Support for position that the measure of undergraduate and graduate enrollment is Full Time Equivalent (FTE) in the 1990 campus plan.

1. All references in the Oct 12, 1990 BZA order of application #15362 for enrollment are in terms of FTE. For example:
Findings of Fact #14g
Findings of Fact #50c
Findings of Fact #66e
Conclusions of Law #5.

2. The 1990 campus Plan, Appendix H, Figure A states enrollment in terms of FTE. No other terms are used in Appendix H.

Peter Rudolfsen
7/18/00

BZA
Case No. 16566
Exhibit No. 145

Board of Zoning Adjustment
District of Columbia
CASE NO.16566
EXHIBIT NO.145

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APPENDIX H

GEORGETOWN UNIVERSITY

UNDERGRADUATE HOUSING PROGRAM

BZA
Case No. 16566
Exhibit No. 145

Since the Fall of 1989, Georgetown University has been working on a continuing basis with a Communities Working Group ("Working Group") to discuss the University's draft Master Plan. The Working Group is composed of representatives of the following community organizations: Advisory Neighborhood Commission 2E; Advisory Neighborhood Commission 3B; Advisory Neighborhood Commission 3D; Citizens Association of Georgetown; Palisades Citizens Association; Glover Park Citizens Association; Burleith Citizens Association; Foxhall Community Association; and the Business and Professional Association of Georgetown.

As a result of the input and involvement of these community representatives, Georgetown University has prepared a Master Plan that is responsive to the needs and concerns of the community in which it lives.

As part of the Working Group process, it was recommended that the University address with specificity the issue of providing housing on-campus for its undergraduate students. In particular, it was requested that the University include within its Master Plan, a program for development and construction of new dormitory space, policies that will promote on-campus housing for students, and better coordination with those students living off campus during the interim period until on-campus housing for all undergraduates is available.

In direct response to this request, the University has formulated new policies and programs for its undergraduate students and has redefined its undergraduate housing goals. As described in the following sections, the University fully intends to meet all of its obligations and to continue to work with the community toward long term solutions and improved student/community relations.

The new program is included as part of the University's Master Plan for approval by the Board of Zoning Adjustment.

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LIST OF EXHIBITS

Exhibit A: Chart showing FTE Enrollment for Students, 1977-1991.

I.
INTRODUCTION

The Communities Working Group has requested that Georgetown University reevaluate its undergraduate housing goals to include new construction of on-campus housing, new procedures for better coordination of off-campus housing, and improved procedures and programs to enhance community relations and provide for better monitoring of its undergraduates. The University has responded with a commitment to immediate implementation of a program for undergraduate housing that directly addresses these issues. Accordingly, the following program is included as a component of the Master Plan for the University.

By way of background, the issue of undergraduate students living off campus is not new to the Georgetown community nor is it new to the District of Columbia or to any other jurisdiction with a college or university presence. Beginning with Georgetown University's first Master Plan, which was submitted to the National Capital Planning Commission in 1965, the issue of the impact of students living in the surrounding neighborhood has been raised and in 1973 became a relatively controversial issue between the University and the community. From the outset, the University has been committed to working with the community and to addressing both the needs of its students and the needs of the neighborhood.

In part as a response to this concern, the University now has the highest percentage of students living on campus compared

with any University within the District of Columbia, with housing available for approximately 83% of Georgetown undergraduate students. The University is nonetheless committed to increasing the percentage of students living on campus, not only in response to community concerns but, more importantly, because the University believes that on-campus residence as a member of an academic community is a critical component of a student's university experience. To this end, the University has adopted as a long term goal the ability to provide housing for 100% of its undergraduate students on campus. Since there is presently insufficient space on campus to achieve this goal, the University recognizes that time will be needed to phase in the new dormitory construction and that funding and community support will be necessary to make the goal a reality.

II.
ENROLLMENT DATA UNDERLYING PROGRAM

Before proceeding with a description of the components of the University's program, it is important to understand the enrollment history of the University. For that reason, Exhibit A has been prepared to illustrate the enrollment figures for the University over the last fourteen year period and to provide projections for the upcoming year.

As Exhibit A indicates, over the fourteen year period beginning in academic year 1977-78, undergraduate enrollment has remained stable, ranging from a high of 5417 in 1988-89 to a low of

5151 in 1980-81. When the graduate and professional students are added, **enrollment has actually declined** from a total of 7,696 in academic year 1977-78, to a projected 7,323 for academic year 1990-91.

