

5/4/15 Testimony of Barbara Kahlow
on Zoning Commission Case No 06-11N
GWU's Campus Plan Amendment for GWU's Acquisition of the Corcoran (Square 171)

I, Barbara Kahlow, live at 800 25th Street, N W I am testifying on behalf of the West End Citizens Association (WECA), the oldest citizens organization in the Foggy Bottom-West End area. One of the WECA's goals is maintaining the quality of life for the residential community in Foggy Bottom-West End.

On March 20, 2015, the WECA requested "Party" status for this George Washington University (GWU) Campus Plan case (No 06-11N) in Square 171, Lots 814 & 816, which is located within the boundaries of Foggy Bottom¹ Attachment A is a copy of the boundaries of the Foggy Bottom-West End Advisory Neighborhood Commission (ANC-2A) In addition, Wikipedia defines Foggy Bottom as "west of downtown Washington, in the Northwest quadrant, bounded roughly by 17th Street to the east, Rock Creek Parkway to the west, Constitution Avenue to the south, and Pennsylvania Avenue to the north" (emphasis added)

On September 14, 2006, the Commission granted the WECA Party status for the GWU Foggy Bottom Campus Plan/Omnibus Planned Unit Development (PUD) case (No 06-11/06-12) The WECA also participated in several of the post-Approval Campus-Plan/Omnibus PUD development cases to date²

GWU's Campus Plan

In 2007, the Commission approved the GWU Foggy Bottom Campus Plan/Omnibus PUD – including substantially increased height and density – premised on GWU's commitment to "Grow Up, Not Out" both for residential and academic uses

- The Order describes GWU's application as, "The proposed campus plan incorporated a development plan – known as "Grow Up, Not Out" – in reference to an effort to accommodate the University's forecasted **academic** and student housing needs within the campus plan boundaries" (Finding of Fact #29, p. 7, emphasis added)
- The Order further states, "The University described its need for additional space so as to provide new facilities that will address evolving technological and academic program needs growth is required to further the University's core academic mission and enhance the quality of its educational programs" (Finding of Fact #30, p 7)
- The Commission's Decision stated, "the Commission viewed the PUD-related rezoning as an appropriate means to allow the University to **grow within a defined area**" (p 30, emphasis added).

¹ I served as Chair of the 1990 Ward 2 Foggy Bottom Redistricting Team and Co-Chair of the 2010 Ward 2 Foggy Bottom Redistricting Team

² The WECA was a "Party" in opposition for 06-11A/06-12A (Sq 103), 06-11B/06-12B (Sq 55), 06-11F/06-12F (Sq 102), 06-11G/06-12G (Sq 75), 06-11J/06-12J (Sq 77), and 06-11L (Sq 42, Hillel) In addition, the WECA testified in conditional support for 06-11C/06-12C (Sq 39)

The Corcoran's two Square 171 Lots are an expansion within Foggy Bottom without an accompanying GWU request to amend its Foggy Bottom Campus Plan boundaries to add these Square 171 Lots, as GWU did for all of its former acquisitions in Foggy Bottom which were outside of the then GWU Foggy Bottom Campus Plan boundaries, e g , for 1957 E Street Elliott School academic building and its adjoining 1959 E Street Residence Hall where GWU purchased a Square 122 PUD from the Associated General Contractors (AGC)

In addition to legalizing GWU's academic expansion beyond the 20-year "Grow Up, Not Out" boundaries, such an additional Campus Plan Amendment is important to the WECA to ensure that GWU does not further expand East of 19th Street in Foggy Bottom

Attachment B is a copy of GWU's current map of its Foggy Bottom Campus It shows how close three (1959 E Street, Mitchell, and Thurston) GWU Residence Halls are to the Corcoran, i e , just 2 blocks away In contrast, GWU's Mount Vernon Campus is nearly 4 miles away So, the student head-count rules for the Mount Vernon Campus are not appropriate for the additional GWU students due to GWU's Corcoran acquisition within Foggy Bottom

The Commission's GWU Campus Plan Order specifies two area boundaries – one for the Omnibus PUD (see para P-1, p.32) and one for the Campus Plan (see para C-2, p 39) GWU's April 20, 2015 Pre-Hearing Statement only cites the Order's para P-1 Omnibus PUD boundaries even though this is solely a Campus Plan case

