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November 14, 2001

Ms. Jerrily Kress
Director, Office of Zoning
441 4th Street, NW
Suite 210
Washington, DC 20001

Re: Georgetown University Campus Plan
BZA Application Nos. 16566 and 16566A –
Revised Campus Plan

Dear Ms. Kress:

On behalf of Georgetown University, in accordance with the Orders issued by the Board of Zoning Adjustment ("Board") in BZA Application Nos. 16566 and 16566A, enclosed please find an original and 10 copies of the revised campus plan that is consistent with the Board's approval of the campus plan application. In addition, we have also included 11 copies of a table that lists each page on which a change in the campus plan appears and a description of the change. Copies of the revised campus plan and the table of changes are also being hand-delivered to the parties on this date.

If you have any questions or comments, please feel free to call us at (202) 663-8000.

Respectfully submitted,

Maureen E. Dwyer

Paul A. Tummonds

cc: See attached Certificate of Service

Document #: 1184563 v.1

BZA
Case No. 16566A
Exhibit No. 257

Board of Zoning Adjustment
District of Columbia
CASE NO.16566
EXHIBIT NO.257A1

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CERTIFICATE OF SERVICE

I hereby certify that copies of the attached document were hand-delivered this 14th day of November 2001, to the following parties:

Advisory Neighborhood Commission (ANC) 2E
c/o Jellef Boys Club
3265 S Street, N.W.
Washington, D.C. 20007

Hillandale Homeowners Association
Scott Anderson, General Manager
Charles R. Braun, Esq.
3939 Hillandale Court, N.W.
Washington, D.C. 20007

Georgetown Residents Alliance
Don W. Crockett, Esq., Chairman
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Washington, D.C. 20007

Burleith Citizens Association
Patricia Scolaro, President
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Washington, D.C. 20007

Foxhall Community Citizens Association
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Cloisters in Georgetown Homeowner's Association, Inc.
Stephen A. Hopkins, President
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Barbara B. Downs, President
3222 N Street, N.W.
Washington, D.C. 20007

Paul A. Tummonds, Jr.

ORIGINAL

November 14, 2001

FINAL BZA SUBMISSION

GEORGETOWN UNIVERSITY
CAMPUS PLAN
2000

BZA
Case No. 16566
Exhibit No. 257-A

Office of the University Architect
University Facilities
West Lobby - New South

November 14, 2001

FINAL BZA SUBMISSION

GEORGETOWN UNIVERSITY CAMPUS PLAN 2000

Office of the University Architect
University Facilities
West Lobby - New South

ORIGINAL

Georgetown University Memorandum

Date: November 14, 2001

To: Board of Zoning Adjustment

From: Alan Brangman, AIA
Office of the University Architect

RE: Table of Changes to the Campus Plan Document

The following changes have been made to the May 30th 2000 Submission of the Georgetown University Campus Plan 2000 Document:

1. **Campus Plan document -**
   Date has been changed from "May 30, 2000" to "November 14, 2001"

2. **Page 10, first paragraph -**
   The text shown stricken was deleted; the text underlined was added.

   "The University ~~requests that the cap be increased by 500~~ shall not increase the number of traditional undergraduate students ~~over the life of the plan~~ above the cap of 5,627. ~~This increase will be phased in over the life of the plan, similar to historic trends, to permit the University flexibility in academic planning to meet its academic mission. At the time of the 1989 Plan review, the BZA recognized that community concerns over enrollment were best addressed through regulation of potential external effects of noise, parking, traffic and the location of development. (See BZA Order No. 15302, p.31.) The proposed plan seeks to mitigate these impact concerns through thoughtful, responsible planning and policy implementations~~."

3. **Page 19, 3. Number of Students –**
   The text shown stricken was deleted; the text underlined was added.

   "The Plan will not create objectionable conditions because of the number of students. ~~As previously stated,~~ The traditional undergraduate enrollment ~~is expected to~~ shall not increase ~~by no more than 500 traditional undergraduate~~

~~students~~ above the existing cap ~~over the life of this plan~~. ~~This increase will be gradually phased in, similar to the pattern of the last 10 years. This level of increase allows the necessary flexibility for academic and fiscal planning~~."

4. **Appendix E Housing and Enrollment –**
   a). Chart "Undergraduate Enrollment (FT Traditional)" – Proposed Enrollment increase changed from "500" to "0"
   b). Chart "Undergraduate FT Traditional Projections" – Projections for 2001 – 2010 changed from "5727,5777,5827,5877,5927,6027, 6077, 6127" to "<=5627" for all ten years.

5. **Appendix G Office of Student Affairs –**
   a). **Section 2.A. "Mission" number 3** – The text underlined was added.

   "(Copies of the Code of Student Conduct are distributed to students annually and students are required to certify in writing that they agree to adhere to the code.)"

   b). **Section 2.C. "Educational and Community Outreach:" number 2** - The text shown stricken was deleted; the text underlined was added.

   "~~**Weekend** **Hotline: (687-8413)** The Hotline is a means of communicating with Georgetown about problems at student houses in the community. This telephone service operates on Friday and Saturday nights from 9:00 PM until 3:00am and on other designated holidays when students may not have classes on Mondays~~ is staffed 24 hours per day, seven days per week by University personnel who keep a detailed record of each complaint received and forward each complaint to the appropriate authorities for immediate response."

6. **Appendix H Reaching Out to the University's Neighbors – Page three, bullet two- the text underlined was added.**

   "*Weekend Hotline and On-Site Response.* The Office of Student Affairs established a weekend hotline in 1992 and added an on-site response program in 1996. The hotline is now staffed 24 hours per day, seven days per week and is a resource for neighbors who are experiencing problems with off-campus student conduct."

7. **Appendix M Transportation Initiatives and Management Plan – Section 4 page 2 Add fifth bullet:**

   "To work with the Community, MedStar, and the Department of Public Works as part of a cooperative team effort to look at mitigation strategies for Reservoir Road."

ORIGINAL

November 14, 2001

FINAL BZA SUBMISSION

GEORGETOWN UNIVERSITY
CAMPUS PLAN
2000

BZA
Case No. 16566
Exhibit No. 257-A

Office of the University Architect
University Facilities
West Lobby - New South

GEORGETOWN UNIVERSITY 2000 CAMPUS PLAN

Final November 14, 2001

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Campus Plan

Final - November 14, 2001

I. The University and the District of Columbia

A. History of the University

Founded in 1789, the same year as the U.S. Constitution took effect, Georgetown is the Nation's oldest Catholic University. What began as Georgetown College, a small gathering of 12 students and a handful of professors, has grown into a major international university that includes four undergraduate schools, respected graduate programs, a law school and a medical school. As America's first Catholic bishop and a strong supporter of the American revolution, John Carroll, S.J. firmly believed that a Catholic institution could make a major contribution to the political, cultural, and educational life of the fledgling nation. In 1789, he acquired the deed to a plot of land overlooking the Potomac River outside the village of George-town--a thriving tobacco port in Maryland--the site of the "Academy at George-town." In the great tradition of American religious tolerance, the school was to be "open to citizens of every class and students of every religious profession." The vision of founder Carroll still guides the university in its commitment to Catholic, Jesuit education in the liberal arts tradition, with respect for diversity and open dialogue in the pursuit of truth.

Between its founding in 1789 and the end of the Second World War, Georgetown University's growth was gradual and incremental, integrating the simple but clear gridiron plan of the neighboring community with a traditional pattern of academic quadrangles. The first buildings erected on the rolling hillside of the Maryland tobacco port of Georgetown were the relaxed Georgian style brick structures of McSherry in 1792, Old South and Old North in 1795 with east west orientations opening to views of the Potomac and rural Rosslyn. The additions of Gervase and Mulledy Halls in 1830 and 1833 began to suggest an open-ended quadrangle organization, later enclosed by the construction of Healy Hall in 1879 by Smithmeyer & Pelz, architects of the Library of Congress.

The building's namesake, Patrick Healy, son of a Georgia slave, was the first African-American President of a major college in the United States. In 1886, the college adopted the official colors of blue and gray, symbolizing the reconciliation of the north and south following the Civil War.

The principal façade of Healy was oriented toward the city and not the river, signaling the University's desire to present itself as an institution of national importance and with a relation to the community. With its

boldly scaled greystone façade, influenced by the late medieval architecture of France and Flanders, Healy has since been the visual embodiment of the soul of Georgetown. It was built as a residential college building similar to English models wherein student living quarters and academic facilities are contained under one roof. At its rear, a more reserved red brick façade defined the eastern edge of the quadrangle started by Old North and South, Gervase and Mulledy. The construction of Dahlgren chapel, Maguire and Ryan continued this pattern.

The addition of New North to Old North in 1926 marked the introduction of another multi-use facility. In 1932 and 1933 the construction of gothic-inspired Copley Hall and White Gravenor on the former athletic fields helped to further define the University's primary new quadrangle, Healy Lawn, and reinforced its orientation toward the neighborhood of Georgetown. This quadrangle was later completed with the addition of Lauinger Library in 1967. The playing fields migrated to the western edge of campus, on the hilltop north of the Observatory. In 1930 the Medical School moved from N and 35th streets to the newly constructed Medical Dental building along Reservoir Road, contributing to the development of this previously remote corner of the grounds separated by a wooded valley from the original campus buildings.

In the post-war period, Georgetown expanded rapidly and the formal quadrangle organization was abandoned. The construction of the main hospital building in 1947, St. Mary's Nursing School in 1956, and hospital-related Gorman and Kober-Cogan buildings in 1959 solidly established the presence of the Medical Center on the campus. The addition of New South in 1959, and Harbin and Darnall Halls in 1965 accommodated the need for student housing. Also at the time, a concerted effort was made to develop athletic facilities with the construction of McDonough Gymnasium in 1951 and later Yates Field House in 1971. The Edmund Walsh building for the School of Foreign Service, constructed in 1958, was the campus' first purely academic building, while a surge of interest in scientific and technological research led to the construction of the Reiss Science building of 1962.

Medical Center Buildings, including the Pre-clinical Science, Marcus Bles, Dahlgren Medical Library and Basic Science Building, were all constructed in 1972. In 1980, the construction of the Bunn Intercultural Center marked the last academic building addition to the Georgetown campus.

The succeeding two decades have been marked by the construction of a number of residential facilities, including Henle Village in 1976, Village A in 1978, Alumni Square in 1983, and Village C in 1987, and

conversion of Nevils in 1983. The University confirmed its commitment to a residential campus by more than doubling the number of beds for undergraduate students.

The Leavey Center, completed in 1988, adopted the podium approach consistent with the 1989 Campus Plan by accommodating three levels of parking above grade topped with a mixed-use educational building. (See Figure 1.)

"Through this impressive record of aspiration, imagination, and hard work, Georgetown University has educated thousands of young men and women, healed the sick, served as an engine of intellectual discovery, and trained professionals in law, medicine, business, diplomacy and the clergy---all within the frame work of a distinctive set of traditions. Because of the excellence of its academic and professional programs, its strategic location in Washington, D.C., and its global reach, Georgetown attracts students---tomorrow's leaders--- from the entire world. Georgetown's faculty members are among the nation's finest, renowned in fields ranging from diplomacy to bio-ethics. Bishop Carroll's small academy has developed into a comprehensive university of international stature." Leo J. O'Donovan, S.J. *President*, Georgetown University

B. Campus Mission

Since its inception, the University has recognized the importance of its location in Washington and its national and international prominence. The rich cultural and political environment offers opportunities to students, faculty and community alike in research, academics, and practice. The Georgetown campus remains at the heart of a Georgetown education. The intimacy of the university community belies its national and international reputation. The development of the campus is guided by the desire to maintain this quality of intimacy within the larger urban fabric while providing the intellectual and physical environment necessary to support the university mission.

Georgetown University, the oldest Catholic University in the United States, is committed to providing excellent undergraduate, graduate, and professional education in the Jesuit tradition. Georgetown is dedicated to advancing knowledge on the frontiers for scholarship. Georgetown strives to be a place where responsibility for all life and environment informs the search for truth; where teaching and research inspire the cultivation of character; and where an international and diverse community of men and women of all faiths nurtures the conviction that life is lived well only when it is lived generously in the service of others.

The University is committed to developing a Campus Plan:

- Respectful of the University's historic character and sympathetic to the city's urban fabric.
- Supportive of our approach to educating the whole person---the mind, heart, body, and spirit.
- Supportive of the city and our neighboring community by sharing the educational, recreational and cultural resources of the campus.

C. Outreach Opportunities and Services

Georgetown's tradition of community service has a long and distinguished history. It is central to our mission of teaching, research and healing. From community service on all campuses, to health research and patient care at the Medical Center, to the public service careers of many Georgetown graduates, commitment to service is fundamental to a Georgetown education.

As one of the founding members of the Campus Compact, a national consortium of universities committed to community service, Georgetown has long been a leader in developing innovative programs to provide services to those in need and learning opportunities for students. Examples of students' commitment to service include the After School Kids Program (ASK) that reaches out to at-risk youth through tutoring, mentoring, and job preparation and Sursum Corda Tutoring and Family Literacy Program, which students began 27 years ago in the northwest Washington housing community. Other programs include the Schiff Scholars Program run by Georgetown's Center for Minority Educational Affairs which selects 50 District youth seventh graders to participate in academic enrichment and educational activities to help them succeed in school. Since the first "class" of Schiff Scholars selected in 1989, all the students completing the program have gone on to college. Altogether, more than two-thirds of undergraduates participate in service activities during their four years at Georgetown. (See Appendices H,I and J.)

