

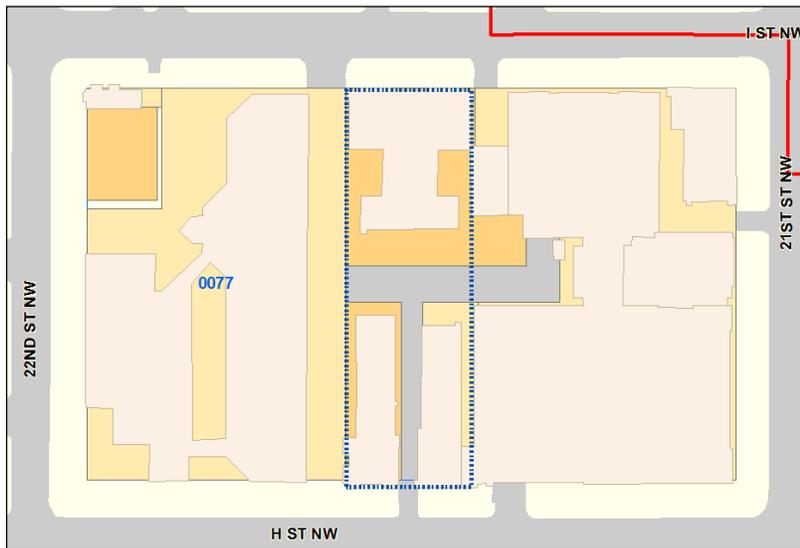
MEMORANDUM

TO: District of Columbia Zoning Commission
FROM:  Jennifer Steingasser, Deputy Director
DATE: May 10, 2013
SUBJECT: Zoning Commission Case Number 06-11J/06-12J, Final Report for the George Washington University Campus Plan Second-Stage PUD in Square 77

I. SUMMARY RECOMMENDATION

The George Washington University (hereinafter, “GW”, “University,” or “Applicant”) is requesting approval of a second-stage Planned Unit Development (PUD) and further processing under the previously approved Foggy Bottom Campus Plan and first-stage PUD (Order No. 06-11/06-12, hereinafter “Campus Plan / PUD”) to develop Site 77A in Square 77, specifically Lots 5, part of 845, 846, and a portion of a public alley intended to be closed. The Zoning Commission (“Commission”) discussed the application at its regular public meeting on February 11, 2013 and set down the proposal for a public hearing. The Office of Planning (OP) **recommends approval** of the second-stage PUD and further processing application.

II. SITE AND AREA DESCRIPTION



The project would assemble Lots 5, part of 845, 846, and a portion of the public alley proposed to be closed (hereinafter, the “Property”), which amounts to 33,413 square feet in size. The site is a rectangular-shaped through lot in the center of Square 77. Currently, the Property is improved with the 8-story West End, Schenley, and Crawford residence halls and the public alley. West End fronts on I Street, while Schenley and Crawford face H Street. The buildings have been identified as contributing buildings in the proposed campus historic district, and they currently accommodate up

to 568 students. A public alley runs north from H Street between and behind Schenley and Crawford. Along I Street, a service driveway abuts the northwest edge of the site, and a service area with loading docks for the Marvin Center is proximate to the east edge of the site.

To the west of the Property is the University’s 89’ tall Academic Center. Pursuant to the approved Campus Plan / PUD, the Commission approved a future redevelopment of the Academic Center to a 110’ height. To the east of the Property is the 71’ tall Marvin Center. The Commission also approved a future addition for the northwest corner of the Marvin Center up to a height of 90’.¹

More generally, the GW Foggy Bottom campus is approximately 43 acres in size and is generally

¹ See Campus Plan / PUD Exhibit I “Development Sites” and Exhibit J “Development Program Summary.”

bounded by K Street NW, Washington Circle, and Pennsylvania Avenue NW to the north, 24th Street NW to the west, F Street NW to the south, and 19th and 20th Streets NW to the east. Across Pennsylvania Avenue to the northeast is the Golden Triangle business district and to the south are federal buildings and several institutional uses. The Foggy Bottom Metrorail station is located approximately two blocks to the west of the Property. The area also is served by several public bus routes and University shuttle buses.

