked about this at the last meeting held at the IFC. It was not right for the University to evict my friends from these houses [on Square 43] which they had been [living] in for a number of years six months before they graduated. Some of them cannot live in the Statesman because they require a one-year lease. They do not want to live on campus because the conditions on campus are problematic at best, and you only have 3500 beds for 7000 undergrads. What is right is that if you have a plan for the square—and I know what the plan is, to put housing there—but you're not building before these students would have graduated, so why tear the houses down?

"The real reason is that now Dr. Kreuzer has three properties that have demolition material behind them, rubble, and that's going to drop the value of his property: maybe he will make a deal with the University. Now that is legal. You have that right, but it is not what a non-profit, educational institution should be doing. It is the University that has an obligation as a non-profit organization to make its community a better place. It is not the GWU Real Estate Corporation [as] I knew it as when I was going there. I'm an alum of the University, and that's what we called it when I was going there—the GWU Real Estate and Property Acquisition School.

Legal Right vs. Ethical Right

"So, yes, you had the legal right to do it. You know that's not what we're talking about. We're talking about what is ethically right, what it is that the University is going to do with Foggy Bottom, not against Foggy Bottom, and what you could have

ANC, *to page 8*

Update

March Meeting Presents Potpourri

At the March meeting of the FBA, a number of reports and presentations are scheduled, including talks on fire prevention and the MPD's 2nd District community prosecution project. Dale Barnhard, the FB resident who has proposed a large housing development west of 26th Street, will attend and explain his plans. In addition, a representative of our neighbor, the Arts Club of Washington, has been invited to talk about its activities. And of course there will be reports and updates on Columbia Plaza, the GWU Campus Plan, the hospital, and the lawsuits against the decisions of the State Health Planning and Development Agency and the Board of Zoning Adjustment.

The speaker originally scheduled for the March meeting had to cancel just as we went to press; this different format seemed an excellent substitute.

Place, date and time: Wyndham Bristol Hotel, 2430 Pennsylvania Avenue, N.W, Monday, March 27, 7:30 p.m. We look forward to seeing you then. All residents are welcome.

GWU Columbia Plaza Purchase Draws Fire

In the March issue of the GWU publication By George, Walter A. Bortz wrote a lengthy explanation of the purchase of "an ownership interest in the Columbia Plaza Limited Partnership." Bortz, who is scheduled to leave the university's employ for another position, states that the acquisition "is not part of a plan to buy all Foggy Bottom real estate," but was the result of the owners offering them the 28.55% interest. Bortz said the university had two motives in the deal: the first was "as a routine investment;" the second was to apply the student code of conduct to the large number of students living in the complex.

Members of the Foggy Bottom community are skeptical as to GWU's longterm plans for real estate acquisition. In addition, members of the D. C. City Council voiced concern to the Mayor, the Director of the Office of Planning, and to GWU President Trachtenberg himself. Ward 2's Jack Evans related his constituents' "fear that this historic, residential neighborhood is threatened by the continual expansion of the University outside the campus boundaries."

Councilmember-at-Large Carol Schwartz wrote, in a "Dear Steve" letter: "No matter how you present the issue, however, GWU's excursion into Columbia Plaza is yet another chapter in the continuing erosion of available housing stock in the Foggy Bottom neighborhood in that [it] is one of the largest and last of the remaining residential rental apartments left in Foggy Bottom."

In a harsh final paragraph, Schwartz said: "Until now I was willing to accept peaceful coexistence with GWU as at least a possibility—but I do not accept your rationalization that the systematic destruction of a vibrant, living neighborhood is in the best interest of the District of Columbia—even if you wholeheartedly believe it to be in the best interest of your University. No amount of glossing over of GWU's calculated and opportunistic expansionist policies under the guise of a search for academic excellence can

Update, *to page 8*

FOGGY BOTTOM ASSOCIATION MEETING

ANC, *from page 1*

done. You want to develop that property, that's fine. Some of the ANC commissioners encourage that. But the way that the university handles these situations makes it very hard for the Commissioners who may be leaning toward the University to do so. And you are never going to make friends with those who do not want to make friends with the University because [it] is not extending the proper hand to the community that it lives with and not against.

"Why Did You Do It?"

"So, let's go back to Sara Maddux's question: why did you really do what you did? It's not because you needed to tear down the houses. You didn't. You had students paying rent in those houses who were going to stay there until they graduated. You do not have any construction plans, you don't even have an architect. It's going to take you eight months to a year to even design something to put on that row. Maybe the community and GWU could have worked together, maybe we could have a committee to work on how can we develop the square that is the best for the university and best for the community. That's not happening. And that is why you're getting these concerns from commissioners who want to work with you."

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justify what is happening in Ward 2."

Campus Plan Hearings Delayed

Student Senate Supports But . . .

Hearings on the GWU Campus Plan, earlier set for the end of March, have been delayed until the end of April, at the request of the D.C. Office of Planning. The Advisory Neighborhood Commission had also requested a delay. The University is expected to present its proposal to the Board of Zoning Adjustment on April 26; a second hearing is set for May 23.

The GWU Student Senate has reviewed the University's proposed plan and found it inadequate in several areas. In a vote at its March 14 meeting, the Senate set three conditions before it would give its approval. An endorsement had been requested by GW's Office of Government Relations at a previous Senate meeting.

The Senators urged that enrollment should be raised only when housing, classrooms and recreational facilities are increased. They also recommended improved communications with nearby neighbors, citing problems associated with GWU's purchase of the Howard Johnson and an interest in Columbia Plaza. The third condition was that acquisitions planned by the University outside the campus boundaries be discussed by a joint GWU, student and community committee, and that guidelines for such acquisitions be established and published.

Attending the meeting were neighborhood representatives Richard Sheehey, Ellie Becker, Barbara Spillinger, Steven Mandelbaum and Olga Corey. Sheehey, an ANC Commissioner who represents a number of GW students, described the original campus plan submitted "as inadequate, since it does not include GWU property outside the campus boundaries."

The Senate is the elected governing body for GWU's 17,000 students.

Watergate West Appeals BZA Order

Watergate West, Inc. has filed, in the D. C. Court of Appeals, a petition for review of the Board of Zoning Adjustment's order concerning the granting of a certificate of occupancy (COO) for a dormitory in the former Howard Johnson hotel. The COO was granted earlier by Armando M. Lourenço, then Acting Zoning Administrator; his order was appealed to the BZA.

The order stated that the BZA concluded that a dormitory is permitted as a matter-of-right; that the Zoning Administrator took the Comprehensive Plan into account prior to his ruling; and that the ANC had been given great weight, as required under the statute, all of which is being challenged by the appeal.