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Foggy Bottom and West End
Advisory Neighborhood Commission (ANC-2A)

c/o St. Mary's Court 725 24th Street, NW Washington, DC 20037 (202) 736-1775

April 21, 2000

Ms. Sheila Cross Reid, Chairperson
Board of Zoning Adjustment
441 4th Street, NW - Room 210
Washington, DC 20001

'00 APR 21 P2:

Re: GWU response letter 3/28/2000 - BZA Application No. 16553

Dear Chairperson Reid and Members of the Board:

The purpose of this letter is to correct factual and misleading statements for the record in GWU response letter 3/28/2000. ANC-2A would also like to clarify and amplify its position in its February 16, 2000 letter to Ms. Jerrily Kress. GWU refers to foregoing the March hearing date as a major concession to the community in order to continue discussions with the community. The reality of the situation is that the Office of Planning and the Executive Director, DC Zoning Secretariat, would have requested a continuance of the March date in order to obtain more information and review time on the GWU Campus Plan. GWU did not begin serious discussions with the community until after the March 2000 hearing was continued and a facilitator was appointed.

The Campus Plan is a planning document based on the University's short-term and more importantly its long-term needs. GWU is correct legally when it states that it is not required to be specific in terms of location, height and bulk of each building proposed in the plan. However, the ANC and community take strong exception that GWU is operating in good faith, when it is aware of a specific use of a proposed site and intends to execute upon that specific use, yet does not disclose this information.

The ANC responds to the issues raised in GWU letter (3/28/2000) as follows:

1. <u>The Need for a Flexible Plan</u>

The ANC stands by its assertion that the Campus Plan lacks sufficient detail to allow for the Board's evaluation. The ANC is of the opinion that GWU is presently aware of specific use in the plan that it is not disclosing. This is based on direct and indirect actions taken within the present campus boundaries and outside the campus boundaries (See specifics in the ANC's 2/16/2000 letter to Jerrily Kress).

2. <u>Students, Faculty and Staff</u>

The ANC stands by its assertion that there is a discrepancy in GWU's computation regarding enrollment, faculty, staff and employees. Since 1992, GWU has expanded full-time undergraduate enrollment by 30% (from 5269 to 6846) and full-time graduate enrollment by 11% (4151 to 4619). Yet, FTE faculty figures as reported have fallen from 1479 in 1985 to a present count of 1340, and FTE staff from 9900 in 1985 to a current

BZA
Case No. 16553
Exhibit No. 132

Board of Zoning Adjustment
District of Columbia
CASE NO.16553
EXHIBIT NO.132

count of 6815. Wilkes, Artis in its March 28 letter suggests "outsourcing" as a factor in the latter case. Given this argument, for practical purposes outsourcing does not decrease the number of bodies on campus nor their effect upon parking, congestion, etc.

3. Off Campus Acquisitions

The ANC is of the firm position that the Board (BZA) has jurisdiction over properties owned and used by the University outside the current campus boundaries. Section 210.2 of the board regulations states as follows:

> Use of 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.

Clearly the use of University owned property outside the current campus boundaries within a reasonable radius, will have an objectionable effect on neighboring property and the community depending on the number, location and the use of those properties as it relates to noise, traffic and number of students.

The Comprehensive Plan includes specific provisions regarding GWU and its impact on the community outside the campus boundaries, Section 1303.7; 1305.1(j); 1325.2; 1325.3; 1327.1(b); 1342.1(b) and more specifically Section 1358.1, which states the following:

> **The George Washington University constitutes a major institutional presence in a zone between the Central Employment Area and residential Foggy Bottom. The expansion of the University has resulted in the diminishment of housing and the construction of buildings for the University purposes. This and other commercial usage is of grave concern to the Foggy Bottom residential community. Intense student pressure on Foggy Bottom's housing stock outside the campus, combined with the impact of university generated traffic has had a negative effect on residential Foggy Bottom. The University must continue to construct student dormitories to alleviate the pressure on the housing stock outside the boundaries of the campus plan. The University must be sensitive to the surrounding residential neighborhood** (emphasis added)."

The BZA has direct jurisdiction in terms of following its own regulations and more importantly the Comprehensive Plan. GWU has a narrow misunderstanding of BZA Order No. 16507. There is a direct nexus between the operations of the campus and its off campus properties within a close radius of the campus boundaries that the BZA must mitigate.

4. Student Housing On-Campus

GWU must be specific in delineating how it will achieve its goal of housing 80% of its full-time undergraduates given its enrollment figures.

5. Traffic

GWU must develop a specific plan for mitigating and alleviating traffic on the surrounding neighborhood.

ANC-2A's request for increased specificity in the Plan must be addressed by GWU, if it is sincere in resolving issues with the community and gaining community support.

Respectfully submitted,

Barbara Spillinger

Barbara Spillinger, Chair
Advisory Neighborhood Commission 2A