

# SUBMISSION TO THE D.C. ZONING COMMISSION

*Z.C. CASE No.10-32*

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ZONING COMMISSION  
District of Columbia  
CASE NO. 10-32  
ZONING COMMISSION  
District of Columbia  
EXHIBIT NO. 195  
CASE NO. 10-32  
EXHIBIT NO. 195A

**The Burleith Citizens Associations' Testimony to the D.C. Zoning Commission regarding  
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**The Burleith Citizens Associations' Testimony to the D.C. Zoning Commission  
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**I. INTRODUCTION**

Over the past years, the Burleith Citizens Association (BCA) has worked with Georgetown University to try to make GU's evolving Off-Campus Student Life programs work. We have, unfortunately, come to the conclusion that Georgetown University's housing and off-campus policies do not work and cannot work due to the large number of students residing in our neighborhood.

**II. OPENING STATEMENT**

1. The BCA is here today to represent the Burleith residents, who, are increasingly angry, frustrated and saddened by the dramatic deterioration of our community over the past ten years-----deterioration that is a direct result of Georgetown University's policies. Burleith is now a neighborhood in crisis, in the process of changing from a neighborhood of owner-occupied homes to a neighborhood of student group rental homes, essentially an extension of the university's campus. **(EXHIBIT 1 and 2)**
2. Throughout the 2010-2020 Campus Plan approval process, GU has defined the parameters of the discussion solely in terms of its own viability, characterized its growth strategy as "modest," and downplayed the plan's threat to the viability of the surrounding residential communities.
3. Burleith is rapidly becoming GU's dormitory as GU has failed to provide adequate housing for its ever-increasing student body. In 2000, GU stated that the number of students living in the adjoining neighborhoods by 2010 would decrease, total enrollment would be under 10,000, and the number of group homes in Burleith would decline significantly. In fact, total GU enrollment has increased to over 14,000 students, with the 2010 Plan calling for a new overcall cap of almost 15,000 students by 2020 (as amended by GU's 3/31/11 Pre-hearing Submission). **(EXHIBIT 3 and 4)**
4. In other words, GU increased its student population by over 4,000 from 2000 to 2010; and the current Plan indicates that the 4,000 number will grow by another 967 by 2020...or an expansion of 4,967 students from 2000 to 2020! And the number of rental student group homes has increased significantly.
5. You will hear from Burleith residents about the negative effect the conversion of residential homes to group rentals has had on our quality of life and indeed on the future of Burleith as a viable residential neighborhood. These residents will include some who are moving out of Burleith, because they can no longer tolerate disorderly conduct, unacceptable noise, increased traffic congestion, poorly maintained homes and yards, and expanding numbers of student group rental homes. **(EXHIBIT 5, SECTION 3 – EMAILS AND SECTION 4 - PETITIONS)**

6. The grave nature of the problems is evidenced by an unprecedented unity of opposition to the Plan by the two Advisory Neighborhood Commissions – 2E and 3D; by the four citizens associations that surround GU - the Burleith Citizens Association, Citizens Association of Georgetown, the Foxhall Community Citizens Association, and the Hillandale Homeowners Association; and by the Council members of Wards 2 and 3, Jack Evans and Mary and Councilmember-at-large Vincent Orange, all of whom have criticized the Plan through press releases, letters to the Commission, interviews and testimony. **(EXHIBIT 6)**
7. In a March 29 letter to the Zoning Commission, Councilmember Evans said: “Over the past 10 years, Georgetown University has increased its total enrollment by over 40 percent -- without taking effective actions to mitigate the impacts on the surrounding communities. ... I have urged the university – and the Zoning Commission—to produce a plan that houses 100% of undergraduates on campus and takes other effective measures to mitigate community impacts.” We agree. **(EXHIBIT 7A and 7B)**
8. The Burleith Citizens Association strongly supports the statements/positions as submitted by the Advisory Neighborhood Commissions 2E, and 3D and by the Citizens Association of Georgetown and the Foxhall Community Citizens Association.

### III. BURLEITH HISTORY

1. Burleith is a small neighborhood made up of approximately 535 row houses in a five square block area. It is bordered by a national park to its north and by the University and Medstar Hospital on the GU campus to its south. **(EXHIBIT 8)**
2. A typical Burleith row house has two stories and a basement. Each story measures approximately 600 square feet. **(EXHIBIT 9)**
3. For most of its history, Burleith has been a close-knit, active community with a strong citizen’s association, seasonal celebrations, award-winning newsletter, children’s events, and neighborhood improvement projects.
4. In recent years, the District has invested in Burleith by rebuilding the Georgetown Library, renovating local public schools Hardy Middle and Stoddert Elementary, and there are future plans to modernize Ellington School for the Arts. Most recently, Ellington Field, used by a number of schools for outdoor recreation, was beautified by a 1.8 million dollar renovation.
5. We seek to retain this positive environment, which is being lost due to irresponsible university policies.

### IV. GEORGETOWN UNIVERSITY’S ADVERSE IMPACTS

#### A. Housing

1. We want to emphasize that the most serious and negative problem created by this 2010-2020 Plan is the conversion of single-family residential row houses into student group rental homes.
2. Unfortunately, the future stress on the community anticipated from this Plan is an exacerbation of the stresses of GU’s previous 10-year Plan, which includes the University’s failures to live up to their 2000-2010 Plan.

3. During the spring of 2010, the BCA completed a door-to-door survey in which Burleith residents identified which houses were home-owner occupied, which were rentals, and of those rentals which were occupied by GU students. These results are shocking. **(EXHIBIT 10)**
4. The Burleith housing map shows the location of GU student group houses in 2010 revealing the block-by-block changes of residential homes into student group rentals. **(EXHIBIT 11)**
5. Of the 535 houses, 166, almost one third, are GU student group homes. Our count is conservative as we could not obtain data for 18 houses and did not include students living in owner-occupied houses. Indeed, in its Pre-hearing Submission, GU states that students occupy 191 Burleith residences, or 36% of all Burleith housing stock. According to GU, their undergraduate and graduate student population totals 622 as of Fall 2009 living in Burleith. **(EXHIBIT 11A and 11B)**
6. The BCA's survey did not include students living in basement apartments where the main part of the home was owner occupied.
7. Mr. Smart states in his report that 60% of Burleith houses are owner-occupied. Our door-to-door survey disputes his results by showing only 52% as owner-occupied with an astounding 48% rental rate. We also note that Mr. Bolan of the Bolan Smart firm predicted in his testimony on behalf of GU in 2000 that the number of group houses in Burleith would be reduced to 20 in 2010. An 8% difference that equates to an additional 43 Burleith rental homes. **(EXHIBITS 12A and 12B)**
  - a. 20 GU predicted-student group rentals vs. 166 actual-student group rentals? In short, GU's predictions have been consistently wrong and the consequences to the community severe **(EXHIBIT 13)**
8. According to our survey, there are 38 graduate student group homes, as well as 12 homes occupied by both GU graduate and undergraduate students. These results again dispute Mr. Smart's report that graduate students have a strong preference for living independently of other GU students. **(EXHIBIT 14)**
9. In 2000, GU predicted a "modest" growth in graduate student enrollment. The actual increase, however, was much higher with an increase of 2,715 or 76%, and the number of graduates living in Burleith increased 22%, from 162 to 198 students. **(EXHIBIT 15)** While the increase of 36 graduate students may appear to be small, it equates to another 9 to 12 single-family residential homes turning into GU student group rentals. A large number for a small community! **(EXHIBIT 16)**

