



## MEMORANDUM

**TO:** District of Columbia Zoning Commission

**FROM:** Jennifer Steingasser, Deputy Director *JS*

**DATE:** February 1, 2013

**SUBJECT:** Zoning Commission Case Number 06-11J/06-12J, Setdown Report for The George Washington University Campus Plan Second-Stage PUD in Square 77

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### **I. APPLICATION**

The George Washington University (hereinafter “University” or “Applicant”) requests 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 one of the 16 sites identified for future development. The first-stage PUD, effective for the life of the Campus Plan, requires that all subsequent development of the predetermined sites be filed as second-stage PUDs. The application proposes 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. Plans call for a new 12-story infill addition that would incorporate portions of three existing residence halls. The new consolidated building would hold approximately 894 undergraduate student beds – a net gain of 326 on-campus beds – and would help offset the planned discontinuation of existing off-campus undergraduate housing.<sup>1</sup>

### **II. RECOMMENDATION**

The Office of Planning (OP) **recommends that the application be setdown for public hearing.** The Campus Plan / PUD anticipated that Site 77A could be developed for residential/campus life/athletic uses. The project also is not inconsistent with the Comprehensive Plan.

OP will continue to work with the Applicant to clarify several minor items prior to a public hearing, including:

- Refinement of the roof plan and penthouse size; and
- A loading management plan.

### **III. SITE 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.<sup>2</sup> 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.<sup>3</sup> 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.<sup>4</sup> A public alley runs north from H Street between and behind Schenley and Crawford. Along I Street, a service driveway abuts the northwest

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<sup>1</sup> Condition P-8 of the Campus Plan / PUD requires the University to discontinue undergraduate student housing at City Hall (950 24<sup>th</sup> Street, N.W.) by July 1, 2016.

<sup>2</sup> The site would be 4,253 square feet smaller than was anticipated in Exhibit B “Tabulation of Development Data” of the Campus Plan / PUD.

<sup>3</sup> It appears that the Applicant would incorporate less of the proposed alley within the development site than anticipated in the Campus Plan / PUD, Exhibits B “Tabulation of Development Data” (pages 2 & 13) and I “Development Sites.” The Campus Plan / PUD identified Site 77A as 37,666 square feet in size.

<sup>4</sup> See Application, page 9. The Applicant indicated that the residence halls presently have the following number of undergraduate beds: West End (221), Crawford (172), and Schenley (175).



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'.<sup>5</sup>

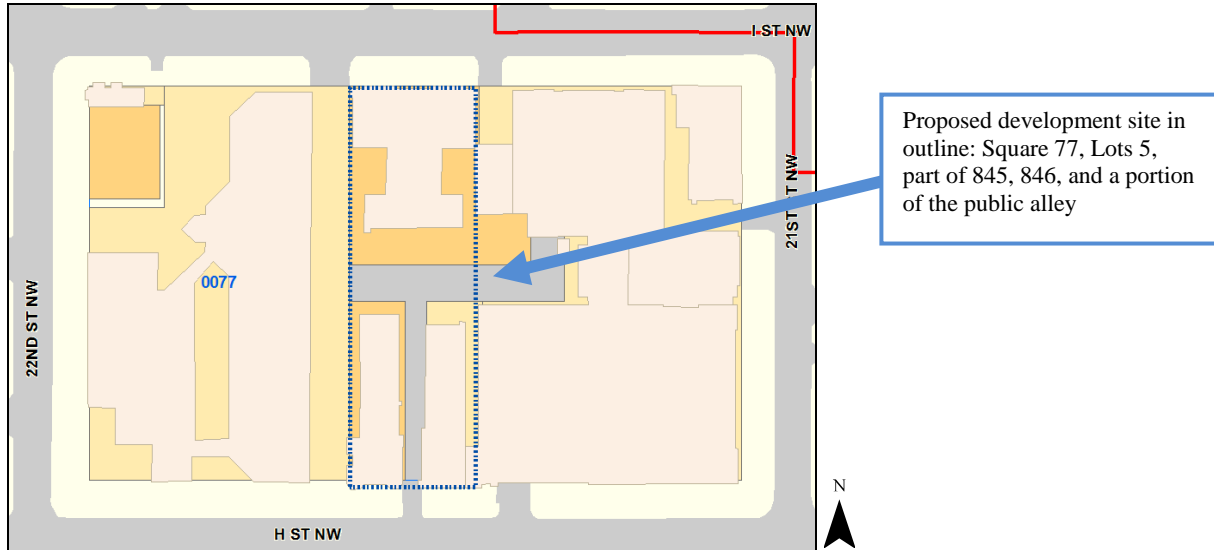


Exhibit 1: View of the site (approximate site boundary highlighted)

