FOGGY BOTTOM AND WEST END
ADVISORY NEIGHBORHOOD COMMISSION (ANC-2A)
MARIA TYLER ▫ COMISSIONER ▫ SMD-2A03

949-25th Street, N.W. • Washington, D.C., 20037 • (202) 337-7896 (Fax same)

September 18, 2000

Ms. Sheila Cross-Reid, Chair
Board of Zoning Adjustment
441 4th Street, N. W., Room 210
Washington, D.C. 20001

RE: Testimony on BZA Case #16553 - George Washington University
Proposed Foggy Bottom Campus Plan, Years 2000-2010

Dear Madam Chair:

I was unable, for medical reasons, to join my ANC-2A colleagues to testify during the hearing on September 13, 2000. Accordingly, I wish to inform you that I shall be testifying during the second round of the hearing scheduled for September 26, 2000. As an Advisory Neighborhood Commissioner of ANC-2A and as a party to the case (my letter of April 12, 2000 to Mrs. Jerrily R. Kress, Director, Office of Zoning), I respectfully ask that I be allowed to testify at the beginning of the September 26, 2000 hearing, so as to complete the testimony of ANC-2A.

A copy of the main points of my testimony, with 4 attachments, including 8 pages of photographs, is enclosed. An outline of this testimony will be mailed to all parties to this case.

Thank you for your consideration and assistance in this matter.

Respectfully submitted,

Maria Tyler

Maria Tyler
Commissioner, ANC-2A03

Attachment

cc. Office of Planning
Barbara Spillinger
Steven Mandelbaum
Dorothy Miller
Michael Thomas
Ellie Becker
James Mcleod
James T. Draude
Maureen E. Dwyer, Shaw Pitmann

BZA
Case No. 16553
Exhibit No. 200

Board of Zoning Adjustment
District of Columbia
CASE NO.16553
EXHIBIT NO.200

FOGGY BOTTOM AND WEST END
ADVISORY NEIGHBORHOOD COMMISSION (ANC-2A)
MARIA TYLER ▫ COMISSIONER ▫ SMD-2A03

949-25th Street, N.W. • Washington, D.C., 20037 • (202) 337-7896 (Fax same)

STATEMENT BEFORE BOARD OF ZONING ADJUSTMENT ON GEORGE WASHINGTON UNIVERSITY'S PROPOSED CAMPUS PLAN 2000-2010
BZA APPLICATION NO. 16553
SEPTEMBER 26, 2000

I am Commissioner for Single Member District 2A03, which is bounded by 24th Street in the east 26th Street in the west, Pennsylvania Avenue in the north and Virginia avenue in the south (Attachment I). My SMD is perhaps the heart of residential Foggy Bottom. It is adjacent to but completely outside the campus. It contains the Foggy Bottom Historic District, zoned R-3 (Attachment II), as well as apartment buildings which are principally condominiums. It is a most desirable location in which to live. It permits residents to reach most destinations in the city by walking or by metro, be it to work, theaters, restaurants, food stores, monuments and museums. It is the kind of intensive residential development that DC is currently so anxious to foster. My fellow residents and I have pursued many important projects in our District and have, through very hard work, achieved successes which have protected and enhanced the livability and quality of life in our neighborhood. While this has been most gratifying, serious damage has been inflicted through the intrusion of George Washington University (GWU) into our SMD as a result of the large expansion of student enrollment grossly in excess of available on campus housing, forcing students to seek housing in the residential neighborhood (Attachment III, list of student impacted properties in SMD 2A03, and photographs of them). This has damaged the fabric and cohesiveness of our community in violation of the Zoning Regulations and the DC Comprehensive Plan. The replacement of taxpaying residents by largely non-income tax paying students has also reduced DC fiscal receipts.

As a very active Commissioner for 20 years, I have advocated that GWU must either substantially increase on campus accommodation or decrease student enrollment or a combination of both as a means of solving the problem and ensuring conformity with the Zoning Regulations and the DC Comprehensive Plan.

I have therefore fully supported ANC 2A's Resolution of April 16, 2000 and the recommendations it includes. Equally, I welcome and support the broad recommendations of Office of Planning's supplementary report of September 8, 2000. In my view, this OP report is the best document I have ever seen from that office. It is most professional.

I would place a difference in emphasis on only one point. As OP points out, in the period of the 1985-2000 Campus Plan, GWU, de jure and de facto, expanded substantially into the Foggy Bottom residential neighborhood against the express intentions of the BZA, embodied in the approved Campus Plan, rendering it ineffective. The driving force has been a sustained increase in full time undergraduate (FTU) students unable to find on campus student accommodation.

During the 15 year period of the 1985-2000 Campus Plan, the damage to the residential community and also the DC fiscal position has been so great, that I am convinced the BZA should insist on conditions that will bring about a reduction in off campus FTU student numbers, not merely a maintenance of the status quo. The present situation has been reached because of GWU's policy not to observe BZA directions. To reward the university for deliberately going against BZA decisions would be an extremely high price to pay and is unwarranted.

