

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

- - - - - -x  
IN THE MATTER OF: :  
: :  
GEORGETOWN UNIVERSITY : Case No.  
CAMPUS PLAN 2011-2020 : 10-32  
: :  
- - - - - -x

Thursday,  
June 6, 2011

Hearing Room 220 South  
441 4th Street, N.W.  
Washington, D.C.

The Public Hearing of  
Case No. 10-32 by the District of Columbia  
Zoning Commission convened at 6:30 p.m. in the  
Office of Zoning Hearing Room at 441 4th  
Street, N.W., Washington, D.C. 20001, Anthony  
J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY J. HOOD, Chairman
- KONRAD W. SCHLATER, Vice Chairman
- GREG M. SELFRIDGE, Commissioner
- MICHAEL G. TURNBULL, FAIA, Commissioner
- (OAC)
- PETER G. MAY, Commissioner, (NPS)

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OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER

JOEL LAWSON

The transcript constitutes the minutes  
from the Public Hearing held on June 6, 2011.

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Adjournment

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P R O C E E D I N G S

(6:31 p.m.)

1  
2  
3 CHAIRMAN HOOD: Good evening,  
4 ladies and gentlemen. This is the hearing of  
5 the Zoning Commission of the District of  
6 Columbia for Monday, June 2nd, 2011. My name  
7 is Anthony Hood. Joining me is Vice Chairman  
8 Schlater, Commissioner Selfridge, Commissioner  
9 May, and Commissioner Turnbull. We're also  
10 joined by the Office of Zoning Staff, Ms.  
11 Sharon Schellin; Office of Planning, Ms.  
12 Steingasser and Mr. Lawson.

13 This proceeding is being recorded  
14 by a court reporter. It's also Webcast live.

15 Tonight's hearing is a  
16 continuation of our June 2nd hearing on this  
17 case. Notice of today's hearing was published  
18 in the D.C. Register on January 28, 2011. The  
19 hearing will be conducted in accordance with  
20 provisions of 11 BCMR 3117, as follows:

21 The remaining testimony from  
22 persons in opposition, who are on the witness

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1 list, and which I have in my hand, Applicant's  
2 cross-examination of the parties in  
3 opposition. The following time constraints  
4 will be maintained in this meeting.  
5 Organizations, five minutes. Individuals,  
6 three minutes.

7 Will all individuals wishing to  
8 testify please rise to take the oath.

9 Ms. Schellin, would you please  
10 administer the oath.

11 MS. SCHELLIN: Yes.

12 [Oath administered, en masse]

13 MS. SCHELLIN: Thank you.

14 CHAIRMAN HOOD: At this time, the  
15 Commission will consider any preliminary  
16 matters.

17 Does the staff have any  
18 preliminary matters?

19 MS. SCHELLIN: No, sir.

20 CHAIRMAN HOOD: Okay. And again,  
21 I left this part, trying, for the sake of  
22 efficiency. As you come forward, you are to

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1 fill out two witness cards, and I'm sure you  
2 know the drill. Make sure the court reporter  
3 receives them when you finish your testimony.

4 Or before.

5 Let's go with the parties, persons  
6 in opposition. Ms. Barbara Downs. Again, if-  
7 -okay. Ms. Barbara Downs. Okay. I thought I  
8 called her last time. Okay. Joyce  
9 Lowenstein? Lowenstein, Lowenstein?

10 Okay. Lee Child.

11 Elizabeth Miller.

12 Karen Cruse. Cruse. Cruse.  
13 Cruse.

14 Marie-Louise Caravetti.

15 Ms. Caravetti? Caravetta? Is Ms.  
16 Caravetti here? Okay.

17 Mary E. Christeson? Oh.  
18 Christison. Mary E. Christison.

19 All right. Hope she'll make it  
20 before we finish with our individuals.

21 Jasmin Wocinsio.

22 Bill Rice, was that a good picture

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1 you took of us? We need to put our heads up,  
2 so you can see us. Second thought. Let's  
3 keep our heads down. All right.

4 Did I call Jasmin Wocinsio?

5 [No response]

6 CHAIRMAN HOOD: Okay. And John  
7 Tisch. John Tisch.

8 Ms. Schellin, could you help me.  
9 The people we call, if they're here before we  
10 finish--if not, then they will have to provide  
11 testimony.

12 Gail Juppenlatz? When you come  
13 up, help me--Juppenlatz. Okay. We have a few  
14 more seats. Let's see. Stephen Brown. Oh,  
15 okay. You're already at the table. I missed  
16 Walter. Walter Parrs. Okay. I'm sorry.  
17 Walter Parrs III. Walter Parrs III. Okay.  
18 Stephen Brown's already--Sheila Hagy. Glen  
19 Harrison.

20 Nan Bell. And I think we can get  
21 one more. Janice Sims.

22 Walter Hillabrant. Okay. All

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1 right. Let's go with this, this group, and  
2 we--okay. Thank you, Ms. Schellin.

3 MR. AVERY: Chairman Hood, do you  
4 mind if I ask you a real quick question?

5 CHAIRMAN HOOD: Didn't we end--you  
6 ended asking me a question, didn't you?

7 MR. AVERY: May--

8 CHAIRMAN HOOD: Sure; go ahead.  
9 Are you representing--you're representing--

10 MR. AVERY: I'm representing the  
11 Burleith Community Association. I just wanted  
12 to make sure I was clear with--we have some  
13 witnesses. We were under the impression that  
14 we're going to start with cross-examination  
15 tonight, and it may be that we have some  
16 witnesses who signed up, who may appear later.

17 Is it okay if they show up before you close  
18 the hearing tonight, to testify?

19 CHAIRMAN HOOD: No. We already  
20 made--I'm not following you. What we're doing  
21 now is finishing the people in opposition.  
22 Then we have cross-examination from the

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1 Applicant, from the parties in opposition.

2 MR. AVERY: Okay. So the names  
3 that you've called off, if they are not going  
4 to testify--

5 CHAIRMAN HOOD: If they--here's  
6 the thing. If the--and I've said this  
7 earlier. I don't know, maybe I said it too  
8 fast. But the names--

9 MR. AVERY: I'm hard of hearing--

10 CHAIRMAN HOOD: Well, so am I some  
11 time.

12 But the names--once we get through  
13 this portion, if they're here, at the end,  
14 when we finish the people we hear, we'll hear--  
15 -when I say "at the end," at the end of this  
16 portion.

17 MR. AVERY: Got it.

18 CHAIRMAN HOOD: Once we leave this  
19 portion of cross-examination--

20 MR. AVERY: It's done.

21 CHAIRMAN HOOD: --they--we're  
22 finished with them.

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1 MR. AVERY: Okay. Thank you.

2 CHAIRMAN HOOD: And I think if--  
3 you know case law. I think if you look at the  
4 case law, you'll see that I'm exactly correct  
5 in how to proceed with the--

6 MR. AVERY: Absolutely.

7 CHAIRMAN HOOD: Okay.

8 MS. SCHELLIN: But again, the  
9 record will be open for written testimony.

10 CHAIRMAN HOOD: Okay. Where'd I  
11 leave off, Ms. Schellin?

12 MS. SCHELLIN: The one minute  
13 warning.

14 CHAIRMAN HOOD: Okay. Tonight,  
15 instead of me having to interrupt, you're  
16 going to hear a beep. The beep--the first  
17 beep does not mean that you have to stop. The  
18 second beep, I would ask you to stop on the  
19 dime. The first beep is your warning. You  
20 will have one minute. One minute after you  
21 hear the first beep. So when you hear the  
22 first beep, start giving us your closing

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1 thoughts, okay? and that way I don't have to  
2 interrupt. My parents taught me not to be  
3 rude and I hate to be rude. Okay.

4 So I'm going to start with you, to  
5 my left, and your right.

6 Turn your microphone on. And if  
7 you can identify yourself. I don't know if  
8 everybody came up in exactly the order I  
9 called.

10 MS. CHILD: My name is Lee Child  
11 and I own and lived in a house on 35th Street  
12 for 14 years. It's a wonderful old Victorian  
13 house, and my family and I love living in it,  
14 save for the fact that it is on 35th Street.  
15 If I'd known 14 years ago, what I know now, I  
16 never would have bought the house.

17 Five years ago, the father of a  
18 Georgetown student bought the house next door  
19 for \$2.4 million, and handed it to his son,  
20 who moved in with eight of his friends. To  
21 circumvent the zoning laws which limit the  
22 number of adults in a house to six, the kids

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1 filed papers to incorporate as a religious  
2 organization, the Apostles of O'Neill.

3           Were it not for the outrage of the  
4 community, their scheme might very well have  
5 worked. Not only were they making a mockery  
6 of the zoning regulations but of religion as  
7 well, and their Catholic university did  
8 nothing about it. It was as though the  
9 apostles have been ordained and canonized by  
10 their school.

11           With a large pool in the back  
12 yard, the apostles' house became party  
13 central. At night, at first we neighbors  
14 called the university, thinking, naively, they  
15 might be interested. I must have made a 100  
16 calls. Nothing. Eventually, we learned to go  
17 straight to the police.

18           The kids installed cameras, front  
19 and back, to stay one step ahead of the  
20 police. Loud late night parties were in the  
21 norm, music blared, beer cans and golf clubs,  
22 and cigarette butts were thrown in my hard,

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1 underwear was hung in my tree, a padlock was  
2 placed on my back garden gate.

3           It was a living nightmare. The  
4 debris, the garbage, the noise, the rats, the  
5 lack of sleep and respect are obvious. But  
6 what is not so obvious is how we felt, day in  
7 and day out. These are not houses we live in  
8 but homes. We are not kooks looking for ways  
9 to avenge college students.

10           We're caring neighbors who work  
11 hard to maintain our parks and playgrounds and  
12 public gardens. We care about our city trees  
13 and every dog on a leash. To be surrounded by  
14 students who care about none of the above  
15 diminishes the integrity of our every day.

16           I dreaded coming home in the  
17 evening. I dreaded the night, dealing with the  
18 chaos, the calls to the police. I dreaded the  
19 mornings, the glares from the students, the  
20 loaded silence. It created a miserably  
21 uncomfortable atmosphere in our neighborhood  
22 and in our lives.

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1 And it could easily happen again.

2 Whenever a house goes on the market, we live  
3 in dreaded fear that another father will buy  
4 it for yet another gang of nine.

5 There are presently three for sale  
6 signs on my block alone. People are moving  
7 out and they don't want to live on the west  
8 side anymore.

9 Please understand how passionately  
10 we feel about what's happening around us. We  
11 are being overrun by students. We do not live  
12 in a college town. We live in our nation's  
13 capital. I know you know the--I hope you know  
14 the extent to which our lives are compromised.

15 Where will it stop? How many more  
16 students will move in? Will we be back here  
17 in five years, asking the same questions? I'm  
18 afraid we will, unless you do something to  
19 stop it.

20 We beg you to demand GU readopt  
21 its former goal of housing a 100 percent of  
22 its undergraduates on campus, stop this off-

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1 campus craze, and give us back our  
2 neighborhoods.

3 CHAIRMAN HOOD: Okay. Thank you.

4 Just give us a moment, please.

5 [Pause]

6 CHAIRMAN HOOD: Okay. Thank you.

7 Next.

8 MR. CRUSE: Good evening. My name  
9 is Karen Cruse. I live on 35th Street,  
10 directly across from the university dorm  
11 that's farthest out in the residential  
12 community.

13 In April 1990, ANC 2E called a  
14 special town hall meeting, the focus of which  
15 was town/gown relations. The night of the  
16 meeting, the hall was packed, and throughout  
17 the evening, one person after another got up  
18 and recited a litany of complaints similar to  
19 what you're hearing tonight.

20 Near the end, one woman stood up  
21 and she said I'd like you to listen to what I  
22 hear from my third floor bedroom window. She

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1 pushed the on on the tape recorder. What came  
2 out was shrieks, yells, screams, howls,  
3 obscenities, just bedlam. She pushed the off  
4 button and there was stunned silence in the  
5 room. Stunned silence.

6 The meeting broke up not longer  
7 after, but before it did, the Georgetown  
8 administrators told us that they would go to  
9 their Legal Department to see if there was  
10 some way they could extend the code of conduct  
11 off-campus. We had begged them to take  
12 ownership of the student behavior, and were  
13 always told there's no longer in loco  
14 parentis, we don't have the jurisdiction. But  
15 they came back to us and they said they had  
16 found a way to do it. It would be done at  
17 registration.

18 We were ecstatic. We said here's  
19 the tool we need. We'll start to see the end  
20 of our problems. We didn't. As a result of  
21 the 1990 campus plan, we had the BCA mandated  
22 quarterly meetings. Again, we thought we have

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1 the tool, here's the forum, we'll work  
2 together and we'll find a solution to our  
3 problems. We didn't.

4 We started the Alliance For Local  
5 Living readings. I attended the first one,  
6 and what we discussed at that meeting, and at  
7 meetings in 2003, 2008, 2009, as late as fall  
8 semester, 2010, with the same problems we were  
9 discussing at the town hall meeting in 1990.

10 We were "spinning our wheels" and the  
11 frustration was such that most people had just  
12 dropped out of the program entirely, thinking  
13 it was a waste of time.

14 We in the community are living  
15 with conditions that are not tenable. We  
16 should not have to dread Thursday, Friday, and  
17 Saturday nights, anticipating the type of  
18 behavior that you saw in the video. Part of  
19 that was filmed near my house, and I can  
20 attest to its validity, although we have had  
21 even more egregious behavior than was recorded  
22 there.

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1           We should not have to listen to  
2 the party that goes on too long and too loud.

3           We should not be awakened by the sound of  
4 broken glass or recycling bins overturned. We  
5 should not have newly-planted trees stripped  
6 of their branches. We should not see rats  
7 jumping out of uncovered trash cans.

8           We should not have scarce parking  
9 spaces occupied by cars without--with out-of-  
10 state licenses, not Virginia or Maryland, that  
11 are kept in the District, in violation of  
12 District ordinances.

13           We should have not a mailbox  
14 mustered from the sidewalk into the street. A  
15 dark blue mailbox in a dimly-lit intersection  
16 is not a prank. It is a serious accident  
17 waiting to happen.

18           We should not have to deal with  
19 any of these situations. Unfortunately,  
20 though that is the reality of life living near  
21 the university.

22           When the 1990 campus plan was

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1 under review at the BZA, I spoke for the  
2 university. When there were hearings on the  
3 LXR project, I spoke for the university. When  
4 the Canal Road project was discussed, I spoke  
5 for the university.

6 I cannot now speak for the  
7 university and the 2010 campus plan. Finally,  
8 my husband is a graduate of the Georgetown  
9 School of Foreign Service. We both did our  
10 graduate work there.

11 Before you make your decision on  
12 Georgetown's campus plan, I ask that you put  
13 yourselves in our shoes, and imagine living in  
14 our neighborhood.

15 Thank you for this opportunity to  
16 speak.

17 CHAIRMAN HOOD: All right. Thank  
18 you. Next.

19 MS. CARAVATTI: Good evening. My  
20 name is Marie-Louise Caravatti. I'm a  
21 Georgetown graduate and I live at 1405 35th  
22 Street.

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1 I've lived in the area since 1976,  
2 and have seen how this part of Georgetown has  
3 changed for the worst over the years. I  
4 strongly oppose this campus plan. I have  
5 personally witnessed the rental tsunami make  
6 its way down the 35- and 3600 blocks of O  
7 Street.

8 My worst experience was when I  
9 brought my late husband home from hospital for  
10 hospice care, and had to listen to loud,  
11 drunken yelling and screaming coming from a GU  
12 student house whose patio is seven feet from  
13 my home.

14 The students had a hot tub on the  
15 patio and partied almost every night.

16 This house has been a near-  
17 constant source of disturbance over the years.

18 Garbage cans are always overflowing. I've  
19 been greeted by the sight of a dying rat on my  
20 doorstep.

21 I wrote to Dean Olson in February,  
22 asking the university's help in dealing with

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1 drunken parties there, capped by what can only  
2 be described as a synchronized peeing  
3 competition between three students on the  
4 patio one afternoon. I have yet to receive a  
5 response.

6           These kinds of problems are not  
7 rare and infrequent as the university  
8 contends. They go back at least 25 years, and  
9 have intensified. I have testified on behalf  
10 of a neighbor who was driven to take legal  
11 action because of a constant noise at another  
12 house.

13           Those students placed a giant  
14 satellite dish on my fence, in the middle of  
15 my living room window. For over a year, I  
16 asked them to remove it. It was only when I  
17 threatened to join the law suit that the dish  
18 came down instantly.

19           Another property was so ill-  
20 maintained that a student renter fell through  
21 the rusted front steps and broke an ankle.

22           Calling SNAP is an exercise in

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1 frustration. The last time I rang, I was  
2 asked for the exact address for a loud late-  
3 night party. The intersection would not do.  
4 Coincidentally, after registering complaints,  
5 one often experiences acts of vandalism the  
6 very next day.

7           Parking is also worse. Evenings,  
8 I regularly see students parked outside my  
9 house, eating dinner in their car before  
10 proceeding to campus.

11           In the 1980's, I worked for the  
12 ANC to get the code of conduct extended off  
13 campus. Georgetown resisted for years. The  
14 university sees its higher calling as  
15 justification to discount any adverse impact  
16 on its neighbors.

17           But the time has come for  
18 Georgetown to develop a different business  
19 plan. I urge the Commission to reject the  
20 current campus plan and to tie any future  
21 enrollment increase to the creation of a  
22 satellite campus and satellite housing.

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1           The university owns other tax-  
2 exempt properties in D.C. such as the law  
3 school, in areas that desperately need more  
4 development, and have nowhere near the  
5 population density of West Georgetown.

6           While not a majority of the  
7 student body, unruly students have a  
8 disproportionate impact on the residential  
9 area. Therefore, the university must house a  
10 100 percent of its undergraduates on campus in  
11 order to further prevent damage to an already  
12 overstressed neighborhood. Thank you for your  
13 consideration.

14           CHAIRMAN HOOD: Thank you. Next.

15           MS. JUPPENLATZ: Good evening,  
16 Chairman Hood and commissioners. My name is  
17 Gail Juppenlatz and I live at 3542 Whitehaven  
18 Parkway in Burleith. I moved to Burleith in  
19 2009 from neighboring Glover Park, where I'd  
20 lived for over 30 years. I love Burleith  
21 because it is a neighborhood. My street is  
22 quiet, my neighbors are responsible, and

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1 street parking is available. Parking is  
2 available because I live at the top of  
3 Burleith, away from the university and the  
4 student rentals with their multiple cars per  
5 house.

6           However, my front yard sign  
7 opposing the campus plan was stolen for the  
8 third time this week, and a beer bottle was  
9 also broken on the front walkway. I can only  
10 believe this is student activity.

11           When I walk the dog in my  
12 neighborhood, I can readily identify rentals  
13 by their unkept yards, run-down appearance,  
14 and excessive trash. I've noted addresses and  
15 checked to determine their status. They're  
16 almost always rentals. In the 2000 campus  
17 plan, the board agreed to the university's  
18 request to increase the undergraduate  
19 enrollment. The board reasons that the  
20 enrollment cap advocated by the university  
21 would not have an adverse impact on the  
22 surrounding community.

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1           There was apparently no cap on  
2 graduate students. So during the same time,  
3 the number of graduate students increased by  
4 thousands. Now Georgetown again wants to  
5 increase graduate students by another  
6 thousand.

7           As a result of these new students,  
8 who will move into our negotiation, I believe  
9 the impact has become objectionable and  
10 adversely affects the use of the neighboring  
11 property.

12           I've just learned that the house  
13 across the alley behind me, it's been re-  
14 rented, this time to six undergraduate men.  
15 This house was purchased for a rental in 2007  
16 by an investor, who also owned four other  
17 houses in Burleith, four other rental houses.

18           Last year, he sold three of them  
19 to another investor who lives in California,  
20 who bought a total of four rental properties.

21           Only two of these rentals have the required  
22 basic business license.

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1           There are about 530 R-3 zone  
2 single family houses in Burleith. A survey  
3 shows that about 280 houses, or 53 percent,  
4 are rental houses. We estimate about half are  
5 student rentals. This is untenable to  
6 maintain a neighborhood.

7           As the off-campus student  
8 population has increased, demand for housing  
9 has driven up rents. This has resulted in  
10 more homes becoming rentals and investors  
11 buying multiple properties to rent to five or  
12 six students.

13           Of these 280 rentals in Burleith,  
14 about 25 investors own two or more rental  
15 properties, some five or six. Investors are  
16 interested in returns, not maintaining the  
17 property, or the ambience, or livability of  
18 our neighborhood.

19           Students who live in these houses  
20 generally do not work, do not pay D.C. income  
21 tax. Additionally, I wonder how many out-of-  
22 state rental owners file a D30 and pay D.C.

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1 income tax on their rental income. We have  
2 documented that only 35 percent of Burleith  
3 rental owners have obtained a mandatory basic  
4 business license, which requires the licensee  
5 to register with the D.C. Office of Tax and  
6 Revenue. We do not know if OTR tracks more  
7 than property tax payments.

8 I believe that it's better for  
9 the District, in every way, to have long-term  
10 income tax-paying residents, and stable  
11 diversified neighborhood, and to encourage  
12 that, Georgetown University student enrollment  
13 should be limited to the original  
14 undergraduate cap they agreed to in 2000, with  
15 100 percent housed on campus, and reduce the  
16 number of graduate students.

17 There should be available housing  
18 and classrooms in a satellite location for  
19 these students. I support all the Burleith  
20 Citizen's Association is trying to do to  
21 reverse the trends that threaten our  
22 community.

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1 CHAIRMAN HOOD: Thank you. Next.

