limitation on enrollment so that by the year of 1997, the University will be providing beds on campus for essentially 100 percent of those undergraduate students requiring housing. The Board further incorporates a condition requiring a showing of compliance with the housing program described in Appendix H with each subsequent University special exception application process under the 1989 Plan.

c. As to requiring all undergraduates to live on campus, the Board believes that a significant portion of the undergraduate students should be required to live on-campus. The Board finds the commitment by the University to require freshmen to live on campus in 1991 and sophomores as soon as the beds are in place, to be a significant commitment. Rather than require all undergraduates to live on campus, the Board believes a better course of action to be the proposed Director of Off-Campus Affairs Program proposed by the University in Appendix H. Assuming the University and the community are successful in the implementation of this program, the program ensures a process to alleviate potential adverse impacts and directly addresses the issues of students living off campus.

d. With regard to the issue of students living off campus, the Board agrees with the testimony presented by the University as well as several of those both in support and opposition to the application, that the issue is community-wide and not simply a university issue. The Board finds that the initial responsibility for student conduct lies with the University and in this Order, the Board is imposing conditions on the University to address the issue. At the same time, the Board understands the responsibility of the community to address the issue in terms of building and zoning violations, absentee landlords, and recognition of the conduct and rights of students, as well as the need for enforcement by public officials. The Board finds that the process agreed to by both the community and the university to work together on these issues is a positive one and encourages the parties to move quickly along those lines.

e. The Board finds reasonable the Campus Plan's proposed increase in undergraduate FTE enrollment of approximately 340 students, as described in Appendix H. The Board believes a freeze on enrollment at past or current levels unduly

Board of Zoning Adjustment
District of Columbia
CASE NO.16565
EXHIBIT NO.27A2

restricts the University in carrying out its educational mission. With the projections included in Appendix H, the percentage increase in undergraduate enrollment is 6½ percent over the life of the Plan, which is less than the 8 percent and 15 percent recently approved by this Board in two other campus plan cases. Further, the Board believes a more appropriate approach with regard to enrollment is to regulate the potential external affects, i.e., noise, traffic, parking and location of development, resulting from enrollment increase. Accordingly, the Board incorporates a number of conditions into its Order designed to ameliorate the external affects associated with additional students.

f. As to concerns about the commercialization of the University, the Board concurs with OP's finding that these kinds of uses are not inappropriate so long as they are in the furtherance of the University's essential mission and that they do not have substantial adverse impacts on the surrounding community. The Board notes that the Leavey Center, which includes guest room facilities for University guests, was specifically approved by the Board, in addition to the medical buildings located on the medical center campus. As each new building is presented to the Board, the question of impact is evaluated. The educational, research and medical functions conducted by Georgetown University on its campus are not unlike those conducted by other universities in the District of Columbia. Further, while cogeneration may be a new concept to the community, a power plant has been on the University's campus since 1968 and there are power plants located on several university campuses within the District of Columbia.

g. The Board agrees with DPW's recommendation, which is shared by ANC 2E, ANC 3D, BPAG, the Citizens Association of Georgetown and many others, that the transportation elements of the plan will have positive impacts on the surrounding neighborhood. While ANC 3B and others have raised questions about the improved South Entrance, the Board notes that the report prepared by their traffic consultant supports the recommendations of the University and DPW. The Board agrees that the improved South Entrance will have positive impacts on traffic on Reservoir Road, Foxhall Road, and the residential streets of Georgetown. The Board further finds that the impacts on Canal Road and M Street will primarily be positive and that any minimal negative impact on traffic flow during

peak period is outweighed by the substantial benefits the South Entrance will achieve. As in its approval of the 1983 Plan, the Board will condition in this Order the completion of the improved South Entrance project before the Prospect Street entrance may be closed.

h. With regard to the internal road improvements proposed by the University, the Board agrees that the north south spine with the medical center loop is an improvement over what was proposed in the 1983 Plan. The Board finds that this configuration minimizes pedestrian and vehicular conflicts. The Board agrees with DPW that the north south spine should be a two-way operation with no parking. The Board finds that the University proposal for the medical center drive to be a two-way operation with no parking is also appropriate. With regards to the realignment of the 38th Street University access point, the Board agrees with the University and with DPW. In its Order, however, the Board is conditioning its approval on remedial measures taken by DPW, in consultation with the community and the University, to minimize the use of residential streets by University traffic.

i. With regard to the concerns expressed by ANC 3B and many others in opposition that the promises made by the University be firm commitments, the Board agrees and in its Order is conditioning its approval on the University's implementation of the program outlined in Appendix H.

j. As to concerns regarding the Campus Plan's lack of specific information on the University's campus, the Board finds these arguments unpersuasive. Appendix C to the 1989 Plan, as well as the information on building priorities submitted by the University, fully provides the information required by the Zoning Regulations. Under the District's Zoning Regulations, the regulatory scheme is a two tiered decision-making process. This requires that, at a later date, the University come forward with each specific building for implementation pursuant to an approved Campus Plan. At that time, the Board will look at the specific design of the building, building materials, the allocation of space within the building, the number of employees for that structure, and many other detailed issues. For purposes of campus plan review, the Bicentennial Plan shows the location, height and bulk, where appropriate, of all proposed improvements and is

sufficient for the Board to evaluate whether the proposed use, as a whole, is likely to become objectionable.

k. As to concerns expressed about the proposed cogeneration facility, the Board approves the facility in concept. The Board emphasizes that, as with its approval in the past of the power plant and additions to that structure, the University will be required to come back to the Board with a specific case and to demonstrate compliance with the approved Campus Plan and all local and federal environmental regulations. For purposes of the Campus Plan hearing, the University has presented testimony that this facility will meet all requirements, that the use is so located so as not to be objectionable, and that the facility will be environmentally benign. The Board notes that even the opposition testimony presented by the Committee of 100 acknowledged that cogeneration plants are unobjectionable in concept. The Board notes that, in addition to federal requirements, the District of Columbia has now passed its own Environmental Policy Act. In its conditions, the Board is ensuring that the proposed facility will demonstrate compliance with the requirements. On the basis of the record before it, the Board finds persuasive the testimony by the University's engineer that a proposed cogeneration addition will be energy efficient, and will comply fully with limitations on noise and air emission, and improve ambient air quality compared to existing plant operations. The Board further notes that the record includes the Order of the Public Service Commission endorsing the concept and citing the public interest in cogeneration.

l. As to NCPC's concerns regarding the proposed Ancillary One Facility (Building F), the Board in its Order is requiring the University to address the Comprehensive Plan issues and that the proposed design be compatible with the historic character of its location at the time it comes before the Board for specific building design approval. The specific building design is not required to completely fill the building envelope as described in the Campus Plan. The Board further notes that the project will require review by the Commission of Fine Arts and that many of the design issues will be addressed in that forum, as required with all University buildings.

m. The Board finds persuasive the request of ANC 2E, 3B, and others for ten year approval of the Plan, as compared with the initial twenty year approval requested by the University.

n. The Board further finds it necessary to impose upon the University the burden of demonstrating its compliance with the housing program outlined in Appendix H with each future special exception application under the 1989 Plan for specific development proposal. The Board prefers this approach rather than those suggested by ANC 2E and others, because it will provide an opportunity for a more frequent up-dating of the University's efforts to carryout the housing program.

o. As to specific instances of student conduct off-campus, the Board agrees with ANC 2E and others who testified, that the University has proposed an innovative program to address the issue of students living off campus. The Board finds that this program addressees the impact issues stemming from student life, including noise, trash, and other conduct issues, and commends the University for its efforts to directly address the external affects associated with student life. The process that has been put in place by the University is one which the Board believes can work. The Board further finds that the commitment of ANC 2E and others, including the commitment of the student body at Georgetown University, to work together on the program is commendable. This process provides a model for other universities and will directly address student life issues in a positive and constructive manner.

67. The Board finds that the University, the community parties, and other individuals who testified at the public hearing have reached an understanding or agreement on a long term process for ongoing communications and input. At the instruction of the Board at the conclusion of the public hearing, good faith efforts were made by all who testified to meet and to reach agreement on the long term process. By letter dated August 17, 1990 and marked as Exhibit No. 129 in the record, the Board believes that agreement has been reached on the long term process. The Board commends all of those who were able to work towards this agreement and believes that it will significantly improve University and community relations in the future. As to areas of possible agreement on issues, the Board finds encouraging the progress that has taken place and urges the parties to continue working together for solutions. To the extent that agreement can be reached on any issue that changes in any

way the Campus Plan approved by the Board in this Order, the Board would instruct the University to bring those changes back to the Board at the time it comes forward with specific buildings for implementation pursuant to the Plan.

CONCLUSIONS OF LAW AND OPINION:

Based on the foregoing, findings of fact and the evidence of record, the Board concludes the applicant is seeking a special exception, the granting of which requires compliance with the requirements of Section 211 and 3108.1, and that the relief requested can be granted as in harmony with the general purpose and intent of the Zoning Regulations and that it will not tend to affect adversely the use of neighboring property. The Board concludes that the University has met its burden of proof. However, the Board concludes that it is necessary to condition its order to minimize any impacts from existing conditions and any potential impacts from planned future development.

The Board concludes that the Campus Plan is an updating and refinement of previous plans and continues the same boundaries, the same traffic limitations, and many of the same buildings and uses projected under the 1983 Plan. Accordingly, it is ORDERED that the application is GRANTED SUBJECT to the following CONDITIONS:

1. Approval of the Campus Plan shall be through the year 2000.

2. The University shall prepare a revised campus plan that is consistent with this order, and shall submit it to the Board for review. The revised Plan shall be as shown in the revised Bicentennial Master Plan (Draft #3, Revision Date 1 June, 1990) that is marked as Exhibit No. 100-D in the record, and as modified to reflect this order. The University shall submit the revised Plan no later than November 2, 1990, and shall serve all parties with copies by hand delivery. The revised Plan shall be accompanied by a table of changes that lists each page on which a page appears, parenthetically identifies the corresponding page in Draft #3, and describes the changes that appear on each page. Parties may submit comments on the revisions not later than November 21, 1990. Comments on the revisions shall be strictly limited to whether the revisions correctly or clearly reflect this Order. Any party that submits comments on the revisions shall serve a copy of the comments on the University and every other party.