10. In 2000, the BCA conducted a door-to-door survey of undergraduate homes. In comparing the 2000 survey to the 2010 survey results, one is able to see the blocks where a major conversion of homeowner- occupied homes into GU student group rentals occurred. According to GU we have 424 undergraduates living in Burleith. These conversions continue. **(EXHIBITS 17A and 17B)**
11. One can look at it this way--- in the next ten years, if only 30 additional graduate or undergraduate students come to live in Burleith, we could see a loss of 10 or more houses in Burleith. The community simply cannot afford to lose any more houses without serious consequences for neighborhood stability and quality of life.
12. Caps on enrollment should be set to include all categories of GU undergraduate and graduate students. Appropriate caps should be established to prevent manipulation and over enrollment.
13. We have concerns about the new GU cap for undergraduates of 6652, a 636 increase from 6016, the 2000 cap approved by the BZA.
14. GU needs to provide additional data to clarify the counting of students studying abroad in the fall and spring as defined in the 2000 plan.
15. Further information is needed from GU to clarify the number of students attending the summer sessions, which are currently being promoted by GU nationally and internationally. We are concerned about a significant expansion of summer session students that are not currently accounted for or capped. Where will they be housed and are they included in the Office of Planning's report as currently written? **(EXHIBITS 17C, 17D AND 17E)**
16. An independent auditing firm should conduct a review of GU's compliance with enrollment caps and off-campus housing limits each semester including the summer school sessions.
17. We support the Office of Planning's recommendation that GU house 100% of its undergraduates on campus or in satellite dormitories outside 20007. However we should not have to wait until Fall 2014 for relief and would ask the Commission for relief starting in Fall 2013.
18. An analysis conducted of Burleith's 2010 sales shows that of the 25 homes that were sold, 10 were sales to investors. Of those ten, Burleith lost another 3 owner- occupied homes to GU group rentals. Two of the highest priced sales in 2009 and 2010 were houses purchased by parents for their GU students. **(EXHIBIT 18)**

19. GU could, as they have done in the case of Magis Row, purchase property in Burleith to house students. We ask that GU be prohibited from purchasing property in Burleith.
20. GU's housing policies provide a strong inducement for investors to turn single-family residential homes into student group rentals. Investors, who can charge \$1000 per student bed for a group house, routinely allow six students to a house. These landlord investors are thus able to bring in \$6000 or more per month. **(EXHIBIT 19)**
21. The rental houses, which were originally two to three bedroom homes, now have basements, dining rooms and living rooms converted into bedrooms. Contrary to code, even small basements are converted into unsafe, multiple cell-like bedrooms. And even if a house is too expensive for the normal investor, parents are purchasing houses for their children to use and rent out to other students. **(EXHIBIT 20)**
22. The BCA survey revealed that 55% of the student group rental houses do not have a "basic business licenses" (BBL)-- meaning that they have not been inspected and thus may pose unsafe living conditions. **(EXHIBIT 21)**
  - a. As a result of our survey, the BCA reported over 91 of unlicensed and uninspected student group rentals to DCRA.
  - b. Rental houses that do not have BBL's are recorded on the DC Tax roles as owner occupied. DC's tax records, therefore, do not accurately capture the number of rental vs. owner-occupied houses and the owners of those houses are getting an unwarranted tax break.
  - c. Despite GU's attempt to educate its students about the problem of uninspected houses, students will still seek to rent in the communities nearest to GU.
  - d. Some landlords will work around the system by securing a BBL inspection upfront and then converting rooms afterwards.
23. There is strong student demand for housing in Burleith, because: there is not enough housing on campus; on-campus housing is expensive; on-campus rules are more stringent; and because of the community's proximity to GU.
24. As a Georgetown student wrote in the November 2010, "Georgetown Voice": "The heart of the issue is that there's simply not enough room for



everybody, " ... "Every year students are forced into surrounding neighborhoods" .... There's simply nowhere else to go." **(EXHIBIT 22)**

25. GU has a responsibility under zoning regulations not to become objectionable to neighboring properties; therefore, GU must and can find the financial resources to provide affordable housing either on campus or outside zip code 20007. According to the Washington Business Journal, Forbes Magazine ranks room and board at GU as the second most expensive in the nation. **(EXHIBIT 23)**

- a. Records show that over the past 17 years, GU has successfully secured through the District's Revenue Bond Program over 1 billion, 128 million dollars. In 2010, GU secured \$90 million in bonds for purposes other than building student housing. We, the taxpayers, essentially subsidize these low-cost bonds. **(EXHIBIT 24)** In 2010, because of ANC and community concerns about the amount of financing dedicated to non residential construction Linda Greenan, GU's Associate Vice President for External Relations, testified to the ANC that GU has the financial ability to comply with whatever the Zoning Commission may decide with regard to the 2010-2020 campus plan. **(EXHIBIT 24A)**
- b. At a recent Student Housing Summit held by Real Estate Bisnow, experts noted that the construction, financing and managing of student housing is a lucrative real estate development industry. Financing is supported by Fannie Mae and Freddie Mac with banks currently competing for deals. **(EXHIBIT 25)**
- c. There are many options available to GU to create turnkey dormitories such as:
  - i. Repurpose existing buildings
  - ii. Design multi-use buildings
  - iii. Take advantage of modular construction that can create dorms in a matter of days **(Exhibit 25A & 25B)**
  - iv. Arrange for favorable leases in existing apartment buildings
  - v. Use public-private partnerships **(Exhibit 25C)**
- d. This means that GU has access to lenders and developers to fund, build and convert student housing at minimal cost to itself.

#### B. Noise, Trash and Deferred Maintenance

##### 1. Noise

- a. The adverse impact of GU's student group houses on their neighbors cannot be overstated. It goes to the very core of our quality of life, our peace of mind and the ability to enjoy our homes and neighborhoods in a safe and tranquil environment. Simply put,



GU's policies threaten the viability of Burleith as a residential neighborhood.

- b. Frequent student noise at all hours of the day and night and foul language create an unacceptable environment for the residents. Many of the residents have small children. Others are elderly, and many go to work early in the morning--often after a sleepless night.
- c. Life-style noise is created from a large number of students living in a small row house designed for smaller numbers. Noise easily travels through the common walls and cannot be controlled by GU's off-campus policies.
- d. Street noise emanating from roaming packs of students going to parties and waiting for what some call "GU's drunk bus" has reached epidemic proportions.
- e. Alcohol-fueled parties that occur on a weekly basis significantly disrupt the lives of residents, who feel threatened by unacceptable levels of noise, intimidation and attacks on their properties.
- f. The associated public intoxication, urination, yelling, property damage and other drunken behaviors represent a threat to the public health and safety of our residents (including students).

**(EXHIBIT 26)**

## 2. Trash

- a. The accumulation of trash stemming from so many students living in one house and failing to follow trash collection rules produces unhealthy sanitary conditions and exacerbates the difficult problem of rat infestation. **(EXHIBIT 27)**

## 3. Deferred Maintenance

- a. Student group houses routinely have: uncut lawns, overgrown shrubs, unshoveled snow, unraked leaves, and trash and junk in their front and back yards--- all of which contribute to neighborhood blight. **(EXHIBIT 28)**

## V. GU'S OFF CAMPUS POLICIES

- A. GU has numerous programs to manage their students' off-campus behavior: Student Neighborhood Assistance Program (SNAP) patrols, hot lines, advisors, sanctions and a code of student conduct. Every ten years, GU claims that some tweak of its Off- Campus Student Life Program will deal effectively with student misconduct. The reality is, however, that these programs have consistently proven



ineffective, because of the sheer number of students and student houses and the University's failure to impose strong sanctions on repeat offenders.

