Allison C. Prince
202.457.7849
aprince@wilkesartis.com

Wilkes Artis

Chartered
Attorneys at Law

Suite 300, 1666 K Street, NW
Washington, DC 20006-2803
202.457.7800
Fax: 202.457.7814

April 12, 2000

'00 APR 12 P4:26

BY HAND DELIVERY

D.C. Board of Zoning Adjustment
441 4th Street, N.W.,
Second Floor
Washington, D.C. 20001

Re: **Board of Zoning Adjustment Application No. 16553**
Application for Approval of The George Washington University
Foggy Bottom Campus Plan – Years 2000 through 2010
Pre-Hearing Statement of the Applicant

Dear Members of the Board:

Enclosed please find 15 copies of The George Washington University Statement of the Applicant in the above-mentioned case. This filing satisfies the requirements of Section 3113.8 of the Board of Zoning Adjustment Rules of Practice and Procedure.

If you have any questions regarding this filing, please feel free to contact the undersigned at (202) 457-7800.

Respectfully Submitted,

By: Maureen E. Dwyer AFF
Maureen E. Dwyer

Allison C. Prince
Allison C. Prince

Enclosures

BZA
Case No. 16553
Exhibit No. 95

Board of Zoning Adjustment
District of Columbia
CASE NO.16553
EXHIBIT NO.95

CERTIFICATE OF SERVICE

This is to certify that the enclosed Statement of the Applicant was mailed, first class and postage pre-paid, this 12th day of April, 2000, to the following:

Barbara Spillinger
Advisory Neighborhood Commission 2A
St. Mary's Court
725 24th Street, N.W.
Washington, D.C. 20037

Mr. Andrew Altmann
Office of Planning
801 North Capitol Street, N.E.
Fourth Floor
Washington, D.C. 20002

Allison C. Prince

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Application of The George Washington University
Foggy Bottom Campus Plan

BZA Application No. 16553
Public Hearing: April 26, 2000
May 24, 2000
ANC 2A

DISTRICT OF COLUMBIA
OFFICE OF ZONING
2000 APR 12 P 3:40

STATEMENT OF THE APPLICANT

I.
NATURE OF RELIEF SOUGHT

Pursuant to 11 DCMR Section 3104 and in accordance with Section 210 of the Zoning Regulations, The George Washington University (hereinafter "GW" or "University") requests special exception approval of an updated Campus Plan for its Foggy Bottom campus for a period of ten years. The Plan will replace the current Campus Plan which will expire on December 31, 2000.

No variances are requested in this application and the requested special exception relief fully meets the requirements of the Zoning Regulations.

In all respects, this Campus Plan is modest. Back in 1985, the University proposed, and the BZA approved, approximately 2.5 million square feet of new development or a 3.5 FAR. Much of that development was never built and the 2000 Campus Plan proposes an FAR of less than 3.5. The University is not proposing any increase in the enrollment, staff or faculty caps. Further, the boundaries of this Plan are the same boundaries approved by the BZA in the 1985 plan. Thus, in all respects, this Plan is a modest update of the 1985 Plan.

BZA
Case No. 16553
Exhibit No.

II.
INTRODUCTORY STATEMENT

Procedural History of this Campus Plan Application

On August 2, 1998, ANC 2A petitioned the BZA to require the University to file its Campus Plan update with the BZA no later than February, 1999 in order to complete review of the Plan by the close of 1999, a year earlier than the date of expiration of the 1985 Campus Plan. The University opposed expedited review and requested a later filing date of April, 2000 to allow time to pull together the Campus Plan materials and to involve the community in the planning process. After hearing from all sides, the BZA reached a compromise by requiring the University to file its Campus Plan application no later than January 4, 2000. (A copy of that Order dated February 2, 1999 is attached as Exhibit 11.) The BZA set that date to provide ample opportunity for all parties to review and comment on the Plan and for the Board to complete its action prior to the expiration date of the 1985 Campus Plan.

To meet the BZA's time frame, the University immediately began expediting its community outreach. In February, 1999, the University kicked off its community meeting process by forming a campus plan working group in which all commissioners of ANC 2A, as well as representatives of the West End Citizens Association and the Foggy Bottom Association were invited to, and did, participate. The University took seriously its responsibility to meet with the community early in the process and Lou Katz, the University's Vice President and Treasurer, attended the inaugural meeting. That process continued with monthly meetings of the working group to review the issues surrounding the Campus Plan and to provide the necessary input to the in-house University planning effort. These meetings were preliminary in nature and were designed to discuss concepts for possible incorporation into the Campus Plan document. At each meeting

where a specific topic was discussed, there was a representative from the University with the authority and expertise to address the issue. For example, Robert Chernak, GW Vice President for Student and Academic Support Services, addressed student housing issues at the June 10 dialogue. (Attached as Exhibit 12 is a chronology of all community meetings beginning in February, 1999.)