III. GW FOGGY BOTTOM CAMPUS PLAN



The Campus Plan / PUD, approved in 2007, was intended to guide development of the campus until 2027. The campus as a whole is located within a variety of zones including the R-5-D, R-5-E, C-3-C, and SP-2 zones. The Campus Plan / PUD approval also was accompanied by a PUD-related map amendment for specific sites. Sixteen development locations and related land uses, heights, development densities, circulation paths, parking requirements, and open spaces were recognized. Concerning Site 77A specifically, the Campus Plan / PUD designated the site for residential/campus life/athletic

use, and further designated portions of the frontage of West End, Schenley, and Crawford residence halls for “renovation/redevelopment of historic buildings.” It further anticipated a 110' tall, 8.4 FAR, and 75% lot occupancy development for the site.

The Campus Plan / PUD also addressed the discontinuation of undergraduate housing in off-campus locations. Among other commitments, Condition P-8(d) of the Campus Plan / PUD requires that, “*Effective July 1, 2016, the University shall not house undergraduate students in City Hall (950 24th Street, N.W.)*” which currently has 381 student beds. This approach is consistent with an underlying goal of the Campus Plan was to “grow up, not out” by concentrating height and density within the central core of the campus and away from adjacent residential areas.

The PUD Order included many conditions that govern future development of the campus and sets specific requirements for second-stage PUDs. It also identified several public benefits and amenities to be provided over the course of the Campus Plan. These included a streetscape plan, commitment to sustainable design principles, historic preservation plan, retail presence along I Street, below grade parking, and limits on new off-campus housing development outside of campus boundaries. Each subsequent second-stage PUD may also present additional public benefits and amenities as appropriate given the impact and types of development proposed.

IV. PROPOSAL

The proposal to construct a new residence hall that would include the following details:

- *Size* – The project would incorporate portions of three existing 8-story dorms and construct a new 12-story (110' tall) infill addition which would connect all three buildings. The building as

shown in the pre-hearing statement would contain approximately 270,118 square feet, totaling a FAR of 8.08, and cover almost 80% of the site, an increase since the original submission but smaller in terms of square footage than anticipated in the Campus Plan / PUD. The applicant advised OP that this results from design modifications through the historic preservation review process and attempts to improve the size and layout of the residential units. The building would add approximately 128,330 net new square feet of gross floor area on the site.

- *Beds* – The new residential hall would house 898 undergraduate student beds, which amounts to a net gain of 330 new on-campus beds, and a slight increase since the original submission. The application indicates that the added student beds are intended to help offset the planned discontinuation of undergraduate housing at the off-campus City Hall building. There also would be housing for faculty and staff-in residence.
- *Retail & student space* – The Applicant has modified the layouts of the ground floor and subterranean levels since the Setdown meeting. The project would contain approximately 600 to 700 square feet of ground floor retail space along I Street.² The Applicant indicates that the ground floor retail would be a small and primarily public-serving retail use.³ An active mix of retail and student services would be located in 2 subterranean levels. On the first basement level, there would be approximately 4,080 square feet of retail space for likely dining and retail catering primarily to students (although accessible to the public), and 19,860 square feet of student activity space. The Applicant also has committed to keeping more than 50% of the retail establishments open past 9 pm in order to enhance nighttime activity in the area.⁴ The second basement level would contain an additional 5,000 square feet of student program space and building mechanical systems. The Applicant also has altered the access route to the below-grade spaces in the latest designs.⁵
- *Parking* – While site 77A was considered as a location for as many as 136 vehicle parking spaces in the Campus Plan / PUD, no on-site parking is proposed in the project. Nevertheless, the application indicates that the University continues to adhere to minimum campus-wide vehicle parking requirements.⁶ Concerning bicycle parking, the project would provide a total of 152 on-site (112 internal to the building), an increase from the original submission although fewer would be internal to the building. The proposal also would close an existing curb cut along H Street and the associated alley running between the Schenley and Crawford residence halls. While an alley closing was anticipated as part of the Campus Plan / PUD, the proposal appears to slightly deviate from the anticipated alley design in the site’s interior. An existing back-in loading area along I Street would be converted into a front-in, front-out shared entrance for loading for the new residence hall and the Marvin Center. In order to create the shared loading area, the Applicant would demolish an existing one-story loading dock associated with the Marvin Center.

V. MODIFICATIONS TO THE PROPOSAL SUBSEQUENT TO SETDOWN

The Applicant has made minor changes since the application was scheduled for a public hearing:

² The Campus Plan / PUD required that at least 75% of the street frontage of each building developed along I Street pursuant to a second-stage PUD approval to be occupied by retail space. However, an exception was made for Site 77A and “other street frontages associated with buildings identified as historic resources under the Foggy Bottom Historic Preservation Plan that may not be suitable for retail use.” See P-12 on page 36.

