ShawPittman

A Law Partnership Including Professional Corporations

'00 SEP -7 P4:39

DIST

September 7, 2000

Sheila Cross Reid
Chairperson
Board of Zoning Adjustment
441 Fourth Street, N.W.
Second Floor
Washington, DC 20001

Re: The George Washington University Campus Plan
2000 - 2010 BZA Application No. 16553

Dear Chairperson Reid and Members of the Board:

Enclosed please find twelve copies of the Power Point presentations by the Applicants architects, Colden Florance and Charlotte Kosmela of the Smith Group and the Applicant's traffic expert, Nicole White of Grove/Slade Associates. These materials were presented at the first hearing on this application that was held on April 26, 2000. In addition, pursuant to the Board's request, we have included a document that details the University's method of calculating full-time equivalent students.

The University has had extensive discussions with the community and the Office of Planning since the last hearing in April. These discussions have resulted in several changes to the Plan. For that reason, the Applicant will be prepared to present a fifteen-minute update on the Plan at the beginning of the hearing on September 13, 2000.

Please do not hesitate to contact either of the undersigned if you have any questions.

Sincerely,

Maureen E. Dwyer

Allison C. Prince

Allison C. Prince

BZA
Case No. 16553
Exhibit No. 186

Board of Zoning Adjustment
District of Columbia
CASE NO.16553
EXHIBIT NO.186

Enclosures

cc: Office of Planning
Dorothy Miller
Barbara Spillinger
Steve Mandelbaum
Sara Maddux
Ellie Becker, Foggy Bottom Association
Maria Tyler
James Mcleod
ANC 2A
James T. Draude
Michael Thomas

James McLeod
2424 Pennsylvania Avenue, NW
Suite 407
Washington, DC 20037-1720

ANC 2A
C/o St. Mary's Court
725 24th Street, NW
Washington, DC 20037

James T. Draude
Driscoll & Draude
1230 Thirty-First Street,NW
Second Floor
Washington, DC 20007

Michael Thomas
2501 M Street, NW
Washington, DC 20037

Allison C. Prince

Determination of Full-Time Equivalent Students

1. All students with full-time status

2. Full-time Equivalents derived from credit hours taken by part-time students

   a. Credit hours taken by part-time **undergraduate** students divided by 12

   b. Credit hours taken by part-time **graduate** students divided by 9

   c. Credit hours taken by part-time **J.D.** students divided by 11 (all other Law School students are classified as graduate students)

   d. Credit hours taken by nondegree students divided by 12

Total **full-time equivalents** = 1 + 2a + 2b + 2c + 2d

Transportation & Parking

Primary Objectives:

- **Determine Existing Traffic Conditions**
- **Project Future Traffic Conditions**
- **Project Future Off-street Parking Requirements**
- **Outline an effective Transportation Management Plan (TMP)**

Existing Traffic Conditions

- **University is located in a downtown grid roadway system**
- **83% of traffic within Campus Plan boundary is NOT University related**
- **All roadways except 19th Street currently have resultant capacity**

NOTE: 19th Street is located on eastern edge of Campus Plan boundary and does not provide direct access to any University parking lot or garage

Existing Off-street Parking

- 1985 Campus Plan requires University to maintain off-street parking inventory of 2,700 – 3,000 spaces
- University currently has 2,782 off-street parking spaces
- April 1999 parking occupancy survey indicated a peak parking demand of 2,437 spaces

Future Traffic Conditions

- **Future traffic projections based on population growth rate**

- **All roadways except 19th Street and "G" Street have resultant capacity**

NOTE: 19th Street is located on eastern edge of Campus Plan boundary and does not provide direct access to any University parking lot or garage

Future Off-street Parking

- Future parking requirements based on population growth rates
- Parking requirements for next ten years are between 2,700 and 3,240 spaces

Transportation Management Plan

- **Traffic Demand Management**
- **Traffic Operations Management**
- **Parking Demand Management**

Note: Current Parking Demand is approximately 300 spaces less than current parking inventory

- **Parking Operations Management**

Existing TMP Programs

- Companion Access Card
- On-site transit pass distribution
- GW parking permit distribution and lot designation
- Way-finding signs
- Kennedy Center parking
- Stacked parking/attendant-aided parking
- Shuttle service to Mount Vernon College Campus
- Carpool Parking Rates

The George Washington University

Future TMP Programs

- Alternate Work Schedules
- Metro check program
- Shuttle bus service improvements
- Off hour metro passes
- Ride matching program
- Emergency ride home
- Freshman orientation program
- Bicycle Friendly GW

The George Washington University

Campus Plan 2000 through 2010

The "city classroom": A center of academic excellence serving to enrich and revitalize the community and the District of Columbia