The base line should be 1999, made available to ANC-2A during the March/April facilitation meetings (Attachment IV). The "tipping point" that OP refers to is not a future possibility. It existed in March/April 2000 and for many years before in many parts of the community. In its Resolution of April 16, 2000, ANC-2A recommends that no further nonresidential development be approved within the campus boundaries until GWU constructs sufficient dormitories to house all full time undergraduate students under conditions that will assure that no such students reside in residential areas of Foggy Bottom/West End by the academic year beginning the fall of 2002, and every year thereafter. While this time frame may be excessively tight, a reduction phased over a reasonable number of years would allow GWU to construct the required student housing in the "Housing Opportunity Area". It must be kept in mind that:

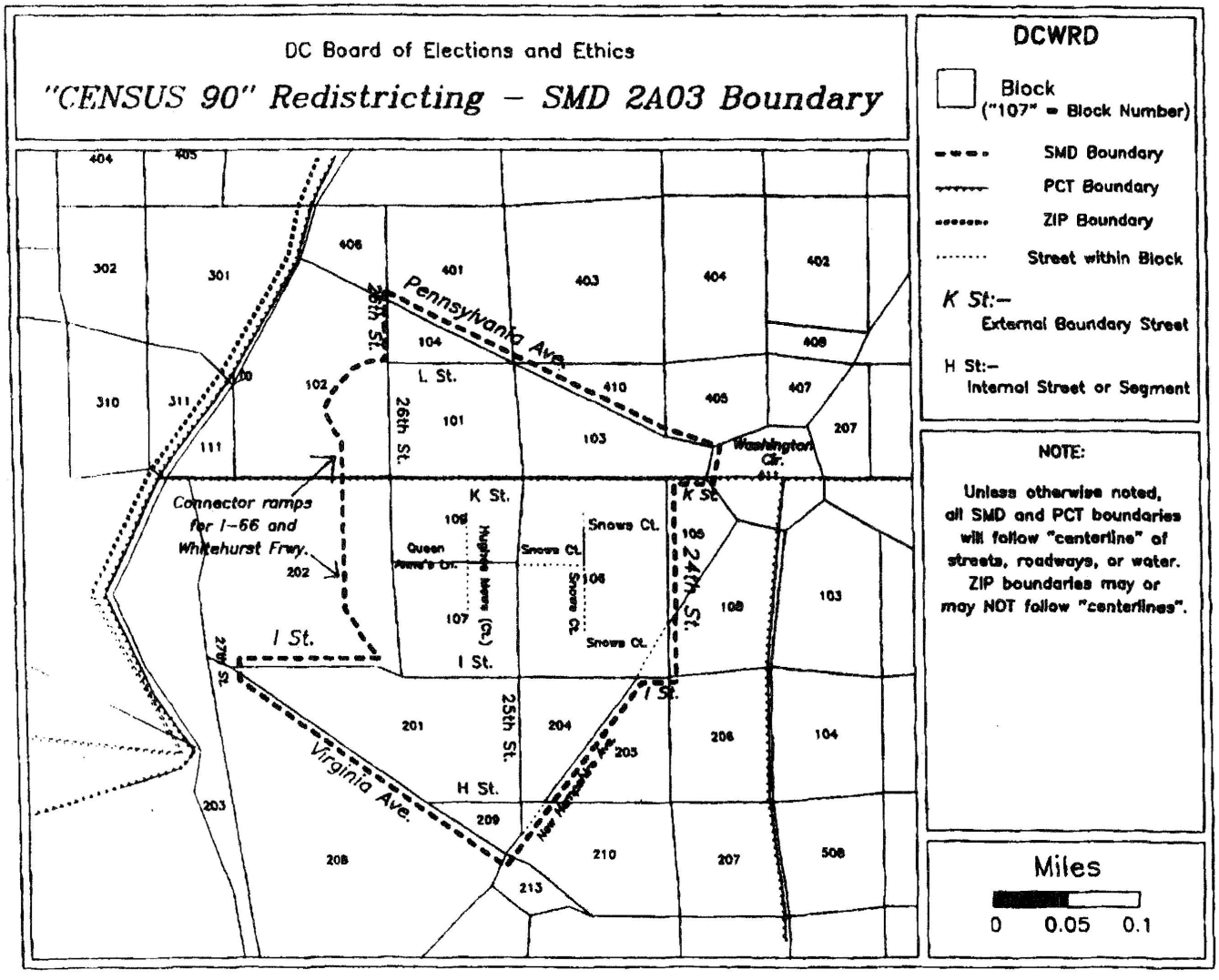
- **(1) GWU has already acquired for student housing a very large number of off campus properties, (e.g. Square 43, the Howard Johnson hotel, the AGC site,to name just a few), and has taken these properties off the property tax rolls and eliminated all taxes generated by economic activity on these properties,**
- **(2) OP is willing to recommend relaxation in FAR requirements for on campus student housing construction, and**
- **(3) all graduate students would continue to live off campus.**
- **(4) there is plenty of space available within the present campus boundaries on residentially zoned land to provide student housing adequate to accommodate <u>all</u> the 2,380 off campus FTU students - base year 1999 (see Att. IV) - let alone only those living in the "Foggy Bottom Area".**

(1), (2) and (3), above, are more than generous "gifts" to GWU from the City and the neighborhood. It is up to the university finally to come to terms with the need to abide by DC laws and regulations that apply to everybody in the District of Columbia.

On a subsidiary point, I completely agree with the explanation that OP gives about why it is not satisfactory to deal with the student housing problem by deciding that some percentage of students should be housed on campus, or in university owned housing. It is the absolute number of students living off campus that has caused the problem. Any specified percentage could lead to a greater number living off campus through an increase in the total number of students.

