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BD SEP 20 P4:05

September 20, 2000

Sheila Cross Reid, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, 2nd Floor
Washington, DC

Re: George Washington University Campus Plan
BZA Application No. 16553 - Additional Items
Requested by the BZA at the Hearing on September 12, 2000

Dear Ms. Reid and Members of the Board:

At the close of the hearing on September 13, the BZA recognized that progress had been made in the efforts to resolve community concerns about the George Washington University Campus Plan and stated that "the parties are not that far apart." In anticipation of the third and final hearing on September 26, the BZA requested certain additional information from the University. These materials, particularly the Housing Map and the proposed condition regarding a mid-term review, highlight the extent of the University's willingness to address the community's concerns about student housing.

The Board requested the following:

1. **AN UPDATED LIST OF THE NUMBER AND THE LOCATION OF THE PROPOSED NEW BEDS.**

Enclosed please find a map entitled, "2200 New Beds Planned." The exhibit sets forth the location and number of the proposed new beds. As the map shows, the beds are proposed for six potential sites, four of which are on the main campus, two of which are immediately adjacent to the campus and all of which are located within the Housing Opportunity Area as defined at the last hearing. This map graphically depicts the scope and magnitude of the University's housing program and its willingness to construct an extremely significant number of beds (1350) on the campus.

2. **SUMMARY OF ENROLLMENT USING THE FTE FORMULA THAT GW FILED IN THE RECORD AND SHOWING THE ACTUAL NUMBER OF STUDENTS IN EACH CATEGORY.**

An explanatory chart based on the Fall 1999 Census data is attached.

BZA
Case No. 16553
Exhibit No. 205

Board of Zoning Adjustment
District of Columbia
CASE NO.16553
EXHIBIT NO.205

3. PROPOSED LANGUAGE FOR A CONDITION IN THE BZA ORDER ADDRESSING THE APPLICANT'S WILLINGNESS TO AGREE TO A FIVE-YEAR INTERIM REVIEW BY THE BOARD OF ZONING ADJUSTMENT.

The proposed condition is as follows:

> Five years for the effective date of this order, ANC 2A may request a mid-term status report on the Applicant's provision of housing within the Housing Opportunity Area as defined in Exhibit 196 of the record. The status report will be reviewed by the Board of Zoning Adjustment (BZA) in a roundtable. At the roundtable, there will be an opportunity for a presentation by the Applicant and comments by the parties. Cross-examination will not be permitted. The roundtable is intended to establish the Applicant's compliance with the conditions in this Order governing housing and to provide guidance to the BZA that may affect the BZA's disposition of future further processing cases.

The mid-term review concept represents a major commitment by the University. This condition will provide an effective mechanism for assessing compliance with the housing conditions of the BZA Order and for evaluating the effectiveness of the commitments that have been proposed to address housing concerns.

4. INFORMATION REGARDING THE NUMBER OF STUDENTS RESIDING IN THE ASTON, WHICH IS LOCATED AT 1129 NEW HAMPSHIRE AVENUE, NW.

There are 239 residents in the building of whom 214 are students. (214 student beds, five student staff beds, 20 non-GW beds.)

5. INFORMATION ON THE TRANSPORTATION SURVEY TAKEN TO DETERMINE THE MODAL SPLIT.

The memorandum of Gorove/Slade Associates, Inc. dated September 19, 2000, details the three-day survey that was conducted to determine the modal split. All of the students, faculty/staff and visitors who were interviewed were asked four questions during the survey. The resulting information was derived from the answers given by 689 students, 229 faculty/staff and 145 visitors. This information supports Gorove/Slade's conclusion that a substantial number of students walk to the campus (68%) and only 14%

drive or ride to the campus. The survey information also indicated that of the drivers, a substantial majority of students and faculty/staff park in GW garages or lots (77% and 78% respectively.) Only a small percentage park on the street (21% and 19% respectively.)

At the next scheduled hearing on September 26, the University will present detailed rebuttal testimony that will clarify and/or correct many of the representations made by some of the opposition witnesses at the hearing. We look forward to the Board's continued consideration of the Campus Plan.

