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Documentation Submitted September 26, 2000, to Supplement Statement of James McLeod, Foggy Bottom Resident and Party in the Case of George Washington University's Campus Plan Application, No. 16553

ITEM 1: "ORL [Office of Residential Life] ads halls to lottery line," The GW Hatchet, Jan. 20, 1997

ITEM 2: "Foggy Bottom tenants cite pressure to move," The Current, Dec. 17, 1997

ITEM 3: "The Saga of Square 43," Foggy Bottom News, April 2000 (with accompanying quote from GWU counsel during Oct. 1, 1997 testimony on Health and Wellness Center).

ITEM 4: "Commitment to Foggy Bottom Area," (part of GWU's supplement handed out at Sept. 13, 2000 hearing) stating:

> Commitment to <u>not</u> Purchase in the Foggy Bottom Area except
> for purely investment purposes
> and <u>not</u>
> for the creation of university residence halls
> for five years or until 70% goal is met.

ITEM 5: Excerpt from zoning map showing Pennsylvania House in C-2-C zone.

Citation: THE POWER BROKER: ROBERT MOSES AND THE FALL OF NEW YORK by Robert A. Caro (Alfred A. Knoff, Inc. 1974)

BZA
Case No. 16553
Exhibit No. 215

Board of Zoning Adjustment
District of Columbia
CASE NO.16553
EXHIBIT NO.215

THE GW HATCHET THURSDAY, JANUARY 30, 1997

ORL adds halls to lottery line

Aston and Pennsylvania House offer upscale accommodations

BY EMILY PHELPS
HATCHET REPORTER

The Office of Residential Life has added two residence halls to its housing lottery for the 1997-1998 academic year.

The Aston, where freshmen reside this year, and the Pennsylvania House, an apartment building across from Mick's Restaurant near Washington Circle, will be among the options when students choose their living arrangements this spring.

In addition, Crawford and Adams halls will join Thurston Hall as freshmen-only buildings.

"We were told to be prepared for 1,700 freshmen again," said Resident Director Jerome Offord Jr., at the Residence Hall Association meeting Jan. 22.

"I'm pretty happy with the deal we've been able to work out," said Sheila Curtin, ORL director. "We're in the process of signing a two-year deal with both properties."

RHA President Ron Jacobs said, "I'm very glad that they (ORL) are more pro-active" this semester. "It's not like the Aston last year, which was decided in the summer. I think this will make upperclassmen happier."

Both the Aston and the Pennsylvania House will offer amenities that are not available at many of GW's residence halls.

"We've kind of been spoiled living in the Aston," said freshman Aston resident Daniel Morrone.

The Aston has double efficiencies with wall-to-wall carpeting and full kitchens with dishwashers, microwaves and full-size refrigerators.

Angela Green, the assistant manager of the Aston, said having students integrated with the community had been positive.

"It's been great. We (the management) work with the students and they work with us. Outside of some people being a little pompous, it's been fine," she said.

Green said the other members of the community who reside in the Aston have had no problems with sharing the building with freshmen.

"Everybody's been calm and cool about it," she said.

Rooms in the Pennsylvania House are "very similar" to those in the Aston, said Claudia Chavarria, director of Pennsylvania House sales and manager of the Aston.

"The rooms are a little larger, with full kitchens that have microwaves and dishwashers," she said. "There is wall-to-wall carpeting, a TV and a little bit of furniture."

"I think the quality of housing has gone up for everybody. It's good that there are more buildings for freshmen. It allows them to build stronger communities," Jacobs said.

Chavarria said, "It's been very good at the Aston. They (the student residents) are really good there."

Negotiating for the Pennsylvania House began in November, according to Chavarria.

"We saw how the Aston was doing, and we thought, 'well, why not?' "

As for next year, Morrone said, "I would want to explore other options closer to campus." He said he has heard that, in some cases, it is less expensive to live off-campus. "I'll look into it," he said.

Foggy Bottom tenants cite pressure to move

By JAMES L. NASH
Current Staff Writer

Residents of the Pennsylvania House last week banded together with other Foggy Bottom residents to criticize the building's management and officials at George Washington University, who they said are attempting to force out longtime residents in order to house more students.

