FOGGY BOTTOM
ASSOCIATION

c/o West End Library
4th and L Streets, NW
Washington, DC 20037



September 11, 2000

Ms. Sheila Cross Reid, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Room 210
Washington, DC 20001

Re: The George Washington University
Foggy Bottom Campus Plan
BZA Application No. 16553

Dear Ms. Reid and Members of the Board:

The enclosed material will serve as the basis for my testimony as president of the Foggy Bottom Association, at the hearing on George Washington University's Foggy Bottom Campus Plan.

Thank you for your attention to these important issues.

Very truly yours,

Michael Thomas

cc: Andrew Altman
Julie Wagner
Maureen E. Dwyer, Esq.
James T. Draude, Esq.
Barbara Spillinger
James McLeod, Esq.

DISTRICT OF COLUMBIA
SEP 11 P1:32

BZA
Case No. 16553
Exhibit No. 191

Board of Zoning Adjustment
District of Columbia
CASE NO.16553
EXHIBIT NO.191A1

Statement of Michael Thomas, President of the Foggy Bottom Association
Before the Board of Zoning Adjustment
Concerning George Washington University's Foggy Bottom Campus Plan
BZA Application File No. 16553

Chairperson Reid and Members of the Board, thank you for this opportunity to present the position of the Foggy Bottom Association on GW's proposed plan for its Foggy Bottom campus for the years 2000 through 2010. The FBA has been a neighborhood association in the Foggy Bottom – West End area for over forty years. Its members are comprised of a broad cross-section of people who live in the area served by ANC 2A, essentially 15th Street to Rock Creek and E Street to N Street in Northwest Washington. Membership is open to all residents, including full time students, who subscribe to the objectives of the Association, which importantly include preservation and enhancement of the residential character of the community and promotion of historic preservation in the area.

Together with Barbara Spillinger, Chair of ANC 2A, and ANC Commissioner Steven Mandelbaum, I have represented the Foggy Bottom – West End community in lengthy discussions with representatives of The George Washington University and the Office of Planning over the issues raised by GW's plans for its Foggy Bottom campus. Most of those discussions centered not on the university's plans for buildings and activities within the sanctioned campus, but on the overwhelming growth of largely unregulated impacts outside that campus. Some useful information was shared, and some potentially useful concepts were developed, in those discussions. In the end, however, it proved impossible to reach agreement on the core issues, those which dealt with the rapid and accelerating strangulation of the existing residential community.

The FBA is not "anti-student." We welcome them as members, as participants in our meetings, and as partners in a number of community projects. We like students. We are also not anti-university. There are numerous advantages to living next to a large and multi-faceted institution of higher education. Our concerns are with the institutional policies of GW, which have overwhelmed our neighborhood under the expiring campus plan, and which if continued for another ten years would leave little that was recognizable as a neighborhood distinct from the university.

Summary of Testimony

In the six years following final approval of the expiring campus plan (1993-1999), GW abruptly increased its full-time enrollment by 18.75%, (1,833 students) while adding only 443 beds of on-campus housing. As of Fall 1999, there were 11,607 full-time students, and only 4,466 student housing spaces, of which 947 were in buildings owned by GW outside the sanctioned campus. Over seven thousand full-time students were forced to find housing in the private rental market. Also during the term of the expiring plan, GW bought over three dozen properties, including hotels, apartment buildings, and townhouses, outside the authorized campus but within Foggy Bottom. Most were

subjected to university uses, and removed from the tax rolls. Uncounted numbers of long term taxpaying residents were displaced permanently. The Director of Planning is quite correct in saying that the community is near a "tipping point," beyond which it simply will become a university area.

None of this was anticipated or desired by the community, the Office of Planning, or the BZA when the expiring plan was approved. The university will say that its presence benefits the District, and this is undoubtedly true. The economic and fiscal benefits are grossly overstated, however, and the relevant public policy is clear. First, Sec. 210.2 of the Zoning Regulations must be given meaning when it mandates that university uses may be allowed only if they are "not likely to become objectionable to neighboring property because of . . . number of students or other objectionable conditions." Second, Sec. 210.7 directs that relevant portions of the Comprehensive Plan be considered in approving campus plans. The Comprehensive Plan has repeatedly described the damage to Foggy Bottom/West End from unregulated growth of GW as a critical problem, one that must be addressed both by changes to the regulations and by campus plan provisions. The Zoning Commission has begun to assess the needed amendments to the regulations. Pending those law changes, it is essential that this Board require a plan which prevents continued irreversible damage to this neighborhood.

GW's plan as proposed fails utterly to address these core issues in a meaningful way. Instead, it proposes to add more students than beds. Their only unconditional commitment to add student housing is apparently to build residence halls off campus, mostly on land that this Board expressly removed from the campus to preserve and protect the adjoining residential neighborhood (Square 43).[1] While they insist that their "of right" uses outside the campus are beyond this Board's power to consider, they ask for the express sanction of the BZA to define as a "housing opportunity area" four entire squares of property outside the campus, much of which they do not own. They also ask this Board to sanction their continued purchase and development of off-campus student housing in Columbia Plaza, because "the University currently owns an interest" in that vital part of Foggy Bottom. In sum, they say to us: We will continue to grow in great jerks and starts; we will not stop pushing students off campus; and we would like your blessing as we continue to violate the clear policy of the District and reduce Foggy Bottom and West End to largely unregulated campus.

The plan is fundamentally flawed, and the Board should not attempt to restructure it by means of extensive conditions. The application should be denied.

The principal considerations which should inform a reformed plan are these:

- GW should no longer be allowed to plead ignorance as to where its students live, and in what numbers. GW should be required to conduct a

[1] Their other proposals are conditioned on favorable re-zoning to allow high density commercial development on Square 54, and to build residence halls if they ever obtain title to land in Squares 80 and 103. The proposal as to Square 80, first made on September 7, 2000, is conditioned on a complex land and zoning agreement with the District which would cede the School Without Walls to GW, subject to its later replacement.

periodic census of all of its students, starting in Spring 2001, subject to audit and verification by the Office of Planning, so that there is reliable information as to how many of which kinds of them live where each term.

- Given recent spurts in enrollment, GW's full-time enrollment should not be allowed to grow unless and until they can demonstrate that 100 fewer students live in Foggy Bottom than in spring 2001. GW can achieve this result by any combination of lawful measures, including incentives to live elsewhere and added housing on campus.[2]
- The Spring 2001 census in Foggy Bottom less 100 students should serve as a Baseline, and should be reduced over time.
- Because the destruction of the Foggy Bottom/West End residential community is a geographically definable problem, solutions should be based upon direct measurement: How many students are there in private housing in Foggy Bottom/West End, and how are the provisions of the plan affecting that number? If GW's awkward and indirect approach of conditioning approval on ratios of student housing is to be considered, then the ratios must be high enough to insure no further injury to Foggy Bottom, and enrollments must be frozen until the ratios which give that assurance are reached. The resulting requirements will be quite severe.
- In defining terms such as "Foggy Bottom" and "Housing Opportunity Area" care should be taken to protect the established residential community from further encroachment, as contemplated by the Comprehensive Plan.
- Enforcement of conditions must be certain and sufficiently forceful to assure that they will not be needed with any frequency. GW should not be permitted to apply for "further processing" as to any project on campus when it is out of compliance with any condition on its plan, with the exception of projects to add on-campus student housing. Extended non-compliance should trigger further strengthening of requirements by this Board.
- The plan should be approved for no longer than five years. By the end of that term, we will all have a much better grasp of the numbers, we will know what problems have arisen with respect to mechanisms designed to control community impacts, and any new regulations and law changes that come out of the current reviews will be in effect.
- GW should demonstrate compliance with the DC Environmental Protection Act as a condition of filing its proposed plan.

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[2] The most recent negotiations among GW, OP and community representatives were based on the concepts of a periodic and verifiable census of students by local residence, and measures to influence choice of residence by students. Enrollment caps or other enforcement measures would then be tied to the movement of the census numbers in Foggy Bottom. This approach was approved by the FBA board and the ANC in concept during the week of August 28, 2000, but GW announced on August 31, 2000 that because of concerns about the DC Human Rights Act, they would not consider the approach further.

In addition to the above core issues, the following will be addressed:

- The proposed advisory council is a worthy idea. To prevent either side from blocking its establishment or operation, there should be a provision for determination of the composition and basic operational rules if the parties are unable to agree.
- Block 54, the old hospital site, should be dedicated in substantial part to student housing.
- Parking requirements should rise at least concomitantly with parking that is being added: the new parking garage (200 spaces); the Health & Wellness Center (140 spaces), and the Media Center (140 spaces).
- Student behavior is a serious issue, and some of the measures proposed by GW to deal with it are positive contributions. However, enforcement of the student code of conduct off campus may raise issues, and the subject should be followed by the Advisory Committee and revisited by the BZA when the plan is re-opened in five years.

History: The Past Cannot Be Prologue

Students and More Students

Between 1985, when the expiring plan nominally began, and 1993, when it was finally approved, full-time enrollment at GW's Foggy Bottom campus increased from 9,747 to 9,774, or two-tenths of one percent.[3] From the fall term of 1993 through the fall term of 1999, full-time enrollment increased 1,833 students or 18.75%. GW had predicted that enrollment would increase in the aggregate by 12% in the years 1985 - 2000, and that graduate students would constitute a majority both of the increase and of the total student body. Revised Exhibit 44, page 42. In fact, undergraduates constituted nearly 84% of the increase in full-time enrollment.

This surge in full-time undergraduate enrollment was permitted by the 1985-2000 plan, which set an enrollment cap of 20,000 (headcount), without differentiating among full-time, part-time, graduate or undergraduate.[4] The plan also did not require GW to house any particular number, or percentage, of students, and GW added only one on-campus residence hall during the entire term of the plan, with 443 beds. Total housing on campus is 3,519 beds, and total housing provided by the university is 4,466 beds. This has meant that as full-time enrollment grew to 11,607 in fall 1999, the vast majority of the added students had no option but to seek housing in the private rental market. GW admits it

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[3] The numbers used are from a chart furnished by GW representatives. Att. A. We note that a recurring problem has been lack of reliable data about even fundamental questions like how many students there are. The chart at Att. A shows 5,340 full-time undergraduates, 4,263 full-time graduate students and 144 full-time non-degree students for 1985, for the total of 9,747. Appendix Z of the February 1, 1989 version of the Campus Plan for 1985 through 2000 (Revised Exhibit 44, page Z-131) shows 9,244 total full-time students in 1985, a discrepancy of 503 students or over five percent.

[4] The expiring plan sets an enrollment cap for the entire university. Since 1985, GW has added campuses in Virginia and at the site of the former Mount Vernon College. GW treats the 20,000 enrollment cap as though it were an entitlement, and applicable only to the Foggy Bottom campus. Total enrollment at GW now apparently exceeds 20,000.

does not have reliable information on where their students are living, but nevertheless asserts that a large majority lives somewhere other than in Foggy Bottom.[5] We believe they are wrong, but in any event should be required to produce reliable numbers.

Dr. Linebaugh testified on April 26 that the fall 2000 freshman class was projected at 1800 to 1900 students, pushing full-time undergraduate enrollment "to the neighborhood of seven thousand." Tr pages 229, 230. In fact, according to GW's student newspaper, full-time undergraduate enrollment is 7,200. Robert Chernak, GW's vice president for student and academic support services, is quoted as saying there is a plan to "obtain 8,000 students in five years from today." *The GW Hatchet*, September 5, 2000, page 1. Dr. Linebaugh testified that the full-time undergraduate enrollment could be over 9,000 by 2010. Tr page 231. At recent rates of growth, that figure would in fact be reached several years before 2010.

Where is the "Campus"?

During the term of the present plan, GW began an aggressive property acquisition program outside the campus boundaries, largely aimed at properties that could be used for student housing. Thus, the Dakota Apartments (2100 F Street NW), Riverside Towers (2201 Virginia Avenue NW) and the Howard Johnson Hotel (2601 Virginia Avenue NW) are now student housing facilities. The Howard Johnson property was purchased, it is said by GW representatives, when they were surprised by a larger than anticipated freshman class. Whether or not it was a response to an unanticipated surge in acceptances, it joined the growing list of properties that had generated real estate and other taxes and now did not.[6] In all GW acquired something in excess of three dozen properties. Those we have been able to identify are shown in red on the map at Att. B. The list of those properties is at Att. C.

In addition to the properties bought outright, GW has purchased an undivided 28.55% interest in the 800 apartment complex at Columbia Plaza. It also has agreements with remaining limited partners to be allowed to purchase their rights, and agreements with the management of the complex which have the effect of favoring students as rental applicants. Columbia Plaza was a major effort by the federal Department of Housing and Urban Development, through loan guarantees, to make available affordable downtown housing. It is a significant part of what makes Foggy Bottom one of the "ring" residential communities with affordable housing that are intended to be preserved and enhanced according to the Comprehensive Plan. Columbia Plaza is being turned into a dormitory.

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[5] Charles Barber, senior counsel to the university, testified that their best information was that only 800 full-time undergraduates lived in private Foggy Bottom housing. Transcript of April 26, 2000 public hearing ("Tr") at page 240. That would mean that in fall of 1999, two-thirds of the full-time undergraduates not housed by GW (6,846 students less 4,466 GW beds) chose to live further away than Foggy Bottom. Mrs. Tyler's survey agrees with intuition that that is wrong. If it were correct, however, the recent further surge in enrollment would still add another 400 students to those seeking rentals.

[6] As a hotel, this property generated real estate, hotel, and sales taxes, as well as sales taxes on amounts spent by hotel guests elsewhere in the District. Apartment houses generated real estate and sales taxes, as well as income taxes on the long-term residents who were then displaced. These matters are addressed briefly in Attachment E; the biggest loss to the District is that of the established residential community.

The existing taxpaying tenants are being squeezed out with large, and possibly illegal, rent increases and replaced with students.

In the absence of any reliable information about student occupancy from GW, ANC Commissioner Maria Tyler attempted in the first quarter of this year to determine where GW students were living in Foggy Bottom. She inquired of building association boards and management; some provided estimates, and some did not. The buildings in which the information provided Mrs.Tyler indicated that half or more of the units were occupied by students are shown in blue on the map at Att. B, and a summary of the information obtained is at Att. D. We believe that several large apartment houses and a number of townhouses are occupied largely by students, including the Elise Apartments (825 New Hampshire Avenue), Foggy Bottom Mews (900 24th Street), Excelsior Apartments (2514 K Street), the Shoremeade (2517 K Street), 2400 Pennsylvania Avenue, and others, but that information was not verified.

