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August 10, 2000

BY HAND DELIVERY

Ms. Sheila Cross Reid, Chair
District of Columbia Board of Zoning Adjustment
441 Fourth Street, N.W.
Washington, D.C. 20001

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT
'00 AUG 10 P2:28

Re: BZA Application No. 16566
Georgetown University Campus Plan

Dear Ms. Reid and Members of the Board:

At the conclusion of the public hearings on the above referenced case, the Board asked the applicant to submit for the record an "off-campus student housing management plan" to address the adverse impacts from students living within the surrounding community. As suggested by Chairperson Reid, the program should be proactive, rather than reactive, and should include:

> "Clear-cut procedure, policy, procedures, where there are sanctions, there are penalties that are made clear to them as to what is expected and what would happen if, in fact, these rules were violated in any way." (July 18 transcript, page 168)

These same concerns were echoed by Board members Sockwell and Renshaw, both of whom emphasized that it was up to the University to lay out a standard of conduct, to communicate that to the Board and to the citizenry, and to make certain that there are controls in place.

The University agrees with these statements and the new Off-Campus Student Affairs Program and Implementation Plan described herein and attached hereto, is in direct response to the Board's and to the community's concerns.

Specifically, this new program includes the following components:

1. An acknowledgement by the University that it will address adverse impacts from students living off campus, including noise, drinking, partying, parking, trash and disrespectful behavior.

BZA
Case No. 16566
Exhibit No. 169

Board of Zoning Adjustment
District of Columbia
CASE NO.16566
EXHIBIT NO.169

2. A clear statement that the University will not tolerate behavior that adversely impacts the surrounding community and reflects poorly on the institution.

3. Clear-cut procedures for educating students living off campus as to their community responsibilities, enforcing the University's new Code of Conduct, and stiffer sanctions and penalties for violations of the Code.

4. The creation of a new neighborhood council, Alliance for Local Living ("ALL"), that would meet with the University to bring issues to the attention of the University and to identify problems and their solutions. This group could also invite representatives from DPW, DCRA and other government agencies, as needed, to share information and ideas and to work together toward community-wide solutions.

5. Increased coordination with the Metropolitan Police Department to assure an institutionalized and coordinated approach to student conduct issues off-campus. In addition, the University will enhance and increase on-campus events, programs and activities as well as comprehensive alcohol education programs.

6. An implementation plan that outlines immediate actions, short-term and long-term actions that can be monitored, tracked and evaluated. Statistics would be shared with the neighborhood council (ALL) and reported to the Office of Planning and the Zoning Administrator on a yearly basis.

7. In academic year 2004-05 (one full year after the Southwest Quad is projected to be online), the University would update the BZA on the program with identifiable goals and benchmarks to evaluate its success. This ensures that there is an opportunity for short-term review rather than asking the community or the Board to wait until the 10-year expiration of the campus plan. At that time, the Board can impose further conditions on the University if, in its judgment, the program has not proven successful. This places the burden squarely on the University to ensure that the program it has designed works and that its relationship with the surrounding community is positively impacted as a result.

In developing this program, the University has taken to heart the Board's concerns as well as those of the community. The University has also carefully reviewed the record to see which recommendations, suggestions and conditions offered by the community could be incorporated in this program and many have in fact been adopted.[1]

As discussed in the attachment, the implementation of this program represents a significant financial commitment by the University in terms of additional staff and other resources. Additionally, the University's ability to attract students on campus is dependent on its ability to provide the Performing Arts Center, on campus athletic facilities and other student activity that are part of its proposed Campus Plan. For these reasons, this new program is expressly conditioned on the Board's approval of the Campus Plan with the proposed enrollment increase that will provide the needed tuition revenues for implementation of this and other programs.

This new program is comprehensive, responsive and in many respects a new model for town-gown relations. The University is committed to its implementation and to reporting back to the Board on its success. If the Board agrees, this program would be a condition of its order approving the campus plan.