Georgetown's professional schools provide numerous community service activities, enabling faculty and students to use their expertise for those in need. Each year, several thousand Medical Center volunteers evaluate, treat, and educate more than 50,000 people in the Washington, D.C. area. The Law Center operates 13 acclaimed clinical programs that together constitute the largest public interest law group in the country.

Georgetown upholds the Jesuit mission to educate men and women for the service of others by extending the talents of its faculty, staff and students in community-based work in order to deepen their understanding of community and social justice, and to explore the relationship between service and academic

theory. In addition, the University extends its social, educational and recreational resources in service to the neighboring community and the District of Columbia. These programs include town-gown partnerships with local community associations, school outreach, community outreach, student outreach, neighborhood revitalization, research initiatives, legal advocacy, and community access to campus. Among these contributions are:

- A world class medical center and hospital.
- Lectures and symposia on a wide range of topics by prominent public figures and scholars.
- Use of the Lauinger Library with over one million volumes and cutting edge research tools.
- Performing arts and other cultural events.
- Use of the recreational facilities, including community memberships to the Yates Field House.
- Youth summer camp program.
- Volunteer and Public Service Center.

The University sponsored over 140 community service programs in the year ending June 30, 1998. Not all programs were able to estimate the number of volunteers and individuals served, however of those that could make estimates, over 5,300 volunteers served over 95,000 individuals, most of which live in the District.

D. Economic Contributions

Higher education is an integral part of the vitality of the Washington Metropolitan region. According to a 1995 report prepared by the Consortium of Universities of the Washington Metropolitan Area, higher education contributed over $12 billion to the region's economy, which represents one out of every five non-governmental dollars of economic activity. In addition to the social, educational, cultural and recreational resources it provides to the community, the University is a significant economic force in the local economy. The University supports the city and its residents through direct payments for goods and services as well as taxes, in employment opportunities, in financial aid to students, and indirectly through consumer activities of its students, staff and visitors.

For the fiscal year 1998 alone, Georgetown has contributed directly to the District's economy in the following:

- Paid approximately $103.6 million in salaries and wages to D.C. employees.

- Paid approximately $3.48 million in the purchase of goods and services from vendors located in the District, $1.l4 million of which was with 312 D.C. Minority Business Employers (MBE's).
- Paid approximately $8.7 million in taxes to D.C.
- Provided $21.4 million in student financial aid, scholarships and loans to 949 students from D.C.
- Educated 10,582 alumni who now reside in the District. There are 39% more alumni residing in D.C. than there were in 1989 when the last campus plan was submitted to the Board. These residents are significant contributors to the tax base and stimulate the economy.

II. Campus Plan Overview

A. Campus Plan History

Since the adoption of the 1958 Zoning Regulations, Georgetown University has submitted nine campus plans to the Board of Zoning Adjustment for review and approval. All of the property proposed for inclusion in the present plan was included in the previous plans. The plan's campus boundaries include, with certain exceptions, land owned and actively devoted to the University use for over 200 years.

The University's most recent campus plan approval was its 1989 or Bicentennial Campus Plan which was approved by the BZA in 1990 (BZA Order No. 15302) and which has guided campus development over the last ten years. That campus plan refined and updated University programs and policies set forth in the previous 1983 Plan. In many respects, this campus plan continues those same traditions and policies that have worked well for the University.

Since the approval of the 1989 Campus Plan, the University has had ten projects approved as special exceptions by the BZA, six of which were granted by bench decision. Among the projects approved and constructed were needed improvements to the medical center facilities, including the Perinatal Building to provide a medical center for the care of infants and their mothers (BZA Order No. 15435), the new medical research building (BZA Order No. 15519), and the additions to the Hospital, Concentrated Care Center, Basic Sciences Building and the Bles Building (BZA Order No. 16075). In fulfillment of its commitment to provide additional campus housing, the University also added new beds on campus by renovating and adding to the

Loyola, Xavier and Ryder residence halls (BZA Order No. 15701), by adding to the Darnall Hall residence (BZA Order No. 16100) and by developing a major new residence hall on campus – the Southwest Quadrangle (BZA Order No. 16427) – which will add 780 beds to the on-campus housing supply. The accessory use of a child development center located within Poulton Hall was deemed not inconsistent with the 1990 campus plan and land use designated in that plan (BZA Order No. 16246). All of these new facilities have been designed to carry out the University's academic mission and to provide the highest quality living, learning and working space on campus.

The University has lived up to all of its commitments in the 1989 Campus Plan, many of which are continued again in this Campus Plan. As promised in 1989, the University has increased its supply of on-campus housing and has also developed its highly effective program to regulate the conduct of students living off-campus. Further, the quarterly meeting process with the community has proven to be an effective tool in addressing community issues and in developing an ongoing dialogue between the University and its neighbors. This campus plan continues and enhances those programs to ensure that the University will have no objectionable impact on its surrounding community.

B. Campus Plan Goals

Georgetown University stands at a critical juncture in its history. To maintain and improve its leadership position in higher education, Georgetown must expand its Catholic, Jesuit tradition of scholarship, service and faith and its 200-year record of achievement to meet the rapidly developing demands of the twenty-first century. The goals of this plan are to:

- Secure the University's position as the premier Catholic and Jesuit academic institution.
- Realize the University's potential as a global resource.
- Increase the University's contributions to research and discovery.
- Extend the University's commitment to excellence in teaching and its focus on spirituality and service.

The continued success of our programs is compromised by the lack of sufficient facilities in both quality and quantity to compete effectively with our peer institutions. To attract the talent required to be

competitive, it is essential that the campus provide the necessary environment for the full range of academic pursuits.

To fulfill the University's academic goals, the campus plan must be able to accommodate developments in research, curriculum planning and delivery, information management and communication.

Strategies necessary to implement these goals include:

- Alleviate conditions of over-crowding and insufficient suitable space for existing academic programs.
- Provide facilities that allow Georgetown to continue to attract and retain those rare faculty who combine the finest scholarship with demanding teaching and a sincere concern for their students.
- Employ an inclusive planning process to develop design guidelines that meet the needs of Georgetown's students, faculty, staff and alumni as well as the local community, and governing and review agencies
- Provide thoughtful design guidelines sympathetic to the historic character and intimate nature of the campus with sufficient flexibility to respond to the changing academic environment, financial resources and policies as well as regulatory requirements.

C. Campus Plan Process

As part of the University's commitment to improved relations with the community, President O'Donovan established the Office of External Relations whose mission is to provide communication and outreach to the community and city agencies. The Assistant Vice President for External Relations reports directly to the President ensuring that community concerns are addressed at the highest level of the University. (See Appendix H.)

In 1990, the University together with members of the community established a process for ongoing communications and input. Through the coordination efforts of the Office of External Relations, the University has met on a quarterly basis with representatives of neighboring Advisory Neighborhood Commissions and community groups to provide a continuous open line of communication. The Advisory Neighborhood Commissions includes ANC2E, ANC3B, ANC3C and ANC3D. The nine community groups include the

Burleith Citizens Association, Cloisters of Georgetown, Foxhall Citizens Association, Glover Park Citizens Association, Citizens Association of Georgetown, Palisades Citizens Association, Wesley Heights Citizens Association, Hillandale Homeowners Association, and Georgetown Reservoir Neighborhood Association. Meetings of this "BZA Quarterly Group" have been the mechanism to discuss major projects contained in the Campus Plan at the earliest possible stage. These meetings have also provided a forum for the community to raise issues of concern with respect to the University.

In the summer of 1999, a Campus Plan Working Group was established consisting of two representatives of each ANC and community group. The University has met regularly with the working group to review the plan as it has evolved and to solicit their concerns and suggestions, well in advance of the filing date. Representatives from the Office of Planning have been invited to all and have attended a number of these meetings. The working group received the campus plan in early January, prior to the filing date. The University plans to continue meeting with the Campus Plan Working Group up to and through the public hearing phase to ensure that all groups have sufficient opportunity to review and respond to the Campus Plan.

III. Policies Shaping the Future

A. Changing Student Needs -

Changes to the academic endeavors are a reflection of our changing and complex society and economy. The University is vigilant in developing academic programs. With the increasingly rapid expansion of knowledge, it strives to ensure the intellectual rigor of the education it provides and to open new areas of inquiry across disciplines. By example, over the last thirty years, Georgetown has dramatically expanded its commitment to research, thus gaining wider national and international recognition as a center of scholarship. The primary facilities for main campus scientific and research studies are White Gravenor and Reiss Science. These outmoded facilities, constructed in 1933 and 1962 respectively, hamper the university's ability to compete effectively in scientific scholarship. To ensure that these activities will continue to expand and improve, the University must provide faculty with reliable research tools and facilities.

B. Enrollment and Personnel

1. Undergraduate Enrollment

The 1989 Campus Plan called for projected undergraduate enrollment not to exceed 5627 "traditional" full-time undergraduate students over the period of the plan. The Board recognized the University's need to increase enrollment to meet its educational mission. Over the past 10 years, the enrollment has fluctuated from year to year with the general trend being an overall steady increase to just below the cap in the Fall of 1999. The University shall not increase the number of traditional undergraduate students above the cap of 5,627.

Approval of the 1989 plan was linked to the University's housing program. Today, Georgetown houses the highest percentage of full-time undergraduate students on campus (78% in FY 99) of any other college or university in D.C. except for Gallaudet. Of Georgetown's full-time traditional undergraduate students, 4273 live on campus this year. The University requires first and second-year students to live on-campus. With the completion of the new residence halls (Southwest Quadrangle - approved by BZA in March 1999, providing 780 new beds on-campus), the University expects to house over 92% its traditional undergraduate students.

Since 1989, Georgetown has spent over $76 million renovating six on-campus residence halls and addressing life-safety and code issues in a number of other halls to assure the long-term quality of undergraduate housing on campus. This is a key step to ensuring that beds are not taken out of service because of code or building system deficiencies. (See Appendices E and F.)

2. Personnel

The 1989 Plan projected faculty and staff levels to increase to 7500 employees over the life of the plan. Over the last 10 years, faculty and staff levels have fluctuated from year to year, increasing for the first years of the plan then declining in later years. Within the last 10 years, the University has added faculty to lower the student faculty ratios to its current level of 10:1. At the same time, the University has reduced its support staff, and moved administrative functions off-campus to allow for the reallocation of space to academic uses. The result of these activities, as well as reductions in the hospital staff, keep current staff counts at 6727, just above 1989 levels. The University does not anticipate significant changes in our staff levels and projects future levels at 6750 employees and contract employees on campus. (See Appendix E.)

C. Land Use

Georgetown University is located at 37th and O Streets, N.W. The campus consists of 104 acres primarily in the R-3 District, with a small portion of the campus in the C-1 District. The campus is comprised of Lots in Squares 1321,1222,1223,1226, and 1248. The western boundary is Archbold Glover Park. The southern boundary is National Park Service property adjacent to Canal Road. The northern boundary is Reservoir Road. The eastern boundaries are 35th Street, N Street to 36th Street, and 36th Street to P Street, (with the exception of the eastern frontage of square 1248, and the property of the Sisters of the Visitation.) No changes are proposed to the boundaries as part of this plan. (See Figure 3.)

The land use on the northern section of campus is medical/health care. It consists of land used for patient care, medical research, professional training and the education of physicians and nurses in a cluster of buildings known as the Medical Center and Hospital. In addition to the residential neighborhoods of Hillandale and Burleith, it is also bounded by the French Chancery, Washington International School and Duke Ellington High School for the Arts.

The land use on the western section of campus is residential/campus life/athletic and academic/administrative. It consists of land used for athletics, the observatory, smaller out buildings and the associated grounds used by the Biology department for ecological studies, an edge of the Medical Center, a heliport and the utility plant as well as the western edge of a surface parking lot.

The land use on the eastern section of campus is academic/administrative and residential/campus life/athletic. It consists of land used for student housing and academic space. Poulton Hall, is an academic/ administrative building that containss academic offices, academic information system support services, academic class and meeting space, performing arts space, and accessory uses including postal services and a child development center. Its neighbors include the Volta Bureau for the Deaf, the Sisters of the Visitation School and convent, and the Holy Trinity Parish Church, school, convent, and rectory.

The land use on the southern section of campus is residential/campus life/athletic and academic/administrative. It contains land used for student housing and associated student affairs space along with the Lauinger library and a surface parking lot.

The land use on the central section of campus is academic/administrative and residential/campus life/athletic. It is used for student housing and the bulk of the University's academic and academic support functions as well as athletic fields and recreational space.

The seven functional categories listed in the Bicentennnial Plan have been reduced to four for simplicity and consistency with the campus plans of nearby universities. The new categories are 1) residential/campus life/athletics, 2) academic/administrative, 3) medical/health care, and 4) commercial/investment properties.

The campus remains largely unchanged since the 1989 Campus Plan. The land use distribution proposed continues that of previous plans wherein the residential and academic activities occur at the perimeter of the campus and academic, recreational and support services occur away from more sensitive residential areas. (See Figure 5.)

D. Technology

Higher Education in the United States today is increasingly reliant upon information technology-based tools for mission critical teaching and research, global outreach, the attraction and retention of faculty, staff, and students, and the day-to-day business functions of the University. In order for Georgetown to remain a leader into the next millennium, the University has embarked on a number of technology-related projects. The GUNET 2000 plan provides upgrades to the campus backbone as well as intra- and inter-building connectivity. Information Services continues to work to update campus-wide infrastructure, positioning Georgetown to achieve cost-savings and increased capabilities through the integration of the voice, video and data networks.

The evolution of research and technology requires different types of facilities. Existing facilities must be redeveloped and new facilities added to meet these ever-changing needs. The implication of this technology includes the development of an entire layer of infrastructure and distribution systems to serve University needs. Support for this infrastructure includes space and facilities for specialized professionals to help faculty, students and staff successfully use and implement technology in their research, the classroom and administrative activities.

