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MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, ^{JS} Deputy Director

DATE: December 30, 2011

SUBJECT: Zoning Commission Case Number 06-11F/06-12F, Setdown Report for The George Washington University Campus Plan Second -Stage PUD in Square 102

I. APPLICATION

The George Washington University (hereinafter, "GW", "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 requested second-stage PUD would permit development on an identified site in Square 102, consisting of a portion of Lot 46. The proposal includes:

- A 65' tall infill building planned for The George Washington University Museum ("GW Museum");
- Renovation and physical integration of the Woodhull House into the GW Museum operation; and
- Relocation of a Corcoran Hall stair tower.

II. SUMMARY RECOMMENDATION

The Office of Planning (OP) recommends that the second-stage PUD be **setdown for public hearing**. The project would allow for the development of a portion of Lot 46 in Square 102 with a new museum building. The Campus Plan anticipated academic and administrative uses for this square, and a museum use is consistent with this designation. Additionally, the proposed second-stage PUD would not be inconsistent with the Comprehensive Plan ("Comp Plan") and Future Land Use Map.

However, OP notes that there is an outstanding issue which could impact aspects of the project's design. The University has engaged in discussions with DDOT over the past few months regarding a loading plan that requires a new curb cut on 21st Street NW. The University asserts that direct loading access to an internal climate controlled berth is critical for transporting fragile museum objects. There is no existing alley network in Square 102 from which to load, and the University has indicated that curb side loading is a possible but unsatisfactory solution. To date, DDOT has expressed concern regarding the loading design and continues to assess the application. The University has informed OP that – should the curb cut ultimately be disallowed – the project could still proceed with substantially the same design but with a less preferred curb side loading strategy. While OP supports the setdown at this time, should the building design markedly change as result of the future curb cut determination, OP would recommend that the project return for a second setdown meeting rather than proceed to a public hearing.

III. SITE DESCRIPTION

The proposed infill building would occupy an open area of approximately 9,730 square feet in size that fronts on 21st Street north of G Street NW. The Campus Plan / PUD identifies the location as Development Site 102B (hereinafter, the "Property").¹ The Property presently contains a rose garden and

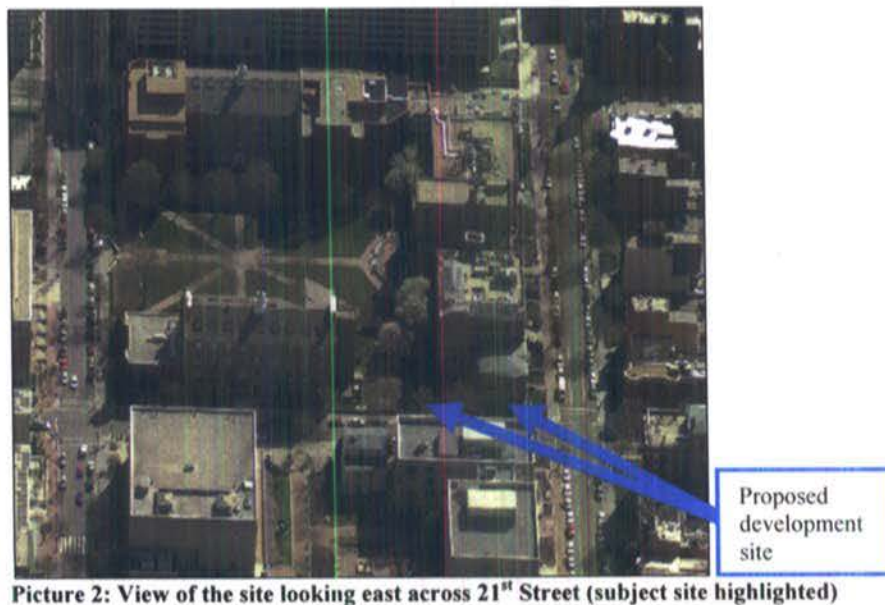
¹ See Campus Plan, Exhibit I.