Respectively submitted,

Maureen E. Dwyer

Maureen E. Dwyer

Allison C. Prince

Allison C. Prince

ShawPittman

Certificate of Service

I hereby certify that on September 20, 2000, a copy of the foregoing Letter address to Sheila Cross Reid regarding Additional Items Requested by the BZA at the Hearing on September 13, 2000, was hand delivered to the following:

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Document #: 1001729 v.1

2200 New Beds Planned

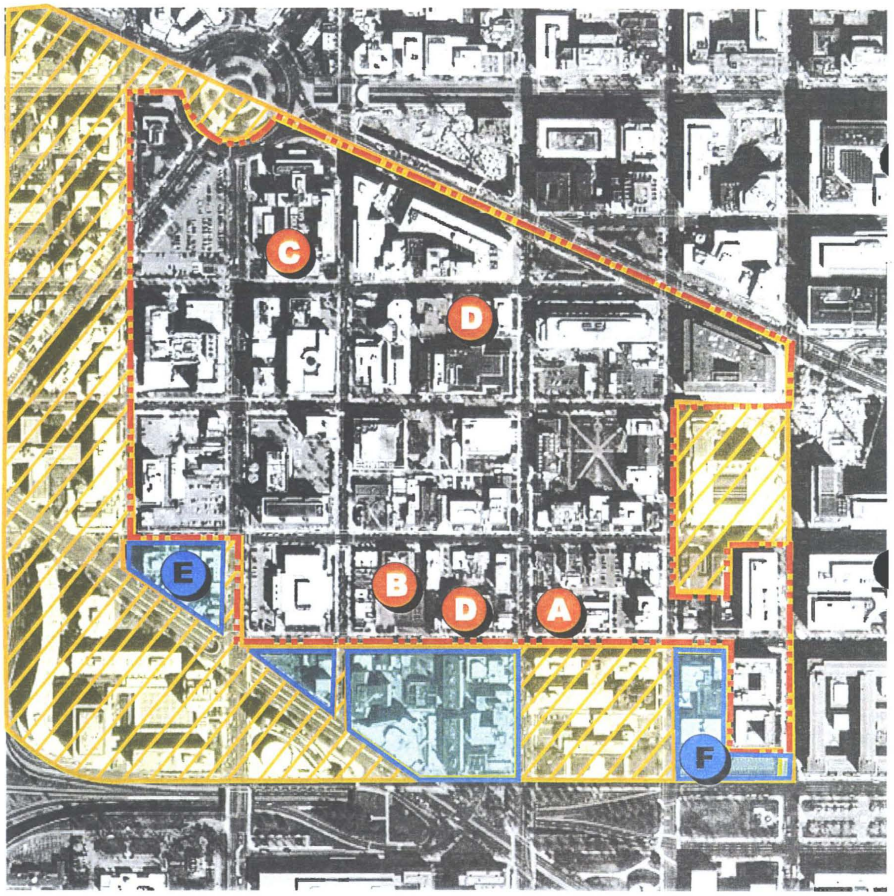
± **1650 new beds on Campus**

- **A** Sq. 103 *200 beds*
- **B** Sq. 80/Grant School *650 beds*
- **C** Sq. 54 *500 beds*
- **D** West End Apartments/2109 F St. *302 beds*

  Since the Fall of 1999, approximately one-third of the 302 beds have already been transitioned to student housing.

