FOGGY BOTTOM AND WEST END
ADVISORY NEIGHBORHOOD COMMISSION (ANC-2A)
MARIA TYLER ▫ COMISSIONER ▫ SMD-2A03

949-25th Street, N.W. • Washington, D.C., 20037 • (202) 337-7896 (Fax same)

April 12, 2000

DISTRICT OF COLUMBIA
2000 APR 12 A 9:45

Mrs. Jerrily R. Kress
Director
Office ofZoning
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Dear Mrs. Kress:

RE: Request for Party Status in BZA Case #16553
George Washington University Campus Plan 2000-2010

With the objective of meeting the provisions of 11DCMR 3022.3 governing the requirements of obtaining party status in the above cited application for the George Washington University Campus Plan 2000-2010, I herewith submit the following:

1. I request to appear and participate as a party in the public hearing scheduled for April 26, 2000 in the above cited case.

2. My name is **Maria Tyler.** I reside at 949 25th Street, N.W., a townhouse in the **Foggy Bottom Historic District** which I own together with my husband, and am the publicly elected **Advisory Neighborhood Commissioner for Single Member District 3 of the Foggy Bottom and West End Advisory Neighborhood Commission 2A.** I also own property at 922 24th Street, N.W.

3. I wish to appear as an **Opponent** of the application.

4. I shall not be represented by legal counsel and will testify in person.

5. (a) I wish to appear and participate as a party on behalf of the ANC Single Member District 2A03, which I represent as the publicly elected Advisory Neighborhood Commissioner. I also wish to appear and participate as a party on behalf of the property I own at 922 24th St. N.W., Apt. #405, Parking #33, Square 28, Lots 2084 and 2253.

(b) My Single Member District 2A03 is located at the doorstep of George Washington University and abuts its campus boundaries along the 900 block of 24th Street, N.W., and the 900 block of New Hampshire Avenue, N.W. The property which I own at 922 24th St. N.W. is also within 200 feet of the GWU campus. The boundaries of my Single Member District are shown on the Map of SMD 2A03, Attachment I. The Foggy Bottom Historic District, zoned R-3, is situated in my SMD 2A03. The boundaries of the Foggy Bottom Historic District are shown on the Maps, Attachment II and III. The area of my Single Member District which surrounds the Foggy Bottom Historic District to the north, west and south is also residentially zoned and is an integral part of our residential community.

BZA
Case No. 16553
Exhibit No. 93

Board of Zoning Adjustment
District of Columbia
CASE NO.16553
EXHIBIT NO.93

(c) George Washington University's proposed Campus Plan would continue rather than reverse the very adverse environmental, economic, and social impacts which GWU's activities have inflicted upon the residential community of my Single Member District, including the Historic District, over the past years. The deficiencies of the present weak and outdated campus plan have allowed GWU to pursue an excessive student enrollment--by far the largest of any university in D.C.-- not accompanied by corresponding on campus residence halls. This has caused a very significant expansion of university use beyond its campus boundaries as full time out of town students have been forced to compete for housing in the off campus residential neighborhood with permanent, income tax paying residents. An incomplete list of the private housing outside the campus boundaries, including in particular my Single Member District, taken over by students unable to find housing on campus is enclosed as Attachment IV.

(d) The impact of the large overflow of students into the residential area I represent has perpetuated the adverse environmental and social impacts which GWU's expansion has had on my District. It has **created objectionable conditions because of noise, traffic and number of students in violation of 11DCMR Section 210** and has eroded the residential aspect of the enjoyment of homes in the neighborhood. It destroys the fabric of the residential community, conveying a dormitory atmosphere rather than that of a cohesive residential neighborhood that it used to be. **The Comprehensive Plan, which is the City's document governing its land use policy, mandates that GWU must take account of the residential and historic district status of Foggy Bottom in any future development The proposed Campus Plan extends GWU's usurpation into the residential neighborhood, rather than providing specific plans to reverse it.**

(e) GWU's expansion has had a significant negative economic impact on the D.C.'s tax base, as income tax paying residents in my residential SMD District have been displaced by non-income tax paying out of town students, thus increasing the tax burden on D.C. residents, including those in my Single Member District.