E. The Need for Flexibility

The Campus Plan establishes the overall organizational parameters for future development. The pace of change in our society and economy present challenges for the educational environment. These changes require that institutions have sufficient flexibility to meet these challenges. This same flexibility is essential for planning the facilities that support these endeavors. Project priorities are dependent on academic, campus life, and health care delivery program needs as well as financial resources. By example, the university needs sufficient flexibility to take advantage of donor opportunities that may present themselves in the future. The BZA and District Court of Appeals have recognized the need for flexibility in the Campus Plan process.

F. Space Needs

Over the last 10 years, the University has concentrated its construction efforts on renovations to student residence halls ensuring that they are attractive and meet student expectations, as well as ensuring that beds are not taken out of service because of code or building system deficiencies. Less than 630,000 gross square feet has been added to the campus since 1989, with the bulk of the construction in the approved Southwest Quadrangle. (See Appendix D.) In 1980, the construction of the Bunn Intercultural Center marked the last academic building on the Georgetown main campus. New space programmed will meet the University's goals of:

- Co-locating programs whose operations are physically separated because of lack of space.
- Creating functionally appropriate space.
- Creating sufficient space to meet current needs and alleviate overcrowding.
- Increasing space devoted to student activities and campus life.
- Increasing athletic space.
- Renovating existing spaces to meet user needs.
- Creating efficient and convenient parking for visitors to the hospital and clinical enterprise.
- Creating physicians' office space to increase inpatient volume at the hospital.

The University has no available appropriate space for academic expansion, resulting in untenable conditions of overcrowding. The University has quantified the amount of academic/administrative space required for its needs based on benchmarking with peer institutions and internal analysis. This plan proposes new construction for academic/administrative; student activity space, athletic space, as well as medical/health

care space. The construction of this space will be phased over the life of the plan with phasing subject to University needs, financial resource availability, and BZA approval.

G. Planning Principles

The following planning principles served to guide the design effort on the Campus Plan:

- Provide adequate / appropriate space for existing and future programs.

  (To include buildings and open space)
- Reinforce and enhance campus image.
- Create a pedestrian campus.
- Provide rational vehicular circulation.
- Preserve and enhance vistas within, to and from the campus.
- Preserve and enhance the University's sense of community.
- Develop a plan sensitive to community concerns.
- Create a campus that provides an environment for "sacred space".

IV. Existing and Proposed Campus Plan

A. The Present Campus

The Georgetown campus, established in 1789, is located in an urban setting that is part of the Georgetown Historic District. Three landmark buildings on campus include Healy Hall, Old North and the Observatory. McSherry, its first structure dating to 1792, remains in the heart of the campus. The site has dramatic topographic changes that affect the campus organization. These are three ridges, one at the Medical Dental building, one at Healy lawn and one at the Observatory. From these ridges, the site slopes down dramatically. From north to south, the site rises 20 feet from Reservoir Road to a level area, then falls 60 feet to the Southwest Quadrangle (currently an on-grade parking lot) and descending another 60 feet to Canal Road. From east to west, Healy Lawn just west of the original wall sits on a bluff, which falls 35 feet abruptly at the edge of the Jesuit cemetery to the aforementioned parking lot. (See Figures 2,18 and 19.)

The campus includes 58 buildings, a 535-bed teaching hospital, student residences and athletic facilities including an artificial turf football field, grass soccer and baseball fields, indoor and outdoor tennis courts and a

400 meter track, as well as a student athletic facility and gymnasium. For building summary and use classification, see Appendix C.

For the purpose of this Campus Plan submission, building projects approved by the BZA (Southwest Quadrangle and the Leavey Center Bookstore addition) are shown as existing conditions. The University is working to bring these projects to the construction phase. (See Figures 1 and 2.) The campus consists of a network of pedestrian paths and roadways connecting a series of open spaces defined by building masses. The open spaces include athletic fields at the center of campus and along its western edge.

The construction of the Leavey Center in 1988 marked the first of the 1983 Master Plan's series of "socio-energy podia" marching down toward the river. The podia were conceived as multi-functional facilities that stratified uses so that transportation and energy systems occupied the lowest levels, with academic and residential facilities above. A newly developed "grade" level would provide a series of linked green spaces sized for use as regulation sport fields.

The podia design raised the pedestrian circulation level and the subsequent green space above the pedestrian grade level , which interrupted the physical connections to the rest of campus. The resultant green space became difficult to access, and as a result, was seldom used. This concept is not continued in this campus plan. To ensure that future development provides an architectural scale compatible with the goal of a pedestrian-oriented campus, in 1992, the University engaged the firm of Robert A.M. Stern Architects to examine the 1989 Master Plan and develop a concept plan to provide a cohesive architectural image for the campus. The architects were tasked with providing a development model compatible with the Georgetown urban context, respectful of the historic campus core and one that would extend the architectural quality of the campus' historic core as defined by the Healy lawn and quadrangle.

The resulting Plan developed by the architects proposed a new pattern of organization for future development based on the extension of the city's gridiron plan and a return to traditional academic quadrangles. This modified gridiron plan organizes the pattern of pedestrian circulation and gives an appropriate scale to the campus outdoor spaces to create a series of figural room-like spaces in contrast to the residual spaces that characterize many areas on campus. This 1992 concept plan served as a reference point for the new Campus Plan.

B. The Future Campus

The Campus Plan represents fulfillment of the projected facilities needs of the University utilizing sound planning and land use strategies. Building on the quantitative parameters of the 1989 Campus Plan and the planning principles of the subsequent 1992 Concept plan, the Plan provides physical development guidelines for Georgetown University's future and outlines an architectural vocabulary reinforcing Georgetown's image. In addition, the Plan reorganizes and clarifies the pattern of campus roadways and pedestrian paths and proposes clear and affordable strategies for the resolution of the University's parking and servicing needs. (See Figures 3,18 and 19.)

Georgetown plans to add 1,272,263 square feet of gross floor area by the year 2010. This additional space consists of up to 642,027 square feet of academic/administrative space, 88,500 square feet of residential/campus life/athletics space, 444,236 square feet of medical/health care space, and 97,500 square feet of academic/administrative/ medical/health care space. This additional space is in fact less than the amount of space proposed in the 1989 plan, and approved by the BZA.

The primary facility deficiencies identified on campus are the need for new academic space to meet existing needs and enhanced student life/athletic space to improve the quality of campus life. Space identified for the Hospital and Medical Center is primarily space for medical offices. The following summary describes the proposed new development:

- AA-1 – Future Academic
- AA-2 – Future Academic
- AA-3/MHC – Future Academic/ Medical/Health Care
- AA-4 – Future Academic Addition
- AA-5 – Future Academic Addition
- AA-6 – Future Academic Addition
- AA-7 – Future Academic Addition
- RCA-1 – Future Athletic Addition
- RCA-2 – Future Athletic
- MHC-1 – Future Medical/Health Care Addition
- MHC-2 – Future Medical/Health Care Addition

- MHC-3 – Future Medical/Health Care
- MHC-4 – Future Medical/Health Care Parking
- MHC-5 - Future Medical/Health Care Parking

The Campus Plan does not propose changes to the zoning designation for height, setback, FAR or lot occupancy. If all the proposed projects are constructed, the total amount of gross square feet will be 6,178,897 with a FAR of 1.41, below the allowable FAR of 1.8. (See Appendix B.)

V. Zoning Regulation Compliance

In all respects, the Georgetown University Campus Plan fully complies with Section 210 of the District of Columbia Zoning Regulations. Specific zoning requirements are addressed in the sections that follow.

A. Section 210.1 – College or university which is an Academic Institution of Higher Learning.

See Act of Congress, attached hereto as Appendix A. Dated September 18, 1814, establishing the College of Georgetown in the District of Columbia.

B. Subsection 210.2 – Such Use is Located so that it is not Likely to Become Objectionable to Neighboring Property.

1. Noise

The University anticipates that the proposed Campus Plan will not create objectionable noise conditions. The Plan employs the following strategies to mitigate impacts on the community:

- Relocation of student residences from St. Mary's Hall to other locations on campus away from neighboring residences.
- Provision of landscaping buffers between the University and its neighbors.
- Adding building mass at the Leavey Center in AA-4 to buffer sound from events on the esplanade.
- Adding building mass on all sides of the athletic field RCA-2 to mitigate noise.
- Designing new construction away from existing residential areas towards the center and south of campus.

- Instituting new University policies to regulate noise generated from campus activities in order to be respectful of the community's needs and concerns. (See Appendix K and Figures 4-7.)

2. Traffic

Georgetown University is bordered by two arterial roads; Canal Road on the south and Reservoir Road on the north. Both roads serve as major arterial feeders into downtown Washington. Existing access points to the center portion of the University's main campus include Prospect Street, and the south entrance off Canal Road. Access to Georgetown University Medical Center is by way of four entrances off Reservoir Road. Over the years the University has worked with local and public officials and citizens' groups to improve traffic flow and parking on the campus with particular attention given to reducing traffic on local community streets. A key element of the University's internal traffic controls are the access control gates located on the east and west sides of the Leavey Center. These gates serve to restrict north-south movement through the campus to service vehicles only. This restriction was requested by the adjoining residential communities as a means of reducing the potential for cut-through traffic through the campus from neighborhood streets. As demonstrated by the policies and objectives defined in its 1971, 1983, and 1989 campus plans, Georgetown University is strongly committed to the challenge of working towards resolving traffic and public transportation issues that face the University and the Georgetown area. According to a Transportation Mode Choice survey by Gorove Slade Associates, Inc. conducted on March 2000, close to 40% of Georgetown's faculty and staff travel to and from the campus by means other than private automobiles. Close to 35% travel by bus (GUTS shuttle buses, and the Washington Metropolitan Area Transit Authority (WMATA) vehicles. The remaining commuting population either walks or travels by bicycle or motorcycle. Over the past ten years, this campus trip distribution mode has shifted towards greater use of the GUTS bus service with annual ridership increasing from 50,000 to 825,000. According to a recent study for the Canal Road entrance (See Appendix N). Daily automobile traffic generated at the campus has decreased. This is evidenced by the fact that the number of campus parking spaces (4080) has remained constant over the last 10 years and is to date, adequate.

The University is presently served by several Metrobus routes, as well as the University's own bus system, the Georgetown University Transportation Shuttle (GUTS). The shuttle bus routes currently operating to and from the University serving Rosslyn, Dupont Circle, North Arlington, the Law Center and Wisconsin Avenue; coupled with the ongoing effort to reduce University related single driver vehicle traffic using local neighborhoods streets, demonstrates the University's commitment to reduce traffic congestion in the Washington Metropolitan area. This 2000 plan advances the commitment by:

- Improving access to Canal Road and thereby reducing the need for campus traffic to use local streets.
- Expanding GUTS service.
- Maintaining the campus parking cap.
- Providing additional parking spaces in off-campus locations.
- Providing aggressive incentives for carpooling.
- Investigating telecommuting and alternative work scheduling.

The university has been working ---and continues to work ---with the community and governmental agencies to improve traffic flow and parking on campus in a focused effort to improve traffic conditions. (See Appendices L and M, and Figures 14 and 15.)

3. Number of Students

The Plan will not create objectionable conditions because of the number of students. The traditional undergraduate enrollment shall not increase above the existing cap.

The University has undertaken the following measures to address community concerns regarding the effects of enrollment:

- Providing substantial funding to maintain and improve the University's residence halls.
- Increasing the number of beds available to undergraduates by converting graduate housing to undergraduate per BZA Order No. 15302, p.32, and the redevelopment of facilities to increase capacity.

  (See Appendix F.)

- Adding 780 beds in the construction of the Southwest Quadrangle residence halls.
- Instituting policies requiring freshman and sophomores to reside on-campus.
- Creating and expanding the Department of Off- Campus Student Affairs (See Appendix G.)
- Creating "The Hotline" to serve the community as a mechanism for community complaints regarding student conduct off-campus.
- Ongoing student education through new student orientation and student conduct policies.
- Creating the Office of External Relations. (See Appendix H.)

Our analysis of the proposed growth projects no increase in the parking demand and no impact on area traffic conditions.

4. Other Objectionable Conditions

The University anticipates that the proposed Campus Plan will not create other objectionable conditions.

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

The campus is located within the R-3 and C-1 zoning district and its total gross floor area cannot exceed the R-5-B limit of 1.8 FAR. The proposed additional gross square footage and existing square footage will result in a FAR of 1.41, or 0.39 below the 1.8 FAR permitted under the zoning regulations. (See Appendix B.)

The proposed bulk is consistent with the existing density on campus and compatible with the University's goals of maintaining significant open space for passive and active recreational use.

D. Sub-section 210.4 – Submission of the Plan as a Whole Showing Location, Height and Bulk, Where Appropriate of All Present and Proposed Improvements

1. Buildings, Parking and Loading Facilities

The extension of the gridiron plan and return to traditional academic quadrangles provides a development model that is compatible with the Georgetown urban context and respectful of the historic campus core. The new buildings proposed will maintain the scale of the current structures, particularly those in the historic core.

a. Buildings

The University has quantified the amount of space required for its needs based on benchmarking with peer institutions and internal analysis. This analysis provides a framework for the selective renovations of certain campus buildings and limited new construction. Consistent with the results of the study, the proposed Campus Plan calls for new building development as set forth below:

- Academic/administrative: 642,027 gross square feet
- Residential/campus life/athletics space: 88,500 gross square feet
- Medical/health care space: 444,236 gross square feet
- Academic/administrative/ Medical/health care space: 97,500 gross square feet

Figures 2 and 4 show existing campus buildings, Figures 3 and 5 show proposed campus buildings and Appendix B provides the number of square feet of gross floor area of expansion by use category.

b. Parking and Loading

Vehicular circulation and parking have significant impact on the campus environment. The University maintains its campus parking facilities in strict accord with past orders of the Board of Zoning Adjustment. The campus parking supply is limited to a maximum of 4080 currently located in three parking garages located at the north end of the campus, a large surface parking lot at the south end of the campus, and numerous other smaller surface lots. The large surface lot will be replaced on a one-to-one basis with a below grade parking structure as part of the Southwest Quadrangle with access directly from Canal Road.

