1101 New Hamp Ave., NW
Washington, D. C. 20037
September 13, 2000

Sheila Reid-Cross, Chairman
Board of Zoning Adjustment
441 4th Street. NW, 2nd Floor
Washington, DC 20001

DISTRICT OF COLUMBIA
00 SEP 19 P3:55

RE: The George Washington University Campus Plan
Board of Zoning Adjustment Application No. 16553

Dear Members of the Board:

I wrote to you on April 10, 2000 to express my strong opposition to George Washington (GW) University's Campus Plan 2000 and to urge the Board to vote **against** any current or future request by GW to expand. In that letter I described the deterioration of my apartment building and my neighborhood due to the obnoxious behavior of the student population. I hear more and more of my neighbors speak of moving to get away from the poor quality of life created by the students, however, as other neighborhoods in the city must also contend with the student population of American, Georgetown, Mt. Vernon, etc. our only recourse would be to relocate to the suburbs.

I am writing to you again in response to an article in the Washington Post Business Section on Monday, September 11, 2000. The article states that Starwood Hotels & Resorts is considering an unspecified offer by George Washington University to buy the One Washington Circle Hotel. The article quotes a spokeswoman for GW, Barbara Porter, who confirms that the university is interested in the property, but as an investment and has no plans to turn the hotel into student housing if the bid is successful. Unfortunately, we have heard similar promises from GW in the past.

If not for expansion, what other reason can there be for GW to continue to purchase every piece of property that comes on the market or to solicit bids on property that is not even on the market? GW has a Virginia campus and if they must expand they can certainly expand their Virginia campus rather have a monopoly on an entire section of the city. Is there nothing the city can do to prohibit one entity from becoming the single property owner in a neighborhood?

I appeal to you, **please, as Board Members, do not allow GW any further expansion in our neighborhood,** and I thank you in advance for any help you can render in protecting our neighborhood and quality of life for District residents.

Sincerely,

Patricia L. Dawson

Patricia L. Dawson

BZA
Case No. 16553
Exhibit No. 198

Board of Zoning Adjustment
District of Columbia
CASE NO.16553
EXHIBIT NO.198

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abandoned those plans in 1985.

"We've adjusted and listened to the people over the years," he said, adding that the restaurant will bring life to a dead-end strip.

"A concern of a lot of people is that the end of this park is isolated and deserted," he said. "This will bring activity to that area."

GWU Bids for Hotel

Starwood Hotels & Resorts is considering an unspecified offer by George Washington University to buy its One Washington Circle Hotel.

Starwood spokeswoman K.C. Kavanagh said the New York-based company is in the process of deciding what it wants to do with the 149-room hotel, which it purchased in 1997.

"Right now we are internally deciding what the best strategy is for the property," she said. "It might be to sell it or might be to fly one of our brand flags."

Starwood, one of the largest hotel operators in the world, operates the Sheraton, Westin, St. Regis, Luxury Collection, Four Points and W brand hotels.

Barbara Porter, a spokeswoman for George Washington, said the university is interested in the property as an investment. She said it has no plans to turn the hotel into student housing if the bid is successful.

Last year, after purchasing the former Howard Johnson hotel where a lookout booked a room during the Watergate burglary, the university turned it into a dormitory for freshmen.

Closings

The former home of the Federal Communications Commission at 1919 M St. NW in the District will reopen later this month after a $16 million renovation by developer Charles E. Smith Co.

Xando Cosi Inc., the merged venture between Cosi Sandwich Bar Inc. and Xando Inc., has leased the 3,500 square foot corner retail space. It moves in later this month.

The first office tenants are scheduled to move in by mid-December. Smith has signed Conservation International and Slingshot Networks. And real estate sources said Ernst & Young has signed a letter of intent for 100,000 square feet of office space in the 275,000 square-foot building.

"It's been a tremendous success for us," said James Creedon, senior vice president of Charles E. Smith Co.

Smith reportedly signed Conservation for a 10-year lease at $42 a square foot, a whopping rent for that location.

Jackie Spinner writes about commercial real estate developments every other week in Washington Business. Her e-mail is spinnerj@washpost.com