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MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, Deputy Director for Development Review & Historic Preservation *JS*

DATE: October 8, 2010

SUBJECT: Zoning Commission Case Number 06-11A/06-12A, Setdown Report for George Washington University Campus Plan 2nd Stage PUD and PUD Modification at Square 103

I. APPLICATION

The applicant, George Washington University (GW), requests modification of a previously approved first stage PUD, approval of a second stage PUD, and further processing under their campus plan. Their campus plan and first-stage PUD identified 16 sites 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 requested PUD modification would incorporate Lot 18, previously not controlled by GW, of Square 103 into the PUD. The second-stage PUD request would permit the first phase of development for Square 103. The proposal includes:

- Below grade parking and administrative offices for the GW Law School,
- Surface vehicle and bicycle parking as well as loading facilities,
- Landscaping improvements, and
- An entry pavilion.

II. RECOMMENDATION

The Office of Planning (OP) **recommends** that the planned unit development modification, second stage planned unit development, and further processing of the campus plan be **set down for public hearing**. The proposed project would allow for the development of Square 103, the first of sixteen development sites to come before the Zoning Commission for review. The campus plan anticipated administrative and academic uses for the square as well as underground parking. The Office of Planning finds that the proposed PUD modification and second-stage PUD are **not inconsistent** with the 2006 Comprehensive Plan and Future Land Use Map.

III. SITE AND SURROUNDING AREA

The George Washington University 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, 24th Street NW to the west, F Street NW to the south, and 19th and 20th Streets NW to the east. Founded in 1821, the university has been located in the historic Foggy Bottom neighborhood since 1912. The campus is surrounded by 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 Historic District is located west of the campus across New Hampshire Avenue NW. The Foggy Bottom Metrorail station



is located four blocks away to the west and the area is served by several Metrobus routes and university shuttle buses.

The subject property is located on Lots 13, 14, 18, 809, 812-814, 819, and 820, within Square 103. Square 103 is generally bounded by G Street (N), 20th Street (E), F Street (S), and 21st Street (W). The entire property, with the exception of Lot 18, is controlled by George Washington University. Lot 18 is currently owned by Educational Foundation for Gamma Eta, Inc. (EFG), a non-profit corporation and affiliate of the Delta Tau Delta fraternity. EFG has agreed to exchange Lot 18 for another property on GW's Foggy Bottom campus that is designated for residential/campus life uses.

The subject property is approximately 38,328 square feet in size and is located within the R-5-D district. The property is currently improved with five structures and occupied by academic and administrative uses, residential buildings, and a surface parking lot. A restaurant and bar is located immediately west of the property and three historic residential structures are located at the east end of the block. A 16' wide public alley runs east-west through the center of the Square. Properties south of the adjacent alley are also university uses, including two residence halls.

IV. GW FOGGY BOTTOM CAMPUS PLAN

The GW Foggy Bottom campus plan was reviewed and approved immediately followed by a first-stage PUD in March 2007 (per ZC Order 06-11/06-12). The approved campus plan, designed to guide development of the campus for the next 20 years, identified 16 development sites (see Exhibit 3) and established appropriate land uses, heights, development densities, circulation paths, parking requirements, and open spaces for each. The entire campus is located within a variety of zones including the R-5-D, R-5-E, C-3-C, and SP-2. An important goal of the campus plan was to "grow up, not out" by concentrating height and density within the central core of the campus, away from adjacent residential areas. The PUD and campus plan approval were also accompanied by a map amendment for specific sites to facilitate the types of development envisioned for each.

The first stage PUD for the GW Foggy Bottom campus plan is valid until October 2027. The PUD order included numerous conditions that govern future development of the campus and set specific requirements for second-stage PUDs. The first stage PUD and campus plan also identified several public benefits and amenities that would be provided over the course of the campus plan. These included a streetscape plan, a commitment to sustainable design principles, a historic preservation plan, a retail corridor to be provided along I Street NW, below grade parking, and limits on new off-campus housing development outside of the campus plan boundaries. Each subsequent second-stage PUD may also present additional public benefits and amenities as appropriate given the impact and types of development proposed.

Square 103 is identified as an academic/administrative/medical development site in the campus plan. This would accommodate a range of activities including classrooms, faculty offices, parking, hospitals, conference facilities, and/or administrative offices. In addition, G Street, which provides the only street frontage for this project, is characterized as having a strong campus presence and its defining features include the presence of historic structures and a pedestrian scale. The campus plan also identifies Square 103 as a potential new underground parking site (see Exhibit 4).

The following table summarizes the approved development type and density for the square in the 2007 Campus Plan.