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functions, in part, as a passage to the interior open space in the square.² The new infill building would physically connect to the Woodhull House, a two-story historically landmarked GW administrative building, located to the immediate south of the Property at the northeast corner of 21st and G Streets. Corcoran Hall, a four-story historically landmarked GW academic building located to the north of the Property, also would be modified to relocate a stairway to accommodate the new building.³

The remainder of Square 102, where the subject Property is located, includes other academic buildings largely associated with the GW Law School and an open green space known as University Yard. Most immediately, to the east of the Woodhull House is a four-story GW academic building. The square is zoned R-5-D and has no alley access. Twenty-First Street is a three-lane south bound only road. Across 21st Street to the west of the Property is a four-story GW academic building.



² The Applicant's submission indicates that an existing rose garden would be relocated to another campus location.

³ The Corcoran Hall stairway tower proposed for relocation is not considered historic.

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, 24th Street NW to the west, F Street NW to the south, and 19th and 20th 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 northwest of the site at 23rd and I Streets NW. The area also is served by several public bus routes and University shuttle buses.

V. GW FOGGY BOTTOM CAMPUS PLAN

The Campus Plan / PUD, which were reviewed and approved in 2007, were intended to guide development of the campus until 2027.⁴ Sixteen development sites and related land uses, heights, development densities, circulation paths, parking requirements, and open spaces were recognized. 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 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 were accompanied by a PUD-related map amendment for specific sites to facilitate anticipated development.

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 proposed facility would “provide faculty, students, and other members of the GW community with opportunities for participating in research and academic programs through exhibitions, collection based initiatives, and collaborative research projects.”⁵ It would be affiliated with the Textile Museum and house University collections, including the Albert H. Small Washingtoniana Collection. More specifically, the University requests a second-stage PUD to accommodate the following:

Infill Building (Development Site 102B: GW Museum)

The proposed infill building would rise 65' in height and contain 23,463 net new square feet of gross floor area. The building would have 4 above-grade stories along with a penthouse and two subterranean levels. It would occupy approximately 7,178 square feet of land area.⁶ The massing would be set back 8' on the fourth floor to “provide a transition along 21st Street from Corcoran Hall to Woodhull House.”⁷ Aside from exhibition space, a museum gift shop would be accessed from the 21st Street lobby and a multi-purpose space would be located on the building's ground floor. An elevated passageway would connect the building to the second floor of the Woodhull House and shelter an at-grade pedestrian route from 21st Street to the University Yard. The Applicant has indicated that the elevated connection would have an approximately 16' high clearance, that a lighting

⁴ ZC Order No. 06-11/06-12.

⁵ University's November 2, 2011 application, page 3.

⁶ See also Campus Plan, PUD Exhibit B “Tabulation of Development Data”, page 4, which identifies the site area as having 9,730 square feet of land area for site 102B.

⁷ University's November 2, 2011 application, page 13.

plan had not yet been developed for the covered space, and that there are no plans to gate the entry.⁸ The building would have no on-site parking.

A significant project feature is the proposed internal loading berth which would require a new curb cut and driveway access from 21st Street. The width of the driveway would be approximately 14' in width and the loading berth approximately 29' in depth. Loading trucks would be restricted to 24' lengths. According to the application, the proposed museum would have a high degree of temperature and climate control for transported objects. The University has indicated that internal loading capacity presents a critical project feature. To access the loading, trucks would proceed south on 21st Street, which runs one-way heading south, and reverse into the loading space. When not in use, the loading berth would be hidden from view by a sliding door.

Woodhull House

The Woodhull House, which currently operates as an administrative office for the University Police Department, would be renovated and repurposed to museum uses. It would be integrated with the new museum building through an elevated connection.⁹ The Woodhull House currently measures approximately 4,277 square feet in gross floor area, and would grow by about 239 net new square feet of gross floor area during the renovation. Although the primary museum entrance to the Museum would be located off of 21st Street, a secondary entrance would be located off G Street in the Woodhull House.

Corcoran Hall

A non-historic stair tower associated with Corcoran Hall would be relocated to accommodate the new infill museum building. The application indicates that the reconstructed stairway would produce a net new gross floor area of 424 square feet. It also appears that the stairway would be obscured from view along 21st Street by the infill building.

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 GW Foggy Bottom campus plan also set limitations on bulk, density, and uses for each of the development sites, which differ in some instances from R-5-D zone standards. The subject proposal meets all of the applicable bulk, density, and floor area ratio requirements provided for in the Campus Plan. The table below summarizes the development standards for the R-5-D zone, allowances provided for in the Campus Plan, as well as a comparison to the proposal (as provided by the University).