2 MS. HEGY: Good evening, Chairman  
3 Hood and commissioners. I am Sheila Hagy. I  
4 live at 1919 38th Street, N.W., Burleith, in a  
5 home I purchased in 2005. George Oberlander's  
6 report mentions my block for its high  
7 percentage of student group houses. 41  
8 percent of the houses on my block, that's nine  
9 of 22 houses, including a house next door to  
10 me, are occupied by groups of Georgetown  
11 students.

12 When I surveyed my block for the  
13 2010 Burleith survey, graduate students  
14 occupied three of these houses. I am here to  
15 testify to adverse impacts resulting from the  
16 conversion to student group homes. But I want  
17 to begin by noting that I did not anticipate  
18 these adverse impacts when I bought my home,  
19 because I had lived without them in  
20 neighborhoods with students close to large  
21 university campuses, in other cities.

22 I enjoy living in diverse

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1 neighborhoods, and want to emphasize that the  
2 issue for me is not home owners versus  
3 renters, or even students per se.

4 The issue is that relatively small  
5 row houses, that are designed for single  
6 family occupancy, whether rented or owned, are  
7 carved up by investors to be occupied by six  
8 or more students, as a result of Georgetown  
9 University's failure to provide sufficient  
10 housing.

11 These group homes and yards tend  
12 not to be well-maintained and cause other  
13 adverse impacts, such as overflowing garbage  
14 and sleep disturbing noise. I worry that the  
15 blighted appearance of so many houses will  
16 make it difficult for me to sell my home.

17 I am also concerned about the  
18 dangers posed by cramming so many students  
19 into these relatively small houses.

20 On two occasions, occupants of the  
21 house next door to mine have told me that  
22 eight students were living there, not the six

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1 that I understand is permitted by D.C. law.

2 Noise can come from any of the  
3 nine group houses on my block, or from those  
4 across the alleys on T or 37th Streets.  
5 During the fall and spring semesters this  
6 year, the students next door were relatively  
7 quiet. But I can't count on this being the  
8 case from one term to another.

9 I have already noticed more noise  
10 this year since the summer students moved in.

11 In past years, I have called 911 to report  
12 very loud parties on two occasions, and was  
13 about to do so several other times, when I  
14 heard the police arriving, apparently in  
15 response to someone else's call.

16 The fact that the houses are row  
17 houses exacerbates the noise problem. I have  
18 been awakened in the wee hours, as recently as  
19 ten days ago, by students simply having a  
20 conversation in their back yard.

21 I often simply tolerate the noise  
22 because I'm reluctant to disturb anybody's

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1 social event. But when noise is loud enough  
2 to prevent sleeping, especially on a work  
3 night, it is an adverse impact, whether it's  
4 intended or not. Please--

5 CHAIRMAN HOOD: Okay. We have  
6 your testimony. Thank you.

7 MR. JUPPENLATZ: Thank you.

8 CHAIRMAN HOOD: Next.

9 MS. BELL: Good evening, Chairman  
10 Hood and commissioners. I am Nan Bell, and a  
11 resident of Burleith since the late 1970's

12 I am here tonight to support  
13 previous testimonies by the two ANCs, the four  
14 neighborhood associations, our political  
15 representatives, and neighbors who oppose  
16 Georgetown University's 2010/2020 plan.

17 To underscore the words of BCA  
18 president Lenore Rubino, I am angry,  
19 frustrated, and saddened, by what is happening  
20 in our neighborhood. A deterioration caused  
21 solely by a powerful university that refuses  
22 to do what is necessary, right, and possible.

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1           GU can make policies that ensure a  
2 sustainable community for now and for the  
3 future.

4           The university should have taken  
5 corrective steps many years ago. It is now  
6 imperative that GU move a 100 percent of  
7 undergraduates on to campus, or on satellite  
8 campuses, to right the wrongs and save the  
9 surrounding neighborhoods.

10           I joined the effort to engage GU  
11 in a discussion about our neighborhood's needs  
12 almost one year ago. After several months of  
13 meetings, I became discouraged by GU's lack of  
14 respect for our legitimate concerns, and what  
15 I saw is a disdain for its surrounding  
16 neighborhoods quality-of-life issues.

17           I finally, and regrettably  
18 concluded, that GU simply did not care, or  
19 certainly did not care enough, to take  
20 significant action to address the community's  
21 long-term "town/gown" problems. Growth has  
22 trumped GU's ethical and regulatory

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1 obligations not to become objectionable to  
2 neighboring properties.

3           When I first moved to Burleith in  
4 the late 1970's, I spent several nights a week  
5 going to student rental homes, asking for  
6 quiet. Later, my block changed to homes  
7 primarily occupied and owned by young  
8 professionals.

9           As several home owners are  
10 currently moving and plan to rent, my  
11 neighbors and I are holding our collective  
12 breath for fear that the block will return to  
13 one with a number of student rental homes.

14           Over the years, I have seen too  
15 many blocks change overnight, from owner-  
16 occupied houses to student group rentals,  
17 resulting in rundown homes and unbearable  
18 noise. We should not have to live like this  
19 because the unacceptable can be so easily  
20 fixed.

21           This university has had many  
22 opportunities over the past ten plus years to

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1 put in place policies that ensure the  
2 viability of communities that are now, in an  
3 unprecedented way, unified in opposition to  
4 this irresponsible ten year plan, an  
5 inadequate plan, that does not even include  
6 new location for or other relevant data on a  
7 huge hospital called MedStar, or to date,  
8 thorough transportation information for  
9 consideration.

10 I therefore ask you to reject  
11 Georgetown University's 2010/2020 plan. Thank  
12 you.

13 CHAIRMAN HOOD: Thank you very  
14 much. Next.

15 MR. HILLABRANT: My name is Walter  
16 Hillabrant. I reside--

17 CHAIRMAN HOOD: Ms. Hillabrant,  
18 listen. Turn your microphone on.

19 MR. HILLABRANT: I reside at 1927  
20 38th Street. I moved to Burleith in 1973.  
21 I've been a resident for 38 years. I've  
22 raised two children there. I've got a lot of

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1 experience, and I love universities. I taught  
2 at Howard University from 1970 to 1980. I  
3 resided both on and off-campus at the  
4 University of Madrid in California.

5 The adverse impact that the  
6 university is wreaking on our community is not  
7 as old as Moses, but it's not new. The 2000  
8 plan said that there would be fewer student  
9 group homes, as you've heard many times  
10 before, in Burleith. Things are bad and  
11 getting worse.

12 You've heard a lot of anecdotes  
13 about our pain and suffering that we've  
14 experienced, that those anecdotes are tied  
15 with statistics that have been presented in  
16 testimony.

17 The bottom line is it's not what  
18 GU says; it's what it does. In 2000, they  
19 said we would have fewer group homes in our  
20 neighborhoods. Fool me once; shame on GU.  
21 Fool me twice; shame on me. And I hope not  
22 the BZA. Next slide.

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1           GU is a great university. It has  
2 schools of medicine, schools of business,  
3 foreign service. It has the brains and the  
4 resources to solve this problem. It lacks  
5 only the will. The efforts that they've  
6 talked about, Alliance For Local Living, SNAP-  
7 -what kind of grades should we give them? An  
8 F. They failed.

9           The university's position seems to  
10 be: Why should we house students when we don't  
11 have to? Our neighbors will do it. Next  
12 slide.

13           You know, it's not just the noise.  
14 It's not just the drunk and disorderly. It's  
15 an issue of public health, safety, and  
16 welfare. What goes with binge drinking, which  
17 we are afflicted with, is well-established in  
18 the literature? Sex abuse, emergency room  
19 visits, accidents, violence.

20           You know, the position that the  
21 university takes in this context is a little  
22 bit akin to what happens to substance abusers.

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1 They're in denial. They feel powerless.

2 They say we lack the money, we  
3 lack the space, and the position of we, the  
4 neighborhoods, coming to you is somewhat akin  
5 to a family crying for help.

6 We're asking you to help the  
7 university. We're asking you to help the  
8 students. We're asking you to help save our  
9 communities. The simple answer is "tuf love."

10 The university must and should be required to  
11 provide safe, affordable student housing.

12 The last slide is, you know, no  
13 man, and no institution, is above the law, and  
14 notwithstanding this picture. Only the  
15 Commission can save our communities. Again,  
16 let's require the university to provide safe,  
17 affordable housing for its students. Thank  
18 you very much.

19 CHAIRMAN HOOD: Thank you. Next.

20 MR. BROWN: Good evening,  
21 Commissioners. My name is Stephen Brown. I  
22 have too many slides to show, so I'll just

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1 present--just read this off, and you have my  
2 first slide there.

3           Good evening, Commissioners and  
4 neighbors. I am Stephen Brown, a publisher,  
5 photographer and Web designer. I live with my  
6 wife, June, my mother-in-law, Helen, who's 93,  
7 and my 20-year-old daughter who's off to  
8 school at Columbia.

9           I have taught at American  
10 University and have been involved in visual  
11 education throughout my career. My students  
12 and assistants have made me proud. Nikki Kahn  
13 of the Washington Post just won the Pulitzer  
14 Prize last month for her coverage of Haiti.  
15 Chuck Kennedy is the assistant director of  
16 photography at the White House. Dave Wright  
17 is a director of design at NPR.

18           I could go on, at length, but  
19 we're short on time.

20           Georgetown University proclaiming  
21 itself spiritually and intellectually  
22 progressive, and neighborhood friendly, has

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1 for a decade maintained a remarkably  
2 unfriendly policy, tolerated drunken students'  
3 misbehavior, driving out residents and  
4 creating neighborhood blight with poorly-  
5 maintained student group rentals.

6 It's pretty clear that urban  
7 planning isn't a major at Georgetown  
8 University. They offer no remedies except  
9 SNAP, which operates 15 hours a week. Given  
10 the amount they seem to have invested in this  
11 plan, you would think that SNAP would be a  
12 full time, all-year-around effort.

13 There were 6500 students attending  
14 GU when I moved into Burleith in 1992. Now  
15 there are 14,000 plus. Twelve out of 14  
16 houses adjacent to me are investor-owned  
17 student group rentals. No end of my neighbors  
18 along the same strip, all community leaders,  
19 have moved since 2000. Every semester, I face  
20 48 to 72 new students who normally be told to  
21 go to bed at 11:00 o'clock.

22 As a result of my complaints about

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1 student behavior, my family has been  
2 threatened, and the police saw fit to give me  
3 police protection during last year's  
4 Georgetown Weekend.

5 I urge you to cap the university  
6 at 10,000 students on campus, require all  
7 undergraduates to be housed on campus, and say  
8 we need relief.

9 My second concern is the hospital.

10 The plan's incredibly vague, asking the  
11 neighborhood to agree to a 600,000 square foot  
12 hospital additional, without seeing where it  
13 will be placed.

14 That streets be altered without  
15 mitigating cut-through traffic into Burleith,  
16 and that current overcrowding be made worse.

17 They can't reach an agreement with  
18 their own partner, MedStar. Four  
19 neighborhoods, three council members, the  
20 Department of Transportation and the Office of  
21 Planning have spoken and written negative  
22 reports on the plan.

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1           GU claims making headway on the  
2 loop road with the National Park Service,  
3 which has deemed their plan disappointing.  
4 But they've done nothing to mollify  
5 neighborhood concerns. Their plan is a study  
6 in problems, not solutions.

7           The BZA dropped the ball and  
8 remanded 2003 and let GU increase  
9 undergraduate enrollment, without providing  
10 housing or demonstrating that it could control  
11 effectively, off-campus student behavior. GU  
12 has demonstrated it is not willing to do  
13 anything to be a good neighbor to the  
14 surrounding community unless and until this  
15 Commission tells them to do it. I'll be  
16 relying on you to do just that. Thank you.

17           CHAIRMAN HOOD: I want to thank  
18 each and every one of you for your testimony,  
19 even though--including you, Mr. Brown--I'm  
20 looking at the submissions you have given us.  
21 I want you to know that we will definitely  
22 peruse them and look through them.

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1           So I don't want you to think that  
2 all the work that any of you all have done is  
3 going to go unlooked at, because we will  
4 definitely be looking at it, and I appreciate  
5 all the work that you've put into that.

6           MR. BROWN: Thank you very much.

7           CHAIRMAN HOOD: And all of you,  
8 actually, into your comments, and to your  
9 writing a letter, and writing your testimony.

10          Let's open it up. Any questions,  
11 Commissioners? Any questions?

12          Mr. Selfridge.

13          COMMISSIONER SELFRIDGE: Thank you,  
14 Mr. Chairman. I just have a question for  
15 anybody about the difference in transient  
16 noise and just general street presence when  
17 students are in and students are out. We  
18 heard some people on the ANC, Mr. Lewis speak  
19 about that.

20          But I wonder if any of the  
21 neighbors could speak to their experience, and  
22 what I'm getting at, I think, is that there's

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1 this sense that you're adjacent to a  
2 commercial district as well, and trying to  
3 understand the impacts of Georgetown as  
4 opposed to the impacts of maybe some of the  
5 adjacent commercial establishments throughout  
6 the year.

7 MS. CRUSE: Let me address that.  
8 I'm in a very unique--oh. I'm sorry. I'm in  
9 a unique position because I live across from a  
10 dorm, and the block up from me--

11 COMMISSIONER SELFRIDGE: What--

12 MS. CRUSE: --on 35th Street  
13 between Prospect and N.

14 COMMISSIONER SELFRIDGE: Thank you.

15 MS. CRUSE: I'm across from two  
16 dorms, actually. And the block up from me  
17 has, of the 19 houses, seven, eight, nine, ten  
18 of them are student group houses. Probably 90  
19 percent of the residents on that block are  
20 students. My block is 66 percent students to  
21 residents.

22 Because we have the dorm across

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1 the way, because almost every single  
2 residence--and I think every single one except  
3 the rectory--from 35th Street to the  
4 university's main gates, from the north side  
5 of Prospect Street to O Street, are student  
6 residences or properties controlled by the  
7 university.

8 We have a combination of the noise  
9 from the houses, the group houses, but then  
10 the walk-by noise, and with two dorms across  
11 from us, what we find is that students use the  
12 sidewalks and the streets as their backyard,  
13 instead of it's not in the back of their  
14 house, it's they don't have back yard, so  
15 they're using the streets and the--and the  
16 sidewalks.

17 People coming up from the bars,  
18 going on to the parties, they are coming by  
19 constantly from 12:00 to 4:00 o'clock in the  
20 morning, yelling and shouting. Some of them  
21 are drunk.

22 We have behavior that you would

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1 attribute to somebody who's deranged, only we  
2 can assume that it's alcohol-induced.  
3 Howling. Who howls? Some nights, you think  
4 that there's--you know, it's a full moon.  
5 It's bizarre.

6 But the point is this is a type of  
7 noise that is very hard to contain, and  
8 because if you call the police, if you call  
9 SNAP, if you call DPS, by the time those  
10 personnel get there, the group has gone by.  
11 And it's not from--it's not caused by the  
12 commercial entities that you're--the buildings  
13 that--or businesses you're talking about,  
14 because they're not--they're nowhere near  
15 there.

16 COMMISSIONER SELFRIDGE: Ms. Cruse,  
17 just--

18 MS. CRUSE: It's the kids coming  
19 back from it.

20 COMMISSIONER SELFRIDGE: --to get  
21 to the--I understand what's going on. But  
22 when the students are out, do you still have

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1 that noise, is the gist of my question?

2 MS. CRUSE: Oh, no, oh, no. The  
3 last two weeks it's been--it's been very  
4 quiet. It's been very, very quiet, and the  
5 kids graduated two weeks ago, and it's been--  
6 it's been lovely.

7 COMMISSIONER SELFRIDGE: And for  
8 someone like you, if all the students were  
9 contained on campus, you'd still have those  
10 issues; right?

11 MS. CRUSE: To a certain extent  
12 but we wouldn't have--right now, I really  
13 think there is that mentality, but the  
14 students feel that from 35th Street over to  
15 37th Street, that is their playground. They  
16 have--and they congregate there, because  
17 that's where they're living. They're  
18 congregating. So for two-three hours, they'll  
19 be outside on their porches. They'll be  
20 standing, waiting for their friends, and it's  
21 this mentality that this is where we are  
22 allowed to play. This is where we're allowed

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1 to be.

2 If they're behind the campus  
3 gates, sure, they'll still be going through  
4 the neighborhood. But they won't be stopping  
5 there.

6 It never used to be like this. I  
7 go back 35 years in my neighborhood, and  
8 people forget that back then we didn't have  
9 these problems. We just didn't have it. Now  
10 we have three dorms. People don't realize we  
11 never had three dorms outside the gates.

12 Now we do, and that really makes a  
13 huge difference, because of this mind set that  
14 we're now on our campus; but they're not on  
15 their campus.

16 COMMISSIONER SELFRIDGE: Okay.  
17 Anybody else on that?

18 MR. BROWN: Yes. I'd like to  
19 address that. Burleith does not have a  
20 commercial district, and we had 70 students  
21 wandering through the neighborhood from party  
22 to party. They text each other and tell them

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1 where the parties are. Most of the students  
2 who are drinking in our neighborhood are  
3 underage as well. The police do not do  
4 anything about that and they do not arrest  
5 anybody for drunken driving, so--after they  
6 break up a party, if they break up a party.

7 So again, we don't have a  
8 commercial zone, but we have bands of students  
9 wandering.

10 COMMISSIONER SELFRIDGE: And is it  
11 noticeable when the students are out of  
12 school?

13 MR. BROWN: For the last two  
14 weeks, it's been wonderful. It's like  
15 paradise.

16 MS. CARAVATTI: I'd just like to  
17 make one more point, which is when I went to  
18 Georgetown, we used to have a pub on campus,  
19 and you could stop by and have a beer and a  
20 pizza, and it was run by students, and then  
21 the university closed it down.

22 And it was very popular, lots of

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1 kids would stop by there, and it was a way of  
2 talking, meeting up, whereas now you have to  
3 go to somebody's house in order to do that.  
4 So I think that really does add a great deal  
5 to the traffic.

6 MS. HEGY: I would like to say that  
7 I haven't noticed as much the large groups  
8 going by. But I think we need to realize that  
9 we're not just talking fall and semester terms  
10 here. Georgetown runs a full year program,  
11 and I've noticed more noise in the last couple  
12 of weeks, where I live, with the summer  
13 students, than I did with the students that  
14 happened to live in the house in the fall and  
15 the spring.

16 And I really think that's one of  
17 the issues that the Zoning Commission has to  
18 address, is the fact that there is a summer  
19 term, and when the weather's nice, as it is in  
20 the summer, it can be even noisier because the  
21 students stay out on their patio.

22 MS. CARAVATTI: I'd just like to

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1 say that my experience has been that the  
2 parties are taking place in the homes. So  
3 that's where the noise emanates from. And as  
4 Stephen said, Burleith is not right on that  
5 commercial district. So when the parties were  
6 going on, they were taking place in the homes  
7 and not because of coming from the commercial  
8 district and the bars there.

9 COMMISSIONER SELFRIDGE: Okay.

10 Thank you.

11 MR. HILLABRANT: You asked a simple  
12 question but can I just throw in one thing,  
13 which is, you know, not only is it the problem  
14 at the parties, but when the weather's nice,  
15 which is about to start being soon, have your  
16 windows open, you're trying to sleep in the  
17 back, and sometimes there can be just six or  
18 eight people talking in a voice of this, this-  
19 -they're not shouting.

20 But you can't sleep through that,  
21 you know, and so sometimes you go down and say  
22 I know that you all aren't talking loud, but

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1 because there's six or eight of you, we can't  
2 sleep.

3 So it's not--there's a systemic,  
4 inherent problem there.

5 CHAIRMAN HOOD: Any other  
6 questions?

7 Commissioner Turnbull.

8 COMMISSIONER TURNBULL: Thank you,  
9 Mr. Chair. I guess this is for anyone on the  
10 panel. We've talked about a lot of different  
11 legal issues pertaining to the university and  
12 what they can and cannot do. But I think a  
13 lot of you have expressed--at least I'm  
14 getting that the university is failing because  
15 of their moral obligations to the community,  
16 that as an institution of higher learning,  
17 there's the bigger picture of what their  
18 mission is and what they should be doing for  
19 the students, and how they should be relating  
20 to the neighborhood as a whole.

21 Am I on track here with this? I  
22 mean, it's beyond the law, as to what we can

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1 or cannot require them. But it's more as to  
2 here is a university, and it's a Jesuit  
3 university, and it has a certain mission in  
4 life, what to do to the students, but somehow  
5 that is not being communicated, and is not  
6 interacting with the--that the campus is  
7 overflowing, it's going beyond, and that the  
8 relationship of the students with the rest of  
9 the neighborhood is just not working.

10 MR. BROWN: I'd like to address  
11 that. Again, I'm Stephen Brown. I don't  
12 think it's a matter--I think it is a matter of  
13 law. It's not a matter of our expecting  
14 anything spiritual from Georgetown University.

15 I mean, we've been disappointed so many  
16 times, that it would be silly for us to think  
17 that they would abide by spiritual principles.

18 If the law doesn't work, then it's  
19 not going to work.

20 COMMISSIONER TURNBULL: Okay.  
21 Anyone else?

22 MS. HEGY: You know, my feeling is,

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1     though, that they just--Georgetown--it's an  
2     economic decision for them. They don't care.

3     They'd rather spend their money on other  
4     things, and rather than fulfill their  
5     obligation under the zoning laws, to spend  
6     some of that money and use some of their land  
7     to provide housing.

8             As I said, I've lived in other  
9     university communities--Madison, Wisconsin,  
10    Urbana, Illinois, close to campus,  
11    neighborhoods where there were houses that  
12    were occupied by students. I've never had  
13    these problems. Never.

14            And, you know, whatever  
15    "town/gown" issues existed in those  
16    communities where I lived, were so minor  
17    compared to what exists here.