Respectfully submitted,

Maureen E. Dwyer

Paul A. Tummonds, Jr.

205484v2

Enclosure: New Off-Campus Student Affairs Program
And Implementation Plan

[1] The program addresses numerous conditions proposed by the opposition parties, including Barabara Zartman, Citizens Association of Georgetown (CAG) and the Burleith Residents Alliance (BRA), related to: (a) enhancing the community liaison process, (b) increasing funding and staffing of the University's Office of Off-Campus Student Affairs; (c) extending the community Hotline to Thursday nights; and (d) creating objective measures and benchmarks to evaluate the success of the program.

Wilkes Artis
Chartered

CERTIFICATE OF SERVICE

I hereby certify that copies of the foregoing document were sent by hand delivery this 10th day of August 2000, to the following parties:

Advisory Neighborhood Commission (ANC) 2E
c/o Jelleff Boys Club
3265 S Street, N.W.
Washington, D.C. 20007

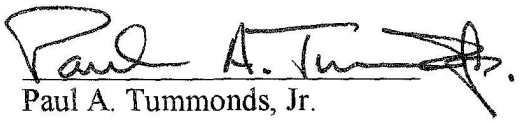
Hillandale Homeowners Association
Scott Anderson, General Manager
3939 Hillandale Court, N.W.
Washington, D.C. 20007

Georgetown Residents Alliance
Don W. Crockett, Esq., Chairman
3070 Q Street, N.W.
Washington, D.C. 20007

Burleith Citizens Association
Patricia Scolaro, President
1807 37th Street, N.W.
Washington, D.C. 20007

Foxhall Community Citizens Association
R.D. Andrew, President
1413 Foxhall Road, N.W.
Washington, D.C. 20007

Cloisters in Georgetown Homeowner's Association, Inc.
Stephen A. Hopkins, President
3524 Reservoir Road, N.W.
Washington, D.C. 20007



Paul A. Tummonds, Jr.

IMPLEMENTATION PLAN

GEORGETOWN UNIVERSITY NEW OFF-CAMPUS STUDENT AFFAIRS PROGRAM

This Implementation Plan is an integral part of Georgetown University's New Off Campus Student Affairs Program, dated August 10, 2000. The actions to be taken pursuant to this Implementation Plan are described in greater detail in the attached Off Campus Student Affairs Program. This Plan outlines the immediate actions that are going to be performed by Georgetown University, as well as short and long term actions that the University will take as a result of the Off Campus Student Affairs Program.

I. IMMEDIATE ACTIONS

A. September 2000 – Implementation of the new Code of Student Conduct that includes stiffer sanctions and penalties for violations.

B. September 7, 2000 – All off-campus students must register their off-campus address with the Office of Off Campus Student Affairs by this date. Failure to do so will result in deactivation of student id and all of its privileges.

C. September 2000 - Extension of the Hotline service to include Thursday nights, so that the Hotline will operate Thursday, Friday and Saturday nights.

D. September 2000 – Posting of new position in the Office of Off Campus Student Affairs to act as a liaison with the community. Expected hire October/ November 2000.

E. September 2000 – Distribution of the new Code of Student Conduct to all off-campus students.

F. September 2000 – E-mail messages will be sent to all students informing them of the changes to the Code of Student Conduct.

II. SHORT TERM AND LONG TERM ACTIONS

A. Actions to be undertaken during the 2000 – 2001 academic year

1. Creation of the Students' Neighborhood Action Program (SNAP) that will include vehicular monitoring of the Burleith and West Georgetown neighborhoods.
2. Increased coordination with the Metropolitan Police Department to address off-campus student conduct issues.
3. Increase from two to four, the number of Off Campus newsletters published and distributed each semester.
4. Enhancement of spring Off-Campus Orientation Program held each spring.

