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

'00 FEB 17 P4:23

OF... DISTRI... COMM...

February 17, 2000

16553

Jerrily R. Kress, Executive Director
D.C. Zoning Secretariat
441 4th Street, NW, Room 210
Washington, DC 20001

Re: George Washington University's Draft Campus Plan for 2000-2010

Dear Mrs. Kress:

Last evening at its regularly scheduled monthly meeting, properly noticed and with quorum present, Advisory Neighborhood Commission 2A unanimously approved the attached letter to the Zoning Secretariat.

In essence, it encapsulates the deficiencies in the current draft Campus Plan submitted by George Washington University and asks that the Plan be resubmitted to describe building and growth with the requisite specificity and supporting detail to enable both the BZA and the ANC to effectively evaluate the overall effect of the University's planned development on the surrounding neighborhood over the next 10 years.

Respectfully submitted,

Barbara Spillinger

Barbara Spillinger, Chair
Advisory Neighborhood Commission 2A
202/338-2079

Attachments

BZA
Case No. 16553
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.16553
EXHIBIT NO.25

★ ★ ★ 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

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February 16, 2000

Jerrily R. Kress, Executive Director
D.C. Zoning Secretariat
441 4th Street, NW, Room 210
Washington, DC 20001

Re: George Washington University's Draft Campus Plan for 2000-2010

Dear Mrs. Kress:

George Washington University (GWU) has filed draft copies of its proposed campus plan and traffic report for the years 2000 to 2010 with the Board of Zoning Adjustment (BZA), Case No. 16553. Hearings are currently scheduled for March 29 and April 26, 2000. This plan in its present form is unacceptable to Advisory Neighborhood Commission 2A (ANC-2A).

Campus plans are essentially land use documents. This one is heavy on history, mission, goals, strategies and programs, over which BZA has no authority -- but is short on specific plans and documentation for current and future use of presently owned properties and contemplated growth both inside and outside current campus boundaries, areas over which the BZA has jurisdiction.

ANC-2A requests that BZA return this submission and request a campus plan that describes building and growth with requisite specificity and sufficient information to evaluate the overall effect of proposed development on the surrounding neighborhood.

This draft is limited in that it covers only the property holdings inside the campus boundaries, which only indirectly affect the residential area. It fails to address the University's expansion beyond the approved campus boundaries, which is being accomplished through direct purchase of properties and/or the take-over of residential properties mainly for off-campus housing of students.

It is this unregulated and uncontrolled use of land by GWU in the surrounding area outside the approved campus borders that most concerns the citizens of the Foggy Bottom residential neighborhood. GWU's expansion beyond its approved borders by buying or de facto take-over of property in the residential neighborhood for University use is in direct violation of 11 DCMR 210.2 and 10 DCMR 1104.1, and makes a mockery of the campus plan process.

Examples of the gaps and inconsistencies in the present draft plan follow:

(1) In BZA Case No. 14455, the 1985-2000 Campus Plan, GWU stated that the student headcount was 17,445. In this draft, GWU states that the student headcount is 16,657 (page 20). Is it possible that 15 years later, during an era of University expansion, that there are significantly fewer students?

In the fall of 1997, GWU's web site stated the headcount was 19,063. How did the decrease to 16,657 come about? These discrepancies must be resolved and a time series of student headcount enrollment from the 1985 figure of 17,445 to the present provided, so that a verifiable count can be attained.

GWU has purchased 10 major properties outside the approved campus boundaries as well as virtually the entire Square 43 (see below), and has taken over in very large part 14 major residential apartments for student housing, all outside the approved campus boundaries (copy attached). Again, this expansion belies the submitted data for student headcount enrollment.

(2) GWU states in this draft that its Full Time Equivalent (FTE) faculty is projected to go from 1,340 to approximately 1,550 FTE by 2010. This compares with the figures in the 1985 campus plan of 1,479 to be increased to 1,550 by 2000. No supporting data is supplied, and the figures fail to correspond with purported expansion of the academic program.

(3) GWU states in this draft that staff may be increased from 6,815 FTE to about 9,000 FTE by 2010. This compares with 1985 campus plan figures of 9,900 increasing to 10,023 FTE by 2000. Again, no supporting data is supplied, and a considerably smaller staff to support a larger student enrollment and an increase in size and number of departments defies all logic.

In other words, in comparing figures for the year 2000 with those sworn to in 1985, it is senseless to accept GWU's projections as believable. Moreover, the impact on the neighborhood requires that a headcount approach, not a full Time Equivalent approach be used.

