

UNDERGRADUATE HOUSING ANALYSIS

Introduction

Over the last two decades, Georgetown University has devoted significant resources to the construction of new undergraduate beds on campus. In total, the University has added 1,083 beds since 1990 through projects that include the renovation and addition to Loyola, Xavier and Ryder (LXR) in 1994 and the Southwest Quad project, consisting of Kennedy Hall, McCarthy Hall and Reynolds Hall, which was completed in 2003. Taken together, the University has spent over \$ 80M to construct new beds on campus. During that same twenty-year period, the University's growth in its traditional undergraduate population was only 729 students, which means that the University has added 1.5 beds for every new traditional undergraduate student. With the additional beds proposed under this Campus Plan, the University will have added almost two beds for every new traditional undergraduate student.

During that same time period, the University also devoted significant funding to the renovation of all existing campus housing stock and, most recently, Nevils, which is taking place over this summer. In total, the University has spent over \$184M to renovate and improve its existing housing supply.

In this 2010 Campus Plan, the University proposes no increase in its traditional undergraduate population, essentially a voluntary freeze at the previously-approved campus plan number. With no increase in traditional undergraduate students, the University planned for no increase in the number of beds, essentially maintaining the same ratio of beds to students as was approved by the BZA in the 2000 Campus Plan. Instead, the 2010 Campus Plan was focused on improving student life on campus with a new student center, new athletic and recreational facilities, and pedestrian and landscape improvements, all designed to provide attractive alternatives for students to recreate and stay on campus.

In the community meeting process for the 2010 Campus Plan, however, the University was asked by the community to consider an additional on-campus housing site.¹ What follows is an analysis of the sites considered and the explanation for why the Leavey Center was identified as the most promising option that could respond to the community's request.

Factors Considered in the University's Analysis

The University and its consultants looked at a number of criteria in evaluating the sites, including the following:

¹ The community did not request that GU house 100% of its students on campus. Rather, GU was asked to find a housing site.

- Cost of construction
- Neighborhood impact
- Quality of life for students
- Adjacency to other University uses
- Site capacity
- Height restrictions
- Site availability
- Schedule of construction/delivery of facility
- Competing interests
- Lost opportunities
- Sustainability

To be successful as a place where students want to live and to effectively support its student life programs, a residence hall must be of sufficient size for a sense of community to develop. Based on Georgetown's decades of experience in residence hall programs and higher education industry practice, the University set a standard of 250 - 300 beds per building. Georgetown's most recently built residence halls, the three-building Southwest Quadrangle, average 250 beds per building. Not only does Georgetown adhere to this standard, but the newest residence halls of its peer institutions in D.C. also have this minimum range of beds and many are significantly higher. The most recent George Washington University student residence hall on the site of the School Without Walls project, for example, has 474 undergraduate beds. And the pending application for a residence hall on the campus of the University of the District of Columbia proposes 600 beds.

A facility with a minimum of 250 - 300 beds make sense from a financial standpoint as well. Were it constructed today, the Southwest Quad project would cost \$103,000 per bed, and these costs rise dramatically when the size of the residence hall is reduced.

Another important factor considered by the University was to determine what other expansions or adjustments to existing buildings would be needed to support additional beds. The University's heating and cooling facility is almost at capacity. Any additional residential buildings on-campus would require expansion of the capacity of the heating and cooling facility and the addition of an expensive new chiller. New boilers and chillers significantly increase the project cost for any new residential hall as well as the schedule for completion. In addition, any new residence hall beyond the 250 beds proffered would also require the construction of a new dining facility, further dramatically increasing the cost and construction schedule of a new residence hall.

All of the above factors were taken into consideration by the University as it evaluated potential housing sites on campus.

On-Campus Housing Sites

At the request of the community, the University directed its land planner, Cooper Robertson, to identify potential locations for housing on campus. Five potential housing sites were identified by Cooper Robertson. The most promising was the redevelopment of what is known as the 1789 block with a four and five story infill development that could provide 268 undergraduate beds. These beds would be on campus (within the campus boundaries) and directly across from the blocks containing the existing Nevils, LXR, and Alumni Square residence halls. The clear advantage of this site was the interest of a private developer in partnering with the University whereby the University would contribute the land and the developer would assume the risk and the financing. Given the University's limited resources for capital development, this made the 1789 block an extremely viable and attractive option. Additionally, it met the other criteria used by the University including, among others, site availability and the lack of any impact on competing program or facility requirements.