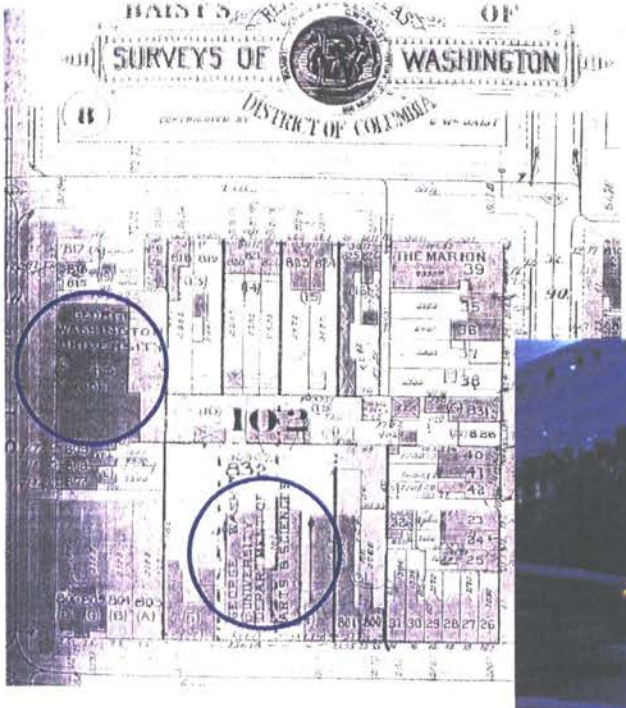
Presentation to the BZA

April 26th, 2000



The George Washington University
WASHINGTON DC

Urban Campus





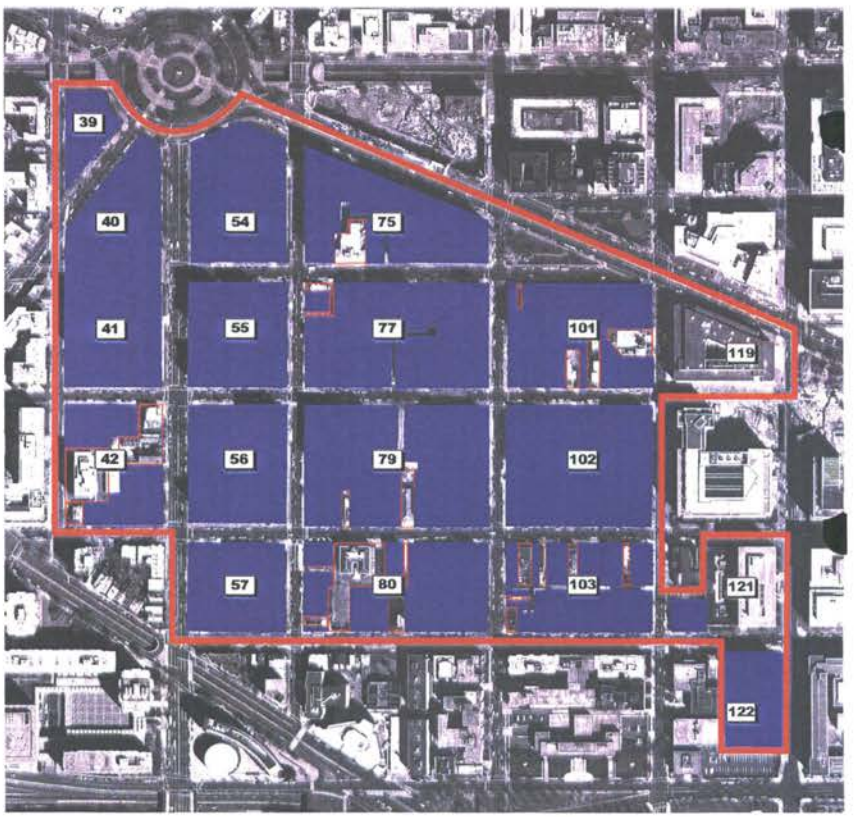
GW 1924

The George Washington University

Urban Setting



Ownership

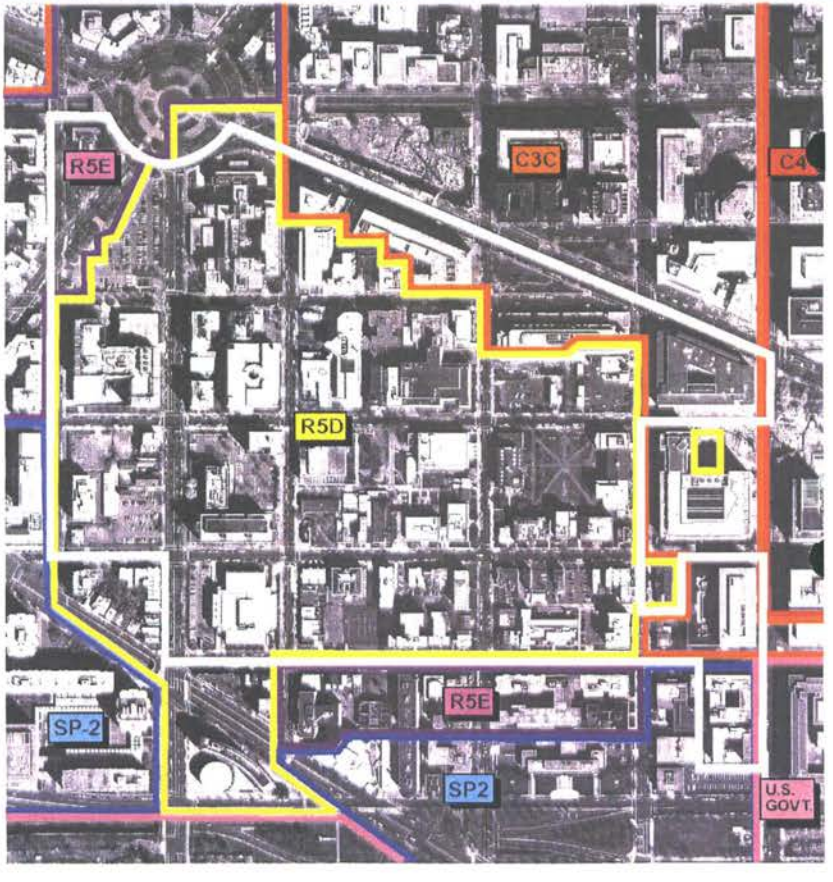


PROPERTY OWNED

PROPERTY NOT OWNED

The George Washington University