5. Creation of a neighborhood council, Alliance for Local Living ("ALL"), and establishment of schedule of monthly meetings.
6. The University will provide pertinent information to the neighborhood council (ALL) regarding the number of calls to the Hotline, number of violations of the Code of Student Conduct and number of MPD arrests of GU students.
7. The University will host the District-wide D.C. Campus Alcohol Initiative this fall.
8. Creation of a new program in the Office of Off Campus Student Affairs to address lower-level, inappropriate behavior by students.
9. Conversion of large activity space in a residence hall for increased on-campus social activities.
10. Creation of a social marketing program to address student perceptions and complacency with alcohol related problems.

B. Continuing Programs and Policies to be Created by the University

1. Creation of a mandatory community education workshop for all students that will live off campus that will be in effect for fall 2001.
2. Representatives of the University and student body will research and implement programs to address underage and binge drinking similar to those adopted by other Universities, locally and nationally.
3. Discussions with Marriott to develop programming that attracts students to existing facilities in the Leavey Center, such as *Hoya's*.



NEW OFF CAMPUS STUDENT AFFAIRS PROGRAM

I. What We Heard

At the July 18th hearing before the Board of Zoning Adjustment, the University's neighbors presented a number of concerns about Georgetown University's undergraduate students living off campus. As an integral part of the wider community, the University takes seriously the criticisms expressed at the hearing. Specifically, those who spoke expressed concerns about the following:

- large, noisy gatherings in student group houses;
- underage drinking;
- excessive and inappropriate use of alcohol;
- rude behavior by students who appear to be intoxicated;
- trash left behind from parties;
- poorly maintained properties; and,
- disrespectful behavior by students toward those who have tried to address these problems.

II. Principles

The University sincerely seeks to address these issues in partnership with its neighbors. Its actions are based on the following principles:

- Our neighbors have a right to peaceful enjoyment of their property.
- Students living off campus have an obligation to respect these rights. At the same time, as community residents, they share in the benefits and responsibilities of living in the wider community.
- As an educational institution, the University has a duty to work proactively to prepare students for the responsibilities of living in the wider community. Its efforts, such as those expressed in the program outlined here, are aimed at

educating students for responsible citizenship.

- Interventions with students who fail to live up to their responsibilities either as good neighbors or good students must be swift and effective. Interventions require the prompt and diligent response of the University and, when appropriate, collaboration with neighbors and District agencies.
- Georgetown students are members of two communities, the University community and the wider community. As such, students are expected to obey and respect the laws of the District of Columbia and the University's Code of Student Conduct and will be held accountable for doing so, whether on or off campus.

III. Enhancements and Changes to the Off Campus Student Affairs Program

In order to address more effectively problems that have been brought to our attention and in order to be proactive both in our approach to students living off campus and to our educational mission, the University commits to making the following changes to its Off Campus Student Affairs Program.

A. <u>Enhanced Off Campus Programming</u>

- **Expanded Hotline:** An additional night, Thursday, will be added to the Hotline operation.

  Timeline/Notes: Effective September 2000.

- **Increased Department of Public Safety (DPS) Operation Off Campus:** In conjunction with the Office of Off Campus Student Affairs, DPS will develop a new program – Students' Neighborhood Action Program (SNAP). SNAP will augment the current on-site response effort, utilizing a vehicle that will monitor activity in Burleith and West Georgetown. This new program will create an expanded presence in the community, intended to: (a) proactively identify and approach student houses that may raise concerns; (b) respond to calls from the Hotline; and, (c) work more closely with the Metropolitan Police Department (MPD).

  Timeline/Notes: Effective September 2000.

- **Prompt Identification of Off Campus Addresses:** To more promptly develop a Hotline Roster of students' off-campus addresses, students' ID cards will be deactivated within two weeks into the Fall semester if they fail to provide their off campus addresses. The effect of this new policy is that students who do not report their addresses will be denied access to the Yates Field House, residence halls, computer labs and library.