The Plan proposes to locate on campus, the construction of two additional parking facilities, one located in a primarily below grade parking structure labeled MHC-5; to replace lot B and a second in a building labeled as MHC-4. These two structures will replace parking on grade dislocated by new construction and will replace existing valet spaces with striped spaces. The Plan proposes to maintain the north-south parking distribution that currently exists

and to locate all other incidental parking that becomes dislocated as a result of new construction within the new projects.

Existing service and loading areas are accessed from the network of service drives through campus. (See Figure 14.) As part of the proposed Campus Plan Center Drive, the north-south route that extends from McDonough Gymnasium to Lombardi Circle, will be realigned and widened to function as the primary through-campus service road. A series of east-west spurs will centrally service new and existing construction. The extension of a narrow service road is proposed for the western edge of campus to service and emergency vehicles only. It will primarily be for access to the maintenance yard, located to the northwest of Yates Field House. (See Figure 15.)

2. **Screening, Signs, Streets, Public Utility Facilities**

a. Landscaping

As an integral part of the ten-year development plan, the primary goal of the new landscape design for Georgetown University is to enhance the prominence of open space on the campus and to maximize its use and enjoyment in keeping with the environmental integrity and historic context of the campus. The landscape plan will integrate new buildings and open spaces with the existing campus through the extension of the grid of paths, development of the university fabric as a series of quadrangles, and the creation of important new open spaces at campus crossroads. Existing open spaces will be recaptured and redefined for outdoor passive or active recreation uses, creating increased opportunities within the campus for leisure, relaxation and reflection. (See Figures 8 and 9.) A common language of paving materials, site furnishings, and planting will serve to unify the campus.

The proposed circulation plan will make the campus a safer and more pedestrian-friendly environment. (See Figures 10 and 11.) Conflicts between pedestrians and vehicles will be reduced with the reconfiguration of the road network, parking and service areas. Shared paths designed primarily as pedestrian spaces will accommodate occasional service vehicles, and pedestrian-accessible routes will be extended to new buildings and open spaces. The

campus framework of paths will be substantially augmented by the extension of Library Walk, the east-west pedestrian path from north of Lauinger Library through the Southwest Quadrangle. The creation of two additional east-west paths above and below the soccer field connecting Healy Lawn to McDonough Gym and the Observatory will contribute to the system of pedestrian paths. Additionally, the Plan proposes the conversion of the Tondorf Drive, the service road that runs north-south from the Prospect Street entry to the Leavey Center, to the major north-south pedestrian path. This will reinforce the transformation of the campus to a more pedestrian-friendly campus. This new path will extend from the Southwest Quadrangle along the eastern side of the Harbin field, up through proposed North Quadrangle located directly south of the Leavey Center, and into the open space fronting Reiss Hall. The ceremonial arrival circle between the O Street Gate and Healy Hall bisects the Healy Lawn, historically the heart of the campus landscape. It will be maintained in their current form and will continue to accommodate both passive and active recreation.

b. Signage

The University is committed to the enhancement of its visual and graphic communication on-campus. The University is currently updating its way-finding system design guidelines as part of the overall campus planning efforts.

c. Utilities

The University is well served today because of an extensive utility retrofit undertaken in the mid-1990's of its utility infrastructure. The central plant produces steam as well as chilled water to serve the University's heating and cooling needs. The utility infrastructure is in good condition and well maintained by the university's Utilities and Energy Programs department. Sufficient capacity is available in all utilities to accommodate the growth anticipated in the plan. If necessary, the power plant may add a boiler or chiller to meet the projected needs. Existing utility lines will be relocated and/or extended to serve the building projects in the plan. (See Figures 16 and 17.)

3. **Athletic and Other Recreational Facilities**

The Plan supports the University's athletic and student life goals of providing athletic fields and facilities of sufficient number and quality in relative proximity, to allow the athletics department to compete effectively within its sports divisions and to provide students with the opportunity for informal play. General strategies to achieve these goals are:

- Increase the functionality of existing facilities and planned facilities.
- Increase the utilization of facilities.
- Develop facilities that support Title 9 requirements.
- Develop facilities that meet NCAA requirements.

The plan calls for the redesign of Harbin Field into a multi-sport field that meets NCAA regulations for football, soccer, and lacrosse. The redesigned Harbin field supports the integration of athletics into campus life by allowing for more varsity sports to play in the center of campus. The inclusion of programmatic space in the associated field house allows McDonough Gymnasium to update its facility to increase its functionality. The women's softball field located in the southwestern edge of campus, creates a new play opportunity for the campus.

In support of student life goals to create opportunities for undergraduate residents to engage in informal play, the plan calls for a series of "vest-pocket parks". These parks redevelop areas in and around residence halls and create opportunities for informal "pick-up" games, Frisbee throwing, and other like activities. (See Figures 7 and 9.)

4. **A Description of All Activities Conducted or to be Conducted therein and of the Capacity of All Present and Proposed Campus Development**

The activities conducted on the campus include activities associated with general university use as well as auxiliary uses. Flexibility is essential to the University for planning the facilities that support these endeavors and therefore the following general mixed-use categories describe the activities on campus:

Academic/administrative – classrooms, laboratories, libraries, faculty offices, parking, administrative offices, conference facilities, auxiliary services, accessory uses such as child development centers, and limited support functions.

Residential/campus life/athletic– housing both temporary and long term, athletic facilities, auxiliary services, and student activity facilities.

Medical/health care– hospital, clinics, physicians' offices, medical school, medical library, parking, conference facilities, research laboratories, administrative and related support functions.

Commercial/investment properties– commercial and/or income producing properties.

Figures 2 and 4 show existing land and building uses and figures 3 and 5 show proposed land and building uses. The bulk of the proposed new development is located well within the interior of the University's campus, buffered from surrounding residential uses by numerous campus uses and buildings as well as landscape buffers. The overall effect of the proposed development is towards a greater degree of internal self-sufficiency within the campus and less potential for creating any of the adverse effects cited in the zoning regulations.

E. Sub-section 210.5 – Interim Use

The University requests permission to locate up to eight temporary trailers south of Dahlgren Library and on the Pre-Clinical Science Podium for the temporary location of the School of Nursing and other programs. These trailers will be used to temporarily house programs whose facilities are or will be renovated. (See Figure 20.)

F. Sub-section 210.6 – No Major New Building is Proposed to be Moved Off-Campus

The Campus Plan does not include a proposal to move any major new building off-campus.

G. Sub-section 210.7 – Compliance with the Policies of the District Elements of the Comprehensive Plan

The Campus Plan will be implemented in a manner that fulfills the goals of the District of Columbia Comprehensive Plan. In general, implementation will encourage private sector growth and will improve community labor force skills and employment opportunities. The Campus Plan also supports objectives in the

Comprehensive Plan relating to solid waste management, improved air quality, land area protection, environmental health, sanitation, and energy conservation.

The Campus Plan will fulfill major goals of the Plan pertaining to architectural character, building height limitations, physical and symbolic imagery, streetscapes, sidewalks, urban parks and places. With regard to architecture and planning, the Campus Plan will fulfill the goals related to historic preservation and stabilization of neighborhood character. Consistent with the objectives of the Comprehensive Plan, the University intends to develop facilities and institutions offering unique opportunities for learning, teaching and research.

Finally, the Campus Plan addresses the goals of the D.C. Comprehensive Plan related to the containment of health care costs and the extension of medical services to all areas of the city.

H. Sub-section 210.8 – Certification: The Proposed Buildings are Within the Floor Area Ratio Limit for the Campus as a Whole

Appendix B lists the computation of the FAR of the proposed construction, FAR of the existing structures that will remain after the completion of new construction, as well as FAR of building projects approved by BZA (Southwest Quadrangle and the Leavey Center Bookstore addition) but not yet constructed.

I. Sub-section 210.9 – Referral to the District of Columbia Office of Planning and the District of Columbia Department of Transportation

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

Existing Campus Plan w/o Southwest Quadrangle

Building Key

Medical Center Campus-Hospital

1 Building D (Dental Clinic)
2 Research Resource Facility
3 Basic Science
4 New Research Building
5 Pre-Clinic Science
6 Dahlgren Library
7 Medical Dental Annex
8 Medical Dental School
9 Hospital
10 Concentrated Care Center
11 Bles
12 Lombardi Cancer Center
13 Gorman
14 Pasquerilla Healthcare Center
H Helipad

Main Campus

15 St. Mary's Hall
16 Darnell Hall
17 Henle Village
18 Kober Cogan
19 Leavey Center
20 Reiss Hall
21 Intercultural Center
22 White Gravenor
23 Copley Hall
24 Ryan Administration
25 Harbin Hall
26 New North Building
27 Old North
28 Healy Hall
29 Dahlgren Chapel
30 Maguire Hall
31 Ryan Hall
32 Mulledy Hall
33 Gervase
34 McSherry
35 Village C
36 Lauinger Library
37 Village A
38 New South
39 McDonough Gymnasium
40 Heating and Cooling Plant
41 Observatory
42 Yates Field House

East Campus

43 Poulton Hall
44 Georgetown University Press
45 Alumni House
46 Alumni Square
47 Alumni House 1,2 and 3
48 Woodstock Theological Institute
49 Academic Administartion
50 Academic Administartion
51 GU Shops/GPPI/GSB
52 Walsh Building
53 Coleman Nevils Building
54 Loyola Hall
55 Xavier Hall
56 Ryder Hall

Parking Facilities

57 Garage 2
58 Lot G (New Research Bldg.)
59 Lot E (Medical Dental)
60 Garage 1
61 Lot B (St. Mary's)
62 Lot A (Hospital)
63 Leavey Garage (Garage A)
64 Lot Y (Yates)
65 Lot 3
66 White Gravenor Lot
67 Lot 6 (Poulton)
68 Ryan Administration Lot
69 Lot 9 (Lauinger Library)

Figures

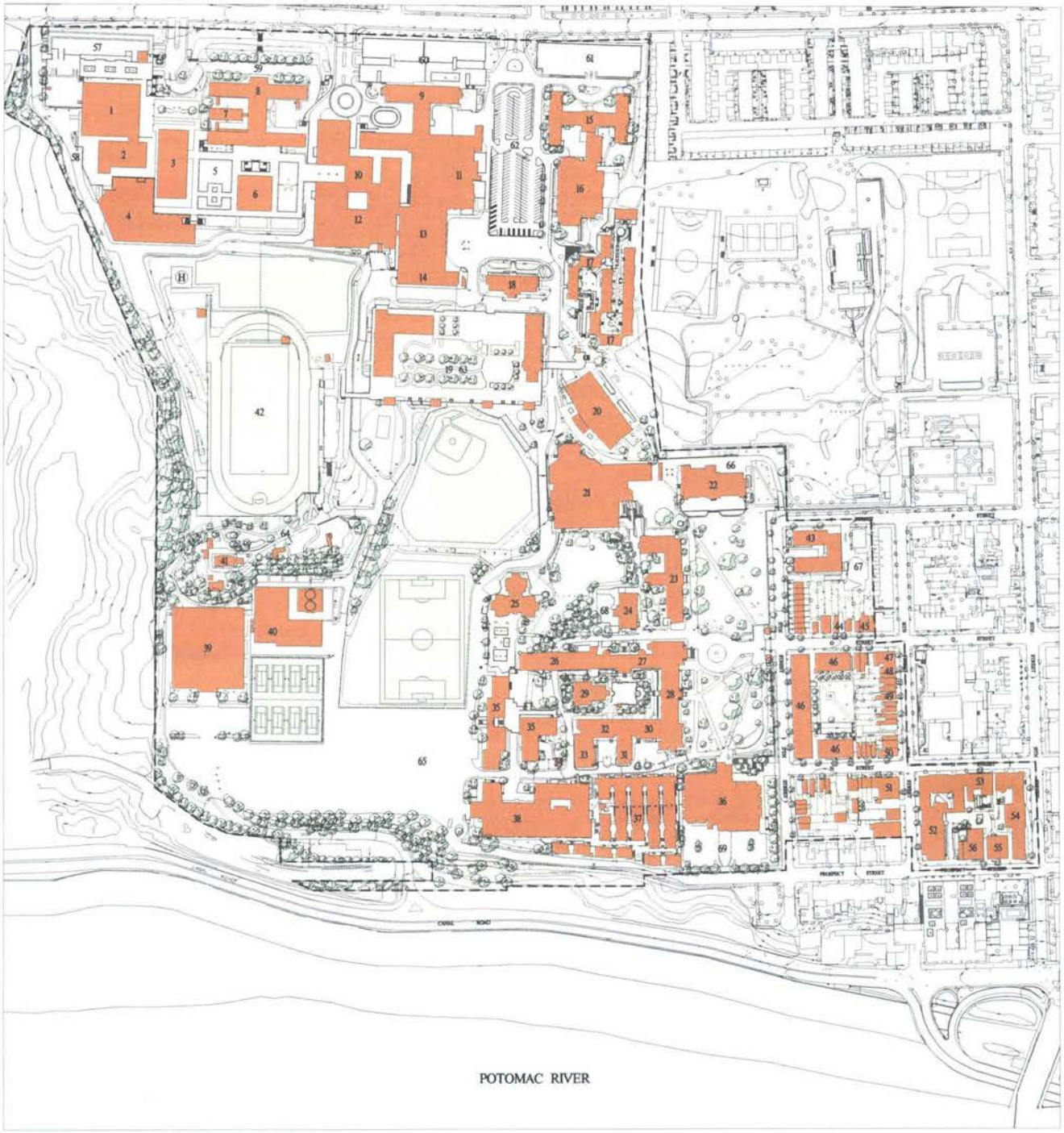


FIGURE 01

EXISTING CAMPUS PLAN

WITHOUT SOUTHWEST QUADRANGLE

MAY 02 2000

0 100' 200'

CAMPUS MASTER PLAN

GEORGETOWN UNIVERSITY
WASHINGTON, D.C.