The University expects to increase enrollment by an additional 85 undergraduate students for academic year 1990-91 and anticipates a possible increase of 85 students per year for the following three years for a total undergraduate enrollment of 5,627 by 1994. These students are needed in part to compensate for an attrition of undergraduate students that occurred over the last year (see Exhibit A), and in part to provide the financial base needed for the University's programs.

Of these programs, the program to provide financial aid, which primarily benefits low income students, is of utmost importance to Georgetown. For example, the most recent survey by the Higher Education Research Institute, which was published in the American Association for Higher Education Bulletin of March 1988, indicates that Georgetown ranks second only to Stanford University in the percentage of minority degree recipients among 31 highly selective and competitive institutions. The University is committed to maintaining this high percentage and to providing maximum assistance to its undergraduate minority students, whether in terms of financial aid or needed programs. The tuition monies from the additional students is essential to the continued success of this program.

For the above reasons, it is not possible for the University to decrease or cap its enrollment for the upcoming academic year. In succeeding years, the enrollment figures will be reevaluated based on the needs of the University. It is expected that the modest fluctuations seen over the last fourteen years may continue and that enrollment may even be less than the 5,627 currently projected.

The University is focused on prospective measures that it can take to provide the opportunity for on-campus housing for all of its undergraduate students. The following chart outlines a strategy for providing housing for the undergraduate student body:

Housing Needs

° 1989-90 full time undergraduates -	5287
° **Possible** enrollment increase over four years	340
° Total number of students in 1994	5627
° Less 300 commuters	-300
° **Total beds needed for undergraduate students in 1994**	**5327**

The University currently can accommodate approximately 4000 students in its dormitories and an additional 220 students in University-owned townhouses. Without any new construction, the difference between the number of undergraduate students needing housing in 1994 and the number of beds the University could provide

is 1107. While it is unlikely that the University will reach the enrollment of 5627 in 1994, for purposes of analysis this figure is used to show how the University proposes to address the shortfall through immediate implementation of new programs and policies and the phasing in of new dormitory construction on campus.

III.

STATEMENT OF GOALS

In furtherance of its goal to create and implement an undergraduate housing program that directly responds to the needs of its student body and of the community, Georgetown University is committed to the following goals:

> Goal #1: In order to provide the special educational experience related to living in a residential college, Georgetown University is committed to providing the ability to house 100% of its undergraduate students on campus as a long term goal.1/
>
> Goal #2: Georgetown University will commit to housing all of its freshman undergraduate students on campus beginning academic year 1991-92.
>
> Goal #3: Georgetown University will commit to housing all of its freshman and sophomore undergraduate students on campus consistent with the completion of dormitory rehabilitation and new construction.2/
>
> Goal #4: Georgetown University will commit to a policy change to move graduate students off campus to accommodate incoming undergraduate students until the new dormitory

---

1/Approximately fifteen years ago, the University decided that its undergraduate students should have the experience of a residential college. Since then it has made a significant progress in providing housing on campus for students. Since 1976, 2170 beds have been constructed on campus which demonstrates the University's commitment to making the campus a residential one.

2/As with any goal, there will be some discretion to waive the requirement based on the special need of the students.

beds are in place to address the needs of the undergraduates.

As evidence of its commitment to these goals, Georgetown University is undertaking a four-prong program. The proposed components of this program include the following:

1. Increasing the supply of beds on campus;
2. Immediately implementing a program for undergraduate students living off-campus;
3. Expanding the University's partnership with the community; and
4. Continuing and expanding the University's community outreach programs.

IV.
PROPOSED UNIVERSITY PROGRAMS

A. Increasing the Supply of Beds On Campus

Essential to the success of the proposed undergraduate housing program, is the creation of on-campus dormitory space to meet the needs of its students so as to achieve the ability to provide housing for 100% of the undergraduate student body on campus as a long term goal. To achieve this goal and to implement the policies described herein, Georgetown University has studied the financial feasibility of increasing the supply of beds on-campus and will provide a total of 925 beds on campus by the Fall of 1997. Three projects have been identified as providing the potential to increase the supply of beds on campus:

1. Rehabilitation of Loyola, Xavier and Ryder to create 225 new beds.

2. Construction of a new dormitory to create 500 new beds.

3. Reconstruction of St. Mary's to provide 200 new beds.

The addition of 925 new beds will essentially meet the University's long-term goal of being able to house 100% of its undergraduates.