Timeline: Effective September 2000.

- **Create New Staff Position:** A new position in the Office of Off Campus Student Affairs will be added. Its sole duty will be to work closely with neighbors and students to address such complaints and areas of concern as conduct and trash. This staff member's responsibilities will include implementing educational programs to increase civic responsibility among students and foster better relations with the community. This position will also gather related data and assist with program evaluation and assessment.

  Timeline: Post Position, September 2000 for November 2000 hire.

- **Requirement that Off Campus Students sign a "Commitment to Responsible Citizenship"** This document will reflect that students understand both the University's system of sanctions and the community's expectations and standards. By signing they will agree to adhere to the Code of Student Conduct.

  Timeline: April 2001.

- **Educational Campaign on New Sanctions:** The Office of Student Affairs will launch an educational campaign on changes to the Code of Student Conduct (see below), the new sanctions that have been put in place, and the seriousness of these initiatives.

  Timeline: Summer 2000.

B. New and Stronger Sanctions for Violations of the University's Code of Student Conduct and the Laws of the District of Columbia

The University has a thorough and well publicized Code of Student Conduct plus a discipline procedure that provides for expeditious enforcement of the Code, including suspension when necessary. We propose to handle violations of the Code, especially those identified by the community (vandalism, alcohol abuse, noise and trash) with new and stronger sanctions.

- **Social Probation** will be applied to the entire off campus house after adjudication under the Student Conduct system and finding of responsibility for a disturbance relating to a party. This may include: (a) restriction of future parties; (b) increased fines; (c) community work hours; and, (d) mandatory participation in a workshop on responsibilities and obligations for community living.

- **Disciplinary Probation** will be applied to those students found responsible through the Student Conduct system for a second violation of peace disturbance as

a result of a party. This will include: (a) notification of parents; (b) notification of the student's Academic Dean; (c) conference with parents in the Office of the Associate Dean of Students or Director of Student Conduct, and, (d) co-curricular sanction.

The latter – co-curricular sanction – is a newly developed sanction being put in place immediately. It prohibits GU students from holding elected/selected positions or for representing the University in any activity and/or official capacity, on or off campus, including athletics and student government. It will be applied to those whose offenses are serious but fall short of requiring suspension or expulsion from the University. The sanction should prove to be an effective deterrent as it affects students involved in all extra-curricular and co-curricular activities.

- **Suspension** from the University is in order for any student who is found responsible through the University Student Conduct System for a serious and/or repeated violation of the Code while on probation.

Timeline/Notes: These changes are being prepared for distribution to all students for the Fall. Students will receive e-mails with an explanation of the changes and the stiffer sanctions to inform them of the differences between the current and new Code that will take effect in the Fall 2000 Semester.

Notification of Parents for the first violation of University or District codes occurs in the case of alleged drug use. Parents are notified when there has been a second violation of the alcohol code. Parents are involved whenever the behavior continues to the extent we are allowed by law.

C. Special Initiatives

- **Establishment of a new neighborhood council, Alliance for Local Living (ALL)**

To provide for a system of enhanced communication and feedback and to address issues before they occur, the University proposes the establishment of a new neighborhood council, to be called Alliance for Local Living (ALL). ALL will be comprised of all community stakeholders: students living off campus, residents, University staff, MPD representatives and landlords. The group will meet regularly and more frequently during times of anticipated high activity, such as the beginning and end of each academic year.

Timeline/Notes: The University will assign the task of creating and staffing ALL to a staff member this Fall. Benchmarks will be developed to monitor and assess

progress and determine what works and what may need adjustment.

- **Comprehensive Alcohol Education Program that will include the following:**

  (A) Social Marketing Program to influence students' perceptions of and tolerance for excessive alcohol consumption.

  Timeline/Notes: A grant of $50,000 has been secured; the program will be developed beginning Fall 2000 for implementation Spring semester 2001.