In July of 1999, community representatives of the campus plan working group stopped meeting with the University and refused to come to the table on Campus Plan issues. Despite this resistance, the University continued to extend the invitation to meet and continued to attend the monthly meetings of the ANC and the community associations to answer questions about the Plan and to hear their views. Additionally, the University's representatives continued to meet with individual community residents.

On October 29, 1999, the University provided copies of its draft Campus Plan document to the community and to the Office of Planning. In November and December of 1999, the University made formal presentations to ANC 2A to discuss the Plan and to elicit their comments. Although a number of the comments and issues raised by the community could not be incorporated into the Plan, the University did review and deliberate on the numerous issues raised and modified its Plan to include certain requests of the community. The Campus Plan document was filed with the BZA on December 28, 1999.

The University continued to meet individually with community residents in January and February 2000 and repeatedly raised with the ANC representatives the possibility of convening a small group to continue to discuss Campus Plan issues. Initially, these invitations to meet were not accepted by the community.

In addition, the University also met with representatives of the Office of Planning ("OP") on December 22, 1999, February 16, 2000, and March 9, 2000. In the meetings, the representatives of OP acknowledged that they did not except the University and the community would not reach agreement on every issue.

In March 2000, the community finally did agree to meet with the University and OP asked the University to postpone its March 29 public hearing in order to allow facilitated discussions to take place. As a sign of its good faith commitment to the process, the University agreed to give up its March 29 hearing, even though it strongly believed that it had given both the community and OP every opportunity to meet earlier and discuss the issues and to avoid delay. The facilitated discussions took place in March and early April. All changes made to the Plan as a result of the University's response to community concerns are included in this pre-hearing submission and are discussed more fully below.

This case is now ready for hearing and decision. The University sincerely hopes that the one month postponement has narrowed the issues for the BZA and resulted in a streamlined administrative process.

Campus Plan History and Zoning

The Foggy Bottom Campus boundaries encompass approximately 43 acres[1] and generally extend from Pennsylvania Avenue on the north to F Street on the south and from 19th Street on the east to 24th Street on the west. (See the attached Exhibit 1) The campus is located within the R-5-D, R-5-E, SP-2 and C-3-C Districts. No changes are proposed to the Campus Plan

[1] Squares 39, 40-42, 54-57, 75, 77, 79, 80, 101-103 and 119 and portions of Square 121 and 122.

boundaries in this application. The campus is surrounded by high-density zoning on all sides including the C-3-C zoned Central Business District to the north; institutional and commercial buildings zoned C-4 to the east; high-rise apartments and federal office buildings zoned R-5-E and SP-2 to the south; and R-5-E zoned high-rise residential development to the west. (See Exhibit 2)

The University's first "campus plan" predated the Zoning Regulations and was prepared in 1950. It guided the University's growth for 20 years during which period the University's development helped transform the Foggy Bottom community from an industrial area to a desirable place to live, work and study.

In 1970, the Board of Zoning Adjustment ("BZA") approved a 15-year Campus Plan for the Foggy Bottom campus (Order No. 10403) and in the years between 1970 and 1985, the University added 3.6 million gross square feet of new construction to the campus. This development included law and medical school buildings, an academic center, the main library, a parking garage, the athletic center and related support facilities.

In 1985, the University filed its "Campus Plan for the Year 1985 through 2000" which was finally approved by the BZA in 1993 after years of litigation. (BZA Order No. 14455 attached as Exhibit 6.) In its approval of the 1985 Campus Plan, the BZA approved up to 2.5 million square feet of new construction on campus, not all of which has been built. The projects which have been completed are the Ambulatory Care Center (BZA Order No. 14261) and New Hall, a residence facility on campus (BZA Order No. 16036). Projects which have been approved by the BZA but are still in development or under construction are the Health and Wellness Center (BZA Order No. 16276), the renovation of and addition to the Marvin Center (BZA Order No. 15837), the School of Media and Public Affairs Building (BZA Order No. 16379), the 2003 G Street Law School Addition (BZA Order No. 16408), an addition to the University Parking

Garage (BZA Order No. 16409), and the new Hospital (BZA Order No. 16389). Each of the new facilities has been designed to support the University's educational mission, while at the same time remaining sensitive to adjacent buildings and the surrounding community.

Description of Existing Campus Uses

The present campus consists of approximately 120 academic, research, administrative, residence hall and student services buildings, designed in a variety of architectural styles reflective of the many stages of development of this urban campus. Buildings include renovated townhouses, 1930's brick and limestone buildings, 1960's modern structures, and the more recent contemporary structures. The commercial investment properties along Pennsylvania Avenue and 19th Street form a distinct northern and eastern edge of high-quality commercial office buildings adjacent to the Central Business District. Immediately south of these structures, a group of red brick buildings form a quadrangle around the University Yard, a significant open space in this urban setting.