Under the University's current bond application, there is approximately $52M available to fund the rehabilitation and new construction of dormitory space. These funds are sufficient to finance two of the three above-referenced projects subject to the approval of the bond money, the approval of the campus plan by the Board of Zoning Adjustment, and the approval of the cogeneration facility by the Board of Zoning Adjustment. Additional monies, including a new bond application, will be required for the third project and the support of the community and city agencies will be critical as each project is presented to the Board of Zoning Adjustment for approval. The University is committed to moving expeditiously and, with the support of the community and city agencies, it is hoped that the approval process can be expedited so that the projects can proceed forward as quickly as possible so as to achieve our housing goals.

During the interim, Georgetown is committed to making a policy change so that graduate students presently living on campus will be phased off campus to accommodate the incoming undergraduate students. Since approximately 200 beds on campus are used by these students, this provides sufficient bed capacity to handle the projected increase of 85 students per year over the next two to three years until the rehabilitation and new construction projects are in place. Thus, through a combination of immediate policy changes and planned new construction, the University will be able to handle the **possible** increase and to phase into a position of providing sufficient beds on campus for 100 percent of its undergraduate student body as a long term goal.

To provide a mechanism for monitoring of the University's progress toward attainment of its goals, the University agrees to provide the Board of Zoning Adjustment with an update on its progress as part of each application before the BZA for implementation pursuant to the Campus Plan. Further, the University agrees to provide local citizen groups with a written update of its progress in 1995. Although it is expected that the University will be communicating with the community on a continuing basis as part of the programs described herein, the commitment to provide a written report in 1995 provides a formal opportunity for community review of its progress.

B. Implementation of New Procedures for Off-Campus Affairs

Concurrently with the design and new construction of additional dormitory space, the University will immediately implement a new program for the academic year 1990-91 which addresses the needs and concerns of its off-campus undergraduate students residing in surrounding neighborhoods. The off-campus student affairs program will include the following components:

1. The creation of a new department, the Department of Off-Campus Student Affairs. This department will be staffed by two people, a Director for Off-Campus Student Affairs and an administrative assistant. The Director for Off-Campus Student Affairs will report to the Associate Dean of Student Affairs/Director of Student Life and would be a part of the overall student life program.

   This position is viewed as essential in order for the University to address its responsibility to its undergraduate students living off-campus. This includes addressing the critical needs for ongoing support and care for off-campus students as well as for ensuring that its students are responsible in their conduct within the neighborhood.

The University recognizes its special relationship with neighborhoods in which it is located. Thus, the Director for Off-Campus Student Affairs will be responsible for ensuring that the University addresses its responsibility both to its students living in the neighborhoods and to the residents of Georgetown, Burleith and Foxhall. The Director will have the following specific responsibilities:

a. To integrate off-campus students into the overall University student life programs by ensuring that they have access to information concerning social life, campus events, crime, health programs, etc.;

b. To sponsor town meetings and events for off-campus students that will bring students residing off campus together at regular intervals.

c. To attend Advisory Neighborhood Commission and other community meetings in order to better understand community issues and to improve communications between the off-campus students and neighborhood residents;

d. To be the University representative to the on-going ANC/University Community Relations committee;

e. To develop educational brochures for students on appropriate and responsible student behavior in the neighborhoods;

f. To develop a newsletter for off-campus students that addresses significant off-campus issues;

g. To implement regular mailings on a monthly basis on a variety of key issues affecting off-campus students.

In addition to providing support and care for off-campus students, the Director will also foster and encourage the special relationship between the University and its surrounding neighborhoods. In this regard, the Director will be responsible for working with the off-campus students to ensure that those who cause serious problems in the neighborhood are dealt with in an appropriate manner.

The Director will be a **new full-time** position.

2. The current part-time position in the Office of Adjudication and Conduct will be upgraded to a full-time position. This person will be responsible for staffing the telephone and ensuring that the University responds in a timely and responsible way to the complaints presented by neighborhood residents and University students living off campus.

   The Code of Conduct of Georgetown University has been revised and strengthened to set forth clearly the rules governing student conduct both on and off campus, and the consequences for any violation of those rules. This full-time person would work with the Director of Adjudication and Conduct to ensure that the students behave in a reasonable, responsible and appropriate manner in the neighborhood.

3. The implementation of a trial program for academic year 1990-91, to provide a formal procedure for handling community calls on weekends concerning off-campus student activities. This program will include the following new elements and procedures:

   a. the community will be given a phone number to call weekends and the University will provide a person to answer the phone and take the message.

b. that person will have access to a computer listing of all students living off campus with the phone numbers of the residences.

c. the student will be called and notified that a complaint has been lodged and that if the situation is not corrected, a phone call will be placed to the metropolitan police department.

d. if a problem continues, the neighbor is expected to call back the University after 15 minutes to inform the University as to the status of the situation.

e. if the neighbor indicates that the problem is continuing, the neighbor will be advised to call the police and register a formal complaint with detailed information. Once the neighbor has placed the call, the University would follow up with a call of its own to verify and determine the nature of the response of the Metropolitan Police Department.