Several residents alleged that the managers of the building at 2424 Pennsylvania Ave., which is subject to the rent control law, had offered them substantial payments to vacate their units.

Don Minkler of Potomac Apartments Group, which manages the property, said at a public meeting held Dec. 9 that the company has done nothing illegal.

Many of the more than 50 community members at the meeting, held at St. Stephen-Martyr Church, expressed concern that George Washington University may be working with real estate companies to force long-term residents out of the neighborhood.

"The key point of this meeting," said West End activist Barbara Kahlow, "is that GW is violating its campus plan boundaries by turning a residential apartment building into a de facto dormitory."

Some of the attendees at the meeting who were elderly occupants of rent-stabilized apartments in Pennsylvania House said the building's management was forcing out long-term tenants by means of deceitful pressure tactics.

"All the actions we have taken are in compliance with the law," said Minkler. "I have been advised not to comment beyond that."

Karen Sibert, a spokesperson for George Washington University, denied the university was violating the campus plan, which would prohibit the university from using 2424 Pennsylvania Ave.

Sibert confirmed, however, that the university has a long-term lease agreement with Pennsylvania House, which it uses for "overflow student housing."

She said 54 students are currently living in 27 units at Pennsylvania House. However, next semester the building will not be needed to house students because of attrition in the on-campus dormitories.

"We will continue to use that building as our needs indicate," Sibert added.

Patrick Knowlton, a resident of Pennsylvania House, said that one purpose of the meeting was to form a tenants association for the building and to organize long-term residents so they will not feel forced to move out.

"I see these old women in our building shaking when they get a notice," said Knowlton, who organized the meeting.

"What they are doing may not be illegal, but it is underhanded," he added.

Several residents of Pennsylvania House told of being offered first $2,000, then $5,000, if they vacated their rent-stabilized

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RENTALS

From Page 3

apartments.

Knowlton charged that some long-term tenants accepted the offers and left the building in tears, frightened their rents might be raised to unaffordable levels.

David Alexander, an attorney who also resides in the building, said he believed the management may have used loopholes in the rent stabilization law in order to raise rents rapidly in many of the building's units.

Alexander suggested that by increasing the number of short-term tenants, such as students, the building's managers are able to raise rents more quickly each time a unit is vacated.

Bernard Lewis, who works at Potomac Apartment Group, said that the rent for efficiency and one-bedroom furnished apartments in Pennsylvania House now on the market ranges from $1,600 to $2,400 per month.

Lewis also said there were no unfurnished units available, and that the minimum lease period was 30 days.

Many Foggy Bottom residents present at the meeting expressed support for the tenants.

"Something has to be done about the mindless expansion of GW," said Don Buzzelli, secretary of the tenants association at 2400 Pennsylvania Ave.

Kahlow suggested that the District's Office of Zoning and the Department of Consumer and Regulatory Affairs should be notified that the university is violating its campus plan agreement.

A representative of Ward 2 Council member Jack Evans was also present at the meeting and vowed that Evans would assist community members in their efforts to protect their rights.

Advisory neighborhood commissioner Maria Tyler, whose single-member district includes 2424 Pennsylvania Ave., said after the meeting that the commission called on the university to house all of its full-time undergraduate students on campus.

"If they can't house them on campus," Tyler said, "they should reduce enrollment."

