**Dorothy Miller**
Commissioner ANC 2A05

2440 Virginia Avenue NW Washington, D.C. 20037 Tel. (202) 331-0191

**Re: Statement on BZA Case No. 16553, George Washington University's Draft Campus Plan for 2000-2010**

I am Dorothy Miller, Commissioner for Single Member District, (SMD) ANC-2A05, located in Foggy Bottom/West End Section of Ward 2. My address is 2440 Virginia Avenue, NW. I have lived in the Washington area since 1940 and in Columbia Plaza for the last 25 years This testimony is made in my elected capacity. I oppose the above application as filed for many reasons, mainly because it fails miserably to meet the requirements of 11 DCMR 210 and the provisions in the Comprehensive Plan covering this university.

I would like to express my appreciation to the Office of Planning, to its new Director, Mr. Altman, and to his staff for comprehending that this application of GWU's does not comply with even the current limited zoning regulations governing a college campus and not at all with the basic intent of D.C. Act 12-609, the Comprehensive Plan Amendment Act of 1998. OP's report shows understanding of the enormity of the destruction of this once beautiful and most desirable residential neighborhood, caused by GWU's violation of the last campus plan and the District government's lack of enforcement of the current zoning regulations and District laws.

I stated in my request for Party Status that I would also testify as Vice President for CPTA, and the Board requested that I submit a statement to that effect. Exhibit # 176, BZA Case No. 16553, complies with that request.

However, because of the many grievous violations of DC laws and DC rent control regulations taking place at Columbia Plaza since GWU's purchase of 28.55 %, owner-partnership of this real estate apartment complex the Association decided that its President should make a statement. Marilyn Rubin, President of CPTA, requested and has been granted time to inform this Board of actions being taken to address the current violations by the owners and management..

In my statement, I would like to cover some of the violations by GWU, inside and outside the approved campus boundaries, since the approval of the last Campus Plan and some issues that need to be addressed before the Board gives approval to this application for a new campus plan. These areas should be clearly

BZA
Case No. 16553
Exhibit No. 194

Board of Zoning Adjustment
District of Columbia
CASE NO.16553
EXHIBIT NO.194

spelled out in the approval of this application, with penalties for enforcement to correct and prevent a repeat of the present situation. I am in agreement with most of what ANC-2A and the Foggy Bottom Association recommends.

GWU stated in the 1985 campus plan that student increases over the next 15 years, the life of the plan, were expected to be 1% a year. However, in the early 90s, even before the BZA issued the Order, GWU started an intense and very successful campaign to increase student enrollment without increasing on-campus housing. To house this increased student enrollment, the University began placing the overflow in off-campus residential properties, decreasing affordable housing and forcing long-term residents to leave the District.

In 1992, ANC-2A formed a committee to try to find a solution to cope with this increased enrollment and GWU's adverse impact on the FB/WE residential neighborhood. The resolution formulated by this committee resulted in GWU's agreeing to build, New Hall the first dormitory built by the University on campus since 1935 to house 455 students.

The 1990 census count setting the boundaries of my SMD places the 2,000 persons for my SMD mainly in the Columbia Plaza Apartment complex which has approximately 800 rental units, housing over 1,000 residents and in Thurston Hall located at 1900 F Street, a GWU dormitory built to house 800 students and staff. This dormitory however, in the fall semester of 1999 was stuffed with 1200 students. This year GWU's freshmen enrollment of 2400 has again stuffed Thurston Hall with 1200 students, with as many as four students housed in each study hall. An overflow of 60 students is being housed in the State Plaza Hotel next door. (Note attached Hatchet articles, "Overstuffed U")

GWU states that this Campus plan covers only what is within the current campus boundaries, but GWU has not stayed within those boundaries with its university-type land uses. The campus plan and the traffic reports that have been submitted should cover the areas that GWU currently covers and the effect of all GWU's development on the surrounding neighborhood. It is the violations of the last campus plan that are destroying Foggy Bottom/West End area as a desirable residential neighborhood. (11 DCMR 210.3 states, "...it is the intent of this subsection to prevent unreasonable campus expansion into improved low-density Districts."). ANC-2A05, my SMD, lost 200 registered voters from 1994 -1996.

**My opposition is to the omissions in the current application request for a special exception by GWU for its new campus plan that is before you and because of the violation committed to the last campus plan, is as follows:**

**(1)** The plan before you is inconsistent, inaccurate, misleading, and is an incomplete presentation of information necessary for BZA take action in making a decision regarding the Campus Plan as a whole, inside and outside of its presently approved boundaries and its effect on the surrounding residential neighborhood.

**(2 a.)** GWU's excessive enrollment has resulted in the eroding of residential housing and the loss of community by transient renters such as students and the University's failure to address measures to correct its housing shortage as suggested in BZA Application No. 14455.

**(2 b.)** Under that plan's Modified Conditions #7, choose one site for residential use and one alternative site. The 2nd site, designated in that plan "Residential with Mixed Use." was the SE corner of Square 44. The Health & Wellness Center, now being built on this site, violates all conditions suggested in the previous plan for whatever was to be built on this site.

**(2 c.)** BZA No. 14455, Condition 17, f., covering atletics, negates Condition #32, which states, "that all athletic activities would be confined to the Smith Center with all other athletic and recreational programs in public areas off campus."

**(3)** GWU's continued acquisition and destruction of properties that gave FB its character and charm making it a desirable community in which to live, reference BZA Application No.. 14455, Section g., iv, covering Square 43, which stated, "The townhouses were to be maintained..., to be a buffer between the institution and the residential area." The Board's conditions were completely violated. Since the Order was written GWU has purchased and demolished 33 of the 36 townhouses. This was done by the University without due notice to ANC-2A. and before it was published in the DC Register by DCRA.

**(4)** The draft of the campus plan now before the Board fails to address community concerns with respect to the violations of the previous campus plan. These voilations should be addressed in the hearing of this request. The previous plan omitted penalties for violations of the BZA Order to help enforce compliance and prevent violations of the conditions the Board had put in its Order in an effort to prohibit the University from expanding into the Residential neighborhood.

The Greater Washington Consumer Survey showed after the 1990 Census that in the District's eight Wards the greatest decrease in residency was in Ward 2 with a lost of 6,052 residents. It is estimated that the 2000 Census will about double or triple the aforementioned loss in part because of the university's violation to stay within its approved boundaries and its estimated student enrollment of 1% per year or 12% over the 15-year life of the current plan. The enrollment increased over the esitmate without adequate on campus housing forced students to find housing in the residential area displacing local permanent residents.