  (B) D.C. Campus Alcohol Initiative began meeting this past Spring. The group consists of representatives of local campuses and law enforcement with a goal of influencing businesses and regulatory bodies to curtail underage drinking.

  Timeline/Notes: In Process.

  (C) Mandatory Education Program consisting of four hours of class, with homework and journaling. The program will be aimed at addressing inappropriate behaviors, especially involving aggression and drinking and will target students who are first-time offenders or exhibit signs of ongoing problem drinking.

  Timeline/Notes: Fall 2000.

- **Increased Coordination with MPD**

  In an August 8, 2000 meeting with 2D Commander Peter Newsham, the following were identified as ways in which MPD and the University could assure an institutionalized and coordinated approach to student conduct issues off campus. It should be noted that the University takes responsibility for the "first line of defense" through its Hotline Operation, On-Site Response Person, and the new SNAP program described in Section A above.

  (A) A system will be worked out between the University Hotline Operator/On-Site Response Person/SNAP and 2D/MPD to provide rapid response/back-up by MPD in appropriate situations.

  (B) When 2D/MPD responds to an independent call at a house in Burleith or West Georgetown presumed to be occupied by University students, MPD will call DPS. DPS will verify the address through the Hotline. If it is a house occupied by GU students, the On-Site Response Person or SNAP will be dispatched. This will allow the University to document quickly

and fully the type of disturbance and enable an appropriate response from the Office of Student Affairs' Student Conduct System.

(C) Each Monday (or as soon thereafter as is practicable) during the academic year, 2D/MPD will communicate to the Office of Student Affairs, information concerning any arrests made over the weekend. This will allow the identification of students for purposes of follow-up and implementation of appropriate disciplinary sanctions by the University. MPD will also provide information regarding more minor offenses (such as noise violations/warnings including names of individuals and/or identification of addresses), which will allow the University to identify students and take swift and appropriate action.

(D) MPD/2D officers will participate in the University's New Student Orientation Program and training for Resident Assistants. Officers will discuss the District's laws regarding underage drinking (i.e., the fact that arrest is mandatory) and other information such as noise laws that apply to pedestrians walking through residential areas.

Timeline: September 2000.

- **Increase On-Campus Events, Programs and Activities**

(A) Conversion of Activity Space in one of the residence halls to create the second largest single student "hang" space on campus. This space will include billiard tables, ping pong tables and other social opportunities presently available on a limited basis or not to all students.

Timeline: Input from students is being solicited; the goal for completion is Spring semester 2001.

(B) Work With Marriot to Develop New Student Programming: The Office of Student Affairs will work with Marriott, the contractor at the Leavey Center, to develop programming that will attract students to existing places at Leavey, such as *Hoya's*.

Timeline: Student input will be solicited Fall 2000 for implementation early 2001.

(C) Proposed Projects in 2000-2010 Campus Plan: The proposed Campus Plan will increase on-campus activity space in a number of ways: (a) expansion of intramural and other recreational play opportunities at Yates Field House, Harbin Field, McDonough Gym and other outdoor facilities; (b) the creation of a new Performing Arts Center; and, (c) the addition of

40,000 sq. ft. of additional student activity space resulting from the construction of the SW Quadrangle and conversion of New South Dining Hall.

Timeline: 2003 for SW Quadrangle space; other spaces are dependent on approval of the 2000 Campus Plan, second-stage BZA review and sustaining promising fundraising.

IV. Establishing Benchmarks and Measuring Progress

The University proposes to track and report the number of calls to the Hotline, DPS activity, MPD citations/violations and general information regarding the University response to such. This data will be reported on a routine basis to ALL.

V. Financial Commitment

To accomplish and to ensure the success of the above initiatives, the University will commit a substantial amount of financial and institutional resources. The addition of several new positions in the Office of Student Affairs and in DPS to implement SNAP, the renovation of existing space in the residence hall for recreational space and the management of programs designed to educate students about responsible living amount to a significant new commitment. When these sums are added to the current programs and to the construction of the SW Quadrangle and the Performing Arts Center, the University's financial commitment reaches into tens of millions of dollars.