As evidence of its commitment to the community and its students, the University will agree immediately to implement these programs at a cost of approximately $215,000 annually. Further, the University proposes to provide a University town house for the

4. Effective city enforcement of local residential occupancy laws.

5. Improved community-landlord relations.

Either under the guidance of the existing Working Group, or through a series of subcommittees or task forces composed of University and community representatives, issues of broader community concern can be addressed through the proposed partnership. By bringing these issues to the attention of the proper District of Columbia administrative agency or legislative body, it is hoped that the matters will be reviewed and resolved. This will be an ongoing commitment of the University and is recommended for future discussion by the Working Group as to the structure and timetable.

D. Continuation and Expansion of Community Outreach Programs

The University will continue its efforts to be a good neighbor and to help safeguard the community for both its students and area residents. In addition to the ongoing community involvement that the University presently has in terms of its ambulance service and its community outreach programs, the University will institute a Neighborhood Watch Program whereby volunteer students will drive through the Georgetown and Burleith neighborhoods in order to monitor and report suspicious or criminal activity.

The student neighborhood watch will be in the Georgetown Burleith areas bordering on the main campus. The watch will be staffed with unarmed student volunteers wearing distinctive clothing in a marked car. They will not have any weapons but will be able to communicate with the University's Department of Public Safety by radio. The hope is that through their presence they will be able to deter as well as report suspicious or criminal activity.

The watch will not attempt to prevent crime, apprehend perpetrators, or effect any arrests since it will not have any legal authority. Rather, it will function solely as a kind of neighborhood watch on wheels. The watch is not intended to be and would not be particularly effective as a method of handling the problem of noisy parties and other problems between students and neighbors in the Georgetown and Burleith areas. University response to those activities will be under the direction of the Director for Off Campus Affairs.

In addition to the neighborhood watch program, the University will be continuing the following community programs: medical clinic program; legal services; tutorial and academic outreach for the underprivileged and those with reading and learning disabilities; and athletic events and cultural offerings. This is in keeping with the University's desire to remain a good neighbor and to live up to its role as a responsible and contributing member of the larger community.

Director of Off-Campus Student Affairs so that the individual is actually living within the neighborhood and is an active and participating member of the community.

C. Expansion of University's Partnership With The Community.

There are several matters of concern to the communities adjacent to the University that may be approached more effectively as joint efforts between the University and the communities. Better results will likely be obtained if the communities and the University work together towards common goals that benefit the entire community on matters of concern. For this reason, the University is committed to expanding its role with the community so as to create a partnership for positive change.

Through joint efforts with the community, the University is committed to working with city agencies and others to address concerns in the following areas, which have already been identified by the Working Group:

1. The size of the area for on-street permanent parking in and around Georgetown and Burleith.

2. Better enforcement of the residential parking around the University.

3. General metropolitan police patrols in the area.

V.
CONCLUSION

This Undergraduate Housing Program is submitted as evidence of the University's commitment to work with the community and city agencies as part of its campus planning and development process and as evidence of its good faith efforts to respond to community issues and concerns.

The programs and goals described herein, including the construction of new dormitory space on campus, are necessarily predicated on approval of the University's campus plan by the Board of Zoning Adjustment, financing, approval of the current and future bond applications in order to provide the money for the new construction and finally, approval of the University cogeneration project to provide utility capacity to support the new beds. These processes will require community support, a key ingredient of the proposed program and essential to its successful implementation. The University is committed to immediate implementation of the program following review and approval by its Board of Directors and other University review bodies, and it looks forward to the cooperation and support of the community and city agencies in order to attain the goals set forth herein.

FULL TIME EQUIVALENT ENROLLMENT

Year	Undergraduate	Graduate and and Professional	Total
1977-78	5340	2356	7696
1978-79	5206	2369	7575
1979-80	5247	2601	7848
1980-81	5151	2606	7757
1981-82	5237	2576	7813
1982-83	5201	2624	7825
1983-84	5206	2637	7843
1984-85	5339	2543	7882
1985-86	5334	2576	7910
1986-87	5303	2621	7924
1987-88	5317	2394	7711
1988-89	5417	2160	7577
1989-90	5287	2060	7347
1990-91*	5372	1951	7323

*Fiscal Year 1990-91 Enrollment Goals

EXHIBIT A