GWU did this by entering into a partnership agreement with owners and managers of residential properties, acting as a lessor landlord, and using questionable tactics to get senior citizens to vacate apartments replacing permanent residents with non-taxpaying students. The large influx of students decreased the available moderate income housing and increased the rents, which is allowed under the District's rent control law. It accelerated the exit of the permanent taxpaying citizen a practice that erodes the financial stability of the District. (Note attachments: **(1)** list of apartments and houses taken over *de facto* by GW; **(2 c.)** list of residential properties, **(3)** and copies of news reports of commercial properties purchased outside the approved campus boundaries not just for investment but for University use.)

The previous campus plan was outdated before it was approved and the many violations of the plan have created the current unacceptable situation. These violations need to be addressed by the Board before approving the current application.

**The following violations have occurred:**

**(1)** Condition 13 f. of BZA Order No. 14455, states, "Buildings requiring the greatest level of access will be given the most central location with good access to interior circulation." The violation of this provision was the most injurious of all the violations in the current campus -- a new hospital was approved for Square 40 lot 36 with no on-site parking, open 24 hours a day, with the loading dock next to the residential community. GWU eliminated 265 parking spaces.
**(2)** GWU's list of current projects submitted to the DC Department of Health regarding ANC-2A's request for the need for an Environmental Impact Study (EIS), omitted the doubling in the size of its Law School. resulted. DOH dened

ANC-2A's request, but placed a limit on what use GWU could make of the old hospital site.

Regarding 11 DCMR 210.2, the basis the Board uses for approval of a University Special Exception, the Board needs to set a standard of judgment for questions that the members should ask themselves before making a decision.

1. Define what is an acceptable level of disruption to residential neighborhoods.
2. Provide a shorter period of time for Campus Plan implementation in order to be able to be able to measure impacts and take necessary corrective action.
    a. What is a positive impact?
    b. What is a negative impact?
    c. What is more than a negative impact (what is unacceptable)
3. Provide sufficient time for the BZA to make decisions on facts that can be verified.

ANC-2A and DCRA did a parking count of GWU's current on-campus off-street parking spaces. (Note copy attached of this report violating required number of parking spaces.) GWU's six new projects currently under construction eliminated six parking lots. The parking included in the new construction for on-campus off-street parking does not seem to be adequate to replace the lots removed. The suggested increase of 100 parking spaces is woefully inadequate for its current students, faculty and staff.

GWU Appendix --C, Population Summary for the Foggy Bottom Campus states that the current Student Headcount is 16,657, Faculty 1,934, Staff 7,799 for a total of 26,389 and the projection count is 20,000 Students, 2,236 Faculty, and staff 10,293 for a total of 32,529. It is not believable that 3,100 parking spaces are adequate for 32,529 people

Let me give your examples from personal experiences encountered at Precinct 3 polling place yesterday. Over 100 students tried to park in the 700 block of 24th Street in an area reserved for the polling. When it was mentioned that GW had stated that it had more than enough parking spaces to accommodate its current total, one person said, "They lied" and another student who received a

ticket told me he would rather pay the parking fine than price of parking on campus. (Note GWU's current parking rates as shown in the Hatchet)

Moreover, there must be a stronger historic preservation ideology so that the University will take care to preserve all structures of historic significance, not just the ones that currently have historic protection, to help maintain the residential nature of the community. The recent violation of the current plan by the demolition of the Presidents House without approval of the Mayor's Agent as required.

Campus boundaries must be set that are meaningful, with severe, enforceable penalties for violation. All purchases of property outside the approved boundaries must have BZA or Zoning Commission approval (whichever covers campus plans). No Matter-of-Right purchases should be allowed large tax-exempt institutions. This makes planning by OP to prevent destruction of residential neighborhoods meaningless. The purchases by tax-exempt institutions that do not clear the zoning system put an undue strain on city services and finances; and an increased burden on taxpaying citizens. The burden of the District's financial health and stability should be of concern for all who live and work here.

Provide for, and reinforce, severe penalties for violations, including immediate withdrawal of certificate of occupancy for willful perpetrated violation and the right of individual residents of the District to petition DCRA to enforce the conditions of the approved campus plan.

Attachments: (10)

# Citizens groups want campus plans enforced

By OSCAR ABEYTA
*Staff Writer*

Recent property purchases by George Washington University have angered neighbors and prompted citizens groups to study ways to get all the District's universities to stick to their campus plans.

The university's purchase of a 28.55 percent stake in the Columbia Plaza apartment complex became the latest in a series of off-campus property acquisitions to anger some Foggy Bottom residents who say the institution is ignoring its own 10-year campus plan.

The Federation of Citizens Associations, which includes member associations from 15 of the 16 communities that border universities, has formed a committee to come up with legislative and regulatory strategies to keep all the universities in compliance with their campus plans.

"We have totally uncontrolled universities that all of a sudden in the last 13 years have gone into expansion mode and have harmed their communities," federation President Guy Gwynne said.

Universities in the District are required to submit 10-year plans to the Board of Zoning Adjustment that detail the school's future course in areas such as student enrollment, construction projects, traffic and parking strategies, and planned campus expansions. For years neighborhood activists have complained that the campus planning process is flawed because universities continue to buy property outside the campus boundaries, convert it into student dormitories, or in some cases neglect the property to the point where it becomes a blight in the neighborhood.

(See PLANS, page 20)

(PLANS, from page 1)

Gwynne noted that Georgetown University currently houses about 2,400 students in university housing that is outside the school's campus plan boundaries. He said ideally the institutions should be more like Gallaudet University, which is almost completely self-contained on its campus in Northeast Washington.

Gwynne said he hopes to be able to change the campus planning process to make the universities' plans contractually binding and school boundaries firm.

GWU Assistant Vice President Bernard Demczuk defended a university's right to buy properties outside its campus borders just as any person or business in the District has that right.

Demczuk stressed that the university has no intention of driving neighbors out of Foggy Bottom, as has been suggested by some opponents of the university.

"We have no interest whatsoever in disturbing the historic nature of Foggy Bottom," Demczuk said. He also said that the university itself adds to the diversity and stability of the neighborhood.

"Because we're here, this place functions very well," he said. "If we weren't, guess what you'd have here in Foggy Bottom? K Street law firms. And you can bet they wouldn't care about the neighborhood."