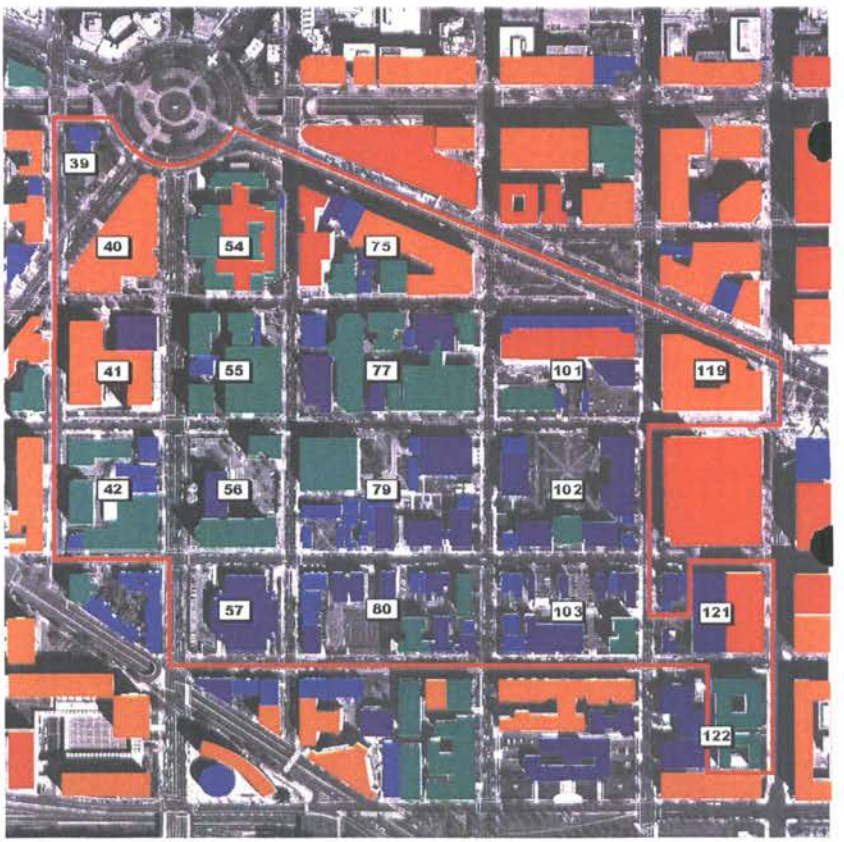
Zoning



R5D	MEDIUM-DENSITY APARTMENT HOUSES	*90 FT HEIGHT LIMIT*
R5E	HIGH-DENSITY APARTMENT HOUSES	*90 FT HEIGHT LIMIT*
C3C	HIGH BULK MAJOR BUSINESS & EMPLOYMENT	*90 FT HEIGHT LIMIT*
SP2	MEDIUM HIGH DENSITY RESIDEN /LIMITED OFFICE	*90 FT HEIGHT LIMIT*
C4	CENTRAL BUSINESS DISTRICT	*90 FT HEIGHT LIMIT*
U.S	GOVERNMENT PROPERTY	*90 FT HEIGHT LIMIT*