VI. Challenges/Constraints

There are many external constraints that complicate the University's efforts to meet the demands and desires of the wider community. These constraints are listed here for information. In many instances, the University is working to identify solutions to these problems but can do so only in collaboration with the community and/or appropriate District officials.

Poorly Maintained Housing: The fact that students live in rental properties owned by individuals other than the University limits our ability to address one of the primary issues of concern to the community -- poorly maintained rental housing that create a community eyesore. In its position statement on the proposed Overlay, dated July 1997, the University pointed to this problem in Burleith and proposed: (1) that the District establish a licensing requirement for group rental housing for the proposed Overlay district; and, (2) that the District require that all group rental housing be regularly inspected to identify housing code violations to ensure immediate and ongoing enforcement.

Enforcement of housing, parking and other violations rests with appropriate District agencies. Nevertheless, we believe that a strong neighborhood council – ALL – actively engaging stakeholders and advocating appropriate actions from the University and the District, will be a critical component in helping to address such issues.

Numerous Opportunities for Underage and Binge Drinking: We seek help from our neighbors and friends in addressing a problem that frustrates and hinders our ability to monitor and manage our students who are involved in underage drinking. Bar owners and operators have been cited and fined in the past, however, underage and binge drinking continue in Georgetown establishments.

The University is working with a newly formed group, *Partnership for Problem Solving ABC Issues*, which includes representatives from the community, the University, Georgetown businesses, DCRA, ABC inspectors, the Fire Department, and MPD. Solutions are being identified for new and strengthened laws, inter-agency cooperation, and proactive efforts, such as conducting "sting" operations in targeted ABC establishments in Georgetown.

DPS Limitations: The above plan calls for increased presence of DPS off campus through the SNAP program. However, the law places restrictions on DPS, limiting what our officers can do and where they can do it. Throughout 1995, the University worked with the Citizens Association of Georgetown and MPD to ascertain ways in which DPS could be more present and active in the neighborhood with respect to our students. In 1996 we were informed by then MPD Chief Soulsby that DPS was limited in the exercise of its authority to those "places or property that they (DPS) are commissioned or licensed to protect."

Since then, the University has worked closely with the 2nd District to find ways of being more visible, particularly in the area west of the University. Our DPS has been able to help address, even if in a limited way, problems in the community related to noise and other troublesome behavior. On August 8th, 2000, the University met with 2nd District Commander Newsham to formally agree on a plan of action that includes an institutionalized, coordinated approach with MPD, as described in Section C above.

Federal Law: The Federal Family Educational Rights and Privacy Act of 1974, as amended, limits the ability of the University to share information about student conduct and disciplinary actions with parents and the community. Unless a student is found responsible for a Code violation that also constitutes a crime of violence, the University is prohibited from publicly disclosing the results of disciplinary proceedings. Educational records can be disclosed to a student's parents as long as the student is a dependent. However, students over 21 who are no longer legal dependents have the right to refuse our requests to disclose educational records to their parents. Alcohol and drug violations can be disclosed to parents provided the student is under 21 or a dependent.

Wilkes Artis
Chartered

CERTIFICATE OF SERVICE

I hereby certify that, due to the unavailability of the recipient to receive a hand delivery, a copy of a letter dated August 10, 2000 from Wilkes Artis, Chartered and the Georgetown University Off Campus Student Affairs Program and Implementation Plan was mailed this 10th day of August 2000, to:

The Citizens Association of Georgetown
Barbara B. Downs, President
3222 N Street, N.W.
Washington, D.C. 20007

Paul A. Tummonds, Jr.

'00 AUG 10 P4:18
OFFICE OF ZONING
DISTRICT

BZA Application
No. 16566