With this Campus Plan, the University has the opportunity to demonstrate its continued commitment to architectural excellence and to enhancing its urban community through the creation of an attractive, secure and well-landscaped campus environment. Key components of the Plan are the following:

- No change to the Campus Plan boundaries.
- No change to the student headcount cap of 20,000 approved in the 1985 Plan.
- No change to the faculty and staff caps approved in the 1985 Plan.
- Two on-campus housing sites representing the potential for approximately 420 new beds on campus.

- New construction of approximately 953,000 square feet of gross floor area, which, when combined with the completed and approved projects since the 1985 Plan, represents less total development than was approved in the 1985 Plan.

- Maintenance and further development of an open space system and pedestrian network that includes mid-block crossings to improve pedestrian safety.

- Urban design enhancements to identify the campus perimeter.

- An improved Transportation Management Program to minimize campus traffic and impact on neighborhood streets.

Community meeting process and dialogue.

From the beginning of the Campus Plan process up until the start of the facilitated discussions that began in March, 2000, there were 25 separate meetings between the University and the community. These meetings included nine public meetings of ANC 2A at which the Plan was considered. Additionally, there were numerous meetings between the University and members of the campus plan working group, individual ANC Commissioners and other community leaders. In its efforts to pursue a dialogue, the University repeatedly has reached out to all interested parties through organized public meetings, smaller group meetings, meetings with community leaders, invitations to the presentation of the Plan to the Student and Faculty Senates, a Town Hall meeting and extensive written correspondence. Then, beginning in March and continuing through early April, 2000, the University participated in facilitated discussions with the community convened by OP.

At this point in time, the issues are well known and have been discussed in great detail by all parties and the University has made significant changes to the Plan in order to address these issues. There is no expectation, however, that all parties will arrive at the public hearing in agreement on all issues. Indeed, the history of the campus planning process at Foggy Bottom demonstrates the difficulty in attaining agreement with all community groups and the BZA has

recognized this in its many decisions approving the Campus Plan and the related further processing cases. The 1985 Campus Plan, for example, was opposed by the ANC and other community groups, yet the BZA was able to balance the interests of the community and the University and reach a decision on all issues. Likewise, the recent GW Hospital case was opposed by the ANC and, again, the BZA exercised its jurisdiction and approved the case with conditions that addressed community concerns. The question is not whether an agreement has been reached but rather whether the process has provided the opportunity for the community to receive information and communicate its views. Clearly that requirement has been met.

Many of the issues raised by the community are not Campus Plan issues and are directed at controlling what the University can do outside its Campus Plan boundaries. This is not a new issue. In fact, it was raised in the 1985 Campus Plan case regarding the University's leasing of off-campus space. As the BZA has determined on numerous occasions and as the D.C. Court of Appeals has affirmed: (1) the BZA's jurisdiction does not extend beyond the Campus Plan boundaries; and (2) universities, like all other property owners, have the right to purchase or lease property for matter of right use. In the recent appeal challenging the University's purchase and use of the Howard Johnson's Hotel for dormitory purposes, for example, the BZA clearly held that such use was permitted as a matter-of-right and was not subject to Campus Plan review. (BZA Order No. 16507) This same rationale applies to Square 43 which was taken out of the last Campus Plan by the BZA and which the University is committed to developing with matter of right residential use. Likewise, the Associated General Contractors ("AGC") site, which is controlled by a Planned Unit Development ("PUD") approved by the Zoning Commission, also will be developed outside of the Campus Plan but in full compliance with its PUD order. To include these matter-of-right properties within the Campus Plan would mean that the new

dormitory construction contemplated for these sites would be significantly delayed as a result of the two-stage process for Campus Plan review, something neither the community nor the University desires.

Based on the many meetings and conversations which have taken place over the last year between the University and the community, the University has made extensive changes to the Campus Plan to address community concerns. These changes are significant and include the following:

- the identification of two sites on-campus for student housing.
- the long-term goal of housing 80% of its full-time undergraduate students in University-owned or controlled housing.
- a commitment to a new communication process with the community which includes regular quarterly meetings.
- enhanced policies regarding the conduct of its students both on campus and within the larger community.
- an enhanced Transportation Management Plan to maximize use of public transportation.