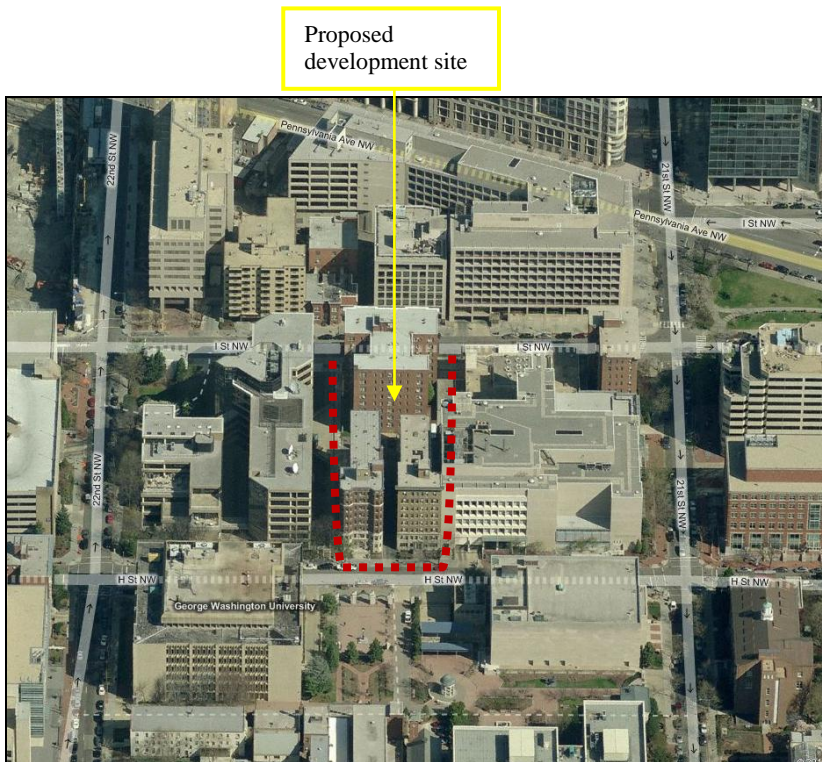


Exhibit 2: View of the site looking north across H Street (approximate development site highlighted)

<sup>5</sup> See Campus Plan / PUD Exhibit I "Development Sites" and Exhibit J "Development Program Summary."

#### **IV. AREA DESCRIPTION**

The GW Foggy Bottom campus is approximately 43 acres in size and is generally bounded by K Street NW, Washington Circle, and Pennsylvania Avenue NW to the north, 24<sup>th</sup> Street NW to the west, F Street NW to the south, and 19<sup>th</sup> and 20<sup>th</sup> Streets NW to the east. The campus is proximate to two historic residential neighborhoods, Foggy Bottom to the west and the West End to the north. 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.

#### **V. GW FOGGY BOTTOM CAMPUS PLAN**

The Campus Plan / PUD, approved in 2007, was intended to guide development of the campus until 2027.<sup>6</sup> 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 24<sup>th</sup> Street, N.W.).”<sup>7</sup> 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.

#### **VI. 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 would contain approximately 256,751 square feet, totaling a FAR of 7.68, and cover 73% of the site.<sup>8</sup> The building would add approximately 115,000 net new square feet of gross floor area on the site.<sup>9</sup>

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<sup>6</sup> See ZC Order No. 06-11/06-12.

<sup>7</sup> The Applicant indicates that City Hall currently has 381 student beds. See also application Exhibit J, Attachment C.

<sup>8</sup> The building would be 59,749 square feet smaller than anticipated in the Campus Plan / PUD (Exhibit B, page 2).

<sup>9</sup> See Campus Plan / PUD Exhibit S “Existing Conditions.”

