March 9, 2000

DISTRICT OF COLUMBIA
00 MAR 13 A9:07

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

Dear Mrs. Kress:

Ref: Application Number 16553
George Washington University Campus Plan
2000 – 2010

In accordance with 11 DCMR 3106.2, this letter serves as request for party status in the above cited application for the George Washington University Campus Plan 2000 – 2010 as the representative of Monroe House Condominium Association, 522 21st Street N.W. Washington, D.C. 20006.

(a) **Person's Name and Address:** Sara Maddux as designated representative of MHCA. 522 21st Street N.W., Apt. 401, Washington, D.C. 20006

(b) **Request to appear and participate as a party:** This letter is the formal request to appear and to participate as a party in the case of Application Number 16553.

(c) **Position on the Application:** Opponent

(d) **Legal Counsel:** Will not appear through legal counsel

(e) **Statement as to why party status should be granted:** (1) Monroe House is a residential apartment building consisting of 110-residential units and is located at 522 21st Street N.W. (2) The Monroe House Condominium Association is governed by a Board of Directors, who represent on behalf of the individual owners of the residential units within Monroe House, the legal interests of the property. (3) Monroe House is within 500 feet of the southern boundary on F Street N.W. of the George Washington University Campus Plan. (4) The activities sponsored by George Washington University as an educational institution and the housing provided to students by George Washington University have significant negative **environmental** effects in terms of traffic generated, demand for on street parking, pedestrian traffic, noise by unruly persons associated with the University, etc.; negative **economic** impacts in terms of destroying the appropriate real estate values in the neighborhood by eliminating an open housing market, by purchasing or leasing buildings for

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EXHIBIT NO.32

conversion to sole University use thus closing small businesses, mid-priced restaurants and other supportive economic activities of the neighborhood upon which the residents of Monroe House rely for a normal residential life, permanently eroding the stable, income and property tax-paying population of the neighborhood to the ultimate detriment of the concerned parties and the District of Columbia; and **socially** by destroying the fabric of the significant, stable neighborhood of Foggy Bottom and West End and the historically representative housing and community, and by eroding the residential aspects of quiet enjoyment of homes in the neighborhood by expanding the enrollment populations of the matriculated and non-matriculated persons which overflow through the streets and sidewalks, sometimes becoming disruptive. (5) Other relevant matters which affect the owners and residents of Monroe House include the sum of the above which generates a hostile living environment and significant implied threats and concerns that the homes and investments made by being in Monroe House are endangered.

The issue of more significant impact for those owning in Monroe House is that this is one of two residential condominiums on this side of the area of the campus plan. Monroe House is a tenant-converted condominium whose owners and residents have strong and deep commitments to the community – more so than the general public who simply passes through our neighborhood for intermittent or temporary periods. This speaks to having and being at **home**.

Attached is the Resolution passed at the Monthly Meeting of the Board of Directors of Monroe House Condominium Association on Tuesday, March 7, 2000 which includes the designation of Sara Maddux to represent Monroe House Condominium Association.

If there is any additional information required to support this request for party status, I can be reached by phone during the day at (202) 647-6839.

Sincerely yours,



Sara Maddux
Apt. 401
522 21st Street N.W.
Washington, D.C. 20006

RESOLUTION CONCERNING THE APPLICATION

OF GEORGE WASHINGTON UNIVERSITY

FOR A CAMPUS PLAN (2000-2010)

BEFORE THE BOARD OF ZONING ADJUSTMENT

Whereas George Washington University has made Application #16553 to the District of Columbia Board of Zoning Adjustment for review and approval of the University Foggy Bottom Campus Plan; and

Whereas Monroe House Condominium, a building of 110 privately-owned residential units, at 522 21st Street N.W. is within 500 feet of the boundary of the campus plan; and

Whereas the activities and on-going business of George Washington University have significant impacts upon the residents and corporate body of Monroe House in terms of traffic, quality of life issues, and economic impacts; and

Whereas the proposed campus plan documentation does not include and address all of the real estate holdings by ownership or lease of George Washington University in the neighborhood which precludes a total, efficient review by the Board of Zoning Adjustment of the impacts upon the interests of the owners of Monroe House residential units and others in the neighborhood by the proposed campus plan;

Therefore, be it resolved, that the Board of Directors of Monroe House Condominium Association hereby designate Sara Maddux to represent Monroe House Condominium Association at all such hearings associated with Application #16553, and

Therefore, be it further be resolved, that the Board of Directors of Monroe House Condominium Association hereby request party status to exercise effort to preserve and protect the interests of the residential unit owners of Monroe House from the negative economic, environmental, and social impacts of the George Washington University campus plan, and

Therefore, be it further be resolved, that the Board of Directors of Monroe House Condominium Association for such reasons as cited above oppose the proposed George Washington University campus plan.

Earl A. Sanders
President
Board of Directors
Monroe House Condominium Assn.
522 21st Street N.W.