³ See Applicant’s April 30 Pre-hearing submission, page 6.

⁴ See Applicant’s April 30 Pre-hearing submission, page 7. The submission states that this commitment was requested by ANC 2A.

⁵ See Applicant’s February 22nd Pre-hearing submission, page 3.

⁶ See application Exhibit J, page 14 and attachment H.

- *Penthouse* – In response to OP, Commission, and HPRB feedback, the Applicant has amended the height and setbacks for the penthouse structures, to reduce height and increase setbacks. The Applicant indicates that the structure was shifted east to better integrate it into the eastern facade in response to HPRB and HPO feedback. However, the modified placement of the penthouse now requires flexibility from the setback requirement. Although less intrusive in look, the square footage of the penthouse appears to have grown in size, which the Applicant indicates is necessary to accommodate the range of rooftop equipment. The Applicant further provides that there would be no occupiable space in the penthouse, and will provide updated rooftop penthouse information at the public hearing.
- *Facades* – The latest project design provides modified east and west facades and refines the depiction for the color palette for the addition’s façade.⁷ According to the HPO staff report concerning the design presented at HPRB’s March 7, 2013 meeting, “*the palette of the new construction is a light masonry material with a lighter color for the accent areas and a darker anodized aluminum color for the window frames. These lighter masonry colors are effective in providing a contrast to the historic masonry buildings, and also in lightening the mass of the long bar building.*”
- *Loading management plan* – The Applicant submitted a comprehensive loading management plan in the February 22, 2013 submission and a supplemental traffic assessment and loading plan in the April 30, 2013 filing. The Applicant has indicated that a temporary curbside loading zone, which was included in the Applicant’s original loading plans, has been eliminated. Instead, all loading for the project would be accommodated internal to the site. The Applicant would schedule any special deliveries requiring 50’ trucks during times when other deliveries are not being made to the Square. However, regular deliveries from trucks of this size would not be permitted. DDOT will submit comments under separate cover.
- *Bicycle spaces* – The Applicant clarified that a total of 152 spaces would be provided on-site. The Applicant has indicated that 44 spaces would be provided on the ground floor and 68 spaces on the B1 level. Forty more spaces would be provided outside the building along H and I Streets.
- *Mail and package services* – The Applicant has reconsidered the proposed move of the central processing for the mail and package services from its 2025 F Street NW location, to the site. The Applicant instead provides that the University would explore two options: “*1) students would continue to pick up mail at current mail retrieval locations (residence halls and the central mail processing location at the Campus Support Services Building) or 2) students would pick up mail at the new residence hall proposed on Site 77A.*”⁸ If option B, the Applicant indicates that mail would be delivered to the project from F Street on foot or by university vans. A perceived benefit of the project modification is that the number of trucks accessing the shared on-site loading space would be reduced.

VII. ZONING ANALYSIS

Pursuant to § 210, university uses are permitted in residential zones as a special exception so long as there is an approved campus plan. The Campus Plan / PUD also set limitations on bulk, density, and uses for each of the development sites. Pursuant to the Campus Plan / PUD, the Commission approved the rezoning of the subject Property from R-5-D to the C-3-C zone. The table below summarizes the

⁷ See material selection in the February 22nd Pre-hearing submission, page A33.

⁸ Applicant’s April 30, 2013 Pre-hearing submission, page 5.

development standards for the C-3-C zone, allowances provided for in the Campus Plan, as well as a comparison to the proposal (as provided by the Applicant).

	C-3-C	C-3-C PUD Standards	Campus Plan Development Site 77A Standards	Proposal
Maximum Lot Occupancy	100%	100%	75%	79.7%.
Maximum Building Height	110'	130'	110'	110' (<i>Conforms</i>)
Maximum FAR	6.5	8.0	8.4 (316,500 gfa)	8.08 (270,118 gfa) (<i>Conforms</i>)

Table 1: Zoning analysis of the project

VIII. FLEXIBILITY

The following relief is required from the Zoning Regulations⁹:

- Open courts*
The proposal would create two non-conforming open courts located on the south and west side of the Property. The location and size of the non-conforming courts are shown on page A-22 of the application. More specifically, the application indicates that the identified “Open Court B” is approximately 19' deficient and “Open Court C” is 13' deficient. The non-conforming courts appear to reflect the design challenges of absorbing three existing historic buildings into the new development. The adjacent property to the west – which would potentially be the most impacted property from a substandard court – also is owned by the University and has been identified as a future redevelopment site.
- Roof structures*
The building’s primary roof structure would be 15’6” and have ample setbacks on three sides. However, the penthouse’s eastern wall would require flexibility from the 1:1 setback provisions. Additionally, the elevator overruns and cooling towers would require relief from the uniform penthouse height requirement, with heights ranging from 15’6” to 18’6”.
- Loading*
Pursuant to the zoning regulations, the proposed residence hall would be required to provide one 55' deep loading berth, one 200 square foot loading platform, and one 20' deep delivery space. The retail component and other uses would not trigger a loading requirement. The project would provide one 40' deep loading berth, two 30' deep loading berths, one 400 square foot loading platform, and two 20' deep delivery spaces. The application requests relief from the 55' loading berth, although the University could accommodate such trucks on-site when necessary.

IX. PUD AND CAMPUS PLAN EVALUATION STANDARDS

The purpose and standards for PUDs are outlined in 11 DCMR, Chapter 24. Section 2400.1 states that a PUD is “designed to encourage high quality developments that provide public benefits.” In order to maximize the use of the site consistent with the zoning regulations, the Applicant is requesting flexibility, as defined in § 2400.2:

The overall goal is to permit flexibility of development and other incentives, such as increased building height and density; provided, that the project offers a commendable number of quality

⁹ See § 2405.7.

public benefits and that it protects and advances the public health, safety, welfare, and convenience.

Section 2403 further outlines the standards under which the application is evaluated:

The impact of the project on the surrounding area and the operation of city services and facilities shall not be found to be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project.

Second-stage PUD Conditions

The Campus Plan/PUD previously approved for the GW Foggy Bottom campus contains numerous conditions for the overall development of the campus and for future second-stage PUDs. The Applicant has demonstrated that the application complies with relevant second-stage PUD filing requirements for Site 77A, as outlined in the Campus Plan / PUD.¹⁰

§ 210 Further Processing Standards

University uses are allowed within residential zones as a special exception, subject to the requirements of § 210, addressed below.

§ 210.1 Use as a college or university that is an academic institution of higher learning, including a college or university hospital, dormitory, fraternity, or sorority house proposed to be located on the campus of a college or university, shall be permitted as a special exception in an R-1 District if approved by the Zoning Commission under § 3104, subject to the provisions of this section.

The project would provide approximately 128,330 net new square feet of gross floor area and 326 net new on-campus undergraduate beds for a total development of 270,118 square feet and 898 student beds. The proposed use would be consistent with the residential/campus life/athletic uses designation for development site 77A.

§ 210.2 Use as a college or university shall be located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions.

- Noise

The proposed residence hall is unlikely to generate an objectionable level of noise. The building would relocate undergraduate housing away from the surrounding neighborhood to the campus interior. The new residence hall would expand a site already used for student housing and is located in a Square entirely occupied by University uses.

- Traffic & Parking

The project does not include any on-site vehicular parking. The application indicates that the project “will generate very minimal trip generation: the residential component will result in no additional trips to the surrounding roadway network because the proposed beds simply replace existing beds located either on-site or a few blocks away at City Hall, and the retail/dining, student life, and mail services venues will generate few additional trips because the students who will use the facilities are already located on or near campus.”¹¹ The University indicates that it continues to satisfy existing obligations pursuant to the Campus Plan to provide at least 2,800 off-

¹⁰ See Applicant’s December 12, 2012 submission, pages 21-24.

¹¹ The Applicant’s December 12, 2012 submission, page 30.

street parking spaces. The project also would provide a minimum of 112 bicycle parking spaces located in the building's ground floor and basement (with an additional 40 along H and I Streets).

The proposal would create an on-site loading, service, and turnaround area accessed through an existing curb cut along I Street. The Applicant has submitted a comprehensive traffic study containing a loading management plan.

More generally, the University continues to implement comprehensive transportation management measures instituted following the Campus Plan. These include a pre-tax deduction program for transportation costs, a full-time Transportation Management Coordinator, and shuttle bus services.

- Number of students

The application does not propose to modify the approved number of students pursuant to the Campus Plan. Rather, the project would relocate existing undergraduate housing within the campus from the surrounding neighborhood.