I repeat that, apart from the above emphasis, I fully support the OP recommendations, for the reasons that OP put forward in their report.

Attachments (4)


DC Board of Elections and Ethics
"CENSUS 90" Redistricting – SMD 2A03 Boundary
DCWRD
Block
("107" = Block Number)
SMD Boundary
PCT Boundary
ZIP Boundary
Street within Block
K St:–
External Boundary Street
H St:–
Internal Street or Segment
NOTE:
Unless otherwise noted, all SMD and PCT boundaries will follow "centerline" of streets, roadways, or water. ZIP boundaries may or may NOT follow "centerlines".
Miles
0 0.05 0.1
Pennsylvania Ave.
26th St.
L St.
K St.
I St.
H St.
25th St.
24th St.
27th St.
Virginia Ave.
Connector ramps for I-66 and Whitehurst Frwy.
Queen
Snows Ct.
Washington Cir.
404
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406
401
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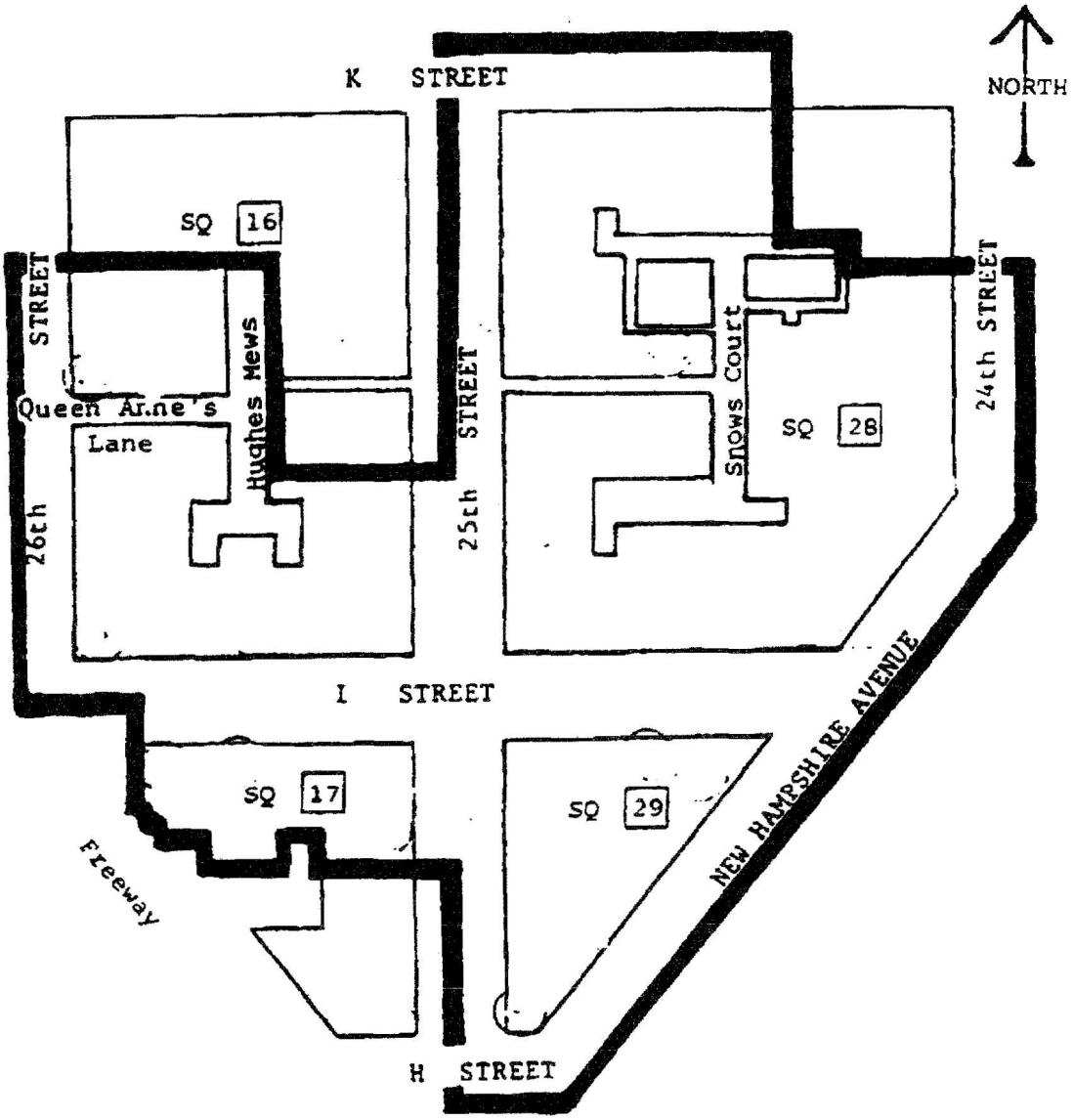
ATT. 1