3. The boundaries of the University's Campus shall be as described on pages 11 and 17 of the Plan, and marked as Exhibit No. 100-D of the record.

4. The University shall submit a special exception application to the Board for each structure or addition to an existing structure that the University proposes to construct over the life of the Plan. In addition to demonstration of compliance with applicable provisions of the Zoning Regulations and the contents of the approved Bicentennial Campus Plan, each application shall include the following:

   a. A detailed statement about the effect of the proposed building on traffic and parking, and the relationship to and impact of the request on, and the status of, development of the proposed changes to entrances to the campus.

   b. An update on the University's progress in carrying out its Housing Program as outlined in Appendix H to the Campus Plan.

5. The Housing Program described in Appendix H to the Campus Plan is incorporated in this Order and these conditions as though fully set forth herein, and shall be enforceable in the same manner as any other condition contained in this Order. That housing program includes the cap on the increase in undergraduate enrollment of 340 FTE undergraduate students as set forth herein, the University's commitment to provide new beds on campus, and the new Director of Off-Campus Student Affairs program. Further, any actual increase in undergraduate enrollment shall be conditioned upon and subject to the provision by the University of additional beds on campus to accommodate that increase. The University may provide beds by: (1) moving graduate students and faculty off campus; (2) rehabilitation of existing buildings; or (3) construction of new dormitories. The number of new students admitted to the University pursuant to the authorized increase in enrollment shall not exceed the number of additional beds that the University shall have provided for occupancy before the start of any academic semester. Further, until all Freshmen and Sophomores live on campus, no students shall be admitted to the University pursuant to the authorized increase in enrollment.

6. The University shall provide 4,080 off-street parking spaces within the campus boundary.

7. The terms and conditions of the agreement on traffic and transportation issues as set forth in a letter dated August 29, 1990 and submitted to the record as Exhibit No. 145-B are incorporated in this Order as though fully set forth herein, and shall be enforceable in the same manner as any other condition contained in an Order of the Board.

8. The University shall undertake over the life of the plan the remedial traffic and parking proposals, and shall develop new proposals to limit the effect of the University on traffic and parking.

9. When the University is ready to seek approval of the proposed Ancillary I facility (Building F), the Board will address the specific design issues for that building. In the final design of the building, the University shall alleviate the potential impact on the Palisades and the Canal, and address the compliance of the building with the Comprehensive Plan for the National Capital.

10. The University and the community must continue to work together to seek solutions to the problems associated with the Campus Plan pursuant to the long-term communication process outlined in Exhibit No. 129 dated August 17, 1990 of the record and agreed to by the parties. The goal is to provide an inclusive process for communication and information and a consistent timetable for community discussion and review.

11. The cogeneration facility is approved in concept as a part of the Campus Plan. Consideration of the specific impact and design details, including capacity, shall be the subject of an application for further processing.

VOTE: 5-0 (William Ensign, Charles R. Norris, Paula L. Jewell, William F. McIntosh and Carrie L. Thornhill to approve).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: 

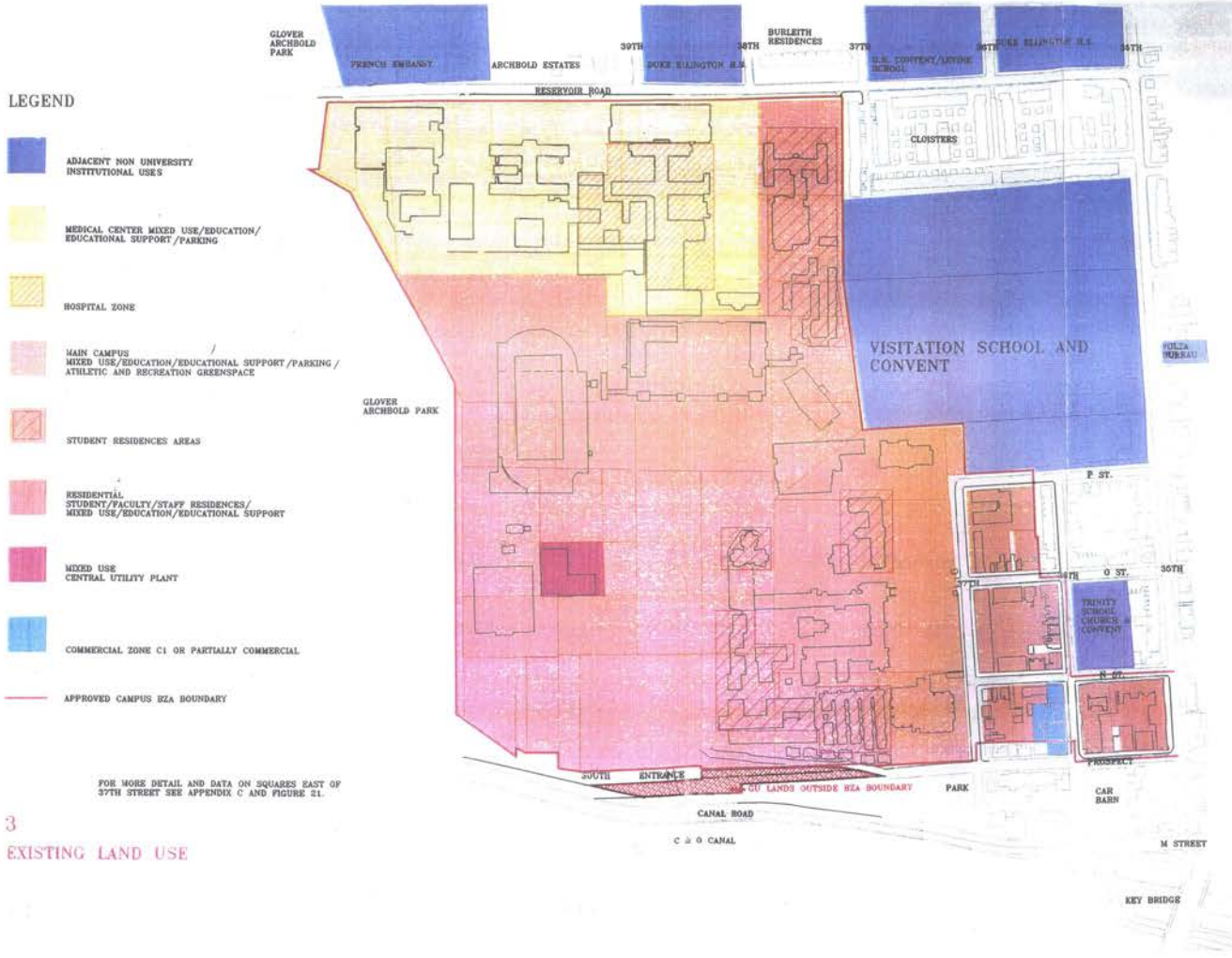
EDWARD L. CURRY
Executive Director

FINAL DATE OF ORDER: OCT 12 1990

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

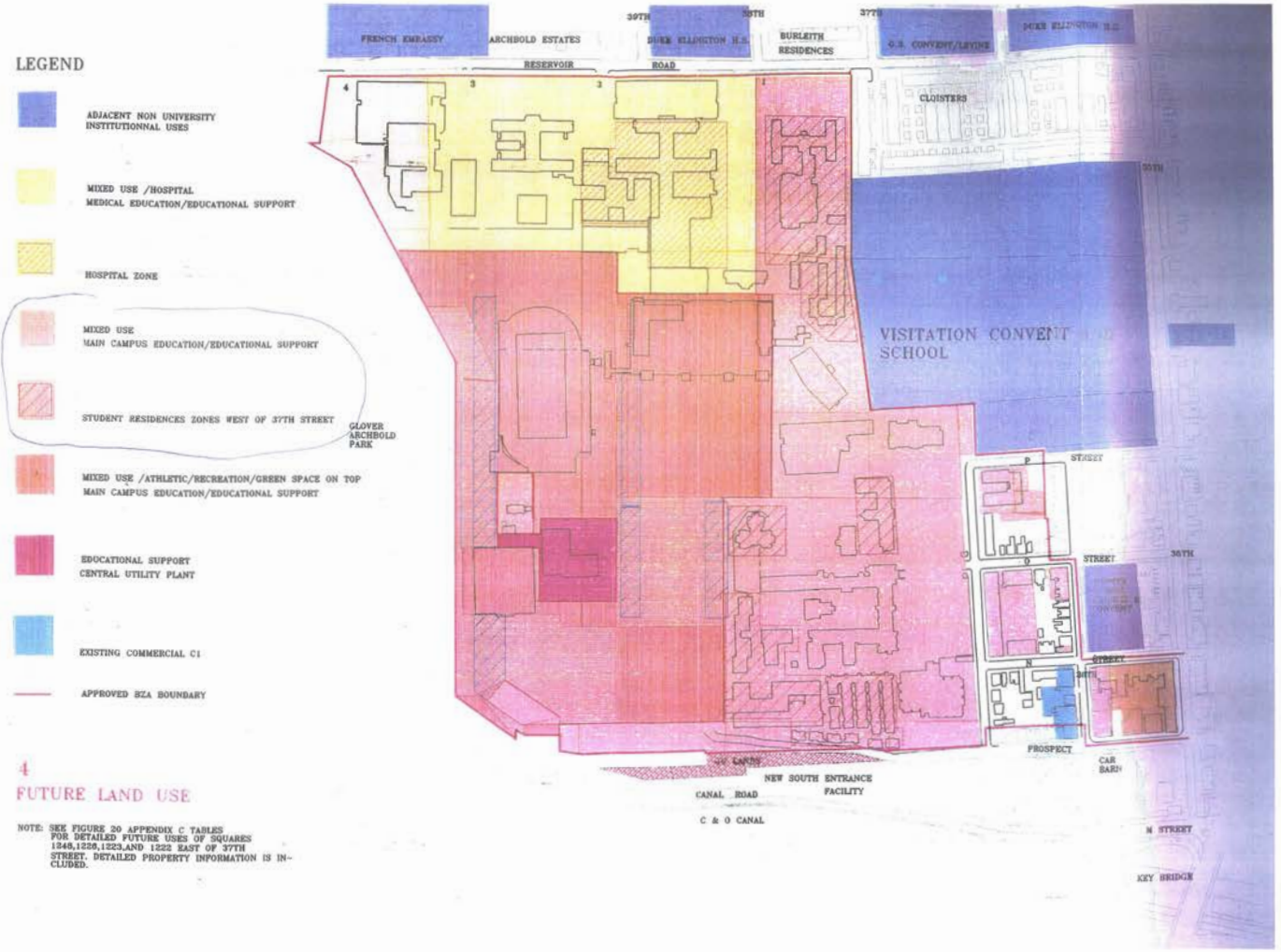
UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT.
THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

15302order/LJP66



3

EXISTING LAND USE



4

FUTURE LAND USE

NOTE: SEE FIGURE 20 APPENDIX C TABLES FOR DETAILED FUTURE USES OF SQUARES 1248,1228,1223,AND 1222 EAST OF 37TH STREET. DETAILED PROPERTY INFORMATION IS INCLUDED.