The George Washington University

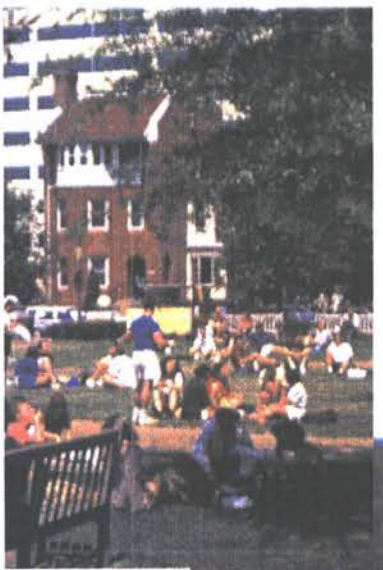
Height



- 120 + FEET
- 90 - 119 FEET
- 70 - 89 FEET
- 40 - 69 FEET
- 0 - 39 FEET

The George Washington University

Community Open Space Relief





- "City Classroom"
- Extended learning environment
- Visual identity and relief
- Neighborhood beautification and surveillance



The George Washington University

Limited Development

- **1985 Campus Plan approved 2,300,000 GSF/1,400,000 GFA, 3.5 FAR**
- **804,763 SF built, approved and/or under construction since 1985**

  Built

  143,456 SF - New Hall (440 beds)

  BZA Approved and /or under construction

  14,771 SF - Law School Addition/ 2003 G Street

  88,112 SF - Media and Public Affairs Building

  62,550 SF - University Garage Expansion

  20,000 SF - Marvin Center Renovation

  399,294 SF - Replacement Hospital

  76,580 SF - Health and Wellness Center

- **2.83 existing FAR**

The George Washington University

Quality Development



- Media and Public Affairs Building



- Law School Expansion



- Health and Wellness Center

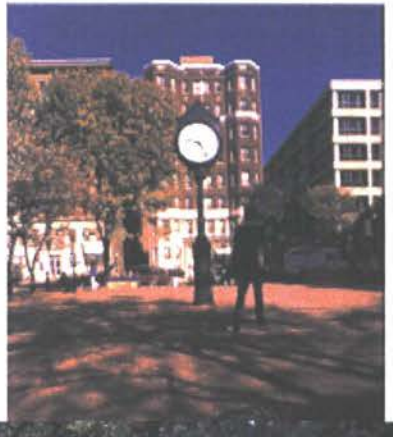


- Replacement Hospital

The George Washington University

Community Improvements

- Sign Program
- Street furniture Program
- Security Kiosks
- Landscape Program
- Open Space Improvements
- Washington Circle







The George Washington University

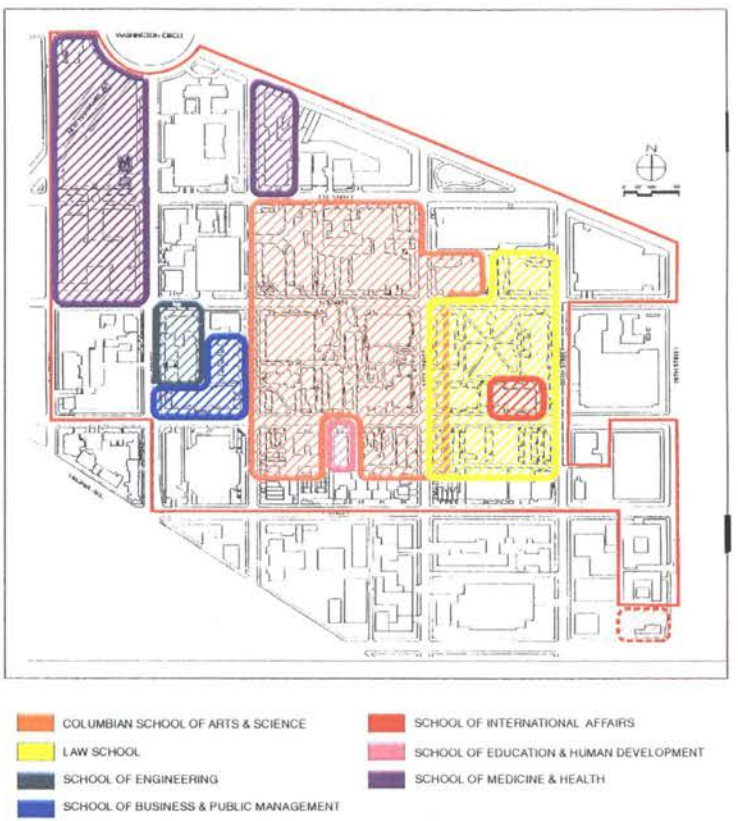
University Goals

- First-tier educational institution
- Professional and "continuous-learning" markets
- Research I institution
- Sense of "community"
- Expanded technology
- Strong financial base