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

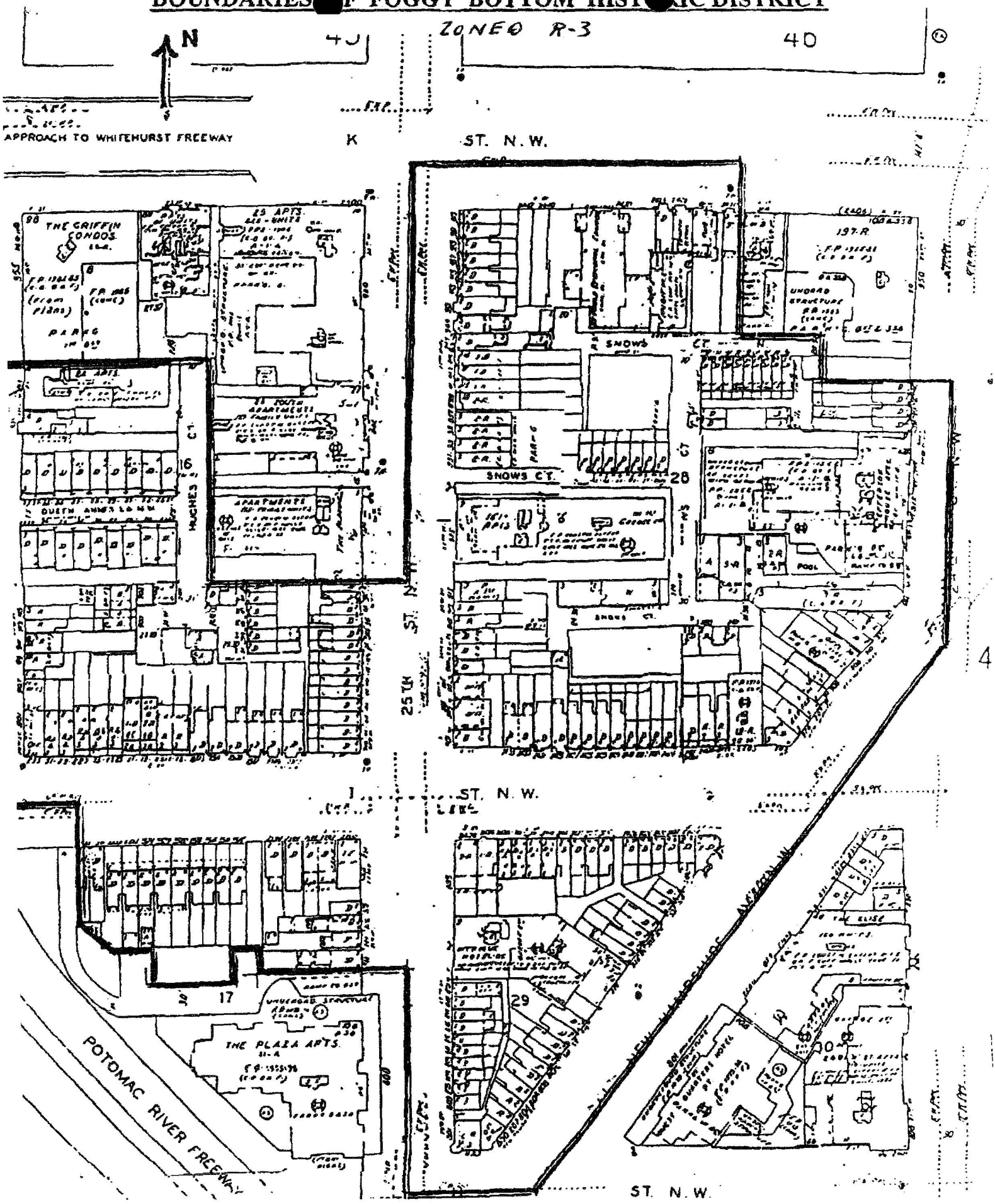
Foggy Bottom Historic District, Washington, D.C.

Section number MAPS Page 1



ATT. II

BOUNDARIES OF FOGGY BOTTOM HISTORIC DISTRICT



ATT. III(1) : SMD 2A03 : BUILDINGS WITH STUDENT OCCUPANCY OUTSIDE CAMPUS BOUNDARIES

GWU STUDENTS LIVING OUTSIDE THE CAMPUS BOUNDARIES IN SINGLE MEMBER DISTRICT 2A03 IN PROPERTIES NOT CONTROLLED BY GWU

(incomplete list)

Property	No. of Units	Ratio of Units occupied by Students 1/ (in per cent of total Units)	No. of Student occupied Units
Apt. Bldgs			
Jefferson House Cond. 922 24th Street, N.W.	180	80	144
Claridge House Coop. 940 25th Street, N.W.	352	about 70	246
Swarthomore Cond. 1010 25th Street, N.W.	92	over 50	46
Excelsior Apts 2514 K Street, N.W.	59	15	11
Bader Cond. 2515 K Street, N.W.	100	23	23
2400 Pennsylvania Ave. N.W., Apt. Building	101	18	18
Colonial Arms Apts. 939 26th Street, N.W.	25	35	8
Griffin Cond. 955 26th Street, N.W.	83	15	12
Sub-total			508
Townhouses in the Foggy Bottom Historic District			
2406 I Street, N.W. (one of 2 apartments student occupied)			1
2408 I Street, N.W.			1
2421 I Street, N.W.			1
2433 I Street, N.W. (one of 2 apartments student occupied)			1
2506 I Street, N.W.			1
2509 I Street, N.W.			1
2512 I Street, N.W.			1
2513 I Street, N.W.			1