- *Beds* – The new residential hall would house 894 undergraduate student beds, which amounts to a net gain of 326 new on-campus beds.<sup>10</sup> 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.<sup>11</sup>
- *Retail & student space* – The project would contain approximately 1,600 square feet of ground floor retail space along I Street.<sup>12</sup> An active mix of retail and student services would be located in 2 subterranean levels. On the first basement level, there would be approximately 5,000 square feet of space for retail and dining, 8,000 square feet of student life space, and 6,400 square feet dedicated to relocated mail services space to function as a centralized location for all on-campus students to pick-up mail and packages.<sup>13</sup> The second basement level would contain an additional 11,300 square feet of student program space and building mechanical systems. OP encourages the Applicant to provide additional detail regarding the intended retail offerings along I Street and the subterranean space as well as the design for public access to the variety of retail uses.
- *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.<sup>14</sup> Nevertheless, the application indicates that the University continues to adhere to minimum campus-wide vehicle parking requirements.<sup>15</sup> Concerning bicycle parking, the project would provide 132 spaces in the ground floor of the proposed 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.<sup>16</sup> 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.<sup>17</sup> In order to create the shared loading area, the Applicant would demolish an existing one-story loading dock associated with the Marvin Center.

## 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.<sup>18</sup> The table below summarizes the 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).

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<sup>10</sup> The site would have 48 fewer beds than was anticipated in Exhibit B of the Campus Plan / PUD.

<sup>11</sup> OP encourages the Applicant to clarify the number of faculty and staff-in residence beds and whether their inclusion changes the anticipated number of student beds.

<sup>12</sup> 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. More generally, I Street is intended to have campus and neighborhood serving retail uses.

<sup>13</sup> The Applicant has indicated that present location for mail services, at 2025 F Street NW, would instead be used as University administrative office space.

<sup>14</sup> See Campus Plan / PUD, Exhibits M “Parking Sites” and P “Parking Report” (page P-18).

<sup>15</sup> See application Exhibit J, page 14 and attachment H.

<sup>16</sup> See Campus Plan / PUD, Exhibit J “Existing & Proposed Alleys.” The proposed alley closing would be considered through a separate review process.

<sup>17</sup> The Applicant indicated that there would be no change to the size of the I Street curb cut.

<sup>18</sup> See Campus Plan / PUD, Exhibit C “Proposed Zoning”.



	C-3-C	C-3-C PUD Standards	Campus Plan Development Site 77A Standards	Proposal
Maximum Lot Occupancy	100%	100%	75%	73% ( <i>Conforms</i> )
Maximum Building Height	110'	130'	110'	110' ( <i>Conforms</i> )
Maximum FAR	6.5	8.0	8.4 (316,500 gfa)	7.7 (256,751 gfa) ( <i>Conforms</i> )

**Table 1: Zoning analysis of the project**

**VIII. FLEXIBILITY**

The following relief is required from the Zoning Regulations<sup>19</sup>:

- 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  
According to the application, the building’s primary roof structure, above the 12<sup>th</sup> floor, would conform to the height and setback regulations. However, an elevator overrun located adjacent to the eastern wall of the project would require flexibility from the 1:1 setback provisions and uniform height requirements. The elevator overrun structure would be shorter than the primary roof structure and would face the interior courtyard between the project and the Marvin Center. OP will work with the Applicant to provide greater detail regarding the roof structure plan. Concurrently, OP also will encourage the Applicant to refine and reduce the primary roof structure volume to encourage a less conspicuous design.
- 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.<sup>20</sup> The application requests relief from the 55’ loading berth, although the University could accommodate such a berth if needed. The application further indicates that a 55’ berth is not needed for the proposed uses and the University also would act to restrict such trucks from arriving.

**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:

<sup>19</sup> See § 2405.7.

<sup>20</sup> The application also shows spaces allocated for loading for the Marvin Center. See application Exhibit A, page A-23.

*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 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.<sup>21</sup>

#### § 210 Further Processing Standards

University uses are allowed within residential zones as a special exception, subject to the requirements of § 210, addressed below.<sup>22</sup>

*§ 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 115,000 net new square feet of gross floor area and 326 net new on-campus undergraduate beds for a total development of 256,751 square feet and 894 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.

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<sup>21</sup> See application, pages 21-24.

<sup>22</sup> The Campus Plan / PUD noted that “several development sites are being rezoned to commercial districts (as shown on Exhibit C to the PUD application) where university uses are permitted as a matter of right without the need for ‘further processing’ approval. Nevertheless, such further processing approvals will be required by the PUD. Even with the PUD-related rezoning, the University remains within a predominately residential environment. ... It is not the Commission’s intent that the PUD-related rezoning be used to eliminate the further processing review analysis for each new project proposed. In any event, the Applicant has agreed to subject each project to the special exception standards.” See page 30.