§ 210.3 In R-1, R-2, R-3, R-4, R-5-A, and R-5-B Districts, the maximum bulk requirements normally applicable in the districts may be increased for specific buildings or structures; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-B District. In all other Residence Districts, similar bulk increases may also be permitted; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-D District. Because of permissive increases as applicable to normal bulk requirements in the low-density districts regulated by this title, it is the intent of this subsection to prevent unreasonable campus expansion into improved low-density districts.

The proposed floor area ratio for improvements on Site 77A would be approximately 8.08 FAR. The application indicates that upon completion of the proposal and all other developments pending Zoning Commission approval, the FAR of the residentially-zoned portion of the Campus would remain well within the permitted 3.69 FAR approved in the First-Stage PUD.

§ 210.4 As a prerequisite to requesting a special exception for each college or university use, the applicant shall have submitted to the Commission for its approval a plan for developing the campus as a whole, showing the location, height, and bulk, where appropriate, of all present and proposed improvements, including but not limited to the following:

- (a) Buildings and parking and loading facilities;*
- (b) Screening, signs, streets, and public utility facilities;*
- (c) Athletic and other recreational facilities; and*
- (d) A description of all activities conducted or to be conducted on the campus, and of the capacity of all present and proposed campus development.*

The Campus Plan / PUD were approved by the Zoning Commission in 2007 pursuant to ZC Order 06-11/06-12. They provided guidance for future development of the entire campus with regard to allowed building uses, heights, and densities as well as streetscape improvements, historic preservation efforts, and parking and traffic considerations.

§ 210.5 Within a reasonable distance of the college or university campus, and subject to compliance with § 210.2, the Commission may also permit the interim use of land or improved property with any use that the Commission may determine is a proper college or university function.

No interim use of land or property within the residentially-zoned areas near the campus is proposed as a part of the application.

§ 210.6 *When a major new building that has been proposed in a campus plan is instead moved off-campus, the previously designated site shall not be designated for, or devoted to, a different major new building unless the Commission has approved an amendment to the campus plan applicable to the site; provided, that for this purpose a major new building is defined as one specifically identified in the campus plan.*

The University does not seek approval for any new use of a previously-approved building site to be moved off-campus.

§ 210.7 *In reviewing and deciding a campus plan application or new building construction pursuant to a campus plan, the Commission shall consider, to the extent they are relevant, the policies of the District Elements of the Comprehensive Plan.*

The project site has been designated for institutional use in the Comprehensive Plan (“Comp Plan”) and the proposed residence hall is not inconsistent with that designation. Further, an evaluation of the project against specific policies and actions within the Comp Plan is addressed below in Section X of this report.

§ 210.8 *As an integral part of the application requesting approval of new building construction pursuant to a campus plan, the college or university shall certify and document that the proposed building or amendment is within the floor area ratio (FAR) limit for the campus as a whole, based upon the computation included in the most recently approved campus plan and the FARs of any other buildings constructed or demolished since the campus plan was approved.*

The University has provided an updated FAR table in Exhibit I of their submittal detailing the project’s impact on the overall campus FAR. The project would result in a floor area ratio of 3.16 for the R-5-D/E districts and 4.15 FAR for the campus as a whole, which is within the 4.5 limitation provided in the Campus Plan / PUD.

§ 3104 Special Exception Standards

The project would be in harmony with the general purpose and intent of the zoning regulations. It would meet use and bulk requirements allowances provided for in the Campus Plan. The project should not adversely impact neighboring properties, given its compliance with the approved Campus Plan / PUD, the anticipated use of the site, and University ownership of neighboring properties in the Square.