In addition to the Federation of Citizens Associations, the Ward 2 Democrats have also taken up the issue of campus plans. The group held a moderated forum last month and has planned another forum March 21 on the subject. According to Chairman Budd Lane, the forums were scheduled in response to GWU's buy-in of Columbia Plaza and its acquisition and conversion into student housing of the Howard Johnson hotel on Virginia Avenue NW.

Lane said the group is trying to find out what rules and regulations the university is legally bound by with respect to its campus plan.

"We hope to get something where we can at least pinpoint the point of enforcement," Lane said.

Demczuk acknowledged that because GWU's campus plan is currently up for review before the BZA, it would most likely be the first target for the citizens groups that are pushing for stricter enforcement of the campus plans.

LeDroit Park residents went through the campus planning process two years ago when Howard University's 10-year plan was submitted to the BZA. Advisory Neighborhood Commissioners then had complained that the university was purposely writing a vague campus plan so that future expansion and construction couldn't be directly contradicted by the plan.

The commission eventually gave its approval to the campus plan after several months of meetings with school officials to hammer out compromises. But many of the same complaints concerning off-campus property acquisitions that in effect expand the campus boundaries were raised during the process

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# Housing exile

It's hard not to notice how crowded campus has become this year. And several freshmen in Thurston Hall have come to know first-hand the downside of GW's overpopulation. After settling down in temporary housing in a study lounge for the first two weeks of classes, they were informed Tuesday it was time for them to pack their bags and move somewhere else. Talk about sensitivity.

Foggy Bottom residents regularly complain that the surrounding neighborhood is swamped with GW students because the University does not offer enough housing. They are definitely on to something. This year, freshmen have completely taken over Thurston, Lafayette, Crawford and Madison halls. Freshmen are scattered throughout Mitchell and Fulbright halls as well.

With so many freshmen in so many buildings, one has to wonder what the University is thinking.

Why does it continually increase the number of incoming students when it has a limited number of places for them to live?

Why is the University taking in so many students when classroom space is so limited?

Why should students pay tens of thousands of dollars to live in study lounges and sit in overcrowded classrooms?

It is ridiculous to pretend students can learn when they are forced to sit on the floor, stand by the wall or sit in the hallway. Being a top-notch university requires accomodating students' essential needs.

The University seems to be inspired by the airline industry – regularly overbooking flights to maximize revenues. GW is overbooking classrooms and residence halls to the detriment of students.

The University should rethink its policies. It should stop squeezing every extra dollar out of its students when it means sacrificing their living arrangements and learning facilities.

# Overstuffed U.

Students occupy rooms in the State Plaza Hotel and Thurston Hall study lounges because GW simply does not have adequate space to sustain its growth – a deplorable and unacceptable situation.

Sixty freshmen have been placed in State Plaza rooms, and many more students are living in common areas in Thurston Hall. The University plans to move hotel-bound students to residence halls by September 10, but students are experiencing detrimental effects from overcrowding now.

Recent history and conventional wisdom inform newly arrived freshmen that their class is the largest ever, albeit by a small margin over last year's swell in enrollment. Tuition and fees increase steadily, but few improvements keep pace with the surge in the number of GW students.

In recent years, the University purchased properties to accommodate students. And this year, GW added the Shenley and the West End to the residence hall line-up. But even those acquisitions fall behind GW's voracious appetite for students and tuition dollars.

Several buildings under construction address overcrowding, including a new athletic facility and classroom space, but only one project includes a residential component. Having enough desks is important. A state of the art weight room is an added bonus. A modern student center is a worthy use of students' money. But having enough beds should be the paramount concern of a University that guarantees housing to first-year students.

Certainly everyone is happy to have a place to sleep – things could be worse. But often the most hurtful aspect of a predicament like this is the way students are treated. Rather than admit a mistake or apologize for the inconveniences that come with transitional housing, University officials blame students for not submitting housing applications on time and spin the situation by espousing an desire to "integrate" new students while segregating them from other freshmen.

The students who must reside in hotel rooms and study lounges are caught up in an institutional nightmare. No one department is at fault. Instead, the entire University bears the blame for admitting too many students and promising too much.

# Students scavenge D.C. for housing

**by Deepa Avula**
*Hatchet Staff Writer*

The hunt is on!

With the school year almost at its close, many GW students are actively involved in the grueling apartment-hunting process, hoping to secure housing before leaving for the summer.

While some students said they are excited about the prospect of having an apartment, many said they are also concerned about getting one by the end of the year.

"I'm really excited that we'll be living in an apartment next year," freshman Laura Raskin said. "But the idea that we have to find one so soon is a little scary."

Raskin and her roommate decided to move off campus after the housing lottery in early March. They said the idea of being put on a guaranteed waiting list for on-campus housing didn't appeal, either.

The women have been looking for apartment information online and around campus for about three weeks. The students said they began searching on foot about one week ago.

"We spent the whole day just walking around and looking at the apartments from the list from the Internet," Raskin said. "We saw at least 20 apartments in the Washington Circle and Dupont area."

The students said while they wait for responses from apartment owners, they are going to extend their search to other nearby areas. According to an article in The Washington Post, some realtors said the apartment rental market in the District has not been this tight in 30 years.

"It was a little difficult because most of the apartments we saw had multiple owners, so we had to contact a lot of different people from one apartment building," Raskin said.

But students aren't the only ones searching for apartments – some GW employees are hunting as well.

Carmen Phelps, a community facilitator in Lafayette Hall, said she has been searching for an apartment for this summer and next year since early March.

"The whole process is kind of intimidating," Phelps said. "It's very difficult to find a good place without really searching unless you know someone who is moving out or selling their place."

Phelps and Raskin both agree that good location is a main thing they are looking for.

"I really want an apartment that has a convenient location," Phelps said. "I don't really know the city too well, so I'd like to live an area that's familiar to me."

Price is also a vital part of the search for both Phelps and Raskin.

"I'm looking for an apartment that will essentially be at most $1,000 per month," said Raskin, who is splitting the rent with her roommate.



# Apartment rates, demand on rise

**by Ross Rapoport**
*Hatchet Staff Writer*

GW students said they are disappointed with the results of this year's housing lottery.

"There were three of us and only doubles left on campus," freshman Greg Christensen said. "So we had to play rock-paper-scissors, and I lost."

For students whose lottery numbers did not deliver the on-campus housing they desired, there are many apartments in the area available for rent, with Columbia Plaza among the most popular choices for GW students.