The overall pattern is clear. As Andrew Altman, Director of the Office of Planning, said in his preliminary report in this case:

> Presently, there is insufficient housing within the boundary of the campus, and new housing will be needed. If GW continues to purchase land outside the campus plan area, and the number of students living in the Foggy Bottom community continues to increase, the residential community will reach a "tipping point" where the Foggy Bottom community simply transforms into a "University area." (Pages 2-3)

In many parts of Foggy Bottom, the "tipping point" is history. Once properties are part of the university's inventory, they are irreversibly lost to the residential community as well as to the tax base. Once a large building is predominantly student occupied, it is difficult to reverse the trend, both because of some issues of student conduct and because rentals go up in buildings managed to put multiple unrelated persons (students) in each apartment.

This Isn't How It Is Supposed to Be

It is clear that GW has proceeded under the sanction of its plan as to enrollment and student housing; and that it has acquired off-campus properties and subjected them to university uses without regulatory review as expressly permitted by this board. However, it is equally clear that the resulting devastating impacts on Foggy Bottom were neither anticipated nor intended by the community, by OP, or by the BZA. Contrary to a core policy of the Comprehensive Plan over several iterations, a "ring" community is being strangled before everyone's eyes. An amendment to the "of right" use provisions of the zoning regulations will be required to block permanently the "spot zoning" that GW has pursued so vigorously, and that is currently before the Zoning Commission. **However, it is eminently feasible in this proceeding to address the principal causes of the property acquisition binge and the flooding of the rental market – the absence of**

any meaningful control on enrollment growth, and the lack of any incentive for the university to house students on campus.

The clearest example of the intent of the BZA to protect the Foggy Bottom residential community under the present plan is the saga of Square 43, just south of the current campus boundary of GWU. In its 1988 order approving the GWU plan, the BZA removed Square 43 from the sanctioned campus, finding that boundary change to be "essential to the preservation and enhancement of residential uses in the Foggy Bottom neighborhood." Order of February 25, 1988 in BZA Application File 14455, page 34. Instead, it had the effect of stripping the Board of any authority to review or disallow expansion of the university into the intended buffer zone. GWU purchased all but three townhouses on Square 43 (the owner of the remaining three refused to sell) and promptly razed them. Square 43 has become one more block of unregulated de facto campus. It is now the site on which the university plans its next off-campus dormitory.

GW argues at length that its presence in the District, and in Foggy Bottom, is a boon to the community. We appreciate living between two major universities with the great array of educational, cultural and other opportunities they present. However, the economic and fiscal advantages are, to say the least, oversold.[7] The other advantages can certainly be appreciated without paying the totally unnecessary price of giving up an established residential community as part of an unplanned campus.

In any event, the public policy of the District in this instance is too clear to be misunderstood. First, the events described above constitute definitive proof that GW has been allowed to locate university uses in such a way as to "become objectionable to neighboring property because of . . . number of students or other objectionable conditions," 11 DCMR Sec. 210.2, and that the damage continues.

Second, the described conditions violate the policy of the Comprehensive Plan.[8] The first of ten "major themes" of the Comprehensive Plan is "stabilizing and improving the District's neighborhoods." Comprehensive Plan ("CP") Sec. 101.1. The first "objective" for residential neighborhoods is to "conserve and enhance the essentially satisfactory qualities of the District's many stable residential neighborhoods including those qualities that make them unique." CR Sec. 1102.1(a). The first stated policy in support of the residential objectives is to "promote the conservation, enhancement, and revitalization of the residential neighborhoods of the District for housing and neighborhood – related uses." CR Sec. 104.1(a). Special emphasis is placed on enhancing and protecting established residential neighborhoods in the "ring" around the Central Employment District.

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[7] A partial statement of the ways in which GW and other universities tell a misleading story of the numbers is set out at Att. E.

[8] "In reviewing and deciding a campus plan application . . . the BZA shall consider, to the extent they are relevant, the policies of the District Elements of the Comprehensive Plan." 11 DCMR Sec. 210.7.

Carried into the Ward 2 portions of the Plan and applied to the Foggy Bottom/West End area, these first principles yield clear imperatives:

> Sec. 1305.1[j]. An important element causing housing problems has been the demolition and conversion of housing to provide commercial and institutional buildings, university dormitories, offices, classroom space, hotels, and medical clinics... *To improve the housing stock and to prevent further loss of housing, adjustments shall be made to existing zoning regulations and campus plans to address these problems....*
>
> Sec. 1325.2. The overriding issues for Ward 2 neighborhoods [include] the impact from uses such as ... university expansions.
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> Sec 1325.3. .... *Loss of housing stock is also a critical problem in Foggy Bottom/West End, aggravated by the lack of dormitory construction on the George Washington University (GWU) campus...* Conversions of housing units, particularly apartments to transient use (hotel, de facto hotels, and corporate apartments), to university dormitories and offices, and to medical offices/clinics is a major cause of depletion of the housing stock....
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> Sec 1358.1. The George Washington University constitutes a major institutional presence in a zone between the Central Employment Area and residential Foggy Bottom. The expansion of the University has resulted in the diminishment of housing and the construction of buildings for the University purposes. This and other commercial usage is of grave concern to the Foggy Bottom residential community. *Intense student pressure on Foggy Bottom's housing stock outside the campus, combined with the impact of university generated traffic has had a negative impact on residential Foggy Bottom. The University must continue to construct student dormitories to alleviate the pressure on the housing stock outside the boundaries of the campus plan...*

(Italics added). The clear policy message: however beneficial universities are in the generality, we cannot allow them unilaterally to set about destroying established residential communities.

GW's Proposals: They Just Don't Get It

The message implicit in GW's most recent set of proposals seems clear: We are the biggest thing in the District except the federal government, and our institutional imperatives, defined by us, are controlling. How else are we to understand proposals that:

- Would allow GW to add further thousands of students in Foggy Bottom, and make no immediate or unconditional commitment to house them?

- Would sanction a "housing opportunity area" that expressly includes the entirety of four whole blocks outside their sanctioned campus?
- Would have the BZA expressly sanction their purchase and development of off-campus student housing in Columbia Plaza, because they own an interest in that complex?
- Would address non-compliance by GW with plan conditions only by inviting the ANC to ask for yet another proceeding before this Board?

The "Minimum Housing Commitment"

GW proposes a heavily conditioned "commitment" to provide housing for at 70% of its full time undergraduates, not on campus, but in a "Housing Opportunity Area" by the end of 2005. First, note that GW provided housing for over 65% of its FT/UG students in the fall of 1999 (4,466 of 6,846), and that 79% of those beds (3,519 of 4,466) were within the sanctioned campus.

Next, note that the "housing opportunity area" is defined to include four squares (43, 58, 81 and 122) which are outside the campus, and much of which GW does not own. GW wants the sanction of this Board, and credit against the ratio as it acquires more property, and builds more dorms, outside the authorized campus.

The likely effect of these provisions would be devastating. If we assume that Vice President Chernak's statement to the *Hatchet* accurately reflected GW policy – and historically their public statements have understated eventual reality – FT/UG enrollment will have grown by 1,154 students between fall 1999 and fall 2005. If the conditions on GW's proposed "housing commitment" were met and GW was forced to attain the proposed 70% ratio, GW would have to house 5,600 of the 8,000 students planned for 2005. But that leaves 2,400 FT/UG students in the rental market by the end of 2005, twenty more than in fall 1999, as well as the 5,000 or more other full-time students. Worse, when GW achieved 9,000 FT/UG students, a 70% ratio would mean 320 more students in the rental market than in fall 1999.

And the above describes the best case (and least likely) scenario. Enrollment could grow by much more than Mr. Chernak's projections, as it most recently outstripped Dr. Linebaugh's April 26, 2000 projection. The "commitments" to build housing, and to meet the 70% target in five years, are so carefully hedged that they may never become binding. For example, the idea of 650 beds on Square 80, conditioned on transfer of District property including the School Without Walls, was first made on September 7, 2000. It introduces many new issues to work through: Will the District, and the community, reach agreement on a complex of provisions such as at Oyster School? If not, what becomes of the 650 beds? If so, how long will it take to reach agreement, seek interim accommodations for School Without Walls, obtain needed approvals, and have new facilities in place?

The biggest holes in the proposal, however, are that there is no control on what happens to Foggy Bottom in the years to 2005, and no unconditional commitment to any

mechanism that guarantees relief to Foggy Bottom. GW's proposal is that if they succeed in achieving all of their approvals and nothing stops them, they will house 70% of FT/UG by 2006. At their recent rate of growth (10% annually) they could be well over 8000 FT/UG in 2004. Assuming conservatively 7,800 FT/UG in 2004, and 4,466 beds (the current number), there would be 3,334 FT/UG on the rental market, or 954 more than in 1999, the last term for which we have numbers. That still leaves over 5,000 other full time students unaccounted for.

And what happens if one or more of the conditions on GW's proposals are not met, as seems very likely? There would then be no commitment as to housing, or as to students renting in Foggy Bottom, not in 2005, and quite possibly not ever. The flood of yet more student renters would raise no issue of non-compliance with the plan as GW proposes it.

Finally, note that even the best case scenario does not say anything about where students not housed by the university will be. It could be that many more students would be renting in Foggy Bottom than presently.

The "Commitment Not to Purchase in the Foggy Bottom Area"

This Board has upheld GW's interpretation of "of right" university uses in R-4 and R-5 zones.[9] Thus, GW views as a concession its tendered agreement to restrict "purchase of residential property . . . " There are several reasons it should instead be considered a poisoned apple.

The proposal has to be read together with the "minimum housing commitment" and the definition of "Foggy Bottom Area." They define "Foggy Bottom" in a way that excludes everything north of Pennsylvania Avenue, and also excludes everything zoned SP2 and CR, two of the most prevalent zoning designations in blocks with significant numbers of long-term taxpaying residents. ANC 2A, and the Foggy Bottom Association, extend north to N Street. More importantly, this is an integrated community, north and south of Pennsylvania Avenue. One of our most important community centers, and the mail address of the FBA, is at the West End Library, north of Pennsylvania. We have seen our community truncated in the 1950s by the expressway, and in the 1990s as GW ate the parts of Foggy Bottom to the south and west of its campus. We cannot afford to make the northern third of our community a free-fire zone for GW.

GW is saying that it will not purchase and subject to university, non-taxable, uses, properties in R-1 through R-5 zones in a truncated version of Foggy Bottom, excluding the four Squares south of the campus and Columbia Plaza. Taken together, those carve-outs mean that GW will not try to make the Foggy Bottom Historic District, and a very few other parcels in Foggy Bottom, into dormitories. The proposal would still allow GW

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[9] When GW bought the Howard Johnson Hotel at 2601 Virginia Avenue N.W. and converted it to a 388-bed dormitory, the Acting Zoning Administrator found that BZA approval was not required for a dormitory outside a campus, although such approval would have been required for such use on a campus. The BZA upheld that interpretation. Order dated February 11, 2000 in BZA Appeal No.16507. The matter is on appeal, and amendment of the regulation in question is under consideration by the Zoning Commission.

to convert the lion's share of what is left of Foggy Bottom into de facto campus, and of course they would still be pushing student renters into the rest.

But to the extent that it is a concession, why does GW make the gesture? We suggest for two reasons. First, to attempt to make the case that voluntary restraint can obviate the need for regulatory change. Clearly it cannot, both because the restraint offered is largely illusory and because it requires case-by-case tailoring and constant enforcement. Only a regulation change will draw a bright line and end unregulated "spot zoning" for university uses. Second, we suspect GW would like to be able to argue it is grandfathered under an approved campus plan, and has vested rights that cannot be superceded by regulation amendments. In other words, it wants the blessing of this Board for its continued purchase and conversion of apartment houses, hotels, and townhouses throughout much of Foggy Bottom, both as a potential argument against needed regulatory reform, and as a defense against such reform when it comes.

Identifying Students in the Foggy Bottom Area

Community representatives have asked GW for reliable data about how many students of various kinds there are, which campuses they use, and where they live, for years. In its April 12, 2000 proposed plan (pages 16, 17) and Statement of the Applicant (Tab 12), GW sets out an elaborate description of their purported efforts to consult with the community about their (then undisclosed) campus plan. Those efforts, unfortunately, were an empty exercise, precisely because the university was unable or unwilling to make information about students available. Finally, both the then president of FBA and the chairperson of ANC 2A wrote to Bernard Demczuk, GW's contact point for the "consultations" and told him they would not come to more meetings, since they could not get their questions answered.

GW's proposal, to begin a census of FT/UG students in Foggy Bottom in 2001, is a start, but it is inadequate. On a prospective basis, OP, the BZA, and the community should share with the university a reliable base of information on which future analysis and decisions can be based. GW should be required to produce a computer database, beginning in the spring term of 2001, setting out for each student his or her matriculation status (graduate, undergraduate, non-degree, full-time, part-time) and local address (street, address, apartment number). If necessary for privacy reasons, the names of students can be protected. This database should be provided to OP for review and certification, and to the Advisory Committee to be established under the campus plan. As OP has recommended, the database should be subject to a 10% audit at the expense of the applicant.

Duration of the Campus Plan

GW proposes a ten-year term, subject to a right in ANC 2A to request a review of the housing element only at five years. Given the uncertainties about the relevant numbers and about the effectiveness of any measures chosen to constrain the effects of past and ongoing growth of GW, the plan should not be approved for a period to exceed five

years.[10] At that time, we should have much better information about the numbers and housing patterns of the student body, and about the effectiveness of measures to control off-campus impacts. Also by that time, any regulation amendments that result from the current review by the Zoning Commission will be in place, and GW's plan can be brought into compliance.

Advisory Committee

We agree that a body made up of representatives of the university and representatives of the community should be given official sanction, should meet on a regular basis, and should address issues of mutual interest in an effort to propose solutions and avoid conflict. In fact, we believe it is so important to begin this new tradition of regular communication and proactive problem solving that we strongly recommend provisions to insure that it gets off the ground and operates. That is, based upon discussions during negotiations, we are concerned that failure to agree to the composition, structure, and operation of the committee will mean that it could die aborning. Accordingly, we suggest a set of provisions to deal with that possibility. See Attachment F.

Enforcement of Conditions

The expiring plan suffers from two overarching defects: Its provisions did not anticipate, and therefore did not control for, the kinds of growth and impacts that occurred; and there were no provisions for effective enforcement. GW would like neither part of the equation to change. It proposes that violation of conditions by the university should have no sanction except a petition to this board by the ANC "for review of the alleged infraction and appropriate action." Thus, even if clear and measurable standards are established by the plan, and even if OP or the Zoning Administrator finds that those standards have been violated, GW would have us all back here again, to argue about what happened and what it should lead to.