⁸ See Campus Plan, Exhibit L "Pathways and Open Space", which calls for a pathway to be maintained from 21st Street to the University Yard.

⁹ The application indicates that the University Police Department would be relocated to the Academic Center. See the University's November 2, 2011 application, page 24.

	R-5-D	R-5-D PUD Standards	Campus Plan Development Site Square 102B Standards	Proposal
Maximum Lot Occupancy	75%	75%	90%	73% ¹⁰
Maximum Building Height	90'	90'	65'	65'
Maximum FAR	3.5	4.5	26,271 GFA or 2.7 FAR	24,126 GFA or 2.2 FAR ¹¹

Table 1: Zoning analysis of the project

VIII. 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 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. This project would be located on a previously approved development site in Square 102. It is the fourth project to return to the Zoning Commission for a second-stage PUD approval. The Applicant has demonstrated that relevant second-stage PUD conditions, as outlined in ZC Order 6-11/6-12, have been satisfied.¹²

§ 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

¹⁰ The Applicant calculated the lot occupancy for the infill building, Woodhull House, and the Corcoran Hall addition based on a total lot area of 13,811 square feet. If the lot occupancy for the infill building and Corcoran Hall addition (which protrudes into the development site) were calculated based on the 9,730 square feet of land area specified for Development Site 102B, then OP estimates the lot occupancy would be approximately 80%. This estimate also conforms to Campus Plan limitations.

¹¹ The Applicant calculated the FAR for the infill building, Woodhull House, and the Corcoran Hall addition based on a total lot area of 13,811 square feet. If the FAR for the infill building and Corcoran Hall addition (which protrudes into the development site) were calculated based on the 9,730 square feet of land area specified for Development Site 102B, then OP estimates the FAR would be approximately 2.4 FAR. This estimate also conforms to Campus Plan limitations.

¹² See the University's November 2, 2011 application, pages 23-26.

District if approved by the Zoning Commission under § 3104, subject to the provisions of this section.

The project would provide a total of 24,126 net new square feet of gross floor area, nearly all of which would be contained within the new infill building. The proposed museum use would be consistent with the academic and administrative designation for development site 102B.

§ 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 museum use is unlikely to generate an objectionable level of noise. The museum would be located in the heart of the campus, exclusively border other University properties, and be sited a considerable distance from non-University residential neighbors.

- Traffic & Parking

The project does not include any on-site parking. The University instead anticipates that museum visitors would arrive by alternative forms of transportation or use existing University garages near the site. 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.¹³ Sixteen bike spaces would be provided in racks near the museum's entrance.

The application includes a study examining the proposed loading design for the site. A new curb cut along 21st Street would lead to an internal loading berth within the museum. The University anticipates between 196 and 232 annual deliveries.¹⁴ The University also continues to discuss the appropriateness of the loading design with DDOT and to explore different possibilities for operational and physical controls to minimize any impacts of the loading berth and to ensure pedestrian safety. Three on-street parking spaces also would be removed from the east side of 21st Street in front of the museum to accommodate pick-up/drop-off operation for museum patrons.

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.

§ 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*

¹³ See Campus Plan Condition C-13b. Applicant's November 2, 2001 application, Exhibit I., provides that as of October 2011 the University provided 2,484 off-street parking spaces, with capacity for 2,909 through the use of valet/attendant parking. Upon completion of the subject project and other improvements currently under construction or approved by the Zoning Commission, the University states that it would have a new total of about 3,400 parking spaces. See Applicant's November 2, 2001 application, page 25.

¹⁴ See the University's November 2, 2011 application, Exhibit H, page 3.

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 development site 102B is about 2.4 FAR.¹⁵ The maximum permitted within the R-5-D zone is 3.5 FAR as a matter of right and 4.5 FAR for a PUD project. However, the Campus Plan / PUD anticipated and approved a project envelope of 26,271 square feet of gross floor area for the development site 102B, which would produce an FAR of 2.7. As such, the project meets the zone and Campus Plan-specific limits on FAR. More generally, upon full build out of the Campus Plan, the proposed density for the residentially zoned portions of campus would be approximately 3.69 FAR, less than the density of 4.5 FAR permitted in the R-5-D zone. The application provides that at the completion of the proposed project as well as other improvements pending before the Zoning Commission or under construction, the FAR for the residentially zoned portions of the campus would be 3.18 FAR, which is below the permitted residential FAR.