Table 1 -Campus Plan Development Program Summary for Square 103

	Lot Coverage	Building Height	Gross GFA (new and retained) sq. ft.	Net Admin/Academic GFA	Potential New Net Parking Spaces
Campus Plan Allowance	90%	80'	185,983	181,628	307

V. PROPOSAL

The applicant requests a PUD modification and second stage PUD to permit the construction of a new below-grade structure and some surface improvements on the subject property. The proposed project would include the following:

- 23,281 square feet of below grade academic and administrative space for the Law School;
- 4 stories of underground parking containing 392 spaces; and
- Interim above ground improvements including:
 - 58 parking spaces,
 - Loading and service facilities,
 - Mechanical well structure, and
 - Entry pavilion.

The proposed PUD modification would add Lot 18 to the campus plan, at the request of its owner. The proposed below grade improvements would be the first phase of an academic and administrative building as well as provide an underground parking facility which would be open to the public. The proposed underground garage would supply needed parking for the campus in light of the planned demolition of the University Parking Garage and a desire to decentralize parking on campus. The above grade improvements are interim features that would remain until the second phase of the project comes before the ZC as a future second-stage PUD. The interim features, which constitute the proposed second-stage PUD, would include an entry pavilion for the below-grade spaces, emergency egress exits, mechanical equipment, and a roofed garage entry ramp. Other above grade features would include surface parking and loading facilities, covered bicycle storage, and landscaping. The proposed surface lot would have attendant parking to help alleviate parking reductions elsewhere on campus.

The overall development of the site would incorporate several sustainable design features including a green roof for the entry pavilion and an extensive greywater reuse system. The applicants are expecting to attain LEED Silver status for the project. The project would be consistent with the streetscape plan proposed for the campus and new features would include tree boxes and widened, brick paver sidewalks.

Vehicular access to the site would be provided from the rear alley. In order to improve vehicular access, the applicant proposes to widen the alley from 16' to 20' along its southern boundary. Pedestrian access to the site from G Street would be highlighted by a pedestrian plaza and open lawn area. The proposed surface parking lot would be shielded from view from both G Street and the alley. Since most features are below grade, the total FAR for this phase of the project is 0.19, or 7,430 square feet.

VI. ZONING ANALYSIS

The entire property is located within the R-5-D district. Per § 210, college and university uses are permitted as a special exception within residential zones, so long as there is an approved campus plan.

This section also contains special exception review criteria for university uses and limitations on floor area ratio. The GW Foggy Bottom campus plan set limitations on bulk, density, and uses for each of the development sites. The applicant requests zoning relief from the rear yard requirement for the covered parking ramp. It is anticipated that the rear yard relief granted in this phase will also be necessary for the second phase of development of the site. The table below summarizes the previously approved campus plan development standards and those for the R-5-D zone as compared to the proposal.

Table 2 – Zoning Analysis of Proposal

	R-5-D	R-5-D PUD Standards	Campus Plan Square 103 Standards	Proposal
<i>Maximum Lot Occupancy</i>	75%	75%	80%	19%
<i>Maximum Building Height</i>	90'	90'	90'	28'
<i>Maximum FAR Total</i>	3.5	4.5	3.69*	0.19
<i>Rear Yard</i>	15'	15'	n/a	12'8"
<i>Parking</i>			307 underground spaces	392 underground 58 surface spaces 450 total

** Refers to permitted density for all residentially zoned portions of the campus*

VII. PUD AND CAMPUS PLAN EVALUATION STANDARDS

The purpose and standards for Planned Unit Developments 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 Section 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 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.

“2403.3 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 first stage PUD and campus plan previously approved for the GW Foggy Bottom campus contains numerous conditions for the overall development of the campus and for future second-stage PUDs. This project would be located in Square 103 on a site identified for development in the campus plan and is the first project to return to the Zoning Commission for a second-stage PUD approval. Upon review of the applicant’s submittal, OP finds that the proposal has satisfied the relevant PUD conditions, as outlined in ZC Order 6-11/6-12 and discussed on pages 20-22 of the submittal.

§ 210 Further Processing Standards

University uses are allowed within residential zones as a special exception, subject to the requirements of Section 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 proposed improvements include approximately 23,281 square feet of academic and administrative space for the GW Law School within the below ground structure.

§ 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

Most of the proposed improvements for the site would be below grade and should not be objectionable to neighboring properties with regard to noise. Parking and loading activity will take place on the site and access is provided at the rear from the public alley, limiting its impact on neighboring streets and residential uses.

Traffic & Parking

The applicant has provided a traffic study that addresses the potential impact of the proposed improvements on the local street network. Vehicles would use the existing alley, proposed to be widened by 4' adjacent to the site, to obtain access to the site. While the study indicates that levels of service at nearby intersections will not be significantly impacted, the study does indicate that the project would create significantly longer wait times for vehicles leaving the site during the evening peak hour. The applicant has indicated that this does not require further mitigation measures as it would only affect drivers leaving the site. OP would defer to DDOT for an analysis of what, if any, additional traffic management measures are needed to mitigate this condition.

The university employs several transportation management measures on campus. These include a pre-tax deduction program for transportation costs, a full-time Transportation Management Coordinator, and information kiosks that provide information about transportation options available on campus. In addition, the proposal would provide 64 covered bicycle parking spaces.