For quantifiable requirements like housing minimums, OP should certify non-compliance to the Zoning Administrator, who should thereupon decline to accept, or to set for hearing, any application for "further processing" under the campus plan regulations (except applications relating to the construction of on-campus student housing), until such time as the Director of Planning certifies that GW is once again in compliance. That is a meaningful, but not unreasonable, incentive not to go out of compliance.[11] If the university is out of compliance for longer than twelve months in the aggregate, the plan should come back before the board for consideration of more effective enforcement mechanisms.

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[10] We note that Councilmember Mendelson has recommended that plans be limited to three years, given the ongoing effort to review and revise the zoning regulations to address the core issues addressed here. Zoning Commission File 99-9, Exhibit 12.

[11] Other enforcement mechanisms could include impact fees, which if used should be set sufficiently high to make compliance the less painful option.

Square 54; On-Campus Housing Not to Count Against FAR

GW proposes to provide an additional 500 beds on the site of the old hospital on condition they receive approval for a C-3-C PUD on the Square to include 900,000 square feet of high-density commercial development. They also ask that new on-campus dorms not count against their campus-wide FAR of 3.5, which they approach under their proposed building program. These would not be unreasonable proposals, as parts of a plan which required a reduction of student occupancy in Foggy Bottom. But GW wants to have it all ways. They want maximum return on their most valuable real estate along Pennsylvania Avenue (as they have done at 2000 Penn and elsewhere), and extra credit if they do build dorm rooms on campus. But they do not want a meaningful requirement that they reverse, or even that they curtail, incursions into Foggy Bottom, when one obvious way to do that is to use on-campus real estate to build dormitories. We will support these measures, but only as part of a plan that insures protection of the adjoining residential areas.[12]

Square 80

This late proposal may work, but only as part of a larger scheme that protects the community, which GW's does not. Failure of the interested parties, through no real fault of any of them, to reach agreement on the complex transaction involving the School Without Walls would mean no commitment by GW at all.

Student Behavior

Student behavior problems have certainly contributed to the loss of quality of life and the sense of living in a dormitory area in Foggy Bottom. Most students are responsible and respond to encouragement to treat the community as their home and participate in cleanup and other neighborhood efforts. Some, unfortunately, are the exceptions that make life difficult for all.

We appreciate efforts to educate students to standards of conduct, to provide hotlines and other emergency services, and to follow up on repeat problems. We have no opinion on the propriety or efficacy of attempting to enforce a code of conduct off campus. We believe this is an area where experimentation and periodic review by the Advisory Committee are called for, and that the subject should be revisited when the plan is re-opened in five years.

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[12] We have repeatedly offered to support relaxation of FAR and height requirements, as well as provisions like those GW sets out, as part of a plan that meets the community's minimum needs. GW certainly could achieve most of what it needs to support a growing student body within its campus, and could probably do so without such zoning relief. It has instead been intent on a growing portfolio of real estate investments, most of them outside the sanctioned campus.

Parking

GW eliminated 260 parking places when it began the foundations for the new hospital. It recently opened a parking garage addition which added 200. The overall density of the campus has increased over the term of the expiring plan, and it obviously peculiar to think that a 2700 space minimum, if it was adequate in 1985, will still be adequate in 2010. We propose that both the minimum and maximum number of spaces be increased by the full amount of the new parking garage (200), the parking to be supplied at the new Health and Wellness Center (approximately 140) and the parking to be supplied at the new Media Center (approximately 140). Thus the minimum would be 3180, and the maximum would go up accordingly.

What Should Be Done?

The proposed plan should be sent back to GW with instructions for how it is to be re-written. The basic principles that guide the re-writing should be: first, provide certifiable information as to how many students of which kinds are living where, on a periodic basis; second, guarantee that no further harm will be done to the Foggy Bottom/West End residential neighborhoods; and third, show how you will guarantee over a longer term that fewer students will live in Foggy Bottom/West End.

The basic elements of an adequate plan are these:

- A census on at least an annual basis showing matriculation status (undergraduate, graduate or non-degree, part time or full time) and local school-term address (street, number, apartment number). A computer database, shielding names if necessary, should be made available to OP and to the Advisory Committee.
- Enrollment should be frozen at the actual enrollment for the fall term 2000.[13] When GW can demonstrate that actual numbers of Foggy Bottom/West End student rentals are at least 100 less than those counted in the census taken in spring 2001, enrollment can increase by one student for each two beds added to on-campus housing.
- The spring 2001 count less 100 should be considered a Baseline, and that Baseline should be reduced by 10% in 2003 and by another 10% in 2005.[14]
- GW should be allowed an exceedence (overrun without penalty) of 20 students. If it misses the Baseline in 2001 or 2002, it should have one year's grace period to adjust incentives, provide more on-campus

[13] Freshman enrollment is up 20% in two years, with no housing coming on line. If it is not frozen until numbers are known and housing or other measures are in place, the problem becomes more and more intractable.

[14] "At a minimum, GWU should include dormitory construction . . . not only to meet the needs of additional enrollments but also to correct the over-intrusion of the student body into the housing stock outside the campus area. This intrusion has been a detriment to the older, established residential neighborhood of Foggy Bottom, a community which contributes income and property taxes as well as a labor force to the Downtown." CP Sec. 1339.1(b) (1995)

housing, or otherwise comply.[15] It should have only one such grace period, and none after 2002.

- Any "housing opportunity area" should include only existing GW facilities, properties outside "Foggy Bottom/West End", and properties owned on July 1, 2000 in Squares 43, 58, 81, and 122.
- "Foggy Bottom/West End" should be defined for these purposes as E Street to N Street, and 19th Street to Rock Creek, and including R-1 through R-5, CR, and SP-2 zoned property. These are the areas which have been the repeated concern of the Council, they define the coherent neighborhood by tradition and practice, and they are all worthy of equal protection.
- Non-compliance with any provision of the plan (after any applicable grace period) should result in certification of the non-compliance by OP to the Zoning Administrator, and a stay on all "further processing" applications by GW except those for added dormitories on campus. Non-compliance for over twelve months any time during the term of the plan should trigger re-opening the elements of the plan dealing with enrollment, student housing, student behavior, and enforcement, for the purpose of strengthening the means of insuring compliance.
- If the Board is to consider any proposal which uses housing ratios or other indirect means of addressing the flood of student renters, such measures must guarantee at a minimum that the number of students not housed and seeking rental housing in Foggy Bottom/West End will decrease. That would mean as a matter of mathematics that GW would have to build new on-campus dormitories before enrollment could increase.
- The plan should be approved for no longer than five years, for the reasons already discussed.
- GW should demonstrate compliance with the DC Environmental Protection Act, for the reasons set out in the brief attached as Attachment G.

Other elements of an adequate plan – the advisory committee, the old hospital site, parking, and student behavior issues – have been addressed in response to GW's proposals.

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[15] GW obtained a hurried legal opinion based on a somewhat distorted set of factual assumptions to the effect that controlling student housing options to achieve a Baseline number in Foggy Bottom could conceivably run afoul of the DC Human Rights Act. That seems a bizarre conclusion, if it means that incentives could not be provided to students to live in university housing, or in housing outside Foggy Bottom/West End. For example, if GW bought an apartment building in Ballston, and provided reasonable rents and Metro subsidies there, could those students who declined the Ballston dorm sue because their rights had been violated? Note that GW asserts the right to order freshmen and sophomores into university housing. We expect that a more careful legal opinion will conclude that there are many measures GW could take to meet such a requirement without running any real litigation risk. Alternatively, as OP suggests, the Human Rights Act could be amended to clarify what should be an unremarkable concept: that universities should have some power, and responsibility, to influence where their students reside.

Conclusion

The Foggy Bottom/West End community seeks a modus vivendi with The George Washington University. That is, we seek a way forward that includes better communication, cooperation on shared problems, and mutual respect and appreciation. First, however, the rules must be established that insure that the residential neighborhood continues to exist, and has an opportunity to regain its place as one the District's most vibrant and interesting established communities, independent of its huge neighbor. For that first step, we petition this board for its help and understanding.

from GWU 4/2

Attachment A

Foggy Bottom Campus Enrollment Fall Semesters

	UG			GRAD			Non-Deg		Total*
	Full	Part	Total*	Full	Part	Total*	Full	Part	Headcount
1985	5,340	803	**6,391**	4,263	4,518	**9,821**	144	1,589	**17,948**
1986	5,428	713	**6,372**	4,278	4,474	**9,677**	125	1,369	**17,545**
1987	5,653	684	**6,435**	4,167	4,260	**9,169**	98	1,319	**17,022**
1988	5,735	645	**6,498**	4,186	4,112	**9,021**	123	1,331	**16,973**
1989	5,903	629	**6,615**	4,212	3,925	**8,824**	119	1,382	**16,947**
1990	5,792	605	**6,507**	3,950	3,927	**8,628**	134	1,543	**16,820**
1991	5,593	586	**6,285**	4,139	3,931	**8,851**	164	1,407	**16,712**
1992	5,269	592	**5,975**	4,151	3,833	**8,755**	155	1,403	**16,293**
1993	5,310	492	**5,900**	4,448	3,745	**8,953**	160	1,054	**16,072**
1994	5,599	497	**6,192**	4,821	3,716	**9,261**	169	1,222	**16,852**
1995	5,808	463	**6,378**	4,939	3,552	**9,354**	160	1,135	**17,028**
1996	6,088	408	**6,581**	4,620	3,303	**8,698**	192	961	**16,435**
1997	6,380	328	**6,765**	4,701	3,121	**8,507**	188	912	**16,372**
1998	6,339	302	**6,703**	4,599	3,071	**8,339**	131	835	**16,008**
1999	6,846	277	**7,185**	4,619	3,192	**8,472**	142	836	**16,636**

*Includes Continuous Enrollment and Continuing Research

g:\ir\enrsumm\onf90_99.xls

3/29/00

The George Washington University

Properties Owned Outside Sanctioned Campus Boundary

Buildings With 50% Or More Of Units Student Occupied



Sanctioned Campus Boundaries

ATTACHMENT B

Attachment C

THE GEORGE WASHINGTON UNIVERSITY
Properties Owned Within Foggy Bottom
Outside Sanctioned Campus Boundaries

Note on Sources: Addresses are from a list furnished by GWU of properties acquired since approval of the present campus plan in 1988, with the exception of those followed by an asterisk (*). Those addresses were obtained in cross-checking the information obtained from GWU with the Mayor's Office of Planning. The University has refused to provide comprehensive information about the ownership and use of real estate outside the boundaries as set in the current campus plan, and we are not sure that all properties acquired recently are included. The University has also acquired an undivided 28.55% interest in the multi-building Columbia Plaza complex, and has agreements with additional limited partner owners of that complex that guarantee GWU a first right of offer if those owners wish to sell.

E Street Northwwest

- **1901 (Parking lot)**
- **1957 (Formerly AGC Building)**

F Street Northwest

- **1916 (Townhouse converted to University Club)**
- **1918 (Townhouse converted to University Club)**
- **1922 (Formerly National Association of Life Underwriters Building)**
- **2100 (Dakota Apartments)**
- **2106 (*)**
- **2138 (Razed townhouse)**
- **2140 (Foggy Bottom Grocery)**
- **2144 (Townhouse)**
- **2150 (Townhouse)**
- **2206 (Townhouse)**
- **2208 (Townhouse)**

22d Street Northwest

- **520 (Townhouse used as Community Policing Center)**
- **524 (Townhouse)**
- **526 (Large house at corner of F Street Northwest)**

23d Street Northwest

- **606 (*)(Razed townhouse)**
- **608 (*)(Razed townhouse)**
- **610 (*)(Razed townhouse)**
- **612 (*)(Razed townhouse)**
- **___ (*)(Lot 856 next to 612 – 23d Street, which is Lot 857)**

New Hampshire Avenue Northwest

824 (Former Foggy Bottom Inn, now George Washington University Inn)
1129 (Aston Apartments)

Virginia Avenue Northwest

2201 (Riverside Towers Hall)
2307 (*)(Razed townhouse)
2309 (*)(Razed townhouse)
2311 (*)(Razed townhouse)
2313 (*)(Razed townhouse)
2317 (*)(Razed townhouse)
2321 (*)(Razed townhouse)
2325 (*)(Razed townhouse)
2327 (*)(Razed townhouse)
2331 (*)(Razed townhouse)
2601 (Former Howard Johnson Hotel, now "Hall on Virginia Avenue")

Attachment D

THE GEORGE WASHINGTON UNIVERSITY
Properties Outside Sanctioned Campus Boundaries
In Which Fifty Percent or More of the Units Are Student Occupied

Note on Sources: **Commissioner Maria Tyler of ANC-2A surveyed management companies and association boards of privately-owned residential housing in the Foggy Bottom area in March and April 2000, and obtained information concerning number of units occupied by students and total number of units. The information is incomplete, and other apartment and condominium buildings may well belong on this list. Also, several apartment buildings in addition to those listed below reported substantial occupancy by students, but not as much as 50%. The total number of units identified to Mrs. Tyler as being occupied by students exceeded 1600. Most units probably house more than one student. The University has been unable to provide reliable information concerning where their students live, but take the position that these data overstate the numbers by including students at other schools and in other ways.**

APARTMENT BUILDINGS

E Street Northwest
2301 (Columbia Plaza – Baron Building)

F Street Northwest
2000 (Empire Apartments)
2020 (Statesman Apartments)
2030 (Letterman House)

H Street Northwest
2401 (Bonwitt Plaza Condominium)

L Street Northwest
2201 (Carriage House)

24th Street Northwest
922 (Jefferson House Condominium)

25th Street Northwest
940 (Claridge House Condominium)
1010 (Swarthmore Condominium)

New Hampshire Avenue Northwest
1101 (Savoy Apartments)

Virginia Avenue Northwest

2400 (Columbia Plaza – Consul Building)
2400 (Columbia Plaza – Ambassador Building)

TOWNHOUSES WITHIN THE FOGGY BOTTOM HISTORIC DISTRICT

Eye Street Northwest

2406 (one of two units student occupied)
2408
2421
2433 (one of two units student occupied)
2506
2509
2512
2513

25th Street Northwest

807
815
830 (three of three units student occupied)
900
902
903 (two of two units student occupied)
904
905 (two of two units student occupied)
907 (two of two units student occupied)
922
963

New Hampshire Avenue Northwest

818
828
902
910

Snows Court Northwest

8
10
11
12
13
14
15

OTHER TOWNHOUSES

1010 23d Street Northwest

2324 L Street Northwest
2326 L Street Northwest
1015 24th Street Northwest

Attachment E

Economic and Fiscal Impacts: The Half-Told Story

The Applicant has paraded a lot of very large dollar numbers, mostly in a report by Dr. Stephen Fuller, in an attempt to create the impression that GW is a linchpin of the economy of the District. It is the largest private landowner, of course, and universities are the largest private employer group. Those facts alone do not begin to answer the important public policy issues involved when an urban university's growth is rapid and largely unregulated: What is the optimum size, and geographic reach, of GW, from the point of view of the public? Who should decide that question?