18            MS. CHILD: I lived in Chapel  
19    Hill, North Carolina, where they have twice as  
20    many students as Georgetown, but the campus  
21    is seven times larger. We are just not  
22    equipped to deal with these numbers, and I

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1 can't open my window at night. Even now, it's  
2 not blissful for me on 35th Street. I'll tell  
3 you that.

4           You know, it's just outrageous,  
5 and I've said it so many times, that people  
6 are sick--when they see me coming, they go,  
7 no, here she comes again, because she has more  
8 stories about living on 35th Street. And it's  
9 true. I don't have a nice thing to say about  
10 Georgetown.

11           I've loved living in Chapel Hill.

12           A college community is desirable. There's so  
13 much going on. It's an exciting, diverse place  
14 to live. But not here.

15           MS. CRUSE: The university always  
16 talks about their mission obviously is  
17 education, and I think one of the really  
18 important things that you have to teach  
19 somebody is that there are consequences for  
20 their actions, and we found that that's  
21 something that is really sorely missing.

22           They talk about the disciplinary

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1 program that they have up there, but the  
2 sanctions that they have--and they have a  
3 whole range of them, from the--my favorite,  
4 which is a reflection paper, up to suspension,  
5 expulsion. They are either not severe enough  
6 or they are not used frequently enough to have  
7 any kind of a deterrent effect, so that the  
8 students realize that there really is a  
9 consequence, and it's a severe consequence for  
10 very unacceptable behavior.

11 And I think that that's something  
12 that the university really, really has to do,  
13 and we've been begging them to do it at all  
14 the meetings, and we get nowhere, no matter  
15 what we suggest.

16 MR. HILLABRANT: If I could just  
17 wade in on that. You know, my view echoes Mr.  
18 Brown's, which is to say ultimately, it really  
19 is a regulatory, legal issue. But since you  
20 opened Pandora's Box, I would say this.

21 COMMISSIONER TURNBULL: She's  
22 always around; you know.

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1 [Laughter]

2 MR. HILLABRANT: That what really  
3 concerns me, as I was saying, it's an issue of  
4 public health and safety, and I worry about  
5 the welfare of the students, and the  
6 university knows that not only are we housing  
7 them, but the students come there because  
8 they're not facing the kinds of consequences.

9 It's "party city" out there. And you just  
10 can't believe the  
11 substance abuse, the excesses that we see.  
12 The binge drinking, which is prohibited in  
13 their code, and they don't seem to care enough  
14 about it to be able to solve it.

15 MS. CARAVATTI: My experience,  
16 when I was working with the ANC, to try to get  
17 the code of conduct extended off campus, was  
18 that the initial response by the university  
19 was no. They had to be dragged, kicking and  
20 screaming, into taking action. It took us 15  
21 years to get one SNAP car. We asked for that  
22 many, many years before they actually did put

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1 a program in place.

2 So I do think that everybody is  
3 correct in saying it's a legal issue. We  
4 can't just wait for their being convinced that  
5 they have to actually do something about this.

6 COMMISSIONER TURNBULL: I guess I  
7 just want to make clear, I wasn't saying that  
8 it was more one than the other. I was just  
9 pointing out that obviously there are legal  
10 issues involved here. But from a moral  
11 standpoint of what the university's mission  
12 is, are there--I was just going and throwing  
13 it out as an issue for higher education and  
14 what you felt was missing from the university.

15 MS. BELL: When I first joined  
16 this effort, I would have anticipated there'd  
17 been some sort of ethical, moral obligation to  
18 be a good neighbor, if nothing else. I saw  
19 absolutely no evidence of it, whatsoever, and  
20 so became very discouraged by it all, and I  
21 believe now that it's absolutely a regulatory  
22 obligation. It needs to be enforced.

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1 COMMISSIONER TURNBULL: Thank you  
2 for your comments.

3 MR. BROWN: Since you opened up  
4 this "can of worms," I just can't--

5 COMMISSIONER TURNBULL: Oh, I can  
6 close that very quickly, if you'd like.

7 [Laughter]

8 MR. BROWN: I realize that. But  
9 just let me say that anyone who's using, their  
10 students are having emotional problems, to  
11 clean out the neighborhood and create housing  
12 stock, I don't really regard as a spiritual  
13 entity at all.

14 That's really something--that's  
15 reprehensible.

16 COMMISSIONER TURNBULL: All right.  
17 Thank you. All of you.

18 CHAIRMAN HOOD: Mr. May.

19 COMMISSIONER MAY: I had one  
20 question for Ms. Cruse. In your testimony,  
21 you mentioned that, I guess going back to  
22 1990, you had begged the university to take

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1 ownership of student behavior but were always  
2 told there were--there was no longer in loco  
3 parentis, that they did not have the  
4 jurisdiction.

5           However, they soon came back to  
6 the committee and told us that they had found  
7 a way to extend the code, and that it would be  
8 done at registration. But that didn't  
9 actually pan out.

10           Can you tell me more about that.

11           MS. CRUSE: No, actually, they did  
12 extend the code of conduct--

13           COMMISSIONER MAY: Okay.

14           MS. CRUSE: --as I understand it.

15           But we just thought that once we had that  
16 tool, that the university would then really--

17           COMMISSIONER MAY: Enforce?

18           MS. CRUSE: We had asked them to  
19 adjudicate incidents, violations off campus,  
20 and they always said we don't have  
21 jurisdiction for what the students are doing  
22 off campus.

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1 But once they put it into their--  
2 they extended the code of conduct by having  
3 the students agree that when they're off  
4 campus, they could be adjudicated for  
5 violations, that it became fact.

6 But then the university doesn't  
7 seem to really want to go ahead and put some  
8 teeth into the disciplinary process, so that  
9 if there is a violation, it has any severe  
10 consequences.

11 So that's why we still have the  
12 same problems that we had back in 1990.

13 COMMISSIONER MAY: Okay. So it  
14 exists. It's just a matter of enforcement,  
15 or--

16 MS. CRUSE: Enforcement; it's all  
17 enforcement.

18 COMMISSIONER MAY: --effectively,  
19 yeah, enforcing their own code of conduct.

20 All right. Thanks.

21 CHAIRMAN HOOD: Thank you,  
22 Commissioner May. Someone mentioned about

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1 hospice care. I'm just curious. This is a  
2 yes or no answer. Did the neighbors know that  
3 that was going on? I'm not sure who mentioned  
4 that. I just wrote it down. Did the  
5 neighbors who are party and all that, did they  
6 know what you were dealing with at the time?

7 MS. CARAVATTI: No, they didn't.  
8 I mean, I have spoken to the neighbors before  
9 about loud parties, and gotten nowhere, and I  
10 was too distraught at the time--

11 CHAIRMAN HOOD: Right. I  
12 understand.

13 MS. CARAVATTI: --to go talk to  
14 them about it.

15 CHAIRMAN HOOD: So they actually  
16 didn't know that you were going to the  
17 hospice?

18 MS. CARAVATTI: No.

19 CHAIRMAN HOOD: Okay. All right.  
20 That's understandable. Now someone mentioned  
21 about the different--and I write down these  
22 "buzz words" cause these things, as I

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1 deliberate, these are things I'm going to look  
2 back to.

3 But give me three key points.  
4 Different business plan. Who mentioned that?  
5 Somebody mentioned a different--oh. Okay.

6 MS. CARAVATTI: It was me again.

7 CHAIRMAN HOOD: Give me three  
8 points that you would like to see--besides--  
9 and one--about the undergraduates moving all  
10 back on campus. I got that loud and clear.  
11 But give me three points about the--if you  
12 could--the different business plan.

13 MS. CARAVATTI: Well, Georgetown  
14 is going to want to continue increasing  
15 enrollment, and they--I mean, as a university,  
16 even though everything's going online and  
17 becoming virtual, I can see why one couldn't  
18 really say no, you can't increase enrollment.

19 But in order to do so, they need to go into a  
20 satellite campus.

21 We have a population density in  
22 Georgetown that's not sustainable.

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1 I happen to work right across the  
2 street from the Georgetown Law School, which  
3 is virtually empty. There's hardly anybody  
4 there. You can walk around. You can have  
5 lunch. You can sit around in their cafe.  
6 There are hardly any students walking through  
7 there.

8 And President DeGioia told me that  
9 they own another property nearby that they  
10 weren't utilizing. It would make sense for  
11 Georgetown to start looking at an alternate  
12 satellite campus, especially since property  
13 values are quite low right now. Near the  
14 Georgetown Law School they have  
15 transportation, they already have an  
16 infrastructure there. It would make sense to  
17 start moving in that direction.

18 CHAIRMAN HOOD: Okay; okay. The  
19 other thing is--and I didn't catch this  
20 earlier. The SNAP program. This is my last  
21 question on this, with this panel. Fifteen  
22 hours a week. And everybody has said the

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1 SNAP--other than the few that work there, and  
2 the few--everybody said the SNAP is an "F."

3 So Mr. Brown, I think you said  
4 they work 15 hours. Let me ask this. If they  
5 increase the hours and we get more  
6 enforcement--now I know I've heard this about--  
7 -you've heard this before, and that's what  
8 they promised in the 1990 plan, the 2000 plan.

9 But if we get more enforcement and  
10 increase the hours, do you think it might  
11 potentially start working.

12 MR. BROWN: That large gentleman  
13 who was here from SNAP, who you recognized, I  
14 believe he's--

15 CHAIRMAN HOOD: He used to play  
16 basketball. I used to love Georgetown.

17 MR. BROWN: He's about six, eight,  
18 and I--

19 CHAIRMAN HOOD: That was when they  
20 were good. They were--well, excuse me.

21 [Laughter]

22 MR. BROWN: I have seen him

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1 "talked down" by students, and I want to tell  
2 you something. Standing next to him, I'm not  
3 talking him down. But I've seen students  
4 insult him, curse him out. He's an employee  
5 of the university. These students are  
6 clients.

7 I'm a former professor. I can  
8 tell you that you do not smack your students  
9 around or your clients around. So if they  
10 extend it to 40 hours a week, without any  
11 disciplinary action on the back end, then it's  
12 really useless.

13 Plus, I mean, I have videos of  
14 SNAP cars driving by parties. So I mean, I  
15 don't think these are trained police  
16 personnel, ready to deal with parties. I  
17 think that's why we're calling the police.

18 And one final thing is that SNAP  
19 does not cover, what do they call them?  
20 professional, profession--young professionals.

21 So that if the SNAP car shows up, the young  
22 professionals say we don't go to school here.

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1           So, really, we're stuck if we try  
2 to call SNAP. Do we have the right party out  
3 there in the dark? I mean, is it a Georgetown  
4 party, or is it a young professional party  
5 that we're calling on, and will SNAP work?  
6 And you know what? Will they answer? And the  
7 fact is only 15 hours of the week will they  
8 answer.

9           CHAIRMAN HOOD: Okay. One of the  
10 things that I'm going to want to see from the  
11 university--I'm saying this now so they can  
12 get it ready--is enforcement, cause I'm--I'm  
13 not trying to put anybody on.

14           But the SNAP program is 15 hours.  
15 Why not increase it? Why not find out why--  
16 how this thing can be enforced. And I just  
17 want to know that when we get to the  
18 university.

19           So any other questions,  
20 Commissioners?

21           [No response]

22           CHAIRMAN HOOD: Okay. I want to

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1 thank this panel. We appre--hold on. Cross-  
2 examination.

3 Does the Applicant have any cross-  
4 examination?

5 MS. DWYER: None.

6 CHAIRMAN HOOD: Okay. Does ANC?  
7 Mr. Lewis, you have any cross?

8 MR. LEWIS: No questions.

9 CHAIRMAN HOOD: Ms. Haas, do you  
10 have any cross?

11 MS. HAAS: No questions.

12 CHAIRMAN HOOD: Mr. Hinds, I see  
13 you're here tonight. Do you have any cross?

14 MR. HINDS: No questions.

15 CHAIRMAN HOOD: Mr. Clements, do  
16 you have any cross?

17 MR. CLEMENTS: No questions.

18 CHAIRMAN HOOD: And Mr. Avery?

19 MR. AVERY: No questions.

20 CHAIRMAN HOOD: Okay. Okay.

21 Thank you to this panel. We appreciate your  
22 testimony.

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1 Thank you.

2 Ms. Schellin, I think we're on  
3 number thirty.

4 MS. SCHELLIN: Yes.

5 CHAIRMAN HOOD: Okay. Jane  
6 Alexander. Leslie Mills Kimball. Eric Sims.  
7 Corinna Metcalf. Charlotte Crowe. And  
8 Brenda Moorman. You can just sit anywhere.  
9 I'm going to start from my left, anyway.  
10 Okay. I think I have six people. I think I  
11 have six.

12 Mr. Brown, is that your regular  
13 seat?

14 Okay. You're all right. Okay;  
15 okay.

16 Go ahead and start. To my left.  
17 Are we missing someone? That's all right.  
18 Let's start with this panel. Let's start to  
19 my left.

20 MR. SIMS: Is this microphone on?  
21 Do I need to do anything?

22 CHAIRMAN HOOD: Yeah. Vice

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1 Chairman says you're good, so--

2 MR. SIMS: Excellent. Good  
3 evening. My name is Eric Sims. I live in the  
4 community of Burleith. I would first like to  
5 say thank you very much to the Zoning  
6 Commission for hearing the cases of the  
7 Neighborhood Associations opposing the  
8 Georgetown University campus plan.

9 I am in full support of the  
10 position presented to the Zoning Commission by  
11 the Burleith Citizens Association, and do not  
12 support Georgetown University's campus plan.

13 Further, I would like to represent  
14 all of my friends and neighbors who cannot be  
15 here tonight but ask me to present their  
16 opposition as well.

17 If I could please leave the  
18 Commission with two take-home messages this  
19 evening, I would like them to be the numbers  
20 of Georgetown University students living in  
21 Burleith, and the concept of community.

22 Regarding numbers, there are

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1 simply far too many Georgetown University  
2 students living in Burleith. I have only  
3 lived in Burleith for five years, but have  
4 very clearly observed these numbers to be  
5 increasing with each passing year.

6 I have personally witnessed a  
7 number of previously family-occupied houses be  
8 converted into five and six bedroom de facto  
9 boarding houses and rented to student groups.

10 The request of the citizens  
11 associations surrounding GU, for the  
12 university to house 100 percent, or certainly  
13 a large majority of their undergraduate  
14 population on campus is not at all extreme.

15 The only extremes to have occurred  
16 at Georgetown's unquestionable over-enrollment  
17 and externalization of the problem of where to  
18 house this large number of students to the  
19 neighbors--to the neighborhoods surrounding  
20 the campus.

21 I would like the Zoning Commission  
22 to please understand what a crucial turning

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1 point Burleith is facing. We can either  
2 return to, slash, begin a new generation of  
3 family households and cohesive community, or  
4 the neighborhood can steadily, year after  
5 year, become quite literally overrun by the  
6 increasing GU student population.

7           Regarding community. The overall  
8 reason such a strong opposition has formed to  
9 Georgetown's negative impact on the  
10 surrounding community is to stand up for the  
11 concept of a true community.

12           I do not dislike students in any  
13 way. I just recognize that they are young and  
14 temporary, and not committed to their  
15 neighbors or the communities in which they  
16 live.

17           I do not consider students to be  
18 true members of a community by any classic  
19 definition.

20           Over the years, then, as more and  
21 more of the houses, on more and more of our  
22 streets become occupied by students, this is

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1 statistically and conceptually the destruction  
2 of the community of Burleith.

3 Testimony presented from the side  
4 of the university stated that if houses were  
5 not rented to undergraduate students, they  
6 would certainly be occupied by unsupervised  
7 and potentially unruly young professionals.

8 I would like to present a case in  
9 which quite the opposite has occurred.

10 For the first two years I lived in  
11 Burleith, my direct neighbor was a group  
12 rental house. After increasing complaints  
13 from the tenants about the house falling  
14 apart, and mold issues, the owner of the house  
15 decided to invest in repairing and remodeling  
16 it.

17 CHAIRMAN HOOD: Okay. Thank you.

18 For those--I don't know if you were here when  
19 I made the announcement. The first beep means  
20 that you have one minute left and you want to  
21 start wrapping up, cause the second beep means  
22 stop. But again, we have your testimony.

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1 MR. SIMS: Okay. I have one more  
2 paragraph.

3 CHAIRMAN HOOD: That's all right.  
4 We have that too. Okay. Next.

5 MS. ALEXANDER: My apologies for--

6 CHAIRMAN HOOD: And let me say  
7 this. I've been consistent. I like to be  
8 fair to everybody. I'm doing the same thing--  
9 I think, won't this right side agree with me?  
10 Haven't I done that? Okay; good. All right.  
11 Thanks.

12 All right. Next.

13 MS. ALEXANDER: Again, my  
14 apologies for reading. I just want to make  
15 sure I get all of my points in, so pardon the  
16 lack of eye contact.

17 But thank you for hearing me  
18 through this evening. My name is Jane  
19 Alexander, and my husband and I have owned our  
20 home in Burleith for ten years. Since moving  
21 in, we have had two children. When we first  
22 moved to the neighborhood, we expected an

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1 eventual move to the suburbs was a given, as  
2 the public school situation in D.C. was less  
3 than satisfactory.

4           However, over the last years, a  
5 number of wonderful improvements have been  
6 made.

7           Stoddard Elementary School has an  
8 amazing new principal, a terrific teaching and  
9 support staff, and a building that rivals many  
10 private school facilities in the city.

11           In addition, the community library  
12 has been rebuilt and the neighborhood pool has  
13 been renovated, both adding to the life of our  
14 community and the vibrancy of the  
15 neighborhood.

16           Young families love the community  
17 feel of Burleith, the walking culture provided  
18 by the proximity of Wisconsin Avenue, and the  
19 overall benefits of residing in the District.

20           However, many homes in our area  
21 that are rented to Georgetown University  
22 students are an issue for the neighborhood and

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1 the District as a whole.

2 Student renters are not invested  
3 in our community and are not taxpaying--are  
4 not paying taxes that contribute to all of the  
5 resources available to them. Additionally,  
6 their lifestyle is not often compatible with  
7 the hours that a family with two working  
8 parents and two young children are apt to  
9 keep.

10 Not only do student renters create  
11 issues for home owners, such as lowering  
12 property values, but it creates issues for the  
13 District. Homes are generally not well kept,  
14 trash is not contained in a way that prevents  
15 rodent issues, and taxes, D.C. law enforcement  
16 resources when they're called for issues  
17 related to student renters, among others.

18 Additionally, early in 2010, there  
19 was a house fire two doors down from my home.

20 The landlord was renting the home as a  
21 boarding house, with the boarding house  
22 mentality. Renters often didn't have

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1 connection to each other or the neighborhood,  
2 and the people living in the house at any  
3 given time, the number of people wasn't known

4 The carelessness of one of the  
5 residents caused the fire and ultimately  
6 jeopardized numerous homes.

7 The firemen that came to control  
8 the fire, and the entire fire department that  
9 expertly took care of the situation received  
10 its funding from members of our community and  
11 not the students they are also responsible for  
12 protecting.

13 I truly hope that the District  
14 will put the needs and wishes of long-term  
15 taxpaying residents above those of the  
16 transient student population from Georgetown.

17 Thank you.

18 CHAIRMAN HOOD: Thank you very  
19 much. Please make sure that the court  
20 reporter is given both your cards and  
21 everything. Help her out; okay? Okay. Next.

22 MS. METCALF: My name is Corinna

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1 Metcalf. I live at 1925 38th Street, N.W.  
2 Before I closed on my house on 38th Street, in  
3 1984, I would drive by at random hours, on  
4 random days, to see and hear whether the dead  
5 end block was quiet. And it was.

6 At the time, there were families  
7 with children, couples, and even one of the  
8 original owners living in the block of 22  
9 houses.

10 Today, it's no longer a quiet,  
11 peaceful street, and the disturbances seem to  
12 get worse each year. On one occasion, when I  
13 complained about the noise, a student had the  
14 audacity to tell me that the houses in  
15 Burleith were built for the students, and that  
16 we, the property owners, were the guests in  
17 the neighborhood.

18 But aside from the neglected front  
19 yards and ill-kept porches, broken-down  
20 coaches and loose handrails up the steps, the  
21 discarded beer bottles and paper cups on  
22 weekend mornings, it's the noise that

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1 constitutes the main problem for me.

2           And not only the parties. But the  
3 noise, the daily noise. My house is in the  
4 middle of the block and facing me is a row of  
5 six student-occupied houses. When the  
6 students congregate on their front porches,  
7 which they do all spring, summer and fall,  
8 drinking beer, laughing and talking late at  
9 night, and sometimes as late as 2:00, 3:00, or  
10 even 5:00 o'clock in the morning, their voices  
11 carry directly into my bedroom. I wake up,  
12 have to get dressed and go over, and ask them  
13 to please go inside.

14           But my night is broken and it's  
15 not easy to get back to sleep. I'm a senior  
16 citizen, a retired lawyer, but I still work as  
17 a journalist from home, and I don't relish  
18 these late-night forays into the street.

19           Typical behavior is for students  
20 to come home between 2:00 and 3:00 in the  
21 morning after the bars close. We're far from  
22 a neighborhood so they--from a commercial

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1 neighborhood, so they come in taxis, as a  
2 rule.

3 They slam car doors, shout to one  
4 another in the street, often using  
5 obscenities.

6 While this behavior lasts only a  
7 short time, it's enough to rouse the  
8 neighborhood, yet not enough to call the  
9 police. Case in point. Last week was student  
10 turnover on the block. On Saturday night, at  
11 2:30 a.m., a group of boys came home, talking  
12 to one another in voices loud enough for me to  
13 hear, that one of them, quote, had sex with  
14 lots of women and been drunk lots of times.  
15 Unquote.