6. I appreciate the consideration given to me and my constituents. If there is any additional information required to support this request for party status, I can be reached by telephone or fax at 337 7896.

Respectfully submitted,

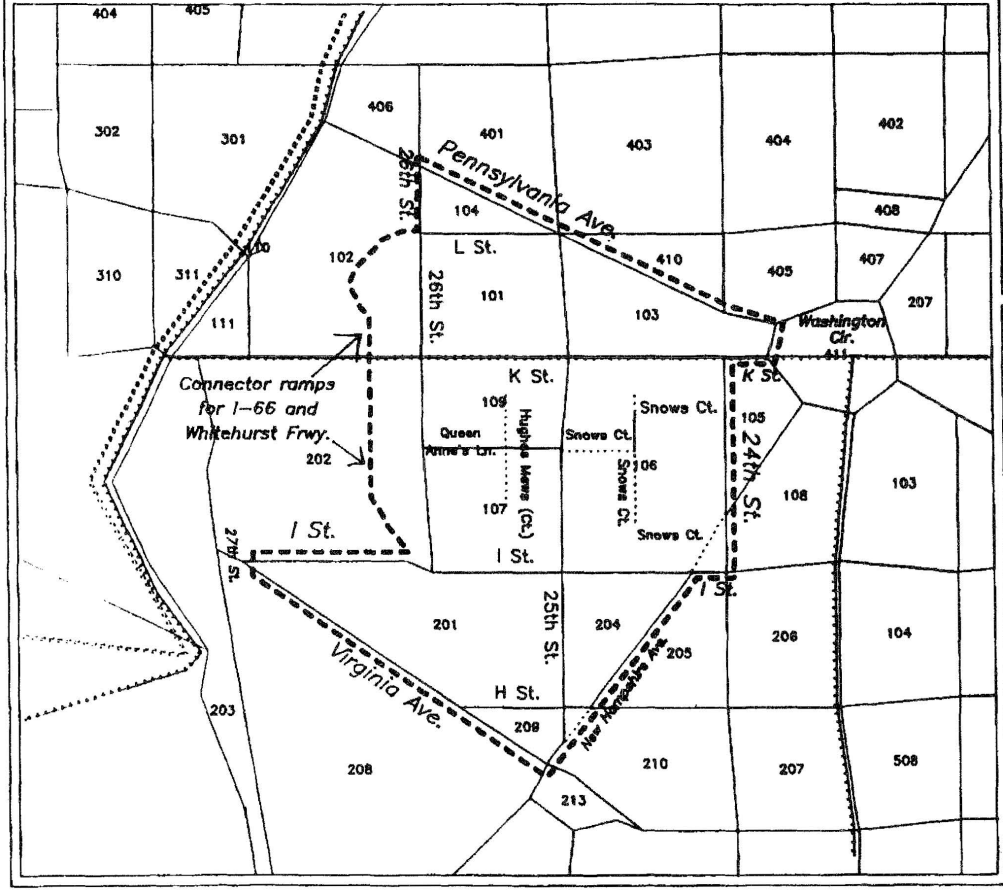
Maria Tyler

Maria Tyler
Commissioner, ANC-2A03

Attachments (4)

DC Board of Elections and Ethics

"CENSUS 90" Redistricting – SMD 2A03 Boundary



DCWRD

Block ("107" = Block Number)

SMD Boundary

PCT Boundary

ZIP Boundary

Street within Block

K St:–
External Boundary Street

H St:–
Internal Street or Segment

NOTE:

Unless otherwise noted, all SMD and PCT boundaries will follow "centerline" of streets, roadways, or water. ZIP boundaries may or may NOT follow "centerlines".

