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

September 19, 2000

Ms. Sheila Cross-Reid, Chair
Board of Zoning Adjustment
441 Fourth Street, NW, Room 210
Washington, DC 20001

DISTRICT OF COLUMBIA
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Re: BZA Application 16553--George Washington University
Proposed Foggy Bottom Campus Plan - Years 2000-2010

Dear Madam Chair:

At the September 13 hearing before the Board of Zoning Adjustment on the above Application, certain materials were requested from ANC-2A Commissioners by the members of the Board.

Enclosed are eleven copies each of:

Commissioner Steven Mandelbaum's powerpoint presentation "Foggy Bottom & The West End -- Preserving a Distinctive Downtown Neighborhood in the Next Millennium" (one in color and 10 black-and-white)

Commissioner Richard Sheehey's underlying documentation from *U.S. News & World Report*, "America's Best Colleges, 2001 Edition"

Commissioner Barbara Spillinger's response to Board member Renshaw's inquiry concerning 5-year interim Campus Plan reviews

Commissioner Dorothy Miller's response relative to questions on the Department of Health's air quality review of Square 40 (the new hospital) and a review of on-campus, off-street parking will be submitted under separate cover.

We appreciate the opportunity to supply these additional materials, and will be pleased to provide any other information the Board might request.

Sincerely,

Barbara Spillinger

Barbara Spillinger, Chair
Advisory Neighborhood Commission 2A

Enclosures

Copies to Parties of Record, list attached

BZA
Case No. 16553
Exhibit No. 203

Board of Zoning Adjustment
District of Columbia
CASE NO.16553
EXHIBIT NO.203

CERTIFICATE OF SERVICE

I hereby certify that on September 20, 2000, I caused to have hand-delivered or mailed a copy of the September 19, 2000, response, with attachments, of ANC Commissioners to requests for information from the BZA made at the September 13, 2000, hearing on BZA Application No. 16553 to the following parties:

Andrew Altman, Director
Julie Wagner
Office of Planning
801 North Capitol Street, NW
4th Floor
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Maureen E. Dwyer, Esq.
Allison C. Prince, Esq.
Shaw Pittman
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Washington, DC 20037

James T. Draude, Esq.
Driscoll & Draude
1230 31st Street, NW, 2nd Floor
Washington, DC 20007

Dorothy Miller, Commissioner
ANC-2A05
2440 Virginia Avenue, NW, No. D206
Washington, DC 20037

Maria Tyler, Commissioner
ANC-2A03
949 25th Street, NW
Washington, DC 20037

Steve Mandelbaum, Commissioner
ANC-2A06
2222 Eye Street, NW, No. 513
Washington, DC 20037

Sara Maddux
555 21st Street, NW, #401
Washington DC 20006

Michael Thomas, Esq., President
Foggy Bottom Association
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Washington, DC 20037

Ellie Becker, V.P.
Foggy Bottom Association
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James McLeod, Esq.
2424 Penna. Avenue, NW, #407
Washington, DC 20037