16 An hour later, at 3:30, a group of  
17 girls arrived by taxi, laughing and shouting  
18 to one another in shrill voices. There have  
19 been instances of urinating on front yards,  
20 and parties with 60 or 7- students in these  
21 tiny houses.

22 Please help us, and help the BCA

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1 to maintain what is a residential  
2 neighborhood, and one that is really quite  
3 unique. Don't permit the university to  
4 destroy our neighborhood. Thank you so much.

5 CHAIRMAN HOOD: Thank you. Next.

6 MS. CROWE: Hello. I'm--

7 CHAIRMAN HOOD: Your microphone.  
8 Green light.

9 MS. CROWE: Yeah; it's blue.

10 CHAIRMAN HOOD: Press the button.  
11 Push.

12 MS. CROWE: There we go. My name  
13 is Charlotte Crowe. I live at 3641 R Street,  
14 N.W., at the corner of thirty--at the corner  
15 of 37th and R. This intersection is  
16 particularly important, because it's kind of  
17 the gateway from GU's northernbound campus,  
18 into and out of Burleith, and that has--means  
19 that the greatest noise issue I have is  
20 nighttime traffic, which can be really, really  
21 horrible.

22 You heard the testimony yesterday--

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1 -or Thursday, of my other neighbors, Perrin  
2 Radley, and Irene Schaffner. Perrin said that  
3 he thought that things had improved over the  
4 past five years, and on the way home, I asked  
5 him if I could get the brand name of his sound  
6 machine, because it certainly didn't appear  
7 that way to me, nor has it to Irene and Larry  
8 Schaffner. And you can refer to her  
9 testimony.

10 I agree, though, wholeheartedly,  
11 with Perrin's focus and concern as a  
12 clergyman, and that was the lack of  
13 transparency that we, as members of the  
14 community, always have in dealing with  
15 Georgetown. It's hard not to feel  
16 manipulated, like there's another unknown  
17 agenda being played out which you're not a  
18 part of.

19 And as Perrin says, much more  
20 beautifully than I, it doesn't really comport  
21 with GU's founding Jesuit teachings.

22 What Perrin may have been thinking

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1 about was the problem that we brought to the  
2 attention of Lenore and the GU staff, a number  
3 of years ago, and that was something that was  
4 truly horrific. It was the appearance, at  
5 3:00 or 4:00 a.m. in the morning, of not just  
6 a few drunken students, but hundreds of  
7 drunken students coming down 37th Street,  
8 continually--continually.

9 It was scary, because there was  
10 lots of arguments, fighting, drunken behavior,  
11 and that large a group, one can hear the  
12 conversations on the inside of the house.

13 I think that it was reminiscent  
14 and one of the reasons why I called everyone  
15 together at my house talk about this GU and  
16 Lenore as well, was that it was reminiscent of  
17 the same thing that happened with drunken  
18 behavior when a student on the Georgetown  
19 campus was killed in 2000.

20 I mean, it wasn't intended. But  
21 this is what happened when things get out of  
22 hand in that kind of situation. And I really

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1 felt that it was. We know that in 1999,  
2 Georgetown University initiated a study,  
3 looking at drinking on the campus, and their  
4 conclusion was that it had reached pretty  
5 terrific difficulties. GU is not alone in  
6 that.

7 CHAIRMAN HOOD: Thank you. Thank  
8 you very much. Thank you. Do we have your  
9 testimony? Okay.

10 MS. CROWE: I will submit it.

11 CHAIRMAN HOOD: Okay. That would  
12 be good. Thank you. Next.

13 MS. MOORMAN: Hello. My name is  
14 Brenda Moorman. My family and I have resided  
15 at 1416 33 Street for more than 30 years.  
16 From 2005 to 2010, I was the chairman of the  
17 Beautification Committee of the Citizens  
18 Association of Georgetown. The primary work  
19 of the committee was to foster cleanliness on  
20 the streets, sidewalks, and noncommercial  
21 public spaces of Georgetown.

22 In addition, a main focus was on

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1 the rat infestation, which is in homes,  
2 businesses and public areas.

3 During my five years of service, I  
4 accompanied the DPW trash inspector, Charlene  
5 Barber, many times, on her twice weekly rounds  
6 of Georgetown. So I'm very familiar with  
7 trash, rats and garbages.

8 The overwhelming majority of trash  
9 violations occur on the west side of  
10 Georgetown, and most often at student-occupied  
11 campus--off-campus housing. This statement  
12 has been confirmed by Charlene Barber.

13 Unfortunately, citations for trash  
14 violations go to landlords and not to the  
15 tenants. There are several trash hot spots.  
16 The 3500 block of O Street, Prospect Street  
17 from Potomac to 36th, and the 1200 block of  
18 33rd street. These are all student, or  
19 primarily student-occupied housing.

20 In some cases, the trash  
21 accumulations have become so severe, that they  
22 become immediate public health problems and

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1 the D.C. Health Department has to step in.

2 I've supplied you with some  
3 photographs, such as the one at 3303 O Street,  
4 which was one such case. I have hundreds of  
5 photographs of trash, and I'll be glad to  
6 supply you with as many as you would like.

7 There's no question that it's much  
8 messier on the west side of Georgetown because  
9 of the predominance of students living closer  
10 to the university. Often, when students do  
11 use trash cans, what they do is they fill up  
12 the trash cans, they just simply use them as  
13 dumps, and they leave them next to their  
14 house. That means they aren't picked up for  
15 weeks.

16 Often, the complaints about trash  
17 are really during move-out time, but actually,  
18 it's the everyday insidious problem. It's  
19 unsightly, unsanitary, and degrades the  
20 community.

21 In fact, community is really the  
22 issue. A transient student population has no

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1 connection to the university. As I walk  
2 around, and talk to people who get trash  
3 violations, I ask them if they know what the  
4 trash regulations are. Students say, you  
5 know--this is the end of the conversation.  
6 They say: You know, we are just students.  
7 Unfortunately, we do know.

8 CHAIRMAN HOOD: Thank you. Next.

9 MS. KIMBALL: My name is Leslie  
10 Kimball.

11 CHAIRMAN HOOD: Could you get a  
12 microphone in front of you. There you go.  
13 Thanks.

14 MS. KIMBALL: My name is Leslie  
15 Kimball. I live at 1809 36th Street, N.W. My  
16 husband and I bought our Burleith home in  
17 March of 2006. Parties from the graduate  
18 students next door started that summer. By  
19 January 2007, our noise problem was so bad  
20 that Commander Andrew Solberg paid a personal  
21 visit to our neighbors.

22 The parties quieted down for a

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1 month or two.

2           In June 2007, we proudly welcomed  
3 our daughter home from the hospital. By  
4 August 2007, we were completely sleep-deprived  
5 and certainly did not appreciate the constant  
6 flippy cup parties happening on the front  
7 door--front porch next door. There's pictures  
8 of that.

9           In June 2008, another set of  
10 renters moved out and left heaps of trash,  
11 which sat and grew for over two weeks.

12           My daughter, husband and I had to  
13 walk past the stinky, rat-infested pile of  
14 trash on our way to and from the Burleith tot  
15 lot. It was awful.

16           In August 2008, a very drunk  
17 Georgetown student thought our house was his  
18 own, and pounded very hard on our front door,  
19 trying to get in. I thought he was an  
20 intruder and called 911. He hit the door so  
21 hard, that it cracked all the way down the  
22 center, and was expensive to replace.

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1           The school year of 2009-2010 was a  
2 relief. We had the pleasure of living next  
3 door to four gentleman who were spectacular  
4 neighbors. They were employee of Georgetown's  
5 Corp, they had very loud parties, but they  
6 gave us notice, so that we could leave town,  
7 and when we were in town they ended the  
8 parties when they said they would.

9           Until 2010, each lease on the  
10 house next door included only four tenants.  
11 To our surprise, the summer of 2010 brought a  
12 new group of five to six students, depending  
13 on the month.

14           By this point we had a newborn and  
15 we were desperate for sleep. My husband and I  
16 invited our neighbors over to talk reasonably  
17 about compromises. The students were  
18 receptive. They even brought brownies. They  
19 were quiet for a bit, but unfortunately the  
20 respite was very short-lived.

21           Beyond the parties, the following  
22 interior noises have woken us from a sound

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1 sleep. Random banging and screaming, shouting  
2 from floor to floor, pounding on the floors  
3 during drinking games, pounding on the front  
4 door knocker which is right above my son's  
5 nursery, renting--renters being locked out of  
6 their home, yelling for someone to let them  
7 in.

8 Tromping up and down the stairs.  
9 You name it.

10 Over the past five years, we have  
11 had friendly and personal meetings with the  
12 neighbors, and we have had more curt exchanges  
13 in the middle of the night. I have called the  
14 landlord. I have called D.C. Zoning. We have  
15 e-mailed and called Lenore and Ed Solomon a  
16 lot. We've called the police numerous times.

17 We've called SNAP. I've called, e-mailed,  
18 and I've personally met with Ann Coster and  
19 Dana Farmer of Georgetown's off-campus life.

20 Trying to tackle problem neighbors  
21 take a tremendous amount of energy on the part  
22 of the homeowner. There are many parents in

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1 Burleith who have similar problems.  
2 Testifying is nerve-wracking, time-consuming,  
3 and tough for parents with young kids. I have  
4 two children, a husband, and a full-time job.  
5 I derive zero pleasure from calling 911,  
6 SNAP, and tattling to Georgetown University on  
7 these young adults.

8 We finally realized that our  
9 living situation was toxic. We luckily sold  
10 our house in April and our family of four is  
11 leaving the neighborhood. I love Burleith and  
12 I'm very sad to leave. I hope that a  
13 resolution can be reached and I strongly ask  
14 you to vote no to the Georgetown campus plan.

15 CHAIRMAN HOOD: Okay. Thank you.

16 Okay. All right. Any questions of this  
17 panel? Okay. Mr. May.

18 COMMISSIONER MAY: Yes. I have  
19 one question for Ms. Kimball. August 2008,  
20 the drunk Georgetown student pounding on the  
21 door and the door had to be replaced. Did you  
22 call SNAP or the police? Did the--

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1 MS. KIMBALL: I called the--

2 COMMISSIONER MAY: Was the  
3 student--

4 MS. KIMBALL: --Metropolitan D.C.  
5 Police.

6 COMMISSIONER MAY: Okay. And was  
7 the student apprehended? Do you know who it  
8 was? Did they pay for the door?

9 MS. KIMBALL: Actually, my husband  
10 got in the car and sort of followed him down  
11 the road when the police came, and they  
12 switched jurisdictions on us. So Georgetown  
13 met--Georgetown police met them there, cause  
14 they could hear the call, as I understand it,  
15 they can hear the 911 call, and they took  
16 over, and there was nothing else I could do  
17 about that.

18 COMMISSIONER MAY: And so you  
19 never found out who the student was?

20 MS. KIMBALL: I know he was a  
21 Georgetown student but I never got his name  
22 They wouldn't release it to me.

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1 COMMISSIONER MAY: But do you  
2 believe they actually--they know who it is?

3 MS. KIMBALL: I have--I mean, I  
4 assume so, cause I saw--my husband saw them--

5 COMMISSIONER MAY: Oh, they handed  
6 him over?

7 MS. KIMBALL: Yeah.

8 COMMISSIONER MAY: Oh.

9 MS. KIMBALL: I wasn't there to--I  
10 wasn't there that night. I just know my  
11 husband's story of it. But as I understand  
12 it, there was a Metropolitan Police car and a  
13 Georgetown campus police car, and they sort of  
14 handed him to them. Yes. Maybe that's the  
15 right word. But you'd have to call my husband  
16 about it. Exactly.

17 COMMISSIONER MAY: Okay. I can't  
18 do that; but thanks. All right. That's it.

19 CHAIRMAN HOOD: Okay. Do we have  
20 any other questions?

21 [No response]

22 CHAIRMAN HOOD: Okay. Any cross-

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1 examination? Ms. Dwyer?

2 MS. DWYER: None.

3 CHAIRMAN HOOD: Mr. Lewis?

4 MR. LEWIS: No, sir.

5 CHAIRMAN HOOD: Ms. Haas?

6 MS. HAAS: No questions.

7 CHAIRMAN HOOD: Mr. Hinds?

8 MR. HINDS: No questions.

9 CHAIRMAN HOOD: Mr. Clements?

10 MR. CLEMENTS: No questions.

11 CHAIRMAN HOOD: Mr. Avery?

12 MR. AVERY: No questions.

13 CHAIRMAN HOOD: Okay. I thank  
14 this panel. We appreciate it, appreciate your  
15 testimony. Okay. Ms. Schellin, where did we  
16 leave off?

17 MS. SCHELLIN: Almost 39 minutes.

18 CHAIRMAN HOOD: Thirty-nine?

19 Thank you. Okay. Eugene Kimball.

20 MS. KIMBALL: Eugenia.

21 CHAIRMAN HOOD: Eugena. Eugenia

22 Kimball. I've been informed--is this who we

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1 just heard--oh, no. There she is. There. I  
2 did that to her on purpose. Brandel France de  
3 Bravo.

4 Anne Reese. Or "Annie" Reese. I think it's  
5 Anne Reese. Anne Reese. Okay. Ms. Schellin,  
6 Anne Reese is not present.

7 Frederick E. Levonson. Frederick  
8 E. Levonson. Okay.

9 Stephany Knight. Stephany Knight.

10 Patricia Scolar. Scolaro.

11 MS. SCOLARO: I'm not going to  
12 testify.

13 CHAIRMAN HOOD: Okay. She's not  
14 going to testify. Carol Baume. Carol Baume.

15 Karen Estrich. Estrich. Karen  
16 Estrich. Okay. Alex Frederick. Scott Polk.

17 John Bray. Conrad--Conrad DeWitte. DeWitte.

18 Conrad DeWitte. Okay. Thank you. That's--  
19 is that all my seats? Okay. Then we're good.

20 We don't want to take Mr. Brown's  
21 seat. He's working with everybody. So okay,  
22 we'll start to my left. You may begin.

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1 MS. FRANCE DE BRAVO: Thank you,  
2 Chairman Hood, and members of the Zoning  
3 Commission for allowing me to testify.

4 I'm Brandel France de Bravo, a  
5 native Washingtonian who grew up in  
6 Georgetown. when I moved back to Washington,  
7 D.C., eleven years ago, with my husband and  
8 daughter, I made my home in Burleith. Having  
9 resided in this area, on and off, for nearly  
10 50 years, I know it well, and don't need to be  
11 told, repeatedly, and patronizingly, by  
12 students, that the university has been here  
13 since 1789, as though I had settled next to a  
14 river that floods annually and should have  
15 known better.

16 People like me choose to live in  
17 Burleith, in Georgetown, because we want an  
18 historic neighborhood close to everything,  
19 including the university. Few of us, however,  
20 would have purchased homes here, had we known  
21 the university would continue to expand  
22 enrollment by flushing students into the

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1 surrounding neighborhoods.

2           The ratio of students to non-  
3 students has changed dramatically over the  
4 years, making some blocks untenable for family  
5 or retiree living. My mother still lives in  
6 Georgetown, just six blocks from me, and in  
7 her patio, every week, we find frying pans,  
8 used condoms, beer cans, and other party  
9 detritus from the house next door.

10           As D.C. residents, we pay very  
11 steep taxes while GU pays none. Defenders of  
12 the campus plan say the university creates  
13 jobs. It would be interesting to know what  
14 percentage of GU employees are, in fact, D.C.  
15 residents.

16           Equally interesting would be to  
17 know how many GU employees live "cheek by  
18 jowl" with GU students, the way we do.

19           Like all the other Burleith  
20 residents I know, I fully support the BCA's  
21 position and agree with the Office of  
22 Planning's recommendation that GU house 100

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1 percent of its undergraduates.

2           If it did this, the university  
3 would create many more jobs for D.C.  
4 residents, who could construct, maintain, and  
5 supervise properties. Sadly, flooding the  
6 community with students only makes work for  
7 the police, DPW, and DCRA.

8           Shouldn't a school known for  
9 training our future diplomats be leading the  
10 way in finding peaceful resolutions to its  
11 town/gown war? And if Georgetown really were  
12 a world class university, wouldn't it be  
13 rushing to show that it can build affordable,  
14 lead platinum, cutting edge eco dorms? If GU  
15 really cared about its students, wouldn't it  
16 stop feeding them to the sharks, that is, the  
17 slum landlords who don't adhere to building  
18 and zoning codes, endangering the lives of  
19 students?

20           Making GU responsible for housing  
21 its undergraduates is the only way to restore  
22 harmony and balance to our community, which is

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1 tipped from a vibrant mix of families,  
2 students, and older residents, to a stop on  
3 the Keg Bus route.

4 Houses once occupied for years,  
5 and even decades, by taxpaying owners, are now  
6 being rented out to six or more students who  
7 vacate very spring, to be replaced by  
8 subleters in the summer and then a new batch  
9 of students in the fall.

10 GU has had, since 1789, to build  
11 its endowment and plan its expansion. It's  
12 time that the university got it right.

13 CHAIRMAN HOOD: Thank you very  
14 much. I want to thank you for altering your  
15 testimony. But I did see the other three  
16 paragraphs that you left out.

17 MS. FRANCE DE BRAVO: That's  
18 right.

19 CHAIRMAN HOOD: We will look over  
20 them. Thank you very much. Next.

21 MS. KNIGHT: Good evening. My  
22 name is Stephany Knight and I'm here in

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1 opposition to the ten year expansion plan. We  
2 live at 3413 P Street, which is one and a half  
3 blocks from the northwest entrance, on P  
4 Street, to the main campus, a route taken by  
5 many, many students to and from the campus.

6 We've lived in this house, as  
7 owners, for over 25 years. From 1960 to '72,  
8 we lived on the east side of Georgetown in a  
9 rental house.

10 Because of Georgetown students,  
11 the difference between the two experiences is  
12 astonishing.

13 I should now say we do have  
14 affiliations with the university, very  
15 affectionate ones. We moved here in order for  
16 my husband to attend school at Georgetown from  
17 which he now has a bachelor's, master's, and  
18 doctorate. We both attend classes there.

19 Our problem with the university is  
20 that the inevitable repercussions of this  
21 latest ten year plan will be seriously bad for  
22 us as community members. I will not, at this

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1 point, add to the litany of anecdotes of  
2 complaints of which you've already heard,  
3 except to say that our bedroom is on the front  
4 of the house. We observe everything you have  
5 heard and seen, firsthand, plus more. I even  
6 stopped a rape, several year ago.

7 I was baffled to hear members of  
8 the Zoning Board, last June 2, focus on those  
9 of us concerned about the issue of rental  
10 housing, suggesting we think rental housing is  
11 a venal sin.

12 That's ridiculous. There's a  
13 difference between rental housing for families  
14 or professionals who use the houses as their  
15 homes, and rental housing serving as  
16 accommodations for transient students. The  
17 latter are frequently rented to different  
18 groups, twice during the summer, then again  
19 for nine months during the school year.  
20 Neither the students nor the owners care about  
21 these houses.

22 In the blocks around the

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1 university, all one must do is stand outside  
2 an uncared-for house, replete with peeling  
3 paint, weeds, rats, trash, and eventually  
4 students appear. By not housing its  
5 undergraduate students on campus, the  
6 university is casting, like cannon fodder, an  
7 unending supply of young people to be crammed  
8 into often unsafe, horrifically expensive  
9 houses.

10 The university's focused on growth  
11 and economic development, with utter disdain  
12 and general contempt for its impact on the  
13 community. Did not the university promise,  
14 ten years ago, to house their undergraduates  
15 on campus? What happened to that promise?

16 Do they throw out tidbits, sham,  
17 such as the intent to build an enormous power  
18 plant on the campus, or the intent to increase  
19 the student body to three thousand, knowing  
20 perfectly well each outrageous intent would be  
21 rejected, thus allowing the university to  
22 proclaim see what good folks we are, we've

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1 compromised to satisfy our neighbors. One has  
2 to wonder.

3 Now Georgetown has produced yet  
4 another ten year plan that would even  
5 exacerbate what they know are ongoing  
6 problems. Where is their credibility,  
7 community responsibility?

8 The university may do wonderful  
9 things for the Duke Ellington School but it's  
10 attempt at off-campus student programming--

11 CHAIRMAN HOOD: Thank you. Thank  
12 you.

13 MS. KNIGHT: --is a failure.

14 CHAIRMAN HOOD: Thank you very  
15 much. Do we have your testimony?

16 MS. KNIGHT: No.

17 CHAIRMAN HOOD: Okay. If you wish  
18 to provide it, you can. Okay. Thank you.  
19 Next.

20 Ms. KNIGHT: I think everyone said  
21 pretty much the same thing.

22 CHAIRMAN HOOD: Okay. All right.

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1 Thanks. Next.

2 MS. BAUME: Good evening. My name  
3 is Carol Baume.

4 CHAIRMAN HOOD: Microphone. I  
5 don't think your light is green.

6 MS. BAUME: Oh, okay. My name is  
7 Carol Baume. I live at 3602 S Street. I used  
8 to live at 3602 S Street, but I had to move  
9 from that house because there were students on  
10 either side and in the back of the house.  
11 There were very few nights when I could sleep  
12 through the whole night. I have students  
13 urinating in the front yard. I could hear  
14 students running up and down the stairs. I  
15 think you've heard all these things before.  
16 But they're not complaints by just a few of  
17 the people who live in Burleith.

18 I still live in Burleith but I  
19 moved down the street to 3602 S Street. The  
20 other was 3623.

21 And now I have neighbors who own  
22 their own homes, and things are better.

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1 However, I still frequently am awakened by  
2 students wandering around the streets. I,  
3 just this morning, picked up some more beer  
4 cans. So the fact is that any expansion by GU  
5 will only make this problem worse, even though  
6 I personally have homeowners living next to me  
7 now.