807 25th Street, N.W.	1
815 25th Street, N.W.	1
830 25th Street, N.W. (Townhouse consists of 3 apartments)	3
900 25th Street, N.W	1
902 25th Street, N.W.	1
903 25th Street, N.W. (Townhouse consists of 2 apartments)	2
904 25th Street, N.W.	1
905 15th Street, N.W. (Townhouse consists of 2 apartments)	2
907 25th Street, N.W. (Townhouse consists of 2 apartments)	2
922 25th Street, N.W.	1
963 25th Street, N.W.	1
818 New Hampshire Ave. N.W.	1
824 New Hampshire Ave. N.W.	1
826 New Hampshire Ave. N.W.	1
828 New Hampshire Ave. N.W.	1
902 New Hampshire Ave. N.W.	1
910 New Hampshire Ave. N.W.	1
8 Snows Court, N.W.	1
10 Snows Court, N.W.	1
11 Snows Court, N.W.	1
12 Snows Court, N.W.	1
13 Snows Court, N.W.	1
14 Snows Court, N.W.	1
15 Snows Court, N.W.	1
Sub-total	37
Total number of students:	
on basis of 1 student per unit or townhouse	545
on basis of 2 students per unit or town house	1,090
on basis of 3 students per unit or town house	1,635

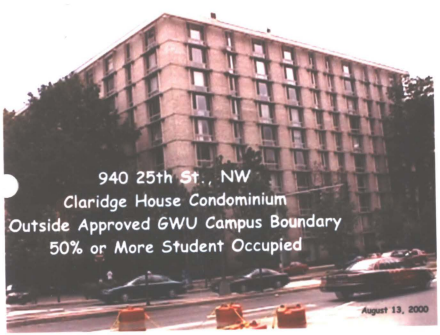
1/ Where the percentage data are a range, the minimum of the range is used to calculate the number of units from the total; roundings are downward.

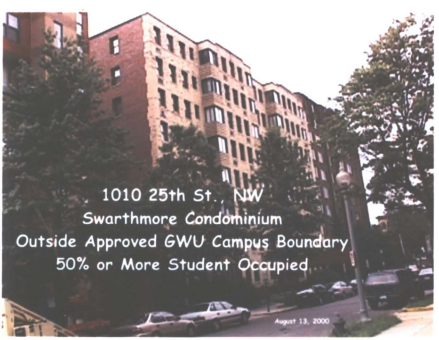
However, actual number of students very frequently exceed the number of units because of doubling and tripling up in a unit. The townhouses are typically occupied by more than 1 student.

Sources: Building managers, Front Desk managers, Boards of Directors of condos, members of the Historic District Conservancy.