Barbara Spillinger

Barbara Spillinger, Chair
Advisory Neighborhood Commission 2A

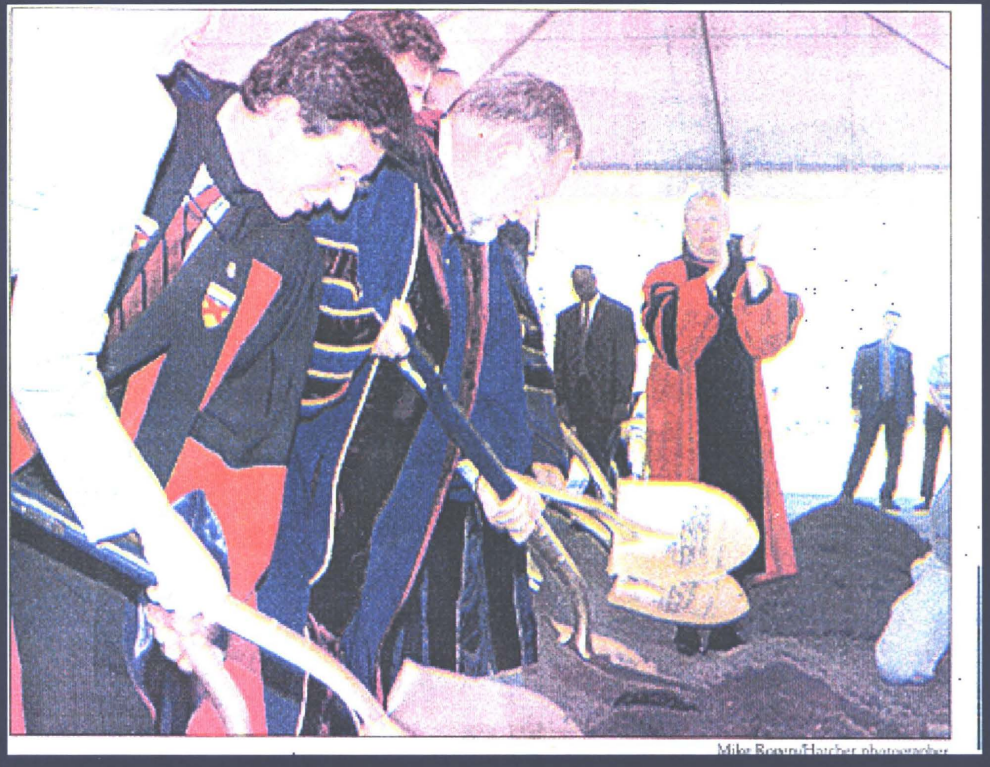
Foggy Bottom & The West End

Preserving a Distinctive Downtown Neighborhood in the Next Millennium

Response of Advisory Neighborhood Commission 2A to The George Washington University Campus Plan for 2001-2010

BZA
Case No. 16553
Exhibit No. 203

From the GW Hatchet...



Mike Brown/Hatchet photographer

Thursday, September 12, 2000

Ground-breaking for new Int'l Affairs School located Off-Campus.

History of Conflict with GW

- GW has never been responsive to community concerns.
- GW avoids presenting plans to the ANC or community groups.
- GW does not recognize a true campus boundary.

The Campus Plan Dialogue

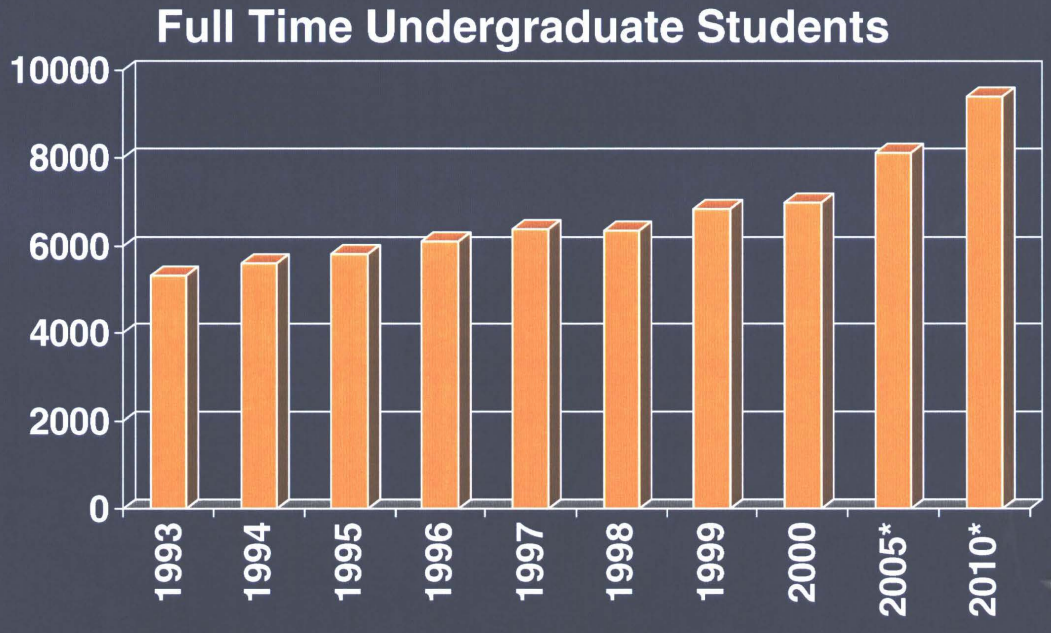
- ANC and Community Negotiators spent well over 50 hours in negotiations, considering a number of options and alternatives to problems.
- In the end, GW failed to address the community's major concerns.

We Want to Make a Deal

- The ANC and other community groups were and are willing to come to the table at any time.
- We want to be able to peacefully co-exist with the University during the next 10 years.
- We wish that they would realign portions of their business plan to allow both the University and the community to thrive in the next decade.



The Increasing Enrollment



* Projection based on 3% increase per year, the target growth rate indicated by GW top officials.

More and more

- Between 1993 and 1999, the number of Undergraduate students increased 1,833, more than 5% above the University's projections in 1993.
- Undergraduates account for nearly 84% of the increase in full-time enrollment.