± **550 new beds planned in Housing Opportunity Area**

- **E** Sq. 43 *350 beds*
- **F** Sq. 122 *200 beds*



The George Washington University
Foggy Bottom Campus
Fall 1999 Census Headcount and Full-time Equivalent (FTE) Calculation

	Headcount					FTE Calculation			
	FT	PT	Con Rsch	Con Enr	Total	Non-FT Hours	FTE Factor	FTE of Non-FT	Total FTE
Undergraduate	6,857	286	0	63	7,206	1,921	12	160	7,017
Graduate	2,799	2,954	164	496	6,413	13,764	9	1,529	4,328
Law - JD	1,215	238	0	1	1,454	2,272	11	207	1,422
Medicine - MD	605	0	0	0	605	0	N/A	N/A	605
Non-Degree	71	827	0	1	899	3,193	12	266	337
EFL	71	9	0	0	80	44	7	6	77
Total	**11,618**	**4,314**	**164**	**561**	**16,657**	**21,194**		**2,168**	**13,786**

Full-time Equivalent Calculation (FTE):
FTE is calculated by adding the full-time equivalent of non-full-time students to the number of full-time students.

The full-time equivalent of non-full-time students is calculated by dividing the number of credit hours that the non-full-time students are enrolled in by the appropriate FTE Factor for the specific student population.

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Nicole A. White
Louis J. Slade, P.E.

DATE: September 19, 2000

SUBJECT: The George Washington University Mode Choice Questionnaire Survey

The attached table summarizes the results of The George Washington University transportation mode choice survey conducted by Gorove/Slade Associates, Inc (G/SA). The survey was conducted on April 27, 28, and 29, 1999 during the following time periods: 8:30 AM - 9:30 AM, 10:00 AM 11:00 AM, 11:30 AM - 2:00 PM, and 5:00 PM - 6:00 PM.

The survey was conducted by G/SA staff who were properly trained in the methodology of selecting random individuals to participate in the survey. The survey was conducted at several locations inside the Marvin Center and in the foyer area of the Law School Library. G/SA staff approached random individuals and asked them the following questions:

1. Are you a student, faculty/staff, or visitor?
2. How did you arrive to campus today?
3. If you drove/rode and parked, where did you park?
4. If you drove/rode, how many individuals were in the car (including yourself)?

G/SA staff then filled out the survey (see attached sample) based on the information that was given by each individual.

The George Washington University
Mode Choice Questionnaire Survey Results

Survey Time Periods
8:30 - 9:30 AM
10:00 - 11:00 AM
11:30 AM - 2:00 PM
5:00 - 6:00 PM

Population Summary	
	Number
Student	689 (65%)
Faculty/Staff	229 (21%)
Visitor	145 (14%)
Total	1063 (100%)

Transportation Mode Choice

	Drive/Ride	Auto Drop-off	Metro Rail	Metro Bus	Shuttle	Ride Bike	Walk	Motorcycle	Total
Student	95 (14%)	6 (1%)	89 (13%)	16 (2%)	12 (2%)	1 (0%)	468 (68%)	2 (0%)	689 (100%)
Faculty/Staff	91 (40%)	13 (6%)	87 (38%)	28 (12%)	0 (0%)	1 (0%)	9 (4%)	0 (0%)	229 (100%)
Visitor	55 (38%)	13 (9%)	34 (23%)	7 (5%)	0 (0%)	0 (0%)	36 (25%)	0 (0%)	145 (100%)

Parking Location

	GWU Garage/ Lot	Non-GWU Garage/ Lot	On-Street	Total
Student	73 (77%)	2 (2%)	20 (21%)	95 (100%)
Faculty/Staff	71 (78%)	3 (3%)	17 (19%)	91 (100%)
Visitor	24 (44%)	1 (2%)	30 (54%)	55 (100%)
Total	168	6	67	241
% Total	70%	2%	28%	100%

The George Washington University
Law School Library

8:30 AM - 9:30 AM | 11:30 AM - 2:00 PM | 5:00 PM - 6:00 PM
9:30 AM - 11:30 AM | 2:00 PM - 5:00 PM | 6:00 PM - 7:30 PM

STUDENT	FACULTY/STAFF	VISITOR

How did you arrive to campus today?

WALK	METROBUS
DRIVE/RIDE & PARK	RIDE BIKE
AUTO DROP OFF (i.e cab, ride from friend)	OTHER (Please Specify)
METRO TRAIN	

If you drove/rode and parked, where did you park?

GWU GARAGE OR LOT
ON-STREET
KENNEDY CENTER
NON-GWU GARAGE OR LOT
OTHER

If you drove/rode, how many individuals were in the car (including yourself)?