The university is required to maintain a minimum of 2,800 off-street parking spaces for the Foggy Bottom Campus. According to the most recent parking census (as of August 2, 2010), the university has a total of 3,751 off-street parking spaces. This proposal would result in a temporary loss of 93 parking spaces during construction. However, upon completion of the project, the total number of off-street parking spaces would be increased to 4,108. The off-street parking provided in this phase would enable the proposed redevelopment of the existing university parking garage structure.

Number of students

The project would bring academic and administrative offices for the law school onsite and relocate an existing residential use to a location designated for residences on the campus plan.

§ 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 the project is 0.19. The maximum permitted within the R-5-D zone is 3.5 as a matter of right and 4.5 for a PUD. The approved floor area ratio for residentially zoned properties within the campus plan is 3.69. As such, the project is well within the allowed FAR limits for the site and the zone.

§ 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 George Washington University Foggy Bottom campus plan was approved by the Zoning Commission in 2007 per order ZC 06-11. The approved plan 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.*

§ 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.*

These criteria are not applicable to this request. No interim uses have been proposed that would require the university to lease space off campus during the proposed construction schedule. However, the applicant has indicated that some leasing of parking may be necessary to ensure compliance with the required 2,800 parking spaces for the campus. OP will confirm the status of this potential need prior to public hearing. Finally, the proposal would not require any new major buildings to move 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 subject property has been designated for institutional use in the 2006 Comprehensive Plan and the proposed academic/administrative offices and underground parking garage proposed are not inconsistent with that designation. Further, an evaluation of the project against specific policies and actions within the Comprehensive Plan will be addressed 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 applicant has provided an updated floor area ratio (FAR) table in Exhibit I of their submittal indicating the proposal's impact on the overall FAR for the campus. The project would result in a floor area ratio of 3.21 for the R-5-D/E districts and 3.90 for the total campus which would not exceed the maximum 5.0 that is allowed per the approved campus plan.

§ 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 applicant has submitted a copy of their proposal to OP. The Office of Planning, in accordance with the procedures associated with review and processing of planned unit developments found in section §§ 2407 and 2408, will distribute information about the request to multiple District agencies, including DDOT, and solicit their comment and feedback in advance of the public hearing. The applicant has already initiated discussion of the project with DDOT to identify and address potential transportation issues and concerns.

§ 3104 Special Exception Standards

The proposal, which would provide underground parking and administrative and office space for a university use, would be in harmony with the general purpose and intent of the zoning regulations. The project would meet all use, bulk, and parking requirements for the R-5-D zone, with the exception of a minor request for rear yard relief. The project should not adversely impact neighboring properties, which, in large part are other university controlled uses, given its compliance with the approved campus plan, first stage PUD, and anticipated use of the site. The project has been thoughtfully designed to lessen impact on its neighbors, accommodates all vehicular access via an existing public alley, and will ultimately help facilitate the decentralization of parking facilities elsewhere on campus.

VIII. FLEXIBILITY

Rear Yard Requirements

The applicant proposes to have a 12'8" rear yard setback for the covered parking ramp structure whereas a minimum 15' setback is required. The structure has been sited as such to allow sufficient room for the vehicle ramp to slope down to the first level of underground parking. To add, the rear of the lot abuts a public alley.

IX. PUBLIC BENEFITS AND AMENITIES

The objectives of a PUD are to permit flexibility of development in return for the provision of superior public benefits, provided the PUD process is not used to circumvent the intent and purposes of the Zoning Regulations, or results in an action inconsistent with the Comprehensive Plan. Public amenities are defined in Section 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 proposed project would provide below grade academic and administrative space, a 392-space underground parking garage, and temporary surface improvements including an entry pavilion and attendant surface parking lot. The applicant has listed a number of areas which they feel contribute towards their benefit/amenity package:

Urban Design, Architecture, Landscaping, and Open Space Environmental Benefits

While the bulk of this phase of development occurs below grade, the applicant has proposed several above grade structures and features that should significantly enhance the appearance of the site until the second phase of the project begins. Efforts have been taken to shield surface parking areas from view via the use of landscaping and wooden and metal panels. The glass and metal panel entry pavilion, proposed to contain a green roof, would be located adjacent to an inviting open plaza and lawn area. The proposed project would replace a 100% impervious condition with one where pervious surfaces will cover 24% of site. In addition, the applicant proposes to capture and reuse all of the stormwater generated onsite. Underground stormwater management tanks and a proposed above ground cistern, both designed to accommodate future development of the site, would allow for extensive greywater reuse onsite. Finally, water efficient landscaping features are proposed which would not require potable water or irrigation for watering. Overall, the proposed improvements would utilize quality materials, reduce impervious surfaces on site, and effectively separate pedestrian and vehicular access to the site.