Columbia Plaza, located on Virginia Avenue near the Hall on Virginia Avenue and the Watergate, offers 800 apartments. Efficiencies start at $850 per month, and one- and two-bedroom apartments start at $1,425 and $2,100 respectively.

"I needed a lot more space than I had in the dorm," said Sabrina Ashjian, a junior living in a two-bedroom apartment. "It's less money, but you also have to pay for summer months and take care of everything yourself."

Walter Bortz, vice president for Administrative and Information Services, said GW students currently occupy one-quarter of the 800-unit complex, but it is unknown how many staff and faculty live there.

The Westpark in Dul'ont Circle, an apartment building that advertises in GW's Schedule of Classes, has a fair number of GW students living there, despite being a 20-minute walk from campus, an employee of the Westpark said. The employee said efficiencies start at $800, one-bedrooms from $950 to $1,300 and two-bedrooms from $1,500-$1,800.

A more upscale building is Bristol House, also in Dupont Circle. Efficiencies start at $1,050 for a 5,000-square foot apartment, up $50 from last year. Joseph Obuba, a clerk at Bristol House, said demand for the apartments is greater than it was last year.

Another popular choice for GW students is the Statesman, an apartment complex located at 2020 F St. near Thurston Hall.

Small (500-square foot) studios range between $930 and $1,030; large (625-square foot) studios are between $975 and $1,070; junior one-bedrooms are $1,035-$1,175; and large one-bedrooms go for between $1,175 and $1,300, depending on the various features of the apartment. A desk clerk who wished to remain anonymous said the complex's population is about 60 percent GW students and 40 percent professionals and "older folks."

He also said "demand is really high, but the turnover isn't great," and the apartments only start to open up in the summer months after some student residents graduate.

*–Russ Rizzo contributed to this report.*

## GWU's PURCHASES OF PROPERTIES OUTSIDE THE CAMPUS BOUNDARIES IN FB/WEND SINCE THE APPROVAL OF THE PRESENT CAMPUS PLAN

General Contractors Bldg , 1957 E Street, N.W.
Parking lot (Square 122), 19th & E Streets, N.W. (?)
Assoc. of Life Underwriter Bldg., 1900 block of F Street, N.W.
2 Townhouses for University Club, 1916 & 1918 F Street, N.W.
Dakota Apartments, 2100 F Street, N.W.
Townhouse, 2138 F Street, N.W. (demolished).
Virtually all Townhouses in Square 43, 16 of which demolished, H & 23rd Streets & Virginia Avenue, N.W.
Riverside Tower, 2100 Virginia Avenue, N.W.
Howard Johnsons Hotel, 2700 Virginia Avenue, N.W.
The Foggy Bottom Inn (now the GWU Inn), 824 New Hampshire Avenue, N.W.
The Aston Apartments, 1129 New Hampshire Avenue, N.W.

## GWU's DE FACTO TAKE OVER OF HOUSING IN FB/WEND OUTSIDE THE CAMPUS BOUNDARIES THROUGH THE PREDOMINANT USE OF SUCH PROPERTIES FOR STUDENT HOUSING

The Statesman Apartments, 2020 F Street, N.W.
The Letterman House Condominium, 2030 F Street, N.W.
Columbia Plaza, (5 buildings), 2400 Virginia Avenue, N.W. 504
Bonwitt Plaza Condominium, 2401 H. Street
The Remington Apartments, 601 24th Street, N.W.
Jefferson House Condominium, 922 24th Street, N.W.
Claridge House Cooperative, 940-950 25th Street, N.W.
The Bader Condominium, 2515 K Street, N.W.
The Swarthmore Condominium, 1010 25th Street, N.W.
The Elise Apartments, 800 Block, New Hampshire Avenue, N.W.
The Savoy Apartments, 1101 New Hampshire Avenue, N.W.
The Carriage House Condominium, 2201 L Street, N.W.
Townhouses on the south side of the 2300 L Street, N.W.
2400 Pennsylvania Avenue, N.W.
An increasing number of townhouses in the Foggy Bottom Historic District

## PROPERTIES ADDED TO LIST BY GWU

Square 58
520 22nd Street
524 22nd Street
526 22nd Street
2206 F Street
2208 F Street

Square 81
2140 F Street
2144 F Street
2150 F Street

WEDNESDAY, MARCH 15, 2000

THE GEORGETOWN CURRENT

**Davis Kennedy**/Publisher & Editor
**Chris Kain**/Managing Editor

# Not a good start

Just a few months before graduation, a handful of George Washington University seniors got eviction notices and witnessed the demolition of the century-old town houses they called home.

Who was their landlord? The university.

Students and area residents are dismayed that the university still does not have architectural plans for the site.

This is not an auspicious start to the campus plan review process. The Board of Zoning Adjustment has scheduled an initial hearing late this month; neighborhood residents are set to testify at a second hearing in April. The advisory neighborhood commission will consider the plan again at its next meeting.

Ironically, the university's actions have created some unprecedented allies. Commissioners Dorothy Miller and Richard Sheehey, often at odds, both voiced optimism about a new student-community alliance.

We're not sure whether the combined dissatisfaction of some staff members, students and neighbors will indeed lead university administrators to modify their plans, as Ms. Miller suggested. And some of those plans — the construction of a state-of-the-art hospital, for instance — may benefit the city as a whole.

Having just bought an interest in Columbia Plaza and having demolished these houses, however, the university ought to consider making more friendly gestures prior to the board's hearings.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**
**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS**
**BUILDING AND LAND REGULATION ADMINISTRATION**

March 23, 2000

To: Jerrily Kress, Director, Office of Zoning

From: Michael D. Johnson, Zoning Administrator

Re: George Washington University Campus Plan (1999-2000 Parking Verification)

On September 20, 1999, you requested of the Office of the Zoning Administrator, that an updated parking count be conducted at George Washington University (GWU), pursuant to BZA Order # 14455 dated February 25, 1988, as it relates to the GWU campus plan update. Accordingly, the following outlines the process used to determine the number of existing parking spaces, the participating parties and the final total.