\*82A                   It's just the fact of the  
9 overwhelming number of student houses in the  
10 neighborhood that creates the problems. I'm  
11 not against students. I have three advanced  
12 degrees myself. I spent many more years in  
13 school than most people have. So I don't  
14 dislike students and I do like a diverse  
15 neighborhood.

16                   It's just the fact that it's  
17 totally imbalanced. So I also ask why does GU  
18 want to expand. I can certainly--it cites a  
19 desire to upgrade its academic standing, even  
20 though it's already in very high academic  
21 standing. But we all know that the size of  
22 the school doesn't have any relationship to

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1 the quality of the school.

2 Let's face it, that a prime  
3 motivation is to bring in more tuition money  
4 for GU. If it would like to bring in more  
5 revenue, then it should take on the costs of  
6 bringing in that revenue, and house any  
7 additional students, their cars, on campus.

8 Why should the neighborhood bear  
9 any additional burdens, so that the university  
10 can bring in more money?

11 Not only has the neighborhood paid  
12 for an ever-expanding GU through compromised  
13 quality of life, but we literally pay for the  
14 large populations of students in D.C., since  
15 they do not pay income taxes, and the rest of  
16 us see our tax bills soar to cover the city  
17 expenses for them. Thank you.

18 CHAIRMAN HOOD: Thank you very  
19 much. Next. Want to grab one of those  
20 microphones. Either one.

21 MR. FREDERICK: Alex Frederick.  
22 My wife and I have lived in Burleith for four

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1 months. I'm going to "cut to the case" and  
2 start with the second paragraph.

3 A year ago, my wife and I left at  
4 the chance to live in Washington and be a part  
5 of its vibrant neighborhoods and downtown.  
6 After our first year in Georgetown, we felt it  
7 was time to purchase a place of our own. My  
8 wife wanted to continue living close to her  
9 work, and it wasn't long before we realized  
10 Burleith was our best option.

11 We found housing prices within our  
12 financial means. The homes had adequate space  
13 for our needs and provided enough room for  
14 either of our two children, and their  
15 families, to come for extended visits.

16 For financial as well as lifestyle  
17 reasons, we are a one-car family. We found  
18 Burleith to be the only community that could  
19 accommodate that choice, because of its unique  
20 location. We're in walking distance of both  
21 Glover Park and Georgetown, the Circulator bus  
22 stop is a short distance from our home, and

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1 for us, Burleith is a marvelous gateway to all  
2 Washington has to offer.

3           However, despite all the  
4 positives, we were confronted with one  
5 troubling fact. It was evident from numerous  
6 lawn sides, that many residents were at odds  
7 with the Georgetown campus plan. A  
8 considerable financial commitment, we now had  
9 to concede, might be at risk, if, in years to  
10 come, Burleith's transient student population  
11 continued to expand and property values  
12 diminished.

13           After a number of consults with  
14 families and friends, and taking into account  
15 a seemingly recession-proof housing market in  
16 Washington, we decided to remain optimistic  
17 and purchase a home in Burleith.

18           After four months, however, our  
19 initial fears--fear remains. Errands and dog  
20 walking duties make my trips through the  
21 neighborhood frequent at all hours, and I've  
22 come to realize that it's literally impossible

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1 to walk in our neighborhood without  
2 encountering students, or groups of students,  
3 coming and going at almost any time of day or  
4 night.

5 Even on late night dog walks, I  
6 find students walking through the  
7 neighborhood, arriving or leaving in cars, or  
8 taxis, and camped on back porches and street  
9 corners. There is a palpable feeling that  
10 Burleith has reached the tipping point in its  
11 student population.

12 Properties owned by absentee  
13 landlords become increasingly easy to spot as  
14 they wait until student turnover before  
15 attending to them. Grass gets sometimes  
16 knee-high, tree limbs rip away at gutters and  
17 roofing shingles, overgrown shrubbery makes  
18 sidewalks difficult to pass.

19 Trash and rubbish from overflowing  
20 bins of student houses accumulates in alleys,  
21 in corners and parking spaces. My wife and I  
22 were considering weekend sweeps to keep our

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1 alleyway free of debris and rat infestation,  
2 if possible.

3 As new homeowners, we now share  
4 the community's concern that it cannot sustain  
5 the number of students currently living there.

6 My wife and I are part of a  
7 familiar demographic trend known as the "empty  
8 nest couples," looking to get back into cities  
9 as a way of enriching our later lives. People  
10 like us provide a long-lasting stream of  
11 revenue in paying city taxes, supporting  
12 businesses and merchants. Communities gain  
13 homeowners who are responsible for maintenance  
14 and upkeep of their property.

15 However, it's difficult to  
16 perceive such a trend in Burleith. In fact,  
17 my wife and I sometimes feel like we're an  
18 anomaly rather than a trend.

19 Instead, Burleith continues to  
20 fight being labeled a student neighborhood.

21 CHAIRMAN HOOD: Thank you. Thank  
22 you. We have your testimony. Next.

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1 MR. BRAY: I'm John Bray, grew up  
2 on 44th Street next to Glover Archbold Park.  
3 After years away, I've returned In early  
4 2010, I saw from the park's center trail a  
5 massive brown tear in the fragile steep slope  
6 on GU's border. It was a landslide. It  
7 pushed me to find out what was going on, and  
8 what I learned drives my opposition to GU's  
9 campus plan.

10 In 2003, GU gave the National Park  
11 service a 2.5 acre scenic easement along the  
12 park border. The vapor thin easement involved  
13 no transfer of actual property but was counted  
14 as a 20 percent local match GU needed to get  
15 its Canal Road entrance expansion funded by  
16 taxpayers as an act of Congress. Completed in  
17 2008, the project took actual national  
18 parkland and cost at least \$7 million.

19 In 2007, an NPS environmental  
20 assessment noted the condition of its scenic  
21 easement. Unchecked erosion transforms the  
22 former wooded slope into a scoured landscape

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1 devoid of standing trees, and cluttered with  
2 downed trees. Slope possibly comprised of  
3 Yates field house construction fill. Area may  
4 have served as an unofficial dump for  
5 construction debris, trash, and tires.

6 In 2009, the slope failed again,  
7 exactly where GU roadside construction was  
8 underway, sending a wave of debris and rubble  
9 into the park. GU paid a \$30,000 fine to D.C.  
10 in 2011 for failing to file an erosion control  
11 plan.

12 Whither NPS. Consider these so-  
13 called restrictions on GU in the 2003 scenic  
14 easement. Private roads and utilities may be  
15 constructed on the property. NPS shall not  
16 withhold consent for cutting down of a tree,  
17 or trees, if necessary, for the building of a  
18 private road. Signed Terry R. Carlstrom,  
19 regional director, National Capital Region  
20 NPS.

21 GU now proposes to add to the  
22 scenery by building a thoroughfare along the

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1 park border that would connect Canal Road with  
2 Reservoir Road. GU's heavy commuter buses,  
3 and who knows what else, grind by every few  
4 minutes, morning, noon and night. Now comes  
5 Terra Morrison, superintendent Rock Creek  
6 Park, responding to the D.C. Zoning Office  
7 about the campus plan.

8 NPS does not object to the  
9 proposed master plan overall, provided that  
10 the criteria discussed below are met.

11 The first criteria, the extension  
12 of the road and all associated structures,  
13 retaining walls, stormwater structures,  
14 piping, etcetera, shall be built on the  
15 university's property and may not encroach  
16 into the scenic easement.

17 Too late. Built into the easement  
18 is a 10 foot by 12 foot stormwater facility  
19 housing a 15-inch diameter outflow pipe that  
20 pours into the park, leaving an eroded groove  
21 and a trail of litter.

22 Glover Archbold Park is classified

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1 as a national park, just as Yosemite. It's a  
2 struggling filter against a rising tide of  
3 urban runoff. It is a tranquil refuge for us  
4 and habitat for brilliant flora and fauna. GU  
5 treats this majesty with malignant neglect and  
6 cynical exploitation while playing the  
7 taxpayers for fools. GU's proposed parkside  
8 thoroughfare isn't only objectionable; it  
9 defiles the commonweal. Commissioners, stop  
10 the road.

11 CHAIRMAN HOOD: Okay. Thank you.

12 Next.

13 MS. KIMBALL: My name is Eugenia  
14 Kimball and I live at 1409 35th Street, near  
15 the corner of O. I bought my house in 1987  
16 for a pittance, because it had been rented for  
17 years to Georgetown students, and had been  
18 totally trashed by them. I ran into groups of  
19 students myself until I could raise the money  
20 to redo the house.

21 Their irresponsibility, mess, and  
22 narcissism tried my soul, but I did save the

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1 money and redid the house. I sunk a lot of  
2 money into it. My own kids, who I bought this  
3 house to raise--I bought the house so I could  
4 raise them there, are now in their twenties,  
5 and are shocked and stunned by the behavior of  
6 the Georgetown students, and have been so  
7 since they themselves were in high school.

8 We see groups of ten or twenty,  
9 thirty kids, wandering up and down 35th  
10 Street. We're on the thoroughfare to  
11 Burleith. They're yelling, they're calling to  
12 each other, sometimes they're fighting with  
13 each other. One night, I saw a young man  
14 staggering up the center of 35th Street, and I  
15 called the police because I was afraid he was  
16 going to fall and get run over.

17 I'm not--there's a string of  
18 newspaper stands in front of Saxby's. One of  
19 the favorite games seems to be to knock the  
20 five of them down, one after the other. It  
21 sounds like a machine gun. And if you sleep  
22 on the front of your house, the way I do, this

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1 can pretty much destroy your evening.

2 I'm not going to give you a whole  
3 lot of anecdotes, just a few, so that you know  
4 I have some credibility on the subject.

5 What do I think you need to think  
6 about in terms of this? First of all, the  
7 last time we went through a campus plan issue  
8 with the Zoning Commission, it was clearly a  
9 power issue, and I hope that this is not  
10 though of this way this time, because the  
11 community lost the last time, to the  
12 Georgetown University because of the money  
13 they had, the legal competence they had, the  
14 lawyers they had. This time, I really hope  
15 you will make it a moral question for the  
16 community. And speaking of morality,  
17 Commissioner Turnbull raised this before,  
18 there are questions that need to be asked of  
19 the university, given its ethical precepts and  
20 its grounding in religion is something to be  
21 sent to the world.

22 One of these questions would have

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1 to do with how many--could we get some  
2 transparency, really, on how many students  
3 have been expelled for moral and ethical  
4 behavior.

5 What are the plans that the  
6 university has, that relate to what's going on  
7 with the hospital? Why are these on different  
8 timetables? Why can't we get a straight  
9 answer? Because these two are clearly  
10 related.

11 We get a lot of talk, and I've  
12 been to endless, endless meetings with the  
13 university, on how hard everyone is trying.  
14 But we don't get very much about results, and  
15 I think there really is an ethical question  
16 here, that should be explored, and shouldn't  
17 just be set aside.

18 What is the message to the  
19 students of Georgetown University when it's  
20 own university behaves this way, and when it  
21 allows them to actually endanger themselves,  
22 in terms of their own futures, by allowing

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1 this kind of behavior.

2 About taxes, someone else raised  
3 this, we pay them. I pay \$6000 a year--

4 CHAIRMAN HOOD: Okay. Thank you  
5 very much. Do we--we do have your testimony.

6 Yeah; we have yours.

7 MS. KIMBALL: No, you don't, but  
8 I will get it to you.

9 CHAIRMAN HOOD: Oh, we don't?  
10 Okay. All right. Thank you. Next.

11 MR. DEWITTE: My name is Conrad  
12 DeWitte. I live at in Foxhall Village on the  
13 west--

14 CHAIRMAN HOOD: Mr. DeWitte, is  
15 your mike on, or my ears--

16 MR. DEWITTE: My name is Conrad  
17 DeWitte. I live in Foxhall Village on the  
18 western edge of Glover Archbold Park at 1613  
19 44th Street. I purchased my home two years  
20 ago at a premium, specifically because it is  
21 on a quiet street and backs up to a national  
22 park.

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1 I saw the university as a good  
2 neighbor to have, and the university's use of  
3 its property on the other side of the park is  
4 quiet. I do not like air conditioning. My  
5 home does not have it. When it is warm  
6 enough, my windows are open. I sleep with my  
7 upstairs bedroom windows open. My bedroom  
8 faces the park. My bedroom is about 370 feet  
9 from the northernmost point of the  
10 university's proposed bus loop road. Based on  
11 my independent research, the sound in my  
12 bedroom from the university buses will be  
13 about 54 to 58 decibels.

14 This is equivalent to the  
15 upperbound sound of a normal conversation.  
16 Based on the university's present bus  
17 schedule, Monday through Friday bus traffic  
18 will be about every ten minutes, will begin at  
19 4:45 a.m., end at midnight, and will be  
20 practically continuous for about three hours  
21 in the morning and three hours in the late  
22 afternoon.

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1           In addition, on Saturday, from  
2 11:30 a.m. to 6:00 p.m., buses will run about  
3 every half hour. This noise will disturb my  
4 sleep and other use an enjoyment of my home.  
5 I object to the impact that the bus loop road  
6 noise will have on my home. I prepared the  
7 noise analysis found in Exhibit F to Mr.  
8 Avery's testimony.

9           I have attached a copy of this  
10 exhibit, without appendices, to my written  
11 statement. I welcome questions regarding  
12 these calculations.

13           I am also concerned about the  
14 future use of the loop road a service--loop  
15 road to service the as yet undisclosed new  
16 hospital. The university's interpretation of  
17 the scenic easement suggests that once built,  
18 Park Road could be open to all vehicular  
19 traffic and operated as a de factor 42nd  
20 Street, connecting Reservoir and Canal Roads.

21           This would become a major traffic  
22 artery for the university and create a

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1 completely different traffic pattern at  
2 Reservoir and Canal Roads. This would lead to  
3 an even greater objectionable impact on my  
4 property.

5           There's a second alternative to  
6 the proposed bus loop road. Call it the  
7 Tondorf Loop. This route would take advantage  
8 of roadway that already exist. No roads would  
9 need to be constructed or widened. The  
10 university has proposed that Tondorf Road  
11 become a pedestrian-only mall. This is  
12 unrealistic because Tondorf Road services one  
13 of the two entrances of the parking structure  
14 located underneath the student union, as well  
15 as dumpsters for Rice Hall, Harbin Hall, and  
16 the Davis Center. There are already sidewalks  
17 on Tondorf Road. Students and vehicular  
18 traffic can continue to share this road.  
19 Thank you for your consideration.

20           CHAIRMAN HOOD: Okay. Thank you.

21           Commissioners, any questions of this panel?  
22 Any questions?

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1 [No response]

2 CHAIRMAN HOOD: Do we have any  
3 cross-examination? Ms. Dwyer? Mr. Lewis?  
4 Ms. Haas? Mr. Hinds? Mr. Clements? And Mr.  
5 Avery?

6 MR. AVERY: No.

7 CHAIRMAN HOOD: Okay. I want to  
8 thank you for your testimony. I appreciate  
9 it.

10 Okay. Ms. Schellin, where are we?

11 MS. SCHELLIN: Ninety-six.

12 CHAIRMAN HOOD: Ninety-six. Aaron  
13 Kohn. Or "Kahn." Ornella Napolitano. And  
14 Bonnie Hardy. Okay. I got one right out of a  
15 hundred. I'm doing pretty good. Okay. What  
16 I'd like to do next. I'm going to run  
17 through--I don't know which way I should do  
18 this. I'm going to try it this way. I think  
19 we had about three people who came in, who had  
20 already signed up on the list. If you'll just  
21 show me by a show of hands, ones who are  
22 already on this list. Okay. Two. Three.

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1 Okay. I recognized you all when you came in.  
2 So if you three could come up, and we're going  
3 to cut it off there. Anyone else whose name  
4 is on the list? Okay. If you three can come  
5 up, and that's going to be it, and we're going  
6 to go right into cross-examination.

7 Okay. This is it, of individuals  
8 testifying in opposition. This is our last  
9 panel, that's in front of me at this point.

10 Okay. I'm going to start to my  
11 left.

12 MS. SIMS: Thank you. Am I on?

13 CHAIRMAN HOOD: Yes.

14 MS. SIMS: Okay. My name is  
15 Janice Sims. My husband and I have been  
16 residents at 3726 T Street in Burleith for  
17 four years. I'm in opposition to GU's 2010  
18 campus plan. The problems in our neighborhood  
19 are directly linked to the growing number of  
20 undergraduate and graduate students living in  
21 our neighborhood in group rentals.

22 These problems will continue to

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1 multiple, exponentially, with the plan GU  
2 proposes for the coming decade.

3 By submitting such a plan, GU  
4 shows its lack of regard and respect for its  
5 neighbors in Burleith. The university  
6 recognizes that it has issues with students  
7 living off campus, and that is reflected in  
8 its array of programs it has to address these  
9 problems.

10 But as you've heard tonight, they  
11 fall far short of effective, and leave a  
12 battered and frustrated community in its wake.

13 I can only conclude that the 2010  
14 campus plan demonstrates that the university  
15 feels entitled to grow in unsustainable and  
16 irresponsible ways.

17 At one time I believed the  
18 student-related nuisances were the main  
19 problem. But I've recently come to recognize  
20 that these nuisances are in fact symptoms of  
21 an unbalanced community. In my opinion, the  
22 university has not offered a well-researched

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1 community-based plan to effectively confront  
2 the problems.

3 I did some research, which is  
4 included with my testimony tonight, and found  
5 an example of a similar situation which is  
6 termed "studentification," which is the slow  
7 creation of a student neighborhood. This  
8 gradual transformation has created a  
9 polarization in my community. Why are we  
10 polarized? What are we against? What do we  
11 oppose? We oppose an unbalanced community.  
12 We do not strive for the total eradication of  
13 group house residents, nor their total  
14 domination. We strive for a balanced  
15 community which approximates national  
16 demographic norms.

17 In terms of property types, the  
18 tipping point for an unbalanced community  
19 occurs when transient group housing exceeds 10  
20 percent of the properties. In Burleith, this  
21 would equate to 45 to 55 homes.

22 However, the current number of

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1 student group houses in Burleith is a 166. We  
2 have reached and surpassed the tipping point.

3 Burleith is an unbalanced community.  
4 Unbalanced communities can lead to problems  
5 such as crime, squalor, a fluctuating housing  
6 market, parking issues, loss of social  
7 capital, families departing.

8 On the other hand, a balanced  
9 community is sustainable. It's a place where  
10 people want to live and work. Balance can be  
11 restored and we're asking you to help us by  
12 working together with the multitude of  
13 stakeholders, the community associations here  
14 today, District authorities, the university,  
15 and the private rent sector.

16 CHAIRMAN HOOD: Thank you. Thank  
17 you. Next.

18 MR. KOHN: Yeah. Name is Aaron  
19 Kohn. I live at 1319 35th Street. I'm going  
20 to ramble on quickly here since three minutes  
21 is not a lot. I actually graduated from  
22 Georgetown, and I'm an alum and very proud of

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1 my degree there. However, I've got to say, as  
2 an alum, I'm pretty ashamed of the way the  
3 university has dealt with residents.

4 I've been at that house, as a  
5 renter, since '93, and as an owner from 2001.

6 When I was studying there in the late '90s, I  
7 was the only student house on the block. I am  
8 now the only non-student house on the block.

9 So the university can come up and  
10 put up a lot of charts about their theory of  
11 where they think these students are going to  
12 live, but the actuality is that the students  
13 are taking over the neighborhood one block at  
14 a time.

15 It's pretty much become a war of  
16 attrition. I've got to say if this plan  
17 passes, the most likely result for our family  
18 will be that we will either sell our house, or  
19 rent it out to students, because I've got to  
20 do what's best for my family.

21 I won't sit here and talk about  
22 all the issues with trash and rats and parties

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1 and vandalism. You've heard it all. We've  
2 experienced it all. We've had our roof  
3 damaged, our garage damaged, our iron gate in  
4 the front damaged. We basically had to  
5 fortify our house, and a few thousand dollars  
6 installing soundproof windows. Basically, the  
7 SNAP patrol, and quite frankly, the police,  
8 have not done anything since I've been there,  
9 in the nineties, to mitigate the problem.

10 So the only solution is to  
11 basically fortify yourself with soundproof  
12 walls and windows, and raising the size of the  
13 fences by our house, so that more bottle and  
14 beer cans don't fly over the fence, as they  
15 have. My wife's been hit in the head by  
16 flying cans from the rooftop after rooftop  
17 party the night before.

18 My kids are not allowed in the  
19 back yard without supervision because there's  
20 cigarette butt and broken glass often in my  
21 back yard. Not to mention the smell of  
22 marijuana every once in a while.

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1           The parking lot, the back alley  
2 behind our house has become a parking lot for  
3 students.       I don't think students at  
4 Georgetown do anything different than students  
5 do at other universities.   However, because  
6 there's so many more, you feel the effects.

7           There's       no       consideration  
8 whatsoever for the people who live there.   I  
9 have missed going to pick people up at  
10 airport.   I've missed taking my son to the  
11 final of his--my 3-year-old--of his Little  
12 League game, because the parents of those GU  
13 students, when they come to pick them up, took  
14 the same stupid pills their children did, and  
15 basically park their car in the middle of a  
16 driveway, and just left for 45 minutes,  
17 thinking it was their own private parking lot.

18           There was a robbery last week in  
19 our neighborhood.   More and more robberies are  
20 going up cause they know students leave their  
21 doors open.   Lo and behold, these students  
22 still leave their doors open.   People ran to

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1 their house, the students did not let the  
2 police in their house to file a report  
3 afterwards. You can only imagine what's going  
4 on in the house. That was worse for the  
5 students than actually reporting the  
6 vandalism, and the robbery.

