Advisory Neighborhood Commission 3D
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Washington, DC 20016

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Oct. 26, 2002

Mr. Geoffrey Griffis,
Chairman
DC Board of Zoning Adjustment
441 4th St. NW Room 210
Washington DC 2001

Re: BZA Case No. 16852-- St. Patrick's Proposed Middle School at 4925 MacArthur Blvd., NW

Dear Chairman Griffis and Members of the Board:

During the October 8 hearing on the St. Patrick's School case, a question was raised by a board member as to whether there is any evidentiary support for the contention that the location of an institution, such as a school or hospital, in the midst of a residential neighborhood could have the effect reducing the value of homes in that neighborhood.

I would like to offer such evidence based on a comparison of changes in assessed value of homes in the 5200 block of Loughboro facing Sibley Hospital vs the assessed value of homes just in back on the north side of the 5200 block of Watson St. NW. The comparisons of changes of assessed value between 1998 and 2000 were done by Linda Graves Shaughness, an attorney living on Loughboro, drawing upon information in the public records of the District of Columbia.

As you will see, the assessed total value of 18 homes on Loughboro declined by $655,093 between 1998 and 2000, while in the same period, the value of 18 homes on the north side of Watson Street increased by $350,358. Of the 18 homes on Watson St., all but three increased in assessed value. Of the 18 homes on Loughboro, only five increased in value–this in a rising real estate market..

Why the difference between homes that back on each other? The answer lies in location relative to an institution. The homes on the north side of Watson face out on homes on the southern side of the block. In contrast, the homes on the south side of Loughboro face on Sibley Memorial Hospital, which in recent years has so expanded that the brick facade and lights of the institution now occupy the entire north side of the 5200 block of Loughboro. The homes on Watson have retained the setting of a residential neighborhood; the homes on Loughboro have lost some of that residential setting as Sibley has expanded as an institutional presence.

Based on that evidence, I think it is correct to argue that an institutional invasion into a residential neighborhood, as St. Patrick's is proposing with a middle school, would likely lead to a decrease in value of nearby homes, as opponents have argued in this case.

Sincerely yours,

John W. Finney
Chair, ANC3D
5275 Watson St. NW
D.C. 20016

BZA
Case No. 16852
Exhibit No. 334

Board of Zoning Adjustment
District of Columbia
CASE NO.16852
EXHIBIT NO.334

Certificate of Service

I hereby certify that copies of the foregoing letter and attachment were delivered by mail to the following:

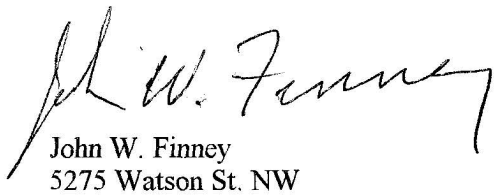
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SUMMARY OF COMPARISON OF ASSESSMENTS FOR LOUGHBORO AND WATSON

	# homes	# homes losing value 1998-2000	1998 val	2000 val	1998>2000$ change	1998>2000 % change	1998>2002 % change
Watson	18	3	9,174,199	9,524,557	350,358	3.8%	7.4%
Loughboro	18	13	10,078,091	9,422,998	(655,093)	-6.5%	-4.0%

Loughboro values if appreciation equaled surrounding properties

Projected 2000 value- if Loughboro properties appreciated at same rate as Watson	$10,461,058
Less: 2000 assessed value	9,422,998
Difference= Market value deficiency incurred by Loughboro property owners	$1,038,060