Appendix H

Georgetown University Undergraduate Housing Program

Preface:

Since the Fall of 1989, Georgetown University has been meeting on a continuing basis with a Communities Working Group ("Working Group") to discuss the University's draft Master Plan. The Working Group is composed of representatives of the following community organizations: Advisory Neighborhood Commission 2E; Advisory Neighborhood Commission 3B; Advisory Neighborhood Commission 3D; Citizens Association of Georgetown; Palisades Citizens Association; Glover Park Citizens Association; Burleith Citizens Association; Foxhall Community Citizens Association; and the Business and Professional Association of Georgetown.

As a result of the input and involvement of these community representatives, Georgetown University has prepared a Master Plan that is responsive to the needs and concerns of the community in which it lives.

As part of the Working Group process, it was recommended that the University address with specificity the issue of providing housing on campus for its undergraduate students. In particular, it was requested that the University include within its Master Plan, a program for development and construction of new dormitory space, policies that will promote on-campus housing for students, and better coordination with those students living off campus during the interim period until on-campus housing for all undergraduates is available.

In direct response to this request, the University has formulated new policies and programs for its undergraduate students and has redefined its undergraduate housing goals. As described in the following sections, the University fully intends to meet all of its obligations and to continue to work with the community toward long term solutions and improved student and community relations.

The new program is included as part of the University's Master Plan for approval by the Board of Zoning Adjustment.

IV.

Proposed University Programs

A. Increasing the Supply of Beds on Campus

Essential to the success of the proposed undergraduate housing program, is the creation of on-campus dormitory space to meet the needs of its students so as to achieve the ability to provide housing for 100% of the undergraduate student body on campus as a long-term goal. To achieve this goal and to implement the policies described herein, Georgetown University has studied the financial feasibility of increasing the supply of beds on-campus and will provide a total of 925 beds on campus by the fall of 1997. Three projects have been identified as providing the potential to increase the supply of beds on campus:

1. Rehabilitation of Loyola, Xavier and Ryder to create 225 new beds.
2. Construction of a new dormitory to create 500 new beds.
3. Reconstruction of St. Mary's to provide 200 new beds.

The addition of 925 new beds will essentially meet the University's long term goal of being able to house 100% of its undergraduates.

Under the University's current bond application, there is approximately $52M available to fund the rehabilitation and new construction of dormitory space. These funds are sufficient to finance two of the three above-referenced projects subject to the approval of the bond money, the approval of the campus plan by the Board of Zoning Adjustment, and the approval of the cogeneration facility by the Board of Zoning Adjustment. Additional monies, including a new bond application, will be required for the third project and the support of the community and city agencies will be critical as each project is presented to the Board of Zoning Adjustment for approval. The University is committed to moving expeditiously and, with the support of the community and city agencies, it is hoped that the approval process can be expedited so that the projects can proceed forward as quickly as possible so as to achieve our housing goals.

During the interim, Georgetown is committed to making a policy change so that graduate students presently living on campus will be phased off campus to accommodate the incoming undergraduate students. Since approximately 200 beds on campus are used by these students, this provides sufficient bed capacity to handle the projected increase of 85 students per year over the next two to three years until the rehabilitation and new construction projects are in place. Thus, through a combination of immediate policy changes and planned new construction, the University will be able to handle the possible increase and to phase into a position of providing sufficient beds on campus for 100 percent of its undergraduate student body as a long term goal.

GENERAL NOTES

1. Items and conditions noted or detailed are applicable and binding to similar conditions on all drawings. For conditions not noted or detailed, or conditions that are unclear, Contractor shall inform the Architect and request clarification.
2. Items shown on the drawings, but not specified are to be furnished and installed by the general contractor unless noted otherwise. All such items shall be of a quality level consistent with the general quality level of the noticed requirements.
3. Exterior dimensions are taken to face of masonry and centerlines of steel structure at additions. Interior dimensions are taken to finish face of walls, or face of interior framing when noted.
4. All rated, smoke and sound partitions shall extend to underside of deck above and be sealed. Provide fire caulking insulation where required.
5. Refer to mechanical, plumbing, fire protection, and electrical drawings for notes pertaining to their particular trades and field check against any conflicts between drawings.
6. Any items or spaces not clearly defined or indicated by notes shall be of same material and finish as items of similar use elsewhere in the building. Direct questions to the Architect for clarification.
7. All appurtenances built into or through walls, including doors, ducts, windows, louvers, grilles, mechanical work, etc., shall fit snugly and be thoroughly sealed around perimeters. Work at exterior walls shall be flashed or otherwise waterproof sealed.
8. Electric switches, outlets, thermostats, controls, risers, or other wall mounted accessories shall be installed in locations which are unobstructed by radiators, counters, fixtures, shelving or other furnishing or equipment designated for spaces shown on

ABBREVIATIONS

ABV	ABOVE	EA	EACH	JAN	JANITOR	SC	SOLID CORE
ACC	ACCESSORIES	(ELEC	ELECTRICAL)	JT	JOINT	SCHED	SCHEDULE
ACOUS	ACOUSTICAL	ELEV OR EL	ELEVATION			SECT	SECTION
ADJ	ADJACENT	ENCL	ENCLOSURE	LAB	LABORATORY	SHT	SHEET
ADJT	ADJUSTABLE	ENT	ENTRANCE	LAM	LAMINATE	SIM	SIMILAR
AFF	ABOVE FINISHED FLOOR	EQ	EQUAL	LAV	LAVATORY	SIM	SIMILAR
ALT	ALTERNATE	EQUIP	EQUIPMENT	LF	LINEAR FOOT	SPEC	SPECIFICATION
AL	ALUMINUM	EXIST	EXISTING	LT	LIGHT	SPEC	SPECIFICATION(S)
AP	ACCESS PANEL	EXP	EXPOSED			SQ	SQUARE
APPROX	APPROXIMATE	EXPAN	EXPANSION			SST	STAINLESS STEEL
ARCH	ARCHITECT(URAL)	EXT	EXTERIOR	MAS	MASONRY	STL	STEEL
A/C	AIR CONDITIONING	EJ	EXPANSION JOINT	MAT	MATERIAL	STRUCT	STRUCTURAL
		E.W.C.	ELECTRICAL WATER COOLER	MECH	MECHANICAL	SUSP	SUSPENDED
BD	BOARD			MIN	MINIMUM	SYM	SYMMETRICAL
BLDG	BUILDING	FA	FIRE ALARM	MISC	MISCELLANEOUS	S.C.D.	SOAP DISPENSER
BLK	BLOCK	FD	FLOOR DRAIN	MLD	MOLDING	S.D.	SOAP DISPENSER
BLKG	BLOCKING	FDN	FOUNDATION	MNFR	MANUFACTURER	S.N.D.	SANITARY NAPKIN DISPENSER
BM	BEAM	FIN	FINISH(ED)			S.N.D.	SANITARY NAPKIN RECEPTACLE
BOT	BOTTOM	FLR	FLOOR(ING)	MRB	MARBLE		
BSMT	BASEMENT	FLUOR.	FLUORESCENT	MTL	METAL		
		FT	FOOT OR FEET	M.O	MASONRY OPENING	TEL	TELEPHONE
CAB	CABINET	FPRF	FIREPROOF(ING)	NIC	NOT IN CONTRACT	TEMP	TEMPERED
CEM	CEMENT	FRPL	FIBER REINFORCED PLASTIC	NO	NUMBER	TH	THRESHOLD
CER	CERAMIC	FS	FULL SIZE	NOM	NOMINAL	THK	THICK
CI	CAST IRON	FT'	FOOT OR FEET	NTS	NOT TO SCALE	TYP	TYPICAL
CK	CAULK(ING)	FTG	FOOTING			T&G	TONGUE AND GROOVE
CL	CENTER LINE	FURR	FURRING	OA	OVERALL	T.B.	TOWEL BAR
CLG	CEILING	FUT	FUTURE	OC	ON CENTER(S)	T.C.	TOP OF CURB
CLR	CLEAR	F.A.	FIRE ALARM	OD	OUTSIDE DIAMETER	T.P.	TOP OF PAVEMENT
CMU	CONCRETE MASONRY UNIT	F.E.	FIRE EXTINGUISHER	OFF	OFFICE	T.P.D.	TOILET PAPER DISPENSER
COL	COLUMN	F.E.C.	FIRE EXTINGUISHER CABINET	OPNG	OPENING	T.STL	TOP OF STEEL
CONC	CONCRETE			OPP	OPPOSITE	T.S.	TOP OF SLAB
CONST	CONSTRUCTION	GA	GAUGE				
CONT	CONTINUOUS OR CONTINUE	GALV	GALVANIZED	PL	PLASTIC LAMINATE	UNFIN	UNFINISHED
CONTR	CONTRACT	GLASS	GLASS	PLAS	PLASTER	UR	URINAL
CPT	CARPET(ED)	GR	GRADE	PNL	PANEL		
CJ	CONCRETE JOINT	GWB	GYPSUM WALL BOARD	PR	PAIR	VERT	VERTICAL
C.O.	CEMENTITIOUS UNDERLAYMENT	GYP	GYPSUM	PTD	PAD(DED)	VEST	VESTIBULE
		G.B.	GRAB BAR	PTN	PARTITION	V.B.	VAPOR BARRIER
				PWD	PLYWOOD	V.T.	VINYL TILE
DBL	DOUBLE	HC	HOLLOW CORE	P.T.D.	PAPER TOWER DISPENSER	V.W.C.	VINYL WALL COVERING
DEM	DEMOLISH, DEMOLITION	HDWD	HARDWOOD	P.T.D./R.	PAPER TOWER DISPENSER/RECEPTACLE		
DEPT	DEPARTMENT	HGT	HEIGHT	P.T.R.	PAPER RECEPTACLE	WC	WATER CLOSET
DIAM	DIAMETER	HM	HOLLOW METAL			WD	WOOD
DIM	DIMENSION	HOR	HORIZONTAL	RAD	RADIUS	WP	WATERPROOF
DN	DOWN	HR	HOUR	REF	REFERENCE	WT	WEIGHT
DR	DOOR	HT	HEIGHT	REFR	REFRIGERATOR	W/	WITH
DWG	DRAWING	HVAC	HEATING/VENTILATING	REINF	REINFORCING	W/O	WITHOUT
DS	DOWNSPOUT	HOSE	HOSE BIBB	REQ	REQUIRED		
DTL	DETAIL			RM	ROOM		
DW	DISHWASHER			R.D.	ROOF DRAIN		
DF	DRINKING FOUNTAIN	ID	INSIDE DIAMETER	R.L.	RAIN LEADER		
D.P.	DAMPPROOFING	INSUL	INSULATION	R.O.	ROUGH OPENING		
D.S.P.	DRY STAND PIPE	INT	INTERIOR				
		INV	INVERT				