The community opposed the use of the 1789 block for undergraduate housing and, in response, the University proposed instead that the proposal be reduced in size and height and used for faculty or graduate housing. This alternative use was also opposed by the community and the University withdrew the 1789 block proposal from the 2010 Campus Plan entirely. Having had its first choice opposed and in a further effort to be responsive to community concerns, the University engaged a new planning firm, Ayers Saint Gross, to offer a further opinion about viable options for undergraduate housing. Altogether, ten different potential on-campus sites were evaluated during the multi-year process. Attached is a listing of the sites evaluated along with a map showing their location.

The Leavey Center emerged as the most viable alternative for many reasons. First and foremost, it is financially feasible. Even though it will cost approximately \$8M to convert the hotel beds to student residences (not including the lost revenue from the hotel operation), this is a fraction of the cost of building a new student residence hall. Second, the beds can be brought on-line significantly more quickly than with new construction. Third, the Leavey Center is already serviced by the University's heating and cooling plant and Pepco power feeders, so no increase in the chiller and boiler capacity at the central plant or additional electrical feeders are needed. Fourth, the Leavey Center is in the heart of the campus with no neighborhood impact. Fifth, since Leavey is an existing building, its conversion to residential use does not take away space planned for other program requirements such as athletic playing fields or planned academic, medical or student life facilities.

The concession to add 250 beds when no growth is requested in its traditional undergraduate population is significant. The University has also committed to changing its housing policy to require all transfer students under age 21 to live in university housing. This is in addition to the existing requirement that all freshmen and sophomores must live on campus. The University cannot commit to do more without seriously impacting its finances, its programs, and its continuing belief that permitting older students to have an off-campus living experience is a desirable and important part of the University's educational mission, particularly when

combined with the University's comprehensive and successful Off-Campus Student Life program.

Off-Campus Housing Sites

Asked by OP to consider an off-campus site for undergraduate housing as an alternative to on-campus housing, the University did agree to consider options for housing students off campus if a viable on-campus alternative could not be found. The University has concluded that an off-site location for undergraduates is not a viable option. Those sites only work when they are in close proximity to the main campus, i.e., within zip code 20007, or when they are part of a satellite campus with academic, administrative, recreational and student life activities to complement the housing, none of which exists here.ⁱ

The University is a highly engaging residential campus which has only grown stronger as it has added beds over the past twenty years. A great deal of the learning and growth for students takes place outside of traditional classroom settings in dance studios, athletic fields, dining halls and student organization meeting rooms. The University's residence halls are all within walking distance of these activities which enables students to engage fully in the life of the campus. And for upperclass students who live off-campus, their proximity to the resources and excitement of the campus is also critical, while they experience and learn from independent living.

For all of the above reasons, housing options at a distance from the campus would erode the kind of learning community the University has worked hard to create. This learning community is both a hallmark of Georgetown and a vital competitive asset.

ⁱ Indeed, many years ago the University tried locating housing at distant locations (Alban Towers on Wisconsin Avenue and the Virginian Suites in Roslyn) and both were unsuccessful.

On-Campus Sites Considered for Additional Undergraduate Housing

The University comprehensively evaluated its campus and identified ten different potential on-campus sites for additional undergraduate housing. The sites were originally selected for evaluation by the University's campus planner, Cooper Robertson Architects, and then further analyzed by Ayers Saint Gross, a nationally recognized architectural firm specializing in student housing.

The University and its consultants looked at a number of criteria when selecting and evaluating the sites, including the following: site capacity, neighborhood impact, cost and quality of life for students, height restrictions, sustainability, adjacency to other University uses, site availability, schedule for completion, competing interests, and lost opportunities.

Summarized below are the findings for each site. Positive attributes of each site are noted in black, while negative attributes are noted in red.

1. Harbin Terrace.

- Close to existing student housing and to campus core.
- Removes existing support functions from pedestrian area.
- Requires relocation of current occupants and functions, a number of which are challenging to re-locate (i.e., a large facilities workshop, related equipment and vehicles).
- Requires construction of a replacement facility on campus prior to using this site.
- Density and sight line issues vis-à-vis existing campus buildings and uses
- Floor layout not conducive to student interaction.
- Number of beds too small for community to develop.
- Long lead time (7-10 years).