ROBERT A.M. STERN ARCHITECTS
EDAW INC. LANDSCAPE ARCHITECTS

Existing Campus Plan

Building Key

Medical Center Campus-Hospital

1 Building D (Dental Clinic)
2 Research Resource Facility
3 Basic Science
4 New Research Building
5 Pre-Clinic Science
6 Dahlgren Library
7 Medical Dental Annex
8 Medical Dental School
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11 Bles
12 Lombardi Cancer Center
13 Gorman
14 Pasquerilla Healthcare Center
H Helipad

Main Campus

15 St. Mary's Hall
16 Darnell Hall
17 Henle Village
18 Kober Cogan
19 Leavey Center
20 Reiss Hall
21 Intercultural Center
22 White Gravenor
23 Copley Hall
24 Ryan Administration
25 Harbin Hall
26 New North Building
27 Old North
28 Healy Hall
29 Dahlgren Chapel
30 Maguire Hall
31 Ryan Hall
32 Mulledy Hall
33 Gervase
34 McSherry
35 Village C
36 Lauinger Library
37 Village A
38 New South
39 McDonough Gymnasium
40 Heating and Cooling Plant
41 Observatory
42 Yates Field House
70 Leavey Bookstore Addition

Southwest Quadrangle

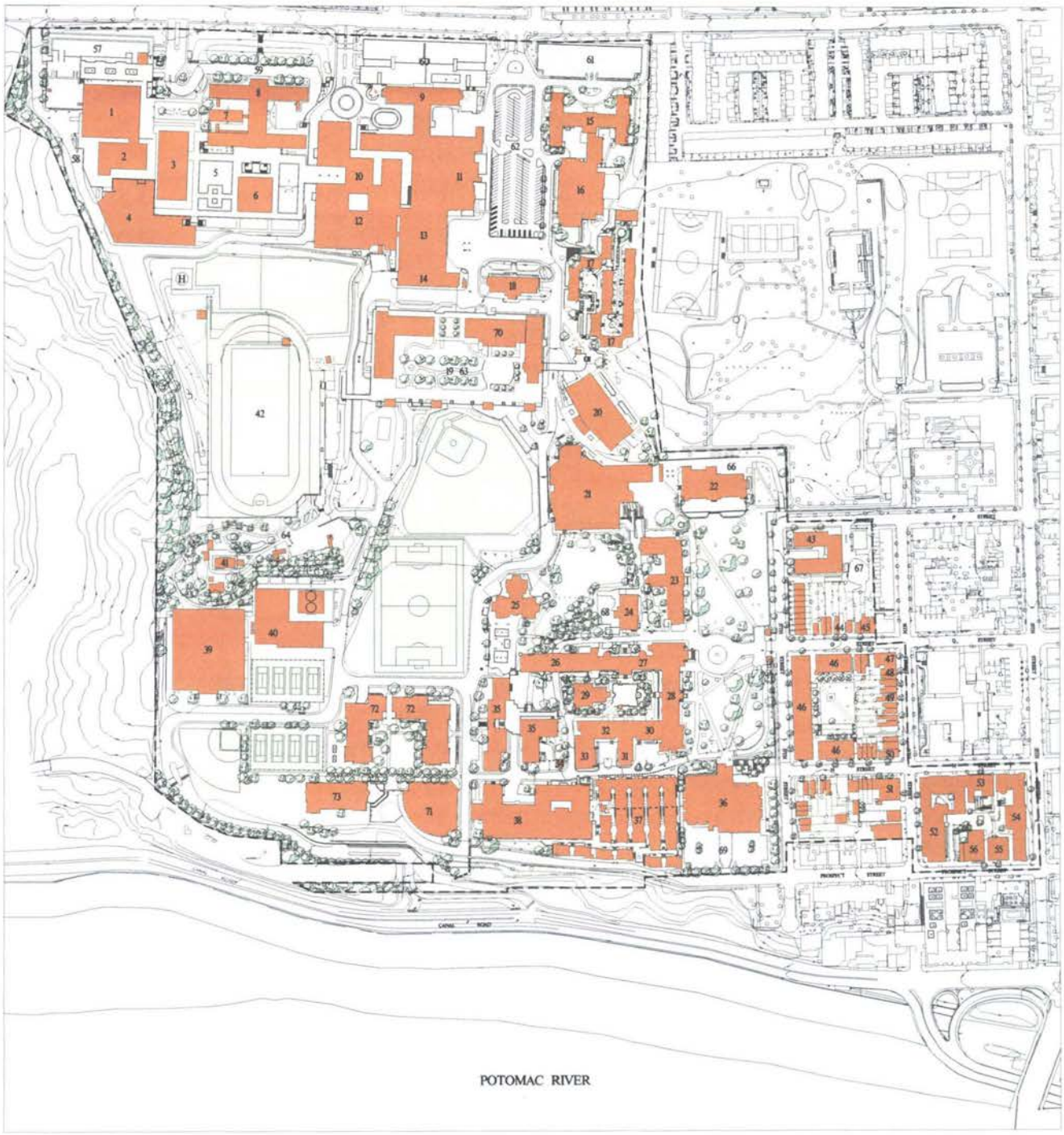
71 Dining
72 Residence Hall
73 Jesuit Community

East Campus

43 Poulton Hall
44 Georgetown University Press
45 Alumni House
46 Alumni Square
47 Alumni House 1,2 and 3
48 Woodstock Theological Institute
49 Academic Administartion
50 Academic Administartion
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61 Lot B (St. Mary's)
62 Lot A (Hospital)
63 Leavey Garage (Garage A)
64 Lot Y (Yates)
66 White Gravenor Lot
67 Lot 6 (Poulton)
68 Ryan Administration Lot
69 Lot 9 (Lauinger Library)



N

FIGURE 02

EXISTING CAMPUS PLAN

MAY 02, 2000

0 100 200

CAMPUS MASTER PLAN

GEORGETOWN UNIVERSITY
WASHINGTON, D.C.

ROBERT A.M. STERN ARCHITECTS
EDAW INC. LANDSCAPE ARCHITECTS

Ten Year Development Plan

Building Key

Medical Center Campus-Hospital

1 Building D (Dental Clinic)
2 Research Resource Facility
3 Basic Science
4 New Research Building
5 Pre-Clinic Science
6 Dahlgren Library
7 Medical Dental Annex
8 Medical Dental School
9 Hospital
10 Concentrated Care Center
11 Bles
12 Lombardi Cancer Center
13 Gorman
14 Pasquerilla Healthcare Center
H Helipad

MHC-1 Future Medical/Health Care
MHC-2 Future Medical/Health Care
MHC-3 Future Medical/Health Care

East Campus

43 Poulton Hall
44 Georgetown University Press
45 Alumni House
46 Alumni Square
47 Alumni House 1,2 and 3
48 Woodstock Theological Institute
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50 Academic Administartion
51 GU Shops/GPPI/GSB
52 Walsh Building
53 Coleman Nevils Building
54 Loyola Hall
55 Xavier Hall
56 Ryder Hall

AA-7 Future Academic/Admin

Medical Center Campus-Hospital/Main Campus

AA-3/MHC Future Academic/Admin/Medical/Health Care

Main Campus

15 St. Mary's Hall
16 Darnell Hall
17 Henle Village
18 Kober Cogan
19 Leavey Center
20 Reiss Hall
21 Intercultural Center
22 White Gravenor
23 Copley Hall
24 Ryan Administration
25 Harbin Hall
26 New North Building
27 Old North
28 Healy Hall
29 Dahlgren Chapel
30 Maguire Hall
31 Ryan Hall
32 Mulledy Hall
33 Gervase
34 McSherry
35 Village C
36 Lauinger Library
37 Village A
38 New South
39 McDonough Gymnasium
40 Heating and Cooling Plant
41 Observatory
42 Yates Field House
70 Leavey Bookstore Addition

AA-1 Future Academic/Admin
AA-2 Future Academic/Admin
AA-4 Future Academic/Admin
AA-5 Future Academic/Admin
AA-6 Future Academic/Admin
RCA-1 Future Athletic
RCA-2 Future Athletic

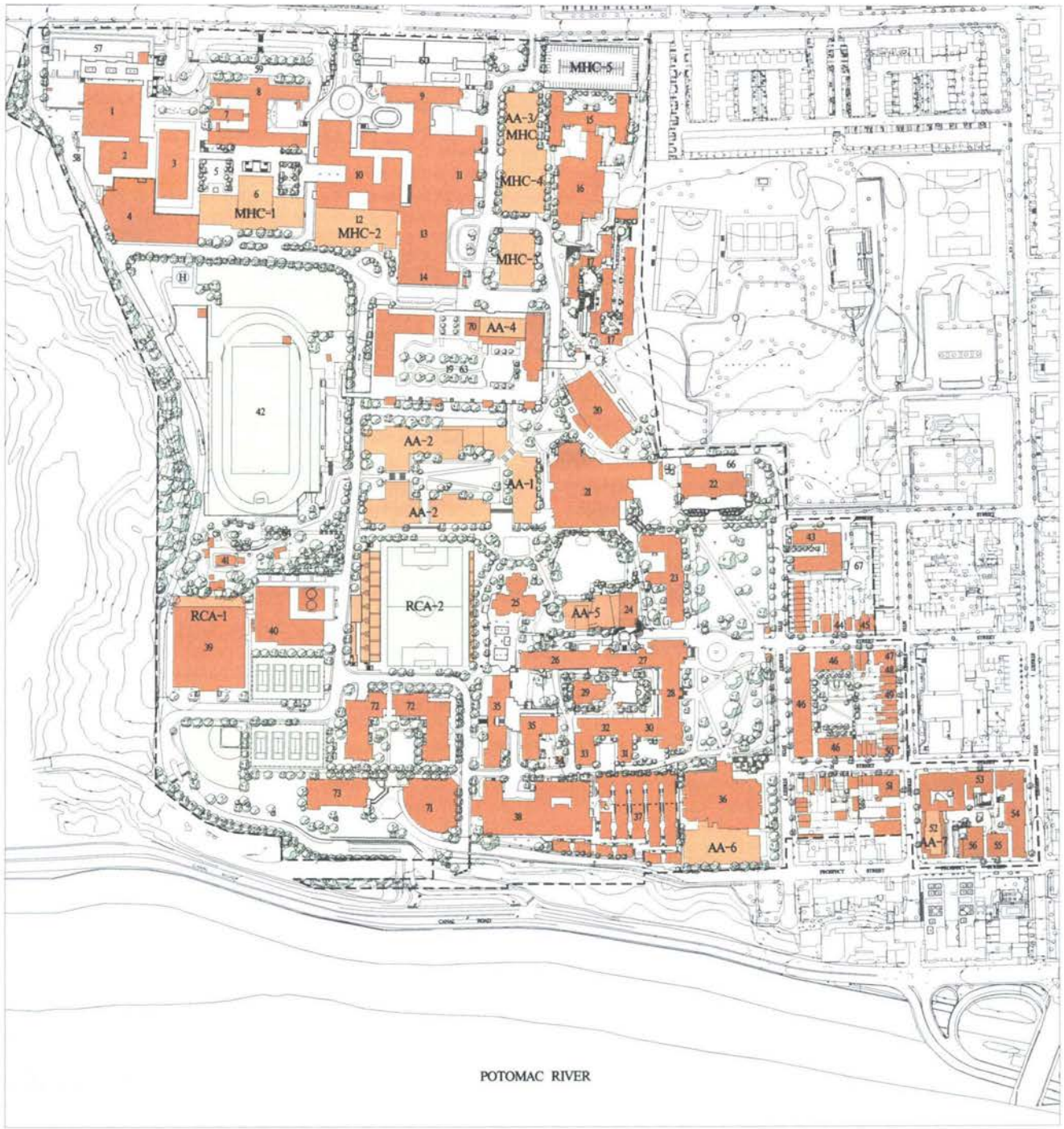
Parking Facilities

57 Garage 2
58 Lot G (New Research Bldg.)
59 Lot E (Medical Dental)
60 Garage 1
61 Lot B (St. Mary's)
62 Lot A (Hospital)
63 Leavey Garage (Garage A)
64 Lot Y (Yates)
66 White Gravenor Lot
67 Lot 6 (Poulton)
68 Ryan Administration Lot
69 Lot 9 (Lauinger Library)

AA-3/MHC-3 Future Medical/Health Care
MHC-4 Future Medical/Health Care
MHC-5 Future Medical/Health Care

Southwest Quadrangle

71 Dining
72 Residence Hall
73 Jesuit Community



N

FIGURE 03

TEN YEAR DEVELOPMENT PLAN

MAY 02, 2000

0 100' 200'

CAMPUS MASTER PLAN

GEORGETOWN UNIVERSITY
WASHINGTON, D.C.

