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May 10, 2000

Rec'd.
MAY 16 2000

BY HAND

Ms. Sheila Cross Reid, Chairperson
D.C. Board of Zoning Adjustment
441 4th Street, N.W., Room 210
Washington, D.C. 20001

Re: BZA Application No. 16565
Georgetown University – St. Mary's Hall

Dear Chairperson Reid and Members of the Board:

At the last public hearing on the above referenced application, several Board members raised a question as to where the boundaries of the Cloisters West Homeowners Association were drawn in order to evaluate the proximity of those homes to the St. Mary's project. Attached is a plat colored to show the location of the Cloisters West Homeowners Association which is a party in support of the application. Also shown are the boundaries of the Cloisters in Georgetown Association, a party in opposition.

Questions were also asked at the last hearing concerning the linkage of the University's commitment to provide new beds on campus with the cogeneration facility. While we believe this issue is clearly addressed in the Board's order, we are also enclosing copies of exhibits filed in the record of the 1990 campus plan case which further explain how the ability of the University to provide additional housing on campus was dependent on the cogeneration facility. This document is taken from the BZA record of the case and is a matter of public record. This document also makes clear that St. Mary's was one of several alternate locations for dormitory use and that the BZA clearly understood that if the new dorm added more than 500 new beds, "St. Mary's reconstruction may not be necessary."

BZA
Case No. 16565
Exhibit No. 56

Respectfully submitted,

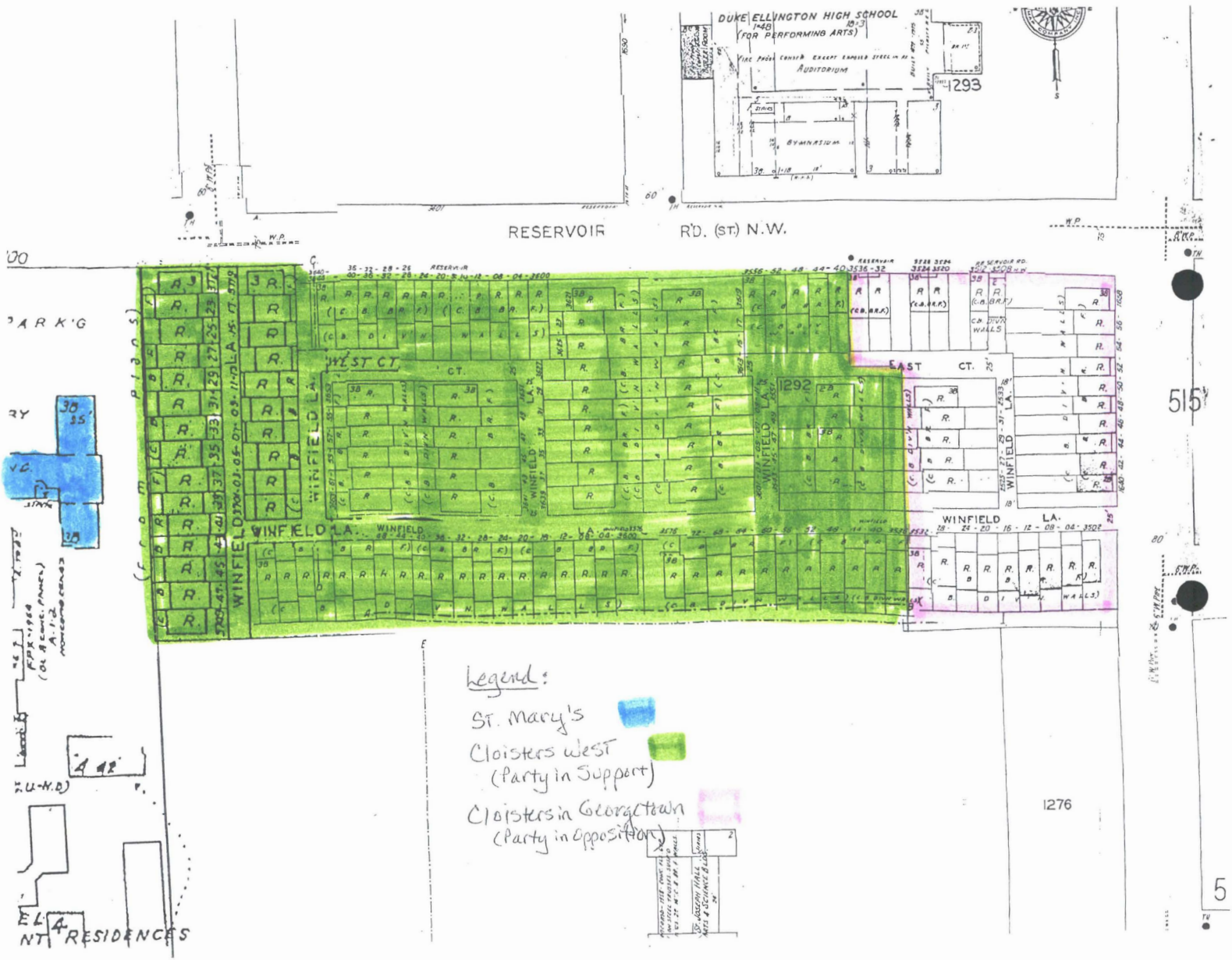
WILKES ARTIS, CHARTERED

By: Maureen Ellen Dwyer

MED:lm/194544

cc: Burleith Citizens Association
Cloisters West Homeowners Association
Cloisters in Georgetown Homeowners Association