MATERIAL SYMBOLOGY

EARTH
GRAVEL, CRUSHED STONE
CONCRETE, PRECAST AS NOTED
CMU, FINISH AS NOTED
BRICK
NATURAL STONE, TYPE AS NOTED
STEEL
ALUMINUM
SHEET METAL, METAL AT SMALL SCALE
METAL IN ELEVATION
SOLID, FINISHED WOOD
CONT. WOOD MEMBER
WOOD BLOCKING OR BASE
PLYWOOD
WOOD IN ELEVATION
GYPSUM WALLBOARD
ACOUSTICAL PANELS OR TILE
RIGID INSULATION
BATT INSULATION
INSULATION OTHERWISE FLASHING AS NOTED
SPRAY-ON FIREPROOFING
GLASS
GLASS IN ELEVATION
CERAMIC TILE
PLASTER, MORTAR
METAL LATH
SEALANT, BACKER ROD

LEGEND

GYPSUM WALL
CHANNEL GLASS CONSTRUCTION
DOOR AND FRAME REFER TO SCHEDULE
FLUORESCENT FIXTURE
FLUORESCENT FIXTURE, SURFACE MOUNTED
DOWN LIGHT FIXTURE
DOWN LIGHT WALL WASH
SURFACE MOUNTED WALL FIXTURE
EXIT LIGHT
EMERGENCY WALL
SUPPLY WALL
TRACK LIGHT FIXTURE

SYMBOLS

Elevation or Section No. / Sheet Number
Detail Number / Sheet Number
Match Line / Elevation Number / Sheet Number
Plan Type (height A.F.F.)
High Finished Surface
Revision number
Equipment Designation
Window Designation
Storefront Designation
Louver
Column Grid Number
Door Number

PROJECT TEAM

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Division of Facilities
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(202) 687-6879 Fax

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McLean, VA 22101-3719
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Reston, VA 20190
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(703) 437-6090 Fax

Georgetown University /

Renovations to St. Mary's Hall

Reservoir Road
Washington, DC 20007

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A2.04 Third Floor Demolition Plan
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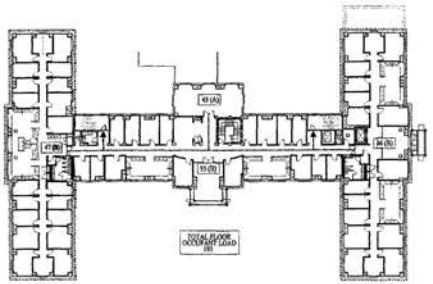
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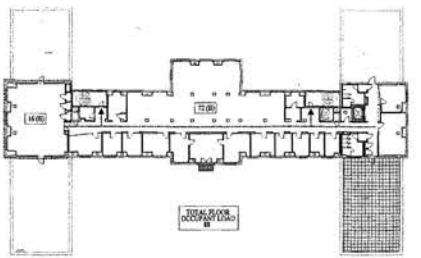
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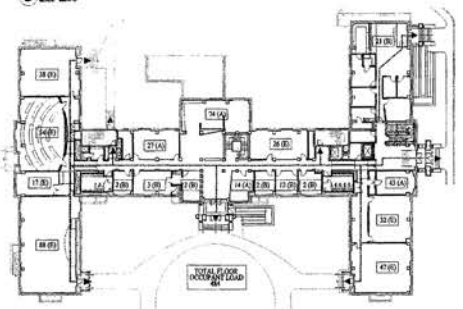
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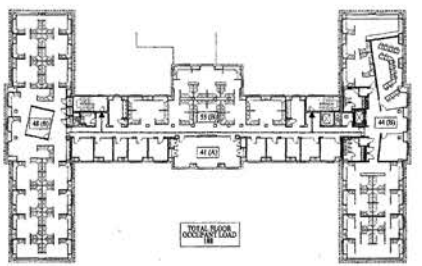
SECOND FLOOR PLAN
CODE ANALYSIS



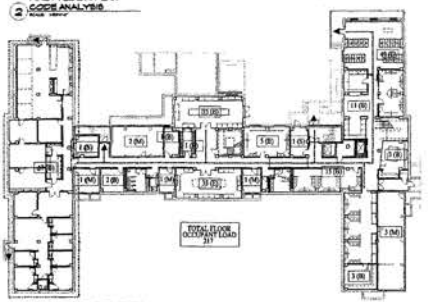
FOURTH FLOOR PLAN
CODE ANALYSIS



FIRST FLOOR PLAN
CODE ANALYSIS



THIRD FLOOR PLAN
CODE ANALYSIS



BASEMENT LEVEL PLAN
CODE ANALYSIS

KEY

Smoke Partition	
1 Hour Separation	
2 Hour Separation	
Means of Egress	
Shaft Separation	
Occupancy Load	34 (U)

St. Mary's Hall / Georgetown University
Code Analysis

This analysis prepared according the 1996 Edition of the BOCA National Building Code and the District of Columbia Regional Code Supplement, 1992 Edition.

Analysis Statement: This existing four-story building is constructed of concrete over in-place portion floor and roof system, masonry enclosure, and masonry interior walls. Current mixed use of the building (E and U) has been changed to single use (E) per BOCA approved amendment in the Georgetown University General Plan. A sprinkler and alarm system will be installed in accordance with Section 906.1.1.

The building currently is connected to a nearby building of Use Group A2 (gymnasium/student center) walkway and is separated by an existing 2-hr rated automatic rolling fire door interlocked to the alarm system. The door is being removed and this connection is being permanently closed off as part of the scope of work.

Use Group Classification: (E) Classroom / Offices / Accessory uses

Existing Construction Classification: 2B (protected) Sprinklered and alarmed.

General Building Limitations: Max Stories / Height: 5 stories / 65' (S/55') (Table 503)

(504.3 allows modification of one (1) additional story and 20' additional feet of height for automatic sprinkler system)

Total Allowable Height: 6 stories / 85'
Max. Height Provided: 4 stories / 54'

Max. Area (E): 22,500 SF per floor (Table 503)
(-can 20% area reduction per Table 506.4 = 18,000 SF per floor

(506.3 allows modification of a 100% increase in allowable area for buildings more than 2 stories in height and equipped with an automatic sprinkler system):

100% increase in area allowed: 1.0 x 22,500 = 22,500 (SCDB)

(502.2 allows modification of a 2% increase in allowable area for every 1% of corner street frontage over 25%)

This modification not used.

Total Allowable Area per Floor: 22,500 + 22,500 = 45,500
Max. Area Provided per Floor: 19,267 GSF

Fire Resistance Ratings:
Exterior bearing walls: 1 HR. (2E) (Table 602)
Exterior non-bearing walls: 1 HR. (Based on fire sep. distance)
Fire walls and party walls: 2 HR.
Interior Stairway Enclosures: 2 HR. when connecting 4 or more stories

Shafts / Elev. Hoistways: 1 HR. (712.3) when connecting less than 4 stories
2 HR. when connecting 4 or more stories

Corridor enclosures: 1 HR. (Table 1011.4)
Smoke barriers: 1 HR.
Non-bearing partitions: 0 HR.
Interior bearing walls / ext. and floor assem.: 1 HR.
Floor Construction (incl. beams): 1 HR.
Roof construction (less than 15'): 1 HR.
Roof construction (more than 15'): 0 HR.