ROBERT A.M. STERN ARCHITECTS
EDAW INC. LANDSCAPE ARCHITECTS

Existing Campus Plan

Building Key

Medical Center Campus-Hospital

1 Building D (Dental Clinic)
2 Research Resource Facility
3 Basic Science
4 New Research Building
5 Pre-Clinic Science
6 Dahlgren Library
7 Medical Dental Annex
8 Medical Dental School
9 Hospital
10 Concentrated Care Center
11 Bles
12 Lombardi Cancer Center
13 Gorman
14 Pasquerilla Healthcare Center
H Helipad

Main Campus

15 St. Mary's Hall
16 Darnell Hall
17 Henle Village
18 Kober Cogan
19 Leavey Center
20 Reiss Hall
21 Intercultural Center
22 White Gravenor
23 Copley Hall
24 Ryan Administration
25 Harbin Hall
26 New North Building
27 Old North
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34 McSherry
35 Village C
36 Lauinger Library
37 Village A
38 New South
39 McDonough Gymnasium
40 Heating and Cooling Plant
41 Observatory
42 Yates Field House
70 Leavey Bookstore Addition

Southwest Quadrangle

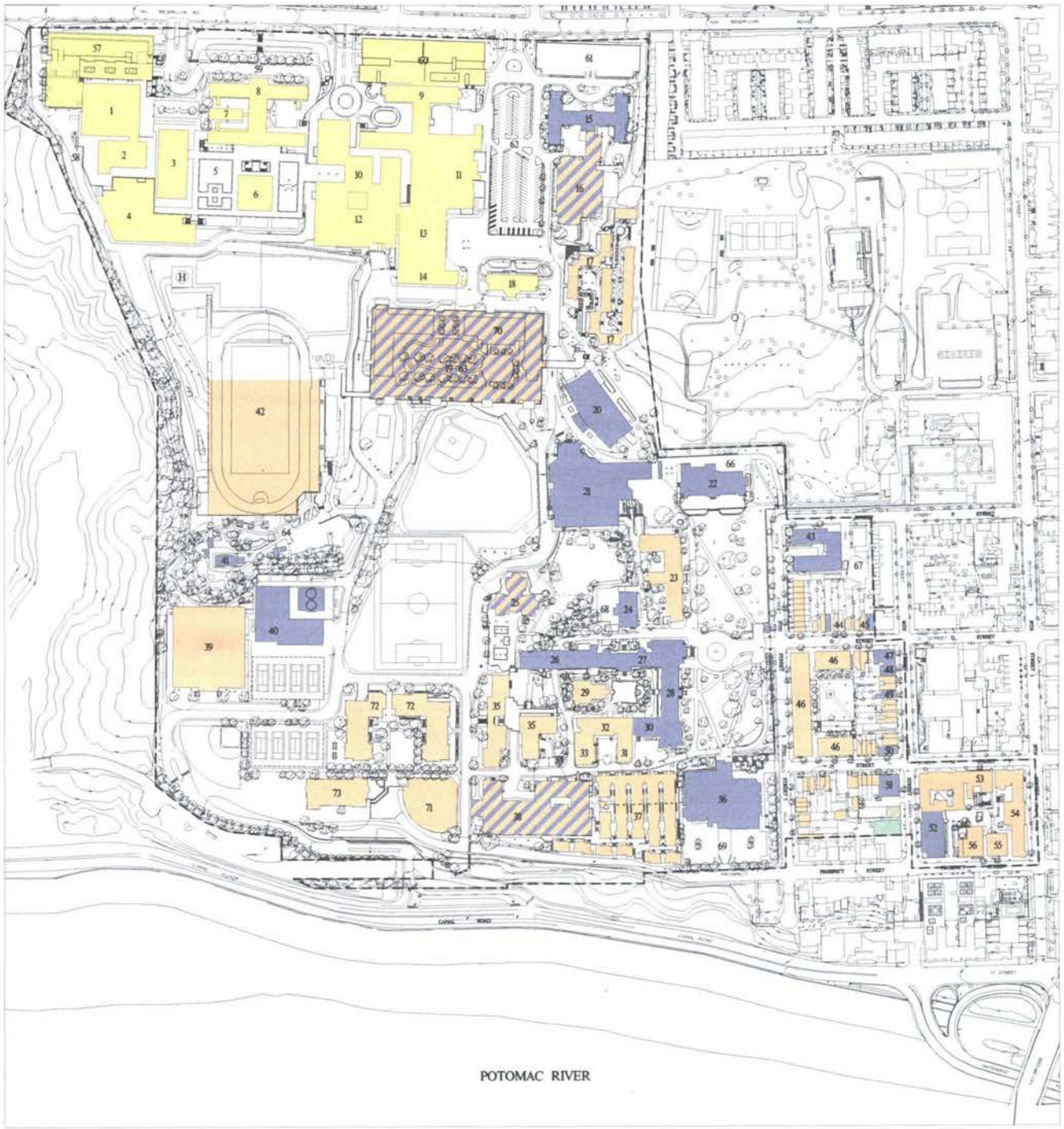
71 Dining
72 Residence Hall
73 Jesuit Community

East Campus

43 Poulton Hall
44 Georgetown University Press
45 Alumni House
46 Alumni Square
47 Alumni House 1,2 and 3
48 Woodstock Theological Institute
49 Academic Administartion
50 Academic Administartion
51 GU Shops/GPPI/GSB
52 Walsh Building
53 Coleman Nevils Building
54 Loyola Hall
55 Xavier Hall
56 Ryder Hall

Parking Facilities

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68 Ryan Administration Lot
69 Lot 9 (Lauinger Library)



N

ACADEMIC/ADMINISTRATION

RESIDENTIAL/CAMPUS LIFE/ATHLETIC

MEDICAL/HEALTH CARE

COMMERCIAL

FIGURE 04

EXISTING CAMPUS PLAN

MAY 02, 2000

0 100 200

LAND USE PLAN

GEORGETOWN UNIVERSITY
WASHINGTON, D.C.

ROBERT A.M. STERN ARCHITECTS
EDAW INC. LANDSCAPE ARCHITECTS

Ten Year Development Plan

Building Key

Medical Center Campus-Hospital

1 Building D (Dental Clinic)
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6 Dahlgren Library
7 Medical Dental Annex
8 Medical Dental School
9 Hospital
10 Concentrated Care Center
11 Bles
12 Lombardi Cancer Center
13 Gorman
14 Pasquerilla Healthcare Center
H Helipad

MHC-1 Future Medical/Health Care
MHC-2 Future Medical/Health Care
MHC-3 Future Medical/Health Care

East Campus

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44 Georgetown University Press
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Medical Center Campus-Hospital/Main Campus

AA-3/MHC Future Academic/Admin/Medical/Health Care

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AA-4 Future Academic/Admin
AA-5 Future Academic/Admin
AA-6 Future Academic/Admin
RCA-1 Future Athletic
RCA-2 Future Athletic

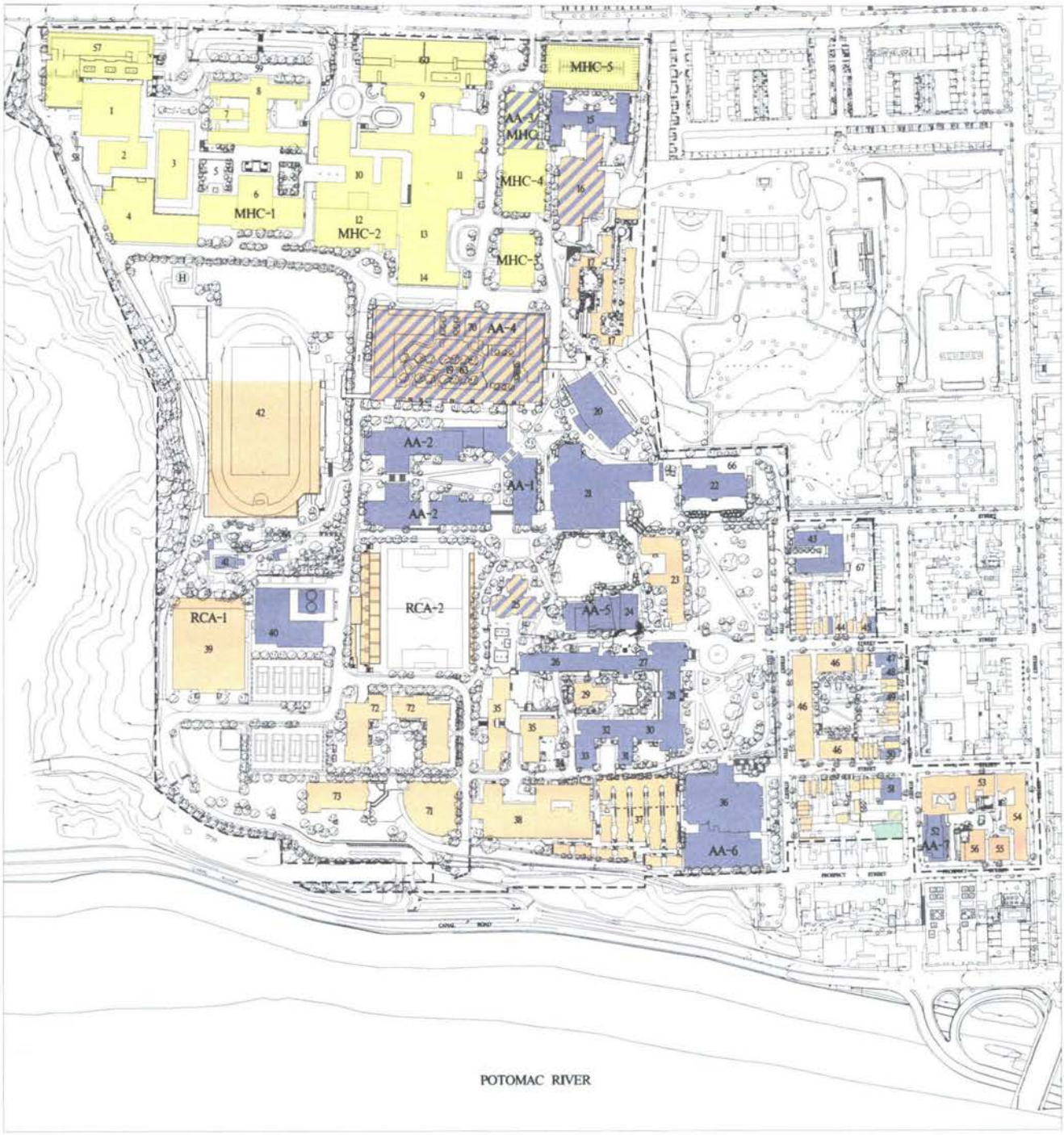
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AA-3/MHC-3 Future Medical/Health Care
MHC-4 Future Medical/Health Care
MHC-5 Future Medical/Health Care

Southwest Quadrangle

71 Dining
72 Residence Hall
73 Jesuit Community



N

ACADEMIC/ADMINISTRATION

RESIDENTIAL/CAMPUS LIFE/ATHLETIC

MEDICAL/HEALTH CARE

COMMERCIAL

FIGURE 05

TEN YEAR DEVELOPMENT PLAN

MAY 02, 2000

0 400 200

LAND USE PLAN

GEORGETOWN UNIVERSITY
WASHINGTON, D.C.

ROBERT A.M. STERN ARCHITECTS
EDAW INC. LANDSCAPE ARCHITECTS

Existing Campus Plan

Building Key

Medical Center Campus-Hospital

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Main Campus

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38 New South
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40 Heating and Cooling Plant
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Southwest Quadrangle

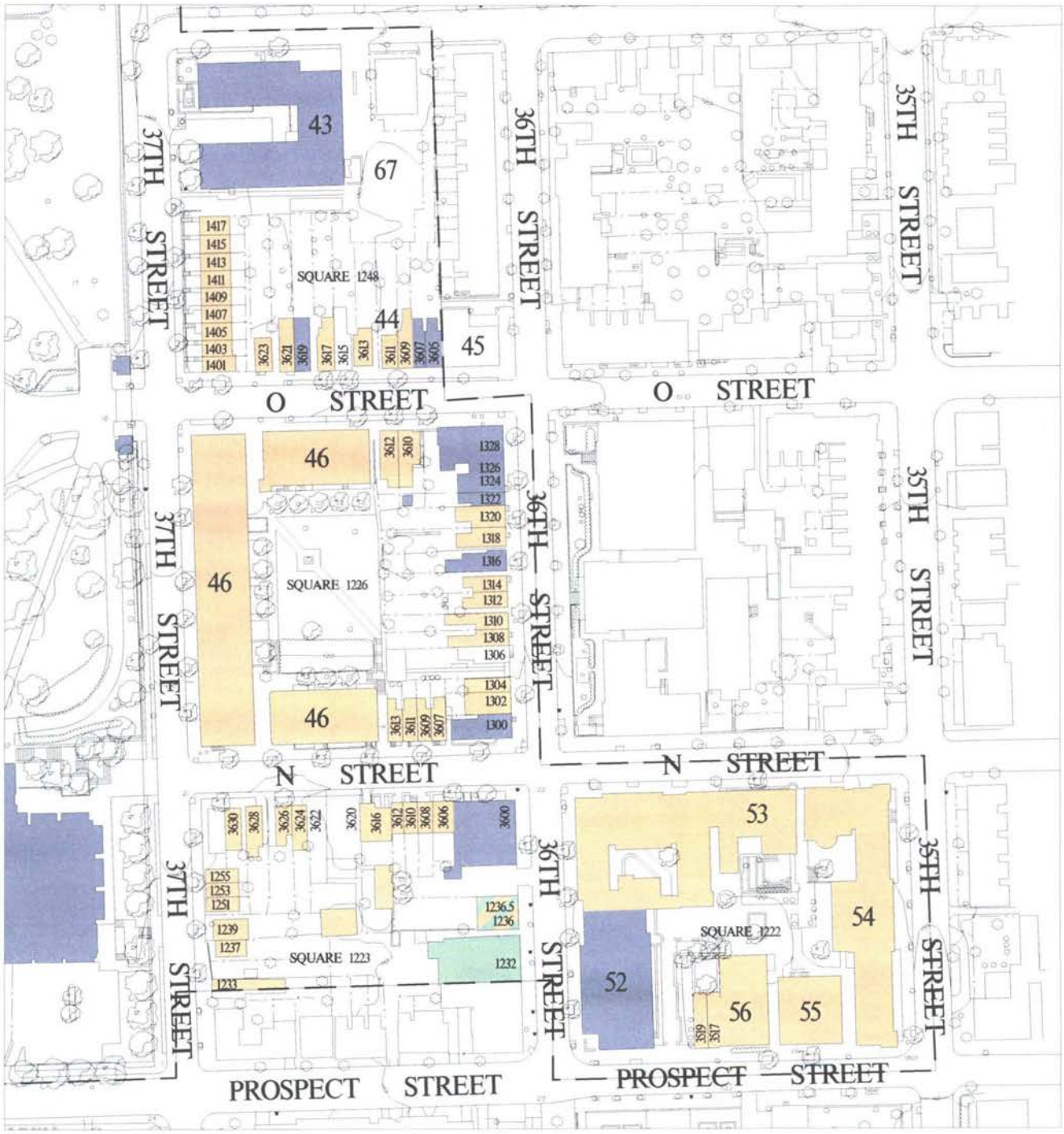
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72 Residence Hall
73 Jesuit Community

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46 Alumni Square
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66 White Gravenor Lot
67 Lot 6 (Poulton)
68 Ryan Administration Lot
69 Lot 9 (Lauinger Library)



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FIGURE 06

EXISTING CAMPUS PLAN

MAY 02, 2000

0 100' 200'

EAST CAMPUS LAND USE PLAN

GEORGETOWN UNIVERSITY
WASHINGTON, D.C.