Miles

0 0.05 0.1

ATT. I

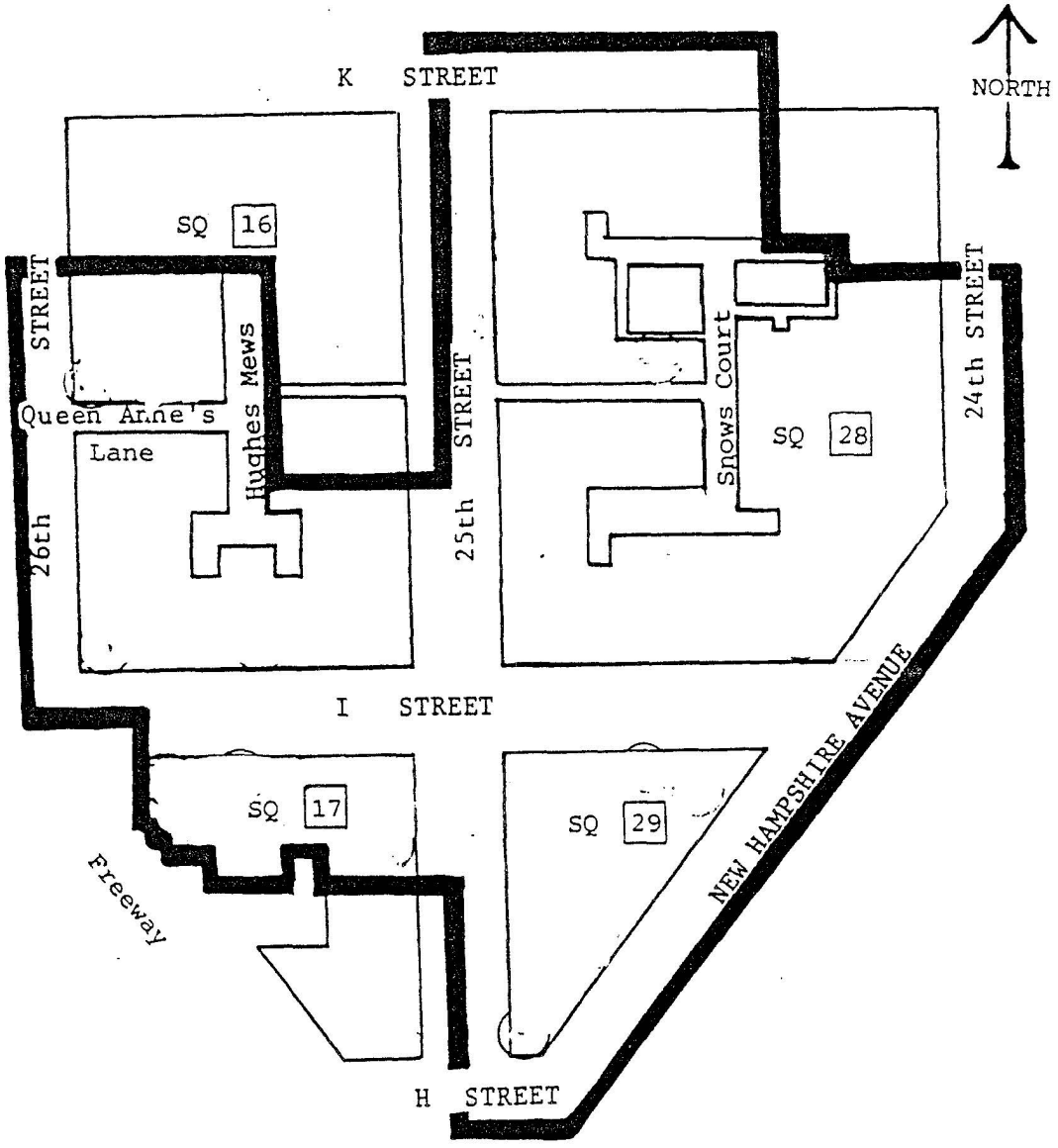
ATT. II

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