Interior Finishes: Vertical Exits: Class I (Table 803.4)
Corridors (Exit Access): Class II
Rooms: Class III

Means of Egress: Length of Travel (1006.3): 250' (with sprinkler system)
150' (Use Group E per Table 1006.3 (SC Regulat)

Max. Floor Area per Occupant (1004.1.2):

Classroom areas:	20 net per occupant
A (no fixed seating):	1 net per occupant (standing)
A (no fixed seating):	7 net per occupant (chairs only)
A (no fixed seating):	15 net per occupant (tables)
B:	100 GSF per occupant
Storage:	300 GSF per occupant

Occupant Loads:

Lower Level:	217
First Floor:	464
Second Floor:	193
Third Floor:	188
Fourth Floor:	88

Capacity of Egress Components (w/ sprinkler system):
Stairways: 0.2 in. / person
Doors / Ramps / Corridors: 0.15 in / person
Min. Number of Exits: 2
Max. Length of Dead End Corridor:
1. 50 feet or,
2. 70' (if room plus office areas or,
3. 100' (Use Group B per Table 1020.5 (SC Regulat)
Min. Corridor Egress Width: 44 inches
Min. Stairway Width: 44 inches
60" between handrails at accessible egress.
Areas of Refuge: Not required when building is sprinklered. (1007.2 Exception 2)
Max. Slope of Ramps: 8.33
Doors: min. 32" clear

Interior Environment: Min. Ceiling Height / Habitable Rooms: 7'-0"

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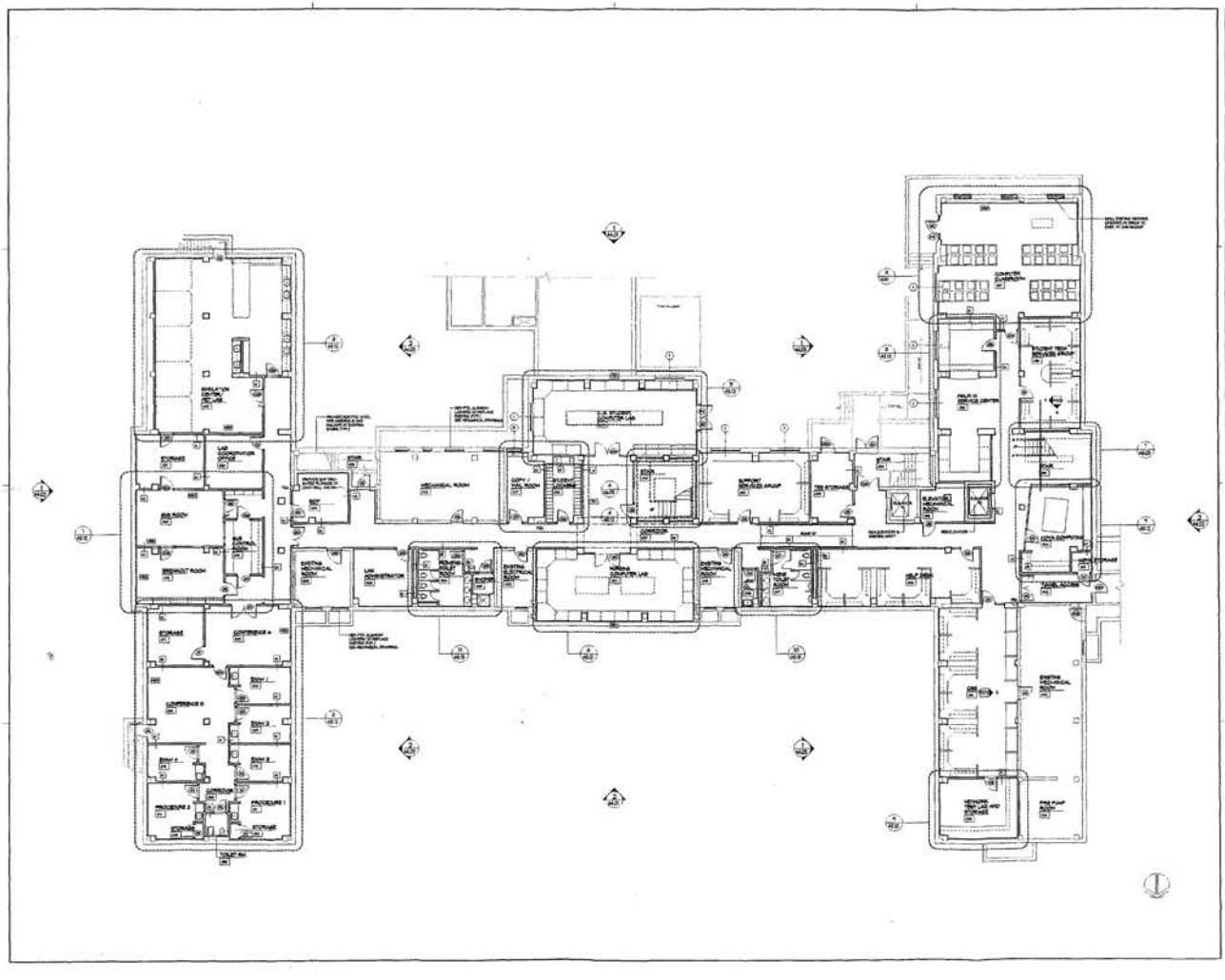
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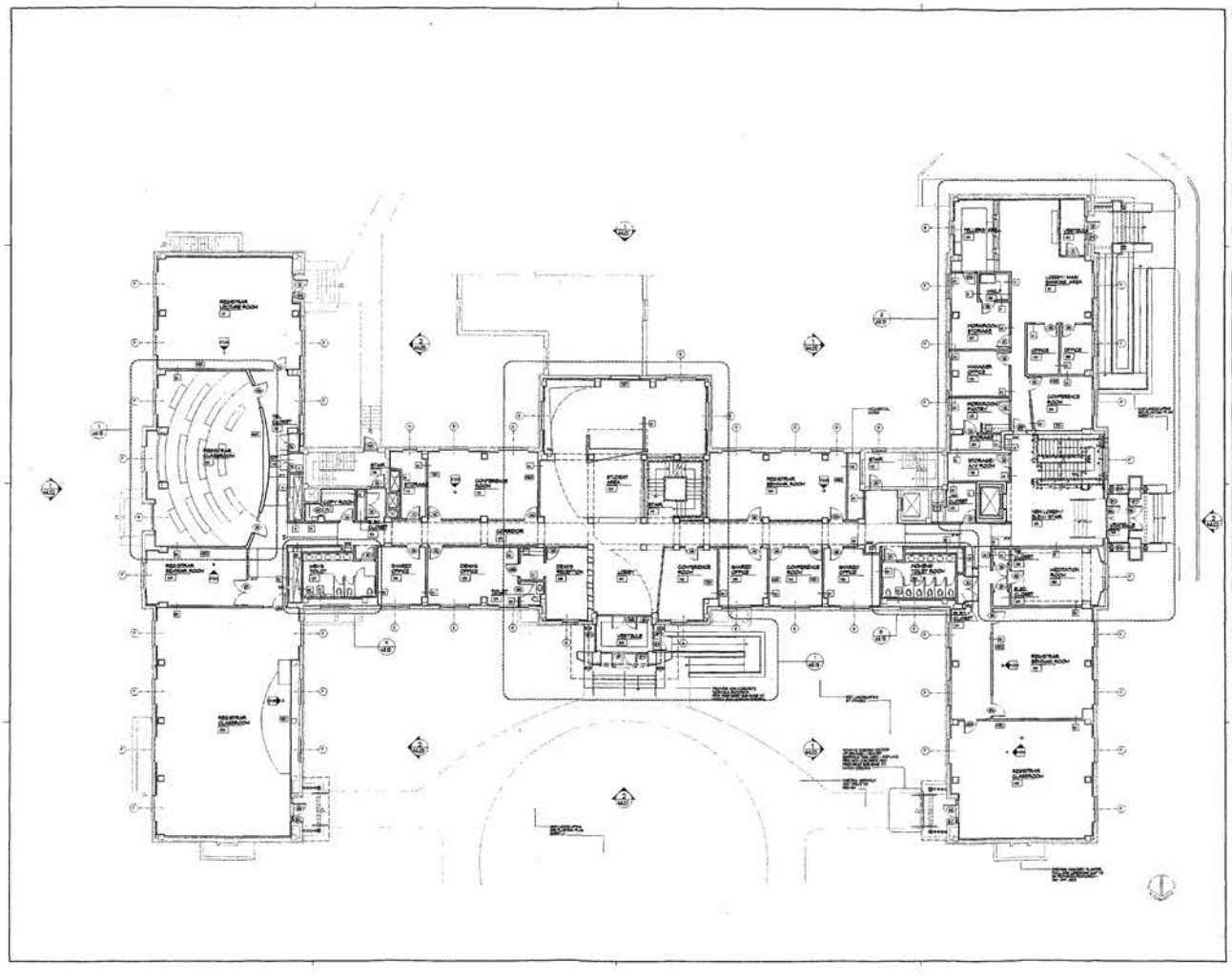
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BASEMENT FLOOR PLAN

A3.01



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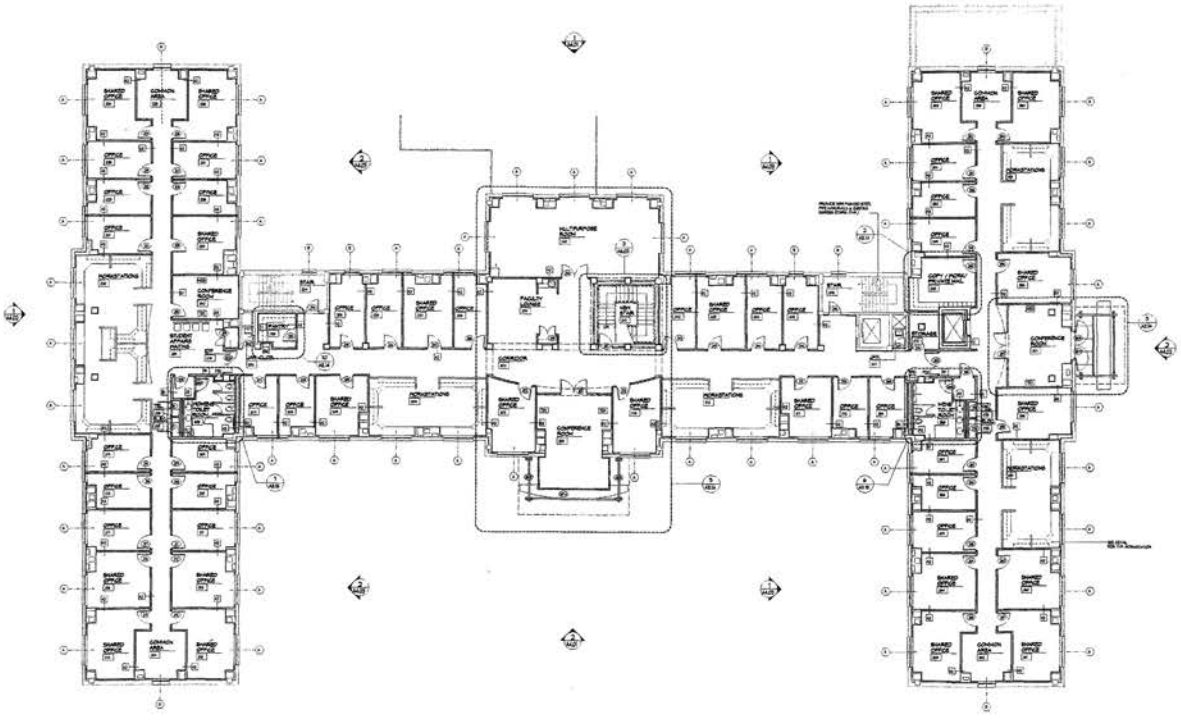
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FIRST FLOOR PLAN