Don't Just Listen to Us

GW's Own Student Newspaper, *The GW Hatchet*, Is Complaining About the Increase in Students as well…

- **Enrollment Reaches 7,200, *Sept. 5, 2000***
- **Transfers Seek Housing, *Sept. 7, 2000***
- **Overstuffed U., Staff Editorial, *Aug. 28, 2000***
- **GW faces overflow in freshmen housing, *Aug. 28,2000***
- **GW Ranks in Second Tier, *Sept. 5, 2000***
  - Top 50 Excludes GW two years in a row.



And there's more...

- Packing 'em in – Staff editorial, *Jan. 14, 1999*
- SJT envisions law school expansion, *Feb. 26, 1998*
- GW looks into crowded classrooms, *Feb. 9, 1998*
- Westward ho! -- staff editorial, *Feb. 10, 2000*
- Students say they are dissatisfied with GW, *Feb. 14, 2000*
- Housing exile – Staff editorial, *Sept. 3, 1998*

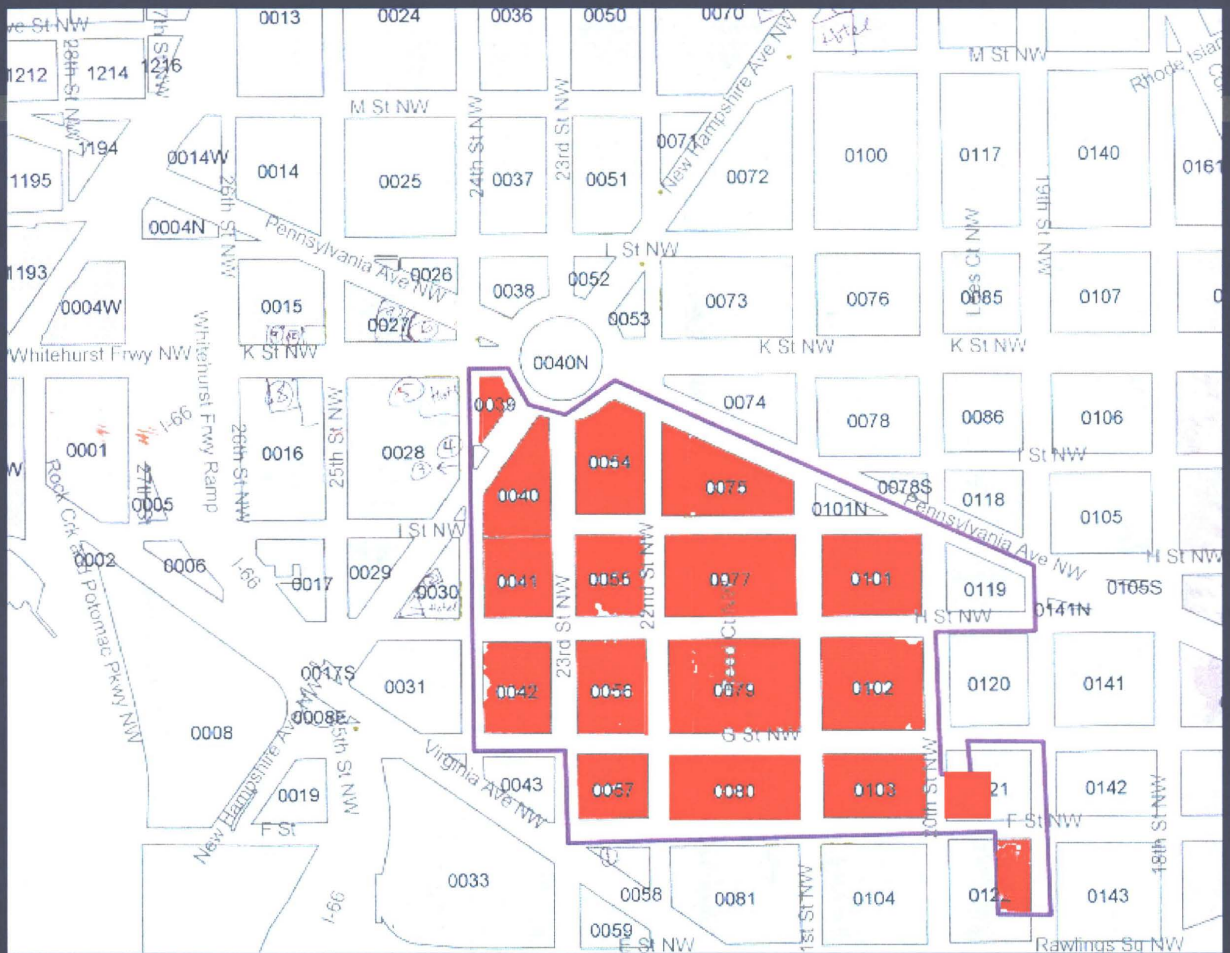
- In fact, all these were found by putting the word "overcrowded" in the newspaper's online archive search feature, and only from the past 3 years!