(4) The draft basically ignores the whole question of student housing, despite the fact that the community is on record as having stated to GWU on numerous occasions its strong objection to GWU's policy of using residential Foggy Bottom/West End as a virtual extension of University dormitories.

(5) Further, we find the Traffic and Parking Study woefully inadequate in that, among other deficiencies, it fails to assess the impact of traffic and parking as it relates to University use in contiguous areas outside the limited confines of the current campus boundaries. This must be remedied.

Briefly mentioned (page 25) in GWU's draft is Square 43, which the Office of Planning purposely exempted from the last campus plan, ruling that it be preserved as a buffer between the University and the residential area. In 1997, GWU purchased and razed 16 townhouses in the square. Subsequently, it purchased 17 more (leaving but

three), and this past week end those 17 were razed as well (see copies of DCRA raze request and Washington Post article re BZA's Order, dated August 14, 1988, attached). Plans for this site need to be addressed in the campus plan and developed cooperatively between the University and the community.

As is evident from the above, of paramount concern to ANC-2A is the insidious advancement of GWU into the residential FB/WE community. We are not alone in our concerns. The time has come when large universities, which are major land users in proportion to the total land available to the City. need to be constrained insofar as their ability to purchase, convert and remove from the tax rolls, residential properties occupied by taxpaying citizens to accommodate primarily non-taxpaying students.

ANC-2A finds the application contains an inordinate amount of promotional material, and a paucity of specific detail from which the BZA can make informed decisions. Even for buildings inside the present campus boundaries, there is little specificity on the sites to be developed.

ANC-2A urges the Board to review this draft now before the hearings commence, and to return the draft to the University with a request that a revised Campus Plan be submitted that covers in specific detail University plans for development within and without the campus boundaries for the next 10 years, with supporting documentation as to how it will accomplish its goals in concert with the primary goal of the Comprehensive Plan to stabilize, strengthen and protect residential neighborhoods.

Sincerely,

Barbara Spillinger

Barbara Spillinger, Chair
Advisory Neighborhood Commission 2A
202/338-2079

Attachments

DATE: February 16, 2000

SMD	AYE	NAY	ABSTAIN	ABSENT	MOVED	SECONDED
01 SHEEHEY	X					
02 PRICE	X					
03 TYLER	X					
04 SPILLINGER	X					
05 MILLER	X				X	
06 MANDELBAUM	X					X

Barbara Spillinger

CHAIRPERSON/~~SECRETARY~~

PRELIMINARY, INCOMPLETE LIST

GWU'S PURCHASES OF PROPERTIES OUTSIDE THE CAMPUS BOUNDARIES IN FB/WEND SINCE THE APPROVAL OF THE PRESENT CAMPUS PLAN.

General Contractors Bldg., 1957 E Street, N.W.

Parking lot (Square 122), 19th & E Streets, N.W. (?)

Assoc. of Life Underwriter Bldg., 1900 block of F Street, N.W.

2 Townhouses for University Club, 1916 & 1918 F Street, N.W.

Dakota Apartments, 2100 F Street, N.W.

Townhouse, 2138 F Street, N.W. (demolished).

Virtually all Townhouses in Square 43, 16 of which demolished, H & 23rd Streets & Va. Ave., N.W.

Riverside Tower, 2100 Va. Ave., N.W.

Howard Johnsons Hotel, 2700 block Va. Ave., N.W.

The Foggy Bottom Inn (now the GWU Inn), 824 New Hampshire Ave., N.W.

The Aston Apartments, 1129 New Hampshire Ave., N.W.

GWU'S DE FACTO TAKE-OVER OF HOUSING IN FB/WEND OUTSIDE THE CAMPUS BOUNDARIES THROUGH THE PREDOMINANT USE OF SUCH PROPERTIES FOR STUDENT HOUSING

The Statesman Apartments, 2020 F Street, N.W.

The Letterman House Condominium, 2030 F Street, N.W.

Columbia Plaza, (5 buildings), 2400 Va. Ave., N.W.

Bonwitt Plaza Condominium, 2401 H. St.

The Remington Apartments, 601 24th Street, N.W.

Jefferson House Condominium, 922 24th Street, N.W.

Claridge House Cooperative, 940-950 25th St., N.W.

The Bader Condominium, 2515 K Street, N.W.

The Swarthmore Condominium, 1010 25th St., N.W.

The Elise Aparrtments, 800block New Hampshire Ave., N.W.

The Savoy Apartments, 1101 New Hampshire Ave., N.W.

The Carriage House Condominium, 2201 L St., N.W.