A3.02



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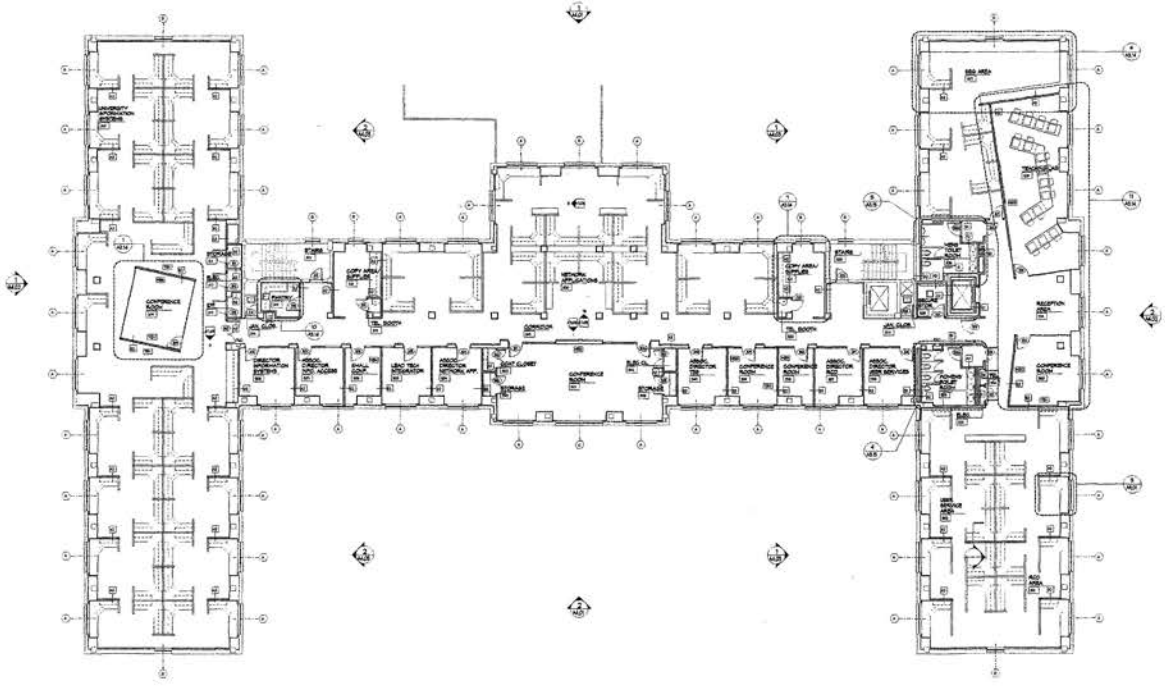
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SECOND FLOOR PLAN

A3.03



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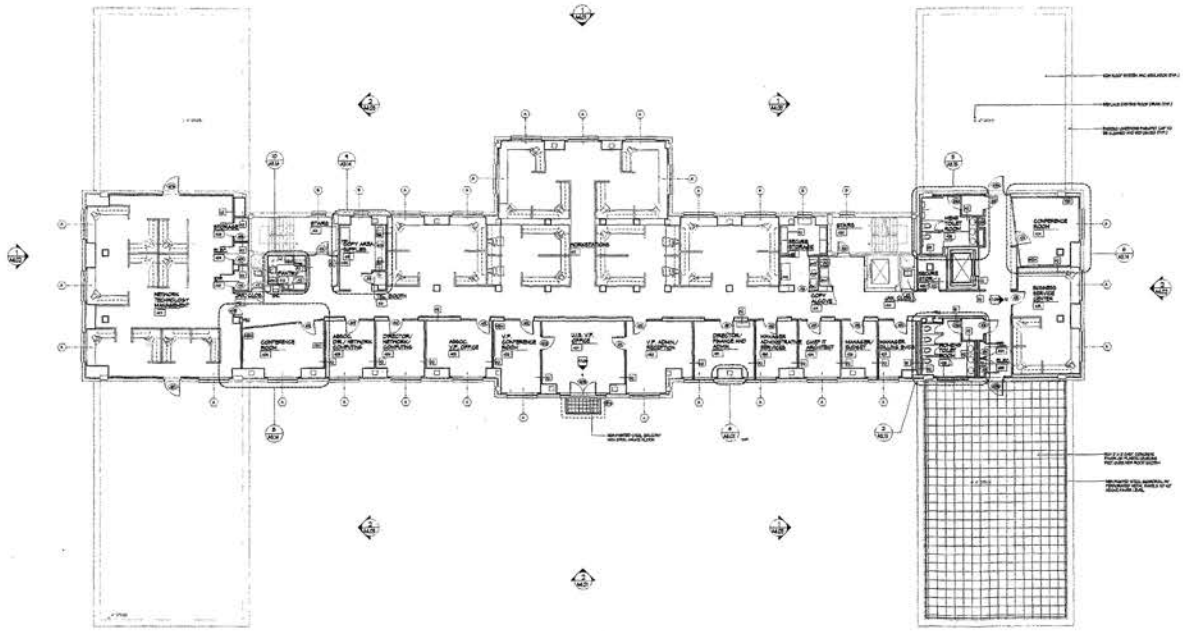
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THIRD FLOOR PLAN

A3.04



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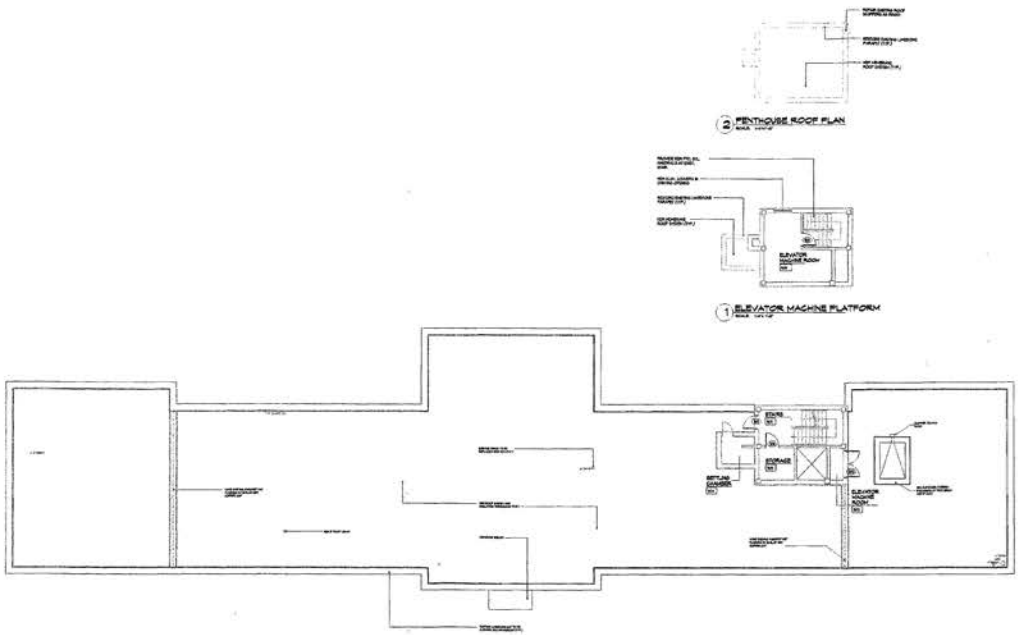
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FOURTH FLOOR PLAN

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A3.05



2 PENTHOUSE ROOF PLAN

1 ELEVATOR MACHINE PLATFORM

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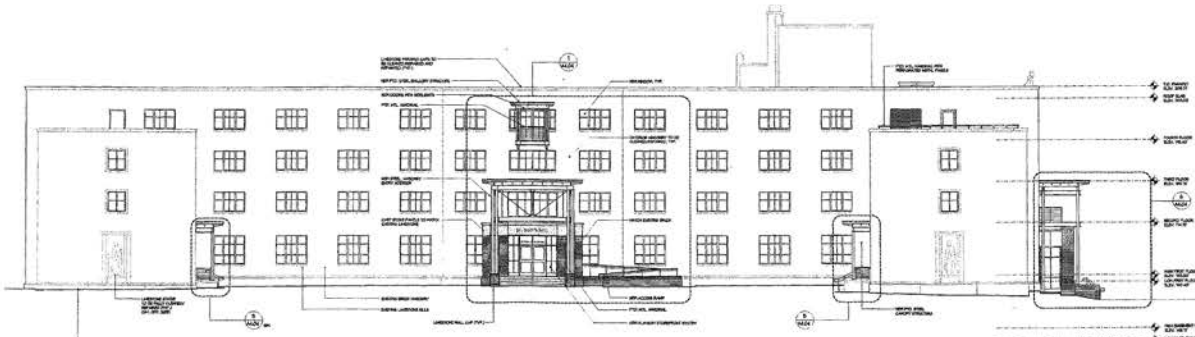
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ROOF PLAN

A3.06



1 SOUTH ELEVATION



2 NORTH ELEVATION

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NORTH & SOUTH EXTERIOR ELEVATIONS