- B. These programs don't solve the escalating quality of life issues that GU has inflicted on Burleith by forcing us to house its transient student population. The transient aspect of the student group houses is corrosive to community development and cohesion, as temporary student residents are often not concerned with the interests and well-being of the community.
- C. GU has rules that govern student behavior. On campus they are enforceable. Off-campus, they are not enforced. The neighborhood cannot resolve these problems by calling GU's SNAP or an off-campus advisor.
- D. In addition, there have been too many instances of retaliation against residents who have called the police or SNAP---retaliation such as keyed cars, bricks through windows, the burning of signs, intimidation and graffiti. The burden to enforce rules and take our neighborhood back should not fall to us when the cause is GU policies or lack thereof. **(EXHIBITS 29, 30 A-D, and 31)**
- E. Over the years, we have come to the conclusion that we cannot rely on GU's programs to deal with student misconduct but must depend on MPD, DCRA and DPW. The burden is thus on us, as well as on budget-strapped DC agencies to deal with problems created by GU's housing policies.
- F. These problems have only one solution-- MOVE THE STUDENTS BACK ON CAMPUS WHERE there is adult supervision and RULES APPLY. This solution is obvious and consistent with GU's obligation to function in a manner that is not objectionable to the surrounding communities.

#### VI. TRAFFIC AND PARKING

- A. The impact of GU-related traffic, due to over enrollment and poor housing policies, has taken a toll on our neighborhood. Burleith is basically landlocked during rush hours as many commuters and trucks cut thru our neighborhood to get to GU and MEDSTAR hospital. **(EXHIBIT 32)**
- B. We oppose the alignment of 38th Street with the university's entrance 1, as it will further encourage cut thru traffic in the neighborhood. The proposed alignment doesn't solve the traffic congestion problem. We support a "Y" median, which will only permit right turns out of 38th and right turns into 38th. **(EXHIBIT 33)**
- C. Ellington Field borders 38th St and is utilized by residents and their families on a daily basis. An alignment of 38<sup>th</sup> St with Entrance 1 would create a hazardous situation with the users of the park – many of whom are children. **(EXHIBIT 34)**
- D. Parking problems for residents occur as a result of as many as six occupants with cars living in one house—a house that would normally have only one or two cars,

not four to six. This doesn't account for the many visitors the group house situation brings.

- E. GU has withdrawn its request for additional student parking, but many of its graduate students are already parking in Burleith, as there is no student parking allowed on campus during the day. Where will the additional 967 graduate students park?
- F. To increase their rental income, more and more landlords are building concrete parking pads where yards once were. This has consequently caused the neighborhood to lose former gardens and trees to student parking at group houses. Additionally, this kind of landlord accommodation to students has resulted in a loss of green space and problems related to ground water retrieval and water runoff.  
**(EXHIBIT 35)**

#### VII. MEDSTAR

- A. The details pertaining to the building of a new hospital are an unknown. There is a serious lack of transparency on this issue despite the fact that this expansion could have a significant impact on the community and the ongoing problems of housing, traffic and parking. GU has had several years to work on a solution with MEDSTAR, and the uncertainty of a MEDSTAR/GU agreement on a land swap renders many of GU's Campus Plan's housing, traffic and parking assumptions problematic.
- B. Rebuilding the hospital in sections in its current location would take a decade and be very disruptive not only to the hospital but to the residents of Burleith. Impacts on traffic on Reservoir Road and parking availability for patients and residents could be significant. GU states it is requesting no additional hospital parking but the Hospital Transportation study says it needs 500 more spaces. We need a Campus Plan for the Hospital.

#### VIII. IMPACT ON DC

- A. Georgetown University's poor student housing, expanding enrollment and transportation policies are the impetus for the growing number of student group rentals, which in turn have an overwhelming impact on District services. Excessive trash collections, police calls for drunken and noisy students and parties, landlords' illegal use of group houses, and over utilization of our streets lead to a serious drain on the resources of various city departments, such as MPD, DPW, DCRA and DDOT.

#### IX. CLOSING STATEMENT

- A. In conclusion, under DC Zoning law, any use contemplated in a campus plan must not be "likely to become objectionable to neighboring property." (Zoning Regulations section 210-2) Despite this obligation, GU has put forth a plan that clearly exacerbates the negative effect of its previous expansions on the surrounding neighborhoods. **(EXHIBIT 36)**



- B. GU's Plan threatens the viability of Burleith as a residential community where citizens can enjoy a good quality of life in a cohesive, single-family oriented community.
- C. The long-standing problems in our community are directly related to GU's desire to grow enrollment and tuition revenue without assuming responsibility for housing the increased numbers of students. If GU is allowed to expand irresponsibly, the danger exists that a valued residential neighborhood will become predominantly off-campus student group housing. If this were to occur, it would be a significant loss to the residents of Burleith and to the city as a whole. **(EXHIBIT 37)**
- D. Burleith has been a stable neighborhood composed of citizens who pay taxes and contribute in multiple ways to their community and city. Driving these citizens away would represent a loss on many levels, --economically, socially, and culturally--. And the notion that a neighborhood should be threatened because GU is ignoring its obligation to house its students is objectionable and irresponsible.
- E. GU MUST respect its surrounding communities. It MUST bring a substantial number of students back onto campus or onto satellite housing outside of zip code 20007 to reverse the trend and mitigate the adverse impacts that this university has thrust upon us over the years. While 250 beds is a start, it is totally inadequate to reverse the student housing numbers in Burleith. And we cannot wait until the Fall of 2014 to find out what GU proposes to do. By then it may be too late for Burleith.
- F. We therefore ask you to 1) reject GU's 2010-2020 Plan that would continue, even exacerbate, the University's adverse impact on the surrounding neighborhoods, and 2) direct the University to come back with a Plan that effectively addresses the serious concerns of Burleith and the other affected communities.

Note to Exhibits: Exhibits have all been presented to Zoning Commission on June 2<sup>nd</sup>, 2011. Some exhibits may have been dated May 12 and/or May 16<sup>th</sup>, because of the uncertainty of when the Burleith Citizens Association's oral presentation would occur.