The George Washington University

Campus of the Future

- Space Consolidation
- Academic Districts
- Technology
- Need for Flexibility



The George Washington University

Planning Principles

- **Academic**
  - Consolidate academic departments
  - Concentrate the central campus core
- **Identity**
  - Physically provide a unified campus image
  - Strengthen clear open space system
  - Enhance internal block circulation
- **Development**
  - Continue to build the campus at densities consistent with surrounding development
  - Continue to meet facilities demand

The George Washington University

Campus Plan

- Flexible framework plan for University vision, growth and development
- Mechanism for community dialogue
- Relate and balance physical priorities to both University goals, academic mission, regulatory requirements and community values

The George Washington University

Plan in Summary

- No changes in Campus Plan boundaries
- No increases in BZA approved enrollment/population caps
- Development within allowable floor area ratio (FAR)
- Minimum of 60% of full-time undergraduate students in residential facilities owned or controlled by the University, long-term goal of 80%
- 425 additional beds on Campus
- Increase parking range with 240 off-street spaces
- Mid-block crossings to reinforce pedestrian network and increase safety
- Continued commitment to revitalize, preserve and beautify the aesthetic and historic nature of Foggy Bottom

The George Washington University

Space Summary

1985 Campus Plan

- **4,811,111 SF total existing gross floor area (GFA)**
- **BZA approved 3.5 FAR**

Existing

- **5,062,662 SF total existing gross floor area (GFA)**
  (Includes BZA approved projects currently in progress)
- **2.83 existing floor area ratio (FAR)**
  (Within Residential District)

Projected

- **953,000 SF projected development**
  (6-7 new buildings)
- **6,015,662 SF projected total gross floor area (GFA)**
- **3.47 projected floor area ratio (FAR)**
  (Aggregated FAR within Residential District)

The George Washington University

Program Expansion

- **Residential/Campus Life/Athletic**
  2 New Dormitory Buildings
  ± 200,000 GFA

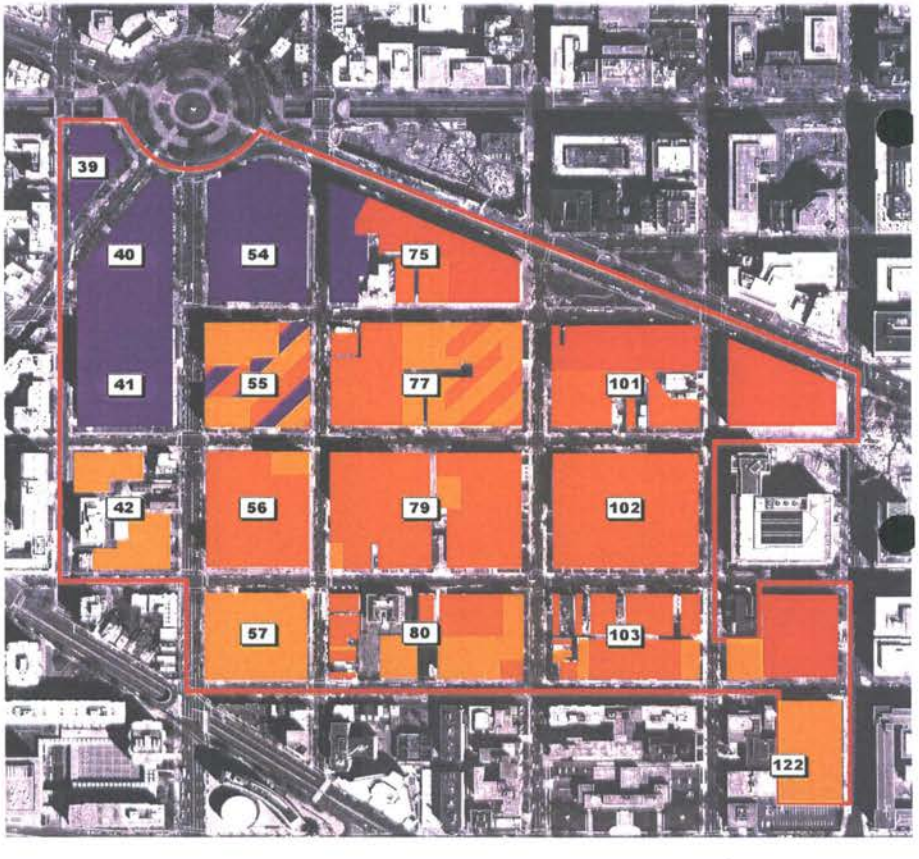
- **Academic/Administrative**
  4-5 New Academic Buildings, Classroom Space
  ±582,000 GFA