Site Planning and Efficient and Economical Land Utilization

The project supports overall site planning goals of the campus plan to decentralize parking and create multiple sites throughout the campus. The majority of the proposed 450 spaces would be located below ground. Surface parking and loading facilities are hidden from street and alley view by fencing and panels and pedestrian access is clearly highlighted and oriented towards G Street.

Effective and Safe Vehicular and Pedestrian Access/Transportation Demand Management Measures

The proposal would utilize the adjacent rear alley as the single point of access for all vehicular traffic and provide 392 parking spaces below ground. The proposal would provide covered bicycle parking in a convenient location on the ground level. The project would also functionally widen the adjacent 16' wide alley south of the site. The proposed design would allocate four feet of land along the property's southern boundary to create a 20' wide space for vehicles to access the proposed parking garage and loading areas. The university encourages the use of public transit via their participation in a pre-tax Metro SmartBenefits program, the establishment of an online transportation factsheet that educates users about the variety of transportation options available on campus, an increase in the number of car-sharing vehicles on campus, and the designation of a staff member to serve as the Transportation Management Coordinator to handle transportation issues for all three campuses.

X. COMPREHENSIVE PLAN

FUTURE LAND USE AND POLICY MAP

The 2006 Comprehensive Plan Future Land Use and Generalized Policy Maps designate the subject property for institutional uses (see Exhibits 5 & 6). Therefore, the requested PUD modification and second stage PUD to construct an underground structure with parking, academic, and administrative space for GW law school is **not inconsistent** with the future land use(s) of the site.

The proposal would further policy and action statements in the Land Use, Transportation, Environment, Urban Design, Historic Preservation, Education, and Near Northwest elements of the Comprehensive Plan. The proposed project would allow for the fulfillment of several campus plan objectives including decentralizing parking facilities, utilizing sustainable design practices, supporting existing transportation demand management initiatives, and allowing for the planned development of university uses in accordance with the established campus plan.

The following policies and actions are particularly relevant to the proposed development:

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-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-1.1.B: Transportation Improvements

Require transportation demand management measures and transportation support facilities such as crosswalks, bus shelters, and bicycle facilities in large development projects and major trip generators, including projects that go through the Planned Unit Development (PUD) Process. 403.14

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 E-3.1.1: Maximizing Permeable Surfaces

Encourage the use of permeable materials for parking lots, driveways, walkways, and other paved surfaces as a way to absorb stormwater and reduce urban runoff. 613.2

Policy E-3.1.2: Using Landscaping and Green Roofs to Reduce Runoff

Promote an increase in tree planting and landscaping to reduce stormwater runoff, including the expanded use of green roofs in new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces. 613.3

Policy E-5.1.4: Sustainable Landscaping

Encourage landscaping practices on District properties that reduce the need for watering and mowing, control the spread of invasive species, increase the use of landscaping for stormwater management, and reduce the use of pesticides and herbicides. 627.6

Policy UD-3.1.2: Management of Sidewalk Space

Preserve the characteristically wide sidewalks of Washington's commercial districts. Sidewalk space should be managed in a way that promotes pedestrian safety, efficiency, comfort, and provides adequate space for tree boxes. Sidewalks should enhance the visual character of streets, with landscaping and buffer planting used to reduce the impacts of vehicle traffic. 913.9

Policy HP-1.3.1: Designation of Historic Properties

Recognize and protect significant historic properties through official designation as historic landmarks and districts under both District and federal law, maintaining consistency between District and federal listings whenever possible. 1005.6

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-3.3.5: 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 NNW-1.2.10: Sustainable Development

Encourage the use of green building practices within Near Northwest, with a 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 provide an amenity for residents. 2109.10

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:

1. District Department of Transportation;
2. District Department of the Environment;
3. Metropolitan Police Department; and
4. Fire and Emergency Medical Services Department.