2

STUDENT	FACULTY/STAFF	VISITOR

How did you arrive to campus today?

WALK	METROBUS
DRIVE/RIDE & PARK	RIDE BIKE
AUTO DROP OFF (i.e cab, ride from friend)	OTHER (Please Specify)
METRO TRAIN	

If you drove/rode and parked, where did you park?

GWU GARAGE OR LOT
ON-STREET
KENNEDY CENTER
NON-GWU GARAGE OR LOT
OTHER

If you drove/rode, how many individuals were in the car (including yourself)?

2

ENTERED

STUDENT	FACULTY/STAFF	VISITOR

How did you arrive to campus today?

WALK	METROBUS
DRIVE/RIDE & PARK	RIDE BIKE
AUTO DROP OFF (i.e cab, ride from friend)	OTHER (Please Specify)
METRO TRAIN	

If you drove/rode and parked, where did you park?

GWU GARAGE OR LOT
ON-STREET
KENNEDY CENTER
NON-GWU GARAGE OR LOT
OTHER

If you drove/rode, how many individuals were in the car (including yourself)?

STUDENT	FACULTY/STAFF	VISITOR

How did you arrive to campus today?

WALK	METROBUS
DRIVE/RIDE & PARK	RIDE BIKE
AUTO DROP OFF (i.e cab, ride from friend)	OTHER (Please Specify)
METRO TRAIN	

If you drove/rode and parked, where did you park?

GWU GARAGE OR LOT
ON-STREET
KENNEDY CENTER
NON-GWU GARAGE OR LOT
OTHER

If you drove/rode, how many individuals were in the car (including yourself)?

The George Washington University

Off-Campus Survey Results

3. Transportation Mode Choice

	Private Auto	Metrotrain	Metrobus	Bicycle	Taxi Cab	Walk	Other	Total	% Total
2020 K Street	1	3	0	0	0	0	0	4	2%
2029 K Street	14	20	2	0	0	5	0	41	18%
2033 K Street	33	34	6	1	1	7	1	83	37%
2100 M Street	13	24	5	0	2	1	0	45	20%
2101 K Street	0	3	1	0	0	4	0	8	4%
2121 K Street	10	7	1	2	0	2	1	23	10%
2175 K Street	11	6	2	0	0	2	0	21	9%
Total	82	97	17	3	3	21	2	225	100%
% Total	36%	43%	8%	1%	1%	9%	1%	100%	

4. Parking Location

	Did not park	On-street	University Garage	Private Garage	Other	Total
2020 K Street	0	0	0	1	0	1
2029 K Street	2	1	7	6	1	17
2033 K Street	4	0	12	17	0	33
2100 M Street	0	2	5	6	0	13
2101 K Street	0	0	0	0	0	0
2121 K Street	2	0	4	4	1	11
2175 K Street	1	1	6	3	0	11
Total	9	4	34	37	2	86
% of Drivers	10%	5%	40%	43%	2%	100%
% of Total Surveyed	4%	2%	15%	16%	1%	38%

5. Auto Occupancy

Drove Alone	53	63%
1	11	13%
2	15	18%
3	5	6%
4	0	0%
Total	84	100%

Auto Occupancy Factor	1.67	Persons/ Vehicle

6. How often do you carpool with GWU employees?

Almost Everyday	6	3%
At least once a week	2	1%
At least once a month	0	0%
Less than once a month	6	3%
Never	183	93%
Total	197	100%

7. What time did you arrive to work today?

07:00 AM	17	8%
07:30 AM	26	12%
08:00 AM	50	23%
08:30 AM	55	25%
09:00 AM	43	19%
09:30 AM	4	2%
Other	27	12%
Total	222	100%

8. Which is more important when considering where to park?

Cost	121
Convenience	62

9. How frequently do you walk to campus (South of Pennsylvania Avenue)?

4 or more times a week	92
1-4 times per week	53
at least once a month	30
less than once a month	19
never	28