1317 35th Street NW
Washington, DC 20007

17 July 2000

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Ms. Shelia Cross Reid
Director, Board of Zoning Adjustment
Suite 210
441 Fourth Street NW
Washington, DC 20001

Madame Director and Members of the Board:

As a neighbor of Georgetown University in West Georgetown, I write requesting that you deny approval of the proposed master plan. There are many compelling reasons which I will outline briefly below.

The University's Claim of Need for Enrollment Increase
Though financial need is not to be considered by the Board, as a graduate of the university, I must point out that increasing enrollment is not the answer to increasing revenue for the university. In fact, many current students are against an enrollment increase. I have enclosed an article dated January 28th from the well-regarded national publication, The Chronicle of Higher Education. Historically, the university has not tapped their well-heeled alumni for contributions. As a member of the Georgetown University's McDonough School of Business Washington, DC Alumni Board I can attest that this topic has been raised to the administration as an area of concern with regard to raising funds for a top notch business school. Few of us have ever been asked for a contribution, and though our other alma maters have found us and continue to aggressively pursue gifts, Georgetown University has not. The University's endowment per student is not in the top 170 of colleges and universities, and The Chronicle of Higher Education states "Georgetown's fund-raising effort was largely unorganized 15 years ago". Surely, the neighborhood should not have to suffer due to poor fundraising practices of the University (not to mention the financial drain of the ailing hospital that they first looked at selling in 1984).

Why is the Campus so Constrained?
Poor strategic decisions is the short answer. The University sold off all the land contiguous to its campus where The Cloisters residential community now stands in the 1970/1980s. The University declined to acquire Mount Vernon College in 1993, though

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EXHIBIT NO.102

it had lent the institution more than $6 million to avoid bankruptcy, and held its deed as collateral. Think, with the proximity to Georgetown University's campus, what the 26 acre parcel at Mount Vernon could have meant: more dorms in close proximity, shared atheletic facilities, shared academic facilities. Instead, George Washington University had the second crack at acquisition, and jumped at the chance. Now, MedStar has purchased the hospital. Why didn't the University move to a different hospital in DC, many are available, and turn the acreage over to the needs of the University proper? In my mind, mis-management and short-sightedness are the reasons. How about moving the new proposed business school to a downtown location like the successful Law Center? This would leave more room on campus for more dorms—read The Hoya, (Georgetown University's student newspaper), students want to live on campus! They dislike foraging in the neighborhoods for overpriced rentals.

Student Impact on Permanent Residents

As a resident of 35th Street for nearly two years, I can attest that the impact of students in my community is extremely detrimental. Some specific examples:

- Loud parties at houses on our street which have gotten so out of hand that I personally have called the police more than 15 times in the past year.
- Kids shouting on the street at all hours and waking my entire household. Two weeks ago, a student at a party next door blew a whistle from 2:00am to 2:30am outside my bedroom window. Last winter, a group of kids shouted obscene words including " fuck" on the street after midnight. This happens all too often.
- Three weeks ago, a party next door that blasted from 11 pm until 4 am. Remember, calling the police is no guarantee that the party will be stopped—police often have more important problems to contend with. We just suffer. Who cares if my alarm goes off at 6am and I have to be at work by 8am? Do I have no rights?
- The University's hot-line is so ineffectual, I will never call it again. After being awakened at 1:30 am last winter by partying students across the street, I called the hot-line and the student who answered had the gall to say he didn't like my tone of voice! Are they motivated to help or not? Truly, I was quite civil, that is, until he made that remark.
- The students get so drunk, that neither my husband nor I will ever think of confronting them during these rowdy parties. Often, people say, just go next door and ask them nicely to be quiet. You've got to be kidding! Get dressed in the middle of the night, walk into a house of 60 mostly drunk kids, try to find the host, etc. Let's get real.
- Yes, we do try to get along. Meet the student neighbors, exchange phone numbers, etc. But, frankly, they don't answer the phone during these rowdy parties—couldn't possibly hear it ring.
- The house next door to us is so unkempt that vines are growing over the walls into my garden and my neighbor's on the other side. She calls it the jungle. It is tearing our fences apart. Honestly, these students aren't responsible enough to maintain a house or yard. This house is occupied by graduate students, who act just as badly as the undergraduates on our other side.

- Trash cans sit out all week long. Students don't care about the quality of our historic neighborhood.
- Bicycles are chained to fences in many front yards. Students don't care how it looks. One has been abandoned for a year on the fence next to my house.
- Students move in and out of the houses usually twice a year—summer tenants, and school-year tenants. Moving vans are illegally parked and the trash and discarded furniture! You can't believe it. Last summer, a parent was parked on my property behind my house in the alley, blocking my car in. We told him he couldn't park there, that we would be going out. The father said to my husband "Fuck you, I'll move it when I'm god damned good and ready". I know tuition is high, but does everyone owe these people something? Gosh, life in Georgetown is not exactly as genteel as I had hoped it would be when we moved here from Arlington. **In fact it's a complete zoo thanks to students in the neighborhood.**
- As a result of student behavior, my family has seriously considered moving. Though we completely renovated our house two years ago and love it, when we're awakened again and again at 2am by rowdy kids, we think, life is too short to live like this-aggravation at every turn.

Even the University's own faculty assessment of student life issued in 1997 states "Georgetown's undergraduates in a typical week study fewer hours, work more hours for pay and party more hours than their peers at comparable institutions."

I implore you to disapprove any enrollment expansion of undergraduates or graduates at Georgetown University. With letters like this, and I'm certain you will receive more, I don't know how the Board could possibly determine that the University has no detrimental impact on the neighborhood. Please, please, hear our pleas.

Sincerely,



Victoria G.K. Rixey
1317 35th Street NW
Washington, DC 20007

Georgetown University, MBA, 1998

Copy: Jack Evans