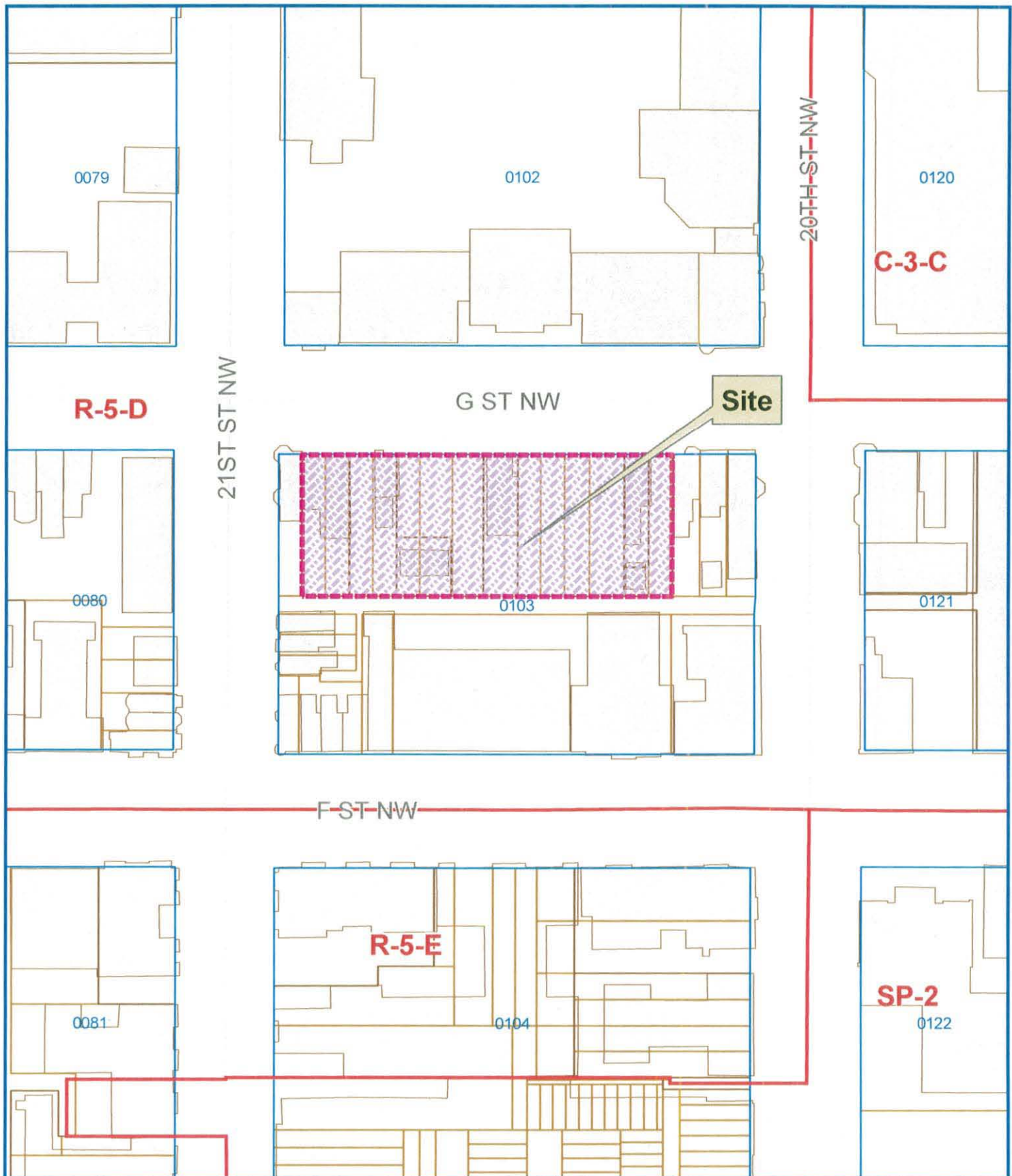
XII. CONCLUSION

The Office of Planning **recommends that the Zoning Commission set down** the proposed PUD modification, second-stage planned unit development, and further processing of a campus plan for public hearing. OP will continue to work the applicant to address remaining questions about traffic impacts and parking needs and is confident they will be resolved prior to the public hearing.

JS/ayj

Arlova Jackson, Case Manager

Attachments: Exhibit 1 – Location Map
Exhibit 2 – Aerial Photograph (2008)
Exhibit 3 – Campus Plan Development Sites Map
Exhibit 4 – Campus Plan Parking Locations Map
Exhibit 5 – 2006 Comprehensive Plan Future Land Use Map
Exhibit 6 – 2006 Comprehensive Plan Generalized Policy Map



Legend

- Zoning Districts
- Street Centerlines
- Property Squares
- Tax Lots
- Record Lots
- Buildings