2. North Campus East of Darnall.

- Close to existing student housing.
- Proximity to the Cloisters likely to be of concern to Cloisters residents and to complicate construction.
- Difficult site accessibility during construction, and after occupancy for fire equipment, loading and deliveries.
- Requires relocation of natural gas and cable lines.
- High construction cost for small number of beds.
- Number of beds too small for community to develop.
- Long lead time (5-7 years).

3. Lauinger Library.

- Close to existing student housing.
- Precludes planned expansion of library.
- Proximity to property line limits height.
- Location behind library disconnects it from campus core and campus life.
- Small number of beds results in high construction cost per bed.

- Loading dock access bisects site resulting in raised building with lost bed capacity.
 - Number of beds too small for community to develop.
 - Long lead time (5-7 years).
4. Intercollegiate Athletic Center (IAC).
- Pedestrian safety concerns due to proximity of adjacent heavily used road.
 - Close proximity of heating and cooling facility not compatible with residential building.
 - High costs due to structural systems and dissimilar mechanical and plumbing systems.
 - Columns required to support housing on top of the IAC would compromise athletic program below.
 - Delivery of student housing function likely to be delayed as construction would be tied to another function's fund raising.
 - Modifications to add housing to project approved by Zoning will require additional zoning approvals.
 - Long lead time (5-10 years, dependent upon IAC fund raising).
5. O'Donovan Hall.
- Close to existing student housing.
 - Old Georgetown Board and Commission of Fine Arts issues for additional height on the building.
 - Extreme structural cost and wasteful reconstruction of a relatively new facility.
 - Potentially requires structural modifications to garage and foundations below.
 - Mechanical and plumbing systems vastly different for housing and dining uses.
 - Excessive construction cost for small number of beds.
 - Floor layout not conducive to student interaction.
 - Sole student dining facility on campus would be taken offline during entire construction period.
 - Long lead time (7-10 years).
6. North Kehoe Field at Current Elevation.
- Close to activity facilities.
 - MedStar and the University are considering this site for a new hospital so site may not be available.
 - Requires relocation of key athletic field if site not used by MedStar.
 - Separated from other student housing.
 - Proximity to helicopter pad creates noise, vibration and safety issues.
 - Proximity to the park limits height.
 - Requires extensive and expensive relocation of multiple utility lines serving hospital and medical center.
 - Raised plinth compromises pedestrian connections to the rest of campus.
 - Requires coordination of design and timing with loop road development.
 - Long lead time (7-9 years).

7. North Kehoe Field at Lower Elevation.

- Close to activity facilities.
- MedStar and the University are considering this site for a new hospital so site may not be available.
- Requires relocation of key athletic field if site not used by MedStar.
- Separated from other student housing.
- Proximity to helicopter pad creates noise, vibration and safety issues.
- Proximity to the park limits height.
- Requires extensive and expensive relocation of utility lines serving the hospital and the medical center.
- Lowering the grade of the site may adversely impact adjacent facilities, including Yates, Kehoe Field and the helipad.
- Extensive regrading will increase cost.
- Requires coordination of design and timing with loop road project.
- Long lead time (7-10 years).

8. Existing academic/administrative buildings.

- Close to existing student housing and support functions.
- Close to campus core.
- Requires relocation of current occupants and functions.
- Floor layout incompatible with residential layout.
- Requires construction of a replacement facility on campus prior to using this site.
- Requires demolition of existing facility.
- Difficult construction access.
- Long lead time (7-10 years).