The University's Housing Commitment

The issue of student housing is of utmost importance to the University as well as to the community. Community residents understandably are interested in the University providing as much housing as possible on campus in order to meet the needs of its undergraduate students. The University clearly is interested in providing housing. It wants its students to feel safe and secure and to know that they have a place to live once they come to the University. The University recognizes, however, that many students choose to take advantage of the many off-campus housing opportunities within the surrounding urban area. For that reason, the University has never ruled out the possibility of acquiring nearby properties for student housing. One of the

attributes of an urban university is that its students can enjoy living within the city at the same time they are attending classes. This is not unlike the experiences of other urban universities such as Boston University, Columbia University, and the University of Pennsylvania, which make use of housing for students both on campus and in the surrounding community. GW is particularly well suited in this regard because the presence of the Foggy Bottom Metro stop on its campus makes the University accessible via public transportation.

In recent years, the University has added to the housing supply both on and off campus. In its last Campus Plan, the University received BZA approval for construction of a new residence hall on campus and, as promised, the University built New Hall which was completed in 1997 and now houses 433 students.

In addition, the University purchased a commercial hotel property located at 2601 Virginia Avenue, N.W. to meet the housing needs of its students for the current academic year. The hotel was converted it to a residence hall for 388 students. This decision met the needs of its students by providing immediate housing in an existing structure at a time of an extremely tight rental housing market. It also did not affect the surrounding residential community, in that the former hotel use was both commercial and transient, while University use is residential and stable. Thus, from the University's perspective, this site was a win-win for everyone. In additions, the AGC site located on E Street recently became available for purchase. Since this property is commercially-zoned and was the subject of a PUD, the University decided to purchase it for University use. This undeveloped, commercially-zoned site is entirely appropriate for use by the University for both academic and office space as well as student housing.

The University is proceeding with its plans to develop the residential property in Square 43, located immediately adjacent to its campus, for student housing, a use that is permitted

as a matter-of-right. Rather than expand its boundaries to bring this property into the Campus Plan, thus making it available for academic or office use, the University is committed to developing the site in accordance with its existing residential zoning.

Finally, the University also includes within this Campus Plan the addition of 302 new beds on campus through conversion of units in existing campus buildings to dormitory use.

Despite the significant strides the University has already made in terms of providing additional housing for its students, the community nonetheless pressed for more housing and, specifically, more housing on campus. The most significant change from the Plan filed on December 28, 1999, is that in direct response to the community, this Campus Plan now identifies two sites for the construction of new residence halls. These sites are within the Campus Plan boundaries and have been studied by the University in great detail, in order to determine their appropriateness for residential use and the amount of beds they could provide. The first site is located in Square 103 at the southern boundary of the campus and it can be developed to include approximately 150 beds. The second site, located in Square 80, also on the southern boundary, can accommodate approximately 270 beds resulting in a total of approximately 420 beds for both sites. Together, these sites provide a significant increase in on-campus housing as requested by the community, further define the residential enclave on the southern portion of the campus, and do not result in the loss of significant existing open space on campus. Thus, in all respects, this Campus Plan is fully responsive to community concerns on the housing issue.

III.
JURISDICTION OF THE BOARD

This Board has jurisdiction pursuant to Sections 3104 and 210 of the Zoning Regulations to approve the requested special exception for an updated Campus Plan.

Uses that are permitted by special exception are presumed to be appropriate for the applicable zoning district as long as certain conditions are satisfied. In considering special exception applications, the Board must consider only whether the relevant conditions and special exception criteria have been met. If the applicant meets its burden, the Board must ordinarily grant the application. First Baptist Church of Washington v. District of Columbia Board of Zoning Adjustment, 432 A.2d 965 (1981); Stewart v. District of Columbia Board of Zoning Adjustment, 305 A.2d 516, 518 (1978).

In recent decisions, the District of Columbia Court of Appeals has reaffirmed the Board's jurisdiction and scope of review in campus plan cases and has made clear that in reaching its decision the Board may take into consideration such factors as institutional necessity. Draude v. District of Columbia Board of Zoning Adjustment, 582 A.2d 949, 955 (1990). Further, the court has distinguished the broader public good referenced in the Zoning Regulations from the more narrow interests of neighboring property owners.

The Court of Appeals also has recognized that campus plans may require flexibility and that a plan does not fail for lack of specificity if it does not contain definitive siting of proposed buildings and detailed building envelopes. Levy v. District of Columbia Board of Zoning Adjustment, 570 A.2d 739, 747 (1990). The Board must be presented with enough information to determine the overall effect of the proposed campus development. The Board need not

determine the specific impacts of each individual building since the two-phase process provides for detailed review at the further processing stage.

Through the exhibits, testimony and other evidence before the Board, the Applicant will establish that it complies with all applicable provisions of the Zoning Regulations so as to be entitled to the requested special exception relief. The Applicant will establish that the changes to this campus will allow the campus to continue as a vital educational institution and community resource serving both the mission of the University and the larger public good.