ZC 06-11A/06-12A - GW Square 103 PUD

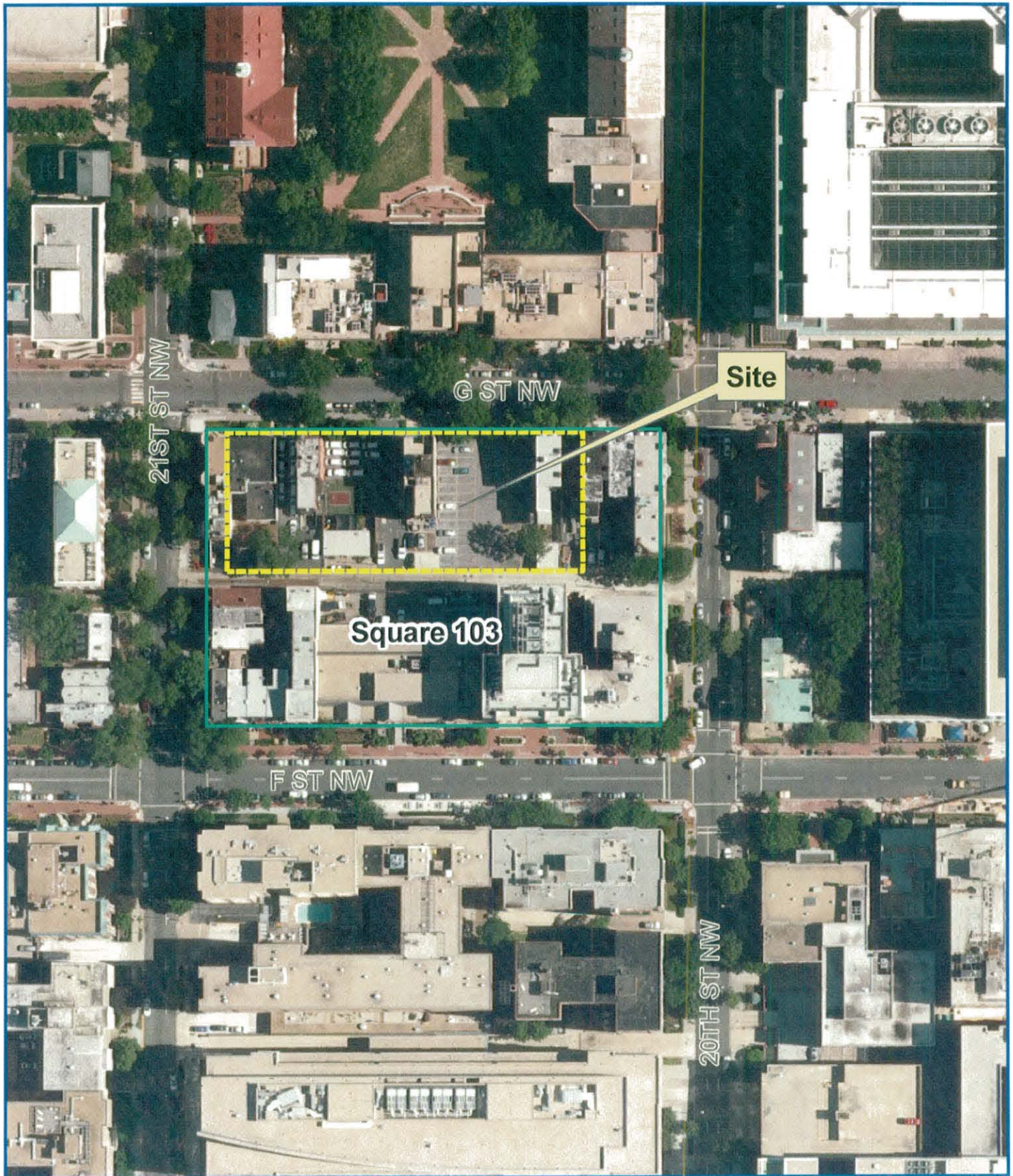
Exhibit 1 - Location Map

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.



DC Office of Planning





ZC 06-11A/06-12A - GW Square 103 PUD
Exhibit 2 - Aerial Photo (2008)

