West End Citizens Association
Washington, D.C.

Boundaries: 15th Street on the East • Potomac Park on the South
Rock Creek and the Potomac on the West • N Street on the North

July 26, 2000

'00 JUL 26 P12:43

Mrs. Jerrily Kress
Director
Office of Zoning
Suite 210S
441 4th Street N.W.
Washington, D.C. 20001

Dear Mrs. Kress:

Attached please find a statement for the record for inclusion for the roundtable discussion of Campus Plans on July 27, 2000. This statement has been drawn in accordance with the guidance provided from announcement of the meeting.

On behalf of the West End Citizens Association, I appreciate the opportunity to submit this statement and have hope of its receiving every consideration as is granted to those presenting oral testimony. If there are any additional questions or a further opportunity to present items on this subject matter, please let me know by calling me at (202) 628-3527. The District of Columbia is in dire need of legislative and regulatory relief on the issues of the impacts of universities and colleges.

Thank you for your assistance.

Sincerely yours,

John C. Batham

John C. Batham
President

ZONING COMMISSION
CASE No. 99-10
EXHIBIT No. 8

Post Office Box 58098 • Washington, D.C. 20037-8098

ZONING COMMISSION
District of Columbia
CASE NO.99-10
EXHIBIT NO.8

West End Citizens Association

Washington, D.C.

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'00 JUL 26 P12:48

Statement for the Roundtable of
July 27, 2000
To discuss
Campus Plans

The members of the West End Citizen Association believe very strongly that the process for the handling of issues concerning zoning, the regulations, and the exceptions process for universities and colleges within the District of Columbia are in dire need of reconstruction in order to provide a balanced environment for all affected parties – citizens and tax-paying residents, small businesses, and the universities and colleges themselves.

The basic assumption taken by universities and colleges is that they are planning unlimited physical growth and expansion of student bodies as an on-going, never ending process. The frameworks in place under the laws and regulations of the District of Columbia are and have been used heretofore to support that assumption. This is unlike virtually any other entity considered under the governing laws of the Comprehensive Plan, as amended, and the regulations of 11 DCMR. Other entities, such as commercial areas and trash transfer stations, have limits as to the impact upon and intrusion into the surrounding areas, especially residential areas. This is not the case for universities and colleges.

Universities and colleges should have **finite** boundaries within which their various educational and commercial programs are carried out. The impact of the universities and colleges should be limited to activities **within** those boundaries. These activities by definition should include collateral impacts such as parking, housing of students, administrative and support programs, and subsidiary commercial activities that produce investment income. Without these kinds of limitations, colleges and universities are able to buy and convert to either direct or indirect usage, an unlimited amount of real estate within the District of Columbia. There is no opportunity for preservation of adjacent residential and commercial areas. The only current limit on a college or university is funding, not zoning or other regulation.

Therefore, in order to preserve and promote a balanced mix within the District of Columbia of residential areas, small commercial areas, and universities and colleges, the planning and zoning process should have well defined limits for universities and colleges. Each college and university should have a set ceiling for total enrollment to include full time, part time, and 'gratis' enrollment. There should be a set total employment ceiling

of full time, part time and contractual employees/companies to offset the impacts of traffic and demands upon the resources of the District of Columbia. At a point when a college or university wishes to expand, it should be required to provide the additional classroom, office, or residential housing space for students without destruction of adjacent non-student residential stock. Only upon providing documentation of availability of that space within one year, should a college or university have its ceilings, as described above, increased.

The mechanism for this process which would be the most helpful would parallel that of a Planned Unit Development. As a part of the presentation, a college or university should present the listing of all land owned or leased within the District of Columbia. A college or university should be required to have a quid pro quo of building classroom and office space in designated 'underserved' areas of the District of Columbia in order to enhance economic development and to serve the public good in providing accessible educational opportunities to those areas. If colleges and universities can have overseas or foreign programs for their students, it is not unthinkable to have 'across town' programs used by the students as well.

Without a systematic process of review before purchase and conversion of property, universities and colleges are without boundaries and limits. This is, in effect, is uncontrolled growth which will create serious imbalances among the areas of the District of Columbia and will further exacerbate the growing divisions among the various areas. The greatest danger is reaching the tipping point in the decline of traditional, tax-paying, voting citizens which make a vibrant, generational city. Sheer numbers measured by a traditional census do not make a balanced and vibrant city. By numbers, an overage of a student population drives out the balance needed for a real city.

The issue is **balance**. The issue is active enforcement and oversight of the balance. The requirement is a **new process** to develop and to insure the balance for the long term good of the District of Columbia.

John C. Batham
President