§ 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.

¹⁵ The total FAR for the project site as a whole would be about 2.2 FAR.

§ 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 Comp Plan and the proposed museum 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 XI 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 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 3.18 for the R-5-D/E districts and 3.99 FAR for the total campus which would not exceed the maximum that is allowed by the 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 University has submitted a copy of their proposal to OP. In accordance with the procedures associated with review and processing of planned unit developments found in section §§ 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. The University has already engaged in discussions of the project with DDOT.

§ 3104 Special Exception Standards

The museum proposal would be in harmony with the general purpose and intent of the zoning regulations. The project would meet use and bulk requirements for the R-5-D zone, as modified by the 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.

IX. FLEXIBILITY

The following relief is required from the Zoning Regulations¹⁶:

- Multiple Buildings on One Record Lot

Although such relief may not be necessary, the University requests approval for multiple buildings on a single record lot. All existing buildings in Square 102 are located on a single record lot, Lot 46. In order to satisfy the requirement of a separate lot of record for each principal building (§ 3202.3), the University would be required to subdivide the square into new record lots for each building which is a burdensome task. Although it is typical for universities in the District to have multiple buildings on a single record lot, the University requests relief out of an abundance of caution.

- Roof Structures of Unequal Height

¹⁶ See § 2405.7.

The University requests approval for roof structure enclosures of unequal height. The infill building's primary penthouse roof would be no more than 18'6" in height and satisfies required setbacks, but a portion of the penthouse where it transitions to the Corcoran Hall is lower in height. While some building plans appear to show a portion of the roof at 10'8" in height, the University has informed OP that the height may actually be 15'6". OP recommends that the University clarify the penthouse heights prior to the public hearing.

X. 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 § 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 University has identified a number of areas in support of a benefit/amenity package:

1. *Urban design, architecture, landscaping or creation or preservation of open space* - The building's façade would be composed predominately of limestone, which also would function as a protective shield for exhibition spaces. A curve in the southwest corner of the façade contains an interior staircase. Glass panels would be located in the transitional spaces to the buildings to the north and south. OP encourages the University to provide additional detail regarding façade materials at the public hearing.

An elevated connection would integrate the new infill building and the historic Woodhull House while permitting pedestrian at-grade passage from 21st Street to the University Yard. The pedestrian passage must be preserved as required in the Campus Plan.¹⁷ OP suggests that the University offer additional information about the design and operation of the pedestrian passageway.

The University has provided an Annotative Site Plan (L-01) and a Planting Plan (L-02) to identify proposed landscaping and streetscape features. OP recommends that the University to provide additional information concerning the landscape plan along the building's 21st Street front, especially as it relates to the separation of pedestrians and loading vehicles.