Updated April 8, 2000

ATT. III(2) : SMD 2A03 : CONDOS AND APARTMENT HOUSES WITH SIGNIFICANT STUDENT OCCUPANCY

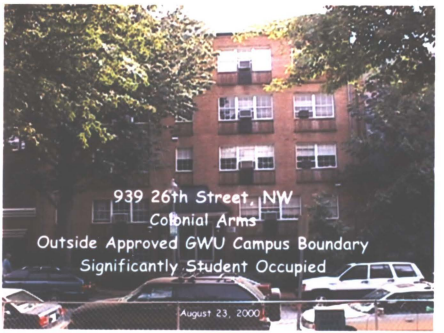


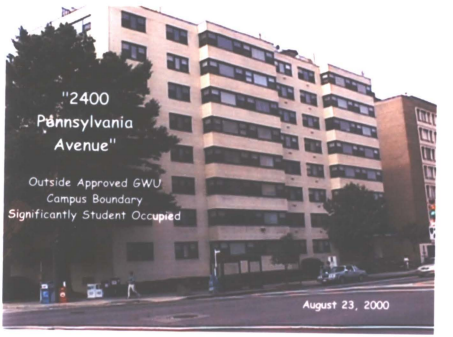


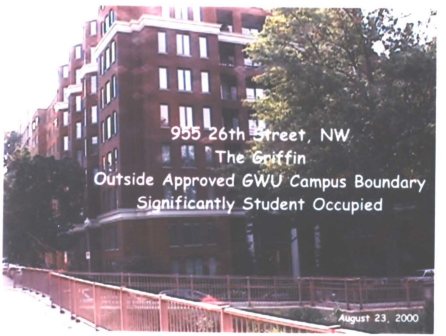


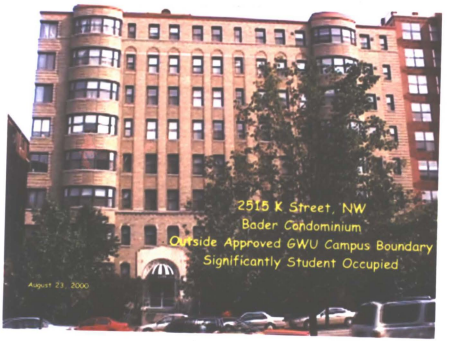


ATT. III(3) : SMD 2A03 : CONDOS AND APARTMENT HOUSES WITH SIGNIFICANT STUDENT OCCUPANCY

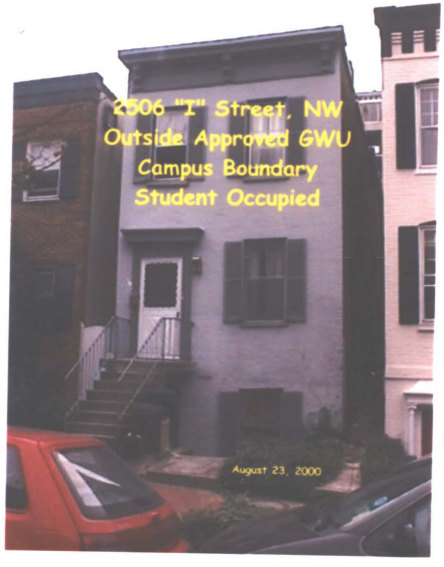


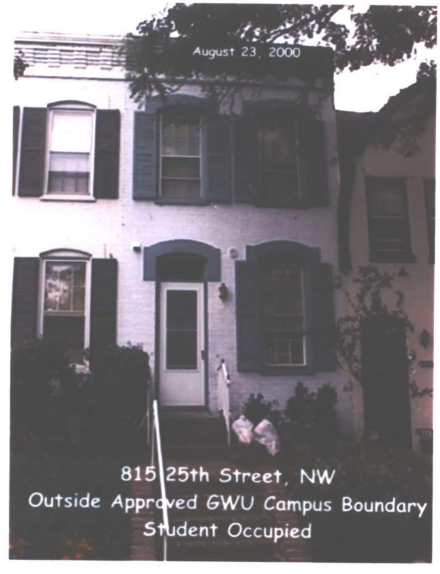


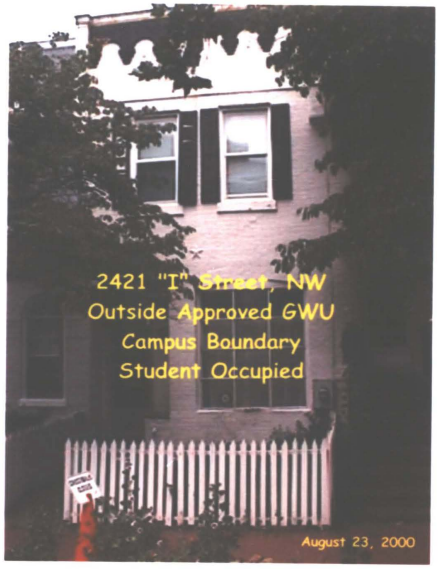


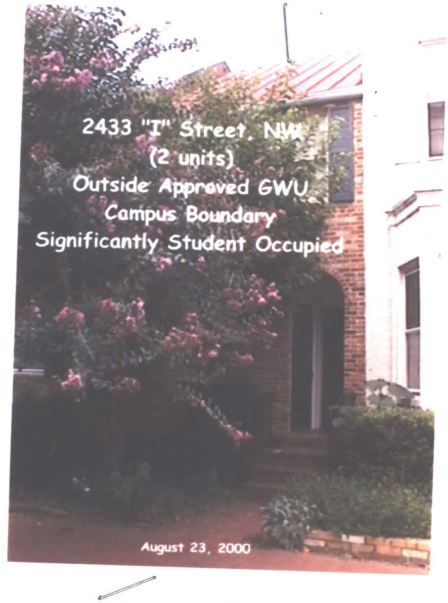


ATT. III(4) SMD 2A03 : STUDENT OCCUPIED TOWNHOUSES IN FB HISTORIC DISTRICT

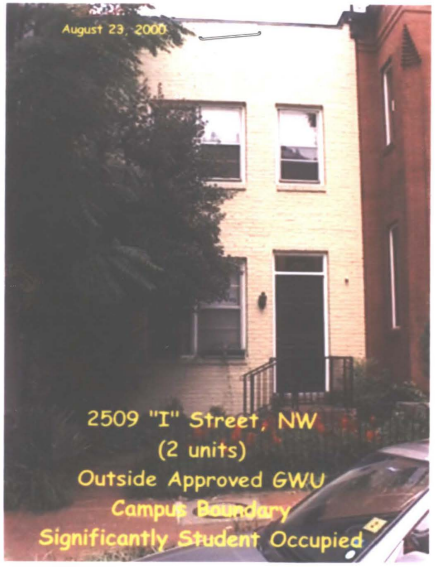


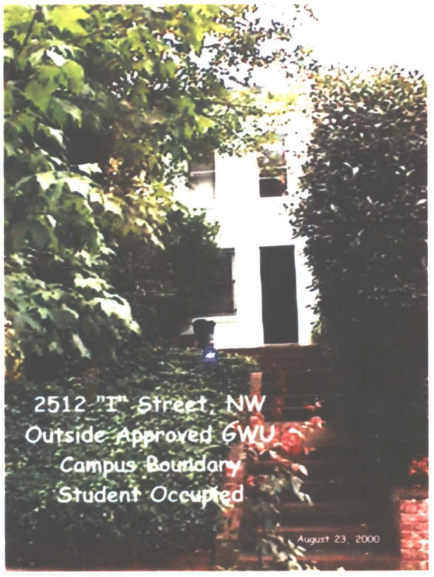


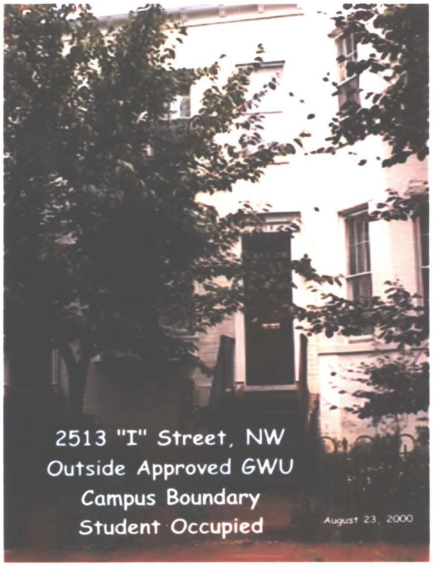


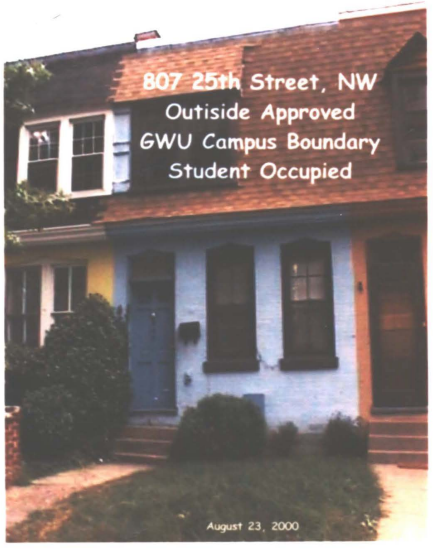


ATT. III(5) SMD 2A03 : STUDENT OCCUPIED TOWNHOUSES IN FB HISTORIC DISTRICT