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1 EAST ELEVATION



2 WEST ELEVATION

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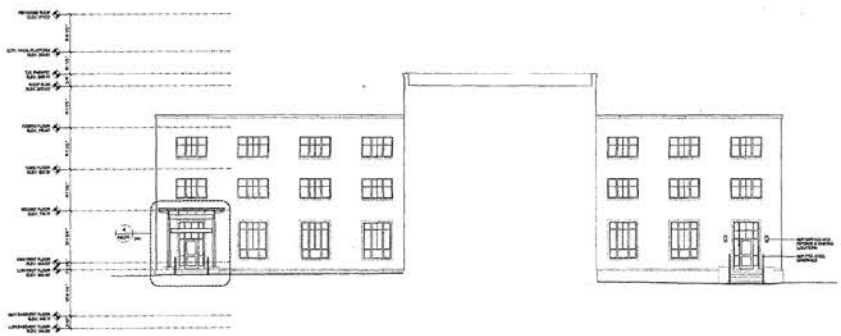
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EAST & WEST EXTERIOR ELEVATIONS

A4.02



1 EAST COURTYARD ELEVATION



2 WEST COURTYARD ELEVATION

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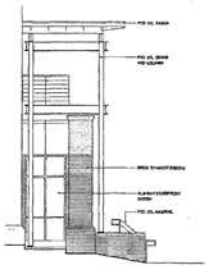
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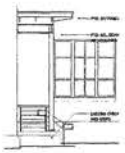
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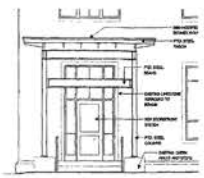
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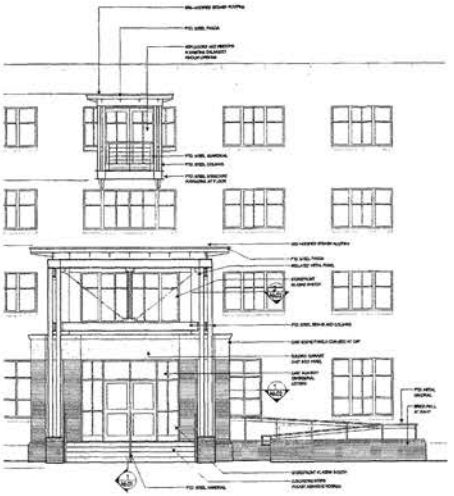
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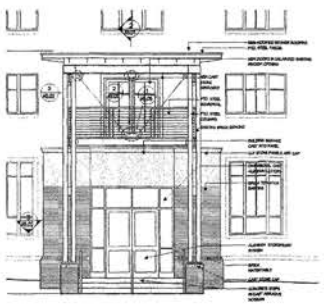
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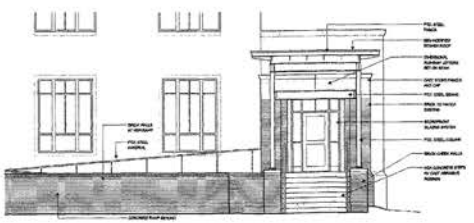
4 COURTYARD CANOPIES



1 NORTH SCHOOL OF NURSING ENTRANCE



3 WEST U.I.S. ENTRY ADDITION



2 WEST CREDIT UNION ENTRANCE

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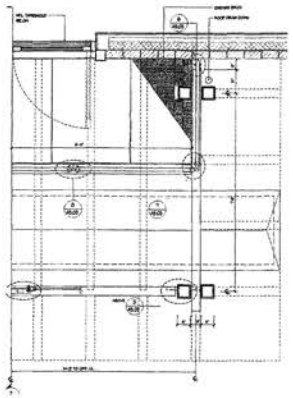
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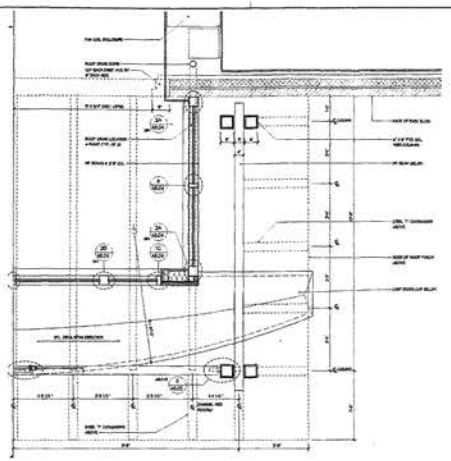
DETAIL ELEVATIONS

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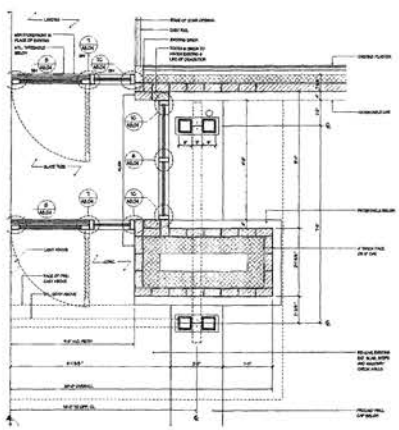
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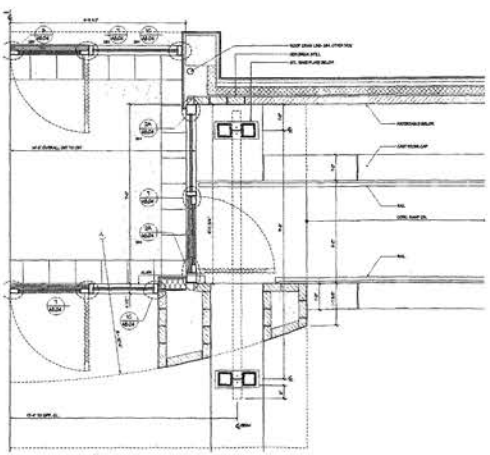
4 BALCONY ABOVE WEST ENTRY



2 NORTH ENTRY/ CONF. RM.



3 WEST ENTRY



1 NORTH ENTRY

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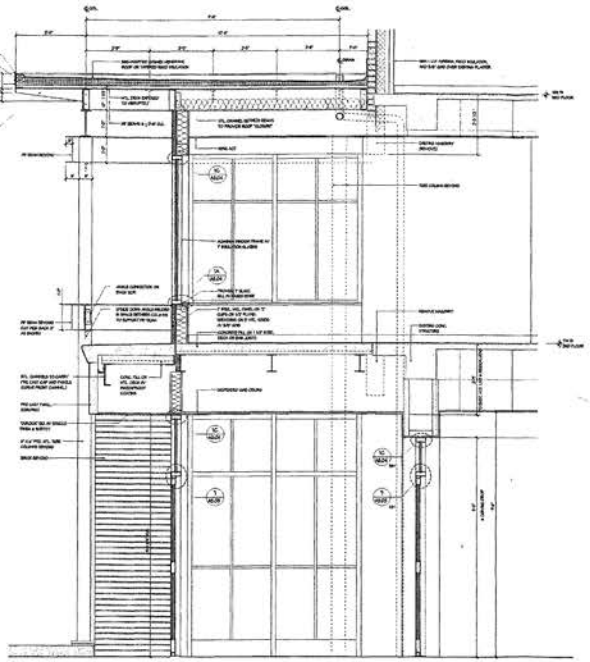
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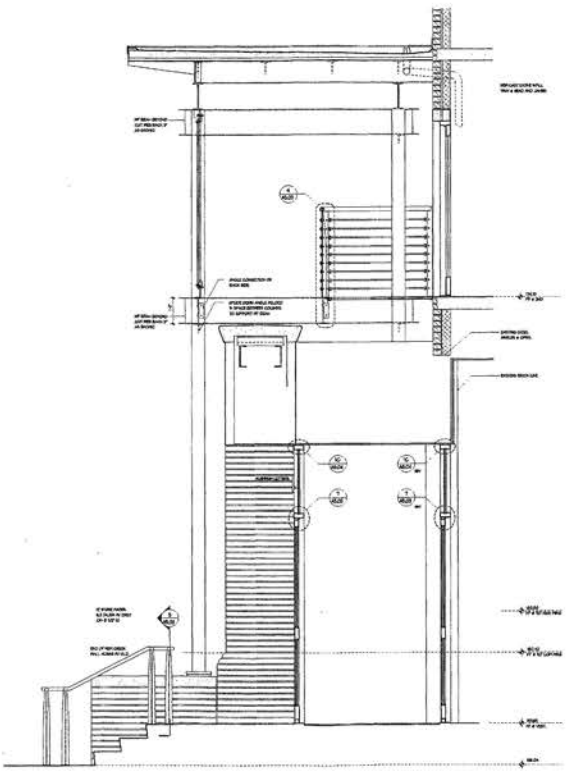
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ENTRANCE ADDITIONS ENLARGED PLANS

A5.01



1 SECTION @ NORTH ENTRY/ CONF. RM.



2 SECTION @ WEST ENTRY

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ENTRANCE ADDITIONS
SECTIONS

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A5.02

COMPARISON OF EXISTING AND PROPOSED SQUARE FOOTAGES FOR THE ST. MARY'S HALL BUILDING

AREA	EXISTING (Sq. Ft.)	PROPOSED (Sq. Ft.)
New entry canopys		196
Balcony Addition		45
Main Entry Vestibule Addition		38
Side Entry Vestibule Addition		148
TOTAL GROSS SQUARE FOOTAGE OF PROPOSED ADDITIONS		427
TOTAL GROSS SQUARE FOOTAGE OF THE ST. MARY'S HALL BUILDING	81,329	81,756
TOTAL CAMPUS FAR CALCULATIONS **Site Area** **Building Square Footage** **FAR**	 4,378,215 4,906,634 **1.12**	 4,378,215 4,907,061 **1.12**

March 23, 2000

GEORGETOWN UNIVERSITY'S HOUSING COMMITMENT AND CHANGES IN ON-CAMPUS UNDERGRADUATE BED CAPACITY SINCE 1990

Georgetown University's housing commitment, contained in Appendix H of the current (1990) Campus Plan, and approved by the Board of Zoning Adjustment (BZA), was to increase the number of undergraduate beds by 925 by the year 1997, contingent upon the University's ability to finance the beds and approval of the cogeneration facility.

Appendix H, which is incorporated by the BZA Order approving the Campus Plan, states on page 91:

> "The programs and goals described herein, including the construction of new dormitory space on campus, are necessarily predicated on ...financing... and...approval of the University cogeneration project..."
> (See similar language on page 87 of Appendix H, and Finding of Fact Nos. 22 (attached) and 24 of the BZA Order.)