Board of Zoning Adjustment
District of Columbia
CASE NO.16565
EXHIBIT NO.56


DUKE ELLINGTON HIGH SCHOOL
(FOR PERFORMING ARTS)
AUDITORIUM
GYMNASIUM
1293
RESERVOIR
R'D. (ST.) N.W.
WEST CT.
EAST CT.
WINFIELD LA.
1292
1276
515
Legend:
St. Mary's
Cloisters West
(Party in Support)
Cloisters in Georgetown
(Party in Opposition)
ELEMENTARY RESIDENCES

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July 27, 1990

BY HAND

'90 JUL 27 P3:34

Ms. Carrie Thornhill, Chair
D.C. Board of Zoning Adjustment
District Building, Room 11
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004

Re: Georgetown University Campus Plan
BZA Application No. 15302

Dear Ms. Thornhill:

During the course of the July 11 public hearing on the above-referenced application, the Applicant was asked to provide additional information for the record. Pursuant to that request, enclosed please find the following information:

1. Copies of the Campus Plan booklet fully paginated and indexed for the Board's reference.

2. Financial information on the University in relation to the number of students, tuition and financial aid, and constraints on the ability to provide more on-campus housing. (The attached Exhibit A).

3. Information on the planning priorities for the University in terms of the phasing of projects. (The attached Exhibit B).

Copies of the above-referenced materials are being hand-delivered this date to all parties to the case.

Respectfully submitted,

WILKES, ARTIS, HEDRICK & LANE,
CHARTERED

By Maureen Dwyer
Maureen E. Dwyer

Edward L. Donohue
Edward L. Donohue



GEORGETOWN UNIVERSITY

Senior Vice President & Treasurer

27 July 1990

Ms. Carrie Thornhill, Chair
D.C. Board of Zoning Adjustment
District Building, Room 11
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004

Re: Georgetown University Campus Plan
BZA Application No. 15302

Dear Ms. Thornhill:

At the conclusion of the 11 July public hearing on the University's Campus Plan case, Georgetown University was asked to provide financial information to respond to questions concerning the enrollment figures for the University. In response to that request, the University is providing the enclosed information to address:

(1) How the proposed increase in number of students relates to the Unviersity's minority program, with specific reference to financial aid; and

(2) The financial constraints on the University in terms of its ability to provide more housing on campus.

The response to these issues is set forth in summary fashion below. Also included for reference and background information are relevant portions of the Financial Plan 1991 for the University, which represents its budget projections for all three campuses -- the Medical Center, the Main Campus and the Law Center.

I. The Proposed Increase in Number of Students Funds the University's Financial Aid Program.

As testified to at the public hearing, Georgetown University is highly tuition dependent. Of the total Main Campus budget of $128 million for 1991, tuition and fees account for $95 million or 74% of the budget.[1]

[1]In the Medical Center, tuition represents only 5% of the budget revenues and over 75% of the revenues are derived from patient care. In the Law Center, tuition is again the largest source of revenue, accounting for 89% of the Law Center's 1991 budget.

EXHIBIT A

In sharp contrast to tuition revenues, the University derives very little of its Main Campus revenue from endowment income. Less that 1% of the budget is contributed by the University's endowment fund. Comparable institutions have endowment funds three or four times the size of Georgetown University's, which provide those institutions with needed flexibility and makes them less tuition dependent.

As indicated by the enclosed portions of the financial statement, approximately 15% of the Main Campus budget is devoted to the financial aid program. This means that approximately 42% of the undergraduate students are receiving some sort of financial aid.

As also described in the enclosed information, of the total of $33 million awarded for financial aid, approximately $13.5 million is aid received from the federal government, approximately $1.1 million is financial aid endowment income, and the balance of approximately $18.5 million is generated by Main Campus tuition revenues. Any reduction in tuition revenue thus significantly impacts the availability of the University to provide the financial aid program for its minority and other undergraduate students.

Over time, it is hoped that by increasing its endowment, Georgetown University would also be able to "underwrite" or take off the tuition budget expenditures like financial aid. However, while it is hoped that successful campaigns for financial aid endowments would eliminate the necessity for future enrollment increases, the timing of gifts is not predictable. Until these funds are in place, the University needs the flexibility of potential enrollment increases within the parameters set forth in Appendix H of the Campus Plan in order to maintain the diversity of its student body.