7           You know, I really think that, you  
8 know, rather than being here, discussing what  
9 we're going to do about expanding the ten year  
10 plan here, and letting Georgetown do this, we  
11 really should be here talking about what we're  
12 doing about the current situation, moving  
13 students back on campus.

14           CHAIRMAN HOOD:       Thank you very  
15 much. Next.

16           MS. NAPOLITANO:       Good evening,  
17 Chairman Hood and commissioners. My name is  
18 Ornella Napolitano. I'm a senior financial  
19 executive and I live at 1938 35th Street.  
20 That's the block between Whitehead and Park  
21 Way on T Street. I've been a resident of the  
22 Burleith community, which I share with

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1 Georgetown University, since 1993, and I own  
2 my own home.

3 I'd like to begin by saying that  
4 I'm not here to speak ill of Georgetown  
5 students. I enjoy living in our vibrant  
6 community, in close proximity to the  
7 university, and I'm happy to share the  
8 neighborhood.

9 Further, I believe the supporters  
10 of the university when they speak of the  
11 positive impact that GU students, alumni and  
12 staff have had on their lives. My own  
13 personal experience with noise, vandalism, and  
14 objectionable behavior, as addressed by many  
15 of my neighbors, has been relatively minor.

16 However, I do support them in  
17 their opposition to the GU 2010/2020 campus  
18 plan, as I agree, wholeheartedly, that our  
19 collective communities have excessively  
20 suffered from the unrestrained enrollment  
21 growth of GU.

22 Our communities should not bear

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1 the costs of the university's past  
2 mismanagement and corporate irresponsibility.

3 I believe the fundamental issue is housing,  
4 as many of the other adverse impacts mentioned  
5 in previous testimony emanate directly from  
6 the lack of GU-provided campus housing.

7 The direct consequence is that  
8 housing has been forced to be provided by the  
9 community surrounding the university, thus  
10 leading to the many issues presented in  
11 testimony during these hearings.

12 The current GU plan simply  
13 compounds the housing shortage, which seems to  
14 have consistently remained unaddressed by the  
15 university. A first important step in  
16 addressing this issue is for the university to  
17 provide on-campus housing for all current and  
18 future undergraduates.

19 Over the course of these hearings,  
20 you have heard opposition to the GU 2010/2020  
21 campus plan from numerous organizations and  
22 individual residents.

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1           These statements will hopefully  
2 lead you to conclude that these views are not  
3 simply held by a handful of angry residents.

4           Rather, it is the view that the  
5 university needs to finally step up and  
6 address these issues, abide by local laws and  
7 regulations, and be held to the standards of a  
8 responsible corporate citizen sharing and  
9 contributing to the community. Thank you.

10           CHAIRMAN HOOD: Thank you very  
11 much. Next.

12           MS. HARDY: My name is Bonnie  
13 Hardy. My husband, family, and I have been  
14 residents of Burleith since the early 1970's.

15 I have been active in town/gown relations  
16 with the university since the 1990s, and was  
17 directly involved in the 2000 campus plan  
18 process. As a past president of the Burleith  
19 Citizens Association, I spent most of my time  
20 on quality of life issues created by  
21 Georgetown students.

22           I worked with the university

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1 personnel dealing with off-campus matters.  
2 Burleith, and the other communities, have high  
3 expectations that the 2000 campus plus would  
4 give us relief. As we now know, that did not  
5 happen. Eventually, the university got its  
6 increase in enrollment based on assumptions  
7 and predictions that were never realized.

8 In the last decade, the current  
9 BCA leadership under Lenore Rubino and  
10 Commissioner Solomon, have put much time and  
11 effort into a relationship with the  
12 university, trying to keep the channels open  
13 for dialogue.

14 They also work closely with city  
15 agencies as MPD, DPW, DCRA, in hopes of  
16 improving the quality of life issues that are  
17 so important to a compact neighborhood like  
18 Burleith.

19 I wish I could say things have  
20 improved. They haven't. The numbers are  
21 against us. Simply put, there are too many  
22 students in too many of our houses. The OCSL

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1 office has been dressed up, the shuttle buses  
2 driving students from party to party, SNAP is  
3 snapping all of 15 hour a week, and at the end  
4 of the day complaints roll in, properties are  
5 deteriorating, and the landlords are going to  
6 the bank.

7           The winners are the university and  
8 the landlords, a simple matter of supply and  
9 demand. The students are temporary, in  
10 temporary "digs." Neighbors are permanent.  
11 We are the ones left, tired of the same  
12 battles, and the anxiety of who and how many  
13 will be moving in next time.

14           Burleith needs your help to break  
15 this cycle. The university has had its way,  
16 the last 20 years, with its enrollment  
17 policies which have been ruinous for our  
18 neighborhood. The Office of Planning in 2000,  
19 and now in 2010, has recognized the  
20 university's detrimental effects on Burleith  
21 and West Georgetown.

22           We implore you to adopt the 2010

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1 Office of Planning's recommendations. There  
2 is not room now for a balance between what the  
3 university wants and what we must have to save  
4 our neighborhood. Thank you.

5 CHAIRMAN HOOD: Okay. Thank you.

6 Next.

7 MR. PARRS: Hi. My name is Walter  
8 Parrs, and I live at 3308 Prospect Street in  
9 Georgetown. I live there with my wife and my  
10 4-year-old daughter, and my six week old son.

11 I don't think I'm going to read my statement  
12 because I realize, everything I've put in  
13 this, you guys already know. You've heard it  
14 fifty times over. I think I'll just make a  
15 couple of quick points.

16 The first one is it's all true.  
17 Everything you're hearing is true. They're  
18 saying "I can't sleep." I don't sleep. Three  
19 nights a week out of every seven, we don't  
20 sleep.

21 I've just exhausted myself, trying  
22 to work with Georgetown University to do

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1 something about this problem.

2 And I've attached to my testimony  
3 an e-mail chain that goes back to the  
4 beginning of the academic year, in which I am  
5 pleading and pleading and pleading with  
6 Georgetown University's Office of Off-Campus  
7 Student Life, to do something about this  
8 problem. But as you know, you know, there's  
9 no political will there. So Georgetown  
10 University is not going to do anything. At  
11 least I have no, no hope for it.

12 So we've engaged--I'm availed  
13 myself of SNAP many times. They've told me to  
14 go suck eggs. And we have consistent problems  
15 on and on and on and on. So I think I would  
16 just sort of like to reiterate what the  
17 gentleman here said.

18 A lot of the--like I find myself  
19 very much in the same position as him. I've  
20 got a young family. I love the neighborhood.  
21 I want to live there. But looking at the  
22 situation right now, I mean it's just not

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1 tenable, and when I learned about what this  
2 campus plan was about, I had a conversation  
3 with my wife, and we essentially said, Can we  
4 continue to live here? And the answer is you  
5 can't reside in a neighborhood you can't sleep  
6 in, and where you've got battles every single  
7 day.

8 As a matter of fact, after this, I  
9 want to talk to you about some of these  
10 soundproof window things, because I'm doing  
11 that, cause I need to sleep.

12 And that's about it. I think  
13 that's all I've got to say. Thank you very  
14 much for hearing me, and I think just finally,  
15 it's really no exaggeration to say that the  
16 existence of these neighborhoods as  
17 residential neighborhood is being threatened.

18 These are fantastic neighborhoods. D.C. is  
19 going to lose, if we lose these neighborhoods.  
20 Protect them, please.

21 CHAIRMAN HOOD: Thank you. Next.

22 MR. HARRISON: My name is Glen

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1 Harrison. My wife and I have been resident  
2 owners of 3726 T Street in Burleith for four  
3 years. I'm an educator and I serve on the  
4 Burleith Safety Committee chair.

5 I don't support the 2010 GU campus  
6 plan. It exhibits an obvious lack of a  
7 comprehensive and coherent community-based  
8 strategy which should address unresolved  
9 issues, current problems, and reduce negative  
10 impacts in the future.

11 I take a direct approach to  
12 addressing the negative impacts, and  
13 disrespectful student behavior, such as  
14 transportation issues, derelict properties,  
15 public drunkenness, vandalism, and noise  
16 nuisance.

17 On most Thursday, Friday and  
18 Saturday nights, typically between 10:00 p.m.  
19 and 3:00 a.m., the peace of the community is  
20 disturbed by unacceptable noise nuisance.  
21 Usually in the form of a person, or persons,  
22 yelling at the top of their lungs, chanting,

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1 singing, conversing in large groups at above  
2 normal volumes, or amplified music.

3 Most recently, this occurred on  
4 April 30th, May 5th, 13th, 14th, June 3rd and  
5 4th, 2011.

6 There are hundreds of other  
7 residents' letters, reports, and MPD calls.  
8 If the nuisance is a small group of two to ten  
9 individuals, I grab a phone, a flashlight, and  
10 a megaphone that you see here in front of you.

11 I make a note of the house address  
12 and I get the attention of the nuisance  
13 generators. I speak with the owner or tenant,  
14 and ask them to please stop making the noise,  
15 and to move their party indoors.

16 95 percent of the time, I'm  
17 challenged, or verbally abused, and understand  
18 that they have no intention of stopping or  
19 reducing their impact. In my experience, most  
20 students in Burleith tell me that they have a  
21 right to party, while being completely  
22 ignorant of preserving community peace. At

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1 this point, I call 911 to report the nuisance.

2 I also call SNAP, but their inability to  
3 cease the noise continues to be a waste of my  
4 time. If the nuisance is a back yard full of  
5 people, I simply note the address, call SNAP  
6 and MPD.

7 Experience has also taught me that  
8 as a visible individual complainant, I will  
9 quickly be ridiculed and challenged, or find  
10 burned campus plan opposition signs on my  
11 front steps, like this one here.

12 Afterwards, I usually spend my  
13 time composing and sending an e-mail with a  
14 report of the incident. I also report to the  
15 city on excessive waste, public space  
16 maintenance, and derelict student properties.

17 Oftentimes simply taking the initiative  
18 myself and maintaining tree boxes, picking up  
19 litter, and shoveling sidewalks.

20 It takes a lot of effort on my  
21 part, but I'm willing to volunteer my time,  
22 abilities, and good neighbor assistance to

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1 those who, by creating or enabling negative  
2 impacts, need it most. These GU student-  
3 generated problems have continued for years,  
4 and continue to worsen.

5 GU's campus plan continues to  
6 ignore current, longstanding problems, and  
7 will not begin to repair community relations  
8 until the student population in Burleith and  
9 Georgetown is effectively managed, and all  
10 undergraduates are housed on GU's main campus.

11 Thanks.

12 CHAIRMAN HOOD: Okay. Thank you  
13 very much. Let me start. Mr. Parrs, let's  
14 look at this e-mail traffic, and I appreciate  
15 you bringing this in. I'm looking at the last  
16 e-mail--

17 MR. PARRS: Yeah; yeah.

18 CHAIRMAN HOOD: --for resolution.

19 MR. PARRS: Yeah.

20 CHAIRMAN HOOD: It says: Dear Mr.  
21 Parrs, thank you for your note which I have  
22 read carefully. You know what it says.

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1 MR. PARRS: Yeah.

2 CHAIRMAN HOOD: And it says,  
3 rather than to continue to attempt to address  
4 all this by e-mail, would you be willing to  
5 meet and talk? Now this was June the 2nd.

6 MR. PARRS: That's right; yeah.

7 CHAIRMAN HOOD: That's probably  
8 why you--I think we had a hearing that night.  
9 You were meeting with them.

10 MR. PARRS: It was a coincidence.

11 CHAIRMAN HOOD: I appreciate that  
12 and will be happy to arrange a place and time.  
13 Has that meeting taken place?

14 MR. PARRS: It has not, and  
15 actually, I just was able to meet Ms. Lord,  
16 who wrote that to me. I've been thinking  
17 about whether or not to do that meeting,  
18 honestly, which is why I haven't replied back.  
19 I thought about it a couple of ways. Am I  
20 going to hear the talking points about SNAP  
21 and the decal, and all that stuff again?  
22 What's going to come out of this meeting?

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1           Maybe--should I get a posse of  
2 people together from my neighborhood, to, you  
3 know, to all complain together?

4           But unfortunately, what I'm  
5 concerned about is that Georgetown University  
6 knows very well about these problems. When I  
7 came to this neighborhood two years ago, I  
8 naively believed that Georgetown University  
9 didn't know this was going on, or didn't  
10 really understand the full scope of what was  
11 going on. I'm going to do this meeting, and  
12 I'm going to put my best foot forward, and I'm  
13 going to look for a way that we can work this  
14 out together.

15           But I've got to say, I just don't  
16 have "high hopes" for it.

17           CHAIRMAN HOOD: Okay. Let me ask  
18 this. Would it be possible that you--cause I  
19 see it right here.

20           MR. PARRS: Yeah.

21           CHAIRMAN HOOD: Could you do this  
22 meeting before we make a decision?

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1 MR. PARRS: When do you make a  
2 decision?

3 CHAIRMAN HOOD: That's probably a  
4 bad question.

5 MR. PARRS: I will do that.

6 CHAIRMAN HOOD: Probably a bad  
7 question to ask me.

8 MR. PARRS: I'll probably counter  
9 for January. No. Just kidding. I will.

10 CHAIRMAN HOOD: I think it would  
11 be helpful--

12 MR. PARRS: I will. If you ask me  
13 to do that, I absolutely will.

14 CHAIRMAN HOOD: I think it would  
15 be helpful, as soon as possible.

16 MR. PARRS: Yeah.

17 CHAIRMAN HOOD: And I applaud you,  
18 because this looks like it started back in  
19 September.

20 MR. PARRS: Oh, man. And it takes  
21 a while before I got to the point when--to  
22 actually do that. You know, there's a lot

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1 building up before then, frustration in waking  
2 up. Anyway. But it's all there. The other  
3 reason I--that e-mail also shows a number of  
4 other things, which is that we're really  
5 trying our best to reach out to Georgetown  
6 University, to engage Georgetown University  
7 bilaterally, between the residents and the  
8 university.

9 And we just--we get very, very  
10 wonderful polite people who are highly  
11 sympathetic.

12 CHAIRMAN HOOD: Right. And I--

13 MR. PARRS: Just succinctly. And  
14 it was some of the best people I've ever met.

15 CHAIRMAN HOOD: Let me tell you  
16 this Mr. Parrs. I want to hear--I'm looking  
17 for more enforcement, and I know you all have  
18 been on "promise land" for a long time, but I  
19 think this would really help. So I'm actually  
20 going to make--I'm hoping that you all can  
21 meet in the next 30 days or so. I'm not sure  
22 when we're going to decide this. It'll

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1 probably be after our--yeah; okay.

2 MR. PARRS: Let me just make a  
3 quick comment about that, and I've thought a  
4 lot about this. What can be done? What's the  
5 way forward? So many people have raised the  
6 concept of some sort of enforcement. Get MPD  
7 out there to actually ticket this stuff, cause  
8 it's illegal. You could "bust" kids every  
9 single night. Could "bust" hundreds of kids  
10 every single night. There's justification for  
11 it.

12 But this problem has been going on  
13 for decades, and no one's ever done  
14 enforcement. This idea must have been  
15 proposed 500 times already. And I'll propose  
16 it again, and I'll hope for some enforcement.

17 But please, Commissioners, do not approve a  
18 plan because Georgetown University might say,  
19 yeah, we'll look at enforcement. They haven't  
20 looked at it for 20 years, and they've had the  
21 opportunity to do so.

22 So let's not move forward and

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1 approve any plans based off promises. I was  
2 amazed to learn, attending these hearings,  
3 that it looks like that's sort of the path  
4 that--or the trap that we fell in ten years  
5 ago. Let's not do that again.

6 CHAIRMAN HOOD: Let me also  
7 correct something about ten years ago. The  
8 Zoning Commission took back--and I'm not  
9 putting anything on my colleagues on the BZA,  
10 because we had a BZA member at the time, and I  
11 was here.

12 The Zoning Commission took back  
13 over campus plans, which sometimes I regret.

14 But we took back over campus plans, and under  
15 Chairman Cropp. There was a issue about a  
16 lotta the people wanted the Zoning Commission  
17 to start hearing campus plans. American  
18 University was the first plan that we took  
19 back over ten years ago. Or maybe even 12  
20 years ago now.

21 But we did not hear this case.  
22 The BZA heard the case. But we did have a

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1 representative from the Commission who sat on  
2 the BZA. I'm not putting it off on them.  
3 But I want you all to understand that the  
4 Zoning Commission didn't hear campus plans. I  
5 don't know whether we were wise or not, but we  
6 took them back from the Board of Zoning  
7 Adjustment, to hear them, and I think that's--  
8 the city, universally, wanted us to hear the  
9 campus plans, so--and I will tell you, when I  
10 say "enforcement," I'm looking for something a  
11 little different other than MPD, and other  
12 than SNAP.

13 MR. PARRS: Sure.

14 CHAIRMAN HOOD: I'm looking for  
15 something a little different, and the  
16 university is going to help me get there.

17 MR. PARRS: All right. Would you  
18 like me to let you know the outcome of that--

19 CHAIRMAN HOOD: Yes. Hopefully,  
20 you all can do it soon.

21 MR. PARRS: Yeah. We'll do that.  
22 I will do that, if you want--

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1 CHAIRMAN HOOD: Whichever way you  
2 figure needs to happen, hopefully, and I'm  
3 sure whoever you e-mail is here.

4 MR. PARRS: Okay.

5 CHAIRMAN HOOD: Hopefully, you all  
6 can do that soon.

7 MR. KOHN: Mr.--I'm sorry. Can I  
8 address the topic you're talking about there.  
9 You know, we've had these meetings,  
10 repeatedly. I can't tell you--I've lost kind a  
11 how many meetings I've been to, where we sit  
12 down with the university and they promise us  
13 everything on the table, whether it's at ANC,  
14 whether it's on campus, whether it's in a  
15 church. We've done this over and over and  
16 over, and it never goes anywhere. It's a big  
17 waste of time.

18 And I appreciate your efforts in  
19 trying to figure out a solution, and how they  
20 can do better enforcement. But they just  
21 don't, even though, you know, Ms. Lord and  
22 others do make their best effort to try to do

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1 so.

2 It just doesn't ever go anywhere,  
3 you know, and quite frankly, you know, if this  
4 plan moves forward, even if there's a promise  
5 of enforcement, I don't think anyone wants to  
6 live in a neighborhood where these students  
7 continue to pour out and take over more and  
8 more blocks of our neighborhood, and then we  
9 just have what? more SNAP patrols, more MPD on  
10 every block.

11 I mean, we're going to turn the  
12 neighborhood into a police state. I mean,  
13 that's not the solution.

14 CHAIRMAN HOOD: I think you might  
15 have missed my point. I will tell you  
16 something. Let me take you a little further.

17 The Zoning Commission does not like to sit  
18 down here, every night, and hear different  
19 cases, and learn ten years later, that the  
20 stuff we set up here and deliberated on, and  
21 tried to help find a balance, or strike a  
22 balance, or maybe bring the scale back up, was

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1 not being done. Okay?

2 Did you understand where I'm  
3 coming from? Okay. All right. Any other  
4 questions? Any other questions?

5 Mr. Turnbull.

6 COMMISSIONER TURNBULL: I just  
7 wanted to address your concerns. One of the  
8 solutions is a 100 percent undergraduate  
9 housing on campus, which was proposed by the  
10 Office of Planning, which I think is what most  
11 of the people here are looking for. We  
12 haven't decided anything, so that's still in  
13 play.

14 CHAIRMAN HOOD: All right. Any  
15 other questions?

16 [No response]

17 CHAIRMAN HOOD: Cross-examination.

18 Ms. Dwyer?

19 MS. DWYER: None.

20 CHAIRMAN HOOD: Mr. Lewis?

21 MR. LEWIS: No.

22 CHAIRMAN HOOD: Ms. Haas?

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1 MS. HAAS: No.

2 CHAIRMAN HOOD: Mr. Hinds?

3 MR. HINDS: No.

4 CHAIRMAN HOOD: Mr. Clements?

5 MR. CLEMENTS: No.

6 CHAIRMAN HOOD: Mr. Avery?

7 MR. AVERY: No questions.

8 CHAIRMAN HOOD: Okay. I want to  
9 thank you all for your testimony. We greatly  
10 appreciate it. Mr. Parrs, I'm looking forward  
11 to hearing back from you. Ms. Schellin, make  
12 sure that's on our list of things.

13 MS. SCHELLIN: It is.

14 CHAIRMAN HOOD: Okay. Thank you.

15 MS. SCHELLIN: Rebuttal will be on  
16 the 20th, not tonight. Chairman Hood, if I  
17 could, whoever shut these doors, could you  
18 please reopen them. They are locked and they  
19 need to be open. Put the wedges back in them,  
20 please. Thank you.

21 CHAIRMAN HOOD: Okay. Thank you.

22 If you all can open the doors for us, and

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1 also make sure the court reporter has your  
2 cards. Ms. Dwyer, I'm going to ask the  
3 citizens of Georgetown, Burleith, and Foxhall,  
4 I believe all three need to come back to the  
5 table, Ms. Schellin. Is that--

6 MS. SCHELLIN: Yes; all of them.

7 CHAIRMAN HOOD: Okay. All of the  
8 witnesses need to come back to the table or be  
9 available for cross-examination.

10 MS. DWYER: And I'm going to start  
11 with the Burleith Citizens Association, so  
12 Lenore Rubino.

13 CHAIRMAN HOOD: Okay. So all the  
14 people from Burleith Citizens Association, Ms.  
15 Dwyer's going to start with your group to  
16 present it, and everyone else could be close  
17 by and ready to go as soon as possible. Okay,  
18 Ms. Dwyer. We're ready.