Supplement to J. McLeod's Statement re GWU Campus Plan: ITEM 2



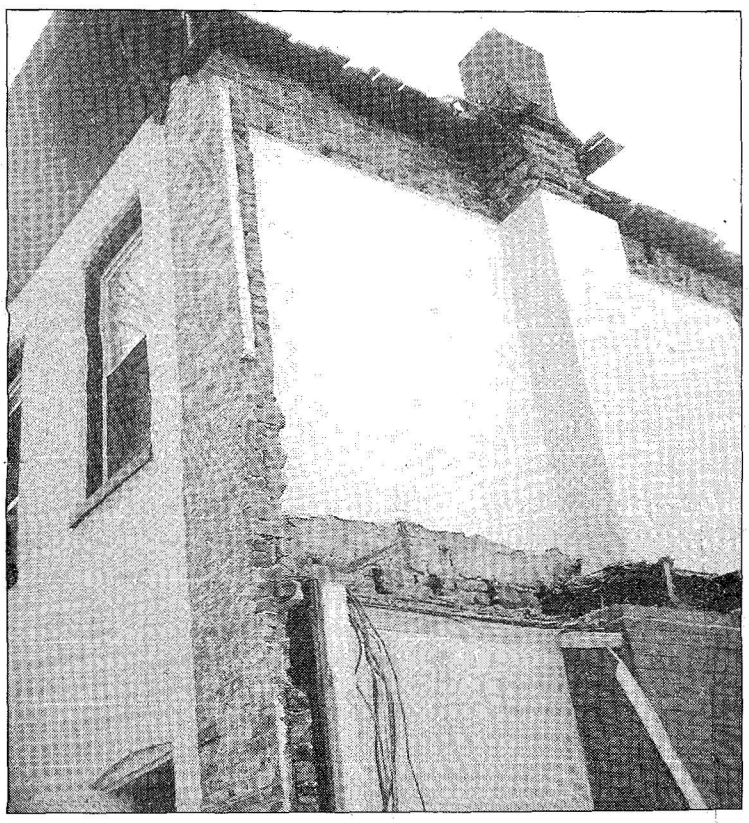
Houses on Virginia Avenue which housed students until December



The six houses from the left: the final houses to be torn down

of the three remaining townhouses on 23rd Street not owned by GWU was notified via a letter dated February 10, with the excuse that the D. C. government had approved the permits with "uncharacteristically efficent processing."

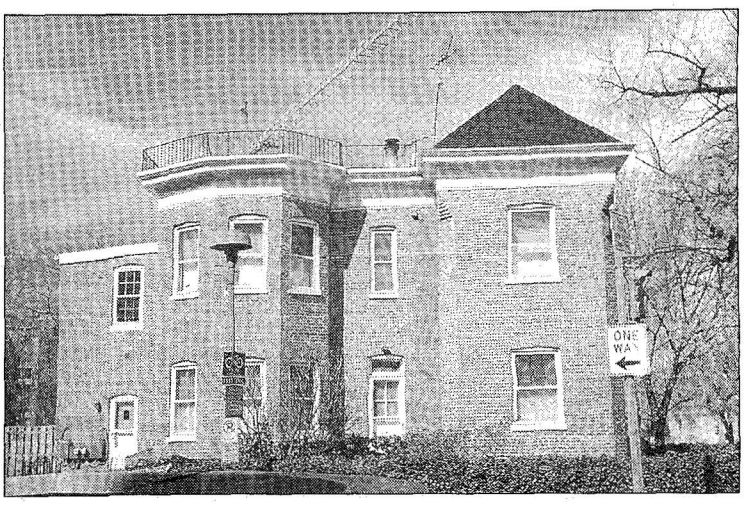
Item: Following the demolition of the Virginia Avenue houses, several still standing on 23rd Street came down, with

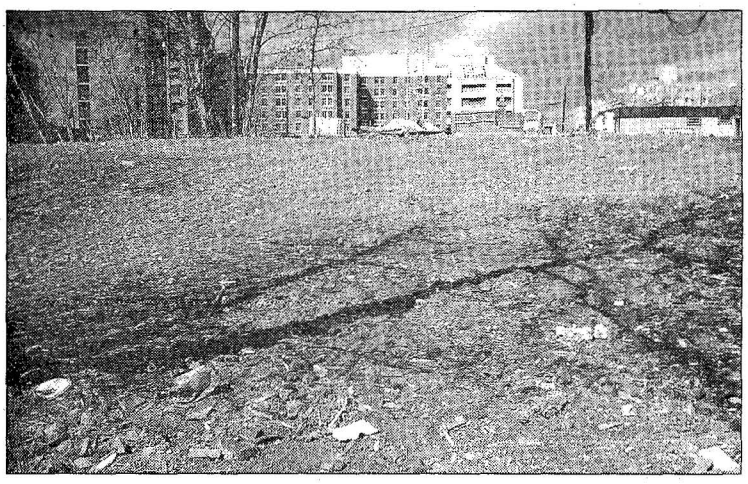


considerable damage to one of the privately-owned structures. Repairs were made to that house about a week to 10 days later.