The verification process included on-site inspections and tabulation of actual parking spaces, pursuant to GWU "current year parking report" as forwarded to the ZA in October 1999 (see attachment A). A total number of sixteen (16) parking lots were inspected. Several parking areas were not stripped and others did not conform to height, length and width requirements. Not withstanding, credit was granted to GWU, if the parking area was reasonably functional. Representatives from George Washington University (Mr.Charles Barber, Mr. Byron Wills and Mr. M. Ibraham), the community (ANC Representatives Miller and Spillenger), Zoning Administrator Michael D. Johnson and Zoning Inspector Yvonne Rockett participated in the inspection and verification. Parking verification of the sixteen (16) parking lots was conducted over a period of four (4) dates, commencing on December 3, 1999, and concluding on February 29, 2000. The specific dates were December 3, 1999, December 10, 1999, December 17, 1999, and February 29, 2000. Inspections were conducted on peak and non peak days from the hours of 10:00 a.m. to approximately 12:00 p.m.

A meeting with all parties was held on March 6, 2000 to review the data. Mr. Charles Barber raised objection to the ZA's determination that the Kennedy Center 150 spaces, not be included in the official count. Both ANC members concurred with the ZA's findings.

I trust this report addresses your request. Should you have any questions, call me at (202) 442-4560.

Cc: Lloyd J. Jordan, DCRA Director
Armando Lourenco, BLRA Administrator
Barbara Spillinger, Chairperson, ANC-2A
Dorothy Miller, ANC-2A05
Charles Barber, GWU Attorney
Byron Wills, GWU Parking Director

Attachments: 1. ZA Parking Verification Findings (Report)
2. (A) "GWU Current Year" Parking List

MDJ/mdj
GWUY2Kparkingcount/my/bza



03/23/00 17:43 FAX 2024424871

The George Washington University
WASHINGTON DC

October 1999

## CURRENT YEAR

| | | Space Inventory | | |
|---|---|---|---|---|
| Lot Number | Lot Name | GWU | Visitor | Total Spaces |
| 1 | 2116 G Street | 34 | 0 | 34 |
| 2 | Kennedy Onnasis | 18 | 0 | 18 |
| 3 | 20th & H Lot | 22 | 37 | 59 |
| 4 | Academic Center | 215 | 68 | 283 |
| 6 | New Hall Garage | 59 | 0 | 59 |
| 7 | Acc Garage | 109 | 0 | 109 |
| 10 | Warwick Lot | 24 | 0 | 24 |
| 12 | 730 22nd Street | 74 | 30 | 104 |
| 14 | Ross Hall | 133 | 48 | 181 |
| 16 | Funger Hall | 125 | 13 | 138 |
| 18 | Smith Center | 45 | 0 | 45 |
| UPG | University Garage | 1060 | 0 | 1060 |
| MC | Marvin Center | 183 | 125 | 308 |
| Lot A | Support Bldg. | 82 | 77 | 159 |
| Riverside | Riverside Towers | 5 | 0 | 5 |
| Lisner | Rear of Lisner Aud. | 1 | 0 | 1 |
| EE | Rear of Rice | 2 | 0 | 2 |
| KC | Kennedy Center | 150 | 0 | 150 |
| | TOTAL | 2341 | 398 | 2739 |

not with the campus boundaries

Note: Parking space allocation is predicated on the changing demand for parking of our client base.

**Office of the Zoning Administrator**
**George Washington University Campus Plan**
**Year 1999-2000 Parking Space Verification**

| Notes | Lot Name | Lot Number | GWU Self-Park | Valet Parking | ZA Self Park | Total Spaces |
|---|---|---|---|---|---|---|
| | 2116 G Street | 1. | 34 | Stack/Aisles 0 | 35 | 34/35 |
| | Kennedy Onnasis | 2. | 18 | 0 | 19 | 18/19 |
| Parties (GWU, ANC's & ZA) agreed to count total spaces | 20th & H Street Lot | 3. | 22 | 37/45 | 22 | 59/67 |
| N/A | Academic Center | 4. | 215 | 68/60 | 230 | 283/290 |
| N/A | New Hall Garage | 6. | 59 | 0 | | 59/59 |
| N/A | Acc Garage | 7. | 109 | 0 | 110 | 109/110 |
| N/A | Warwick Lot | 10. | 24 | 0 | 24 | 24/24 |
| N/A | 730 22nd Street | 12. | 74. | 30/35 ramp & aisle parking | 74 | 104/109 |
| 1.) 3 spaces were below 6' height req.- credit granted. | Ross Hall | 14. | 133 | 48/48 | 139 | 181/190 |
| N/A | Funger Hall | 16 | 125 | 13/20 ramp & aisle parking | 139 | 138/159 |
| N/A | Smith Center | 18. | 45 | 0 | 47 | 45/47 |
| N/A | University Garage | UPG | 1060 | 0 | 1045 | 1060/1045 |
| 1.)4 spaces lost to elevators. 2.) 3 spaces were below 6' height req.- credit granted. | Marvin Canter | MC | 183 | 125/133 ramp & aisle parking | 179 | 308/312 |
| N/A | Support Building | Lot A | 82 | 77/77 | 85 | 159/162 |
| ZA did not credit- Not included in plan. | Riverside Towers | Riverside | 5 | 0 | 0 | 5/0 |
| N/A | Rear of Lisner | Lisner | 1 | 0 | 1 | 1/1 |
| N/A | Rear of Rice | EE | 2 | 0 | 3 | 2/3 |
| ZA did not credit. Not included in plan | Kennedy Center | KC | 150 | 0 | 0 | 150/0 |
| | | | | | | ZA Official Total= 2632 |

Note:
1. Bold numbers aligned right, reflect Office of the Zoning Administrator findings
2. Unbolded numbers represent GWU reported findings.
3. 2700 minimum required spaces - 2632 official count spaces = -68

MDJ/mdj
GWUY2Kparkingcount/my/bza
03/23/00

The George Washington University
WASHINGTON DC

# DEPARTMENT OF PARKING SERVICES RATES

*(effective July 1, 2000)*

### *Student Parking*

| | |
|---|---|
| Semester | $ 580.00 per semester |
| Regular | $ 5.75 |
| Overtime | $ 3.50 |
| Monthly | $ 183.00 |
| HOVA monthly | $ 125.50 |
| Commuter monthly | $ 162.00 |

### *Full-Time Faculty*

| | |
|---|---|
| Daily before 5 P.M. | $ 7.75 |
| Daily after 5 P.M. | $ 5.75 |
| Monthly | $ 130.00 |
| HOVA | $ 99.50 |