IV.
THE GEORGE WASHINGTON UNIVERSITY QUALIFIES AS A UNIVERSITY USE

The George Washington University was chartered by Congress in 1821 as the Columbian College to "realize the aspirations of Washington, Jefferson and Madison" for a university at the seat of the federal government. Renamed "The George Washington University" in 1904, the University has evolved to become a major research university with both a national and international presence. Offering undergraduate and graduate programs through a curriculum that embodies the content and spirit of the liberal arts while promoting academic specialization and professional education, the University is committed to fostering respect and communication among different cultures, maintaining a continuing process of institutional self-assessment and responding to the needs of a rapidly changing world.

V.
WITNESSES

The following witnesses are expected to testify in support of the application:

1. Craig Linebaugh, Associate Vice President for Academic Planning and Special Projects, The George Washington University

2. Charles Barber, University Counsel, The George Washington University

3. Colden Florance and Charlotte Kosmela, Smith Group Architects

4. Emily Eig, Architectural Historian, EHT Traceries

5. Louis Slade and Nicole White, Gorove/Slade Associates, Inc.

6. Malcolm Rivkin, AICP, Rivkin and Associates

7. Steven E. Sher, Director of Zoning Services, Wilkes Artis, Chartered

8. Steven Fuller, Professor of Public Policy, George Mason University

VI.
EXHIBITS IN SUPPORT OF APPLICATION

Before proceeding with a description of compliance with the zoning requirements, the following exhibits are submitted:

Exhibit 1: Portion of the Baist Atlas showing the Campus Plan boundaries.

Exhibit 2: Portion of the Zoning Map showing the campus outlined in red.

Exhibit 3: Charter of The George Washington University.

Exhibit 4: The George Washington University Campus Plan entitled, "The George Washington University – Foggy Bottom Campus Plan, Years 2000 through 2010 and accompanying exhibits.

Exhibit 5: BZA Order No. 10403, dated March 25, 1971, approving the 1970 Campus Plan.

Exhibit 6: BZA Order No. 14455, dated February 25, 1988, approving The Campus Plan for the Years 1985 through the Year 2000.

Exhibit 7: BZA Order No. 16036, dated September 15, 1995, approving of "New Hall", a residence facility.

Exhibit 8: BZA Order No. 16389, dated August 6, 1999, approving the new Hospital.

Exhibit 9: BZA Order No. 16409, dated June 16, 1999, approving the University Parking Garage.

Exhibit 10: BZA Order No. 16507, dated February 11, 2000, upholding the University's right to use the former Howard Johnson's Hotel at 2601 Virginia Avenue, to house students.

Exhibit 11: BZA Order Upon Petition dated February 2, 1999, requiring the filing of the Campus Plan by January 4, 2000.

Exhibit 12: Chronology of community meetings.

Exhibit 13: Accommodations made in response to community concerns.

Exhibit 14: Area context map.

Exhibit 15: Photographs of the campus and campus life.

Exhibit 16: Outline of testimony of Craig Linebaugh, Associate Vice President for Academic Planning and Special Projects, The George Washington University.

Exhibit 17: Outline of testimony of Charles Barber, University Counsel, The George Washington University.

Exhibit 18: Outline of testimony of Colden Florance, AIA – Principal in Charge and Charlotte Kosmela, – Project Architect, Smith Group Architects, and supporting materials.

Exhibit 19: Outline of testimony of Emily Eig, Architectural Historian, EHT Traceries and supporting materials.

Exhibit 20: Outline of testimony of Louis Slade and Nicole White, Traffic Engineers, Gorove/Slade Associates, Inc.

Exhibit 21: Outline of testimony of Malcolm Rivkin, AICP, Rivkin and Associates.

Exhibit 22: Outline of testimony of Steven Sher, Director of Zoning Services, Wilkes Artis, Chartered

Exhibit 23: Outline of testimony of Steven Fuller, Professor of Public Policy, George Mason University.

Exhibit 24: Traffic and Parking Assessment prepared by Gorove/Slade Associates, Inc.

Exhibit 25: Update to Traffic and Parking Study dated March 9, 2000 and additional traffic information dated April 12, 2000.

Exhibit 26. Comprehensive Plan Map showing the campus in the institutional land use category.

Exhibit 27: Foggy Bottom Campus Enrollment, Fall Semesters 1985-1999.

VII.
APPLICANT COMPLIES WITH THE REQUIREMENTS OF SECTION 210

In all respects, the Campus Plan fully complies with Section 210 of the District of Columbia Zoning Regulations. The specific zoning requirements are address in detail below.

A. College or University which is an Academic Institution of Higher Learning (Sub-section 210.1)

By act of Congress dated February 9, 1821, The George Washington University was chartered as an educational institution of higher learning. See University Charter, attached hereto as Exhibit 3.

