

ZIP CODE 20007 Neighborhoods and Georgetown University

BZA
Case No. 16566
Exhibit No. 153

CAMPUS PLAN ISSUES

NO.	TYPE	DATE	NAME	QUESTION	DATE OF RESPONSE	RESPONSE
81	MedStar	3/1/00	Braun/Hillandale	23. Does the proposed partnership entail any other agreements than the three described in GU's press release (the Academic Affiliation Agreement, the Hospital Lease, and the Asset Purchase Agreement), and if so, please provide a copy or description of each additional impending agreement.	3/7/2000 Revised 5/18/00	The transaction documents for this transaction are the three documents referenced.
82	MedStar	3/1/00	Braun/Hillandale	24. Will the Medical School faculty primarily engaged in clinical work continue under the proposed partnership as tenured GU faculty or would they be asked to become either wholly or primarily employees of the Medstar-operated clinical operation?	3/7/2000 Revised 5/18/00	Medical School faculty primarily engaged in clinical work in the clinical enterprise [illegible] Medstar will become part of MedStar for the purposes of their clinical, administrat[illegible] and supervision, and related services. Their academic tenure status will be deter[illegible]
83	MedStar	3/1/00	Braun/Hillandale	25. Will the Medical School faculty primarily engaged in science and research continue under the proposed partnership as tenured GU faculty or would they be asked to become either wholly or primarily employees of Medstar?	3/7/2000 Revised 5/18/00	Medical School faculty primarily engaged in science and research functions that [illegible] Medstar will be employees of Georgetown University. Their academic tenure stat[illegible] GU.
84	Student Conduct	3/16/00	CAG	Please provide a report as to the number of complaints received by the Weekend Hotline, categorized by type of complaint, response, and disposition of those complaints, for each year since the hotline was instituted (1992). Please also include in your report the number and types of disciplinary actions resulting from calls to the hotline.	4/6/00	Information will be presented by Jeanne Lord , Assistant Dean of Students at the 4/6/00
85	Legal	3/16/00	CAG	Please identify all buildings outside the campus boundaries that are owned, leased, or otherwise used by the university and their uses.	3/23/00	Buildings outside the BZA boundary are not within the scope of the campus plan review process.
86	Legal	3/16/00	CAG	What are "University Investment" properties and/or "Endowment" properties? What are the contractual agreements related to these properties in so far as their relationship to the university and the university's use of them? Which properties are the University Investment or Endowment Properties and what are their uses?	3/23/00	The University owns and manages a number of townhouses in the immediate neighborhood. They are no longer part of the endowment but are part of the University's operations. Currently 297 students occupy townhouses and are under occupancy agreements administered by the student housing office. Several townhouses are also leased to and occupied by faculty and staff as residences, a few are used for University offices, and a few are leased to commercial enterprises (The Tombs,1789 and Weismiller's).
* 87	Legal	3/16/00	CAG	What are the properties located on the west side of 36th Street between O and P Streets (1408 through 1424), considered to be? Who owns then and who manages them? There are apparently student residences and are just outside the university's formal boundaries.	3/23/00	The University owns and manages 1408-1424 36th Street. They are used as student residences and administered by the student housing office. on-campus? counted as on-campus housing*
88	Traffic	3/26/00	Braun/Hillandale	Please explain why the computations in the Gorove/Slade 3/23/00 traffic study ("TS") fail to specify specify any range of error in terms of a "plus or minus" variation.	4/6/00	The methodology used to compute HCS levels of service in the Georgetown University traffic study is used industry wide and is accepted by DC DPW. Professionals use HCS as a tool to rate traffic conditions and recognize that it's results are based on highly variable data. Calculating a range of error would require an excessive amount of data collection and is not required for this study.
89	Traffic	3/236/00	Braun/Hillandale	Please explain why the TS, concerning both existing and projected future traffic conditions on Reservoir Road, equates "capacity analysis" with "Levels of Service" (TS, pp. 12 and 25).	4/6/00	HCS computations can be used as a tool to determine various information, including delay and vehicle to capacity ratio (v/c). Reporting the conditions of an intersection using a LOS rating system provides results in a format that is both accepted by professionals and is easy to understand by the general public. "Capacity Analysis" is often used as an abbreviated term for Highway Capacity Software analysis. Specific capacity results can be determined from the v/c ratio found on the fourth page of the signalized intersections print outs included in the technical appendix.