Public Benefits and Amenities

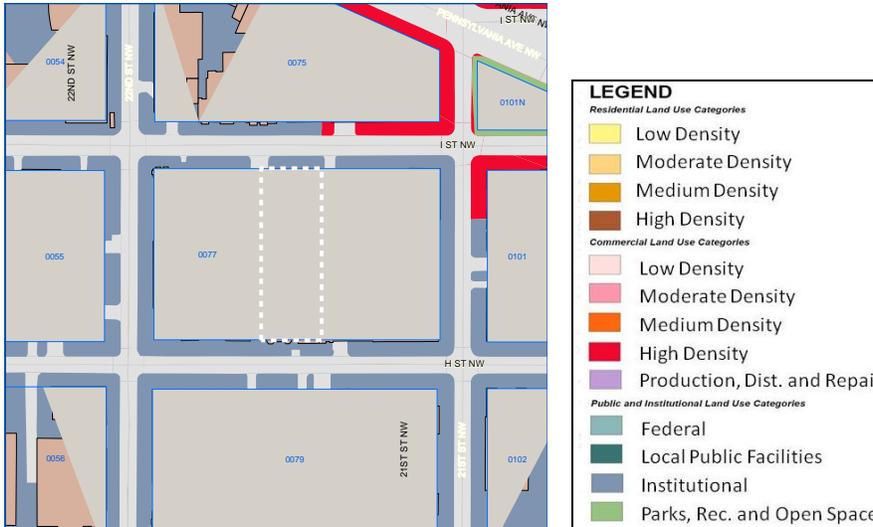
Sections 2403.5 – 2403.13 of the Zoning Regulations discuss the definition and evaluation of public benefits and amenities. In its review of a PUD application, § 2403.8 states that “*the Commission shall judge, balance, and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.*” To assist in the evaluation, the Applicant is required to describe amenities and benefits, and to “*show how the public benefits offered are superior in quality and quantity to the typical development of the type proposed...*” (§ 2403.12). Public amenities are defined in § 2403.7 as including “one type of public benefit, specifically a functional or aesthetic feature of the proposed development that adds to the attractiveness, convenience or comfort of the project for occupants and immediate neighbors.” The application offers the following amenities and benefits to implement goals called for in the first-stage PUD.

1. *Urban design, architecture, landscaping or creation or preservation of open space* – The design would preserve the first bay of each historic building, and maintain their exterior elevations and portions of side walls. A new 12-story building plus penthouse and two basement levels would be constructed, connecting the three historic buildings into one large residential hall. Along H Street, the new construction would extend to the ground through the interstitial space between Schenley and Crawford and provide the new building’s primary entrance (identified by a projecting canopy). The Applicant indicates that the canopy will be a brushed aluminum or stainless steel visible frame, with pin-mount translucent or clear glass panels suspended from the underside, and is intended to be inconspicuous yet utilitarian. The main existing doors for both historic buildings would still be used for entrances to individual units, and the main entry at I Street would remain through the existing central doors of West End.
2. *Site planning, and efficient and economical land utilization* – The proposal would redevelop an underused site in a location within close proximity to a Metro station (Foggy Bottom – GWU Metrorail station), several Metrobus lines, the D.C. Circulator, and Capitol Bikeshare and car sharing locations.
3. *Transportation features* – In association with the project, the alley extending north of H Street would be closed (and a curb cut removed) and the primary loading functions would access the site via I Street. The project would provide one 40' deep loading berth, two 30' deep loading berths, one 400 square foot loading platform, and two 20' deep delivery spaces. Front-in, front-out loading would service the project and Marvin Center. No on-site vehicular parking spaces would be provided. A minimum of 112 bicycle spaces would be included in the project’s ground floor and basement (with an additional 40 along H and I Streets).
4. *Environmental benefits* – The application proposes a LEED Silver Rating in the USGBC’s LEED-CS 3.0 2009 Rating system. A LEED checklist and description of commitment was provided with the application.¹² The project would include approximately 7,000 square feet of green roof (about 30% of the total roof area), among other sustainable features.
5. *Use of special value* – The project would provide ground floor and below-grade retail space along I Street, which was identified as an amenity of the original PUD.
6. *Historic preservation* – Portions of Schenley, Crawford, and the West End, which are considered contributing structures to the proposed historic building, would be incorporated into the new residence hall. According to the Historic Preservation Office staff report, dated December 20, 2012, “the dormitory proposal does not retain the full buildings for several reasons, including substandard conditions, structural deterioration, program needs, and efficiency.” The new construction would be set back from the historic elevations. The Historic Preservation Review Board, at the March 7, 2013 meeting, HPRB found the concept to be compatible with the character of the historic buildings, and directed the applicant to continue working with HPO on design development of the elevations, and delegated final approval to staff.

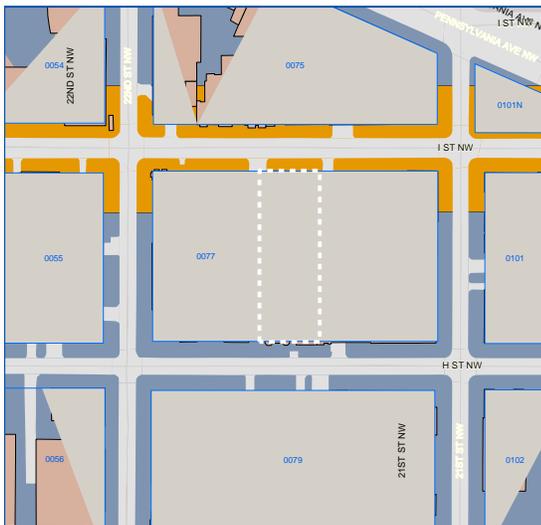
X. COMPREHENSIVE PLAN

The Comprehensive Plan (“Comp Plan”) Future Land Use Map designates the site as institutional. The proposed development is not inconsistent with the Comp Plan Future Land Use Map.