Townhouses on the south side of the 2300 block of L Street, N.W.

2400 Penn. Ave., N.W.

An increasing number of townhouses in the Foggy Bottom Historic District

September 6, 1999

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

RECEIVED
01-20-00

January 14, 2000

Dear ANC Chairperson:

Enclosed are copies of notices which were sent to the D.C. Register for publication this week. These notices list applications for permits to raze, and applications for permits to work in areas under the jurisdiction of D.C. Law 2-144.

If you have any questions or suggestions pertaining to these weekly notices, please call me on (202) 442-4455.

Sincerely,

Denzil L. Noble
Assistant Administrator

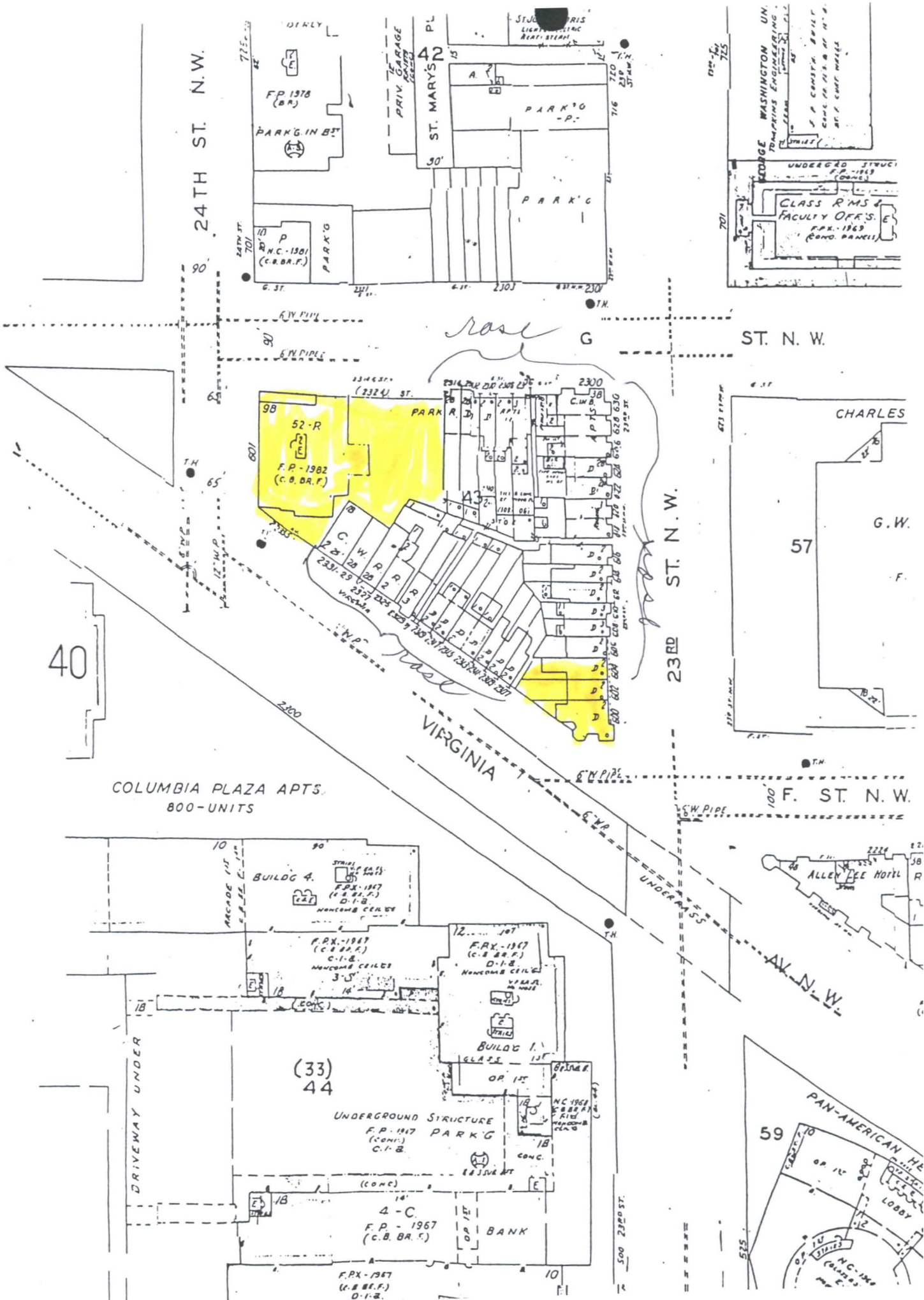
Enclosures

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Notice of Public Interest

Forwarded for your information is a weekly listing of raze permit applications filed with the Permit Processing Division requesting authority to raze the listed structures within the District of Columbia.