What is a Campus Boundary?

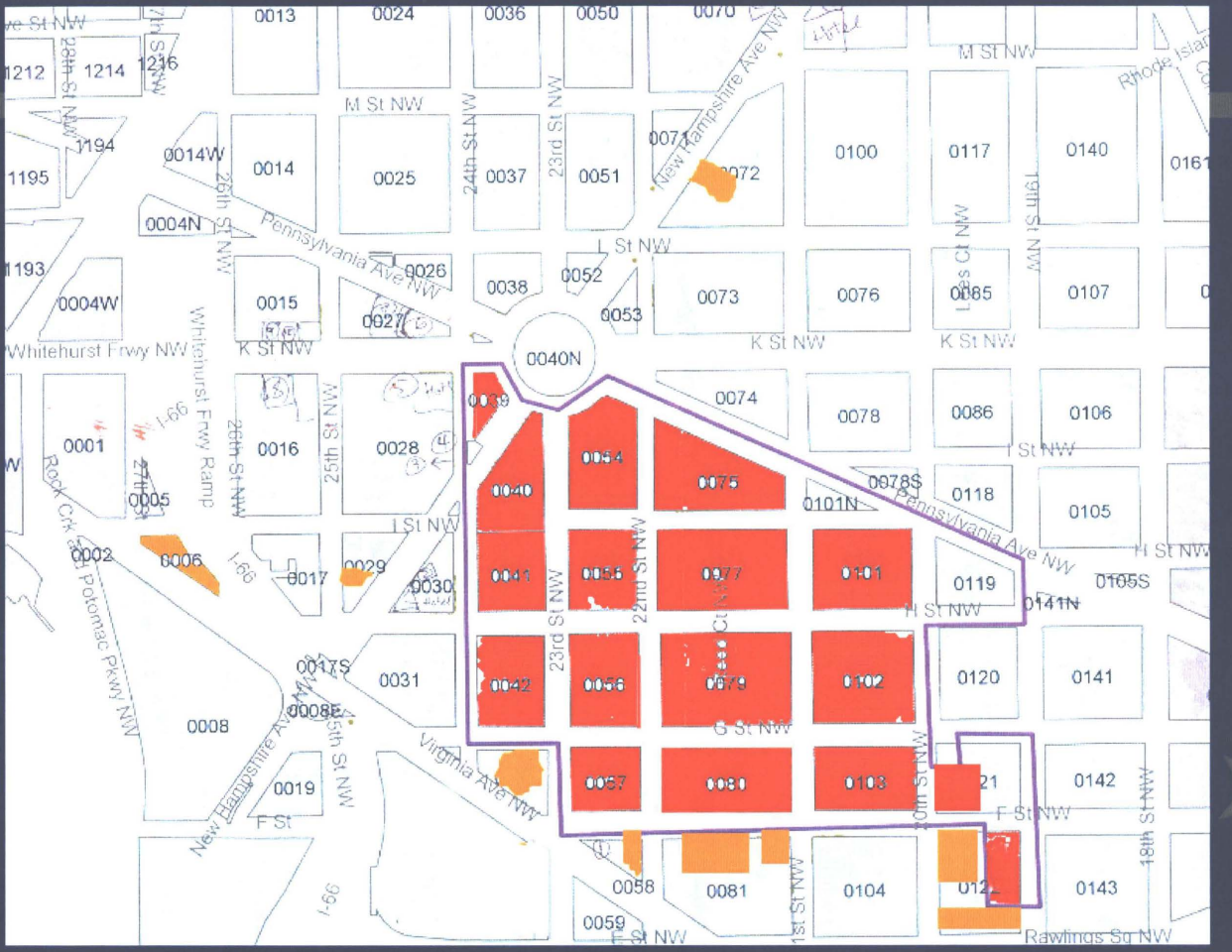
- **To The Community:**
- An area which defines where the core academic, residential and other institutional uses of a university will operate, in its entirety.

- **To The University:**
- An area which is subject to review and regulation. Outside of the area is where we can build and change as "a matter of right".