Item: There appears to be no immediate plan to build on the property, although the university plans to erect housing (the square is zoned residential). At press time the south side of the square boasted a somewhat neat but huge pile of dirt, sidewalks damaged by the demolition crews, and already an accumulation of dumped trash.

Item: The lovely Kreuzer house on the corner is a joy to the eye and a brief respite from the remainder of the block, a view not to be desired but visible each day to residents and tourists, especially those on the Tourmobiles. So goes an attractive gateway to our neighborhood!



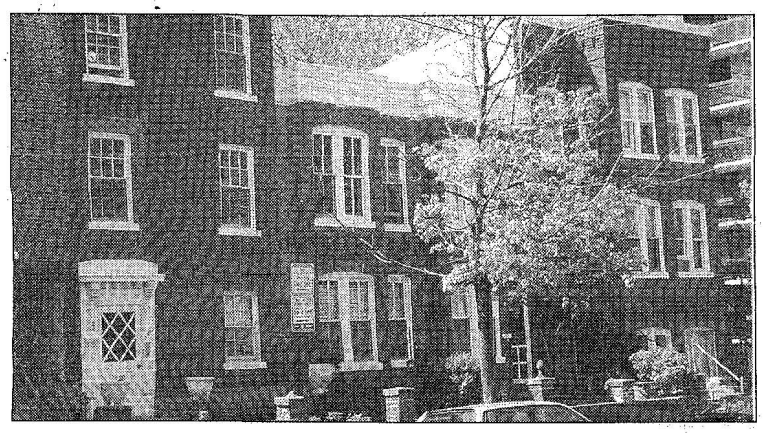


The Saga of Square 43

By Ellie Becker

Once upon a time there was a bunch of houses on Square 43, bounded by 23rd, G, and 24th Streets, and by Virginia Avenue. Many were handsome structures, some not quite so attractive, but they housed residents who presumably paid taxes to the city, contributed to Foggy Bottom's life, and enjoyed city living. Most of the buildings were rental properties, and there was even a small wine and liquor store on Virginia Avenue which also contributed to the city and was convenient to its residents. Then the elderly owner of a large number of them died, her property was reportedly inherited by a religious denomination and sold almost immediately to George Washington University.

Item: First to go were 2300 to 2314 G Street. Several had been what might be called rooming houses, providing low rentals in a neighborhood bereft of them. The wrecking ball came and went, just in time for the BZA hearings on the GWU Health & Wellness Center planned for the other side of G Street. The University was able to say with complete truth that there were no residences directly across the street which might be bothered by the new construction.



First to go: houses in the 2300 block of G Street



Then a handsome row, from 618 to 626 23rd Street

Item: Also demolished were several houses near the corner of 23rd & G Streets, which had been handsome red buildings, again rentals occupied by working people wanting city living and more recently somewhat ill-kempt student housing. Where they stood now houses the construction trailer and supply dump for the H&W Center.

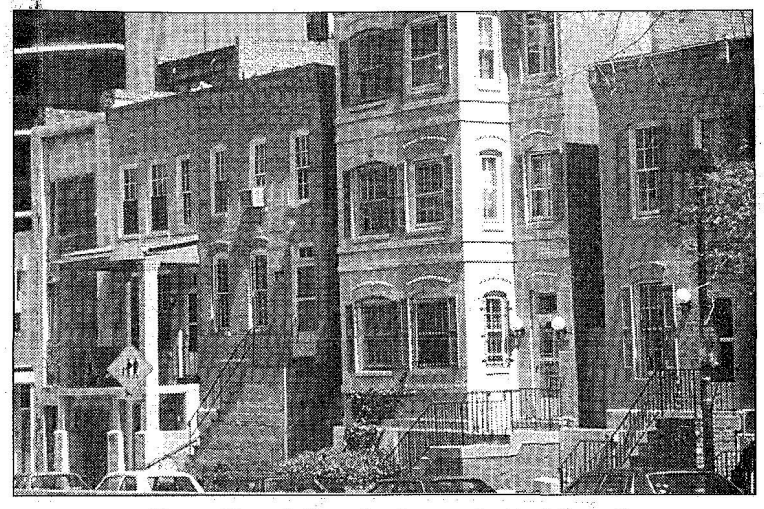
Item: Next to go were most of the buildings in the 2300 block of Virginia Avenue, owned by the University except for three of the structures. Two owners sold to GWU; a third reaped over a million dollars for his mid-block building. The student tenants were evicted in December, 1999 (see the ANC article in this issue), and the buildings razed beginning on February 11, 2000.