I am not an economist, and will not attempt to undertake the kind of comprehensive review of economic and fiscal impacts that might be useful in a legislative review of the proper role of tax-exempt institutions of higher education in the District. However, some omissions and fudges in Dr. Fuller's report are so blatant as to permit even a rank amateur to list them.

Economic Impacts

Dr. Fuller was clear in his testimony that his directions from GW were to describe any positive economic impacts of the university, and not to look for negative impacts or opportunity costs. Transcript of April 26, 2000 ("Tr") pages 255, 256. He claimed to be doing an economic impact analysis, as opposed to a fiscal impact analysis. Therefore, he said, he did not gather information such as the values of property removed from the tax rolls (Tr p. 256) or the cost to the taxpayers of public services provided the university without cost, such as street construction and maintenance, police or fire protection (Tr 259). In fact, however, one section of his report is entitled "GW's Direct and Indirect District Fiscal Impacts," and Table 15 of the report sets out in some detail taxes paid to the District, much of them by persons doing business with GW. The only theme that holds the report together, then, is not that it deals with "economic" rather than "fiscal" impacts, but that it describes all positive impacts arguably attributable to GW, whether economic or fiscal, and none of the negative ones.

One need not be an economist to understand that costs are real, whether they are economic or fiscal, and have real impacts on the District.

Dr. Donald W. Kreuzer[1] has extrapolated from Dr. Fuller's report some of the salient facts about impacts within the District, as opposed to Maryland, Virginia or Ohio.[2] His Tables I through IV are set out as Attachment E-1. As he shows, District residents received only 21.47% of amounts GW paid employees in 1998; the remaining 78.53% went to residents of, and were taxed by, other jurisdictions. Students constituted 52.11%

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[1] Dr. Kreuzer is a dentist, who happens to own the only three townhouses remaining on the infamous Square 43, having refused to sell them to GW.

[2] Dr. Fuller agreed that most economic benefit from GW expenditures flowed to Virginia and Maryland, with the exception of procurement, where the money went to Ohio, New York and Pennsylvania. Tr. 260.

of the District residents employed by GW, meaning that the vast majority of the high-paid help lived elsewhere. The District was the beneficiary of only 12.66% of the jobs and 15.03 % of the income generated by GW.

But it is not possible to extrapolate from Dr. Fuller's report the opportunity costs to the District that GW expansion represents. There are certainly no guarantees that other businesses would have developed every parcel of real estate that GW has bought. However, it is also true that once a parcel is added to GW's inventory, it is permanently unavailable to other economic activity. GW is a business, and is run like one, with the difference that it pays no taxes and is therefore able to compete more effectively for real estate.

One small example of opportunity cost is the purchase and conversion of the Howard Johnson Hotel, now a freshman dormitory. Not only did the hotel pay real property, hotel, and sales taxes, but it employed a full complement of administrative, food service, cleaning, and other employees. Its guests spent more in the District than students ever would, starting with the fact that their daily room rate was a bit higher.

Another example of opportunity cost is the conversion of apartment houses to residence halls. That squeezes out long-term taxpaying residents in favor of transient students – both a fiscal and social impact – but it also negatively affects economic activity. First, it denies the District the pool of labor in downtown affordable housing for which Foggy Bottom has historically been noted. Second, it removes buildings from those that might be available for upgrade or replacement as the District becomes more attractive to new residents, and also makes the neighborhood less desirable generally for renovation. Recently, the problem in the residential real estate market in Foggy Bottom/West End has been lack of inventory. GW's growing stranglehold on Columbia Plaza is a pointed, and for the tenants poignant, example of these effects. Finally, non-student residents are likely to spend more in the District than students, who bring much of their personal property from "home".

Fiscal Impacts

As with economic impacts, we lack complete data about fiscal impacts – Dr. Fuller only looked at what taxes GW and others did pay, and at none of the foregone taxes or fiscal costs – but some things can be said.

First, the Mayor is required by DC Code 47-1001 to render an annual report of tax exempt property, including available information about assessed valuations and taxes foregone. The relevant pages of the most recent such report are attached as Attachment E-2. They show that the properties owned by GW would have generated approximately $11.9 million dollars annually had they been owned by taxpayers. And the numbers are dramatically understated. In the first place, although the list is dated in December 1999, it does not include the former Howard Johnson Hotel and a number of properties GW bought prior to this year in Square 43. Other properties may be missing as well. In addition, the valuations shown are implausibly low. In many cases, the value of the land

is listed as several times higher than the value of all improvements. Some major buildings would be steals if bought for the values listed. It is understandable if the assessor's office spends its time on valuations where taxes are paid, but the point here is that economic activity other than by a university would mean sizable increases in these numbers.

There is also an income tax loss. Lew Bolan of Bolan and Smart testified (for the applicant) in the Georgetown campus plan proceeding that if 680 students were removed from the rental market in Burleith and West Georgetown and housed in the new on-campus residence hall, there would be a substantial and positive effect on sales and income tax revenues to the District. This would occur because the student renters create a market that in effect favors multi-occupant rentals over owner occupancy. Once the students are gone, about 175 townhouses would be renovated and sold to owner occupants. That would generate $7,374 per dwelling annually in new sales and income taxes ($1.3 million on 175 units), and would improve property values (and tax receipts) in the area. The numbers would of course be different in Foggy Bottom/West End. The point is only that these effects are real, and so are the costs of having masses of student renters instead of owner occupants. Remember that there were 7,141 full time GW students renting somewhere in the area in fall 1999 (11,607 students less 4,466 dormitory beds).

Finally, the university gets the benefit of tax-supported municipal services, including police, fire, street construction and repair, and generates costs involved in regulation and permitting, all without paying the taxes that support those services.

Table I - GW Employment 1998*

Job Classification	D.C. Residents	Total	D.C. % of Total
Regular Faculty	283	1,410	20.07%
Temporary Faculty	264	1,166	15.85%
Regular Staff	1,081	4,636	23.32%
Temporary Staff	339	1,275	26.59%
Subtotal	1,967	8,987	21.89%
Students	2,140	4,169	51.33%
Totals	4,107	13,155	31.22%

Note: Students with D.C. addresses comprised 52.11% of D.C. residents employed by GW. Students with D.C. addresses comprised 16.27% of all employees employed by GW.

*Calculations based on Table 1 on page 5 of The Economic Impact of George Washington University on the Washington Metropolitan Area "Interim Report" by Stephen S. Fuller, Ph.D., April 2000.

Attachment E-1

Table II - GW Payroll Distribution 1998* (Dollars in millions)

Job Classification	D.C. Residents	Total	D.C. % of Total
Regular Faculty	$21.8	$109.3	19.94%
Temporary Faculty	$1.5	$9.7	15.46%
Regular Staff	$28.0	$130.3	21.49%
Temporary Staff	$2.0	$8.3	24.10%
Subtotal	$53.3	$257.6	20.69%
Students	$4.1	$9.3	44.09%
Totals	$57.3	$266.9	21.47%

*Calculations based on Table 2 on page 6 of The Economic Impact of George Washington University on the Washington Metropolitan Area "Interim Report" by Stephen S. Fuller, Ph.D., April 2000.

Table III - GW Fringe Benefits, CY 1998* (Dollars in millions)

Job Classification	Total Benefit Value	D.C. % of Total Jobs	Total D.C. Benefit Value
Regular Faculty	$26.3	20.07%	$5.28
Temporary Faculty	$0.8	15.85%	$0.13
Regular Staff	$31.3	23.32%	$7.30
Temporary Staff	$0.7	26.59%	$0.19
Students	$0.8	51.33%	$0.41
Totals	$59.8		$13.31

Note: D.C. residents employed by GW received approximately 22.26% of the total benefit value received by all employees employed by GW.

*Calculations based on Table 3 on page 6 of The Economic Impact of George Washington University on the Washington Metropolitan Area "Interim Report" by Stephen S. Fuller, Ph.D., April 2000.

Table IV - Economic Impacts on D.C. from GW Capital Spending*
(Earnings in millions)

Projects	District of Columbia Jobs	Earnings	D.C % of Area Totals Jobs	Earnings
Recently Completed				
Howard Johnson's	9.2	$0.3		
Gelman Renovation	36.6	$1.1		
University Club	22.1	$0.6		
D.C. Subtotals	67.9	$2.0	44.09%	38.46%
Total Metro Area	154.0	$5.2		
Under Construction				
Health & Wellness	170.3	$5.8		
Marvin Center	119.7	$4.1		
Media & Public Affairs	124.3	$4.2		
Parking Garage Ext.	27.2	$0.9		
D.C. Subtotals	441.5	$15.0	34.06%	35.46%
Total Metro Area	1,296.4	$42.3		
Proposed				
West End Renovation	44.4	$1.5		
Law Addition	46.0	$1.6		
AGC Site Offices/Hsg	326.8	$11.1		
Aston Renovations	2.5	$0.1		
Schenley & Dakota Ren.	13.3	$0.4		
D.C. Subtotals	443.0	$14.7	34.82%	73.13%
Total Metro Area	1,272.1	$20.1		

*Calculations based on Table 11 on page 15 of The Economic Impact of George Washington University on the Washington Metropolitan Area "Interim Report" by Stephen S. Fuller, Ph.D., April 2000.

Table V - Job and Income Impacts from GW and Related Spending*
(Income in millions)

Spending Category	District of Columbia		D.C % of Area Totals	
	Jobs	Income	Jobs	Income
GW Payroll	355.8	$9.6	9.08%	10.21%
Other Faculty Income	55.7	$1.5	7.97%	8.98%
GW Procurement	436.1	$16.7	10.51%	13.24%
GW Student Spending	613.6	$16.5	22.97%	29.57%
Off Campus Rental Housing	10.5	$0.4	9.43%	11.43%
Spending by GW Retirees	40.2	$1.1	10.60%	12.09%
Spending by GW Visitors	10.7	$0.3	12.40%	17.65%
Outlays by Income Props.	19.7	$0.9	11.91%	15.52%
Totals	1,542.3	$47.0	12.66%	15.03%

*Calculations based on Table 14 on page 18 of The Economic Impact of George Washington University on the Washington Metropolitan Area "Interim Report" by Stephen S. Fuller, Ph.D., April 2000.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of the Chief Financial Officer
Office of Tax and Revenue

Tax and Revenue

August 4, 2000

Michael Thomas
Foggy Bottom Association
c/o West End Library
24th and L Street, NW
Washington, DC 20037

Dear Mr. Thomas.

This letter is in response to your correspondence dated July 19, 2000, whereby you requested a copy of the most recent exemption report rendered by or in the name of the Mayor under D.C. Code 47-1001.

Per your formal request, please find enclosed the Annual Report of all real property exempt from taxation under § 47-1002.

The documents located in response to your request will be made available to you upon receipt of a check made payable to the D.C. Treasurer in the amount of $61.75. Said sum comprises $10.00 for each research (2 hours were expended), and $51.75 for copy cost at $.25 per page (207 pages).

Should you have any questions, please contact me on (202) 442-6512, or you can call Angela Washington, Paralegal at (202) 442-6515.

Sincerely,

William Bowie

William Bowie
Attorney

Enclosure

Paid $61.75
ck # 447 8-7-00

Attachment E-2

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF FINANCE AND REVENUE
SEQUENCED BY TAX TYPE, UPDATE # 168
PROPOSED ASSESSMENT VALUES FOR TAX YEAR 2000

