Cloisters in Georgetown Homeowners Association
Testimony in BZA Application 16566
July 18, 2000

ASSESSMENT OF IMPACT

The change in operations of the north campus will have profound impacts on the communities that abut the Georgetown University campus. Among the problems that must be addressed are:

- Zoning regulations do not allow matter-of-right operation of the hospital and medical facilities by a non-university entity.
- Potential for disproportionate trauma caseloads, which bring particularly high levels of activity.
- Potential for trebling or quadrupling the amount of physicians' office space, as well as their size and intensity of use
- Expanding the commercial and unrelated operations on the north campus
- Increasing the cap on parking spaces on campus
- Limiting the bulk of proposed garages on Reservoir Road and the Cloisters community

All of these problems are in addition to those caused by the size of the undergraduate and graduate student enrollment.

CONCLUSION

Protecting residential neighborhoods from adverse impacts of non-residential use, in keeping with § 1100.7 and 1104.1 of the Comprehensive Plan, requires careful and articulated language in the BZA order that accompanies any change in the campus plan for Georgetown University.

In light of the number and significance of the changes being proposed for the campus, a ten-year plan offers only risk to adjacent communities that are already negatively impacted by this intense use of land in a residential community.

Specific protections must be afforded through adherence to the Zoning Regulations, the certificate of occupancy requirements, and unambiguous provisions in a BZA order.

BZA
Case No. 16566
Exhibit No. 155

Board of Zoning Adjustment
District of Columbia
CASE NO.16566
EXHIBIT NO.155