- **Medical/Health**
  Potential Medical School and Research Space
  ± 92,000 GFA

- **Commercial/Investment**
  Development of C-3-C properties along Penn. Ave.
  ± 79,000 GFA

The George Washington University

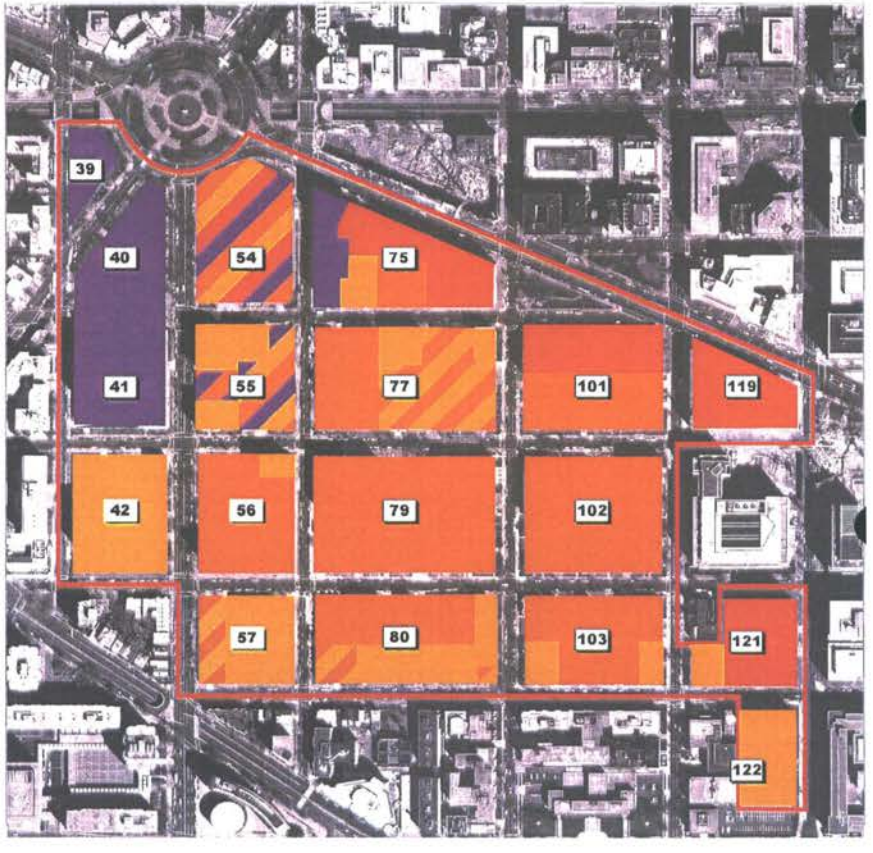
Existing Land Use



- ACADEMIC/ADMINISTRATION
- RESIDENTIAL/CAMPUS LIFE/ATHLETIC
- MEDICAL/HEALTH
- COMMERCIAL/INVESTMENT

The George Washington University

Proposed Land Use



- ACADEMIC/ADMINISTRATION
- RESIDENTIAL/CAMPUS LIFE/ATHLETIC
- MEDICAL/HEALTH
- COMMERCIAL/INVESTMENT

The George Washington University

Potential Development Sites



PREFERRED SITE

ALTERNATIVE SITE

ACADEMIC /ADMINISTRATION

COMMERCIAL/INVESTMENT

MEDICAL/HEALTH

RESIDENTIAL/CAMPUS LIFE/ATHLETIC

** Preferred sites (West End Apartments and 2109 F St.) to be converted to student housing and added to the Residential Life Program.*

The George Washington University

Housing Goals

- **2000-2010 Expectation**

  Increase total stock of University beds by approximately 28% from 4,469 beds to approximately 5,746 beds

- **2000-2010 Proposal**

  All Freshmen and sophomores to live in residential facilities owned or controlled by the University

  Minimum 60% full-time undergraduate students in residential facilities owned or controlled by the University