- 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.”<sup>23</sup> The University indicates that it continues to satisfy existing obligations pursuant to the Campus Plan to provide at least 2,800 off-street parking spaces. The project also would provide a minimum of 132 bicycle parking spaces located in the building’s ground floor, although plans do not yet indicate the exact location.

Concerning loading, the proposal would create an on-site loading, service, and turnaround area accessed through an existing curb cut along I Street. OP encourages the Applicant to provide additional information on the loading design and management plan, particularly as it relates to the relocation of the University’s mail services to the site. The application further indicates that a transportation assessment of the project is forthcoming.<sup>24</sup>

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 7.7 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 decrease from 3.19 to 3.16, which is within the permitted 3.69 FAR approved in the First-Stage PUD. The reduction in FAR likely reflects the select rezoning of campus sites to commercial zoning.

§ 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:*

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<sup>23</sup> Application, page 30.

<sup>24</sup> See Application, page 26.

- (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.

*§ 210.9 Before taking final action on an application for use as a college or university, the Commission shall submit the application to the D.C. Office of Planning and the D.C. Department of Transportation for review and written reports.*



The University has submitted a copy of their proposal to OP. In accordance with the procedures associated with review and processing of PUDs found in sections §§ 2407 and 2408, OP will distribute information about the request to multiple District agencies, including DDOT, and solicit their comment and feedback in advance of the public hearing. OP understands that the University already has engaged in discussions of the project with DDOT.

§ 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

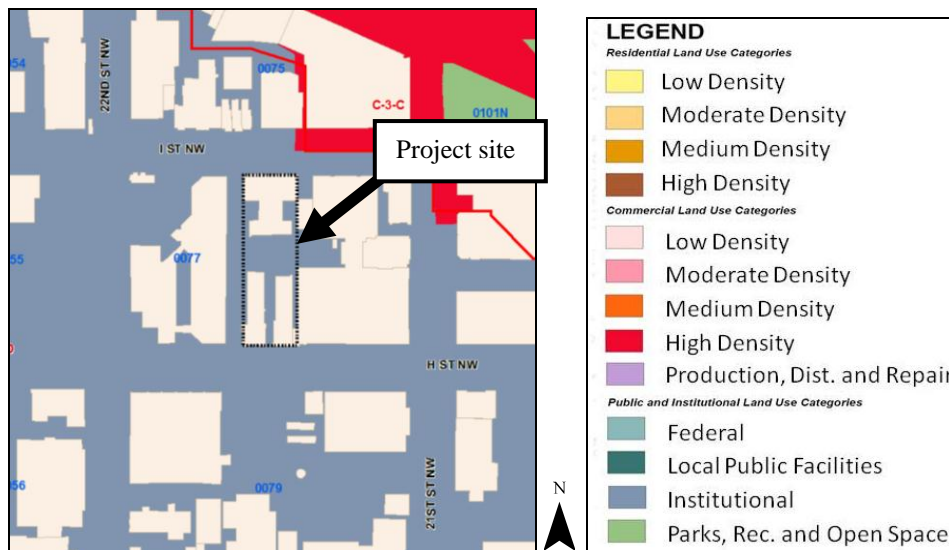
Sections 2403.5 – 2403.13 of the Zoning Regulations discuss the definition and evaluation of public benefits and amenities. In its review of a PUD application, § 2403.8 states that “the Commission shall judge, balance, and reconcile the relative value of the project amenities and public benefits offered, 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. The new building would be clad in a buff masonry, with a lighter color material for the accent and projection elements. 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 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. Adjacent sidewalks are also shown with an enhanced design, and OP will work with the Applicant to confirm that the proposed streetscape enriches the pedestrian experience.
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 132 bicycle spaces would be included in the project’s ground floor, although plans do not yet reflect the location. The Applicant should continue to work with DDOT to determine whether the proposed loading design and management plan is appropriate, to provide additional information regarding the loading burden associated with the mail services relocation, and to generate a transportation assessment of the project to identify any project impacts.

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.<sup>25</sup> 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.<sup>26</sup> The new construction would be set back from the historic elevations. The Historic Preservation Review Board, at the December 20, 2012 meeting, recommended general approval of the project in concept, but directed the University to continue studying certain design details.