19 MS. DWYER: All right. Thank you.

20 CROSS-EXAMINATION

21 MS. DWYER: Lenore, I have some  
22 questions for you, and particularly in light

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1 of some of the testimony we've heard this  
2 evening about what's really gone on over the  
3 last ten years. I wanted to ask you whether  
4 you've attended the university quarterly  
5 meetings over the last ten years?

6 MS. RUBINO: Do you mean the BCA  
7 mandated meetings?

8 MS. DWYER: Right.

9 MS. RUBINO: I have.

10 MS. DWYER: And have you also  
11 attended some of the All Meetings and the  
12 Leadership Meetings with the university?

13 MS. RUBINO: I have.

14 CHAIRMAN HOOD: And have these  
15 meetings provided an opportunity to work with  
16 the university on community and student  
17 conduct issues, and then report that back to  
18 the community?

19 MS. RUBINO: When I originally  
20 started going to these meetings, I had "high  
21 hopes." I believe I had a bit of a pollyanna  
22 attitude about it. I thought we would really

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1 be able to build bridges and subsequent, over  
2 the course of time, I found that was not the  
3 case.

4 MS. DWYER: All right. Well, let  
5 me ask you about some of that, because you do  
6 a monthly newsletter--

7 MS. RUBINO: I do.

8 MS. DWYER: --that the association  
9 publishes, and you are the person that  
10 provides the introductory message each month,  
11 generally; is that not the case?

12 MS. RUBINO: I do.

13 MS. DWYER: And regarding trash  
14 and cleanup issues, in April 2006, didn't you  
15 praise both Georgetown University and  
16 Georgetown University Hospital for help with  
17 community cleanup, including recognizing that  
18 Ray Dinelli at Georgetown should be, quote,  
19 commended for taking the lead and putting the  
20 cleanup together? Do you recall reporting on  
21 that?

22 MS. RUBINO: I do, and at that

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1 time, again, I call it my pollyanna phase, I  
2 had rose-colored glasses on, and I was under  
3 the impression that working with the  
4 university was going to lead to positive  
5 results. But in the due course of time, I  
6 found that wasn't the case. We were actually  
7 working to assist the community just in  
8 destroying the community.

9 MS. DWYER: All right. And that  
10 was in 2006, that that newsletter--

11 MS. RUBINO: I don't have the  
12 newsletter in front of me, so I--you know,  
13 I'm, I'm taking your word on that.

14 MS. DWYER: Right. We can provide  
15 copies for the record. And in that same  
16 newsletter, do you recall saying that the  
17 university had really "stepped up to the  
18 plate" with its bulk trash collection during  
19 student move out?

20 MS. RUBINO: I don't have the  
21 newsletter in front of me, so I--

22 MS. DWYER: Do you recall, in the

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1 May 2008 newsletter, continuing to praise the  
2 community cleanup and the university, and  
3 stating, quote, our streets and alleys are in  
4 much better condition than in previous years?

5 MS. RUBINO: I don't have it in  
6 front of me.

7 MS. DWYER: All right. We can  
8 provide that for the record. And do you  
9 recall, in the May 2009 newsletter, the  
10 statement that, quote, the neighborhood has  
11 never looked cleaner?

12 MS. RUBINO: When I wrote that--  
13 wrote that and I--the cleanup is also a direct  
14 result of the community coming together. Mark  
15 Geesler. He's a--he was on the board. His  
16 efforts, and the community's efforts, because  
17 many times the students aren't even there, or  
18 the students that do come, they're coming  
19 there because they have to do some sort of  
20 workforce--you know--it's part of their  
21 community service.

22 And many times--my hope was

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1 through the community cleanups that we were  
2 going to be bridging these students with  
3 neighbors and--and having, again, bridges  
4 built. But what I found out was that the  
5 students would just do their--it's sort of,  
6 you know, they checked a box, and they would  
7 leave, and then it was the residents that were  
8 going through and doing it.

9 MS. DWYER: But in these  
10 newsletters, you're praising the partnership  
11 between the university and the community--

12 MS. RUBINO: It was my hopes--

13 MS. DWYER: --and this was as  
14 recently--

15 MS. RUBINO: It was my hopes.

16 MS. DWYER: --as May of 2009.

17 MS. RUBINO: It was my hopes.

18 MS. DWYER: So i'm just trying to  
19 understand when everything changed. It  
20 sounded like it might have been 2009 or 2010,  
21 that things changed. But up until that point  
22 in time, there were a series of newsletters in

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1 which you praise the cooperative efforts.

2 MS. RUBINO: It was my hope that  
3 we were--that we were going to make progress.

4 MS. DWYER: Okay. Talking about  
5 noise and conduct, in the same series of  
6 newsletters, in May 2007, didn't you write  
7 that you, Ed Solomon, and others, were working  
8 extensively on quality of life and noise  
9 issues with universities, and, quote, having  
10 great success working with Georgetown  
11 University, MPD, and the landlords.

12 MS. RUBINO: Yeah. When--again,  
13 when we started all this work together, I  
14 didn't realize, at the time, how labor-  
15 intensive it was. It took an enormous amount  
16 of my personal time. Ed Solomon's time. Ed  
17 Solomon's out there every weekend, patrolling,  
18 and then--and when the campus plan came out, I  
19 thought if we lose Ed Solomon and he decides  
20 not to do this, where will we be? because I  
21 certainly don't want to be out every week and  
22 doing this. Who's going to step up to the

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1 plate?

\*22B                   And I started to realize what was  
3 happening is we were assisting the university  
4 in perpetuating the injustices upon the  
5 community.

6                   MS. DWYER: Let's talk about the  
7 injustices. In March 2008 newsletter, you  
8 praise the university efforts, and stating  
9 that, quote, we applaud Georgetown  
10 University's continuing efforts to work with  
11 us to curb noise issues.

12                   It doesn't sound like injustices  
13 to me. It sounds like you and the university  
14 were working together as recently as March  
15 2008, and in October 2008, did you praise the  
16 success of the leadership group discussions  
17 with the university, stating that, quote,  
18 great progress has been made with student  
19 issues, and Georgetown University has  
20 implemented many of our suggestions.

21                   That was in October of 2008. And  
22 did you go on to state, quote, I have noticed

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1 a decrease in complaints about student  
2 behavior, so I feel we are on the right track?

3 MS. RUBINO: I don't have the  
4 newsletter in front of me, but I will you my  
5 feelings on what, what you're asking me.

6 Again, we--I was out there working  
7 towards this imaginary goal that I--that was a  
8 imaginary goal, and when the 2010/2020 campus  
9 plan came to be, I realized everything that we  
10 were doing, all we were--and all we were doing  
11 was helping the university increase its  
12 enrollment while we were taking the burden on.

13 I put many hours into all of this.

14 MS. DWYER: I--

15 MS. RUBINO: Many, many hours.

16 MS. DWYER: I am not disputing  
17 that.

18 I'm just trying to understand--

19 MS. RUBINO: So did the--and so  
20 does the community.

21 MS. DWYER: I'm just trying to  
22 understand how, as recently as spring 2009,

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1 you can say the neighborhood never looked  
2 better, and we're on the right track, and then  
3 shortly thereafter, about the same time the  
4 university filed its campus plan, suddenly,  
5 everything is, is not working correctly, and  
6 all of the partnership, the ten years of  
7 partnership is "down the drain."

8 I'm just trying to understand how  
9 that seemed to happen in the last year and a  
10 half, two years.

11 MS. RUBINO: Well, it's very easy.

12 When you look at the numbers on the campus  
13 plan, and also when we did the Burleith  
14 survey, it was something I--I didn't have the  
15 depth of that knowledge, of the number of  
16 houses that were group, student group rentals,  
17 and things became very clear to me, at that  
18 time, what was going on.

19 MS. DWYER: Regarding the number  
20 of houses, you had information on the number  
21 of houses, but you also had information over  
22 the last ten years, and then working with the

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1 university, noise issues were being addressed,  
2 student conduct issues were being addressed,  
3 almost, you know, immaterial, in terms of the  
4 number of houses. The fact was the issues  
5 were being addressed.

6 But I will move on. I will move  
7 on. And let's begin talking about some of the  
8 numbers that was in your testimony.

9 First of all, let me just clarify  
10 something. I think in your testimony, you  
11 indicated that Burleith did not count the  
12 basement apartments--

13 MS. RUBINO: That's--that's  
14 correct.

15 MS. DWYER: --and is that because  
16 you believe that basement apartments largely  
17 don't create objectionable impacts?

18 MS. RUBINO: We don't look--our  
19 perspective on basement apartments is they  
20 have an owner in the home which is supervising  
21 the situation, and I have not had any calls on  
22 basement apartments.

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1 MS. DWYER: Okay.

2 MS. RUBINO: Where an owner  
3 resides.

4 MS. DWYER: Right.

5 All right. Then looking at the  
6 number of students in Burleith, and the  
7 university, in its May 12th filing, at Tab E,  
8 provided a listing of the students and where  
9 they reside in the community, the same  
10 information that had been provided to the  
11 neighborhood and to the Office of Planning.

12 And if you look at that, in spring  
13 2000, weren't there a total of 538  
14 undergraduate students living in Burleith?

15 MS. RUBINO: I don't have that in  
16 front of me, so--

17 MS. DWYER: Undergraduate students  
18 in Burleith. And the number in 2000 was...?

19 MS. RUBINO: Your--this, this is  
20 your--from your supplemental submission?

21 MS. DWYER: Yes.

22 MS. RUBINO: So this may--I don't

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1 really know, based on what was filed in 2000,  
2 that this was what was filed in 2000 as well.

3 MS. DWYER: Yes.

4 MS. RUBINO: Or this is what  
5 you're telling--

6 MS. DWYER: That's the--that's the  
7 2000 chart from the campus plan, updated. The  
8 same information--

9 MS. RUBINO: It's updated. So it  
10 may or may not be the same numbers?

11 MS. DWYER: Well, the 2000 number  
12 is the same number as the 2000 campus plan.  
13 And can you read what that number was in terms  
14 of undergraduates in Burleith.

15 MS. RUBINO: It says 538.

16 MS. DWYER: And the number of  
17 undergraduates in Burleith in spring 2010?

18 MS. RUBINO: 417.

19 MS. DWYER: So wasn't there a  
20 decrease of more than 100 undergraduate  
21 students over past decade in Burleith?

22 MS. RUBINO: You know, I'm always

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1 suspect of the spring numbers, because in the  
2 spring--the spring numbers, from my  
3 understanding, the way they work, is that you  
4 have--the fall numbers are always higher  
5 because you have the--in the spring you have  
6 the students that go study abroad. So I--  
7 that's why they have the averaging, in order  
8 to, to lower the number. So I'm--I really  
9 can't comment on that.

10 MS. DWYER: Well, did you have a  
11 chance to look at the Oberlander report which  
12 was prepared by the Burleith Citizens  
13 Association, in which Mr. Oberlander indicated  
14 the numbers for fall 2009?

15 MS. RUBINO: When Mr. Oberlander  
16 prepared his report, we gave him some  
17 information.

18 MS. DWYER: And do you recall that  
19 the number he reported was 424?

20 MS. RUBINO: I don't have that in  
21 front of me. I don't recall it.

22 MS. DWYER: And if the number is

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1 in fact 424, based on his filing, isn't that  
2 still a decrease of more than 100  
3 undergraduates in the last decade?

4 MS. RUBINO: I really--this is a  
5 numbers game to me, and I can't really comment  
6 on what you're--what you're asking me, because  
7 I don't feel like I have enough information,  
8 and I don't want to say something that isn't--  
9 isn't correct and truthful.

10 MS. DWYER: I can appreciate that.  
11 It's just that a lot of numbers are included  
12 in your presentation, and we're just trying to  
13 get to the--

14 MS. RUBINO: Well, the numbers--

15 MS. DWYER: --real understanding  
16 of the--

17 MS. RUBINO: Right. And the  
18 numbers that we used were the numbers that you  
19 gave us with the number of students, and we  
20 used the fall numbers from the--I think it was  
21 the 2009, and they were from your  
22 presentations.

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1 MS. DWYER: Right. So we're all  
2 using the same numbers. We're all using the  
3 university's numbers.

4 MS. RUBINO: I was using the fall  
5 2009 numbers. These numbers I haven't--I  
6 haven't worked with.

7 MS. DWYER: Okay. And the fall  
8 2009 number was the 424. So I'm just trying  
9 to, you know, make sure you understand that  
10 it's--it was not a significant difference  
11 between the fall and the spring.

12 But let me move--let me move on to  
13 some questions I have about the survey that  
14 you conducted and the assumptions you made.  
15 When you did your survey of Burleith homes,  
16 didn't your survey find that about one-third  
17 of the current rentals are not Georgetown  
18 students?

19 MS. RUBINO: Let me just get the  
20 survey out. Okay. I'm sorry. What was the  
21 question?

22 MS. DWYER: Didn't your survey

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1 find that about one-third of the current  
2 rentals in Burleith are not to Georgetown  
3 students?

4 MS. RUBINO: I have to figure out  
5 the number. What I have here is that we have-  
6 -of the 535 houses, 257 are rental units, and  
7 of those 257, 165 are GU student group  
8 rentals. So whatever that percentage works  
9 out to.

10 MS. DWYER: I think in your  
11 presentation you had a bullet point indicating  
12 that about a third are not Georgetown  
13 students. You also had a slide, that out of  
14 the ten sales to investors in 2010, only three  
15 were Georgetown university student group  
16 rentals.

17 MS. RUBINO: That's not what I  
18 said. What I said was of the ten sales, three  
19 were turned to student group rentals, but the  
20 other ones were student group rentals. They  
21 were already student group rentals.

22 MS. DWYER: I don't believe that

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1 was your testimony. On page five of your  
2 testimony--

3 MS. RUBINO: Let me go back to  
4 that.

5 [Pause]

6 MS. RUBINO: I went and I called  
7 every real estate agent for these sales, and I  
8 asked them what was the purpose, who did you  
9 sell to? I asked the--either the listing  
10 agent or the buyer's agent. And of those ten--  
11 those ten sales were to investors, and those  
12 houses were to G--were GU rental houses.

13 MS. DWYER: What you say on page  
14 four of your testimony is that of those ten,  
15 three were owner-occupied homes that became  
16 Georgetown University group rentals.

17 MS. RUBINO: That's correct. But  
18 the other seven were also rentals, GU student  
19 group rentals.

20 MS. DWYER: So you're saying those  
21 were existing rentals that simply continue.  
22 They change investors.

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1 MS. RUBINO: Three of them were--  
2 were owned by one person who had students in  
3 them, and she sold them complete with business  
4 plans to one investor, and another two were  
5 part of an estate, and they were also student  
6 group rentals. And I could go on.

7 MS. DWYER: Okay. I just wanted  
8 to clarify that, cause it seems that based on  
9 your survey data, about a--you know--a third  
10 of the rentals are not Georgetown students,  
11 which suggests there's a pretty strong market  
12 for rentals other than Georgetown University  
13 students.

14 MS. RUBINO: Stu--investors come  
15 into our neighborhood because they know they  
16 can get six thousand dollars per the group  
17 house, and they know that the market for the  
18 group house is GU students.

19 MS. DWYER: Are there group houses  
20 that are not GU students?

21 MS. RUBINO: There may be.

22 MS. DWYER: But you're not

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1 familiar with those at all?

2 MS. RUBINO: Here and there. I  
3 mean, predominantly, the troubled houses that  
4 we have are GU student group houses.

5 MS. DWYER: You state on page nine  
6 of your testimony, that they minor increase in  
7 graduate students in the Burleith neighborhood  
8 over the last decade, which is only 36  
9 students, would translate into nine to twelve  
10 group houses.

11 However, you also testified that  
12 the typical group house has up to six students  
13 living in it.

14 MS. RUBINO: Well, what we used--  
15 we wanted to use GU's numbers, so we took the  
16 percentage of their--GU has a slide in their  
17 community presentation, I think it's--we have  
18 it in the exhibit, where they break down by--  
19 one student, there's maybe 10 percent, one to  
20 a house. Two students, fifteen. Whatever.  
21 What we did was we took out the one bedrooms  
22 and the two, because we figured they weren't

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1 group houses, and we averaged out the  
2 remaining percentages, and we came up with--it  
3 was three. Nine to twelve is three to--three  
4 to four in a house, or three to five in a  
5 house. I tried to give a range, so I could  
6 be--

7 MS. DWYER: But you have no actual  
8 evidence that all, or even some of these  
9 additional 36 students, actually lived in a  
10 group house, the 36 students over the last ten  
11 years?

12 MS. RUBINO: Well, we can make an  
13 assumption based on what we're--we're using  
14 your data to make certain assumptions.

15 MS. DWYER: Right. But--

16 MS. RUBINO: And we also--we also  
17 have the survey, which shows that, I believe  
18 it's 36--36 graduate--we have 36 graduate  
19 houses, plus we have twelve mixed houses which  
20 are graduate and undergraduate.

21 MS. DWYER: And is your  
22 experience--I mean, you stated that basement--

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1 students who live in basement apartments, one  
2 or two persons to a basement apartment, really  
3 are not the subject of SNAP calls and  
4 problems.

5 Is your experience that graduate  
6 students who average 29 years of age are the  
7 subject of SNAP calls and conduct issues?

8 MS. RUBINO: We have not been  
9 concerned with base--with basement roommates,  
10 or whatever you want--rentals. Those--that  
11 those haven't been part of our--the problems  
12 for us.

13 MS. DWYER: All right. Let me ask  
14 you something else. Prior to, I think it was  
15 2009/2010, your newsletter always included a  
16 reference to the residents feeling free to  
17 call the university SNAP line, and as well as  
18 MPD, and beginning around 2009/2010, it seemed  
19 the emphasis was on having the residents call  
20 911 as opposed to the university's program.

21 And I guess my question to you is,  
22 if the goal is to come up with a program that

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1 works, wouldn't it make sense for the Burleith  
2 residents to contact the university and try  
3 and come up with creative solutions, working  
4 together?

5 MS. RUBINO: When the campus plan  
6 came out, I realized that none of these  
7 solutions were going to work, especially with  
8 the increase in enrollment, and what we were--  
9 we needed--we need information, legal  
10 information to have a legal record to go after  
11 landlords, to substantiate our claims. We've  
12 been finding out that SNAP doesn't work. So--

13 MS. DWYER: But do you--

14 MS. RUBINO: The board decided  
15 that the approach would be that people would  
16 call 911. But the university has let everyone  
17 know to call SNAP. So neighbors do call SNAP.  
18 It's not that they don't call SNAP. They do  
19 call SNAP and they have found it ineffective.

20 MS. DWYER: And even though the  
21 neighbors have been encouraged to call 911,  
22 doesn't the data show that the 911 calls have

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1 been decreasing?

2 MS. RUBINO: From what I  
3 understand we don't have any data yet for  
4 2011, so I can't comment on that, and from  
5 what I under--from what I have seen, the 911  
6 calls heavily are--you can graph them.

7 MS. DWYER: Oh, I'm not, I'm not  
8 talking about the--I'm not talking about the  
9 graphing. But in terms of the overall numbers  
10 of calls from that--

11 MS. RUBINO: I don't--

12 MS. DWYER: --West Georgetown  
13 Burleith community, the 2010 MPD data is filed  
14 in the record, and have you looked at that, to  
15 show that even with the admonition to call  
16 MPD--

17 COMMISSIONER MAY: Ms. Dwyer. Ms.  
18 Dwyer, sorry to interrupt. But is--I mean,  
19 does this relate specifically to her  
20 testimony, because, you know, all of this  
21 question about whether you had it in your  
22 newsletter to call SNAP, I don't know that

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1 that was really relevant to her testimony.

2 MS. DWYER: All right. Well, a  
3 lot--the MPD data was certainly a part of the  
4 presentation.

5 COMMISSIONER MAY: Well, can you  
6 focus on the specific data that she presented,  
7 and ask questions about that, cause otherwise  
8 you're just having an argument in front of us,  
9 and it's not convincing anybody.

10 CHAIRMAN HOOD: And also can we  
11 ask a question.

12 MS. DWYER: Right. And that was  
13 actually my last question. So I'm finished  
14 with my questions for the Burleith  
15 Association.

16 The next set of questions is for  
17 the Citizens Association of Georgetown, and I  
18 guess that would be you, Jennifer.

19 In your presentation, you  
20 reference the 427 addresses in Burleith, in  
21 West Georgetown, for the fall of 2010; is that  
22 correct?

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1 MS. ALTEMUS: There was definitely  
2 a 247 number.

3 MS. DWYER: And were you aware  
4 that more than half of the student addresses  
5 in Georgetown are not a group house?

6 MS. ALTEMUS: We have--the data we  
7 show is about 220 group houses in both West  
8 Georgetown and Burleith.

9 MS. DWYER: And does your data  
10 also show that the vast majority of the  
11 graduate student addresses in West Georgetown,  
12 appropriately 86 percent are not a group  
13 house?

14 PARTICIPANT: We don't have that  
15 data.

16 MS. ALTEMUS: We don't have that.

17 PARTICIPANT: This is your data,  
18 that you're talking about. You're describing  
19 your own data. This is nothing that we have,  
20 or that we have testified about.

21 MS. DWYER: Well, the data that  
22 the university has provided in the record,

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1 there's been no analysis of that by your  
2 association.

3 PARTICIPANT: We have not analyzed  
4 what you've just submitted; no.

5 MS. DWYER: In your PowerPoint,  
6 and also in your supplemental filing, there  
7 were a number of trash photos, and none of  
8 them were date-stamped, and I wanted to ask  
9 whether many of those were taken on the moving  
10 out days for students?

11 MS. ALTEMUS: Some of them were,  
12 but I--I don't know about "many."

13 MS. DWYER: And doesn't Georgetown  
14 University pick up and recycle, donate, or  
15 dispose of all those items through their bulk  
16 pickup?