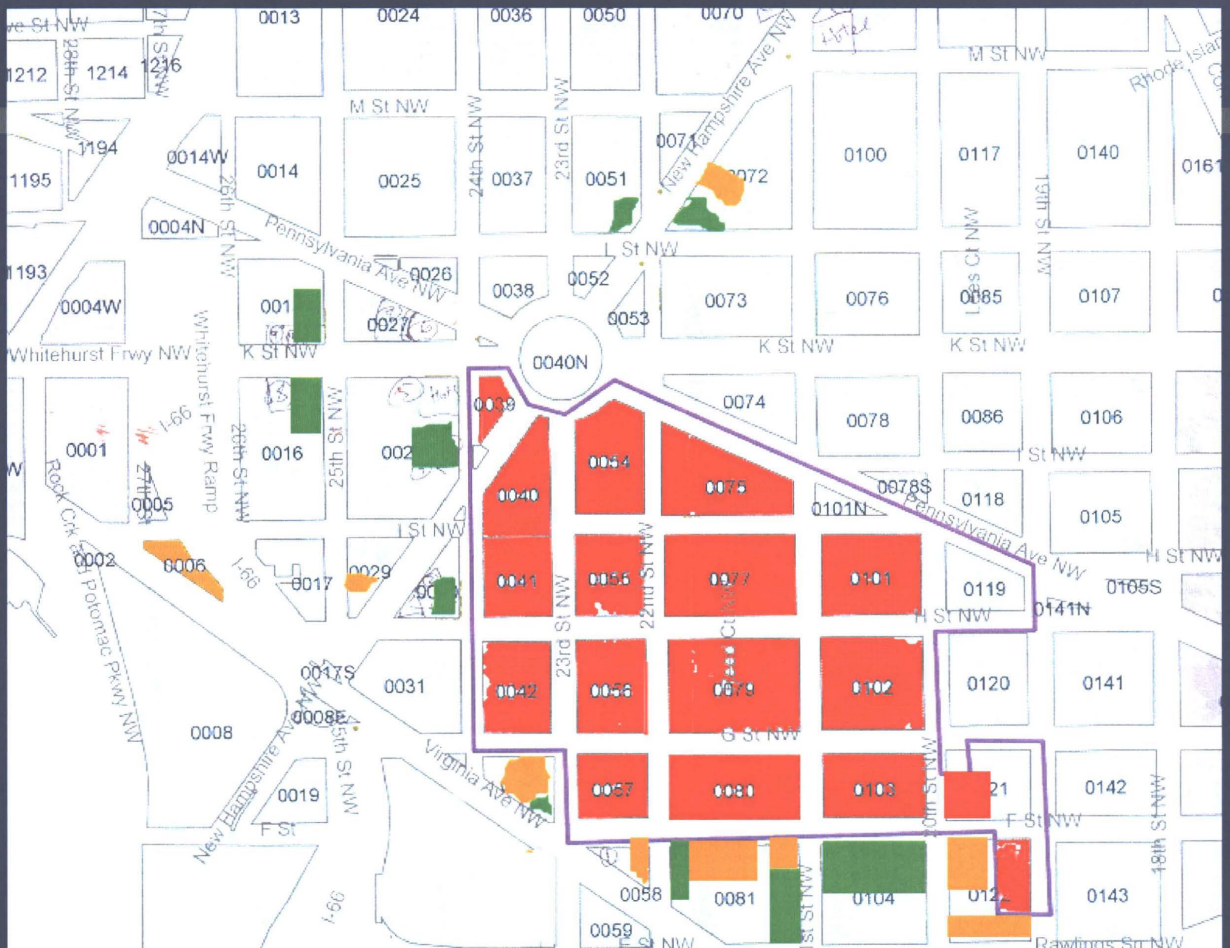
Campus Defined by GW



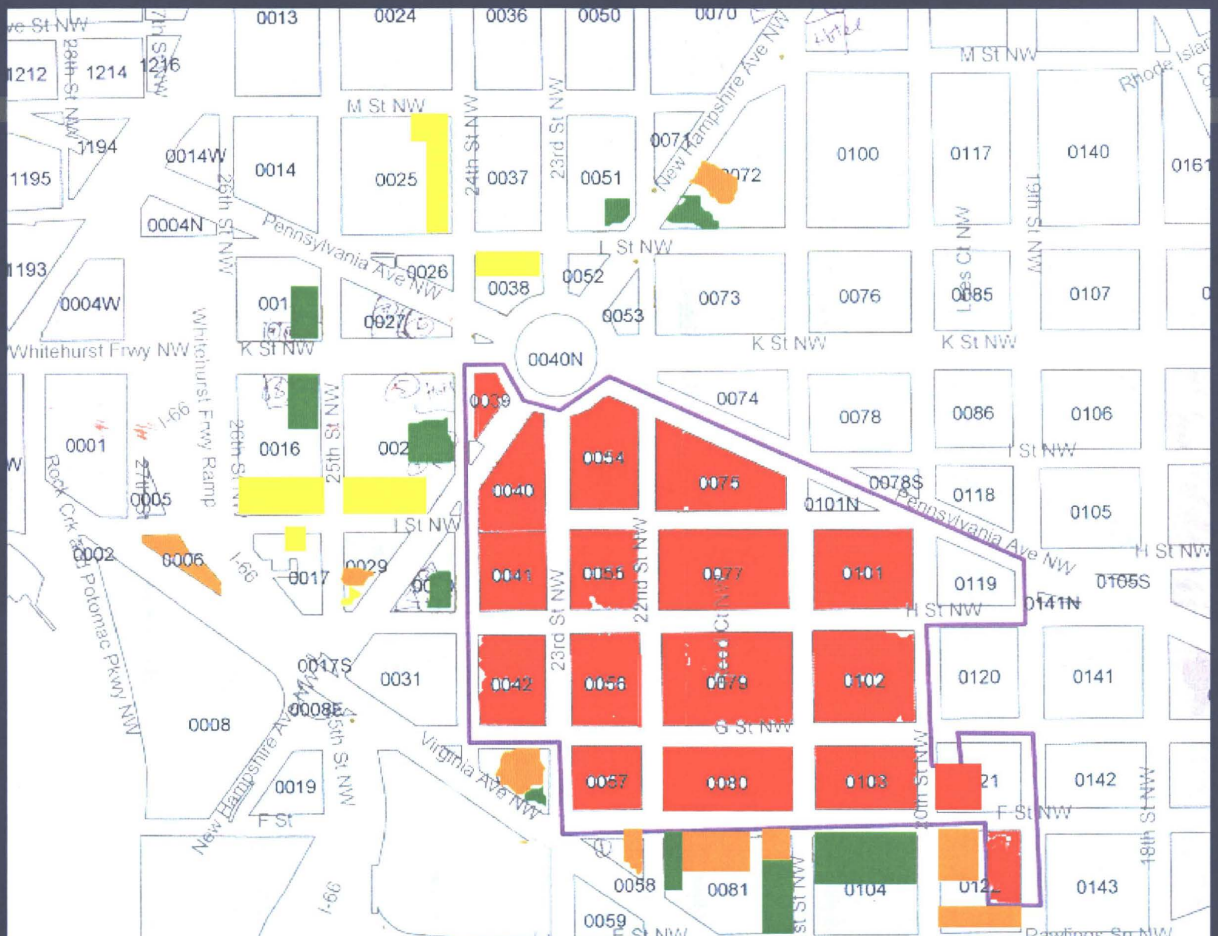