II. The Ability of the University to Provide the Additional Housing on Campus is Dependent on the Bond Money and the Cogeneration Facility.

Georgetown University currently houses more of its students (83%) than any other University in the District of Columbia. The University is proud of the fact that since 1976, 2,170 new beds have been added for student housing.

The costs associated with new dormitory construction and the continuing costs associated with maintaining and upgrading beds on campus are described in the enclosed information. The 1991 Financial Plan calls for a budget of $15.8 million for residence life on campus, of which $4.4 million or 26% is for debt service. Given this current level of debt service, the University's ability to provide the additional new beds on campus is dependent upon its ability to issue tax exempt bonds which result in substantial savings to the University on interest rates. Provided the University is able to go forward with the issuance of the tax exempt bonds, the $52 million earmarked for new dormitory construction and renovation would result in a savings of about $1.6 million per year, which represents 10% of the current dormitory budget.

As we have also testified, the proposed cogeneration facility is essential to the new dormitory development for two reasons. One, it will provide a modern, reliable steam supply and the additional cooling needed to serve the new beds on campus. Two, through the economies of cogenerating electricity and steam together, the University will be able to realize an estimated $500,000 per year savings in its energy costs. This savings enables the University to help offset the cost of the new dormitory.

III. Conclusion.

The foregoing is a summary of the financial plan for the University and is intended to respond to questions posed at the July 11th public hearing. The detailed backup information is contained in the attached portions of the Financial Plan 1991.

It is hoped that this fully responds to the request for information from the Board.

Sincerely yours,

Vice President Admin. & Facilities

FOR George R. Houston

GEORGETOWN UNIVERSITY

Vice President for Administration and Facilities

202-687-4282

27 July 1990

Ms. Carrie Thornhill, Chairperson
Board of Zoning Adjustment
1350 Pennsylvania Avenue, N.W.
Room 11
Washington, D.C. 20004

Re: BZA Application No. 15302

Dear Ms. Thornhill and Members of the Board:

In response to the Board's request for additional information on the phasing of new development on campus, we have prepared the following list which supplements the information contained in the Campus Plan booklet at pages 33 through 41 and which shows the highest priorities of development:[1]

(1) On-Campus Housing

To meet its commitment to provide 925 new beds on campus by 1997, the University has identified the following three priority projects for new beds:

a. Rehabilitation of Loyola, Xavier and Ryder to create 225 new beds.

b. Construction of a new dormitory to create 500 new beds.

c. Reconstruction of St. Mary's to provide 200 new beds.

The alternate locations for the new dorm are shown on the Figure 23 in Appendix H to the Campus Plan. It is possible that the new dorm referenced in (b) above will add more than 500 new beds, or that another dorm could be built at an alternate location, and St. Mary's reconstruction may not be necessary.

The University's ability to provide these beds is contingent on the bond money, alternate financing and the cogeneration facility.

(2) Educational and Educational Mixed Use

Facilities for support of library, science, student activity and general academic programs are priority needs. The following projects have been identified as needed for student educational programs and activities:

a. Podium B to provide additional classroom space and to relieve overcrowding.

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[1]The plan as filed is through the year 2010. The priority projects are expected to be built during the first ten years of the plan or by the year 2000.

EXHIBIT B

b. Leavey Center Addition to consolidate and expand the facilities for student health services and to provide additional space for student affairs.

(3) Educational Support and Recreational

A Cogeneration Facility is a priority and is needed to provide utility service for new campus development and to offset the costs associated with dormitory development and renovation.

(4) Medical and Medical Educational Support

Priority projects are needed to provide improved medical research and support space and to continue to provide quality health care for residents. They are:

a. The Perinatal Infill Building on the west side of the Hospital.

b. Buildings R and S for medical research and support, including the relocation of Fidia from its temporary space elsewhere on campus.

c. The Lombardi Cancer Center addition.

d. Parking Garage P to provide below grade parking and to replace surface spaces.

As the Board is aware from other Campus Plan cases, the University's development priorities are subject to the availability of financing (whether through tax-exempt bonds, grants by individual donors, or more conventional financing) in addition to the wishes of an individual donor.[2] Many of the projects listed above, for example, were expected to be built under the 1983 plan and, instead, have been carried over because the University was unable to finance the construction. (Some of these projects include Podium B, the medical research facilities, the cogeneration facility, and the Lombardi Cancer Center addition.) Other projects, like the South Entrance, require coordination with other local and federal agencies. Further, unlike other Universities that are not located in historic districts, Georgetown University's phasing of new development is often impacted by the timing of the layers of review required for individual projects.

The University is pleased to provide the above information and would also be happy to update the Board on the status of these individual projects as it comes to the Board for specific approval of new building development.

Sincerely,

William D. Green

[2]From time to time, the University has a request from a donor for a specific building and the University makes every effort to acommodate those requirements provided they are within the academic mission of the University.