ROBERT A.M. STERN ARCHITECTS
EDAW INC. LANDSCAPE ARCHITECTS

ACADEMIC/ADMINISTRATION

RESIDENTIAL/CAMPUS LIFE/ATHLETIC

MEDICAL/HEALTH CARE

COMMERCIAL

Ten Year Development Plan

Building Key

Medical Center Campus-Hospital

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H Helipad

MHC-1 Future Medical/Health Care
MHC-2 Future Medical/Health Care
MHC-3 Future Medical/Health Care

East Campus

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46 Alumni Square
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AA-7 Future Academic/Admin

Medical Center Campus-Hospital/Main Campus

AA-3/MHC Future Academic/Admin/Medical/Health Care

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AA-1 Future Academic/Admin
AA-2 Future Academic/Admin
AA-4 Future Academic/Admin
AA-5 Future Academic/Admin
AA-6 Future Academic/Admin
RCA-1 Future Athletic
RCA-2 Future Athletic

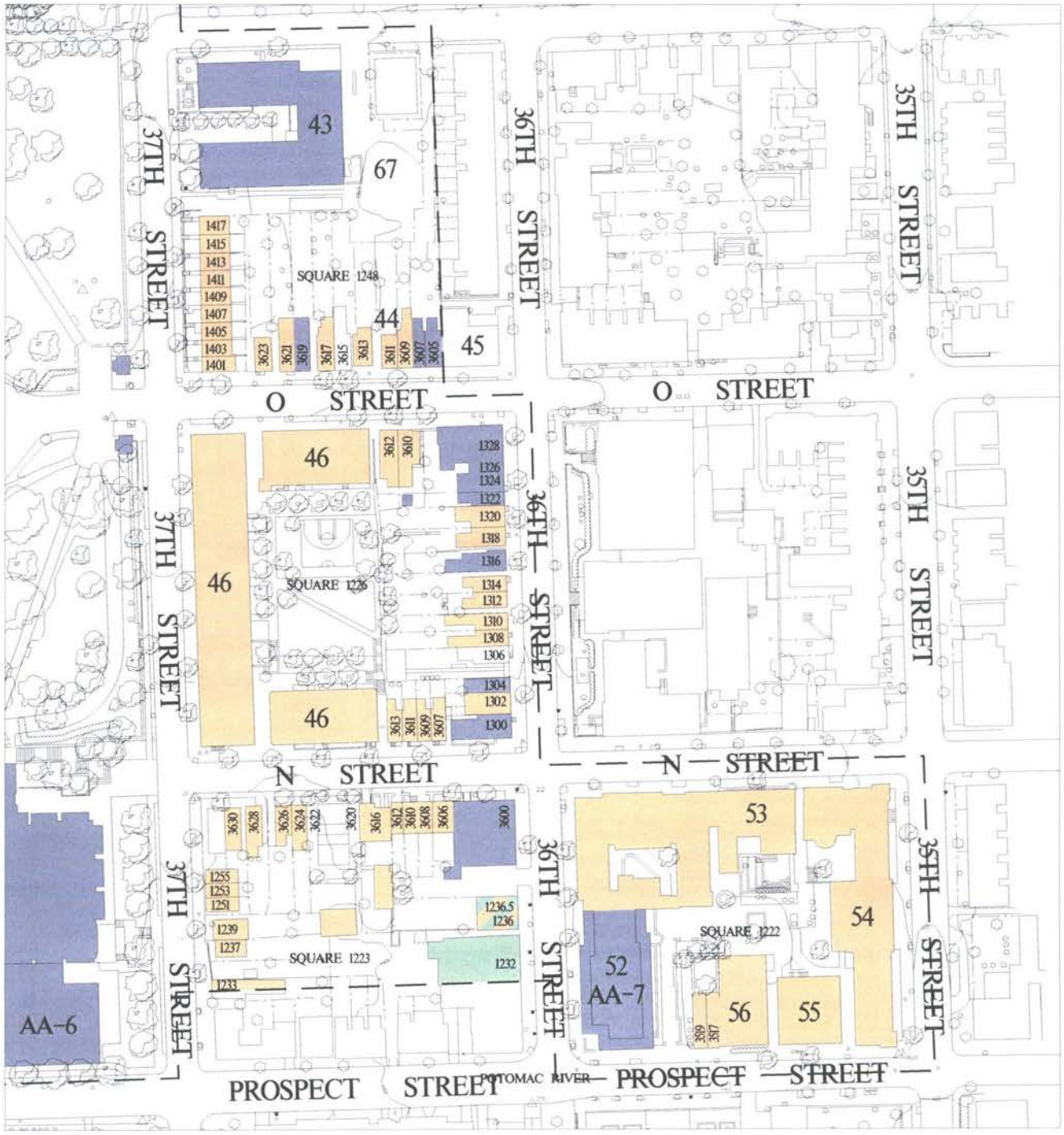
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68 Ryan Administration Lot
69 Lot 9 (Lauinger Library)

AA-3/MHC-3 Future Medical/Health Care
MHC-4 Future Medical/Health Care
MHC-5 Future Medical/Health Care

Southwest Quadrangle

71 Dining
72 Residence Hall
73 Jesuit Community



NOTE: NO USE CHANGES ARE PROPOSED FOR EAST CAMPUS

N

ACADEMIC/ADMINISTRATION

RESIDENTIAL/CAMPUS LIFE/ATHLETIC

MEDICAL/HEALTH CARE

COMMERCIAL

FIGURE 07

TEN YEAR DEVELOPMENT PLAN

MAY 02, 2000

EAST CAMPUS LAND USE PLAN

GEORGETOWN UNIVERSITY
WASHINGTON, D.C.

ROBERT A.M. STERN ARCHITECTS
EDAW INC. LANDSCAPE ARCHITECTS



ACTIVE/ATHLETIC OPEN SPACE

INFORMAL PLAY OPEN SPACE

SIGNIFICANT PASSIVE OPEN SPACE

N

FIGURE 08

EXISTING CAMPUS PLAN

MAY 02, 2000

0 600 200

OPEN SPACE DIAGRAM

GEORGETOWN UNIVERSITY
WASHINGTON, D.C.

ROBERT A.M. STERN ARCHITECTS
EDAW INC. LANDSCAPE ARCHITECTS



N

ACTIVE/ATHLETIC OPEN SPACE

INFORMAL PLAY OPEN SPACE

SIGNIFICANT PASSIVE OPEN SPACE

FIGURE 09

TEN YEAR DEVELOPMENT PLAN

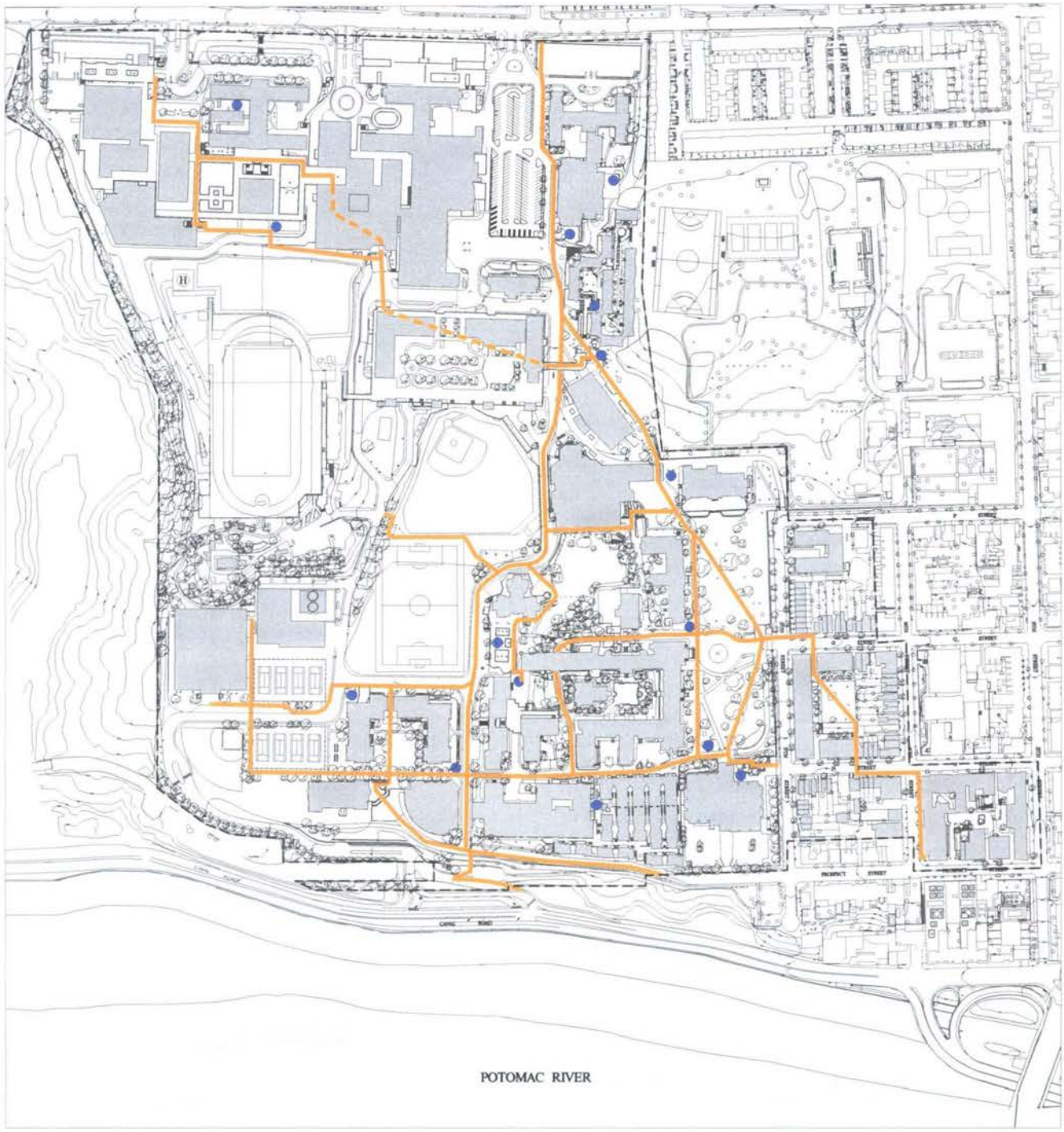
MAY 02, 2000

0 100' 200'

OPEN SPACE DIAGRAM

GEORGETOWN UNIVERSITY
WASHINGTON, D.C.

ROBERT A.M. STERN ARCHITECTS
EDAW INC. LANDSCAPE ARCHITECTS



N

PEDESTRIAN CIRCULATION

BICYCLE RACK

FIGURE 10

EXISTING CAMPUS PLAN

MAY 02, 2000

0 100' 200'

PEDESTRIAN AND BICYCLE CIRCULATION DIAGRAM

GEORGETOWN UNIVERSITY
WASHINGTON, D.C.