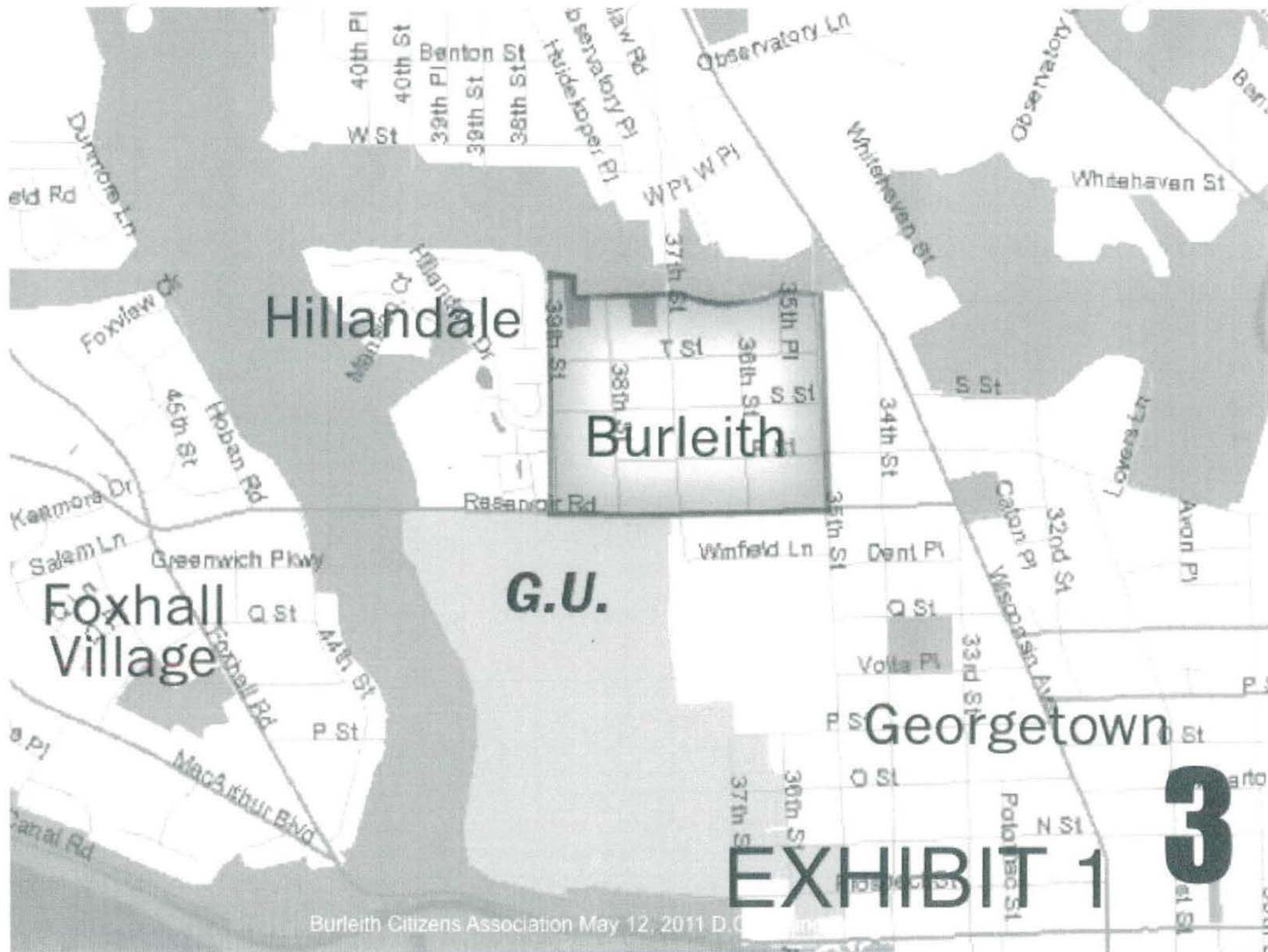


EXHIBIT 2



Burleigh Citizens Association May 12, 2011 © C. Zoning Commission

EXHIBIT 3

Office of Planning Supplemental Report on Georgetown University Campus Plan, 2000-2010

July 14, 2000

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2003-Fall 2009 period). The University sees little or no increased impacts on the surrounding neighborhoods from this increase, due to several factors.

The opening of the 780 bed Southwest quadrangle in Fall 2003 will mean a major decrease in students living in Zip Code 20007. There is also wide agreement on this decrease of impact by the Office of Planning and community groups, though expectations of the lessened impacts may vary.

An assumption that the Southwest Quadrangle will draw more students out of Zip Code 20007. The University believes that, after the Southwest Quadrangle opens in 20003, the number of undergraduate students living in Zip Code will be about 430 (Father O'Donovan's June 13 testimony). This is about 100 fewer undergraduates students than the Fall 2003 estimate by the Office of Planning (528 undergraduate students) based on the existing percentage. The lower number assumes that all students moving into the Southwest Quadrangle will be drawn from Zip Code 20007.

An assumption that a continuing strong real estate market will switch many homes in Burleith and West Georgetown from group houses (largely occupied by Georgetown University undergraduate students) to owner occupied homes. Lewis Bolan, a real estate and economic consultant, testified at the June 13 hearing about a study he had prepared for Georgetown University for the Burleith and West Georgetown housing markets, and specifically the real estate and economic impacts of the opening of the 780 bed Southwest Quadrangle.

Mr. Bolan estimates that approximately 680 undergraduate students from a total of 175 to 180 group houses in Burleith and West Georgetown will move into the Southwest Quadrangle in Fall 2000. He projected that 75 to 80 percent of the 180 group homes in Burleith and West Georgetown will be converted from rental occupancy to owner occupied status after the opening of the Southwest Quadrangle in 2003. Note that 75 percent of 180 group homes would mean a total of 135 group homes in Burleith and West Georgetown would be converted from group homes to owner occupancy.

Mr. Bolan testified that "On average this conversion from rental status to owner occupied status will be financially very advantageous to the District of Columbia." He estimated that the change from rental occupancy to owner occupancy will generate an estimated \$7,400 per dwelling unit to the District in the form of additional sales and income tax revenues that will be generated by new residents moving into the area.

Furthermore, in the longer-term perspective, Mr. Bolan indicated that he did not see evidence that adding an additional 389 students over the 2003-2009 period would result in bringing back significant amounts of group rental housing. Much of the existing group home inventory in Burleith and West Georgetown (at least 75 percent) would have been removed. He said that removal of most of the current group housing inventory and the increased housing prices would effectively price students out of the Burleith and West

## Georgetown University enrollment

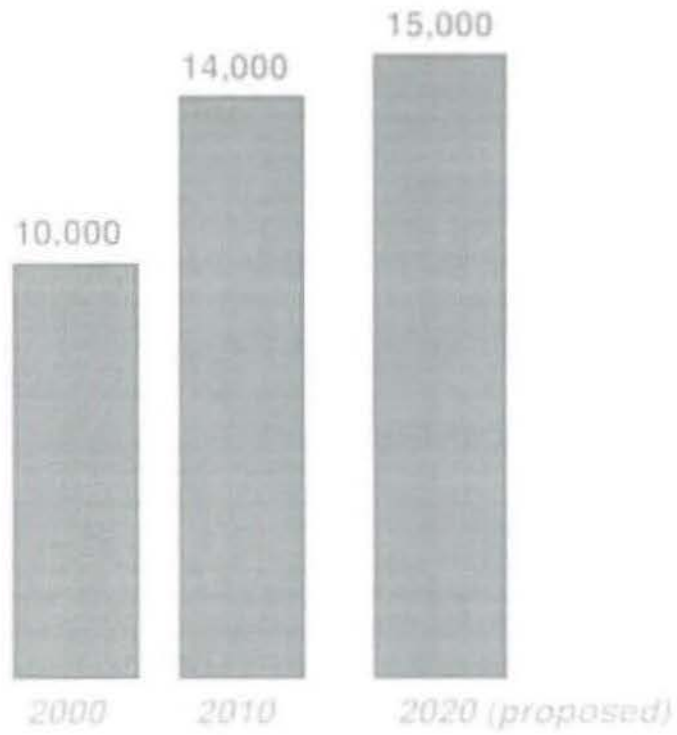


EXHIBIT 5

Tracey P. West  
2701 Calvert St, NW #703  
Washington, DC 20008

May 3, 2011

Mr. Anthony Hood  
Chairman, DC Zoning Commission  
441 Fourth St, NW Suite 210  
Washington, DC 20001

RE: Case No. 1032, Georgetown Campus Plan, 2010

Dear Chairman Hood and Members of the Zoning Commission:

My name is Tracey West and my husband, Michael West, and I bought our first house at 3828 T Street in Burleith in 2003. After renting apartments for years in rough neighborhoods and saving our money, we were finally able to buy something of our own in a safe neighborhood and we planned to live there a long long time. We looked forward to putting our own touches to our little fixer upper, getting to know the neighbors and being a part of a community. Unfortunately these dreams were never realized because of Georgetown University student conduct.