With the Properties they Actually Own Now



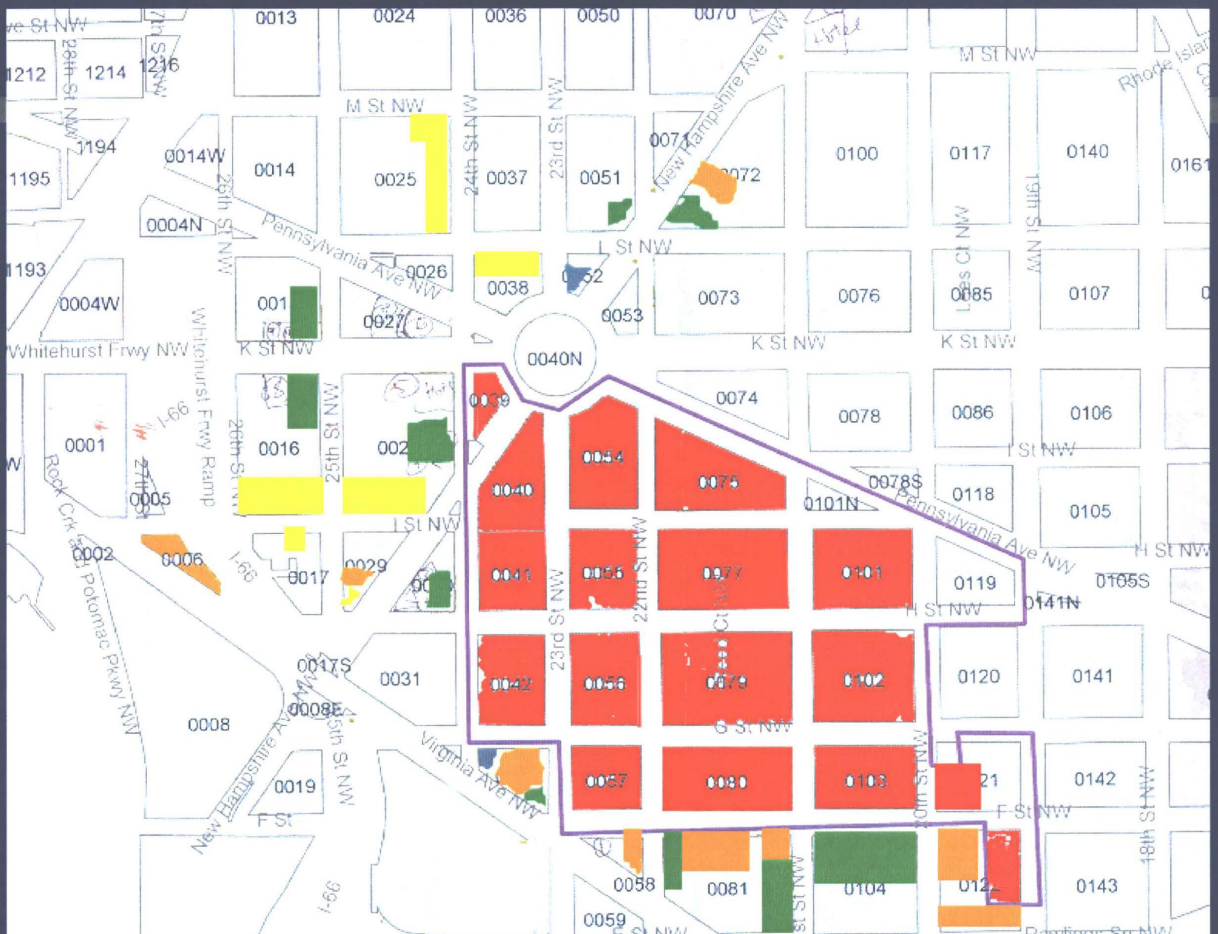
With Buildings with 50% or more Students