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1	$Policy	2/11/00	Burleith	How much will the planned renovation of St Marys for administrative space cost?	2/24/00	$9.649 million.
2	$Policy	2/11/00	Burleith	What is the current tuition, room and board, and fees for the undergraduate schools at Georgetown?	2/24/00	See Attachment A. It is also available in the Undergraduate Bulletin, in the Georgetown Public Library, Lauinger Library and on the GU web site.
3	$Policy	2/11/00	Burleith	What increase in undergraduate charges is expected in the near future?	3/7/00	The University expects the undergraduate tuition and fee increases to equal or slightly exceed inflation over the next several years.
4	Canal Road	2/10/00	CAG	The proposed Plan does not include enough information on the Canal Road entrance improvement project. What is the construction schedule for the Canal Road entrance and when is it expected to be completed? How will construction impact west Georgetown community, and which local streets (if any) will experience increased traffic loads during the construction period? What accommodations are planned to minimize the impact?	2/24/00	The construction schedule for the Canal Road entrance is under the purview of the Federal Highway Administration (FHWA). FHWA's Final Environmental Impact Statement (FEIS) is included as Appendix N of the Campus Plan. See Appendix E of the FEIS for Construction Sequencing and Maintenance of Traffic, relating to Alternate 2. Also, FHWA is holding a public meeting March 14th, 6 to 7:30 p.m., Room 301A, White Gravenor, Georgetown University. The purpose of the meeting is to make available to the public the site plan for the project; questions relating to construction issues can be posed to FHWA at that time. A copy of the FEIS is also on file in the Georgetown Public Library and GU's Lauinger Library.
5	Clarification	2/11/00	Burleith	What elements in the proposed campus plan will be used for the Business School?	2/24/00	The location currently envisioned for the Business school is AA-2, just south of the Leavey Center. This location may change depending on future facility needs.
6	Clarification	2/11/00	Burleith	What elements in the proposed campus plan will be used for the Medical School?	2/24/00	The location currently envisioned for the Medical School is MHC-1. This location may change depending on future facility needs
7	Clarification	2/12/00	Foxhall	The "Use categories" listed in the campus plan are vague and confusing. These categories must be defined in greater detail. Also we note, in the previous campus plan there were more use categories than the four specified in the current plan.	2/24/2000 Further Information 3/23/00	Use categories are purposely general to provide for flexibility and ease of reference for the BZA. The categories used in the proposed Plan are similar in definition to the previous plan's use categories. See Attachment G.
8	Clarification	2/16/00	Braun/Hillandale	In what way or ways, if any, does the "January 27, 2000" draft Georgetown Campus Plan 2000, as posted on Georgetown University's Internet web site beginning on 2/16/00, differ from the campus plan which Georgetown University's attorneys actually filed with the Board of Zoning Adjustment on 1/31/00? My reason for asking is that I would have expected to see, by 2/16/00, either a receipted copy of what Georgetown actually filed with the BZA on 1/31/00, or a statement to the effect that the 1/27/00 draft and the 1/31 filing are identical.	2/24/00	The draft dated January 27, 2000 was submitted to BZA, and the draft posted on the web page is identical to that filed with the BZA. Because of weather, we were not able to technically file until January 31.
9	Clarification	2/16/00	Braun/Hillandale	What part or parts, if any, of either the Internet-posted (1/27/00 draft) Campus Plan, or Appendix L of that plan captioned "Traffic and Parking Assessment," or (if different) any part of the plan filed 1/31/00, assess the effect on traffic on Reservoir Road, of the campus plan's proposed new construction of 432,236 gross square feet to be added as medical/health care space on the north side of the campus? My reason for asking this question is that I don't see anything in the 1/27/00 draft plan or Appendix L, and I didn't see anything in the earlier draft, that might address this question.	2/24/2000 Further Information 3/23/00	See response to question #8. **The Reservoir Road analysis is included in Attachment F.**
10	Enrollment	1/17/00	Rixey/CAG	What are the current and projected figures for all student types other than traditional undergraduates?	2/24/00	Based on current enrollments, projected figures would probably be distributed to the College, McDonough School of Business and the School of Foreign Service.
11	Enrollment	1/24/00	Polk/ANC 2E	Is there a cap proposed for the graduate students over the course of the ten year plan?	2/24/00	No. The 10,000 grad and undergraduates students cited is a projection of the maximum future growth during the term of the plan.
* 12	Enrollment	1/24/00	Polk/ANC 2E	In Appendix E shows the total number of students at 10,000. IF undergraduate students are capped at 6127 and the 1999 count of graduate students is 2589, this indicates and increase in 1284 graduate students. Is the university planning on expanding its graduate programs by 1284 students as indicated in the tables?	2/24/00	Currently the University has no plans to increase its graduate student enrollment to this level, however, the University needs the flexibility to respond to academic priorities and market changes.