B. The use is located so that it is not likely to become objectionable to neighboring property (Sub-section 210.2)

1. Noise

Activities within the Campus Plan boundaries are located and designed so as to minimize impacts on the community. New facilities proposed in this Campus Plan will blend into the surrounding neighborhood with minimal impact on the community in terms of noise. In an effort to reduce noise, the University will continue to abide by the following measures:

- Locating campus activities so as to satisfy the need of students and faculty for a quiet and secure place to study, work and live, with attention to the need to minimize impacts on the community.

- Locating and designing loading docks and mechanical systems to reduce, as possible, the noise they produce.

2. Traffic

The University encourages the use of public transportation by all members of the University community yet recognizes that not everyone has convenient access to public transportation and that some students, staff, and visitors drive to campus. The University plans to maintain adequate parking spaces on campus and is committed to working with the community in efforts to monitor and control University-related traffic and parking on campus and in the community. The Plan calls for the creation of additional parking on campus to support increases in enrollment and staffing. The University is also committed to working with its neighbors and coordinating with other institutions in the area to further improve, where possible, traffic and circulation. This includes an enhanced Transportation Management Plan as well as the creation of mid-block crossings for improved pedestrian safety. See the Traffic and Parking Assessment prepared by Gorove/Slade Associates attached hereto as Exhibit 24.

The University has coordinated its proposals with the D.C. Department of Public Works ("DPW"). DPW has analyzed the proposed Plan and campus development in conjunction with other development in the area. DPW and the Applicant's parking and traffic analysis concur that the proposed campus development can be accommodated without an adverse impact on the traffic patterns in the area.

3. Number of Students

a. Enrollment

The development proposed in the Campus Plan will not create objectionable conditions due to the number of students or other conditions. The Plan maintains the enrollment cap of 20,000 students (headcount) approved by the BZA in the 1985 Campus Plan. As stated above, the Transportation Management Plan is designed to meet the needs of the

campus over the ten-year term of the plan. Additionally, the Plan proposes the development of new facilities to meet the needs of the changing student population over the term of the Plan.

b. Personnel

The personnel population of the Foggy Bottom campus will increase or decrease proportionately to support the academic mission and student population of the University. Over the ten-year term of this Campus Plan, the faculty and staff populations may increase to approximately 1,550 (FTE) and 9,000 (FTE), respectively, which are the same or lower than the maximums approved in the 1985 Plan.

C. Compliance with the Maximum Bulk Requirements (Sub-section 210.3)

The property within the Campus Plan boundaries is zoned R-5-D, R-5-E, SP-2 and C-3-C. The Zoning Regulations limit campus development in residentially-zoned areas to an aggregate FAR of 3.5, far below that of neighboring commercial zoning densities. With special exception approval, the Zoning Regulations allow universities to exceed the maximum permitted bulk for any one building in the residential zone, provided that the aggregated 3.5 FAR in the residential zone is not exceeded. The maximum permitted FAR for buildings within the SP-2 District is 6.0 and the maximum permitted FAR for buildings within the C-3-C District is 6.5.

When added to all existing buildings and structures on the campus, development under this Campus Plan will not exceed the maximum permitted gross floor area prescribed for the residentially-zoned areas of the campus. If all proposed development is constructed, the gross floor area within the Campus Plan boundaries will total approximately 6,015,662 square feet, with a projected 4,799,942 square feet of gross floor area for its residentially-zoned districts. This results in an overall FAR of 3.47, below the 3.5 FAR permitted under the Zoning Regulations. Development proposed in the C-3-C District will conform to the applicable height, setback, lot

occupancy limitations and the maximum permitted FAR limitation of 6.5. No new development is anticipated for the SP-2 District.

D. Submission of a Plan for Developing the Campus as a Whole (Subsection 210.4)

1. Buildings, Parking and Loading Facilities

a. Buildings.

The Campus Plan contains a thorough description for developing the campus as a whole, showing the location, height and bulk of all present and proposed improvements. The Plan identifies the gross floor area of space allocated to each land use category, the number of buildings proposed within each category, the potential gross floor area of each building, and proposed sites for the planned structures within each use category. The definitive siting of proposed buildings and detailed building envelopes will be provided in each of the further processing cases, since those are subject to change due to programmatic needs, funding and other constraints.

In determining its space needs, the University has been guided by the results of an internal space utilization study. Consistent with this study, the Campus Plan calls for new development to meet projected space needs through the year 2010 as set forth below:

- Academic/Administrative Program Expansion

  Additional space will be required to provide additional classrooms, library, science lab, faculty offices and support space. Academic and administrative buildings that require the greatest level of use and adjacency to existing academic facilities are proposed to be located predominantly within the central campus core. This will enable the University to create a more traditional university campus core, to co-locate schools and academic programs into single buildings or in clusters of buildings in distinctive "districts" and to reinforce existing uses, including the main library, the student center, classrooms and auditoriums.