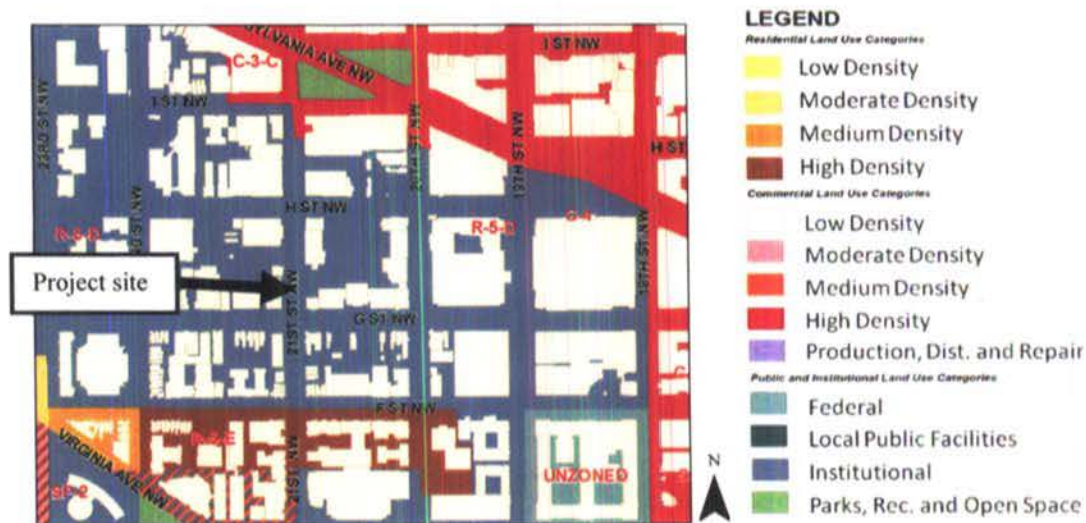
2. *Site planning, and efficient and economical land utilization* - The new museum would occupy an unimproved site which was approved for development under the Campus Plan / PUD. The project would conform to designated parameters, including height, use, and lot occupancy.
3. *Transportation features* - The University does not propose any additional on-site vehicular parking, although new bicycle racks accommodating approximately 16 spaces would be provided proximate to the infill building. The University anticipates that visitors to the museum would likely travel by public transportation or park in adjacent University garages. As earlier noted, the University continues to discuss the proposed loading design with DDOT. The University has submitted a transportation study addressing the impact of the proposed 21st Street curb cut for access to an internal loading berth. As part of its loading analysis, the University has examined a variety of operational and physical measures to minimize any potential impacts of the loading berth, such as using traffic controllers and installing bollards. OP encourages the University to continue to study measures to better accommodate the operation of the proposed loading scheme.

¹⁷ See Campus Plan, Exhibit L. "Pathways and Open Spaces."

4. *Historic preservation* – The project would renovate and adaptively reuse the historic Woodhull House and aims to create a contextually compatible infill building. At a November 17, 2011 hearing, the Historic Preservation Review Board (HPRB) approved the project's conceptual design but directed the University to "narrow the connecting link with Woodhull House and increase the width of the open passageway underneath, and continue studying the articulation of the façade and elevation materials." As such, OP expects the proposed building massing to evolve to a certain extent as the University responds to historic preservation concerns. OP encourages the University to further address any resulting design revisions at the public hearing.
5. *Environmental benefits* – The project would target a LEED Silver Certification for the project which exceeds GW's overall commitment in the Campus Plan to LEED Certification.¹⁸ The University also has identified certain sustainable systems that are being explored in association with the project, including inserting a cistern to store and permit reuse of capture water and a green roof. OP encourages the Applicant to provide additional information regarding anticipated sustainability features.
6. *Uses of special value to the neighborhood or the District of Columbia as a whole* – The proposed museum would advance the University's educational mission and serve as a use of special value to the city as a whole.

XI. COMPREHENSIVE PLAN

The 2006 Comp Plan Future Land Use and Generalized Policy Maps designate the subject property for institutional uses. Therefore, the requested second stage PUD to construct a museum facility is **not inconsistent** with the future land use of the site.



The proposal would further policy and action statements contained in the Land Use, Transportation, Environment, Education, and Near Northwest elements of the Comp 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

¹⁸ The proposed LEED Silver Certification would be based on USGBC's LEED-NC 3.0 2009 Rating System.

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 addresses 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-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-3.3.5: 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-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

XII. AGENCY COMMENTS

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

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

XIII. CONCLUSION

The Office of Planning **recommends that the Zoning Commission set down** the proposed second-stage planned unit development for public hearing.

JS/pg

Paul Goldstein, Case Manager

Attachments: Exhibit 1 – Location Map
Exhibit 2 – Aerial Photograph (2010)
Exhibit 3 – Campus Plan Development Sites Map
Exhibit 4 – Pathways and Open Spaces

