Monroe House Condominium Asociation
522 221st Street, NW
Washington, DC 20006

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September 23, 2000

Mrs. Jerrilyn Kress
Director
Office of Zoning
Suite 200
441 4th Street, NW
Wahington, DC 20001

Dear Mrs.Kress:

In the pending case of the George Washington University Campus Plan, 2000-2010, regretably I must inform you that the witnesses who were previously available to testify on behalf of Monroe House Condominium Association (MHCA), a party in this pending case, are not available to appear as witnesses on Tuesday, September 26, 2000. Sara Maddux is continuing on her temporary duty assignment in Brunei and Elizabeth A. Mills is out of town for family reasons. There is no other person who is available to appear on September 26 on behalf of MHCA.

Under these circumstances, I respectfully request that the statement which was prepared for presentation by Miss Mills for the previous hearing on September 13, but time did not allow, be submitted to the members of the Board of Zoning Adjustment and included in the official record of the hearing. The statement is attached to this letter.

May I go on record that the Board of Directors of the Monroe House Condominium Association, on behalf of the over-100 owners within Monroe House, strongly oppose the proposed George Washington University Campus Plan as presented and believe that it should not be acted upon but returned to the University for extensive revisions to accommodate such issues as are raised in the attached statement.

Your kind consideration of this request will be appreciated.

Sincerely yours,

Earl A.Sanders
President

Attachment: Statement of Elizabeth A. Mills on behalf of Monroe House Condominium Association which was prepared for presentation before the Board of Zoning Adjustment on September 13, 2000, had time allowed.

BZA
Case No. 16553
Exhibit No. 208

Board of Zoning Adjustment
District of Columbia
CASE NO.16553
EXHIBIT NO.208

The following statement was prepared on behalf of the Monroe House Condominium Association for presentation at the BZA hearing held on September 13, 2000, regarding the George Washington University campus plan. However, time ran out on September 13, before I could present this statement. Since I will be travelling and unable to return in time for the September 26 hearing, I request that the following statement be made available to the BZA members simply as a statement rather than testimony.

E A Mills
9/20/00

RE: CAMPUS PLAN 2000 THROUGH 2010
FOR THE GEORGE WASHINGTON UNIVERSITY

I am Elizabeth A. Mills, appearing on behalf of the Monroe House Condominium located at 522 21st Street NW, Washington, D.C. 20006. Previously Sara Maddux was the designated representative but she is out of the country on an extended temporary duty assignment for the Department of State. A letter signed by the President of the Monroe House Condominium Association designating me as her replacement for this presentation was delivered on September 8, 2000, to the Director of the Office of Zoning.

The proposed campus plan before you for consideration is so flawed that it should be returned to the applicant without action or approval. It is a mix of apples and oranges in that the presentation of facts and figures is internally inconsistent with orderly logic. An example of this is the fact that students from the Mount Vernon Campus, which operates under a separate campus plan, attend courses on the Foggy Bottom campus by using GWU-provided transportation shuttles, but these numbers are not included in their presentation.

GWU owns or leases properties for housing and educational purposes adjacent to or in close proximity of the current campus. These properties are apparently integral to GWU's overall operational and business plans, but they have chosen not to present facts in the pending case. This is further complicated by GWU's inability to present on a consistent basis what are verifiable and auditable enrollment and employment numbers. All of these people coming and going have a serious, negative impact upon the neighborhood in terms of traffic, noise, and pedestrian congestion. Experience to date by residents in the neighborhood does not support GWU's contention under Sub-Section 210.2 that the university use is not likely to become objectionable to neighboring property. It would be illogical to grant GWU an increase in student enrollment in advance of its being able to provide educational and housing accommodations at exactly the same time. Doing so would only exacerbate the current problems of noise, traffic and congestion.

It is a mystery why GWU has stated in public meetings that they would provide a traffic management program but have not done so to date. The GWU officials and their outside consultants contend this is a project for the future campus plan but in this day and age of environmental enlightenment, this should already be a strong, on-going program. This is another example of GWU not being ready for its present responsibilities nor its future ones.

Those who have lived in the neighborhood for an extended period of time, such as I have, can point out example after example of how GWU has displaced permanent tax-paying residents with a transient student population. Within the current campus boundaries, this includes, among others, the renters at the West End, the Schenley, 2101 F Street NW, and the occupants of all the houses except three in the 600 block of 22nd Street -- just to cite a few. Outside the boundaries, there is exclusive and discriminatory control by GWU of the Dakota at the corner of 21st and F Streets NW, the Riverside at 22nd and Virginia Avenue NW, and a portion of Columbia Plaza. Furthermore, to assure exclusion of permanent residents, GWU destroyed townhouses on Virginia Avenue between 23rd and 24th, and the townhouses in the 600 block of 23rd Street. This is actual and willful occupation and destruction of the Foggy Bottom traditional residential housing stock of the neighborhood.

Although GWU presents a listing of its activities upon which it relies as examples of good deeds, it does so under the presumption that these programs should provide a basis for exemptions to good zoning and appropriate regulations within the District of Columbia. A rational analysis which is more likely is that these programs should be in support of the educational mission of a university and under which it should meet accreditation requirements and standards as an institution of higher learning and the holder of a 501C 3 status as a tax-exempt entity. Proffered good deeds to not generate the opportunity and the basis for abuse of a significant and historic (landmarked or not) residential portion of the District of Columbia.

GWU states that it provides for the public safety element of this part of the District of Columbia. It should be pointed out that the University Police Officer staff are not even sworn officers of the District of Columbia, may not be armed, and are not able to use "moral suasion" to maintain a reasonable level of peace and quiet among the student population nor have they promoted a program on the campus about illegal drinking and alcohol abuse. The public safety of the District of Columbia is by law the jurisdiction of the Metropolitan Police Department or various federal law enforcement agencies.

Within the proposed campus plan there is a significant example of bad planning.

GWU is building a new hospital -- it is ongoing at this moment. But they contend that they have no plans as of yet for the old hospital. This is not credible and another reason this proposed plan should not be approved. If GWU holds itself out to be a sophisticated institution to the public, officials of the District of Columbia, and its alumni, it is highly doubtful they are unable to plan for this valuable and specific site. Another example of this lack of planning is the building and use of the AGC site at the corner of 20th and F Street NW. As is understood, this building will house a current on-campus program therefore, GWU should have appeared before this body for the appropriate rulings and exceptions. We question how they have gotten permits from the various District of Columbia offices under the circumstances.

These are only a very few examples of the errors and shady misrepresentations of this campus plan. You need to require GWU to present its whole range of activities and impacts on the Foggy Bottom neighborhood and the District of Columbia. Like any other project, the GWU campus has its trailing impacts -- think of the transfer stations, and we are in the same situation.

Thank you for you time and attention to this presentation.