SQ-SUFF-LOT	TX TP	USE CD	OWNER NAME	ADDRESS		LAND VALUE	BUILDING VALUE	TOTAL ASSESSMENT	TAXES FORGONE
PAR 01290112	E2	74	GALLAUDET COLLEGE	1331 5TH ST	NE	$1,184,040	$39,393	$1,223,433	$25,080.37
PAR 01460056	E2	91	HOWARD UNIVERSITY I	18TH STREET	NE	$28,122		$28,122	$576.50
PAR 01460067	E2	91	HOWARD UNIVERSITY I	TAYLOR ST	NE	$584,888		$584,888	$11,990.20
PAR 01460068	E2	91	HOWARD UNIVERSITY I	TAYLOR ST	NE	$840,288		$840,288	$17,225.90
PAR 01460069	E2	91	HOWARD UNIVERSITY	TAYLOR ST	NE	$164,312		$164,312	$3,368.39
PAR 01460073	E2	82	HOWARD UNIVERSITY	3800 14TH ST	NE	$2,333,492	$1,555,875	$3,889,367	$79,732.02
PAR 01470169	E2	91	HOWARD UNIVERSITY	14TH ST	NE	$72,224		$72,224	$1,480.59
PAR 02010129	E2	12	TRS DUPONT SEVENTH	3960 ALABAMA AV	SE	$30,854	$109,000	$139,854	$1,874.04
0040 0036	E2	64	GEORGE WASHINGTON U	23RD ST	NW	$28,906,534	$71,746	$28,978,280	$594,054.74
0041 0040	E2	83	GEORGE WASHINGTON U	2300 EVE ST	NW	$27,626,550	$26,002,350	$53,628,900	$1,099,392.45
0042 0054	E2	36	GEORGE WASH UNIVER	2310 H ST NW	NW	$5,148,728	$18,871,000	$24,019,728	$492,404.42
0042 0055	E2	14	GEORGE WASHINGTON U	0720 23RD ST	NW	$5,319,519	$28,023	$5,347,542	$71,657.06
0042 0847	E2	91	GEORGE WASHINGTON U	G ST	NW	$5,224,614		$5,224,614	$107,104.58
0043 0006	E2	11	GEORGE WASH UNIVERS	0606 23RD ST	NW	$129,724	$33,291	$163,015	$2,184.40
0043 0024	E2	11	GEORGE WASHINGTON U	2311 VIRGINIA AV	NW	$135,373	$36,541	$171,914	$2,303.64
0043 0801	E2	11	GEORGE WASHINGTON U	2313 VIRGINIA AV	NW	$238,054	$52,878	$290,932	$3,898.48
0043 0805	E2	13	GEORGE WASHINGTON U	2325 VIRGINIA AV	NW	$192,049	$18,695	$210,744	$2,823.96
0043 0830	E2	13	THE GEORGE WASH UNI	2321 VIRGINIA AV	NW	$160,992	$37,582	$198,574	$2,660.89
0043 0833	E2	11	GEORGE WASHINGTON U	2309 VIRGINIA AV	NW	$116,840	$26,611	$143,451	$1,922.24
0043 0840	E2	11	GEORGE WASHINGTON U	2327 VIRGINIA AV	NW	$149,718	$94,925	$244,643	$3,278.21
0043 0854	E2	13	GEORGE WASHINGTON U	2317 VIRGINIA AV	NW	$194,718	$54,216	$248,934	$3,335.71
0043 0855	E2	36	GEORGE WASHINGTON U	0608 23RD ST	NW	$91,650	$124,000	$215,650	$4,420.82
0043 0857	E2	83	GEORGE WASHINGTON U	0612 23RD ST	NW	$1,470,929	$46,451	$1,517,380	$31,106.29
0055 0027	E2	87	GEORGE WASHINGTON U	0817 23RD ST	NW	$12,240,876	$3,040,564	$15,281,440	$313,269.52
0055 0851	E2	83	GEORGE WASHINGTON U	2222 I ST	NW	$9,487,368	$672,072	$10,159,440	$208,268.52
0055 0853	E2	64	GEORGE WASHINGTON U	I ST	NW	$493,950	$2,825	$496,775	$10,183.88
0055 0854	E2	36	GEORGE WASHINGTON U	2223 H ST	NW	$2,710,389	$628,896	$3,339,285	$68,455.34
0056 0030	E2	83	GEORGE WASHINGTON U	2201 G ST	NW	$22,403,876	$10,583,824	$32,987,700	$676,247.85
0056 0031	E2	36	GEORGE WASHINGTON U	0736 22ND ST	NW	$1,399,080	$1,146,380	$2,545,460	$52,181.93
0057 0055	E2	91	GEORGE WASHINGTON U	23RD ST	NW	$3,757,066		$3,757,066	$77,019.85
0057 0056	E2	83	GEORGE WASHINGTON U	600 22ND STREET	NW	$12,838,905	$8,815,095	$21,654,000	$443,907.00
0058 0001	E2	36	THE GEORGE WASH UNI	2201 VA AVE	NW	$1,577,840	$3,736,820	$5,314,660	$108,950.53
0058 0005	E2	24	GEORGE WASH UNIVERS	2206 F ST	NW	$198,768	$87,282	$286,050	$3,833.07
0058 0006	E2	24	GEORGE WASH UNIVERS	2208 F ST	NW	$198,768	$81,085	$279,853	$3,750.03
0058 0800	E2	13	GEORGE WASH UNIVERS	0526 22ND ST	NW	$136,320	$133,680	$270,000	$3,618.00
0058 0801	E2	83	GEORGE WASHINGTON U	0524 22ND ST	NW	$136,320	$128,325	$264,645	$5,425.22
0058 0803	E2	11	GEORGE WASH UNIVER	0520 22ND ST	NW	$136,320	$196,680	$333,000	$4,462.20
0066 0074	E2	86	PHILLIPS COLLECTION	1600 21ST ST	NW	$4,623,500	$10,841,500	$15,465,000	$317,032.50
0066 0819	E2	69	PHILLIPS COLLECTION	0003 HILLYER CT	NW	$277,550	$157,450	$435,000	$8,917.50
0075 0041	E2	51	GEORGE WASHINGTON U	2140 PA AV	NW	$994,660	$18,890	$1,013,550	$20,777.77
0075 0042	E2	42	GEORGE WASHINGTON U	2136 PA AV	NW	$1,140,620	$31,630	$1,172,250	$24,031.12
0075 0046	E2	82	GEORGE WASHINGTON U	2150 PA AV	NW	$20,548,836	$22,950,066	$43,498,902	$891,727.49
0075 0858	E2	89	GEORGE WASHINGTON U	2129 I ST	NW	$1,753,521	$267,938	$2,021,459	$41,439.90
0075 0864	E2	52	GEORGE WASHINGTON U	2121 EYE ST	NW	$2,953,955	$5,626,085	$8,580,040	$175,890.82
0075 2097	E2	17	GEORGE WASHINGTON U	2141 I ST	NW	$5,328	$40,572	$45,900	$615.06
0077 0005	E2	36	GEORGE WASHINGTON U	2119 H ST	NW	$1,612,530	$606,700	$2,219,230	$45,494.21

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0077 0059	E2	83	THE GEORGE WASH UNI	0801 22 ND ST	NW	$16,861,116	$26,801,234	$43,662,350	$895,078.17
0077 0060	E2	00	GEORGE WASHINGTON U	0800 21ST ST	NW	$18,858,300	$17,004,520	$35,862,820	$735,187.81
0077 0846	E2	22	GEORGE WASH UNIVERS	2121 H ST	NW	$626,911	$1,077,982	$1,704,893	$34,950.30
0077 0864	E2	91	GEORGE WASHINGTON U	0831 22ND ST	NW	$636,281		$636,281	$13,043.76
0078 0846	E2	86	ARTS CLUB OF WASHIN	2015 EYE ST	NW	$1,041,612	$929,288	$1,970,900	$40,403.45
0079 0063	E2	52	GEORGE WASHINGTON U	0707 22ND ST	NW	$2,646,000	$292,820	$2,938,820	$60,245.81
0079 0064	E2	86	GEORGE WASHINGTON U	2140 H STREET	NW	$16,504,660	$10,414,660	$26,919,320	$551,846.06
0079 0065	E2	83	GEORGE WASHINGTON U	0714 21ST ST	NW	$12,834,000	$1,331,000	$14,165,000	$290,382.50
0079 0853	E2	87	GEORGE WASHINGTON U	2100 H ST	NW	$2,968,290	$1,124,679	$4,092,969	$83,905.86
0079 0854	E2	87	GEORGE WASHINGTON U	2122 H ST	NW	$2,786,683	$63,678	$2,850,361	$58,432.40
0079 0861	E2	83	GEORGE WASHINGTON U	2125 G ST	NW	$7,139,946	$718,024	$7,857,970	$161,088.38
0079 0862	E2	91	GEORGE WASHINGTON U V	G ST	NW	$1,371,305		$1,371,305	$28,111.75
0080 0002	E2	21	GEORGE WASHINGTON U	2109 F ST	NW	$273,726	$352,643	$626,369	$12,840.56
0080 0026	E2	83	GEORGE WASHINGTON U	2101 F ST	NW	$145,288	$166,272	$311,560	$6,386.98
0080 0027	E2	11	GEORGE WASH UNIVERS	0615 22ND ST	NW	$129,579	$68,782	$198,361	$2,658.03
0080 0028	E2	11	GEORGE WASH UNIVERS	0617 22ND ST	NW	$129,579	$55,556	$185,135	$2,480.80
0080 0029	E2	01	GEORGE WASHINGTON U	0619 22ND ST	NW	$205,577	$37,916	$243,493	$4,991.60
0080 0042	E2	13	GEORGE WASH UNIVERS	2145 F ST	NW	$134,408	$412,894	$547,302	$7,333.84
0080 0045	E2	11	GEORGE WASHINGTON U	0607 22ND ST	NW	$117,697	$72,371	$190,068	$2,546.91
0080 0046	E2	11	GEORGE WASH UNIVERS	0609 22ND ST	NW	$117,697	$67,438	$185,135	$2,480.80
0080 0050	E2	13	GEORGE WASH UNIVERS	0610 21ST ST	NW	$157,327	$88,223	$245,550	$3,290.37
0080 0051	E2	13	GEORGE WASH UNIVERS	0606 21ST ST	NW	$157,327	$88,223	$245,550	$3,290.37
0080 0052	E2	11	GEORGE WASHINGTON U	0600 21ST ST	NW	$206,657	$144,238	$350,895	$4,701.99
0080 0054	E2	36	GEORGE WASHINGTON U	2110 G ST	NW	$6,097,808	$608,548	$6,706,356	$137,480.29
0080 0055	E2	91	GEORGE WASHINGTON U	F ST	NW	$2,796,325		$2,796,325	$57,324.66
0080 0800	E2	91	GEORGE WASHINGTON U	F ST	NW	$104,751		$104,751	$2,147.39
0080 0811	E2	83	GEORGE WASHINGTON U	0613 22ND ST	NW	$270,444	$155,333	$425,777	$8,728.42
0080 0820	E2	13	GEORGE WASH UNIVERS	2142 G ST	NW	$143,128	$33,626	$176,754	$2,368.50
0080 0822	E2	11	GEORGE WASH UNIVERS	2138 G ST	NW	$142,235	$43,017	$185,252	$2,482.37
0080 0823	E2	13	GEORGE WASHINGTON U	2136 G ST	NW	$143,128	$40,865	$183,993	$2,465.50
0080 0824	E2	11	GEORGE WASHINGTON U	2140 G ST	NW	$162,250	$29,520	$191,770	$2,569.71
0080 0825	E2	36	GEORGE WASHINGTON U	2115 F ST	NW	$2,773,924	$3,660,376	$6,434,300	$131,903.15
0080 0828	E2	39	GEORGE WASH UNIVERS	2134 G ST	NW	$1,007,345	$346,689	$1,354,034	$27,757.69
0081 0059	E2	11	GEORGE WASHINGTON U	2144 F ST	NW	$120,047	$94,983	$215,030	$2,881.40
0081 0846	E2	83	GEORGE WASH UNIVERS	2106 F ST	NW	$1,758,792	$5,298,943	$7,057,735	$144,683.56
0101 0060	E2	64	GEORGE WASHINGTON U	H ST	NW	$5,140,698	$12,524	$5,153,222	$105,641.05
0101 0062	E2	00	GEORGE WASHINGTON U	H ST	NW	$5,140,480		$5,140,480	$105,379.84
0101 0879	E2	91	GEORGE WASH UNIVERS	H ST	NW	$1,419,776		$1,419,776	$29,105.40
0102 0046	E2	83	GEORGE WASHINGTON U	2001 G ST	NW	$44,892,645	$15,157,835	$60,050,480	$1,231,034.84
0103 0001	E2	36	GEORGE WASHINGTON U	0600 20TH ST	NW	$2,468,466	$1,282,893	$3,751,359	$76,902.85
0103 0013	E2	64	GEORGE WASHINGTON U	G ST	NW	$305,532	$1,652	$307,184	$6,297.27
0103 0027	E2	38	GEORGE WASHINGTON U	2002 G ST	NW	$341,448	$66,728	$408,176	$8,367.60
0103 0028	E2	83	GEORGE WASHINGTON U	2000 G ST ST	NW	$666,978	$207,340	$874,318	$17,923.51
0103 0033	E2	13	GEORGE WASH UNIVERS	0605 21ST ST	NW	$120,726	$259,274	$380,000	$5,092.00
0103 0035	E2	13	GEORGE WASH UNIVERS	0609 21ST ST	NW	$126,305	$55,035	$181,340	$2,429.95
0103 0812	E2	64	GEORGE WASHINGTON U	G ST	NW	$1,866,098	$7,948	$1,874,046	$38,417.94