### *Part-Time Faculty*

| | |
|---|---|
| Daily before 5 P.M. | $ 6.75 |
| Daily after 5 P.M. | $ 5.75 |

### *Motorcycle Parking Faculty/Staff/Students*

| | |
|---|---|
| Outdoor | $16.00 per semester |
| Indoor | $16.00 per month |

### *Graduate Teaching Assistant / Fellows*

(available in fall & spring semesters only)

| | |
|---|---|
| Daily | $ 5.75 |
| Monthly | $95.00 |
| Pro-rated month | $4.75 per day |

### *Visitor Parking*

| | |
|---|---|
| Up to 1 hour (or fraction) | $ 5.00 |
| Up to 2 hours (or fraction) | $ 10.00 |
| Daily maximum | $ 12.50 |
| Maximum after 5 P.M. | $ 5.75 |
| Weekend Daily Maximum | $ 7.25 |

### *Kennedy Center Staff Parking*

| | |
|---|---|
| Daily | $ 4.75 |

### *Daily Staff Parking*

| | |
|---|---|
| On campus | $ 7.75 |

*All figures include the 12% D.C. Parking tax.*

*For more information, contact Parking Services at*

*994-7275*

*2211 H Street, NW*
*Washington, DC 20052*
*Fax: 994-4499*

# APPENDIX – C

## *Population Summary for the Foggy Bottom Campus*

| | 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** |
| | 26,389 | | 32,529 | |

Total increase 6140

*Current population numbers are based on Fall 1999 census data.

Parking Space Ratios: Comparison GW & Other D.C. Universities

| University | Students (FTE) | Faculty/ Staff | Total | Total No. Parking Spaces | Parking Ratio |
|---|---|---|---|---|---|
| GW | 6,127 | | | 4,000 | ? |
| American | 9,802 | 1,800 | 11,602 | 2,385 | 0.2056 |
| Catholic | 5,600 | 1,423 | 7,023 | 1,100 | 0.1566 |
| Howard | 11,200 | 5,571 | 16,771 | 2,320 | 0.1383 |
| GW (Current)* | 13,786 | 8,155 | 21,941 | 2,739 | 0.1248 |
| GW (2010)** | 16,553 | 11,550 | 28,103 | 3,124 | 0.1112 |

* Current Figures for GWU Foggy Bottom Campus

** Projected Figures for 2010 GWU Foggy Bottom Campus

Sources: Gorove/Slade Traffic and Parking Study, p. 24; Gorove/Slade Traffic and Parking Study, Technical Appendix, National Parking Ratio Survey Results; GWU Foggy Bottom Campus Plan 2000-2010, Appendix C.

# GW buys contractors' building for $15 million

By DOUGLAS FRUEHLING
Managing Editor

George Washington University has bought the Associated General Contractors building and plans to build a new residence hall.

AGC, a construction industry trade organization, sold the 30,149-square-foot structure a block from the American Red Cross building for $15 million. The association plans to move into leased space at the Carlyle development in Alexandria Aug. 16.

The university will demolish the four-story building and 80-car garage before year-end to make way for the dorm.

"Our biggest complaints from the neighborhood is students housed off campus," said GW spokeswoman Barbara Porter. "This obviously answers that complaint."

The university has not determined the building's size or number of rooms it will contain. The architect and completion date were not available.

The new building also will contain GW administrative offices.

This is the second major residential project planned by the school. GW also recently paid $19 million for the 193-room Howard Johnson Premier Hotel next to the Watergate complex and plans to convert it into a dorm.

AGC built its headquarters in 1958 and has occupied it since. The group, which represents 33,000 companies, put the aging property on the market last year.

"It was going to need a lot of work," said AGC spokesman Dennis Day.

AGC considered redeveloping the site itself or finding a partner with which to undertake the project.

Richard Nixon, who was vice president of the United States at the time, helped dedicate the building, which features a time capsule to be opened at AGC's annual convention in Seattle next March.

The group signed a five-year lease for its new office at 333 John Carlyle St. It plans to move to a new headquarters location when the lease expires.

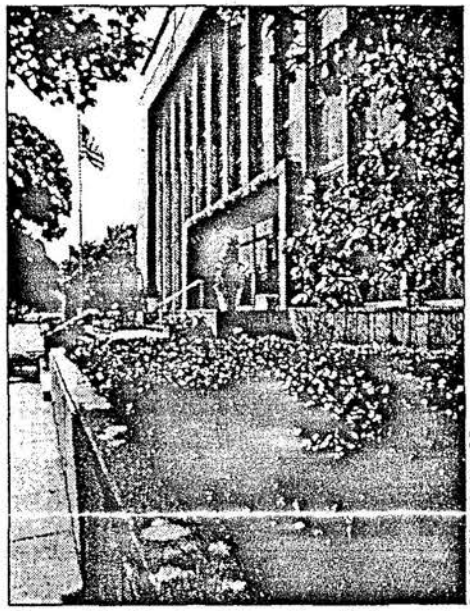


PHOTO PROVIDED BY AGC

George Washington University will demolish the Associated General Contractors building at 1957 E St. NW to build a new student dorm.

JUNE 30-JULY 6, 2000
WASHINGTON BUSINESS JOURNAL
WWW.BIZJOURNALS.COM/WASHINGTON

# Starwood may sell suite hotel to GWU

By CHRISTINE CUBÉ
Staff Reporter

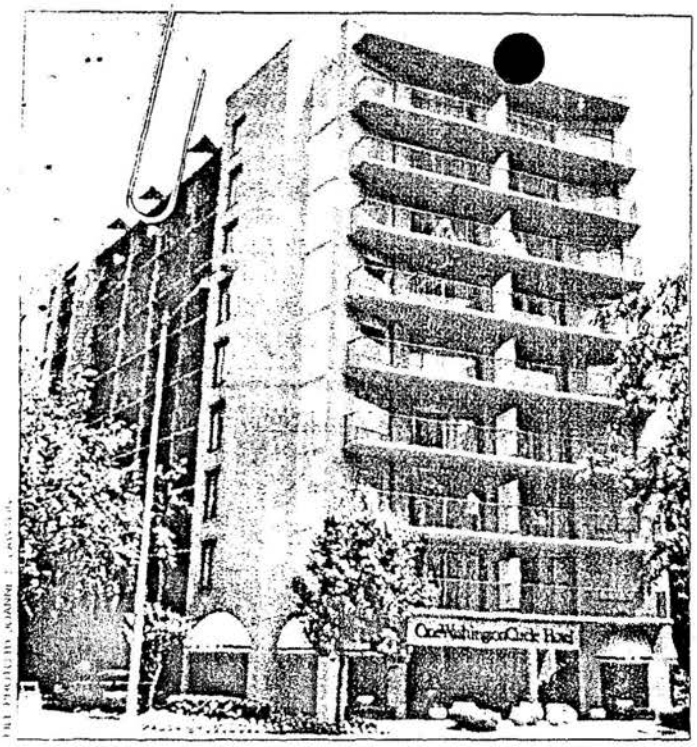
Starwood Hotels & Resorts may sell a West End hotel once considered a candidate for the company's fashionable W brand.