### 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.



**Exhibit 3: Comp Plan Future Land Use Map (subject Property highlighted)**

The Generalized Policy Map identifies the bulk of the subject property for institutional uses and the northern portion for main street mixed-use corridors.<sup>27</sup> 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:

<sup>25</sup> See application, page A-36.

<sup>26</sup> 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.”

<sup>27</sup> The Comp Plan provides that the Generalized Policy Map “highlights areas where more detailed policies are necessary, both within the Comprehensive Plan and in follow-up plans” to manage the designated policy direction. Additionally, the Map should be used to guide land use decision-making in conjunction with the Comprehensive Plan text, the Future Land Use Map, and other Comprehensive Plan maps. See Comp Plan, page 2-28.

**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**

The application will be referred to the following agencies for comments:

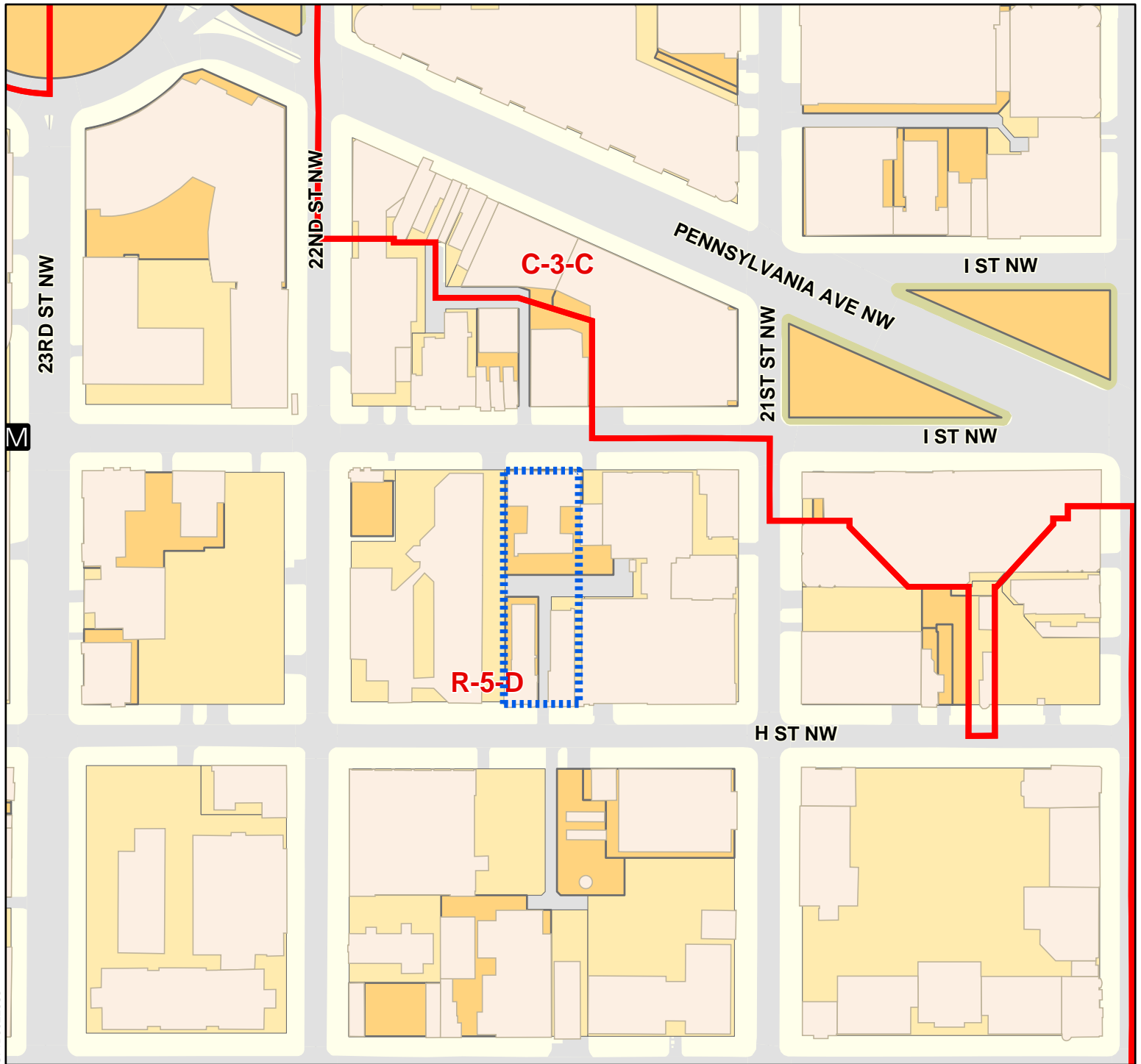
- District Department of Transportation;
- District Department of the Environment;
- Department of Housing and Community Development;
- DC Water;
- Metropolitan Police Department; and
- Fire and Emergency Medical Services Department.