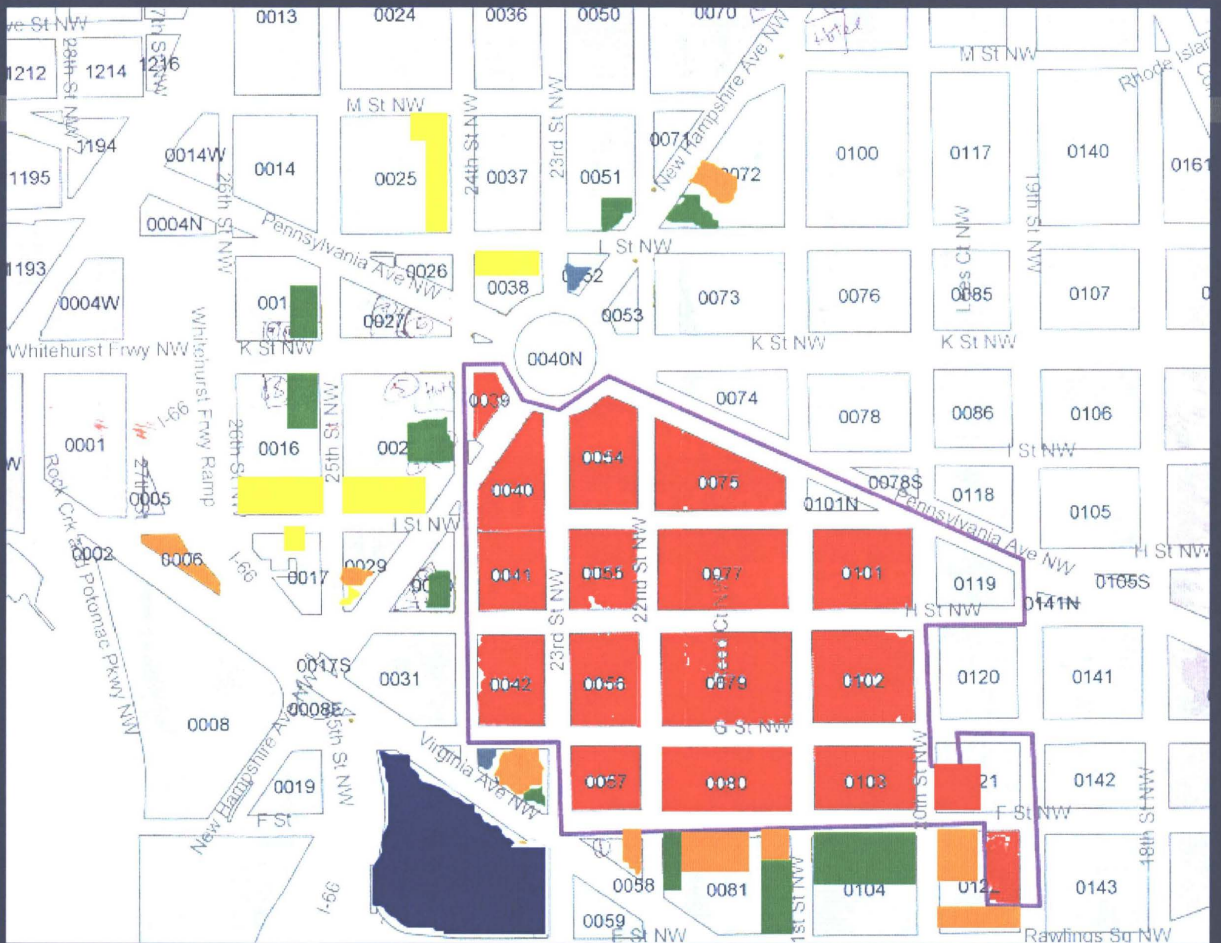
With Houses with 50% or more Students



With What GW Has Already Tried to Buy



With Columbia Plaza



The Result

- GW and its students have essentially taken over the Foggy Bottom and West End communities.
- While GW claims that they spend a lot of time and money on the Campus Plan, it and the boundaries are not taken seriously.

Lesson 1:
How to Take Over a Complex

- When you run out of space in your own area, it is necessary to take over others.
- Identify your target!



The Target



- Columbia Plaza:
- 5 Distinct Buildings
- About 800 units of efficiencies, 1 BR and 2 BR.
- Approximately 50% occupied by students.

How to Get It Done

- **Find an owner who is willing to sell.**
- **More important than owning a building is controlling it, so percentage of ownership is not important.**
  - In this case own 28.55% percent, with the option to buy more later.



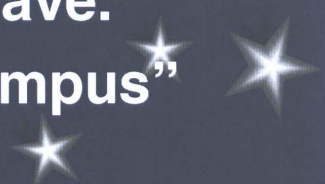
How To Sell It

- Convince your neighborhood watchdogs that this will help you control the students living there and enforce your Code of Conduct.



How to Gain Control

- Set up a deal with management that allows you one week to fill any unit before it goes on the market.
- Set yourself up as the "master lessor" and then sublet it to whomever you want (students). This ensures that ALL turnover goes over to you.
- Increase the rents so people will leave.
- Put the units in your spring "on-campus" housing lottery.



The Long Term Strategy

- Gain an additional 800 units, or approximately 2500 beds. Increase your housing by more than 50%, overnight!
- Displace at least 1000 residents.
- Use your newly found increase in "university owned and operated residence halls" as a basis for an increase in overall enrollment.



Let's Face It: They are Out of Room

- They have more students than they could ever house.
- Every classroom at every time spot is filled.
- Classes are being held in the student union and even in dorms.
- Classes don't have enough seats; some students are even sitting on the floor.
- AND THEY WANT TO INCREASE THEIR ENROLLMENT!

ANC's Positions

- GW should build more housing within the campus boundary for its students.