Item: The demolition was undertaken quickly, not even allowing time for notifying, in advance, the manager of the high-rise apartment building just west of the structures. The owner

Compare "The Saga of Square 43" with following quote:

> **We are pleased that the university has earned the support of all the property owners within Square 42 as well as many of those owners in nearby squares.**

Jerry Moore, Counsel for GWU testifying October 1, 1997 (p. 51) before the BZA regarding GWU's Health and Wellness Center Application, #16276.



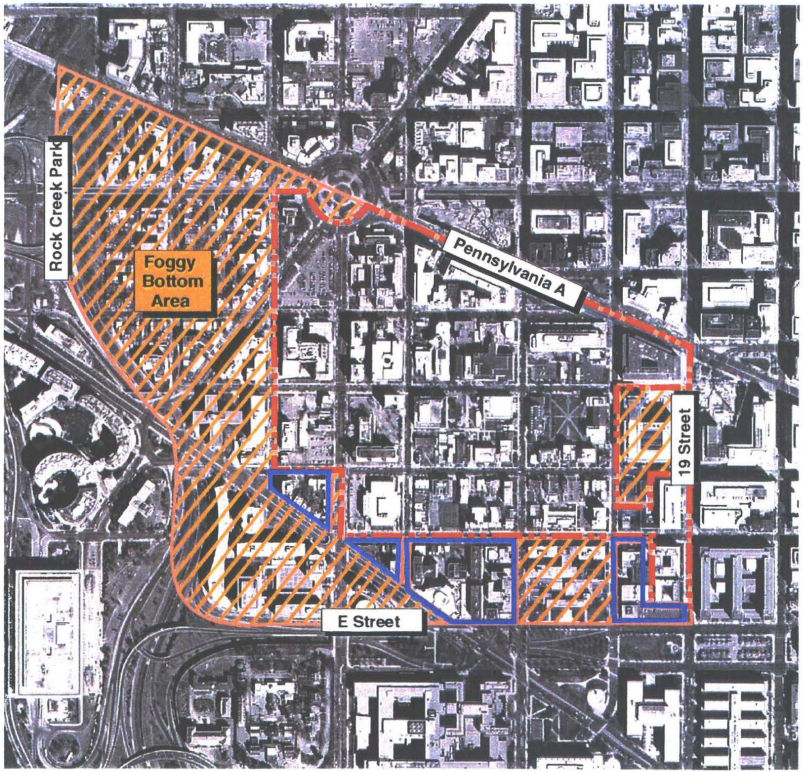
The million-dollar-plus house: half of the tall white house in the center of the photo

