NICHOLAS E. SAMUELS
2020 F ST NW, APT 905
WASHINGTON, DC 20006-4221

April 2, 2000

DISTRICT OF COLUMBIA
OFFICE OF ZONING
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Sheila Reid-Cross
Chairman
Board of Zoning Adjustment
441 Fourth Street, NW
Washington, DC 20001

Re: The George Washington University Campus Plan
Application No. 16553

Dear Ms. Reid-Cross:

As a resident of Ward 2 and a neighbor of The George Washington University, **I am writing this letter in opposition to the above-reference application**. The proposed plan is not sensitive to the Foggy Bottom community. Indeed, if the university is permitted to implement the plan, what is left of the Foggy Bottom as a community will cease to exist.

As a graduate student at the university and a Foggy Bottom resident, I am torn between improvements that admittedly will benefit the school and changes that will destroy what remains of one of the oldest neighborhoods in the District. As you are aware, Foggy Bottom is already saturated with university construction projects, including a new hospital, athletic complex, and school of media and public affairs building. Further disrupting neighborhood life is the construction of a new American Red Cross building (which was preceded by the even more disruptive demolition of the previous building on that site).

If the university is allowed to proceed with its plan, additional redevelopment will include a new complex for the Elliot School of International Affairs (outside of the current effective campus), and reconfiguration of the Marvin Center's 21st Street entrance which would significantly change the streetscape (already being darkened by the new media building). Stephen Trachtenberg has said publicly that he plans to shift the administrative center of the campus from its current I Street locus to F and 20th Streets. That area consists currently of more private residential property than university-owned buildings, and thus provides the city with tax revenue. If it is overwhelmed by university traffic it is likely that residents will flee, taking the DC income taxes they pay with them. Residential property values are likely to decrease as well.

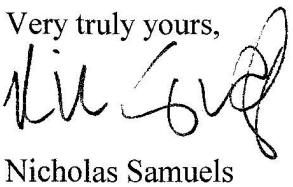
Most importantly, however, is this point: how much development can a neighborhood withstand at one time? While acknowledging that the university has expansion and renovation needs, the neighborhood—the stable base in which the university resides—cannot absorb everything the school wants to do. To use an analogy, farmers sometimes need to let their fields lie fallow: in the end, that makes them more productive.

I hope you will reflect on my remarks carefully as you make your decision and urge you again to reject the university's application. Please feel free to contact me with any questions.

BZA
Case No. 16553
Exhibit No. 64

Board of Zoning Adjustment
District of Columbia
CASE NO.16553
EXHIBIT NO.64

Very truly yours,



Nicholas Samuels

cc: Anthony Williams
Linda Cropp
Jack Evans
Eric Price
Andrew Altman
Richard Sheehey