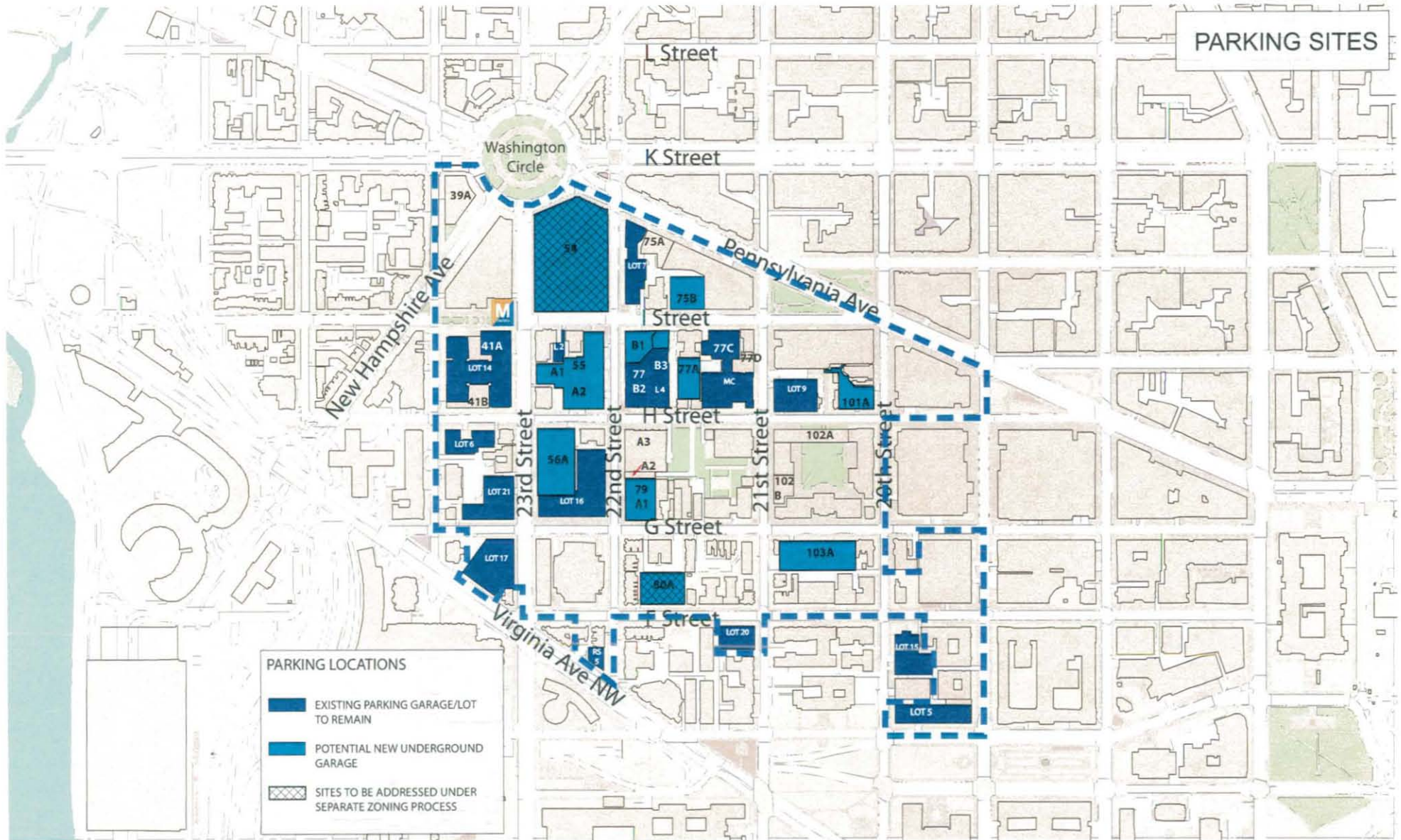
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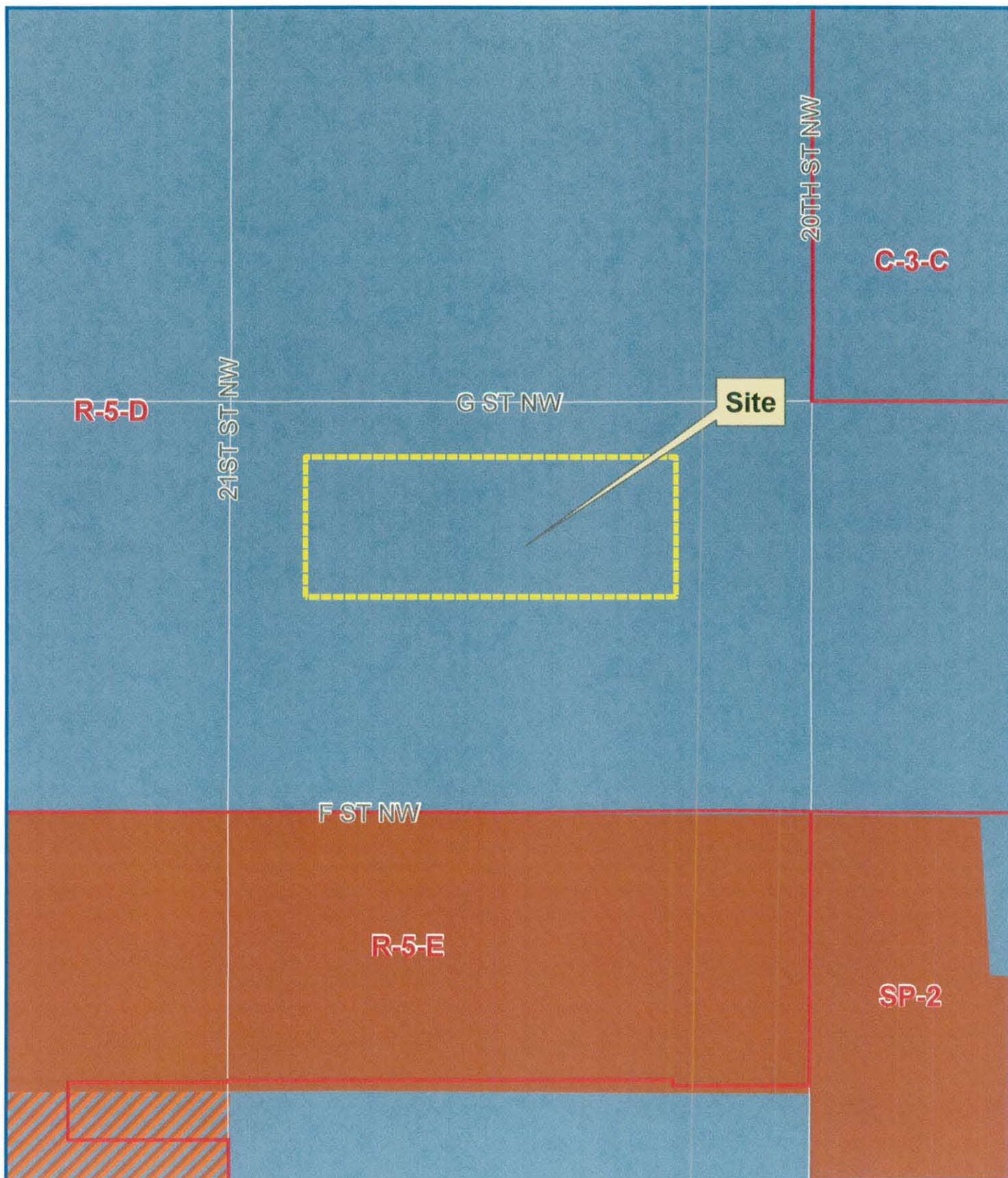