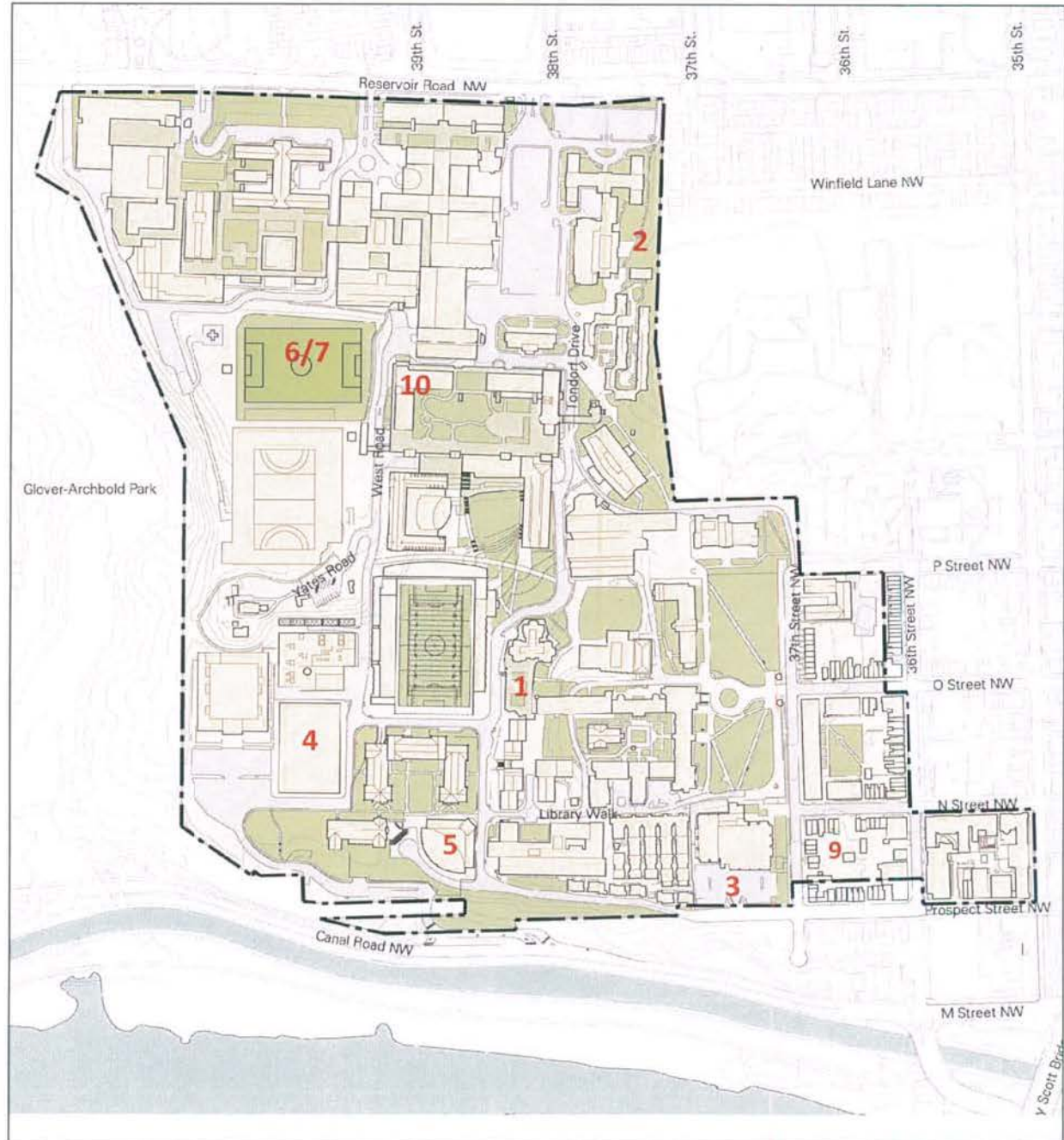
9. 1789 Block.

- Deliveries, loading and trash collection taken off streets.
- Removes several cars from street parking.
- Moves many pedestrians from Prospect St. to newly developed 1789 courtyard.
- Within campus boundaries.
- Close to existing residence halls, creating a community that would be conducive to effective programming and oversight by Residence Life staff.
- Additional residence life staff would live in building, bring further University presence and oversight to sensitive Prospect Street corridor. Developer financed, so most financially feasible of alternatives.
- Likely to offer retail development desirable to neighbors and University community members alike
- Short time-frame for development; estimate occupancy in 4 years.
- Opposed by neighboring communities.

10. Leavey Center Hotel.

- Existing space with similar use, allowing it to be converted to student housing relatively quickly .
- Good location relative to other nearby student housing and support facilities.
- No OGB/CFA concerns anticipated with existing building.
- Renovation less expensive than other options.
- Short time frame for development; occupancy in 3-1/2 years.
- Requires replacement of mechanical system in hotel and of fire alarm in entire building.
- Requires phasing out of conference hotel reservations, operations and contracts with third party partner.
- Revenue would be lost from elimination of hotel function and likely decrease in conference center business.
- Conference center business may be impacted by lack of hotel on site.

Housing Site Alternatives Map



Key

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| 1 – Harbin Terrace | 6 – North Kehoe at Current Elevation |
| 2 – North Campus East of Darnall | 7 – North Kehoe at Lower Elevation |
| 3 – Lauinger Library | 8 – Existing academic/administrative buildings (not shown) |
| 4 – Intercollegiate Athletic Center (IAC) | 9 – 1789 Block |
| 5 – O'Donovan Hall | 10 – Leavey Center Hotel |