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0103 0813	E2	64	GEORGE WASHINGTON U	G ST	NW	$1,073,250	$4,875	$1,078,125	$22,101.56
0103 0814	E2	63	GEORGE WASHINGTON U	G ST	NW	$377,946	$10,399	$388,345	$7,961.07
0103 0817	E2	51	GEORGE WASHINGTON U 2025	F ST	NW	$7,195,919	$4,057,891	$11,253,810	$230,703.10
0103 0818	E2	89	GEORGE WASHINGTON U 2031	F ST	NW	$300,858	$198,488	$499,346	$10,236.59
0103 0819	E2	64	GEORGE WASHINGTON U	G ST	NW	$371,952	$1,772	$373,724	$7,661.34
0103 0820	E2	38	GEORGE WASHINGTON U 2008	G ST	NW	$244,278	$64,948	$309,226	$6,339.13
0103 0821	E2	24	GEORGE WASHINGTON U 2033	F ST	NW	$381,205	$177,735	$558,940	$7,489.79
0122 0027	E2	83	GEORGE WASH UNIVERS 1916	F ST	NW	$1,105,239	$320,296	$1,425,535	$29,223.46
0122 0824	E2	36	GEORGE WASHINGTON U 0514	19TH ST	NW	$4,050,405	$1,263,990	$5,314,395	$108,945.09
0122 0825	E2	36	GEORGE WASHINGTON U 1900	F ST	NW	$11,564,400	$2,327,000	$13,891,400	$284,773.70
0136 0036	E2	51	REGENTS UNIV CALIF 1523	N H AV	NW	$477,600	$1,341,945	$1,819,545	$37,300.67
0158 0070	E2	83	MIDDLE EAST INSTITU 1761	N ST	NW	$365,380	$1,340,020	$1,705,400	$34,960.70
0158 0082	E2	83	JOHNS HOPKINS UNIVE 1740	MASS AV	NW	$1,611,804	$8,531,796	$10,143,600	$207,943.80
0158 0830	E2	51	ASSOCIATION OF HOLY 1720	MASS AV	NW	$212,381	$1,165,019	$1,377,400	$28,236.70
0181 0850	E2	83	JOHNS HOPKINS UNIVE 1621	MASS AV	NW	$2,207,400	$8,042,600	$10,250,000	$210,125.00
0183 0111	E2	51	PLANNED PARENTHOOD 1106	16TH ST	NW	$316,421	$1,298,479	$1,614,900	$33,105.45
0195 0838	E2	14	CARNEGIE INSTITUTIO 1530	P ST	NW	$73,361	$9,685	$83,046	$1,112.81
0202 0031	E2	89	MIDTOWN YOUTH ACADE 2206	14TH ST	NW	$192,000	$33,000	$225,000	$4,612.50
0237 0800	E2	66	WASHINGTON DRAMA SO 1901	14TH ST	NW	$339,200	$435,800	$775,000	$15,867.50
~~0243 0834~~	~~E2~~	~~86~~	~~CONFEDERATE MEMOR A 1322~~	~~VERMONT AV~~	~~NW~~	~~$165,600~~	~~$459,400~~	~~$625,000~~	~~$12,812.50~~
0330 0800	E2	75	HOWARD UNIVERSITY	1000 FLORIDA AV	NW	$4,207,005	$5,592,995	$9,800,000	$200,900.00
0347 0825	E2	52	UNIVERSITY SO CALIF 0512	10TH ST	NW	$1,138,500	$861,500	$2,000,000	$41,000.00
0364 0839	E2	88	HOWARD UNIVERSITY	0915 R I AV	NW	$71,505	$383,495	$455,000	$9,327.50
0472 0123	E2	66	WASHINGTON DRAMA SO 1101	6TH ST	SW	$1,706,460	$4,997,540	$6,704,000	$137,432.00
0472 0126	E2	94	WASH DRAMA SOCIETY	6TH ST	SW	$1,256,185		$1,256,185	$25,751.79
0498 0052	E2	83	SOUTHEASTERN UNIVER 0501	EYE ST ST	SW	$1,276,660	$1,474,340	$2,751,000	$56,395.50
0521 0826	E2	11	HOWARD UNIVERSITY	1509 4TH ST	NW	$42,066	$57,404	$99,470	$1,332.89
0565 0020	E2	83	GEORGETOWN UNIVERSI 0111	G ST	NW	$14,915,160	$17,805,840	$32,721,000	$670,780.50
0567 0062	E2	83	GEORGETOWN COLLEGE 0600	NEW JERSEY	NW	$32,448,780	$25,789,220	$58,238,000	$1,193,879.00
0567 0832	E2	64	PRES DIR OF GEOTWN 0000	NEW JERSEY	NW	$6,579,300	$12,700	$6,592,000	$135,136.00
0569 0007	E2	64	PRES & DIR OF GEORG 0121	E ST	NW	$858,000	$1,500	$859,500	$17,619.75
0569 0008	E2	64	PRES & DIR OF GEORG 0123	E ST	NW	$858,000	$1,500	$859,500	$17,619.75
0569 0060	E2	64	PRES & DIR OF GEORG 0125	E ST	NW	$402,974	$526	$403,500	$8,271.75
0569 0067	E2	64	PRES & DIR OF GEORG 0507	2ND ST	NW	$195,910	$90	$196,000	$4,018.00
0569 0865	E2	22	PRES & DIR OF GEORG 0120	F ST	NW	$2,489,760	$20,000,000	$22,489,760	$461,040.08
0622 0839	E2	83	GONZAGA COLLEGE 0019	I ST	NW	$6,663,080	$8,836,920	$15,500,000	$317,750.00
0765 0802	E2	83	CAPITOL HILL DAY SC 0214	S CAROLINA	SE	$105,892	$251,508	$357,400	$7,326.70
0765 0803	E2	83	CAPITOL HILL DAY SC 0210	S CAROLINA	SE	$600,668	$346,332	$947,000	$19,413.50
0787 0036	E2	42	TRS OF AMHERST COLL 0501	E CAPITOL S	SE	$314,820	$331,180	$646,000	$13,243.00
0787 0808	E2	25	TRS OF AMHERST COLL 0016	3RD ST	SE	$78,775	$136,347	$215,122	$4,410.00
0787 0835	E2	11	AMHERST COLLEGE 0022	3RD ST	SE	$138,416	$243,663	$382,079	$5,119.85
0787 0836	E2	11	TRS OF AMHERST COLL 0020	3RD ST	SE	$127,994	$231,385	$359,379	$4,815.67
0793 0025	E2	83	ST PETERS PAROCHIAL 422	3RD ST	SE	$1,164,060	$870,940	$2,035,000	$41,717.50
0840 0023	E2	11	MARQUETTE UNIVERSIT 502	E CAPITOL S	NE	$105,040	$619,960	$725,000	$9,715.00
0916 0077	E2	29	CHRISTIAN COLLEGE 0527	8TH ST	NE	$134,710	$812,090	$946,800	$19,409.40
1222 0062	E2	83	PRES & DIR OF GTOWN 3515	PROSPECT ST	NW	$2,823,263	$3,194,737	$6,018,000	$123,369.00

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1356 0899	E2	83	GEORGETOWN DAY SCHO	4530 MACARTHUR B	NW	$1,961,834	$1,071,609	$3,033,443	$62,185.58
1356 0906	E2	91	GEORGETOWN DAY SCHO	4607 LAVEROCK PL	NW	$101,924		$101,924	$2,089.44
1356 0907	E2	91	GEORGETOWN DAY SCHO	4605 LAVEROCK PL	NW	$112,169		$112,169	$2,299.46
1356 0922	E2	91	GEORGETOWN DAY SCHO	4609 LAVEROCK PL	NW	$107,764		$107,764	$2,209.16
1356 0923	E2	93	GEORGETOWN DAY SCHO	LAVEROCK PL	NW	$2,014		$2,014	$41.28
1356 0926	E2	93	GEORGETOWN DAY SCHO	LAVEROCK PL	NW	$18,166		$18,166	$372.40
1372 0025	E2	36	THE LAB SCHOOL OF D	4759 RESERVOIR R	NW	$2,088,876	$925,753	$3,014,629	$61,799.89
1372 0817	E2	83	VESTRY ST PATRICK C	4700 WHITEHAVEN	NW	$1,068,722	$1,181,278	$2,250,000	$46,125.00
1374 0850	E2	83	MOUNT VERNON COLLEG	2100 FOXHALL RD	NW	$11,894,787	$7,841,894	$19,736,681	$404,601.96
1378 0002	E2	12	MOUNT VERNON COLLEG	4535 W ST	NW	$408,682	$368,419	$777,101	$10,413.15
1388 0093	E2	83	ST JOHN'S CHILD DEV	4880 MACARTHUR B	NW	$788,225	$667,575	$1,455,800	$29,843.90
1393 0823	E2	51	WASH PSYCHOANALYTIC	4925 MACARTHUR B	NW	$173,910	$441,790	$615,700	$12,621.85
1411 0002	E2	12	ST JOHNS COMMUNITY	5027 FULTON ST	NW	$93,204	$154,024	$247,228	$3,312.85
1426 0027	E2	12	HOWARD UNIVERSITY	3119 ARIZONA AVE	NW	$181,235	$1,103,965	$1,285,200	$17,221.68
1436 0031	E2	12	NATIONAL GRADUATE U	5011 LOWELL ST	NW	$334,752	$513,480	$848,232	$11,366.30
1449 0825	E2	12	ST JOHN'S COMMUNITY	5518 SHERRIER PL	NW	$134,384	$140,442	$274,826	$3,682.66
1499 0806	E2	83	THE AMERICAN UNIVER	4801 MASS AV	NW	$7,844,720	$6,388,365	$14,233,085	$291,778.24
1556 0837	E2	93	AMERICAN UNIVERSITY	46TH ST	NW	$19,113		$19,113	$391.81
1560 0807	E2	91	AMERICAN UNIVERSITY		NW	$2,049,585		$2,049,585	$42,016.49
1599 0024	E2	87	AMERICAN UNIVERSITY	3500 NEBRASKA AV	NW	$3,285,456	$1,623,544	$4,909,000	$100,634.50
1599 0812	E2	36	AMERICAN UNIVERSITY	3700 NEBRASKA AV	NW	$1,766,905	$2,611,595	$4,378,500	$89,759.25
1600 0001	E2	83	AMERICAN UNIVERSITY	4400 MASS AV	NW	$47,851,850	$73,165,150	$121,017,000	$2,480,848.50
1600 0801	E2	91	AMERICAN UNIVERSITY		NW	$495,000		$495,000	$10,147.50
1600 0810	E2	83	AMERICAN UNIVERSITY		NW	$640,125	$349,375	$989,500	$20,284.75
1600 0816	E2	89	AMERICAN UNIVERSITY	3500 NEBRASKA AV	NW	$14,105,800	$774,230	$14,880,030	$305,040.61
1600 0817	E2	12	AMERICAN UNIVERSITY	4835 GLENBROOK R	NW	$472,800	$1,002,200	$1,475,000	$19,765.00
1601 0003	E2	64	THE AMERICAN UNIVER	NEBRASKA AV	NW	$17,717,750	$277,750	$17,995,500	$368,907.75
1655 0009	E2	36	HEIGHTS FOUNDATION	4300 GARRISON ST	NW	$383,740	$546,260	$930,000	$19,065.00
1672 0804	E2	91	GEORGETOWN DAY SCHO	V ELLICOTT ST	NW	$105,991		$105,991	$2,172.81
1672 0812	E2	91	GEORGETOWN DAY SCHO	V DAVENPORT S	NW	$23,175		$23,175	$475.08
1673 0821	E2	83	GEORGETOWN DAY SCHO	4200 DAVENPORT S	NW	$2,036,019	$6,458,481	$8,494,500	$174,137.25
1728 0001	E2	74	THE AMERICAN UNIVER	4340 NEBRASKA AV	NW	$5,694,576	$16,581,424	$22,276,000	$456,658.00
1729 0809	E2	83	THE HGTS FOUNDATION	4101 YUMA ST NW	NW	$691,200	$117,900	$809,100	$16,586.55
1770 0805	E2	52	AMERICAN UNIVERSITY	4000 BRANDYWINE	NW	$1,558,400	$2,328,600	$3,887,000	$79,683.50
1825 0816	E2	83	SIDWELL FRIENDS SCH	3901 WISCONSIN A	NW	$9,390,962	$3,956,538	$13,347,500	$273,623.75
1911 0020	E2	83	WASHINGTON BALLET	3515 WISCONSIN A	NW	$341,598	$293,402	$635,000	$13,017.50
1921 0021	E2	12	PROTESTANT EPISCOPA	3601 LOWELL ST	NW	$193,631	$533,562	$727,193	$9,744.38
1938 0811	E2	12	HEIGHTS FOUNDATION	2709 36TH ST	NW	$142,997	$352,800	$495,797	$6,643.67
1949 0031	E2	12	PROTESTANT EPISCOPA	3505 WOODLEY RD	NW	$131,280	$359,700	$490,980	$6,579.13
1968 0010	E2	83	SHERIDAN SCHOOL INC	4400 36TH ST	NW	$1,218,661	$1,106,839	$2,325,500	$47,672.75
2049 0809	E2	89	SELMA M LEVINE SCHO	2801 UPTON ST	NW	$3,424,542	$1,338,791	$4,763,333	$97,648.32
2049 0810	E2	83	HOWARD UNIV	2900 VAN NESS ST	NW	$15,088,923	$9,974,143	$25,063,066	$513,792.85
2084 0837	E2	83	WASHINGTON INTER SC	3029 KLINGLE RD	NW	$3,045,717	$2,677,616	$5,723,333	$117,328.32
2109 0808	E2	83	AIDAN MONTESSORI SC	2700 27TH ST	NW	$279,990	$1,133,710	$1,413,700	$28,980.85
2113 0843	E2	83	MARET SCHOOL INC	3000 CATHEDRAL A	NW	$6,600,980	$2,794,910	$9,395,890	$192,615.74
2155 0802	E2	36	DUMBARTON OAKS	3100 WHITEHAVEN	NW	$7,093,750	$1,907,583	$9,001,333	$184,527.32

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SQ-SUFF-LOT	TX TP	USE CD	OWNER NAME	ADDRESS		LAND VALUE	BUILDING VALUE	TOTAL ASSESSMENT	TAXES FORGONE
2155 0812	E2	83	TRS FOR HARVARD UNI	1703 32ND ST	NW	$15,334,128	$4,379,871	$19,713,999	$404,136.97
2204 0150	E2	83	BD TRS LELAND STANF	2661 CONN AV	NW	$531,410	$2,297,590	$2,829,000	$57,994.50
2204 0826	E2	51	SYRACUSE UNIVERSITY	2301 CALVERT ST	NW	$305,622	$1,709,278	$2,014,900	$41,305.45
2243 0067	E2	89	EDMUND BURKE SCHOOL	2955 UPTON ST	NW	$446,513	$309,153	$755,666	$15,491.15
2308 0022	E2	91	ST JOHN'S COLLEGE H	UTAH AV	NW	$60,922		$60,922	$1,248.90
2308 0804	E2	91	ST JOHNS COLLEGE IN	27TH ST	NW	$957,096		$957,096	$19,620.46
2308 0805	E2	83	ST JOHNS COLLEGE IN	2607 MILITARY RD	NW	$7,817,856	$5,862,644	$13,680,500	$280,450.25
2308 0806	E2	91	ST JOHNS COLLEGE IN	OREGON AV	NW	$2,299,608		$2,299,608	$47,141.96
2308 0807	E2	91	ST JOHNS COLLEGE IN	OREGON AV	NW	$1,631,988		$1,631,988	$33,455.75
2528 0203	E2	83	ALLIANCE FRANCAISE	2142 WYOMING AVE	NW	$307,720	$537,280	$845,000	$17,322.50
2528 0911	E2	83	THE FIELD SCHOOL IN	2128 WYOMING AVE	NW	$1,155,000	$334,041	$1,489,041	$30,525.34
2529 0305	E2	83	W W BAUM ROMAN CATH	2200 CALIFORNIA	NW	$5,013,688	$5,544,978	$10,558,666	$216,452.65
2529 0830	E2	13	GEORGE WASHINGTON U	2241 BANCROFT PL	NW	$123,240	$968,499	$1,091,739	$14,629.30
2532 0041	E2	83	KINGSBURY CENTER IN	1807 PHELPS PL	NW	$58,980	$285,620	$344,600	$7,064.30
2532 0042	E2	83	KINGSBURY CENTER IN	1809 PHELPS PL	NW	$58,440	$303,960	$362,400	$7,429.20
2532 0056	E2	83	KINGSBURY CENTER IN	2138 BANCROFT PL	NW	$252,660	$584,140	$836,800	$17,154.40
2548 0022	E2	84	E O F U L A	1842 CALVERT ST	NW	$179,200	$145,800	$325,000	$6,662.50
2574 0831	E2	36	HOWARD UNIVERSITY	2601 16TH ST	NW	$1,113,850	$1,445,116	$2,558,966	$52,458.80
2580 0430	E2	89	BARNEY NEIGHBRHD HO	2700 ONTARIO RD	NW	$42,120	$199,760	$241,880	$4,958.54
2654 0034	E2	83	SOMERSET SCHOOL INC	4842 16TH ST	NW	$121,408	$372,692	$494,100	$10,129.05
2745F 0080	E2	83	LOWELL SCHOOL INC	1640 KALMIA RD	NW	$826,390	$3,173,610	$4,000,000	$82,000.00
2745F 0815	E2	83	LOWELL SCHOOL INC	7775 17TH ST	NW	$2,389,456	$3,900,544	$6,290,000	$128,945.00
2745F 0817	E2	83	LOWELL SCHOOL INC	1638 KALMIA RD	NW	$626,960	$2,519,698	$3,146,658	$64,506.48
2872 0266	E2	91	HOWARD UNIVERSITY	0981 FLORIDA AV	NW	$20,700		$20,700	$424.35
2872 0267	E2	64	HOWARD UNIVERSITY	0983 FLORIDA AV	NW	$22,950	$1,050	$24,000	$492.00
2872 0268	E2	64	HOWARD UNIVERSITY	0985 FLORIDA AV	NW	$22,380	$1,620	$24,000	$492.00
2872 0269	E2	91	HOWARD UNIVERSITY	0987 FLORIDA AV	NW	$19,530		$19,530	$400.36
2872 0270	E2	91	HOWARD UNIVERSITY	0989 FLORIDA AV	NW	$21,930		$21,930	$449.56
2872 0271	E2	91	HOWARD UNIVERSITY	0991 FLORIDA AV	NW	$24,360		$24,360	$499.38
2872 0824	E2	91	HOWARD UNIVERSITY	0993 FLORIDA AV	NW	$23,610		$23,610	$484.00
2873 0785	E2	91	HOWARD UNIVERSITY	2267 SHERMAN AV	NW	$20,880		$20,880	$428.04
2873 0786	E2	91	HOWARD UNIVERSITY	2265 SHERMAN AV	NW	$21,300		$21,300	$436.65
2873 0787	E2	91	HOWARD UNIVERSITY	2263 SHERMAN AV	NW	$21,750		$21,750	$445.87
2873 0788	E2	91	HOWARD UNIVERSITY	2261 SHERMAN AV	NW	$22,170		$22,170	$454.48
2873 0789	E2	91	HOWARD UNIVERSITY	2259 SHERMAN AV	NW	$22,590		$22,590	$463.09
2873 0790	E2	91	HOWARD UNIVERSITY	2257 SHERMAN AV	NW	$23,040		$23,040	$472.32
2873 0791	E2	91	HOWARD UNIVERSITY	2255 SHERMAN AV	NW	$23,460		$23,460	$480.93
2873 0792	E2	91	HOWARD UNIVERSITY	2253 SHERMAN AV	NW	$23,880		$23,880	$489.54
2873 0796	E2	36	HOWARD UNIVERSITY	0963 FLORIDA AV	NW	$5,048,600	$60,951,400	$66,000,000	$1,353,000.00
2873 0797	E2	64	HOWARD UNIVERSITY	9TH ST	NW	$350,125	$4,658	$354,783	$7,273.05
2873 0869	E2	91	HOWARD UNIVERSITY	2269 SHERMAN AV	NW	$93,510		$93,510	$1,916.95
2875 2033	E2	64	HOWARD UNIVERSITY	9TH ST	NW	$494,080	$17,920	$512,000	$10,496.00
2877 0811	E2	91	HOWARD UNIVERSITY	2255 8TH ST	NW	$136,590		$136,590	$2,800.09
2877 0933	E2	69	HOWARD UNIVERSITY	2112 GA AVE	NW	$1,465,175	$844,025	$2,309,200	$47,338.60
2877 0934	E2	74	HOWARD UNIVERSITY	2312 GEORGIA AV	NW	$356,768	$98,332	$455,100	$9,329.55
2877 0945	E2	62	HOWARD UNIVERSITY	2265 8TH ST	NW	$157,170	$132,930	$290,100	$5,947.05