- The Order's provisions (para P-1) for the Omnibus PUD specifies, "The University shall not purchase . for additional residentially-zoned properties outside of the Campus Plan boundaries in the **Foggy Bottom/West End area** (defined as the area bounded by 19th St to the east and Constitution Avenue to the south) for university use" (emphasis added)
- In contrast, the Order's provisions (para C-2) for the Campus Plan specifies, "The campus plan boundary for the *Foggy Bottom Twenty-Year Campus Plan (2007)* shall remain consistent with the campus plan boundary – i e , not the 2007 Campus Plan's new "Foggy Bottom/West End area" – established by the Board of Zoning Adjustment [in 2001] with respect to the Foggy Bottom Campus Plan Years 2000 through 2009 (Order No 16553-1) " Nonetheless, both areas include 19th Street as the Eastern boundary

Impact on Foggy Bottom Residential Community

The former independent Corcoran Gallery of Art's students had no reason to come to GWU's Foggy Bottom Campus But, GWU's current Corcoran art students, who all have GWU ID cards, have multiple reasons:

- First, the **Gelman Library** in Sq 79 added a special section in its art and design unit on the first floor for the Corcoran students and the Corcoran students are charged a fee each semester even if they do not use the GWU library
- Second, GWU imposed an additional fee each semester on all Corcoran students for the **Lerner Health and Wellness Center** in Sq 42 even if they do not use it

- Third, the WECA also believes that some, if not all, of GWU's Corcoran students have accessed or will access other on-campus facilities, e g , to attend a GWU sporting or entertainment event in the **Charles E. Smith Center** in Sq 57, an educational event in the new **GWU Museum/Textile Museum** in Sq 102, or an entertainment event in the **Lisner Auditorium** in Sq 79 or in the **School of Media and Public Affairs** building in Sq 101

To access these GWU facilities in Squares 42, 57, 79, 101 and 102, Corcoran students could drive and use the limited on-street residential parking spaces in competition with Foggy Bottom's permanent residential community, including many seniors who have difficulty walking some distance from their parked cars to their homes

This is especially the case for use of the Lerner Health and Wellness Center in Sq 42 which has approval for only limited non-student use due to its location in the midst of the residential neighborhood. Also, many permanent residents live in nearby buildings along 19th and F Streets who could also be adversely affected by the competition for limited on-street parking.

The bottom line is that the Corcoran students will have an impact on the Foggy Bottom residential community even if they do not reside in Foggy Bottom or take a class on the Foggy Bottom campus That is why the WECA believes that all of GWU's Corcoran students should be counted towards the student cap