We soon discovered our house was situated between two rental properties. While we were busy fixing up our yard , and trying to improve our end of the block, the two neighboring households let their lawns and weeds grow, accumulate abundant trash and take up all the parking at our end of the street because there were 4-5 cars per house.

After the first year, a new group of 5 women moved in next door. They had parties, played loud music and threw their beer cans and cigarettes into our yard. I usually had to get out of bed and ask them to keep it down at least once every weekend. The situation got so uncomfortable and it struck me how utterly self absorbed and rude these kids were.

Two years later the girls moved out and a group of 5 young guys moved in. They seemed clean cut, polite and we were looking forward to a more mature group of neighbors. Not before long, we were awakened at 3am on a Friday night by the loud music and voices next door. I got out of bed, walked over to their house and asked them to please keep it down. Always giving the benefit of the doubt, I thought perhaps they did not realize how loud it was for us on the other side of the walls. But this was just the beginning of the end to our residence in Burleith.

My husband and I work very hard at our business and in our down time we enjoyed working in our yard, painting the interior of our house, and entertaining friends on our newly designed deck. We were making our home a sanctuary. But our home soon became a living hell. After redoing our outdoor living space, we could not enjoy it because our neighbors and their friends took over the outdoor peace and quiet. After adding sound proofing material to our shared living room wall, we still could not watch a movie because we could not hear our TV above their noise. We had a fan and a sound machine in our bedroom. We grew to dread the weekends because every night the guys would have friends over at around 6pm, party until around 11pm before they went out, and then we were awakened again when they came home at 3am and started all over again. Our weekends were more exhausting than the work week. But even the weekdays were becoming more and more disruptive. They had at least a few friends over at any given time, which made it that many more people slamming the front door, going up and down the stairs, and yelling at sports programs. Their over all lifestyle and the number of people in the house became overwhelming to us.

After confronting the guys on our own and calling the police numerous times, the noise did not stop. One evening the conflict escalated so high, mostly due to the intoxication level next door, that there was almost a physical altercation. We contacted the landlord ourselves in hopes that he could intervene. He was not interested in helping us and said he could not evict them because there was nothing in their lease about a noise disturbance policy. We felt trapped and knew that as long as we lived next door to these rental properties, we would have conflict. We either had to move or try one last option.

We finally enlisted the help of Lenore Rubino and the Burleith Citizens Association. With her help we arranged a meeting with our neighbors to try and come to an understanding and resolution. We needed to explain to them, when they were sober, that they were seriously affecting our quality of life. The young men basically appeased us, and said they would keep it down. They had a party the next night, we called the police and their behavior got even worse. They began to retaliate. In addition to the parties, and loud music, we endured pounding on walls, bottle caps batted at our car, urination on our fence, beer poured on our plants and trash in our yard.

We could not sleep, we were reduced to living in our guest room because that was the only place to hear the TV or read, we could not entertain, and we felt threatened. We were very unhappy and so we decided to move. They won. They cheered when they saw the "For Sale" sign go up.

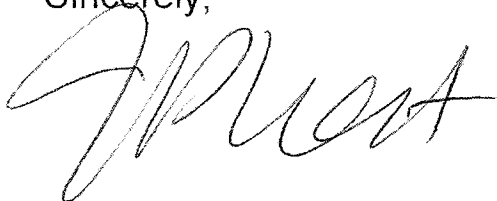
There are many terrible points about this situation. A very major point is that Michael and I are self employed and this house was an investment for our future. We did not want to flip it, we wanted to stay there, improve it and enjoy it into our

EXHIBIT 5

later years. After we sold our house, we moved into a one bedroom apartment where, although it is small, it is quiet and there are rules. Another point is the lack of landlord accountability. The landlord should be required to enforce certain rules and regulations and evict the tenants at any time or be fined if they do not abide by them. The kids that lived next to us never had a sense that their actions would have consequences, but more importantly they were not a part of the community and did not care how they affected others' lives.

There is something very special about Burleith. Aside from the increasing value of the homes, there is a comforting small town feel where neighbors of all ages and circumstances can belong. The encroaching occupancy of students and young people who are not mature nor responsible enough to live among hard working adults should not have the benefit of living in this neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tracey P. West', written in a cursive style.

Tracey P. West

EXHIBIT SIX



COUNCIL OF THE DISTRICT OF COLUMBIA  
1350 PENNSYLVANIA AVENUE, N.W.  
WASHINGTON, DC 20004

MARY M. CHEH

Councilmember, Ward 3  
Chair, Committee on Government Operations and the Environment

Office: (202) 724-2022  
Fax: (202) 724-8118  
mchen@dc.gov, mchen@dc.rr.com

February 10, 2011

Karen S. Frank  
Vice President of Facilities & Student Housing  
Georgetown University  
Healy Hall  
37th and O Streets, N.W.  
Washington, D.C. 20007

Dear Ms. Frank:

I enjoyed my visit to Georgetown last week. It was very helpful for me to tour your campus and discuss Georgetown's proposed campus plan with you, Linda Greenan, and a group of Ward 3 community leaders.

I remain concerned about the effect that the proposed construction of a loop road and the proposed increase in graduate student enrollment would have on residents of Ward 3. I find it perplexing for the University to state that the only way to allow its shuttle busses to turn around is to construct a loop road along the western edge of its campus. When walking by the front of the cancer center and near the helipad it appeared that there would be adequate room to build a bus turnaround at either location. It seems to me that the cost of grading and paving those locations would be far cheaper than constructing a long road along the steep grade of Glover-Archibald Park.

I sincerely hope that the University will reconsider creating a shuttle bus turnaround at either of these locations, instead of building a road that will direct traffic into view of Ward 3 residents and cause noise, air, and light pollution each day from before dawn until very late in the evening.

At our meeting last week, you mentioned that Georgetown may have more information on the demographics of graduate students who live near the campus, including whether many have families. Such additional details may help ease the concerns of Foxhall residents who fear that the growth in graduate student enrollment will cause an influx of likely transient students into their neighborhood.

Thank you for considering the concerns of Ward 3 residents. I look forward to continuing to follow the development of Georgetown's 2011 Campus Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Mary Cheh".