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29	Housing	2/11/00	Burleith	We understand that there will be renovations of Harbin Hall, and perhaps other dormitories, when the Southwest Quadrangle is completed. Regarding these: a) What renovations are planned? B) How many beds will they displace? C) How much are they estimated to cost? D) Over what period of time will the renovations take place?	2/24/00	Harbin renovations will be completed Fall 2000 before the SWQ is constructed. Over the next five years, the University will invest over $54 million in renovations to existing dormitory facilities exclusive of the Southwest Quadrangle project. All of these projects will occur during the summer months without displacing any beds.
30	Housing	2/12/00	Foxhall	Increasing enrollment by 500 students will negatively impact our neighborhoods and requires that on campus housing be expanded. The University has refused to build a new dorm for the proposed increase in student enrollment claiming it would cost too much. This claim, without more, is not an adequate response. For example, the University could consider converting the Marriott Hotel into a dormitory. This option may not be as costly. Other options also must be considered.	2/24/00	See response to questions #23 and #25.
31	Legal	1/17/00	Rixey/CAG	Is the University required by the District of Columbia to file a new plan every 10 years, and does each project within that plan require an additional zoning exception? Does this also include each individual single-family residence that the University purchases, such as 3617 and 3619 Prospect Street NW? ALSO THE #S UNIVOLVED IN OVERALL ON-CAMPUS COUNTS? IS IT DOWN Δ OF USE FROM	2/24/00 Revised 3/23/00	All colleges and universities located in residential districts in the city are required to file campus plans with the BZA. These campus plans need to be updated periodically. In our case, our last campus plan was approved for a ten-year period. The District's campus plan process is a two-tiered process. The first tier requires Universities to update their plans, such as the process in which we are currently engaged. The second tier occurs when individual projects are ready for development and more detailed processing before the BZA. Thus, each new project within the campus boundaries which adds new gross square footage needs to go back to the BZA for a special exception. The properties at 3617 and 3619 are not located within the campus boundaries, and are being used for student housing. - WITH COORS UNIV. PLAN SCALE UP NEIGHBORHOOD?
32	Legal	1/17/00	Rixey/CAG	How are the boundaries of the campus set in the plan, i.e. inclusion of the buildings in public space rather than those only on the campus proper (examples: row houses and other buildings in Sqs 1223.1226,12487)	2/24/00	The current boundaries are unchanged since first established by the National Capital Planning Commission in 1966 and reaffirmed by the BZA and courts in 1973. The University is not requesting any change to the boundaries. See Figure 6 of the Campus Plan for details of the boundaries for the squares noted.
33	Legal	2/10/00	CAG	What other facilities is the University considering acquiring or occupying over the period of the Plan?	2/24/00	The University evaluates its space needs on a periodic basis. If the University were to acquire a building in the neighborhood, the community would be informed at that time. INCLUDE HOUSES?
* 34	Legal	2/10/00	CAG	Why not include such "off-campus" facilities in the Plan since they affect traffic and parking?	2/24/00	Those users of off-campus facilities who park on-campus are included in the campus plan traffic analysis. WHY? MEANS 99? SOUNDS UNCLEAR?
35	MedStar	1/24/00	Andrew/Foxhall	Compared with the Sept. 99 proposed building summary, the new plan proposes 1.3 million SF vs<1 million. This is entirely due to additional provision of MedStar, a group this community has not met. The plan lacks specific details on changes in pattern of medical services, e.g. more outpatient vs. admissions.	3/7/2000 Further Information 5/18/00	This information was provided by MedStar at the Community Working Group meeting, 3/07/00 . MedStar discussed financial turnaround strategies that include increasing inpatient admissions to the range of 18,000 per year and outpatient visits to an average of 3% year. The additional volume needed to return the hospital to break-even will be from recruiting private physicians to practice at MGMC in a new physician office building (POB) that would replace Kober-Cogan. The POB would house 80 physicians and 240 staff. The CON application was provided to the Working Group prior to the May 8 hearing. Meeting on May 18th will provide community with further details on traffic and parking issues.
36	MedStar	2/12/00	Foxhall	Request for meeting with MedStar representatives to have its business and architectural plans identified and explained in detail, including changes to the parking garages.	3/7/2000 Further Information 5/18/00	This information will be provided by MedStar at the Community Working Group meeting, 3/07/00 and 5/18/00. As noted in #35, CON application provides information on MedStar's plans for improving service and financial performance to the clinical enterprise. MedStar has not completed detailed architectural plans for its components of the Campus Plan. These plans will not be developed until the transfer of effective control of the hospital and other clinical components and after appropriate consultation with physicians, staff and the community.