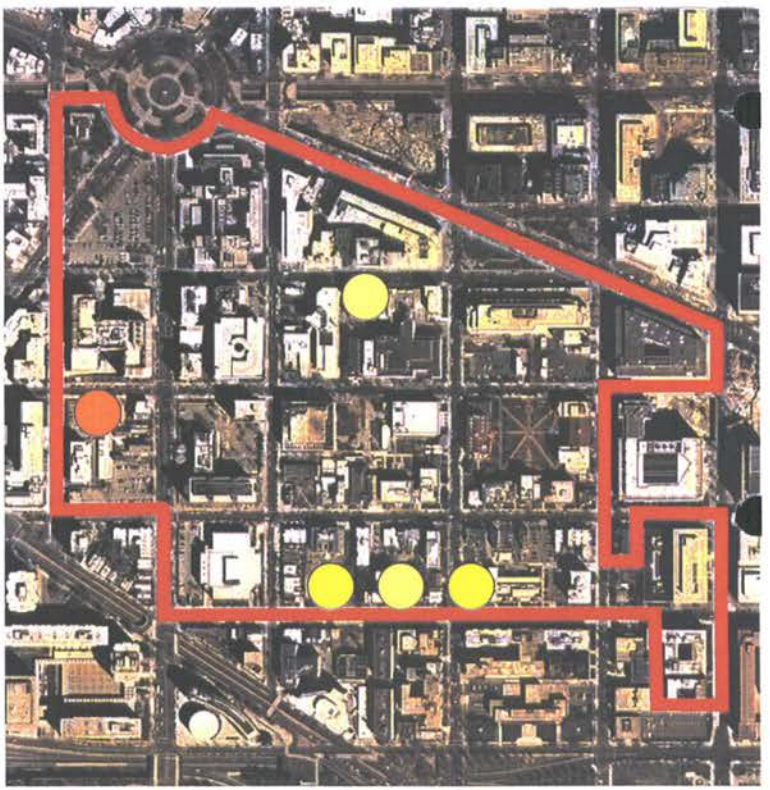
- **Long-term Goal**

  80% full-time undergraduate students in residential facilities owned or controlled by the University

The George Washington University

Housing Plan

- **Since 85', 433 beds in New Hall**
- **± 725 new beds on Campus**
  - 2109 F St./West End - *302*
  - Sq. 80/103 - *425*
- **± 550 new beds planned outside Campus boundaries**
  - Sq. 43 - *350 beds*
  - Sq. 122 - *200 beds*



The George Washington University

Open Space Plan

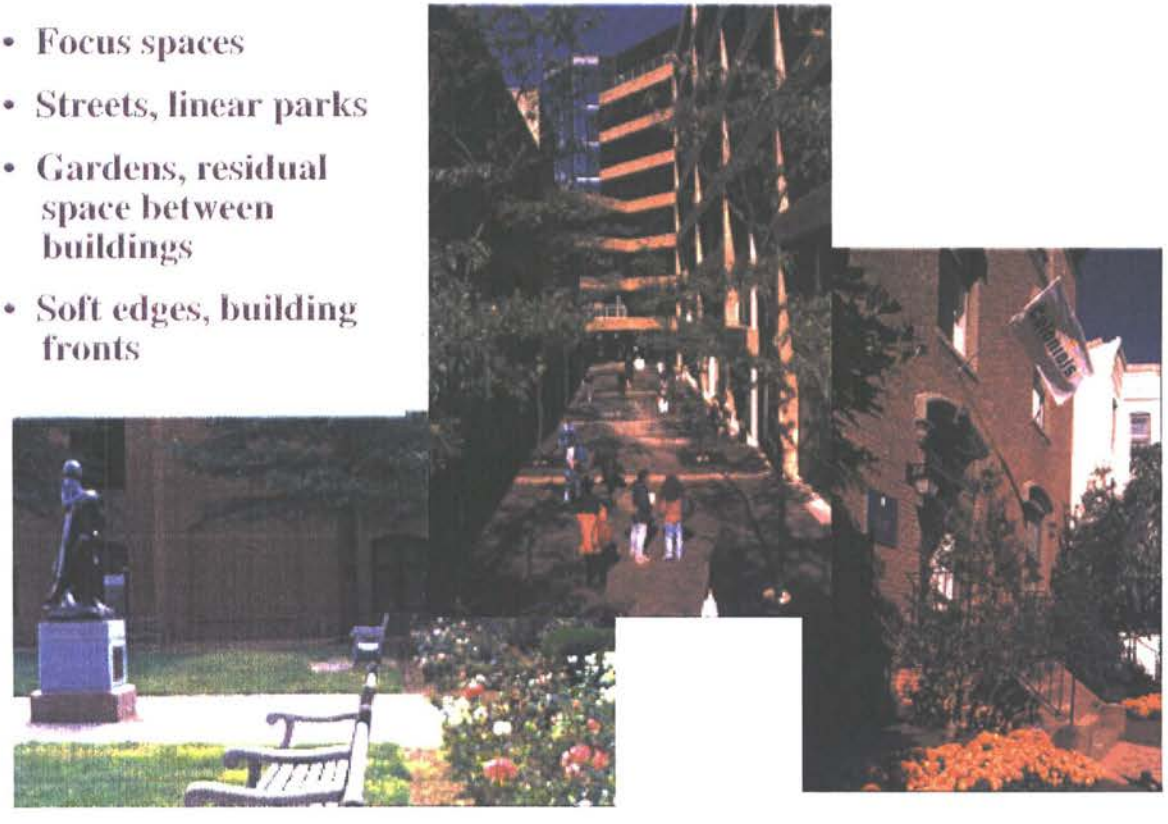


- INTERIOR LANDSCAPED OPEN SPACE
- BLOCK PERIMETER LANDSCAPED OPEN SPACE
- SPECIAL STREET TREES
- STREET TREES
- PUBLIC PARK
- SPORTS COURT