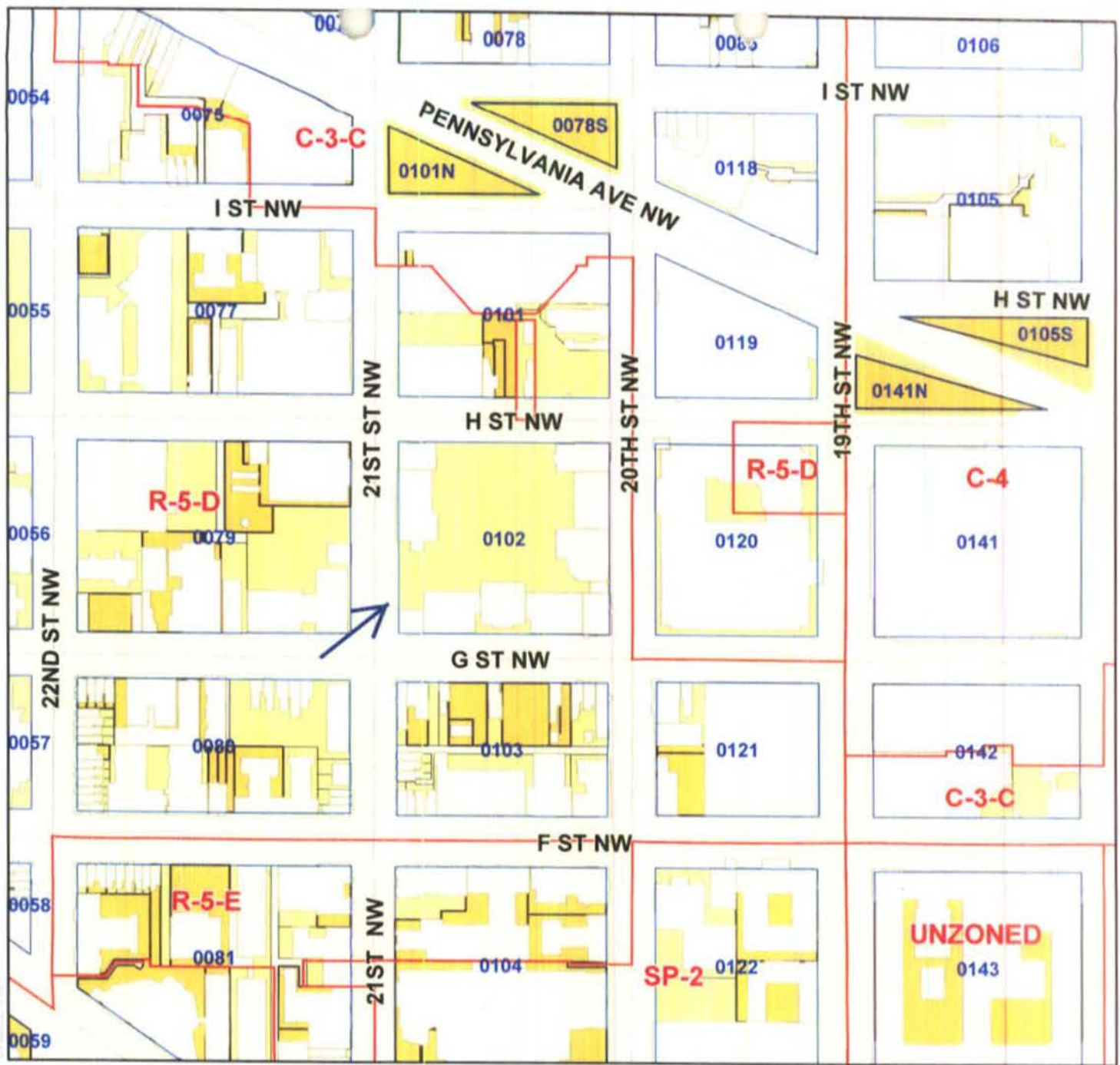
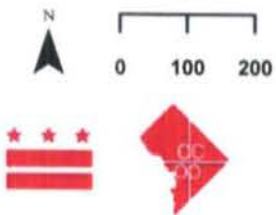


Exhibit 1: Location Map



Government of the District of Columbia

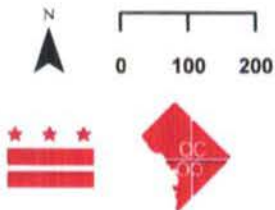
Office of Planning ~ June 15, 2011

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.

- Zoning Districts
- Property Squares
- Buildings
- Street Centerlines
- Water
- Parks



Exhibit 2: Aerial Photograph (2010)



Government of the District of Columbia

Office of Planning ~ June 15, 2011

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.

- Zoning Districts
- Street Centerlines
- Water
- Parks