## **XII. CONCLUSION**

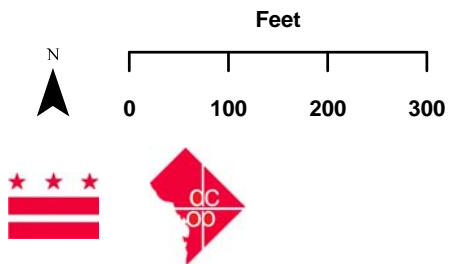
The Office of Planning **recommends that the Zoning Commission set down** the proposed second-stage PUD and further processing for public hearing.

JS/pg  
Paul Goldstein, Case Manager

Attachments: Exhibit 1 – Location Map  
Exhibit 2 – Aerial View (2011)  
Exhibit 3 – Campus Plan Development Program Summary  
Exhibit 4 – Existing and Proposed Alleys



**Attachment Exhibit 1: Location Map  
(Approximate site highlighted)**

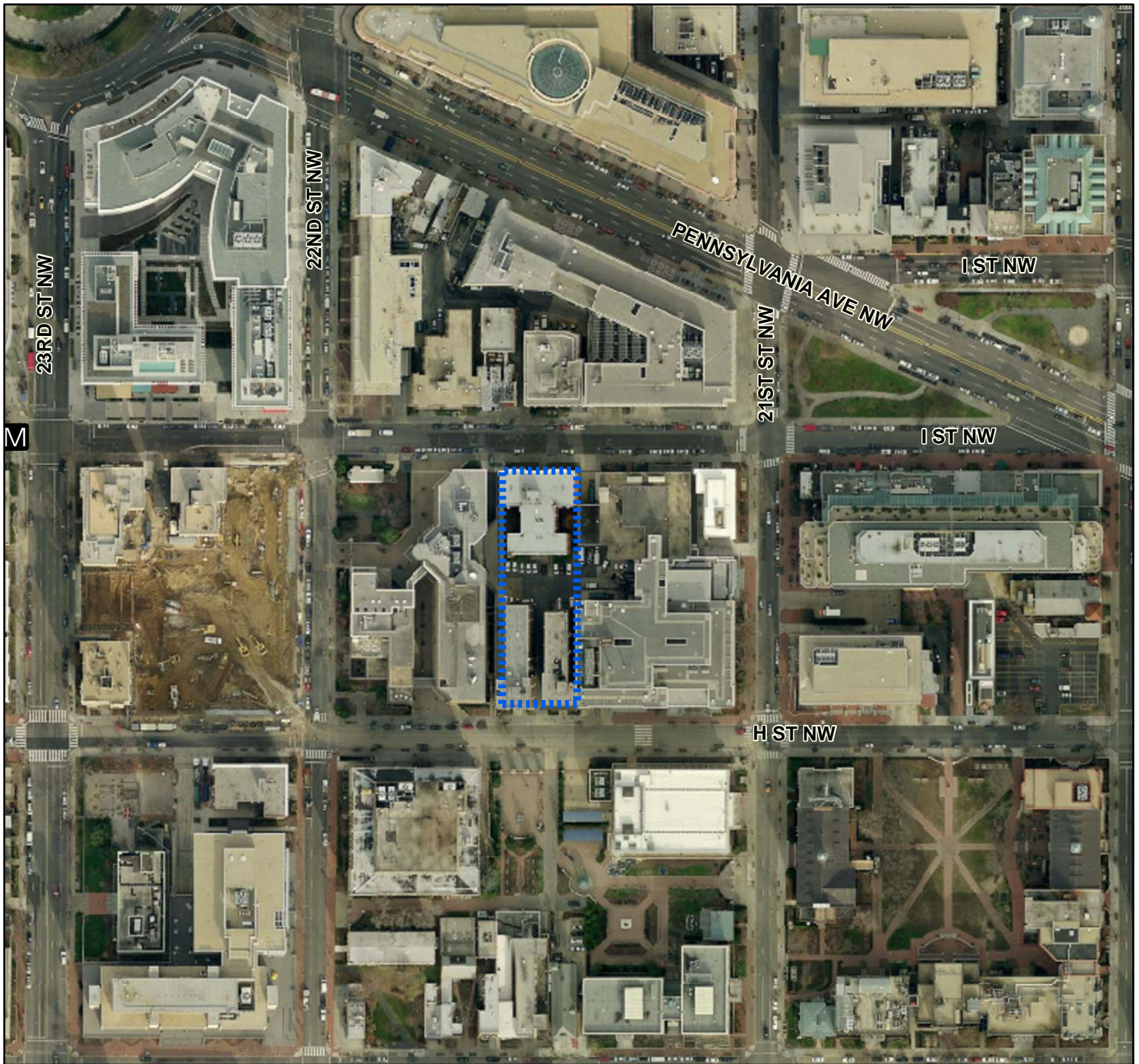


-  Zoning Districts
-  Buildings
-  Roads
-  Alleys and Parking

Government of the District of Columbia  
Office of Planning ~ February 1, 2013

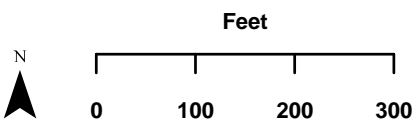
This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.





OPI/D0022935

**Attachment Exhibit 2: Aerial View  
(Approximate site highlighted)**



**Government of the District of Columbia  
Office of Planning ~ February 1, 2013**

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

## EXHIBIT J Development Program Summary

July 2006