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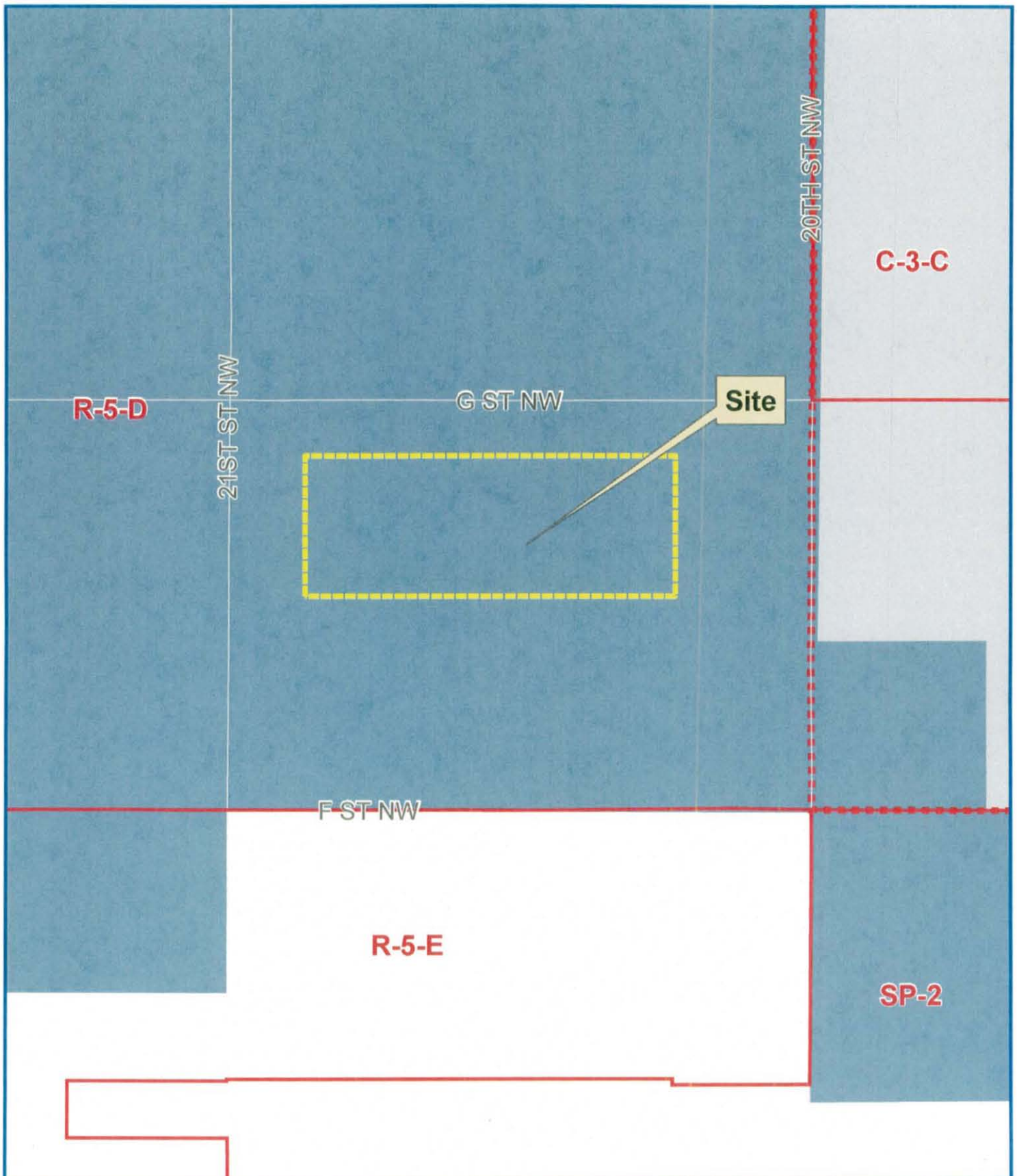
ZC 06-11A/06-12A - GW Square 103 PUD

Exhibit 5 - 2006 Comp Plan Future Land Use Map



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ZC 06-11A/06-12A - GW Square 103 PUD

Exhibit 6 - 2006 Comp Plan Generalized Policy Map

Legend

- Zoning Districts
- Institutional Uses

Neighborhood Conservation Areas

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