ADDRESS	LOT	SQUARE	USE
734 6th Streeet, N.W.	839	454	4-Story Retail
606 23rd Street, N.W.	6	43	2-Story Twnhse
2311 Virginia Ave., N.W.	18	43	2-Story Twnhse
2313 Virginia Ave., N.W.	801	43	2-Story Twnhse
2315 Virginia Ave., N.W.	801	43	2-Story Twnhse
2323 Virginia Ave., N.W.	829	43	2-Story Twnhse
2325 Virginia Ave., N.W.	829	43	2-Story Twnhse
2321 Virginia Ave., N.W.	830	43	2-Story Twnhse
2309 Virginia Ave., N.W.	833	43	2-Story Twnhse
2307 Virginia Ave., N.W.	836	43	2-Story Twnhse
2327 Virginia Ave., N.W.	840	43	2-Story Twnhse
2329 Virginia Ave., N.W.	841	43	2-Story Twnhse
610 23rd Street, N.W.	844	43	2-Story Twnhse
612 23rd Street, N.W.	857	43	2-Story Twnhse
2317 Virginia Ave., N.W.	854	43	2-Story Twnhse
2319 Virginia Ave., N.W.	854	43	2-Story Twnhse
608 23rd Street, N.W.	855	43	2-Story Twnhse
A J C Bldg → 1957 E Street, N.W.	835	122	4-Story Office Bldg.
16 New York Ave., N.E.	31	670	2-Story Twnhse
18 New York Ave., N.E.	30	670	2-Story Twnhse
20 New York Ave., N.E.	29	670	2-Story Twnhse
22 New York Ave., N.E.	28	670	2-Story Twnhse
24 New York Ave., N.E.	27	670	2-Story Twnhse
26 New York Ave., N.E.	26	670	2-Story Twnhse
30 New York Ave., N.E.	24	670	2-Story Twnhse
32 New York Ave., N.E.	23	670	2-Story Twnhse
34 New York Ave., N.E.	22	670	2-Story Twnhse
38 New York Ave., N.E.	20	670	2-Story Twnhse
44 New York Ave., N.E.	17	670	2-Story Twnhse
46 New York Ave., N.E.	16	670	2-Story Twnhse
50 New York Ave., N.E.	14	670	2-Story Twnhse
52 New York Ave., N.E.	13	670	2-Story Twnhse


24TH ST. N.W.
ST. MARY'S PL
42
PARK'G
F.P. 1978 (B.R.)
PARK'G IN BSM'T
PRIV. GARAGE
24TH ST.
701
P
N.C. - 1981
(C.B. BR. F.)
PARK'G
G. ST.
90'
30'
15'
T.H.
S.W. PIPE
G ST. N.W.
WASHINGTON UNIV.
THOMPKINS ENGINEERING
UNDERGRD STRUCT
F.P. - 1969
(CONC.)
CLASS R'MS & FACULTY OFF'S.
F.P.X. - 1969
(CONC. PANELS)
2300
(2324) ST.
98
52-R
F.P. - 1982
(C.B. BR. F.)
PARK
APTS
43
C.W.B.
CHARLES
57
G.W.
23RD ST. N.W.
40
2300
VIRGINIA
N.W.P.
COLUMBIA PLAZA APTS.
800-UNITS
F. ST. N.W.
BUILG 4.
F.P.X. - 1967
(C.B. BR. F.)
D-1-B.
NONCOMB CEILGS
BUILG 1.
(33)
44
UNDERGROUND STRUCTURE
F.P. - 1967
(CONC.)
C-1-B.
PARK'G
4-C.
F.P. - 1967
(C.B. BR. F.)
BANK
DRIVEWAY UNDER
ARCADE 11'5"
ALLEN LEE HOTEL
AV. N.W.
PAN-AMERICAN HE
59
LOBBY
OP. 1ST
CONC.
GLASS
BRICK
500 23RD ST.

8/14/88

Panel Rules Against GWU Boundary

Foggy Bottom Residents Win Long-Running Battle Over NW Block

By David S. Hilzenrath
Washington Post Staff Writer

The D.C. Board of Zoning Adjustment has awarded Foggy Bottom activists the prize in a long-running zoning contest over a corner of the George Washington University campus.

The board last week declared a city block on the southwest fringe of the campus off-limits to university use, siding with residents who sought to prevent a further erosion of their neighborhood.