Square	Site	Site Coverage Assumption	Maximum Height (FT)	Gross GFA (includes new and retained GFA)	Net New GFA Academic/Administrative/Medical <sup>4</sup>	Net New GFA Residential/Campus Life/Athletic <sup>4</sup>	Net New GFA Commercial/Investment	Potential Net New Beds (370SF/bed)	Potential Net New Parking (350SF/space)
39	A <sup>1</sup>	90%	90	115,549	93,465	0	0	0	(24)
41	A	100%	90	130,466	94,466	0	0	0	0
	B	100%	90	109,563	96,563	0	0	0	0
55	A1	90%	110	65,336	53,009	0	0	0	102
	A2	90%	110	334,908	1,304	0	0	0	(1,004)
56	A	90%	110	275,390	232,507	0	0	0	401
75	A <sup>2</sup>	100%	130	122,990	(8,560)	0	109,710	0	0
	B	90%	110	134,914	52,583	0	0	0	193
77	A	75%	110	316,500	0	174,712	0	374	136
	B1	90%	110	98,546	96,284	0	0	0	127
	B2	90%	110	156,017	76,175	0	0	0	0
	B3	90%	110	166,154	68,569	0	0	0	76
	C	100%	90	65,036	0	48,777	0	0	0
	D	100%	90	9,504	0	9,504	0	26	0
79	A1	90%	110	148,666	131,166	0	0	0	227
	A2	100%	110	9,080	9,080	0	0	0	0
	A3	100%	110	259,251	59,856	0	0	0	0
101	A <sup>3</sup>	75%	90	127,245	0	127,245	0	344	42
102	A	90%	65	79,186	67,681	0	0	0	0
	B	90%	65	26,271	26,271	0	0	0	0
103	A	90%	80	185,983	181,628	(13,750)	0	(47)	307
<b>CAMPUS PLAN TOTAL</b>					<b>1,332,047 <sup>5</sup></b>	<b>346,488</b>	<b>109,710</b>	<b>697</b>	<b>583</b>

