



MEMORANDUM

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TO: District of Columbia Zoning Commission
FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation
DATE: November 6, 2009
SUBJECT: Extension Request – Further Processing Case 07-23A

Applicant	President and Directors of Georgetown College
Address	3700 O Street, N.W.
Ward / ANC	Ward 2; ANC 2E
Project Summary	Two-year extension for the construction of the Athletic Training Facility, Multi-Sports Facility and New Science Center on the main campus of Georgetown University; and extension of roof structure relief for the New Science Center.
Final Date of Order	November 23, 2007
Previous Extensions	None
Date of Order Expiration	November 23, 2009

The Office of Planning finds the application to be in conformance with the provisions of § 3130.6 and recommends **APPROVAL** of the two-year extension, as requested by the applicant.

PHOTOS OF SITE:



2007 Aerial Photograph



2009 Aerial Photograph

District of Columbia
Zoning Commission

CASE NO. 07-23A

EXHIBIT NO. 5



EVALUATION OF THE EXTENSION REQUEST

Section 3035 of the Zoning Regulations empowers the Zoning Commission to approve campus plans, pursuant to Board of Zoning Adjustment rules. Therefore, the Zoning Commission may grant one extension of the two-year time period for good cause shown upon the filing of a written request by the applicant before the expiration of the approval; provided that the Zoning Commission determines that the following requirements are met, as provided in § 3130.6 of the Zoning Regulations, "Time Limits on Board Action":

- (a) The extension request is served on all parties to the application by the applicant, and all parties are allowed thirty (30) days to respond.**

The Certificate of Service, contained within the application and dated October 15, 2009, indicates that it was served on ANC 2E, the only party to the original application.

- (b) There is no substantial change in any of the material facts upon which the Board based its original approval of the application that would undermine the Board's justification for approving the original application.**

There is no substantial change in any of the material facts upon which the Commission based its original approval. The zoning of the campus remains D/R-5-A, which continues to permit universities as a special exception use pursuant to § 210 of the Zoning Regulations. The Georgetown University Campus Plan for the Years 2000 through 2010, which was in force at the time of last approval, remains in effect and has not been amended since the time of the last application. It continues to propose these three buildings. The 2006 Future Land Use Plan recommends the Institutional Land Use category for the subject property, which includes universities, as it did in 2007.

- (c) The applicant demonstrates that there is good cause for such extension, with substantial evidence of one or more of the following criteria:**

- (1) An inability to obtain sufficient project financing due to economic and market conditions beyond the applicant's reasonable control;**
- (2) An inability to secure all required governmental agency approvals by the expiration date of the Board's order because of delays that are beyond the applicant's reasonable control; or**
- (3) The existence of pending litigation or such other condition, circumstance, or factor beyond the applicant's reasonable control.**

The application includes a page from the University website that explains their recent financial situation, and indicates that the University has not been able to raise the funds necessary for the construction of these three facilities as a result of the economic circumstances adversely affecting the District of Columbia and the United States. A decrease in endowment has added to the economic circumstances.

JS/sjm^{AICP}

Case Manager: Stephen J. Mordfin, AICP