Mary M. Cheh  
Councilmember, Ward 3

cc: Advisory Neighborhood Commission 3D  
Bob Avery, President, Foxhall Community Citizens Association



COUNCIL OF THE DISTRICT OF COLUMBIA  
1130 PENNSYLVANIA AVENUE, SUITE 100  
WASHINGTON, DC 20004

**JACK EVANS**  
Councilmember, Ward 2  
Chair, Committee on Finance and Revenue

Office (202) 724-9330  
Fax (202) 724-9333  
j.evans@dc.gov

March 29, 2011

Mr. Anthony Hood  
Chairman, D.C. Zoning Commission  
4th, NW, Suite 210  
Washington, DC 20001

**Re: Zoning Commission Case No. 10-32, Georgetown University 2010-2020 Campus Plan**

Dear Chairman Hood and Members of the Commission:

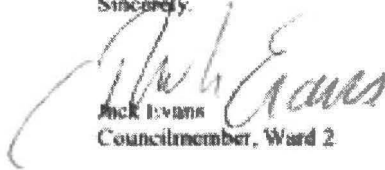
I join the Georgetown and Burleith communities in strongly opposing the 2010-2020 Campus Plan filed by Georgetown University.

Over the past 10 years, Georgetown University has increased its total enrollment by over 40 percent in over 14,000 students without taking effective actions to mitigate the impacts on the surrounding communities. The impacts on Burleith and Georgetown have been severe. Now the university proposes to add another 2,100 students, which would make the community impacts even greater.

I am very disappointed with the plan Georgetown University filed. I have urged the university and the Zoning Commission to produce a plan that houses 100% of undergraduates on campus and takes other effective measures to mitigate community impacts. I support the position taken by ANC 2E in this case, which sets out those impacts in detail together with the need for effective relief.

Zoning rules require that campus plans not be likely to become objectionable to neighboring property. The plan filed by Georgetown University does not meet this test. I urge the Zoning Commission to reject the plan as filed and to protect the stability and livability of our communities.

Sincerely,

  
Jack Evans  
Councilmember, Ward 2

# THE GEORGETOWN DISH

## GU proposes adding 250 beds to plan

April 6, 2011 | by

Photo by Bill Petros/The Current



The plan suggests building a loop road that will abut national parkland, upsetting some neighbors and environmentalists.

By Carol Buckley

Current Staff Writer

Georgetown University has amended its controversial campus plan, adding new beds for undergraduates and lowering the ceiling for student enrollment at the school's main campus.

The proposal filed with the city's Zoning Commission, which will begin hearings on the plan April 14, frames the changes as designed to meet the demands of community members opposed to the plan.

The school "now proposes significant concessions with the goal of framing a compromise ...," reads the document.

The proposal calls for 250 new beds to be added by the fall of 2014 either on or off campus -- but outside the nearby residential neighborhood.

And before the end of 2013, according to the compromise, the school will relocate 1,000 continuing-studies students to a satellite location.

That move will help the school meet a new main-campus head-count ceiling of 15,000, down from the 16,000 proposed earlier. The main campus now holds 14,033 students.

But initial reactions suggest that the changes do not go far enough to win support from community groups that have come out against the plan.

The Georgetown advisory neighborhood commission declined Monday to modify its resolution from last month that describes its strong opposition to the campus plan. The new proposals do not respond "nearly adequately" to the commission's concerns, chair Ron Lewis said at the meeting.

"We are still reviewing the information," wrote Burleith Citizens Association president Lenore Rubino in an email to The Current. But at least initially, "it does not appear to deal with the significant number of students group rentals in our neighborhoods," she added.

Ward 2 Council member Jack Evans agreed that the change in undergraduate housing is not radical enough to win community support. "It's a step in the right direction, ... [but] they need to go further than that," he said in an interview.

Housing has been the No. 1 issue since university officials and neighborhood residents began discussing the plan two years ago. Residents pushed for more beds on campus in order to lower the number of students renting homes in the neighborhood, and school officials replied that they house more undergraduates than nearby schools do.

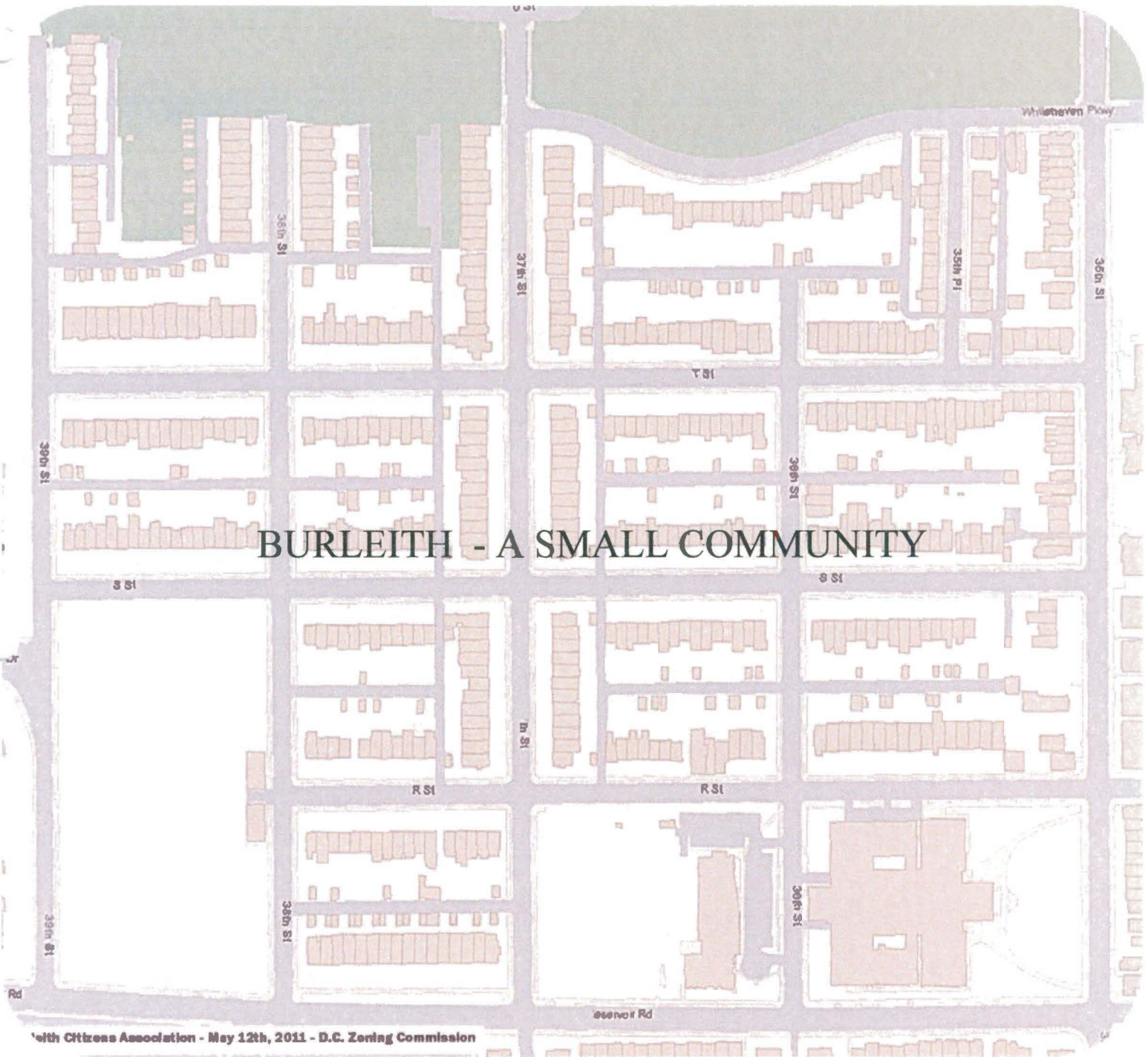
The compromise proposals are contingent upon Zoning Commission approval of the entire 2010 campus plan, the school's amendment notes, and cannot be legally imposed without the school's consent.