Supplement to J. McLeod's Statement re GWU Campus Plan: ITEM 3

The George Washington University
WASHINGTON DC

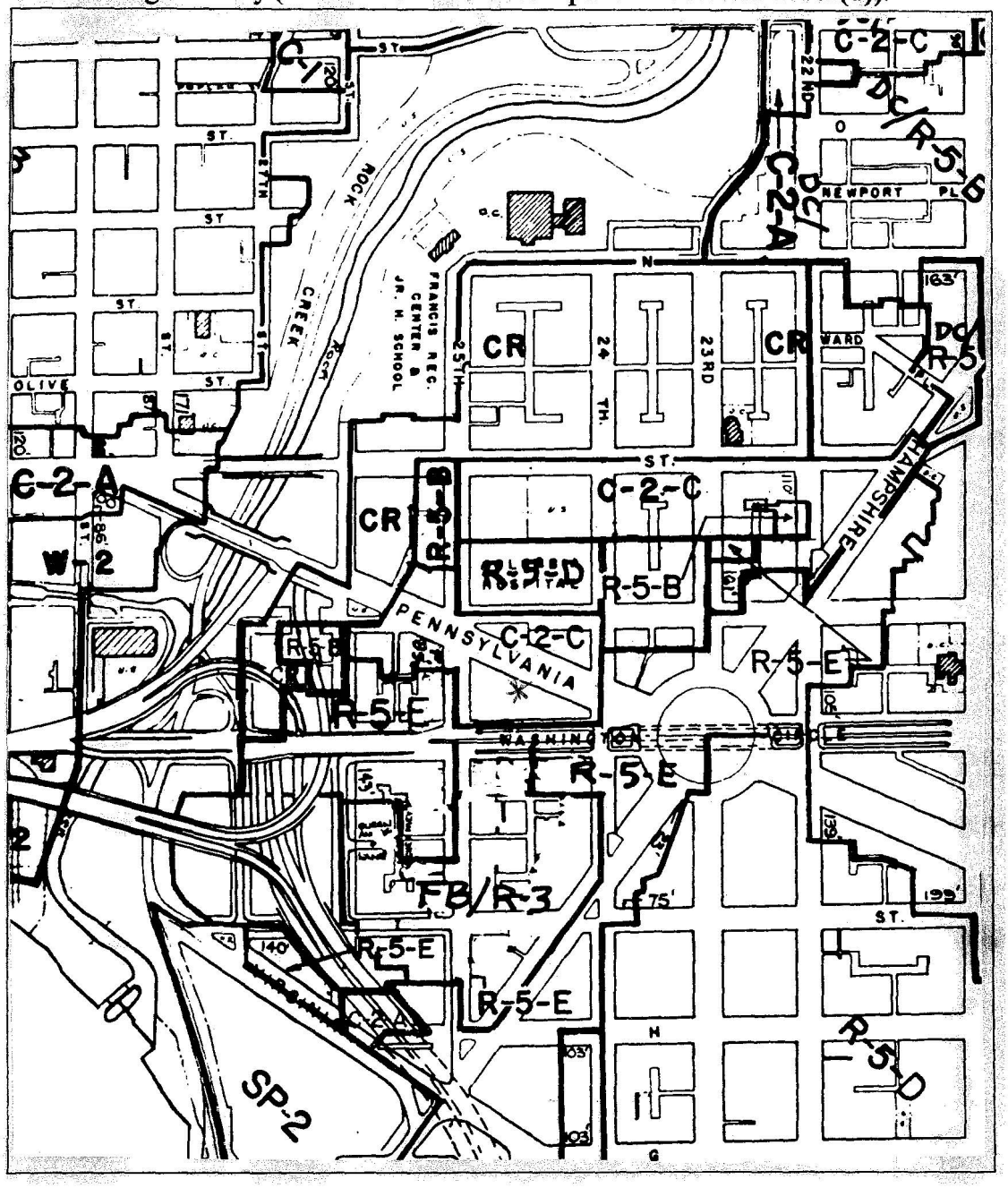
Commitment to Foggy Bottom Area

- Commitment to not Purchase in the Foggy Bottom Area except for purely investment purposes and not for the creation of university residence halls for five years or until 70% goal is met



Supplement to J. McLeod's Statement re GWU Campus Plan: ITEM 4

Table 1: Excerpt from District of Columbia Zoning Map Approved May 12, 1958 with Amendments Through April 1, 1996 Showing part of Foggy Bottom and West End with the Pennsylvania House, 2424 Pennsylvania Avenue NW (marked with an asterisk) in the center of the map, shown to be in a C-2-C zone, Community Business Center – High Density (a "Commercial District" per 11 D.C.M.R. 105.1(d)).



Supplement to J. McLeod's Statement re GWU Campus Plan: ITEM 5