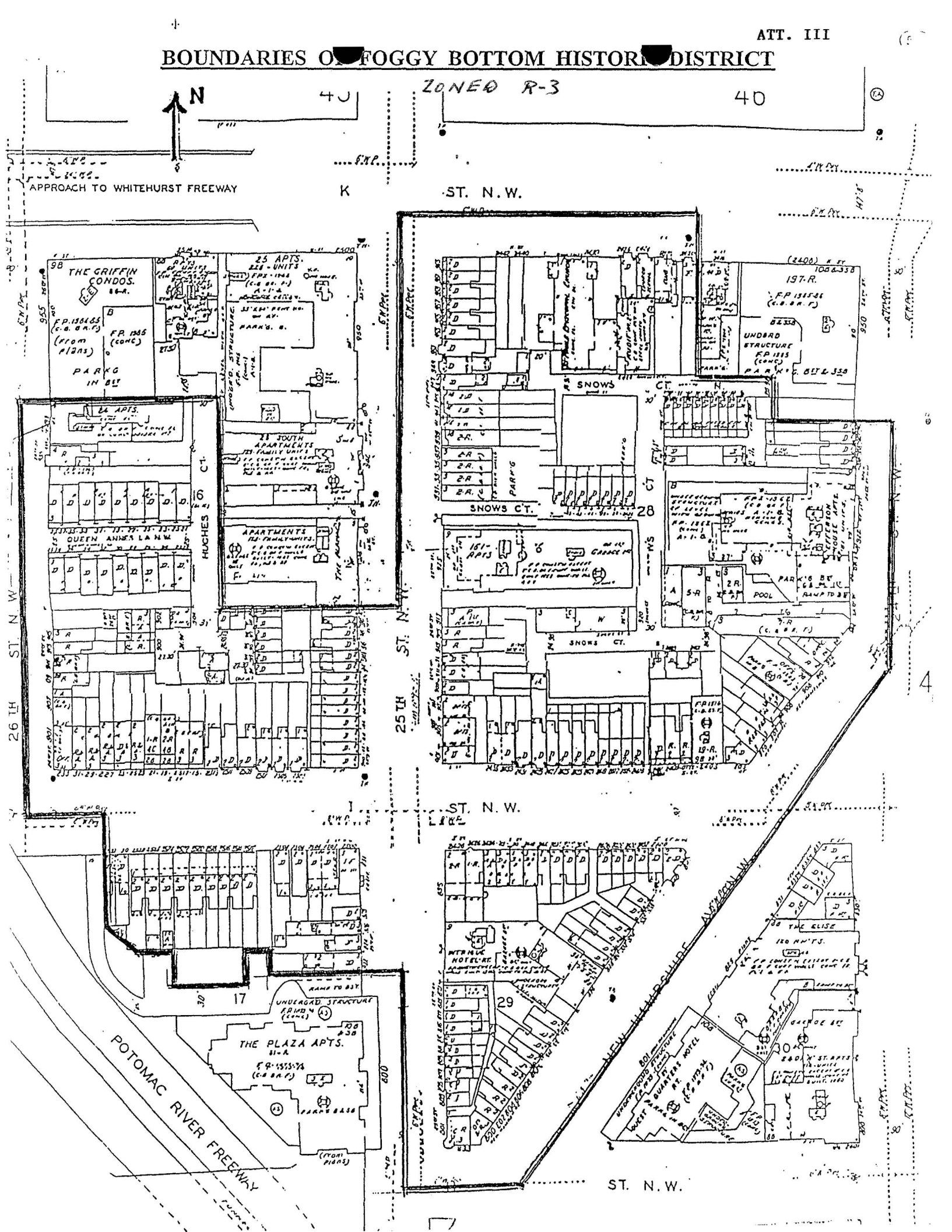
Foggy Bottom Historic District, Washington, D.C.