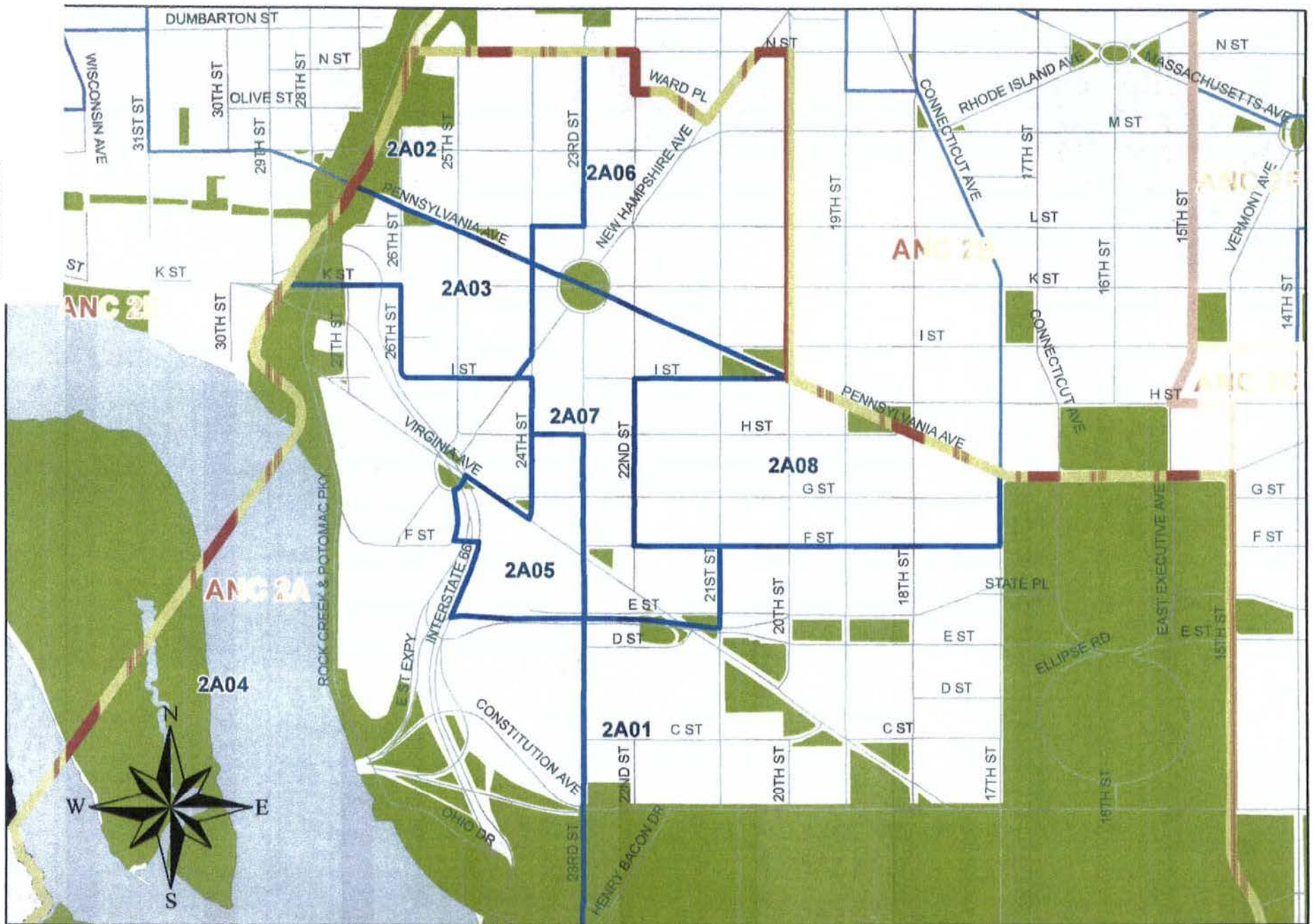
Conclusion

The WECA believes that GWU needs to

- (a) further amend its Campus Plan boundary to include the two Corcoran lots in Square 171 and
- (b) count all of the new GWU Corcoran students towards the GWU Foggy Bottom student cap, i.e , not just, under the proposed methodology in GWU's Application for Campus Plan Amendments, the 34 of the 400 Corcoran students who either reside in Foggy Bottom or take a class on the Foggy Bottom campus

Thank you for your consideration of our views

Attachments

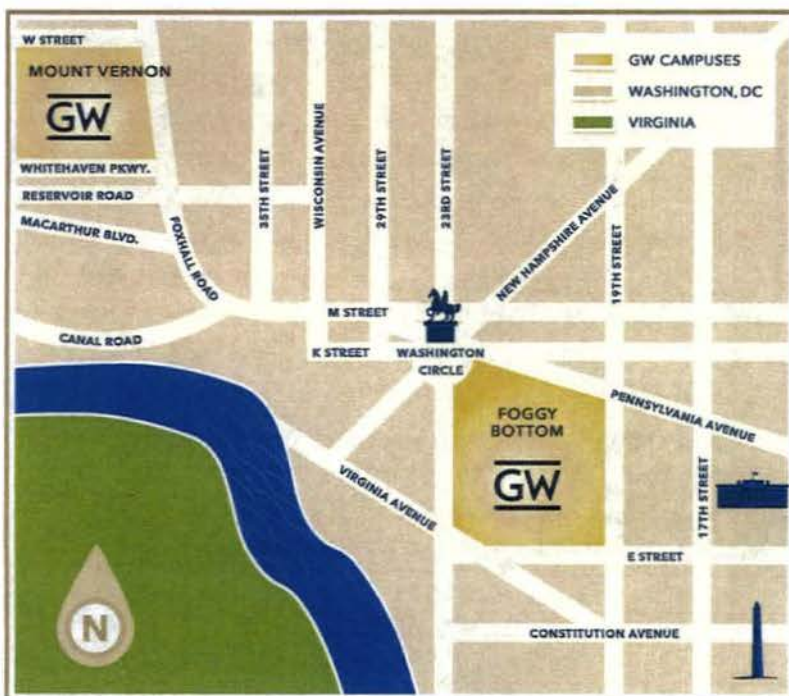


ANC 2A 2013 Boundaries

(Note: The non-residential area of ANC 2A are not included here.)

FOGGY BOTTOM

- THE VERN EXPRESS STOPS
- RESIDENCE HALLS
- HOTELS
- PARKING



GW Admissions Welcome Center

800 21st Street, NW
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* Opening spring 2015



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