The George Washington University

Open Space Systems

- Focus spaces
- Streets, linear parks
- Gardens, residual space between buildings
- Soft edges, building fronts



The George Washington University

Amenities Plan

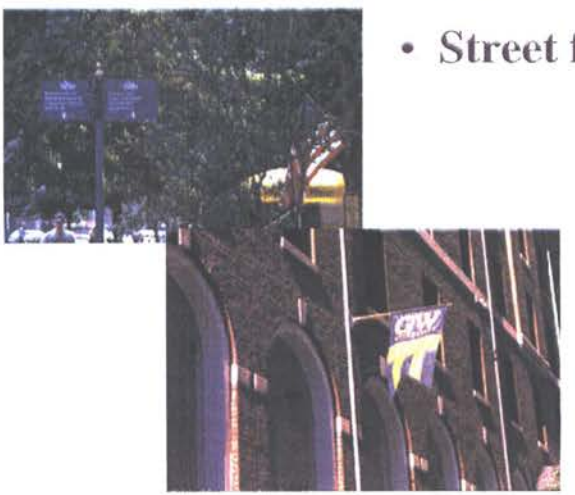


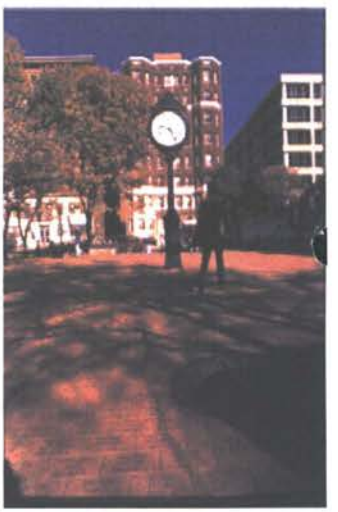
The George Washington University

Amenities Programs



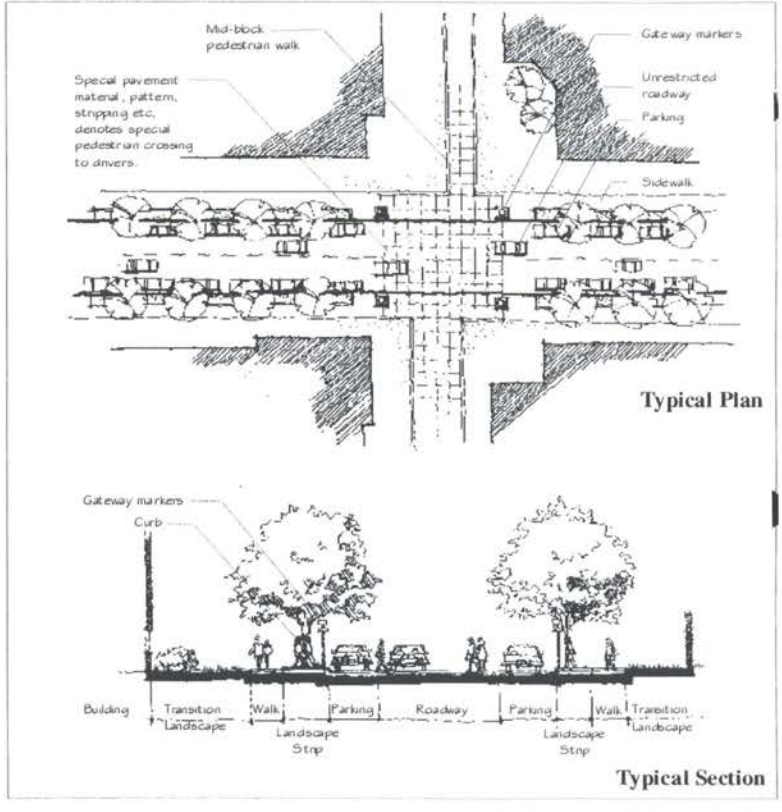
- Campus gateways
- Bust, sculptures and civic art
- Building markers
- Directional signage
- Street furniture





The George Washington University

Mid-Block Crossings



The George Washington University

Campus Plan

- Modest Campus Plan
- Supports excellence in education
- Fully complies with zoning regulations
- Describes the development of the campus as a whole
- Responsible in further processing