The school's filing did not identify potential satellite locations that could accommodate undergraduate housing or continuing-studies programs. Nor did it update the future of Georgetown University Hospital, now slated for piecemeal, years-long renovations. Hospital officials and many residents prefer to see a brand-new hospital built in one fell swoop.

Left intact in the campus plan is a proposal to build a campus loop road that will help the school keep its buses off neighborhood streets, as many residents have requested. But some worry that the planned road will disrupt views and the outdoor experience, as well as contribute to slope degradation, at adjacent Glover Archbold Park. Though officials have said the planned road will not be built on a National Park Service scenic easement, the new filing notes that the school will need to "conduct tests and perform work" in the easement area and on Park Service land.

But Georgetown University will work with the Park Service to minimize slope changes and tree loss, as well as to ensure the park is screened from the new road, the filing states.

EXHIBIT 8



BURLEITH - A SMALL COMMUNITY

Burleith Citizens Association - May 12th, 2011 - D.C. Zoning Commission

Burleith Citizens Association - May 12th, 2011 - D.C. Zoning Commission



EXHIBIT 9

May 12, 2011 D.C. Spring Commission

## EXHIBIT 10

### Burleith Citizens Association Survey and Comparison of Burleith Rental vs Home-owner Occupied Units For the Years 2010

#### Burleith Door-to-Door 2010 Survey of Rental vs Home-owner Occupied Units

| Street                   | Blocks<br>(Sides) | Total<br>Units | Rental<br>Units | Rental<br>/Total<br>% | Surveyed<br>Units | Total Units<br>Surveyed<br>% | Total<br>Rentals<br>Surveyed*<br>% | No<br>BBL**<br>% | GU<br>UGrad | GU<br>Grad | GU Ugrad<br>& Grad | GU<br>Total | % GU of<br>Total Units | % GU of<br>Rental Units |
|--------------------------|-------------------|----------------|-----------------|-----------------------|-------------------|------------------------------|------------------------------------|------------------|-------------|------------|--------------------|-------------|------------------------|-------------------------|
| 35th St NW               | 3                 | 33             | 12              | 36%                   | 30                | 91%                          | 40%                                | 75%              | 1           | 3          | 0                  | 4           | 12%                    | 33%                     |
| 35th Pl NW               | 2                 | 24             | 12              | 50%                   | 22                | 92%                          | 55%                                | 92%              | 0           | 1          | 0                  | 1           | 4%                     | 8%                      |
| 36th St NW               | 2                 | 4              | 1               | 25%                   | 4                 | 100%                         | 25%                                | 100%             | 1           | 0          | 0                  | 1           | 25%                    | 100%                    |
| 37th St NW               | 7                 | 77             | 48              | 62%                   | 73                | 95%                          | 66%                                | 69%              | 20          | 4          | 2                  | 26          | 34%                    | 54%                     |
| 38th St NW               | 4                 | 25             | 13              | 52%                   | 25                | 100%                         | 52%                                | 92%              | 9           | 2          | 0                  | 11          | 44%                    | 85%                     |
| 39th St NW               | 1                 | 20             | 6               | 30%                   | 20                | 100%                         | 30%                                | 67%              | 0           | 3          | 0                  | 3           | 15%                    | 50%                     |
| Reservoir St NW          | 1                 | 14             | 10              | 71%                   | 14                | 100%                         | 71%                                | 70%              | 10          | 0          | 0                  | 10          | 71%                    | 100%                    |
| R St NW                  | 4                 | 59             | 28              | 47%                   | 56                | 95%                          | 50%                                | 39%              | 18          | 2          | 4                  | 24          | 41%                    | 86%                     |
| S St NW                  | 7                 | 107            | 54              | 50%                   | 103               | 96%                          | 52%                                | 56%              | 32          | 9          | 2                  | 43          | 40%                    | 80%                     |
| T St NW                  | 8                 | 137            | 59              | 43%                   | 135               | 99%                          | 44%                                | 64%              | 24          | 12         | 4                  | 40          | 29%                    | 68%                     |
| Whitehaven St NW         | 2                 | 35             | 14              | 40%                   | 35                | 100%                         | 40%                                | 93%              | 0           | 2          | 0                  | 2           | 6%                     | 14%                     |
| <b>TOTAL 2010 SURVEY</b> | <b>41</b>         | <b>535</b>     | <b>257</b>      | <b>48%</b>            | <b>517</b>        | <b>97%</b>                   | <b>50%</b>                         | <b>66%</b>       | <b>115</b>  | <b>38</b>  | <b>12</b>          | <b>165</b>  | <b>31%</b>             | <b>64%</b>              |

All data is summarized from a door-to-door, block-by-block survey of Burleith homes

Data represents number of homes/units not individuals

Data current as of May 2010 prior to end of Georgetown semester.

Original data sourced from DC Tax Records

#### Footnotes

\* 18 homes/units (535 total units - 517 surveyed units) were not surveyed due to lack of response

\*\* BBL = Basic Business License

# Graduate and Undergraduate Houses – 2010

 Grad  Undergrad





# Data Analysis – Housing

BCA NOTE: TOTAL  
STUDENTS LIVING IN  
BURLEITH  
424 undergrads  
+ 198 grads  
=622 GU students

Full-time traditional undergraduates living in privately-owned homes in Zip Code 20007  
Academic Years 2008-2009 and 2009-2010

|                                            | Fall 2008 | Spring 2009 | Fall 2009 | Spring 2010 |
|--------------------------------------------|-----------|-------------|-----------|-------------|
| Georgetown Waterfront & Park               | 45        | 30          | 47        | 37          |
| East Georgetown                            | 12        | 7           | 22        | 19          |
| West Georgetown                            | 604       | 509         | 648       | 480         |
| Burleith                                   | 436       | 359         | 424       | 336         |
| Foxhall                                    | 19        | 16          | 17        | 14          |
| Cloisters                                  | 33        | 28          | 25        | 22          |
| Hillandale                                 | 1         | 1           | 1         | 1           |
| Glover Park                                | 14        | 16          | 11        | 8           |
| Palisades                                  | 1         | 1           | 0         | 0           |
| Total Full-Time Traditional Undergraduates | 1,165     | 967         | 1,195     | 917         |

EXHIBIT 11a



# Data Analysis – Housing

BCA NOTE: TOTAL  
STUDENTS  
LIVING IN BURLEITH  
424 undergrads  
+ 198 grads  
=622 GU students

Graduate and Professional students living in privately-owned homes in Zip Code 20007  
Academic Year 2009-2010

|                                 | Fall 2009 |     |     |       |
|---------------------------------|-----------|-----|-----|-------|
|                                 | Grad      | SCS | MD  | Total |
| Georgetown Waterfront & Park    | 8         | 0   | 1   | 9     |
| East Georgetown                 | 52        | 12  | 4   | 68    |
| West Georgetown                 | 58        | 16  | 17  | 91    |
| Burleith                        | 105       | 9   | 84  | 198   |
| Foxhall                         | 125       | 12  | 152 | 289   |
| Cloisters                       | 4         | 1   | 3   | 8     |
| Hillandale                      | 4         | 1   | 4   | 9     |
| Glover Park                     | 260       | 24  | 161 | 445   |
| Palisades                       | 8         | 2   | 5   | 15    |
| Total Graduate and Professional | 624       | 77  | 431 | 1,132 |

1 MR. BOLAN: Yes, you are correct. That will be  
2 phased over time. As best as we can estimate right now, that  
3 would be over a minimum of several years. I believe the number --  
4 There are right now 90 group homes in Burleith, and we classify  
5 for purposes of definition, occupied by two or more people. In  
6 other words, there are a number of single student households.