### Sites To Be Addressed Under Separate Zoning Process

54		100%	130	867,169	0	0	867,169	0	362
80	A	75%	90	183,119	0	183,119	0	474	178

### OVERALL CAMPUS TOTALS (NET NEW BEDS & PARKING)

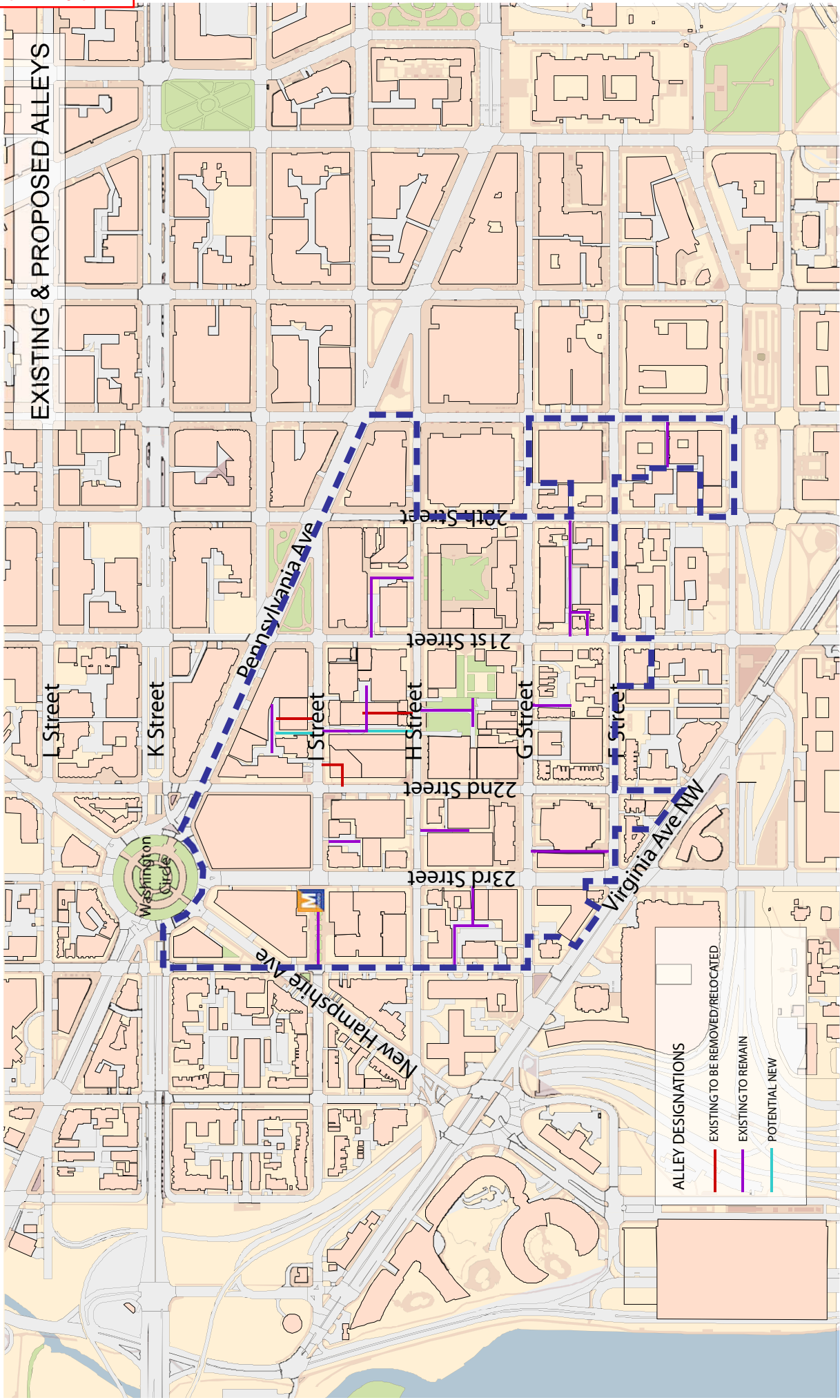
<b>1,171</b>	<b>1,123</b>
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### NOTES:

- 1- 39A included as academic use (designated as academic or commercial/investment)
- 2- 75A included as commercial/investment use (designated as commercial/investment or academic)
- 3- 101A included as residential use (designated as residential or academic)
- 4- GFA includes contemplated first floor retail space on sites 41A, 55A2, 75B, 77A, 77B1, 77B3 (the I Street Retail Corridor concept)
- 5- **The academic program space yielded by this development program is 1,665,651 GFA.** This differs from net new GFA in the Academic/Administrative/Medical category, as the net new GFA reflects the demolition of the existing above-grade University Parking Garage (333,604 GFA), which does not provide academic program space (though its above-grade square footage counts as existing GFA in the Academic/Administrative/Medical category).







EXISTING & PROPOSED ALLEYS

- ALLEY DESIGNATIONS**
- EXISTING TO BE REMOVED/RELOCATED
  - EXISTING TO REMAIN
  - POTENTIAL NEW

SCALE 0 100' 200' 400'

DATE July 2006

THE GEORGE WASHINGTON UNIVERSITY

Foggy Bottom Campus PUD

Ehrenkronz Eckstut & Kuhn Architects

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