17 MS. ALTEMUS: If only--if only it  
18 were all the items. Often we're left with  
19 piles of trash out on the streets. They,  
20 they, they--that is their plan, but it rarely--  
21 -

22 MS. DWYER: And if you call the

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1 university, has it been your experience that  
2 they will then come, based on your call?

3 MS. ALTEMUS: Not always; no.

4 MS. DWYER: Okay.

5 CHAIRMAN HOOD: Ms. Dwyer, you're  
6 just talking about bulk trash, not all over  
7 trash or--

8 MS. DWYER: Just bulk trash.

9 CHAIRMAN HOOD: And those photos  
10 that--okay.

11 MS. DWYER: One of the photos in  
12 your video showed a lot of police and SNAP car  
13 activity at 34th and Prospect, and said it was  
14 related to a student party being broken up,  
15 and I wanted to ask you whether, in fact,  
16 wasn't that the evening that MPD and SNAP were  
17 on the scene responding to a student who was  
18 being abducted?

19 MS. ALTEMUS: Luca was there that  
20 night when they were taping it. Did you  
21 notice an abducted student?

22 MS. DWYER: Could you provide the

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1 date and time for that incident, because there  
2 was a follow-up safety message that went out  
3 from the university and MPD, and we'd like to  
4 verify that that was not, you know, a party--

5 MS. ALTEMUS: I gave the three  
6 dates. Did--did you get those? It was--

7 PARTICIPANT: It was three hours  
8 more of video that show that.

9 MS. DWYER: Right. If we could  
10 just have the particular date for that  
11 incident.

12 MS. ALTEMUS: Oh, of the--that one  
13 particular date?

14 MS. DWYER: Yes.

15 MS. ALTEMUS: Do you know?

16 CHAIRMAN HOOD: Are you asking for  
17 the date now, Ms. Dwyer, or--

18 MS. DWYER: They can provide it  
19 for the record, but we just want to verify  
20 whether it's the same date as the other  
21 incident, which is not a group party breakup  
22 at all.

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1 CHAIRMAN HOOD: Okay.

2 MS. DWYER: I have a couple of  
3 questions about the slides that you showed  
4 regarding parking, and it looks like, in  
5 looking at your slides, you simply applied the  
6 MO Choice percentage to the total number of  
7 people in each category. But in doing so, you  
8 didn't account for the times, or days of the  
9 week when people arrive on campus.

10 For example, by applying the model  
11 to every student at the university, you didn't  
12 account for the fact that some students, like  
13 the SCS students, come largely in the evening,  
14 after the other students, faculty and staff  
15 have left for the day; is that correct?

16 MS. ALTEMUS: Yes.

17 MS. DWYER: And when you looked at  
18 the numbers for the faculty members, again,  
19 you didn't look to see whether they're at the  
20 university one day a week, or one evening, or  
21 one morning. You just assumed--

22 PARTICIPANT: I didn't. I took it

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1 from your traffic study, which didn't really  
2 clarify that information. They simply said  
3 that a vast majority of employees and  
4 students, I think are between 7:00 a.m. and  
5 7:00 p.m., something like that.

6 MS. DWYER: Right. But some pro--

7 PARTICIPANT: I'm not a traffic  
8 expert. I just look for two simple answers in  
9 your report. I couldn't find them, so I gave  
10 my own.

11 MS. DWYER: Okay. But, for  
12 example, an SCS professor who teaches a course  
13 in the evening would not necessarily be there,  
14 you know, during the day, when other  
15 professors are there, and other--

16 PARTICIPANT: Should ask him. I  
17 don't know.

18 MS. DWYER: And when you looked at  
19 the numbers, did you consider the changes in  
20 shift for the hospital between nurses and  
21 doctors, some being a night shift, some being  
22 a day shift?

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1 PARTICIPANT: Yeah. What's the  
2 percentage?

3 MS. DWYER: I don't have that  
4 percentage. I asked you--

5 PARTICIPANT: I took it from your  
6 study. I think the vast major--

7 CHAIRMAN HOOD: Okay. Hold on.  
8 Here's what we're going to do. Ms. Dwyer's  
9 going to ask the questions. If you can't  
10 answer it, don't say anything. And Mr. Hinds  
11 will deal with it--and either you can answer  
12 or you don't. We're not going to get into a  
13 discussion and ask her back a question.

14 PARTICIPANT: Their study.

15 CHAIRMAN HOOD: Okay?

16 PARTICIPANT: They should--

17 CHAIRMAN HOOD: We know who's  
18 study it is. Believe me. Believe me. You  
19 see this right here? We know exactly where  
20 everything's come from. Okay. So Ms. Dwyer--

21 PARTICIPANT: The vast majority  
22 were between 7:00 a.m. and 7:00 p.m.

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1 MS. DWYER: All right. Thank you.

2 Jennifer, I have a question for  
3 you. In your presentation you make--and then  
4 I guess in your written materials as well--you  
5 made repeated references to the loss of  
6 revenue resulting from students living in  
7 privately rented property. And I guess I have  
8 two questions. First, don't the property  
9 owners, the landlords, continue paying  
10 property taxes to the District?

11 MS. ALTEMUS: Those numbers were  
12 based on Georgetown University's own testimony  
13 on the 2000 plan. Is that what you're  
14 referring to?

15 MS. DWYER: No. I'm referring to  
16 the question, of the fact that you feel that  
17 there's a loss of revenue from these  
18 privately-rented properties, and I just wanted  
19 to ask you, aren't the landlords still paying  
20 property taxes?

21 MR. HINDS: The record will show  
22 that we did not say that the revenue loss to

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1 the city was property tax revenue. Rather,  
2 that according to your expert, Mr. Boland,  
3 it's the loss of income tax revenue and sales  
4 tax revenue, because the students don't have  
5 incomes, and they purchase much less than  
6 ordinary residents. Their purchases are  
7 rather minimal, and therefore there's a huge  
8 loss of both sales tax and income tax revenue  
9 to the city.

10 And that was Mr. Boland's  
11 testimony back in 2000.

12 MS. DWYER: Right.

13 MR. HINDS: And we have updated  
14 that in a slide that was briefly shown to the  
15 Commission, but was not included in the  
16 package that we gave you, and we have a  
17 supplemental submission, the last page of  
18 which contains a slide that goes into this in  
19 more detail.

20 But it was part of our  
21 presentation at the last session. But there  
22 was no specific discussion of that slide.

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1 MS. DWYER: All right. Thank you.

2 Going back to your discussion  
3 about graduate students, on page ten of your  
4 written testimony you claim that the proposed  
5 increase in graduate student enrollment will  
6 lead to an increase in the number of graduate  
7 students that live in West Georgetown.

8 But if you look back over the past  
9 decade, the number of graduate student in West  
10 Georgetown has actually gone down, even though  
11 the enrollment went up. So my question to you  
12 is doesn't this indicate that increases in  
13 graduate student enrollment do not necessarily  
14 have an impact on the West Georgetown housing  
15 market?

16 MS. ALTEMUS: I would say that you  
17 are correct, in that it doesn't necessarily  
18 have an impact, but I think that Georgetown  
19 did a survey of graduate students, and when  
20 asked if you would like to live closer to the  
21 university, a majority said yes, they would.  
22 So I think that if there are houses available,

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1 graduate students will choose to live there.

2 MS. DWYER: You're saying that  
3 based on that survey, the majority of the  
4 graduate students said that?

5 MS. ALTEMUS: I think it was a  
6 significant number. I don't remember what the  
7 exact percentage was.

8 MS. DWYER: All right. We can  
9 provide that for the record, in terms of what  
10 that number was.

11 I wanted to talk to you a little  
12 bit about these noise and conduct issues,  
13 because you state in your statement, on page  
14 14, that the university has made minor changes  
15 in its off-campus student life program.

16 And I wanted to ask you whether  
17 paying for a second SNAP car, is that  
18 considered a minor change?

19 MS. ALTEMUS: I think so.

20 MS. DWYER: And paying for three  
21 MPD officers to patrol the streets is also a  
22 minor change?

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1 MS. ALTEMUS: They were paying  
2 for--we--we worked with the university to have  
3 a reimbursable detail before, and we were each  
4 covering half of it. So it's not as, quite as  
5 extensive as it sounds. But yes, I think it  
6 is a minor change. It's not an inexpensive  
7 thing for them to do based on the, the--

8 MS. DWYER: If I could just  
9 clarify. These three officers are paid by the  
10 university, which are separate from the  
11 reimbursable detail partnership that the  
12 university has with CAG. Is that--

13 MS. ALTEMUS: Well, they don't  
14 have that anymore. No; they stopped that.

15 MS. DWYER: Right. And when that--  
16 -when those reimbursable officers were put on  
17 duty, wasn't that in 1993, in response to  
18 crime in West Georgetown, as opposed to  
19 anything having to do with the university?

20 MS. ALTEMUS: I wasn't involved  
21 with CAG then. I don't know.

22 MS. DWYER: Okay. Let me ask you

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1 then, if all of these are minor changes in the  
2 off-campus program, what would be a major  
3 change in the off-campus program?

4 MS. ALTEMUS: I have given a lot  
5 of thought to what could possibly be done. I  
6 think they need to--there needs to be a lot  
7 more enforcement of the--

8 CHAIRMAN HOOD: Did you testify  
9 the major, some of the major stuff? Or did  
10 you--

11 MS. ALTEMUS: Major things that  
12 they could do.

13 CHAIRMAN HOOD: Yeah. Did you--  
14 were you down that line? Is that why you're  
15 asking that question, Ms. Dwyer?

16 MS. DWYER: I'm asking the  
17 question because she--their testimony is that  
18 all of our changes have been minor, and I'm  
19 trying to find out what would be a major  
20 change that the university might consider as a  
21 way of improving the situation and working  
22 with the community.

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1           CHAIRMAN HOOD: Just, if you could  
2 think of an example. If not--I really should  
3 overrule that. But if not, you--if you don't  
4 have it, just don't answer.

5           MS. ALTEMUS: I think that the  
6 university needs to make the rules off campus  
7 just as strict as they are on campus, and they  
8 need to do a lot more about enforcing them.  
9 The "one keg" rule is something new. That  
10 you're only allowed to have one keg at a party  
11 on campus. But there is no such rule off  
12 campus.

13           There was a article recently by  
14 some Georgetown students, that say now there--  
15 where it used to be Party Central at various  
16 places on campus, no one has parties there  
17 anymore. They've all gone off campus. The  
18 entire social life of camp--of the Georgetown  
19 students has moved to the off-campus housing,  
20 and we see these "flash mob" parties cause  
21 people are all texting each other, and what  
22 used to be ten people sitting around are now a

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1 100 people, all sort of storming towards these  
2 houses, off campus, and there's, there's no  
3 regulations. There's no--

4 CHAIRMAN HOOD: So what would be a  
5 major--maybe I missed it.

6 MS. ALTEMUS: I think that they  
7 need to get equity between the off-campus  
8 party rules and the on-campus party rules.

9 CHAIRMAN HOOD: Okay. Thank you.  
10 That's her answer.

11 MS. DWYER: Thank you. That's  
12 very helpful. And then I have just one final  
13 question.

14 As I understand it, your  
15 association supports the loop road, Canal Road  
16 entrance, and the removal of the morning left  
17 turn restriction; is that correct?

18 MS. ALTEMUS: We support a loop  
19 road but not necessarily what is in the plan.

20 We'd like to get all the buses to access the  
21 university through Canal Road and we do  
22 support the left turn.

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1 MS. DWYER: And would you be  
2 willing to work with the university and DDOT  
3 to advocate for that left turn removal?

4 MS. ALTEMUS: Yes.

5 MS. DWYER: Okay; great. Thank  
6 you. That's all the questions I have. And  
7 then the final set of questions is for the  
8 Foxhall Association. Mr. Avery.

9 You state in your testimony that  
10 Georgetown University went over the heads of  
11 the community to obtain federal funds for the  
12 South Entrance. Wasn't there a transparent  
13 EIS process with full community involvement?

14 MR. AVERY: Well, the--this was  
15 1987. I wasn't living here then. It was they  
16 got a federal earmark. They didn't work  
17 through the city. They didn't work through  
18 the association. So that's as much--I am told  
19 by people that were here, that is their  
20 belief, that they went over the heads--they  
21 didn't go through the city. They went  
22 directly to the Federal Government.

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1 MS. DWYER: Did the city have any  
2 program that would provide that kind of  
3 funding for the South Entrance, to your  
4 knowledge?

5 MR. AVERY: Well, I'm not sure the  
6 city wanted the South Entrance. Georgetown  
7 University wanted--it's my understanding  
8 Georgetown University wanted the South  
9 Entrance. I don't think the city did. So to  
10 get it, they went to the Federal Government,  
11 got an earmark. The city refused to put up  
12 the funds, the matching 20 percent, so  
13 Georgetown put in the easement as the local  
14 contribution.

15 That suggests to me that the city  
16 was not--this was not a city project. It was  
17 a Georgetown University project.

18 MS. DWYER: Do you know whether  
19 that entrance was supported by the D.C.  
20 Department of Transportation and the campus  
21 plans over the last 25 years?

22 MR. AVERY: I don't know the--no.

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1 I'm not--the specific details of each of  
2 those things--this--it was a controversial  
3 project. If you go back in the press, in  
4 1995, there's a major article about how  
5 controversial it was. President DeGioia, when  
6 it was--when the entrance was opened at the  
7 dedication, acknowledged that this was a  
8 controversial project, and that there had been  
9 major concessions and compromises on the part  
10 of all parties.

11 That suggests to me that he was  
12 not--did not view this as a--as something that  
13 everybody was on board with.

14 MS. DWYER: Right. But it sounded  
15 like it was a project that eventually was one  
16 of compromise by all parties, and the project  
17 is in fact completed, and the entrance is  
18 open; right?

19 MR. AVERY: The project was  
20 completed and the entrance is open. That's  
21 correct.

22 MS. DWYER: Thank you.

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1           You also attached to your  
2 testimony a noise study, which shows,  
3 according to your expert, that the noise  
4 created by the buses will fall in the range of  
5 normal conversation. Is that correct?

6           MR. AVERY:           Well, normal  
7 conversation at the middle of the park.  
8 That's the--I mean, obviously, it's how far  
9 away it is.

10           MS. DWYER: And--

11           PARTICIPANT: May I answer those  
12 questions?

13           MR. AVERY: He is the person that--

14 -

15           CHAIRMAN HOOD: Why don't you--can  
16 you give him the answer.

17           MR. AVERY: Normal conversation on  
18 the far side of the park.

19           MS. DWYER: Correct. And I wanted  
20 to ask you, is there conversation in the park,  
21 right now, from the people who enjoy the park?

22           MR. AVERY: Of course.

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1 MS. DWYER: And you also state  
2 that the--

3 MR. AVERY: Well, wait a minute.  
4 Understand that if I speak in the normal  
5 conversation, that's not--I can't hear that a  
6 100 feet away. What it means is it's normal  
7 conversation, somebody's standing on the other  
8 side of the park. It will sound to them like  
9 it's somebody right next to them speaking. So  
10 be very careful here. This means that the--  
11 it's not normal conversation. You have to put  
12 a distance. It's normal conversation of  
13 somebody next to you. The park also closes at  
14 10:00 p.m. The buses are going to run till  
15 midnight. The buses are going to start at  
16 5:00 a.m.

17 There are not people in that park  
18 at 5:00 a.m. And there are not people in that  
19 park, hopefully, at 12:00 midnight.

20 MS. DWYER: Okay. I understand.  
21 You also state that the only current noise is  
22 from rustling leaves, birds, or thunder.

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1           But let me ask you: Is the park  
2 also under the flight path to National  
3 Airport?

4           MR. AVERY:     Well, we also get  
5 Georgetown Hospital helicopters.

6           MS. DWYER:     That was not my  
7 question.

8           MR. AVERY:     Well, you asked if  
9 there were other noises.

10          MS. DWYER:    No. I asked whether it  
11 was under the flight path to Reagan National  
12 Airport.

13          MR. AVERY:     The flight path  
14 sometimes goes over that--it's supposed to go  
15 over the river.

16          MS. DWYER:    All right. Thank you.

17                 And finally, I have a couple of  
18 questions for you about your analysis of the  
19 Lombardi Circle turnaround as an option for  
20 the loop road on campus, and let me just ask  
21 you whether--did you measure or evaluate  
22 whether the bus turnaround would require the

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1 removal and regrading of the tall stone  
2 retaining wall along the west side of the  
3 circle, and West Road?

4 MR. AVERY: It would require, if  
5 you looked at the picture, it would require  
6 taking out some 20 feet, approximately, of the  
7 slope. As it slopes down, there's a golf  
8 cart--a path that comes down from the field.  
9 It would require taking out a portion of that,  
10 20 feet perhaps.

11 MS. DWYER: And did you look at or  
12 measure, or analyze the cars associated at  
13 that location with the pickup and drop off of  
14 cancer patients at the Lombardi Cancer Center?

15 MR. AVERY: Well, it's not clear  
16 to me, if you had a circle, if you had a  
17 circular route, that that would in any way--  
18 how would the cars turn around? It's not  
19 clear to me that having the buses go around a  
20 circle would in any way make it any more  
21 difficult for somebody currently dropping off  
22 people with cars.

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1           And that's not the only entrance  
2 to the hospital.

3           MS. DWYER:   Well, based on your  
4 observation of that site, did you see any, a  
5 fair amount of pedestrian activity, taxi drop  
6 off, hospital activity, that might create  
7 safety concerns for a bus turnaround at that  
8 location?

9           MR. AVERY:   There--it is a large,  
10 open area.   I cannot believe, with all  
11 Georgetown's expertise, that they cannot come  
12 up with a way of having a bus turn around and  
13 not run over pedestrians.

14           What we're talking about here is  
15 you are proposing--the loop road will cost  
16 hundreds of thousands of dollars to put in.  
17 What we're talking about here are what should  
18 be relatively minor changes to an existing  
19 park--what's effectively a parking lot.

20           So I am assuming that some of  
21 that--and you said that Georgetown had major,  
22 you know, issues about expenses.   I can save

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1 you money. Put the turnaround there, it's  
2 going to be a lot cheaper. But I'm assuming  
3 an architect, somebody that designs  
4 turnarounds, will do it in a way that you can  
5 have pedestrians--you don't--pedestrians can  
6 be in the center. You have a circle. They go  
7 around them. There's lots of ways to do that.

8 MS. DWYER: All right. Thank you.

9 That's the end of my questions.

10 CHAIRMAN HOOD: Okay. Thank you  
11 very much, Ms. Dwyer. Mr. Avery. I want to  
12 confirm. Mr. Lewis and Ms. Haas, you all  
13 didn't have any cross-examination of the  
14 parties? Okay. Great. Okay.

15 I want to thank everyone for  
16 cross-examination tonight, and let's see where  
17 we move from here.

18 Ms. Schellin, if you could help  
19 me. Actually, no; but I'd rather for you to  
20 help me.

21 MS. SCHELLIN: Yes. We will come  
22 back on the 20th and have our report from

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1 DDOT, and of course the parties will have an  
2 opportunity to cross-examine DDOT, and then if  
3 the parties choose to do so, they will have an  
4 opportunity to do a presentation on--a short  
5 presentation on that part only.

6 CHAIRMAN HOOD: Okay. Are we all  
7 on the same--

8 MS. SCHELLIN: And then we'll do  
9 rebuttal and closing.

10 CHAIRMAN HOOD: And closing. Are  
11 we all on the same page for June the 20th?  
12 Everybody understands what's happening. All  
13 we're going to talk is basically traffic. All  
14 we're going to talk about on the 20th is  
15 traffic.

16 MS. SCHELLIN: Correct.

17 CHAIRMAN HOOD: Okay. Oh. And  
18 rebuttal and closing.

19 MS. SCHELLIN: Yes.

20 CHAIRMAN HOOD: Anything else?

21 COMMISSIONER MAY: Yes.

22 CHAIRMAN HOOD: Mr. May.

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1 COMMISSIONER MAY: Yes. Was the  
2 Applicant supposed to submit his supplemental  
3 traffic report, and wasn't that due like  
4 today?

5 MS. DWYER: Yes.

6 COMMISSIONER MAY: Like you got  
7 two weeks.

8 MS. DWYER: June 2nd, that was  
9 submitted to DDOT.

10 COMMISSIONER MAY: Oh, June 2nd.

11 MS. DWYER: With the synchro  
12 files, and we're in consultation with them.  
13 They are still planning to file their report  
14 by June 15th.

15 COMMISSIONER MAY: Okay.

16 MS. DWYER: And we are planning to  
17 file our rebuttal testimony also on June 15th,  
18 to give everyone a chance to look at that  
19 before we talk about it on June 20th.

20 COMMISSIONER MAY: And so that  
21 will--the June 15th rebuttal, will that  
22 include the--your traffic--

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1 MS. DWYER: Yes; it will.

2 COMMISSIONER MAY: Additional  
3 traffic information?

4 MS. DWYER: Yes.

5 COMMISSIONER MAY: I don't need  
6 the synchro files.

7 MS. DWYER: I know. I don't  
8 understand them either but--you know.

9 PARTICIPANT: I'll also note for  
10 the record that we did provide the draft  
11 traffic study and synchro files to all of the  
12 parties when we filed it with DDOT.

13 CHAIRMAN HOOD: Okay. Thank you.  
14 Are we all on the same page? Ms. Schellin,  
15 do we have anything else?

16 MS. SCHELLIN: That's it.

17 CHAIRMAN HOOD: All right. I want  
18 to thank everybody for their participation  
19 tonight. We'll see you on June 20th and we'll  
20 be talking traffic. Good night.

21 [Whereupon, at 9:20 p.m., the  
22 Public Hearing was adjourned.]

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