"It's a rollback," said William Diedrich, a homeowner who fought the university. "The university has been devouring Foggy Bottom, and they've been pushed back."

"The block will at least for the foreseeable future remain residential," Diedrich said.

University officials declined to discuss the decision, and its effect on the institution's planned long-term expansion remained unclear.

GW's campus plan for the year 2000 calls for a 15 percent increase in the school's enrollment, which now totals 17,445, and the addition of 1.9 million to 2.5 million square feet of floor space within the campus boundaries. The expansion is needed to replace obsolete facilities, relieve crowding, absorb the enrollment growth and house new or expanded programs, according to the school's long-term campus plan.

> *"The university has been devouring Foggy Bottom...."*
> -- Homeowner William Diedrich

For almost two decades, a roughly triangular block dominated by row houses and apartments had been designated part of the school's Northwest Washington campus. Residents who had watched the university gradually acquire portions of the property assumed that it was only a matter of time before GW assembled enough land to undertake a major redevelopment there.

In the meantime, some feared, the likelihood of eventual redevelopment would ensure a gradual deterioration of the block, which is bounded by Virginia Avenue and G, 23rd and 24th streets NW. Earlier this year, after reviewing a set of long-range development guidelines for the university, the zoning board excised the block from the 45-acre area zoned for university use. It also removed the site of the Concordia United Church of Christ, a historic landmark at 1920 G St., from the campus.

GW asked the board to reverse those decisions, arguing that another major land owner on the triangular block supported the school's claim to it as part of its campus. Nevertheless, at last week's meeting, the panel reaffirmed its earlier position.

GW now owns 83 percent of the land within its borders, which generally follow 24th Street, Virginia Avenue, F Street, 19th Street and Pennsylvania Avenue NW. It has said that it intends to acquire the remaining land within the next 12 years.

The university recently bought an apartment building at 2121 H St.

See GW, F4, Col. 1

D.C. Board Declares Block Off-Limits to University Use

GW, From F1

NW, the Schenley, which it hopes to convert to campus housing in the future, according to a paper filed with the zoning board.

Under last week's zoning board order, the school can retain ownership of property on the excised block, but it cannot convert it to classrooms or other academic or administrative facilities.

Edward Curry, executive director of the BZA, said the residential zoning that now applies to the block might allow GW to build a dormitory there. "It looks like there's that potential and it's a real potential," Curry said.

On several other controversial points, the BZA supported the university. It rejected Advisory Neighborhood Commission 2A's recommendation that another church and three apartment buildings, including the Schenley, be removed from the campus zone. It also allowed GW to continue leasing several buildings to generate income.

The 1970 campus plan stated that the commercial buildings should be converted to academic use, and residents have argued that the university should move into these existing buildings before it builds or buys new ones.

REAL ESTATE

THE FOGGY BOTTOM WEST END ADVISORY NEIGHBORHOOD COMMISSION 2A
Resolution No. 99-12B

WHEREAS, George Washington University has submitted to the community a Draft Foggy Bottom Campus Plan for the years 2000 through 2010, and

WHEREAS, this draft envisions no change in the campus boundaries from those identified in the current Campus Plan, which is in effect until December 31, 2000, even though the University has purchased and continues to acquire additional properties outside the approved campus boundaries, and

WHEREAS, with ever-increasing enrollment no new dormitory space is proposed within the approved campus boundaries, and

WHEREAS, the current campus plan has been inadequate in providing the necessary protection for the residential areas surrounding the University, and

WHEREAS, ANC-2A must be prepared to document all aspects of campus plan development, enumerating student density, traffic flow, parking requirements, student housing, etc. and from this documentation be able to offer a number of alternatives to proposals from GWU, and

WHEREAS, ANC-2A has started a process of interviewing several consultants, lawyers and other professionals with expertise in these and related issues, and

WHEREAS, since ANC-2A has limited funds, the community will need to continue to be involved in the active support of the Commission and in preparing material for use in activities of ANC-2A to counter the adverse impact of GWU on our residential neighborhood and DC finances and planning in general,

THEREFORE BE IT RESOLVED that ANC-2A initially authorizes the expenditure of up to $5,000 for professional assistance in support of its response to the above referenced Campus Plan.

DATE: Dec. 15, 1999

SMD	AYE	NAY	ABSTAIN	ABSENT	MOVED	SECONDED
01 SHEEHEY	X					
02 PRICE	X					X
03 TYLER	X					
04 SPILLINGER	X				X	
05 MILLER	X					
06 MANDELBAUM	X					

Barbara Spillinger
CHAIRPERSON/~~SECRETARY~~