¹² See Applicant’s December 12, 2012 submission, page A-36.



Comp Plan Future Land Use Map



The Generalized Policy Map identifies the bulk of the subject property for institutional uses and the northern portion for main street mixed-use corridors.

The Commission previously determined that the Campus Plan / PUD were not inconsistent with the Comp Plan. The project would further policy and action statements contained in the Land Use, Transportation, Environment, Education, and Near Northwest elements of the Comp Plan. The following Comp Plan policies and actions provide additional guidance:

Framework Policies

Colleges and universities make the District an intellectual capital as well as a political capital. They are an essential part of the District’s plans to grow its “knowledge based” economy, improve access to learning, and broaden economic prosperity for all District residents. Sustaining our colleges and universities is important, as is protecting the integrity of the communities of which they are a part. Encouraging access to higher education for all residents is vitally important, as is locating higher education facilities in neighborhoods currently underserved by such facilities. 219.5.

Much of the institutional land on the map represents colleges and universities; change and infill can be expected on each campus consistent with campus plans. Other institutional sites likewise may see new buildings or facilities added. Policies in the Land Use Element and the Educational Facilities Element address the compatibility of such uses with surrounding neighborhoods. 223.22.

Policy LU-1.3.2: Development Around Metrorail Stations

Concentrate redevelopment efforts on those Metrorail station areas which offer the greatest opportunities for infill development and growth, particularly stations in areas with weak market demand, or with large amounts of vacant or poorly utilized land in the vicinity of the station entrance. Ensure that development above and around such stations emphasizes land uses and building forms which minimize the necessity of automobile use and maximize transit ridership while reflecting the design capacity of each station and respecting the character and needs of the surrounding areas. 306.11.

Policy LU-2.3.5: Institutional Uses

Recognize the importance of institutional uses, such as private schools, child care facilities, and similar uses, to the economy, character, history, and future of the District of Columbia. Ensure that when such uses are permitted in residential neighborhoods, they are designed and operated in a manner that is sensitive to neighborhood issues and that maintains quality of life. Encourage institutions and neighborhoods to work proactively to address issues such as traffic and parking, hours of operation, outside use of facilities, and facility expansion. 311.7.

Policy LU-3.2.2: Corporate Citizenship

Support continued “corporate citizenship” among the city’s large institutions, including its colleges, universities, hospitals, private schools, and non-profits. Given the large land area occupied by these uses and their prominence in the community, the city’s institutions (along with the District itself) should be encouraged to be role models for smaller employers in efforts to improve the city’s physical environment. This should include a continued commitment to high quality architecture and design on local campuses, expanded use of “green building” methods and low impact development, and the adaptive reuse and preservation of historic buildings. 315.7.

Action T-2.3.A: Bicycle Facilities

Wherever feasible, require large new commercial and residential buildings to be designed with features such as secure bicycle parking and lockers, bike racks, shower facilities, and other amenities that accommodate bicycle users. 409.11.

Policy E-1.1.3: Landscaping

Encourage the use of landscaping to beautify the city, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity. 603.6.

Policy EDU-3.3.2: Balancing University Growth and Neighborhood Needs

Encourage the growth and development of local colleges and universities in a manner that recognizes the role these institutions play in contributing to the District’s character, culture, economy, and is also consistent with and supports community improvement and neighborhood conservation objectives. Discourage university actions that would adversely affect the character or quality of life in surrounding residential areas. 1214.6.

Policy EDU-3.3.3: Campus Plan Requirements

Continue to require campus plans for colleges and universities located in residential and mixed use zone districts. These plans should be prepared by the institutions themselves, subject to District review and approval, and should address issues raised by the surrounding communities. Each campus plan should include provisions that ensure that the institution is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other similar conditions. 1214.7.

Policy EDU-3.3.4: Student Housing

Encourage the provision of on-campus student housing in order to reduce college and university impacts on the housing stock in adjacent neighborhoods. Consider measures to address the demand for student housing generated by non-District institutions with local branches. 1214.8.