Section number MAPS Page 1



ATT. III

BOUNDARIES OF FOGGY BOTTOM HISTORIC DISTRICT



Updated April 8, 2000

GWU STUDENTS LIVING OUTSIDE THE CAMPUS BOUNDARIES IN THE FB/WEST END NEIGHBORHOOD IN PROPERTIES NOT CONTROLLED BY GWU
(incomplete list)

Property	No. of Units	Ratio of Units occupied by Students (in per cent of total Units)	No. of Student occupied Units 1/
Apt. Bldgs			
Empire Apts. 2000 F Street, N.W.	150	80	120
The Statesman Apts. 2020 F Street, N.W.	281	about 50	140
Letterman House Cond. 2030 F Street, N.W.	117	over 50	58
York Apts. 532 20th Street, N.W.	...	...	...
Columbia Plaza Apts. 2400 Virginia Ave. N.W.			
Ambassador	250	60	150
Baron	130	90	117
Consul	380	60	228
Diplomat	130	10	13
Envoy	150	5	7
Bonwitt Plaza Cond. 2401 H Street, N.W.	115	50	57
Jefferson House Cond. 922 24th Street, N.W.	180	80	144
Claridge House Coop. 940 25th Street, N.W.	352	about 70	246
Swarthomore Cond. 1010 25th Street, N.W.	92	over 50	46
Excelsior Apts 2514 K Street, N.W.	59	15	11
Bader Cond. 2515 K Street, N.W.	100	23	23
Savoy Apts. 1101 New Hamp. Ave. N.W.	201	over 50	100

Carriage House Cond. 2201 L Street, N.W.	169	about 50	84
2400 Pennsylvania Ave. N.W., Apt. Building	101	18	18
Colonial Arms Apts. 939 26th Street, N.W.	25	35	8
Griffin Cond. 955 26th Street, N.W.	83	15	12
Total 1/	---	---	1,582

Townhouses in the Foggy Bottom Historic District

2406 I Street, N.W. (one of 2 apartments student occupied)	1
2408 I Street, N.W.	1
2421 I Street, N.W.	1
2433 I Street, N.W. (one of 2 apartments student occupied)	1
2506 I Street, N.W.	1
2509 I Street, N.W.	1
2512 I Street, N.W.	1
2513 I Street, N.W.	1
807 25th Street, N.W.	1
815 25th Street, N.W.	1
830 25th Street, N.W. (Townhouse consists of 3 apartments)	3
900 25th Street, N.W	1
902 25th Street, N.W.	1
903 25th Street, N.W. (Townhouse consists of 2 apartments)	2
904 25th Street, N.W.	1
905 15th Street, N.W. (Townhouse consists of 2 apartments)	2
907 25th Street, N.W. (Townhouse consists of 2 apartments)	2
922 25th Street, N.W.	1
963 25th Street, N.W.	1
803 New Hampshire Ave. N.W.	1
818 New Hampshire Ave. N.W.	1
824 New Hampshire Ave. N.W.	1
826 New Hampshire Ave. N.W.	1
828 New Hampshire Ave. N.W.	1
902 New Hampshire Ave. N.W.	1
910 New Hampshire Ave. N.W.	1
8 Snows Court, N.W.	1
10 Snows Court, N.W.	1
11 Snows Court, N.W.	1
12 Snows Court, N.W.	1
13 Snows Court, N.W.	1
14 Snows Court, N.W.	1
15 Snows Court, N.W.	1

Other Townhouses

1010 23rd Street, N.W.	1
2324 L Street, N.W.	1
2326 L Street, N.W.	1
1015 24th Street, N.W.	1
Total 1/	42

Total number of students:

on basis of 1 student per unit of town house	1,624
on basis of 2 students per unit or town house	3,248
on basis of 3 students per unit or town house	4,872

1/ Where the percentage data are a range, the minimum of the range is used to calculate the number of units from the total; roundings are downward.

However, actual number of students very frequently exceed the number of units because of doubling and tripling up in a unit; in some cases, 4, 5, 6 and 7 students live in one unit, e.g. the latter in 2-bedroom apartments in Columbia Plaza. The townhouses are typically occupied by more than 1 student.

Sources: Building managers, Front Desk managers, Boards of Directors of condos, members of the Historic District Conservancy, ANC Commissioners, and President of Tenants' Association of Columbia Plaza.

Updated April 8, 2000