Residential/Campus Life/Athletic Program

The Plans calls for the transition, on a phased basis as units become available, of the West End Apartments and 2109 F Street to student housing. This will increase the current capacity of resident student beds within the Campus Plan boundaries from 3,519 to approximately 3,821. The University has also identified two new sites in Squares 80 and 103 which would house a total of 426 students. This would bring the on-campus total to approximately 4,250. It is the goal of the University to house 80% of its full-time undergraduate students in University owned or controlled residential facilities. GW currently provides beds for 65% of its full-time undergraduate students. Approximately 950 residential student beds are currently provided outside the Campus Plan boundaries in matter-of-right properties including 2100 F Street, 2201 Virginia Avenue, 1129 New Hampshire Avenue and 2601 Virginia Avenue. It is envisioned that approximately 550 additional resident student beds will be added through matter-of-right development of properties already owned by the University. A 200-bed residence hall will be included as part of the development of the AGC site on E Street. The University's longer range plans also include the development of Square 43 for use as a facility to house at least 350 students.

- Medical/Health Program Expansion

  It is projected that additional space will be required for a Medical School and research facilities upgrades and expansion. The Plan provides the flexibility necessary to meet the rapidly changing conditions and challenges within the medical services industry. The proposed Medical/Health expansion may be located within the already distinct medical/health district in the northern portion of campus near Washington Circle.

- Commercial/Investment

  It is projected that new space will also be required for Commercial/Investment development. This specific priority in this category is the potential development of properties zoned C-3-C along Pennsylvania Avenue, as a natural part and extension of the northern and eastern commercial campus frontage.

- The Existing Hospital

  In the fall of 1999, the University began a process of evaluating potential uses for the site and considering how those uses might further the University's long-range goals. Because these discussions are still in process, and in order to accommodate the need for flexibility during this planning process, the Campus Plan designates Square 54 as a mixed-use category.

b. Parking and Loading

The University's current parking inventory includes 2,782 off-street parking spaces (2,632 spaces within the Campus Plan boundaries and an additional 150 spaces located at the nearby Kennedy Center), consistent with the range of 2,700 to 3,000 parking spaces called for in the 1985 Campus Plan. Assuming that the campus population projections in this Plan are met and all proposed development is constructed, this Campus Plan recommends an off-street parking inventory in the range of 2,700 to 3,240 parking spaces.

c. Loading

Many of the University's general deliveries take place at the Support Building at 2025 F Street, while certain special deliveries occur at loading docks and departments located throughout the campus. As part of the proposed traffic management, a truck management program will be implemented to reduce the impact of University-related trucks on neighborhood streets. The plan includes a truck circulation route that identifies the main routes that delivery vehicles should use to access loading facilities on campus, while discouraging the use of neighborhood streets. The Plan also includes suggested delivery times that occur during off-peak traffic periods.

2. <u>Screening, Signs, Streets, Public Utility Facilities</u>

a. Screening

The landscaped elements of the Campus Plan seek to enhance the visual impact of the campus, form a stronger sense of place, create a sense of harmony with the surrounding community, improve pedestrian connections, and enhance the University's open space system. The Campus Plan proposes to continue to enhance the University's open space system within the central campus core and adjacent blocks, and increase and intensify landscaping

on campus including distinctive sidewalk paving, trees and other plantings, special lighting, and other features. The Campus Plan also includes proposals for open space additions and upgrades.

b. Signs

The Campus Plan calls for continued implementation of the University signage and amenities programs, including building identification, directories and other exterior graphics. The Plan also proposes to develop major perimeter gateways and campus core gateways through the use of signage. The gateways will not only create clarity for both pedestrians and vehicular traffic, but also will enhance the interface between the surrounding community and the campus.

c. Streets

Additionally, the Campus Plan calls for an improved pedestrian system with a series of mid-block crossings to enhance pedestrian safety and to minimize pedestrian/car conflict on campus. These crossings will not prohibit vehicular circulation, but will ensure that pedestrians and vehicles safely coexist, while enhancing visual communication and improving way finding on campus.

d. Public Utilities

There are no current plans for any utility expansions within or immediately adjacent to the Foggy Bottom campus, as the existing infrastructure is adequate for the future development proposed in this Plan. No special utility development conditions are expected to be required within the campus during the period covered by this Plan.

3. Athletic and Other Recreational Facilities

Construction of the Health and Wellness Center, the Marvin Center renovation, and improvements to the Mid-Campus Quad, along with the University's existing athletic and recreational facilities, will serve the athletic and recreational needs of the University community.