The potential buyer of the 152-suite One Washington Circle Hotel is already well-acquainted with the neighborhood. Industry sources say the interested party is George Washington University.

University officials declined to comment; however, interim hotel General Manager James Park confirmed the school put in an offer to buy the hotel.

Doug Wiggins, area managing director for White Plains, N.Y.-based Starwood, said the company is nearing a decision either to sell the prop-

See HOTEL, page 69




## Growing GWU

- Broke ground on $96 million 371-bed hospital George Washington University Hospital on Washington Circle
- Bought the Howard Johnson Hotel on Virginia Avenue NW and converted the property into student housing
- Began construction on 189,000-square-foot recreation and sports complex at 23rd and G streets
- Acquired about 30 percent of the 800-unit apartment complex Columbia Plaza for undergraduate housing
- Plans a 400-room dorm

# Hotel

continued from page 1

erty, or renovate it and change the flag to another Starwood brand like Sheraton, Four Points by Sheraton or Westin.

"We're about two weeks from having a good feeling for the direction we're probably going to take," Wiggins said.

But the possible sale already has members of the Foggy Bottom/West End Advisory Neighborhood Commission suspicious of the school's expansion.

The ANC has been through this before. GWU has expanded rapidly in recent years as student enrollment has grown. Last year, the university bought the Howard Johnson Hotel across from the Watergate and converted the property into student housing. It also has plans for a new 400-bed dorm.

Early this year, the university acquired about 30 percent of the 800-unit apartment complex Columbia Plaza for undergraduate housing. And the school already owns the 100-room George Washington University Inn on New Hampshire Avenue NW.

One source says the university likely will keep One Washington Circle as a hotel and not convert it into student housing.

That's OK with Barbara Spillinger, who chairs the ANC in the area.

"If it's an investment and stays a hotel, then they're still paying taxes. But if they convert it to university use, then it's tax free," she said.

Richard Price, ANC commissioner for Foggy Bottom/West End, said the ANC's issue deals with GWU's unwillingness to build an adequate number of dormitory beds for their undergraduate student population within the campus boundaries.

"GWU is not only not building dorms on its campus, but they're also displacing residents from adjacent apartment buildings. In doing so, they displace tax-paying residents from the District," Price said.

The university also sparked controversy in the neighborhood with plans for its $96 million, 371-bed hospital on Washington Circle. GWU broke ground on the facility, which will replace the existing hospital, earlier this year on a parking lot next to the Foggy Bottom Metro station.

Starwood (NYSE: HOT) bought One Washington Circle from Japanese investors for about $20 million in 1997.

The company initially planned for the hotel to become a W by 2001. Sources said it would cost at least $7 million, or nearly $50,000 a room, to transform the hotel into a W.

That type of conversion proved not to be cost effective.

"It didn't make financial sense," Wiggins said.

Starwood still plans to bring the W brand to the Washington market. W hotels are known for their unique design with rooms stocked with luxuries like Aveda bath products and down comforters. Last year, the company opened W hotels in New York, Atlanta, San Francisco, Seattle and Honolulu.

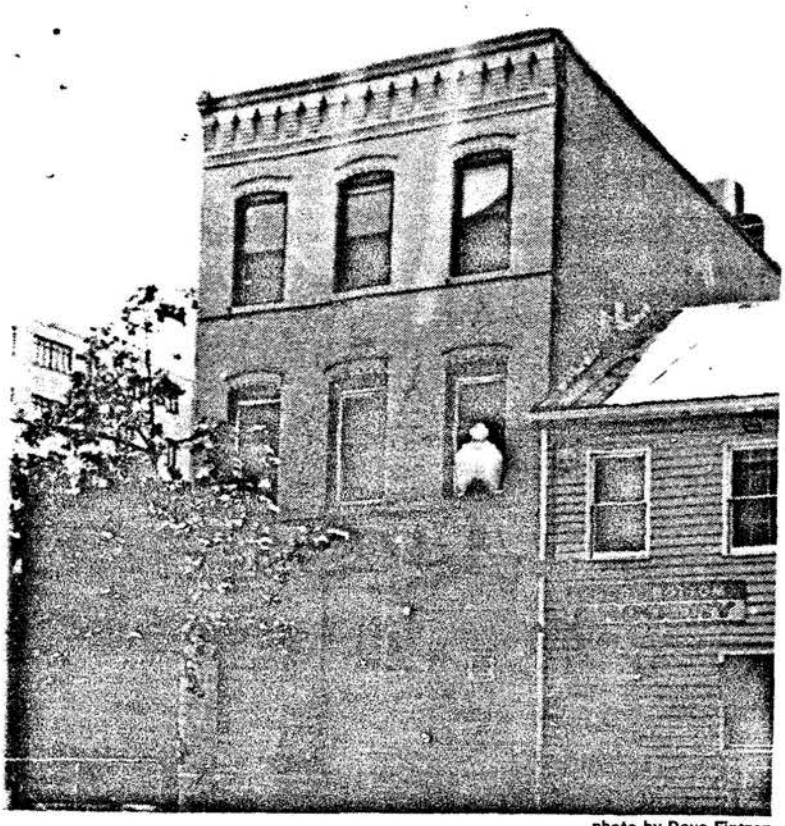


photo by Dave Fintzen

**The AEPi fraternity was evicted from its house on F Street in August because the new owner chose not to renew its lease.**

# Fraternity loses house again, GW may purchase

BY MICHELLE VON EUW
*HATCHET STAFF WRITER*

For the second time in three years, the Alpha Epsilon Pi fraternity is left homeless.

Members of AEPi said the original owner of 2138 F Street, where their house is located, went bankrupt over the summer. The new owner, John Corumbis, chose not to renew the fraternity's one-year lease, which expired in August.

"He left us in the cold," said Ian Schafer, vice president of AEPi.

The Greek-letter organization has leased one half of the property since 1985. The property also includes the Foggy Bottom Grocery and another apartment.