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SQ-SUFF-LOT	TX TP	USE CD	OWNER NAME	ADDRESS		LAND VALUE	BUILDING VALUE	TOTAL ASSESSMENT	TAXES FORGONE
5941 0800	E3	89	MISSIONARIES OF CHA	3306 WHEELER RD	SE	$26,865	$52,135	$79,000	$1,619.50
5941 0802	E3	91	MISSIONARIES OF CHA	SAVANNAH ST	SE	$18,590		$18,590	$381.09
5941 0803	E3	91	MISSIONARIES OF CHA	SAVANNAH ST	SE	$12,425		$12,425	$254.71
5941 0804	E3	91	MISSIONARIES OF CHA	SAVANNAH ST	SE	$12,425		$12,425	$254.71
5941 0805	E3	91	MISSIONARIES OF CHA	SAVANNAH ST	SE	$10,305		$10,305	$211.25
5943 0828	E3	13	WHITMAN-WALKER CLIN	916 SAVANNAH ST	SE	$17,431	$90,251	$107,682	$1,442.93
5969 0004	E3	21	TRENTON PARK NBHD C	3631 6TH ST	SE	$106,410	$320,590	$427,000	$8,753.50
5969 0005	E3	21	TRENTON PARK NBHD C	3639 6TH ST	SE	$108,262	$422,738	$531,000	$10,885.50
5971 0044	E3	89	WE CARE PROJECT INC	3312 4TH ST	SE	$39,879	$430,121	$470,000	$9,635.00
5973 0011	E3	21	TRENTON PARK NBHD C	0620 HISS AV	SE	$81,792	$296,508	$378,300	$7,755.15
5973 0012	E3	21	TRENTON PARK NBHD C	3518 6TH ST	SE	$83,925	$294,375	$378,300	$7,755.15
5973 0013	E3	21	TRENTON PARK NBHD C	3512 6TH ST	SE	$83,020	$291,380	$374,400	$7,675.20
5973 0014	E3	21	TRENTON PARK NBHD C	3506 6TH ST	SE	$82,908	$291,492	$374,400	$7,675.20
5973 0015	E3	21	TRENTON PARK NBHD C	3500 6TH ST	SE	$82,953	$300,547	$383,500	$7,861.75
5978 0005	E3	89	NAT CHILDRENS CTR I	3400 M L KING AV	SE	$836,575	$11,163,425	$12,000,000	$246,000.00
5982 0045	E3	87	BOYS CLUB METRO POL	0620 MILWAUKEE P	SE	$541,176	$376,324	$917,500	$18,808.75
5984 0802	E3	26	COVENANT HOUSE WASH	511 MELLON ST	SE	$22,950	$79,750	$102,700	$1,376.18
5984 0804	E3	89	UNFOLDMENT INC	0546 NEWCOMB ST	SE	$40,000	$45,000	$85,000	$1,742.50
5989 0027	E3	49	SOUTHEAST MINISTRY	3111 M L KING AV	SE	$6,233	$25,433	$31,666	$649.15
5989 0029	E3	51	CONCERNED CITIZENS	3115 MLK AV	SE	$18,700	$61,300	$80,000	$1,640.00
6000 0012	E3	23	RAP INC	218 ORANGE ST	SE	$41,701	$50,830	$92,531	$1,239.91
6001 0050	E3	25	COMMUNITY CONNECTIO	0254 PORTLAND ST	SE	$12,477	$100,523	$113,000	$2,316.50
6001 0051	E3	23	COMMUNITY CONNECTIO	0250 PORTLAND ST	SE	$30,934	$63,305	$94,239	$1,262.80
6118E 0001	E3	21	UNION TEMPLE HOUSIN	0148 WAYNE PL	SE	$84,174	$255,826	$340,000	$6,970.00
6128N 0038	E3	21	UNION TEMPLE HOUSIN	0119 WAYNE PL	SE	$101,947	$310,053	$412,000	$8,446.00
6129 0826	E3	12	UNFOLDMENT INC	3825 S CAPITOL S	SW	$25,538	$168,700	$194,238	$2,602.78
6152 0811	E3	21	EAST OF THE RIVER	0118 ATLANTIC ST	SE	$74,015	$223,985	$298,000	$6,109.00
6210 0038	E3	22	PARK SOUTHERN NEIGH	0800 SOUTHERN AV	SE	$737,123	$3,962,877	$4,700,000	$96,350.00
6219 0001	E3	21	LIVINGSTON MANOR NB	4516 LIVINGSTON	SE	$73,592	$569,699	$643,291	$13,187.46
6219 0002	E3	21	LIVINGSTON MANOR NB	4500 LIVINGSTON	SE	$71,041	$533,346	$604,387	$12,389.93
6219 0003	E3	21	LIVINGSTON MANOR NB	4400 LIVINGSTON	SE	$73,243	$531,144	$604,387	$12,389.93
6219 0004	E3	21	LIVINGSTON MANOR NB	4336 LIVINGSTON	SE	$72,880	$531,507	$604,387	$12,389.93
6219 0005	E3	21	LIVINGSTON MANOR NB	4320 LIVINGSTON	SE	$74,780	$556,624	$631,404	$12,943.78
6219 0006	E3	21	LIVINGSTON MANOR NB	4401 3RD ST	SE	$92,498	$635,484	$727,982	$14,923.63
6219 0007	E3	21	LIVINGSTON MANOR NB	4501 3RD ST	SE	$58,207	$440,448	$498,655	$10,222.42
6242 0002	E3	21	LIVINGSTON MANOR NB	4518 3RD ST	NW	$51,966	$546,021	$597,987	$12,258.73
6242 0003	E3	21	LIVINGSTON MANOR NB	4500 3RD ST	SE	$52,665	$545,322	$597,987	$12,258.73
6242 0004	E3	21	LIVINGSTON MANOR NB	4410 3RD ST	SE	$52,248	$543,739	$595,987	$12,217.73
6242 0005	E3	21	LIVINGSTON MANOR NB	4518 3RD ST	SE	$53,195	$546,021	$599,216	$12,283.92
6242 0802	E3	21	LIVINGSTON MANOR NB	4536 3RD ST	SE	$53,306	$670,012	$723,318	$14,828.01
PAR 01260073	E4	82	MEDLANTIC LONG TERM	6000 N H AV	NE	$1,979,800	$4,535,200	$6,515,000	$133,557.50
0025 0806	E4	82	COLUMBIA HOSPITAL W	2425 L ST	NW	$18,909,828	$10,802,172	$29,712,000	$609,096.00
0039 0803	E4	82	GEORGE WASHINGTON U	2300 K ST	NW	$8,452,210	$141,698	$8,593,908	$176,175.11
0302 0073	E4	82	CHILDREN HOSPITAL C	2220 11TH ST	NW	$228,200	$551,800	$780,000	$15,990.00
0417 0053	E4	91	PEOPLES HEALTH CARE	1840 7TH ST	NW	$1,042,260		$1,042,260	$21,366.33
0865 0862	E4	64	CAPITOL HILL GROUP	0700 CONST AVE	NE	$287,425	$5,749	$293,174	$6,010.06

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4273 0800	E7	89	MT OLIVET CEMETERY	1300 BLADENSBRG	NE	$27,571,595	$386,385	$27,957,980	$573,138.59
5889 0823	E7	89	WASH HEBREW CONGREG	1380 ALABAMA AV	SE	$1,613,923	$136,077	$1,750,000	$35,875.00
PAR 01300013	E8	91	PHILA BALT & WASH R	N Y AV	NE	$82,764		$82,764	$1,696.66
PAR 01300058	E8	91	PHILA BALT & WASH R	N Y AV	NE	$971,255		$971,255	$19,910.72
PAR 01330131	E8	52	US CATHOLIC CONFERE	3211 4TH ST	NE	$3,267,000	$11,842,000	$15,109,000	$309,734.50
PAR 01420039	E8	91	PHILA BALT & WASH R	W VA AV	NE	$9,314		$9,314	$190.93
PAR 01420067	E8	74	UNITED HOUSE OF PRA	1355 OKIE ST	NE	$529,413	$341,520	$870,933	$17,854.12
PAR 01420078	E8	91	PHILA BALT & WASH R	W VA AV	NE	$4,201		$4,201	$86.12
PAR 01420129	E8	91	PHILADELPHIA BALTIM	NEW YORK AV	NE	$482,400		$482,400	$9,889.20
PAR 01420131	E8	64	PHILA BALTI & WASH	NEW YORK AV	NE	$1,153,725	$76,275	$1,230,000	$25,215.00
PAR 01420132	E8	64	PHILA BALTI & WASH	NEW YORK AV	NE	$889,275	$60,725	$950,000	$19,475.00
PAR 01540111	E8	91	PHILA BALTO WASH RR	OKIE ST	NE	$523		$523	$10.72
PAR 01540115	E8	91	PHILA BALTO & WASH	QNS CHAPEL	NE	$175,840		$175,840	$3,604.72
PAR 01730024	E8	91	PHILA BALT & WASH R	N Y AV	NE	$290,110		$290,110	$5,947.25
PAR 01730116	E8	91	PHILA BALT & WASH R	NEW YORK AV	NE	$191,673		$191,673	$3,929.29
PAR 01730119	E8	93	PHILA BALT & WASH R	N Y AV	NE	$83,380		$83,380	$1,709.29
PAR 01730122	E8	95	PHILA BALT & WASH R	N Y AV	NE	$405,152		$405,152	$8,305.61
PAR 01800005	E8	91	PHILA BALT & WASH R	EASTERN AV	NE	$778,504		$778,504	$15,959.33
RT 0503	E8	95	WASHINGTON TERMINAL	MASS AV	NW		$222,129	$222,129	$4,553.64
RT 0505	E8	95	WASH COACH YARD ETA	NEW YORK AV	NE		$258,009	$258,009	$5,289.18
RT 0507	E8	95	NATL RAILROAD PASS	VA AV	NW		$185,800	$185,800	$3,808.90
RT 0509	E8	95	NATL RAILROAD PASS	VA AV	NW		$274,966	$274,966	$5,636.80
0013 0839	E8	52	ASSOCIATION OF AMER	2501 M ST	NW	$6,435,240	$1,763,581	$8,198,821	$168,075.83
0024 2001	E8	57	ASSN AMERICAN MEDIC	2450 N ST	NW	$8,603,350	$14,445,184	$23,048,534	$472,494.94
0059 0825	E8	52	PAN AMER HEALTH ORG	0525 23RD ST	NW	$11,046,332	$23,664,008	$34,710,340	$711,561.97
0062 0019	E8	52	AMERICAN PHARMACEUT	2215 CONST AV	NW	$12,872,439	$1,462,601	$14,335,040	$293,868.32
0067 0042	E8	86	SOCIETY OF CINCINNA	2118 MASS AV	NW	$1,648,524	$6,393,376	$8,041,900	$164,858.95
0067 0837	E8	91	SOCIETY OF CINCINNA	2118 MASS AV	NW	$108,028		$108,028	$2,214.57
0070 0186	E8	22	INTERNATL MONETARY	1230 N H AV	NW	$3,057,120	$1,956,214	$5,013,334	$102,773.34
0074 0049	E8	64	INTERNATIONAL FINAN	2121 PA AV	NW	$52,463,214	$190,041,786	$242,505,000	$4,971,352.50
0081 0843	E8	00	PAN AMERICAN HEALTH	VIRGINIA AV	NW	$7,204,321		$7,204,321	$147,688.58
0088 0058	E8	52	NATL ACADEMY OF SCI	2101 CONST AV	NW	$57,306,312	$9,517,088	$66,823,400	$1,369,879.70
0096 0082	E8	89	AMER CENTER OF POLI	2025 O ST	NW	$17,796	$350,000	$367,796	$7,539.81
0097 0056	E8	59	NATL SO COL DAMES X	1300 N H AV	NW	$185,083	$634,517	$819,600	$16,801.80
0103 0816	E8	83	GEORGE WASHINGTON U	2031 G ST	NW	$533,494	$165,720	$699,214	$14,333.88
0105 0055	E8	52	INTERNATL BANK FOR	1816 I ST	NW	$19,500,036	$40,657,964	$60,158,000	$1,233,239.00
0105 0814	E8	34	ALIBI CLUB OF WASH	1806 I ST	NW	$452,200	$547,800	$1,000,000	$20,500.00
0109 0028	E8	11	WASH HALFWAY HOME F	1816 19TH ST	NW	$164,572	$183,056	$347,628	$4,658.21
0109 0040	E8	51	NATIONAL ITALIAN AM	1860 19TH ST	NW	$350,625	$349,375	$700,000	$14,350.00
0114 0816	E8	52	AMER COUNCIL ON EDU	0001 DUPONT CR	NW	$9,460,400	$9,205,200	$18,665,600	$382,644.80
0115 0079	E8	86	COLUMBIA HISTORICAL	1307 N H AV	NW	$869,000	$970,700	$1,839,700	$37,713.85
0120 0051	E8	52	INTERNAT'L MONETARY	700- 19TH ST	NW	$59,799,440	$46,747,160	$106,546,600	$2,184,205.30
0121 0820	E8	52	INT BK FOR RECONT &	0600 19TH ST	NW	$30,434,796	$72,311,404	$102,746,200	$2,106,297.10
0133 0175	E8	86	JEWISH WAR VETERANS	1807 R ST	NW	$480,000	$1,770,000	$2,250,000	$46,125.00
0136 0025	E8	85	FINANCIAL SECRETARY	1522 18TH ST	NW	$334,400	$155,600	$490,000	$10,045.00
0136 0032	E8	85	FINANCIAL SECRETARY	1520 18TH ST	NW	$931,000	$2,634,400	$3,565,400	$73,090.70