7 CHAIRPERSON REID: I'm sorry. Ninety homes, 500  
8 students?

9 MR. BOLAN: There would be a little under 500  
10 students. There would be a total of, we estimate, 680 students  
11 would come from Burleith and West Georgetown combined and would  
12 move into the new residence hall. Of those, 680 students would  
13 move into the new facility.

14 We estimate that slightly more than half of those  
15 would come from Burleith and about 40 to 45 percent from West  
16 Georgetown. So in round numbers, somewhere between 300 and 350  
17 students would be moving from Burleith into the new residence  
18 hall, and there are a total of 90 group homes right now in  
19 Burleith. We define that as having two or more students.

20 CHAIRPERSON REID: Okay. And you're anticipating  
21 that all of those homes are going to be sold, on the market, once  
22 the students move out?

23 MR. BOLAN: We are assuming that 75 to 80 percent  
24 of those units will be sold as the students move out. It will not  
25 --

8 CHAIRPERSON REID: Okay. I don't think there are  
9 any objections, Mr. Bolan, to your being an expert witness. So,  
10 proceed, please.

11 MR. BOLAN: Thank you, Madam Chair.

12 I'm here today to provide testimony on the study  
13 that I've just completed for Georgetown University which analyzes  
14 the Burleith and West Georgetown housing markets.

15 Specifically, I have been asked to provide  
16 objective analysis having to do with the real estate and economic  
17 impact of a planned, new 780 room residence hall on the University  
18 campus which is an integral part of the University's proposed  
19 campus plan.

20 I'd like to state at the outset that my conclusion  
21 is that development of that Southwest Quad residential hall will  
22 have a highly positive impact on the Burleith and West Georgetown  
23 neighborhoods. Let me briefly summarize the principal findings  
24 and conclusions from my study, and in the interest of time I  
25 intend to be extremely brief.

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1                   Number one:     Residential property values in  
2     Burleith and West Georgetown have increased at a significantly  
3     faster rate than for the District of Columbia as a whole. That  
4     provides very strong evidence as to the desirability of the area  
5     for homeowners.

6                   Number two:    In 1999 the average residential sales  
7     price in Burleith was \$298,000. For the first five months of 2000  
8     that number increased to \$340,000, an increase of 14 percent or  
9     more than 25 percent on an annualized basis.

10                  Number three:   We have been able to find no  
11     consistent sales price differential based on whether a house is  
12     within a block of high student occupied group housing or not. In  
13     short, we can find no statistical evidence that adjacency to group  
14     housing depresses residential property values.

15                  Number four:    We estimate that approximately 680  
16     undergraduates from 175 to 180 group homes in Burleith and West  
17     Georgetown will move into the new 780 bed Southwest Quad upon its  
18     completion in 2003.

19                  Number five:    We project that 75 to 80 percent of  
20     those group homes will be removed from the rental inventory and  
21     sold for owner occupancy. Based on an inspection of a random  
22     sampling of these group facilities, we estimate today that they  
23     would require on average from \$20,000 to \$40,000 in renovation and  
24     modernization costs before they could be rented for single family  
25     occupancy. The student demand, of course, will have disappeared.

1 Furthermore, despite a very strong city-wide  
2 housing rental market, those units would on average after  
3 modernization and renovation rent for approximately 20 percent  
4 less than what students are paying for them today.

5 So in other words, what an existing landlord would  
6 be faced with was the prospect of spending \$20,000 to \$40,000 and  
7 in return receiving approximately 20 percent less rent than they  
8 are receiving at the present time.

9 Given that very strong sales market -- this is  
10 point number six -- limited product offering that is available  
11 and a very rapid appreciation in property values, our conclusion  
12 is the vast majority of these group homes will be placed on the  
13 market and sold for single family occupancy.

14 In Burleith -- number seven -- we estimate that  
15 approximately 70 homes will be converted from their rental housing  
16 status to that of owner occupied status. This, in our opinion,  
17 will further reinforce the desirability of what is already a  
18 highly desirable community.

19 Number eight: On average this conversion from  
20 rental status to owner occupied status will be financially very  
21 advantageous to the District of Columbia. We estimate that on  
22 average a dwelling unit that goes from rental occupancy to owner  
23 occupancy will generate an estimated \$7400 per dwelling unit to  
24 the District in the form of additional sales tax revenues and  
25 income tax revenues that will be generated by new residents moving

1 into the area.

2 If a total of 175 group homes in Burleith and West  
3 Georgetown are converted to single family owner occupancy from  
4 their status right now as group homes, this would generate  
5 approximately \$1,300,000 annually to the District of Columbia in  
6 the form of additional sales and income tax revenues.

7 We have made no calculation for property taxes,  
8 although property taxes would also rise over time with increased  
assessed valuation. We have only looked at sales tax and at the  
10 income tax revenues derived from new residents.

11 Number 9: Given the strength of the housing  
12 market, there is no evidence to suggest that putting these houses  
13 on the market will depress property values, and we know that that  
14 is a potential concern. Quite the opposite.

15 Our believe is that a stronger and a more  
16 pronounced single family homeowner occupied neighborhood is likely  
17 to increase property values, not decrease them, by the increased  
18 desirability of the community that will result.

19 Number ten: While it's impossible to ascertain  
20 precisely who these new residents will be, we believe that a very  
21 substantial number of them will be drawn from the faculty and  
22 senior staff of the University itself, which we view as a very  
23 desirable thing.

24 Finally, from a longer term perspective, we can  
25 find no evidence to suggest that an increase of 389 students over

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1 a ten-year period of time will bring back significant amounts of  
2 group rental housing into either Burleith or West Georgetown.

3 Most of the current group housing inventory will  
4 have been renovated and converted to single family homeowner  
5 occupancy, as I've described a minute or two ago. This, together  
6 with the relatively high housing prices which will only be  
7 increasing over the coming decade, will effectively price students  
8 out of the Burleith and West Georgetown housing markets. So we do  
9 not see a return to that group housing as likely at all.

10 In summary, our conclusion is that the completion  
11 of the new 780 student Southwest Quad residence hall will be very  
12 positive for the University, for the immediate Burleith and West  
13 Georgetown neighborhood, and for the District of Columbia itself.

14 Thank you very much.

15 CHAIRPERSON REID: Thank you.

16 MS. DWYER: Thank you.

17 CHAIRPERSON REID: That's pretty good.

18 MS. DWYER: It was a race. Thank you.

19 VICE CHAIRPERSON SOCKWELL: You have two more  
20 words? You can use up the three seconds.

21 MS. DWYER: I'd like to thank all of the witnesses  
22 for doing such a wonderful job and staying within the time  
23 constraints, and that does complete our direct case.

24 CHAIRPERSON REID: And we do thank you as well.  
25 It's really phenomenal that you were able to do that. I didn't