As a result of concerted community opposition, including three court challenges, the University was unsuccessful in obtaining approval of the cogeneration facility.

Given the defeat of the cogeneration facility, the University could have argued that it is no longer obligated to provide additional undergraduate housing on-campus; however, the University has chosen a different course, and is now moving forward on plans to construct 780 new beds in connection with the Southwest Quadrangle project (which was approved by the BZA in March, 1999).

Returning to Barbara Zartman's discussion of the 925 beds, in Section IV of Appendix H, the University stated that it would provide a total of 925 beds on-campus and identified the following three projects as providing the potential to increase the supply of beds on-campus:

1. Rehabilitation of Loyola, Xavier and Ryder (LXR) to create 225 new beds.
2. Construction of a new dormitory to create 500 new beds.
3. Reconstruction of St. Mary's to provide 200 new beds.

The Campus Plan (and the BZA Order) made it clear that other options could be considered. Condition No. 5 of the 1990 BZA Order (attached) states:

> "The University may provide beds by : (1) moving graduate students and faculty off campus, (2) rehabilitation of existing buildings, or (3) construction of new dormitories." [Emphasis added.]

Since 1990, the University has increased its available housing supply of undergraduate beds by moving graduate students off-campus, renovating LXR, and making administrative changes with respect to occupancy.

As is set forth in Appendix F of the draft Campus Plan (2000 - 2010), the following changes in undergraduate housing capacity have been made since 1990. For ease of reference, the correct bed numbers are shown in **bold** and contrasted with the numbers Ms. Zartman compiled.

	Zartman's Numbers	**GU Numbers**
Move graduate students off-campus, freeing up space on-campus for undergraduate housing.....	___	**gained 200**
Renovation of LXR.....	gained 193	**gained 216**
Relocation of offices, conversion from faculty and administrators to student residences, and acquisition of additional townhouses.....	gained 57	**gained 77**
Copley.....	lost 9	**lost 9**
Darnall.....	lost 4	**lost 4**
Harbin.....	gained 8	**gained 8**
New South.....	no change	**no change**
St. Mary's.....	lost 215	**lost 215**
Village C.....	gained 7	**gained 7**
Alumni Square.....	gained 16	**gained 16**
Henle.....	lost 4	**no change**
Nevils.....	gained 3	**gained 5**
Village A.....	gained 2	**gained 2**
TOTAL:	gained 54	**gained 303**

When the Southwest Quadrangle project is complete, the University will have added 1,083 undergraduate beds on-campus since 1990. The University will then house 92% of its traditional undergraduate students on-campus, a percentage that is higher than any other college or university in the District of Columbia.

space figures demonstrate that many projects which were projected have yet to be built.

Existing Space.....4,280,324 sq. ft.
Proposed Space (1983 Plan).....6,179,270 sq. ft.
Proposed space (1989 Plan).....6,817,064 sq. ft.
Difference Between 1983 & 1989 Plans.....637,794 sq. ft.

22. The Bicentennial Campus Plan places a high priority on the development of on-campus housing and other facilities. The following list indicates the phasing of new development on-campus:

a. On-Campus housing: to meet its commitment to provide 925 new beds on campus by 1997, the University has identified the following three priority projects for new beds:

i. Rehabilitation of Loyola, Xavier and Ryder to create 225 new beds.

ii. Construction of a new dormitory to create 500 new beds.

iii. Reconstruction of St. Mary's to provide 200 new beds.

Other options may be considered by the University so long as the 925 beds are provided. The alternative locations for the new dorms are shown in Appendix H to the Campus Plan. The financial ability of the University to provide these new beds is based upon tax exempt bond financing, alternate financing and the construction of the cogeneration facility.

b. Educational and Educational Mixed Use: facilities for support of library, science, student activity and general academic programs are also priority needs. The following projects have been identified as needed for student educational programs and activities:

i. Podium B to provide additional classroom space and to relieve overcrowding

ii. Leavey Center addition to consolidate and expand the facilities for student health services and to provide additional space for student affairs.

c. Educational support and recreational: a cogeneration facility is priority and is needed to provide utility service for new campus development and to offset the costs associated with dormitory development and renovation.

3. The boundaries of the University's Campus shall be as described on pages 11 and 17 of the Plan, and marked as Exhibit No. 100-D of the record.

4. The University shall submit a special exception application to the Board for each structure or addition to an existing structure that the University proposes to construct over the life of the Plan. In addition to demonstration of compliance with applicable provisions of the Zoning Regulations and the contents of the approved Bicentennial Campus Plan, each application shall include the following:

   a. A detailed statement about the effect of the proposed building on traffic and parking, and the relationship to and impact of the request on, and the status of, development of the proposed changes to entrances to the campus.

   b. An update on the University's progress in carrying out its Housing Program as outlined in Appendix H to the Campus Plan.

5. The Housing Program described in Appendix H to the Campus Plan is incorporated in this Order and these conditions as though fully set forth herein, and shall be enforceable in the same manner as any other condition contained in this Order. That housing program includes the cap on the increase in undergraduate enrollment of 340 FTE undergraduate students as set forth herein, the University's commitment to provide new beds on campus, and the new Director of Off-Campus Student Affairs program. Further, any actual increase in undergraduate enrollment shall be conditioned upon and subject to the provision by the University of additional beds on campus to accommodate that increase. The University may provide beds by: (1) moving graduate students and faculty off campus; (2) rehabilitation of existing buildings; or (3) construction of new dormitories. The number of new students admitted to the University pursuant to the authorized increase in enrollment shall not exceed the number of additional beds that the University shall have provided for occupancy before the start of any academic semester. Further, until all Freshmen and Sophomores live on campus, no students shall be admitted to the University pursuant to the authorized increase in enrollment.

6. The University shall provide 4,080 off-street parking spaces within the campus boundary.

OUTLINE OF TESTIMONY OF ALAN BRANGMAN, AIA
UNIVERSITY ARCHITECT AND EXECUTIVE DIRECTOR
FOR FACILITIES PLANNING

I. Introduction

A. University Architect and Executive Director for Facilities Planning

B. Experience in the design of other major university projects

C. Other members of the development team

II. The St. Mary's Hall Building and its Relationship to the Georgetown University Campus

A. Campus context

B. Description of the existing St. Mary's Hall Building

C. Review of proposed renovations and minor addition to the St. Mary's Hall Building

1. Interior renovation to satisfy current ADA and building code standards
2. Minor addition to the front and side entrances to the building
3. Exterior work to replace windows and improve exterior landscaping surrounding the building

III. Proposed Renovations and Minor Addition's Satisfaction of the Requirements of the Zoning Regulations

IV. Conclusion

OUTLINE OF TESTIMONY OF LINDA GREENAN
ASSISTANT TO THE VICE PRESIDENT
FOR EXTERNAL RELATIONS

I. Introduction

A. Special Assistant to the President for University Relations, Georgetown University

B. Responsibilities of this position

II. Georgetown University and the Board of Zoning Adjustment Process

A. Previous Campus Plan approvals by the BZA

B. Necessity of review and approval of this Further Processing Application at this time

C. BZA Public Hearings regarding the Georgetown Campus Plan will be held on May 16, 2000 and June 13, 2000

III. Georgetown University Outreach to the Community

A. Quarterly meetings with representatives of 14 community organizations

B. Presentations by Georgetown University regarding the Further Processing application to Advisory Neighborhood Commission (ANC) 2E and the Cloisters Homeowners Association

IV. Conclusion

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OUTLINE OF TESTIMONY OF BETTE R. KELTNER, PhD, RN, FAAN
DEAN OF THE SCHOOL OF NURSING

I. Introduction

A. Dean of the School of Nursing

II. School of Nursing Facilities at the St. Mary's Hall Building

A. Existing conditions of the St. Mary's Hall building and use by the School of Nursing

B. Proposed renovation of the St. Mary's Hall building for the School of Nursing

1. Renovated space is necessary to provide students and faculty modern facilities and classrooms
2. There will be no increase in the number of students, faculty or staff in the School of Nursing as a result of this application

III. Conclusion

188164

OUTLINE OF TESTIMONY OF DAVID LAMBERT
VICE PRESIDENT AND CHIEF INFORMATION OFFICER,
UNIVERSITY INFORMATION SERVICES

I. Introduction

A. Vice President and Chief Information Officer, University Information Services Department
B. Responsibilities of this position

II. Georgetown University Information Technology Department ("Technology Department") Facilities at the St. Mary's Hall Building

A. Existing conditions of the St. Mary's Hall building and use by the Technology Department

B. Other locations on campus of Technology Department facilities

C. Proposed renovation of the St. Mary's Hall building for Technology Department use

1. Technology Department use includes administrative offices, teaching labs and computer support services
2. Renovated space is necessary to consolidate the Technology Department from its various locations on campus to one central location
3. There will be no increase in the number of staff in the Technology Department as a result of this application

III. Conclusion

188474

OUTLINE OF TESTIMONY OF MICHAEL D. BARTHOLF,
DIRECTOR,
TRANSPORTATION, TRAFFIC AND PARKING

I. Introduction

A. Director; Transportation, Traffic and Parking

B. Responsibilities of this position

II. Georgetown University – Campus Transportation Management Plan (TMP)

A. Current University Transportation Management Policies

B. This application will have no impact on the TMP

1. No increase in the faculty or staff as a result of the application
2. No increase in parking demand as a result of the application
3. No impact on the overall TMP

III. Conclusion

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Georgetown University
St. Mary's Hall – View from North (Reservoir Road)



Georgetown University
St. Mary's Hall – View from West (Entrance No. 1 Parking Lot)



Georgetown University
St. Mary's Hall – View from South (Entrance No. 1)



Georgetown University
St. Mary's Hall – View from South



Georgetown University
St. Mary's Hall – View from East (The Cloisters)



Georgetown University
St. Mary's Hall – Existing First Floor Lobby



Georgetown University
St. Mary's Hall – Typical Existing Classroom / First Floor



Georgetown University
St. Mary's Hall – Existing Third Floor Hallway



Georgetown University
St. Mary's Hall – Existing Basement Hallway



Georgetown University
St. Mary's Hall – Typical Rooms / Second – Fourth Floors