Policy EDU-3.3.5: Transportation Impacts of Colleges and Universities

Support ongoing efforts by colleges and universities to mitigate their traffic and parking impacts by promoting ridesharing, carpooling, shuttle service, bicycling, and other transportation demand management measures. The provision of adequate on-site parking for institutional uses also should be encouraged. 1214.9.

Policy AC-4.2.3: Colleges and Universities

Recognize the contribution of local colleges and universities to arts and culture in the city and promote continue collaboration to develop additional arts facilities and programs serving the broader community. 1413.6.

Policy NNW-1.1.8: Student Housing

Support and promote efforts by the area's universities to develop on-campus dormitories in order to reduce pressure on housing in nearby neighborhoods. 2108.9.

Policy NNW-1.2.10: Sustainable Development

Encourage the use of green building practices within Near Northwest, with particular emphasis on green roofs. Rooftop gardens should be encouraged in new construction and major rehabilitation projects as a way to create additional green space, reduce stormwater runoff, and to provide an amenity for residents. 2109.10.

Policy NNW-2.5.2: Student Housing and Parking Issues

Support efforts by George Washington University to place students in residential facilities within the campus boundaries or at the Mount Vernon campus to alleviate pressure on the housing stock in Foggy Bottom/West End and to develop transportation demand management programs and facilities that reduce parking problems on residential streets in the campus area. 2115.8.

Policy NNW-2.5.3: GWU Building Intensity

Consider in principle the concept of increasing density on the existing George Washington University campus for future space and facility needs (as measured by the enrollment, staff, and faculty limits set in the approved Campus Plan) provided that steps are taken to avoid sharp contrasts in height and bulk between the campus and the surrounding community, and to mitigate the effects of increased traffic, parking, and other impacts. 2115.9.

XI. AGENCY COMMENTS

OP held an inter-agency meeting in which the following District agencies participated: DDOT, the Metropolitan Police Department, and the historic preservation office participated and provided the Applicant with feedback. DC Water provided comments dated April 25, 2013 (attached as Exhibit 1). DDOT is expected to submit comments under separate cover.

XII. COMMUNITY COMMENTS

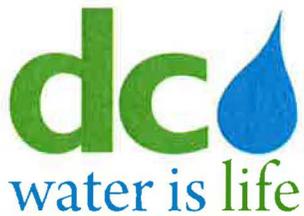
The West End Citizens Association filed a party status request in opposition to the application. To date, OP has not received an official submission from ANC 2A.

XIII. RECOMMENDATION

OP concludes that the proposal also is not inconsistent with the First-Stage PUD approval or the Comprehensive Plan. OP **recommends approval** of the Second-Stage PUD and further processing.

JS/pg
Paul Goldstein, Case Manager

Attachments: Exhibit 1 – DC Water Comments



April 25, 2013

Paul W. Goldstein
Development Review Specialist
District of Columbia Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024

Re: Zoning Commission Case #06-11J/06-12J
GW Square 77 Project
Square 77; Lots 5, 845, 846

Dear Mr. Goldstein:

Please consider this letter as DC Water's response to the Zoning Commission's request for comments on the Second-Stage PUD for Case #06-11J/06-12J. The proposed building is generally representative of the size, floor area, density, and/or use of the existing buildings adjacent to and/or in the vicinity of the project site. Therefore, the water and sewer demands for the proposed building will likely be similar to the existing water and sewer demands of the buildings adjacent to and/or in the vicinity of the project site. There is existing public water and sewer infrastructure located within 250 feet of the project site, therefore, the public water and sewer infrastructure is considered available per DCMR 12.

Please note that recent development projects within GWU's Foggy Bottom Campus have triggered the need for, and have included, developer-funded improvements to the public water and sewer systems in order to meet specific project demands. Any upgrades needed to accommodate this project are unlikely to be included in DC Water's Capital Improvement Program in the immediate future. The applicant may at their option elect to replace or extend the public water and sewer systems, at their expense, to meet their project needs, or wait until DC Water replaces the water and sewer systems.

The response above describes the existing water and sewer infrastructure, and DC Water's evaluation of that infrastructure, as it currently exists per the date of this letter. This information is subject to change. A final determination of the existing public system's ability to support the proposed project cannot be made until detailed plans are submitted to DC Water for review.

If you have any questions or need further details, please do not hesitate to contact me at 202-646-8610 or email me at Brian.McDermott@dcwater.com.

Sincerely,

Brian T. McDermott, P.E.
Director, Permit Operations