Attachment F

The George Washington University Advisory Committee

I. Objectives

A. Identify and review issues arising under the Campus Plan for the Foggy Bottom campus, and endeavor to define realistic solutions to any problems.

B. Provide consistent communication.

C. Discuss and explore issues of mutual interest.

D. Develop a partnership between GWU and surrounding community.

II. Structure

A. GWU Representatives. Five persons shall be chosen from time to time by the Administration of the University. At least one person shall be a senior official of the University. Representatives shall be chosen with due regard for their ability to contribute to the discussion of University operations and issues that may arise under the Campus Plan. An effort will be made to achieve continuity in representation over time.

B. Community Representatives. Five persons shall be chosen from time to time by ANC 2A, FBA and WECA. At least one person shall be an ANC Commissioner. Representatives shall be chosen with due regard to representation of different interests in the community as they relate to GWU's operations, and with due regard to the ability of the persons chosen to contribute to discussion of issues that may arise under the Campus Plan. An effort will be made to achieve continuity in representation over time.

C. In the event the parties are unable to agree on the composition or structure of the Committee, the Board of Zoning Adjustment shall determine those issues.

III. Operation

A. Meetings of the Committee will be held quarterly and will be open to the public.

B. Agenda items will be furnished to GWU's Community Liaison as far in advance of a scheduled meeting as feasible.

C. Members agree promptly to provide information relevant to agenda items to the extent providing the information does not cause an undue burden, and the information sought is not privileged or proprietary. Requests for information shall be made as far in advance of a scheduled meeting as feasible. If information is not provided, the party must explain the reasons for not providing the information, and will if feasible provide the substance of the information in some form (such as by aggregating data, deleting non-relevant confidential information, or providing summaries).

D. Subcommittees shall be appointed as the Committee may agree to investigate, study and report on issues relevant to the Committee's objectives. Subcommittees shall not be limited to members of the Committee, but shall be made up of persons representing different interests and points of view relating to the issue or issues assigned to the subcommittee.

E. Administration of the Committee, including assembling of agendas, coordination of information exchanges, and chairing of meetings, shall initially be accomplished by a trained facilitator chosen by the members. GWU and the community representatives shall pay the fee of the facilitator equally.

Attachment G

COURT OF APPEALS

THE NEIGHBORHOOD ALLIANCE, Petitioner, v. THE BOARD OF ZONING ADJUSTMENT, et al. Respondents.	)	No. (Board of Zoning Adjustment Case No. 16505)

MEMORANDUM OF THE NEIGHBORHOOD ALLIANCE IN SUPPORT OF PETITION FOR WRIT OF MANDAMUS AND IN SUPPORT OF MOTION FOR STAY PENDING RESOLUTION OF PETITION

The Board Of Zoning Adjustment ("BZA" or "the Board") is the first District of Columbia agency, board or commission to consider the application submitted by The George Washington University ("GWU") for a special exception to authorize implementation of GWU's 10 Year Campus Plan for the massive redevelopment of the 23 acre Mount Vernon College campus in Northwest Washington, D.C., and it will be the only D.C. agency to consider that Plan in its entirety. In spite of its pivotal position in the approval and implementation of GWU's Plan, the BZA has refused to comply with its clear statutory responsibility to assure compliance with the District of Columbia Environmental Policy Act, D.C. CODE ANN. §6-983 - 900 (1995 & Supp. 1999)("DCEPA"), or even to stay its proceedings to allow this Court to consider the issue. Accordingly, The Neighborhood Alliance ("The Alliance") has petitioned this Court for a writ of mandamus to require the BZA and its members to comply with the requirements of the DCEPA in considering the GWU application, and it has filed a separate Motion For Stay Of BZA

Proceedings Pending Resolution Of Petition For Writ Of Mandamus, seeking a stay of further BZA proceedings pending this Court's resolution of its mandamus petition. This memorandum is submitted in support of both requests for relief.

STATEMENT OF FACTS

The Alliance, petitioner in the accompanying Petition For Writ Of Mandamus and movant in the accompanying Motion For Stay Of BZA Proceedings Pending Resolution Of Petition For Writ Of Mandamus, is an unincorporated association representing citizen-residents owning and occupying property near the 23 acre Mount Vernon College Campus, located off Foxhall Road in Northwest Washington, D.C. The Alliance has participated in proceedings initiated by the BZA to consider GWU's application for special exception approval, which, if granted, would allow GWU to implement a 10 Year Campus Plan for the Mount Vernon Campus that would dramatically modify and develop the campus site that GWU purchased from Mount Vernon College in 1999. The Alliance seeks a writ of mandamus to compel the BZA to comply with the clear mandates of the DCEPA in its consideration of the GWU application, and a stay of current BZA proceedings in *In re Application of The George Washington University,* BZA Case No. 16505 (1999), to assure this Court adequate time to consider and act on its mandamus petition and to afford effective relief.

Penny Pagano is Chair of the Steering Committee for The Alliance and is a member of The Alliance.

Respondent BZA is an independent agency of the District of Columbia which is authorized to make special exceptions to the provisions of the zoning regulations, including the

grant of special exceptions to colleges and universities seeking to locate on residentially zoned land.[1] *See* D.C. CODE ANN. § 5-424 (1994 & Supp. 1999) (creating the BZA); *see also* D.C. Mun. Regs. tit. 11, §§ 210.1 -210.6, 3108.1 (1994) (setting forth criteria for the grant of special exceptions). The BZA is the first District of Columbia agency, board or commission to consider GWU's application for a special exception and, if approval is granted, it will be the first District government body to authorize GWU's Campus Plan. *See* D.C. Mun. Regs. tit. 11, § 210.1 ("Use as a college or university that is an academic institution of higher learning . . . proposed to be located on the campus of a college or university, shall be permitted in [a residential] district if approved by the [BZA].").[2] Significantly, the BZA proceeding during which GWU's 10 Year Campus Plan is being considered will be the only occasion in which the Plan will be considered in its entirety. *Id.* at § 210.4 ("The applicant [seeking a special exception] shall submit to the [BZA] a plan for developing the campus as a whole . . . ."); *see also* Affidavit of Robert R. Elliott, at ¶ 6 ("Elliott Aff."), attached as General Appendix (Gen. App.) B.

The Mount Vernon College Campus traces its origin to Mount Vernon College ("the College"), a seminary school for women, which moved to the site adjacent to Foxhall Road from a residential home in Northwest D.C. in 1946. In 1969, the last seminary class graduated and the College became an exclusively-female four year college. *See* THE GEORGE WASHINGTON UNIVERSITY AT MOUNT VERNON COLLEGE CAMPUS PLAN, YEAR 1999 -2009 (hereinafter "10

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[1] Also named as Respondents are Sheila Cross Reid, Chairperson of the BZA, and Robert Sockwell and Jerry Gilreath, its other members. The BZA is typically comprised of 5 members; there are currently two vacancies.

[2] The BZA must submit the special exception application to the D.C. Office of Planning and the D.C. Department of Public works for their review and consideration before it takes final action on the application. D.C. Mun. Regs, tit. 11, § 210.6 (1994).

Year Campus Plan"), attached as Gen. App. A., at p. 3.

The BZA approved the first Mount Vernon College Campus Plan in 1967, and it approved an updated Mount Vernon Campus Plan in 1986. Over the last 30 years, pursuant to these Mount Vernon Campus Plans, the College constructed a chapel, a dormitory, a library and a seasonal tennis court enclosure. *Id.* at 8.

In 1999, the College ceased academic operations and GWU acquired the Mount Vernon College Campus, which is now known as The George Washington University at Mount Vernon College. *Id.* at 1. On or about July 28, 1999, GWU applied to the BZA for a special exception for approval of its 10 Year Campus Plan for the development of that property.

GWU's Plan contemplates increased enrollment and proposes a dramatic expansion of the campus facilities, including the expansion or new construction of six structures totaling an additional 380,000 square feet of gross floor area. *Id.* at 19-20. The 16 existing structures currently occupy a total of only 248,000 square feet of gross floor area.[3] *Id.* at 18. The Campus Plan also proposes unlimited underground construction; an upgrade of the soccer field to meet NCAA soccer standards; the addition of an NCAA-sized softball field modification and relocation of the street system within the campus; new parking facilities; and other major changes. *Id.* at 23 -26. The proposed construction would occur in five phases over a 10 year period. *Id.* at Appendix A to the Campus Plan. However, GWU is simultaneously seeking a special exception for BZA approval for the initial construction contemplated for Phase 1 of its 10 Year Campus Plan. Elliott Aff., at ¶ 6.

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[3] This 380,000 figure has since been downwardly revised to approximately 300,000 square feet of gross floor area. Elliott Aff., ¶ 3.

The Alliance was granted party status and is therefore allowed to participate in the BZA proceeding in *In re The Application of George Washington University*, since GWU's proposed development of the Mount Vernon Campus site threatens to have a radical impact on the lives and properties of its members. Elliott Aff., ¶ 4. While attempting to negotiate with GWU for modifications of its 10 Year Campus Plan, The Alliance also sought to assure that the BZA would recognize and apply the mandates of the DCEPA in considering GWU's application. To that end, The Alliance filed a Motion To Initiate Environmental Review on September 28, 1999. The matter was briefed by The Alliance, whose position was opposed by GWU in written memoranda also filed with the BZA. *See* Petition, ¶¶ 13 - 17, and exhibits cited therein. Gen. App. C -H. The BZA also sought guidance from the D.C. Corporation Counsel, which submitted an advisory memorandum to the BZA that has been withheld from The Alliance on grounds of attorney-client privilege. *See* Petition, ¶ 18.

On November 3, 1999, the BZA denied The Alliance's motion during a public hearing. The BZA issued no order explaining its denial of the motion, nor did its announcement articulate any clear legal basis for its decision.[4] Moreover, although Corporation Counsel had suggested that the BZA would issue an order articulating the legal grounds for its decision, none followed. After waiting more than a week for the promised explanation, on November 12, 1999 the Alliance requested a stay of the BZA proceedings and also requested that the BZA issue an order

[4] The closest thing to an explanation for its decision was a comment by the Chairperson, who indicated that the BZA may have thought it was merely applying a precedent established in 1999 in its resolution of a request for a DCEPA review in a petition filed by GWU for a special exception to its already-approved Campus Plan for the Foggy Bottom Campus to allow its construction and use of a replacement hospital. *See* Elliott Aff., ¶ 8. *See also* Part I.B, *infra*, discussing the BZA's error in relying on the replacement hospital case which was decided under former DCEPA regulations.

that specified the reasons for its denial of the motion. The BZA announced its denial of The Alliance's stay request on November 17, 1999, again without articulating clear reasons for its action.[5] Following the proceedings in which this denial was announced, The Alliance was advised that the BZA will not issue an order explaining its reasons for denial of the Motion To Initiate Environmental Review until it issues its final order regarding the special exception for GWU's proposed 10 Year Campus Plan.[6] Hearings in *In re The Application of George Washington University* are scheduled to resume on December 15, 1999, and The Alliance understands that the BZA expects to rule on GWU's application by early January, 2000. *See* Elliott Aff., ¶ 6.

As a result of the BZA's persistent silence on the issues, The Alliance can only offer its informed speculation regarding the BZA's motivations and purported legal justifications for refusing to initiate the environmental review mandated by the DCEPA or for declining to stay its proceedings pending consideration of the issue by this Court. One thing *is* certain, however: unless compelled by this Court, the BZA will continue and conclude its consideration for a special exception for GWU's proposed 10 Year Campus Plan without regard to the District of Columbia Environmental Policy Act, and it will remain silent even as to why it considers itself authorized to act in such blatant disregard of clear statutory law until its lawless conduct becomes

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[5] Comments made by Corporation Counsel at the time suggest that BZA may consider itself exempt from the DCEPA as a result of certain decisions of this Court. *See* Elliott Aff., ¶ 11. That issue is addressed in Part I.B, *infra.*

[6] The BZA's denial of the relief requested by The Alliance was announced at the BZA's continuation of hearings regarding the GWU application and GWU has concluded its evidentiary submission in support of its requested relief. The current BZA schedule calls for The Alliance to present its rebuttal case to the BZA on December 15, 1999.