4. Description of All Activities and of Capacity of All Present and Proposed Campus Development

The activities to be conducted on campus include those activities associated with general university use as well as auxiliary use. Four land use categories are used to identify and describe campus activities: Academic/Administrative (AA), Residential/Campus Life/Athletic (R/C/A), Medical/Health, and Commercial/Investment. In some instances, mixed-use categories are combined to describe certain activities on campus. The proposed campus land use patterns will remain largely unchanged and the planned buildings will continue to provide an environment consistent with the existing Foggy Bottom campus. (See Figure E, Proposed Land Use).

E. No Interim Use of Land is Proposed (Sub-section 210.5)

No interim use of land is requested as part of this Campus Plan.

F. No New Use Sought for Approved Site of Buildings Moved Off-Campus (Sub-section 210.6)

Under the Zoning Regulations, a Campus Plan amendment is required when a proposed new building, approved under a Campus Plan but not yet built, is relocated outside the Campus Plan boundaries and a new use is proposed for the original approved site. The University does not seek approval for any new use of a previously-approved building site, and thus complies with this section.

G. Compliance With the Policies of the District Elements of the Comprehensive Plan. (Sub-section 210.7)

The Campus Plan complies with the policies of the District Elements of the Comprehensive Plan. Specifically, the Plan fulfills numerous objectives of the Economic Development Element of the District of Columbia Comprehensive Plan. The University is the largest private employer in the District of Columbia. As a result, it is a major source of jobs, a major consumer of goods and services supplied by local vendors, and a major generator of retail sales and service goods for a diverse and widely distributed group of businesses. The University plays a critical role in the economic health of the District of Columbia.

Additionally, this Campus Plan will fulfill major goals of the Comprehensive Plan pertaining to architectural character, building height limitations, physical and symbolic imagery, streetscapes, sidewalks, and urban parks and places. Further, consistent with the inclusion of the campus in the institutional land use category of the Comprehensive Plan, the University intends to continue to develop facilities and institutions offering unique opportunities for learning, teaching and research.

The Campus Plan, through its Traffic Management Plan ("TMP"), addresses several of the traffic and parking goals and objectives set forth in the Ward 2 Plan. Specifically, the TMP will further discourage students from driving cars to the campus. Currently, the University has achieved a 50% rate of public transit use by faculty and staff. Only 15% of the student body commutes by car. In the Plan, the University has set forth a target of 60% public transit use by faculty and staff. Further, the University has established an additional 5% target for car/van pooling. The University will work to achieve these goals by adopting new incentives such as Metrocheck payroll deduction, emergency ride home and favorable parking rates for car poolers.

The Ward 2 Plan acknowledges that the campus, given its location at the edge of the Central Business District, is much more urban than some other D.C. campuses. (Section 1315 of the Ward 2 Plan) Given its urban setting, the Plan recognizes the need to create a sense of place through public space improvements and signage. The University's impact on the neighboring residential areas can be improved by increased landscaping, better lighting and enhanced community policing. (Section 1340) In addition, the University, with guidance from its architectural historian, has taken into account the residential and historic district status of Foggy Bottom in its plans. (Section 1342.1(b) of the Ward 2 Plan)

H. The Proposed Buildings are Within the Floor Area Limit for the Campus As a Whole. (Sub-section 210.8)

When added to all existing buildings and structures on the campus, development under this Campus Plan will not exceed the maximum permitted gross floor area prescribed for the residentially-zoned portions of the campus. If all proposed development in constructed, the gross floor area within the Campus Plan boundaries will total approximately 6,015,662 square feet, including a projected 4,799,942 square feet of gross floor area within its residentially-zoned districts. This results in an overall FAR of 3.47, below the FAR permitted under the Zoning Regulations. Development proposed in the C-3-C District will conform to the applicable height, setback, lot occupancy limitations and the maximum permitted FAR limitation of 6.5. No new development is anticipated for the SP-2 District.

I. Referral to the District of Columbia Office of Planning and the District of Columbia Department of Public Works (Sub-section 210.9)

The Campus Plan application was referred to the Office of Planning (OP) and the Department of Public Works (DPW) for their review and report.

VIII
CONCLUSION

The George Washington University's Foggy Bottom Campus Plan for the Years 2000 through 2010 is a planning document designed to guide the University's growth into the 21st Century. This Plan is the result of an in-depth analysis of the short-term and long-term needs of the University, and the product of a lengthy, multi-faceted dialogue between the University and the Foggy Bottom community. For more than 87 years, GW's Foggy Bottom campus has played a historic role in the education of its students and in the life and well-being of the larger Washington, DC community. The approval and implementation of this Campus Plan will ensure that GW and its Foggy Bottom campus will remain a center of academic excellence as well as a vibrant "city classroom" and community resource into the next century.

Respectfully submitted,

WILKES, ARTIS, CHARTERED

By: Maureen Dwyer
Maureen E. Dwyer

By: Allison C. Prince
Allison C. Prince

Land Use Counsel for The George Washington University

189368v2 4/12/00