- GW should decrease the number of students forced to live in the surrounding community due to an increase in enrollment.
- Enrollment should be frozen until GW can provide a sufficient level of housing for its students.

ANC's Positions (con't)

- GW's cap on enrollment should not be lifted until there is a decrease in the number of students living in Foggy Bottom.
- GW should have a meaningful cap on enrollment, not one that they know is never attainable anyway.

ANC's Positions (con't)

- GW should be barred from purchasing properties outside of the campus and converting them to institutional use as a "matter of right".
- GW's strategy has proven to not only be detrimental to the neighborhood, but also to the quality of the academic life of its students.

Proposed Solution

- The Advisory Neighborhood Commission and many community associations support the recommendations proposed by the Office of Planning.



Why Student Counting Beats the Percentage Game

- Currently GW houses about 60% of its students. Of the 7200 students, approximately 2880 live off-campus; at least 75% in Foggy Bottom and West End.
- Therefore, at least 2160 full-time undergrads live in the immediate surrounding community.
- Even housing an extremely high percentage of students, in the future GW could increase enrollment and dump even more students in to the community.

Stop the Madness

- **Meaningful campus boundaries will prevent the University from continuing to expand in land size at the expense of the community.**
- **Ordering a moratorium on controlling properties outside of the campus boundary will protect our neighborhood.**
  - This includes the return of properties such as Columbia Plaza to fair housing from the favoritism and side deals that exist.

Conclusion

- The Board should deny the application of the Campus Plan for The George Washington University
- The plan fails to demonstrate how the university will not have objectionable impacts on neighboring residential property.
- The plan continues to allow (and at times supports) unregulated and uncontrolled use of land by GW in the surrounding area outside of the approved campus borders.