Schafer said that several members of the fraternity were scheduled to live in the house for the academic year, but were told in July that they had lost the property.

"The University was willing to help us out," Schafer said. He added that GW offered residence hall housing to members who were left homeless.

Damian McKenna, a member of the Greek-letter organization, said he was told by Corumbis' lawyer that GW was among three sources to place a bid on the property. McKenna said that Drew Jiranek, a lawyer in the Baltimore-based firm of Niles, Barton and Wilmar, told him the University made the highest bid, approximately $1.55 million.

Jiranek was on vacation and was unavailable for comment. His office could not confirm the amount of the bid.

GW Vice President and Treasurer Louis Katz was away from the University and his office could not confirm the bid either.

Members of AEPi said they were not optimistic that they would get the house back.

"When we spoke to the University, they said they want to do something else with it," Schafer said. He added that the fraternity had a "fantastic social year" two years ago without a house. It plans on implementing many more philanthropic and fundraising events this year, in addition to establishing a greater presence on campus, he said.

Schafer said the Greek-letter organization was determined to turn a negative situation into a positive one.

"We're on an urban campus," McKenna said. "We just have to become adjusted to not having a house."

He added that AEPi was looking at purchasing a smaller townhouse that would be used as a gathering place for its members.

For the immediate future, the organization will hold its weekly meetings in the Marvin Center and will turn to the local bar scene for its parties and mixers.

## GWU to IMF

George Washington University has sold an eight-story office building at 1900 Pennsylvania Ave. NW to the International Monetary Fund.

The sale of the building, which has been the headquarters of Potomac Electric Power Co. since it was built in 1972, was under negotiation for more than two years, according to university spokesman Michael Freedman.

The price was not disclosed.

"It definitely solidifies IMF's position in the market, it represents a good deal for GW in light of the age of the property and confirms the suspicion that Pepco will have to evaluate its needs going forward," said Drew Genova, a broker at Trammell Crow Co. who was not involved in the deal.

Pepco plans to merge with Baltimore Gas & Electric Co.; the new headquarters of the combined company will be in the Annapolis area. But the power company, whose lease expires in 2002, will likely maintain a sizable presence in the District.

Pepco last month solicited proposals from real estate companies to provide consulting services as it weighs its options. The request for proposals said the company will likely need 250,000 to 400,000 square feet in the city. It occupies about 420,000 square feet now at 1900 Pennsylvania.

The company has not yet decided whether it will rent, buy or construct a building or buildings.

The IMF plans to use the building itself, spokesman Graham Newman said. "When Pepco relocates, we would then move staff from our leased office space, mainly in International Square," a complex at 18th and K streets NW where the fund currently occupies more than 432,000 square feet under leases that expire in 1998 and 2002.

# SA targets security in residence halls

by Kate Stepan
*Hatchet Staff Writer*

The Student Association Senate passed several resolutions concerning security in residence halls Tuesday evening.

The resolutions were drafted as a result of thefts and other security problems that have plagued Aston Hall this year.

Senators discussed a provision that would provide compensation for Aston and other residence hall occupants who have had valuables stolen and can prove the University was at fault.

Senators said the resolution would also call for security personnel to be in the building from 6:30 p.m. to 3:30 a.m. to check student IDs, the same procedure currently followed in other residence halls.

"Aston Hall has barely any security, and this (winter break theft of) 13 laptops, this is not an isolated incident," said undergraduate Sen. and Executive Vice President-elect Cathy Resler (CSAS), the sponsor of the bill.

Graduate Sen. Tom Sargent (at large) agreed.

"I'm appalled that the University has not addressed this problem, and I applaud Cathy's efforts to make them respond," he said.

The resolution passed with a vote of 18-4.

A second issue addressed at the meeting was residence hall key-ins by maintenance and housekeeping staff members. The provisions included a better system of notification of upcoming maintenance work and posting housekeeping schedules so students are not surprised when University employees enter their rooms.

"When I first got here, I was amazed that they could do this," said undergraduate Sen. Daniel Loren (ESIA), sponsor of the resolution. "I was taking naps in the middle of the day, and I'd wake up and there'd be five people in my room changing my air conditioner filter."

Other senators agreed the University policy is a violation of a student's right to privacy if the student is not properly notified of the key-ins. The resolution passed with a unanimous vote.

In addition, the Senate passed a resolution asking the University to ban person-to-person, on-campus solicitations of students by credit card company representatives.

Graduate students Amy Davidge, Leann Fox and Gene Fisher created and presented the resolution, after receiving more than 160 signatures in a petition to bring it before the Senate.

"It's a big problem, which is targeted by credit card companies who give students with low income rates high credit limits when they know their parents are there to bail them out," Davidge said.

Senators were initially hesitant to accept the resolution.

"If someone offers you a credit card on the street, you can say no," Resler said. "It's the freedom of the person. It's capitalism. It's American."

The resolution passed 19-1 with two abstentions.

Arthur Namenson
2400 Virginia Avenue

Elizabeth B. Elliott
532 20th Street

Eydie Gaskins
2422 I Street

Alice Tilson
2515 K Street

Janet Farbstein
950 25th Street

Louis Marinaccio, Jr.
730 24th Street

Philip A. Gragan
2401 H Street

Jacqueline I. Harmon
730 24th Street

Margaret Joan Callanan
730 24th Street

Richard J. Palco
2401 H Street

David Bayer
730 24th Street

Lillian B. Purdy
730 24th Street

Teresita V. Vitug
522 21st Street

Peggy L. Halpern
2030 F Street

Virginia S. Wood
2030 F Street

Anne V. Miskiewicz
730 24th Street

Milton O. Maeda
2531 I Street

Octave Stevenson
730 24th Street

Daniel L. LeBeau
725 24th Street

Rubin Kuhr
2501 K Street

Rita Harrisson
2555 Pennsylvania Avenue

Paul Sakwa
825 New Hampshire Avenue

Jason Peaco
939 26th Street

Ilo Remer
730 24th Street

Elizabeth W. Adams
730 24th Street

S. Armbruster
730 24th Street

Robert L. Kleyla, Sr.
730 24th Street

Mark J. Harmon
730 24th Street

Alice Fitzgerald
730 24th Street

Jane Denis Smith
2401 H Street

Liliana Basile
2450 Virginia Avenue

Marie Kirby
2020 F Street

Susana Baranano
2000 F Street

Thomas J. Mann
2030 F Street

R. Sheila Penners
730 24th Street

Angela M. Lofe
2030 F Street