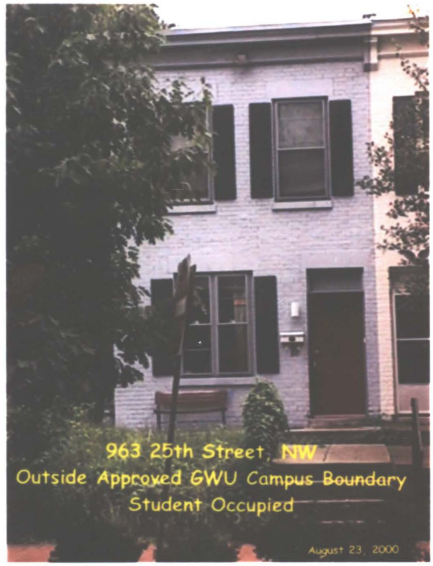


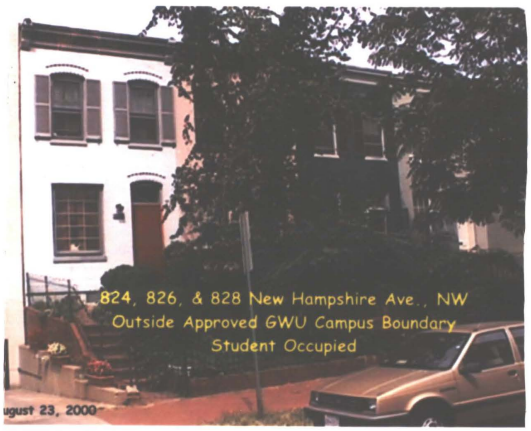




ATT. III(6) : SMD 2A03 : STUDENT OCCUPIED TOWNHOUSES IN FB HISTORIC DISTRICT

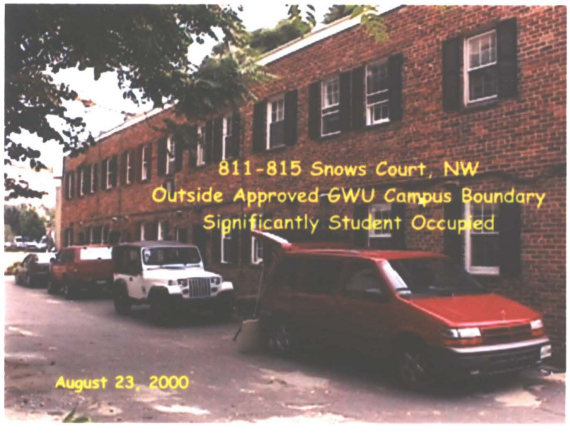


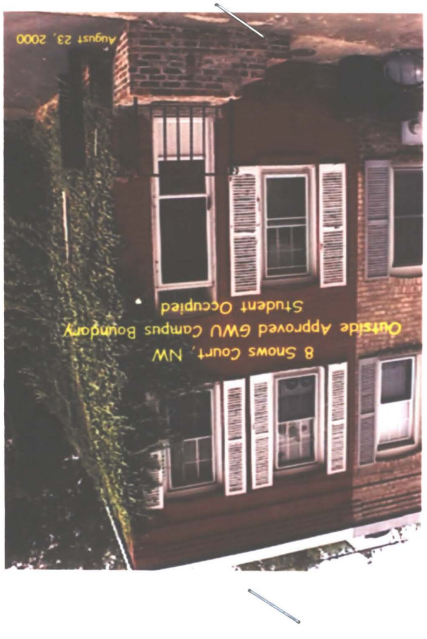






ATT. III(7) : SMD 2A03 : STUDENT OCCUPIED TOWNHOUSES IN FB HISTORIC DISTRICT

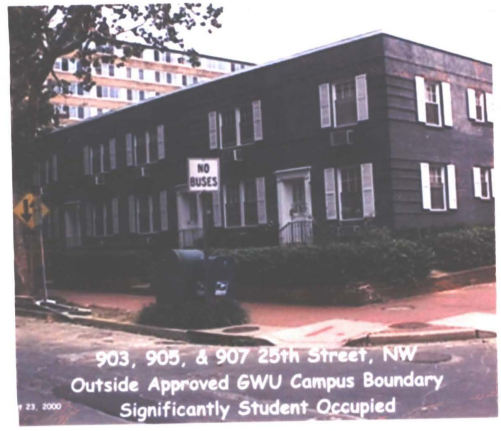


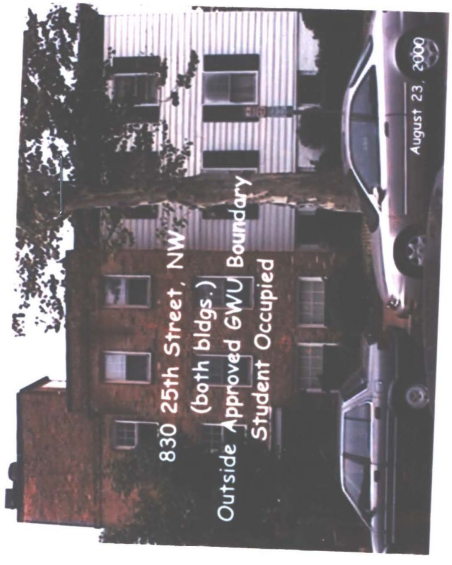


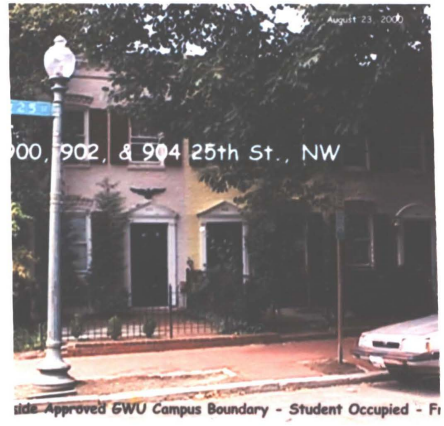


ATT. III(8) SMD 2A03 : STUDENT OCCUPIED TOWNHOUSES IN FB HISTORIC DISTRICT

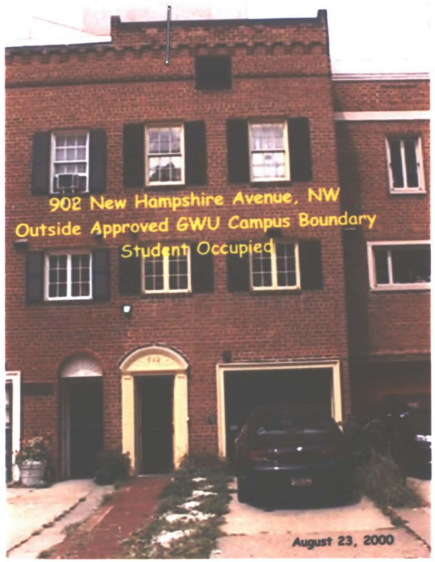


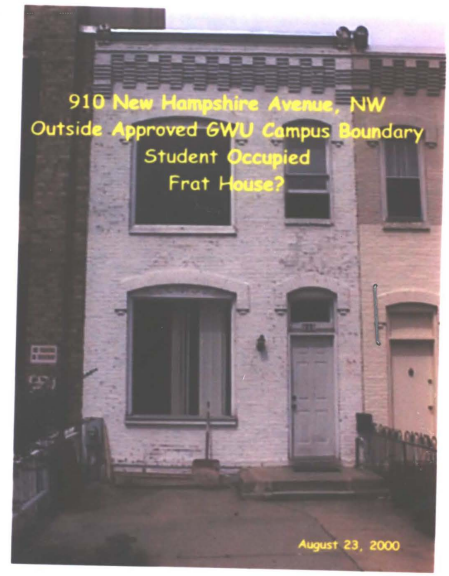






ATT. III(9 : SMD 2A03 : STUDEN OCCUPIED TOWNHOUSES IN FB HISTORIC DISTRICT





M E M O R A N D U M
April 8, 2000

SETTING CEILINGS ON HEAD COUNT OF FULL TIME UNDERGRADUATE STUDENTS

A.	Full Time undergraduates, fall 1999	6,846
	(1) housed within approved campus boundaries	-3,519
	(2) total housed outside approved campus boundaries	3,327
	(3) total housed in GWU properties purchased outside approved campus boundaries (Dakota, Riverside, Howard J.)	- 947
B.	Full Time undergraduates housed within approved campus boundaries and in properties purchased by GWU outside these bounderies: A(1)+A(3)	4,466
	as proportion of total full time undergrs.	65%
	as proportion of total full time students	38%
C.	Full time undergraduates, housed in neighborhoods outside approved campus boundaries and above cited GWU owned bldgs: A-(1)-(3)	2,380
	as proportion of total full time undergrs.	35%
	as proportion of total full time students	21%

D. Proposed new beds by GWU on & off campus

Squares 80 & 103	425
Square 43	350
Square 122 (AGC bldg.)	200
West End & unspecified other sites	300
Square 54	...
Square 79	...
Total	1,275