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47	Traffic	1/17/00	Braun/Hillandale	How will these planned traffic increasing changes (including but not limited to Harbin and PAC) affect the traffic patterns around the University, especially on Reservoir Road, at periods other than "peak commuter"?	3/23/00	See Attachment F.
48	Traffic	1/17/00	Braun/Hillandale	When is "Commuter Peak period"?	2/24/00	Consistent with the FHWA EIS, the definition is 8-9:00 am and 5-6:00 p.m.. With respect to Reservoir Road, this information will be included in the traffic study currently being conducted by Gorove Slade.
49	Traffic	1/17/00	Braun/Hillandale	How does the University plan to mitigate the effects of the construction it proposes or anticipates on traffic around the university in the 2000-2010 planning period?	2/24/00	Construction traffic will comply with established DC regulations. Individual traffic control measures will be determined on the particular needs of each project on a case-by-case basis during second tier review and in coordination with DPW and the community.
50	Traffic	1/17/00	Braun/Hillandale	How will the proposed 400,000 SF on Medical/health care construction affect traffic on Reservoir?	3/23/00	See Attachment F.
51	Traffic	1/17/00	Rixey/CAG	What are the current and projected (daily and total, as applicable) figures for all users (students, faculty, staff, maintenance, visitors and tourists...) of the campus and related off-campus buildings, and what is the anticipated percentage of those that will travel to and from the university facilities by car (50% in appendix L according to 89 survey with no number for resent and future?)	Survey form provided 3/07/00 Further Information 3/23/00 & 5/18/00	The scope of the mode choice survey will be described at the 2/24/00 meeting. See Attachment D for survey form. See Attachment F for survey results. all campuses dec. only
52	Traffic	1/24/00	Andrew/Foxhall	As stated by GU over 200,000 SF adds more physicians offices, a group unlikely to use mass transit. In excess of 100,000 SF is to add self-service garage parking on Reservoir Road, in lieu of valet parking. Per appendix L, existing garages are not designed for stacked valet parking and cost is high to provide. GU not asking for an increase in the parking cap of 4080, with self-service parking right near Reservoir Rd, the number of short trips could greatly increase, Although the total cars per day is estimated by GU at 10,000 for both medical and university, it is not capped. In addition, medical visitors may come from different originations than the faculties' homes.	3/23/00	See Attachment F.
53	Traffic	1/24/00	Andrew/Foxhall	Include in Campus Plan area maps showing GUTS routes & zip codes excluded from parking permit.	2/24/00	See Attachment B for GUTS route descriptions. As stated in appendix L page 4, students who live in all District zip codes and Virginia zip codes 22201,22203,22207 east of Glebe Road, 20009, 22210 (written 22201 in draft) and 22216 may not use campus parking facilities.
54	Traffic	1/24/00	Andrew/Foxhall	Include in the Campus Plan analysis by zip code breakdown of Spring semester 2000 parking permits.	3/23/00	See Attachment E. This information is provided by city and state.
55	Traffic	2/10/00	CAG	How many, and what percentage of students, faculty , staff, visitors, etc. currently commute by private automobile to the university on a daily basis (a 50% figure was noted for the 1989 in this Plan?)	3/23/00	See response to question #51.
56	Traffic	2/10/00	CAG	How will this number (commuter%) be affected by the proposed Plan?	3/23/00	See response to question #51.
57	Traffic	2/10/00	CAG	What "off-campus" facilities in the area (such as The Car Barn, Wormley School, etc.) does the university currently own, occupy or control, and how many students, faculty, staff, visitors, etc. use those facilities on a daily basis? How do they commute to these facilities and where do those who drive private automobiles park?	2/24/00	The University owns the old Wormley School. No one currently uses the building. The University proposes to renovate it to use for its Public Policy program. The University leases space in the Car Barn for academic and administrative uses. Most employees who commute by car park on -campus or in private garages.
58	Traffic	2/11/00	Burleith	Who is entitled to pass through the lift-arm gates between south and north campus?	3/23/00	University buses and service vehicles, early morning taxis, delivery vehicles, emergency vehicles and parkers assigned to Leavey P-1 and P-2 parking levels who enter campus from the north may pass through the east gate. Only service vehicles with transponders are able to pass through the west gate.
59	Traffic	2/11/00	Burleith	How many passes are granted for the lift arm gates?	3/23/00	Approximately 500 parkers assigned to park in Leavey P-1 and P-2 and access from and exit to the north have been issued access cards to pass through the east gate. Only service vehicles with transponders are able to pass through the west gate.