ROBERT A.M. STERN ARCHITECTS
EDAW INC. LANDSCAPE ARCHITECTS



N

PEDESTRIAN CIRCULATION

BICYCLE CIRCULATION

BICYCLE RACKS

FIGURE 11

TEN YEAR DEVELOPMENT PLAN

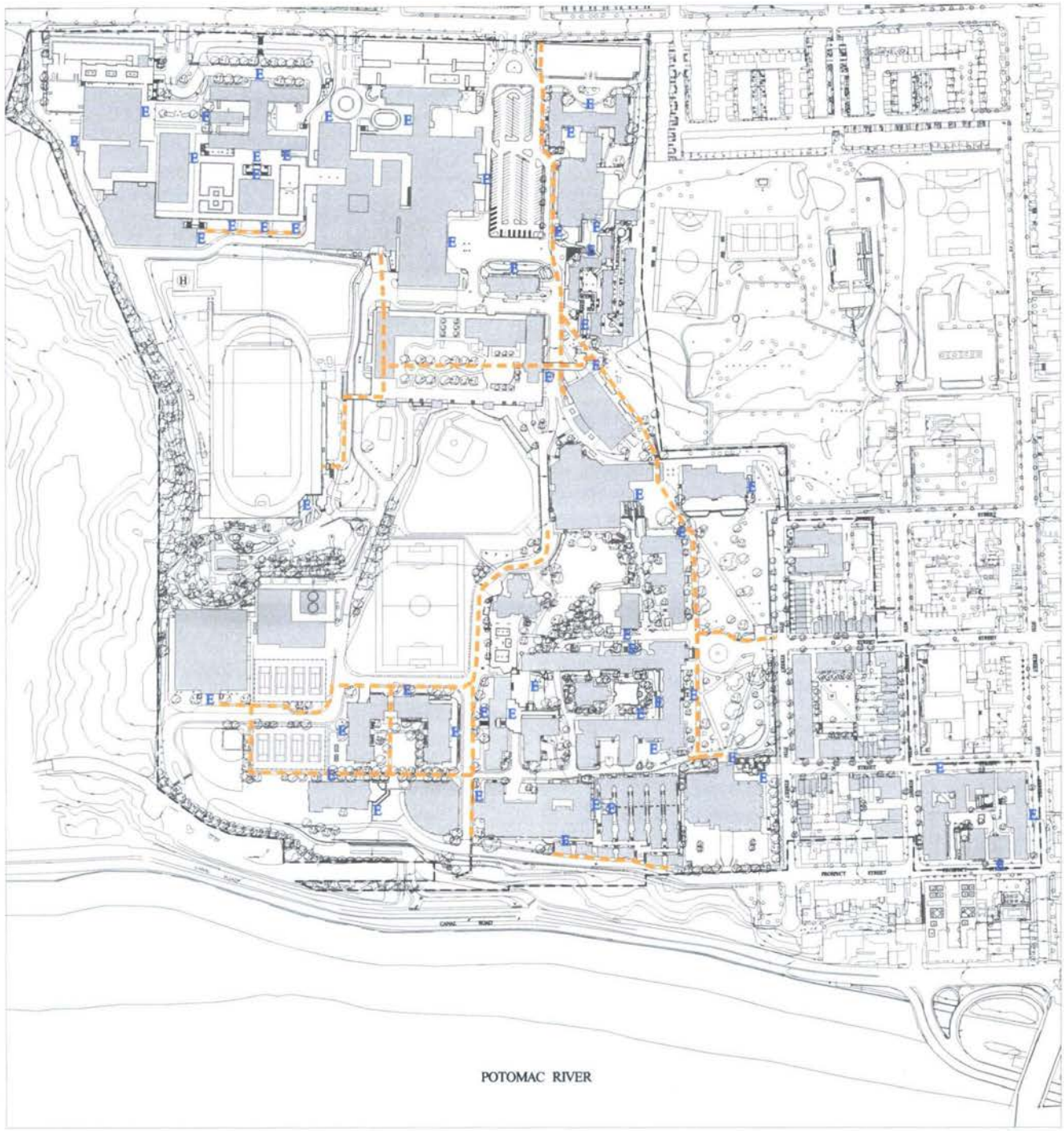
MAY 02, 2000

0 100' 200'

PEDESTRIAN AND BICYCLE CIRCULATION DIAGRAM

GEORGETOWN UNIVERSITY
WASHINGTON, D.C.

ROBERT A.M. STERN ARCHITECTS
EDAW INC. LANDSCAPE ARCHITECTS



N

FIGURE 12

EXISTING CAMPUS PLAN

ADA ACCESSIBLE CIRCULATION

E ADA ACCESSIBLE ENTRANCE

MAY 02, 2000

0 800 200

ADA ACCESSIBILTY DIAGRAM

GEORGETOWN UNIVERSITY
WASHINGTON, D.C.

ROBERT A.M. STERN ARCHITECTS
EDAW INC. LANDSCAPE ARCHITECTS



N

ADA ACCESSIBLE CIRCULATION

E ADA ACCESSIBLE ENTRANCE

FIGURE 13

TEN YEAR DEVELOPMENT PLAN

MAY 02, 2000

0 100' 200'

ADA ACCESSIBILTY DIAGRAM

GEORGETOWN UNIVERSITY
WASHINGTON, D.C.

ROBERT A.M. STERN ARCHITECTS
EDAW INC. LANDSCAPE ARCHITECTS



N

VEHICULAR CIRCULATION

SERVICE CIRCULATION

SERVICE AREA

FIGURE 14

EXISTING CAMPUS PLAN

MAY 02, 2000

0 100' 200'

VEHICULAR AND SERVICE CIRCULATION DIAGRAM

GEORGETOWN UNIVERSITY
WASHINGTON, D.C.

ROBERT A.M. STERN ARCHITECTS
EDAW INC. LANDSCAPE ARCHITECTS



N

FIGURE 15

TEN YEAR DEVELOPMENT PLAN

VEHICULAR CIRCULATION

SERVICE CIRCULATION

SERVICE AREA

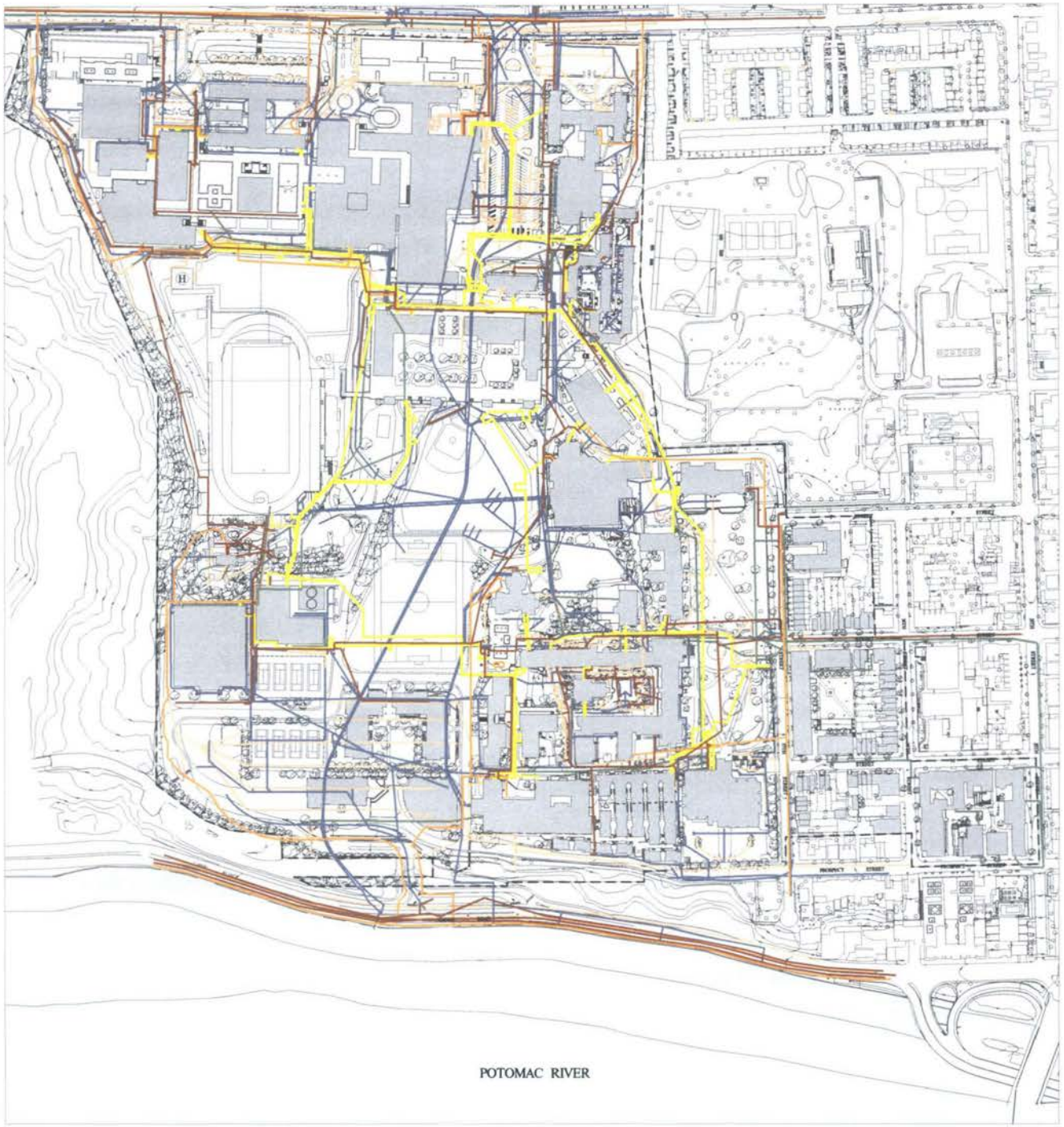
MAY 02, 2000

0 100' 200'

VEHICULAR AND SERVICE CIRCULATION DIAGRAM

GEORGETOWN UNIVERSITY
WASHINGTON, D.C.

ROBERT A.M. STERN ARCHITECTS
EDAW INC. LANDSCAPE ARCHITECTS



N

WATER
GAS
CHILLED WATER AND STEAM
SEWER
TELEPHONE/TELECOMMUNICATIONS
ELECTRICITY

FIGURE 16

EXISTING CAMPUS PLAN

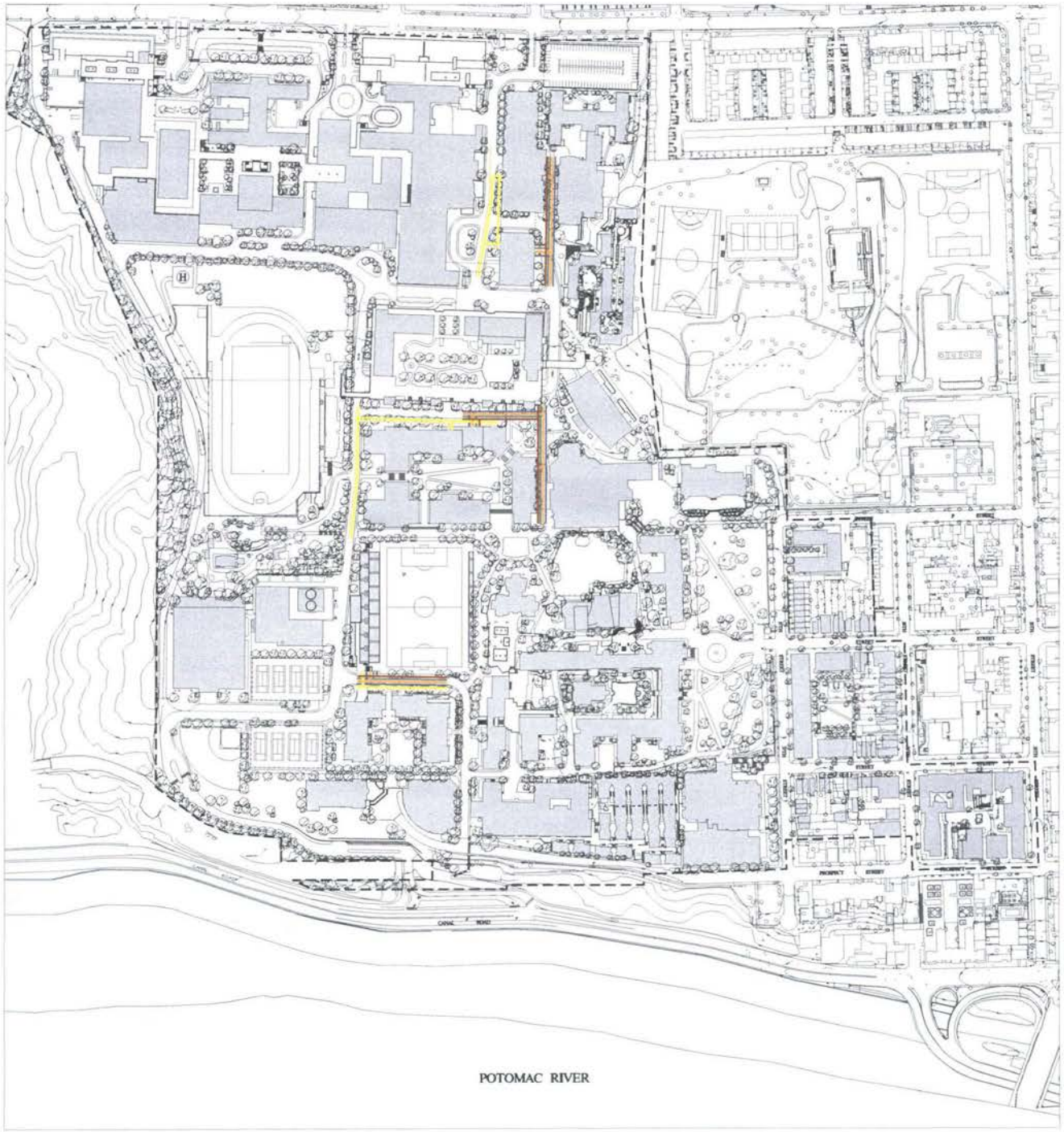
MAY 02, 2000

0 100' 200'

UTILITY DIAGRAM

GEORGETOWN UNIVERSITY
WASHINGTON, D.C.

ROBERT A.M. STERN ARCHITECTS
EDAW INC. LANDSCAPE ARCHITECTS



N

WATER
GAS
CHILLED WATER AND STEAM
SEWER
TELEPHONE/TELECOMMUNICATIONS
ELECTRICITY

FIGURE 17

TEN YEAR DEVELOPMENT PLAN

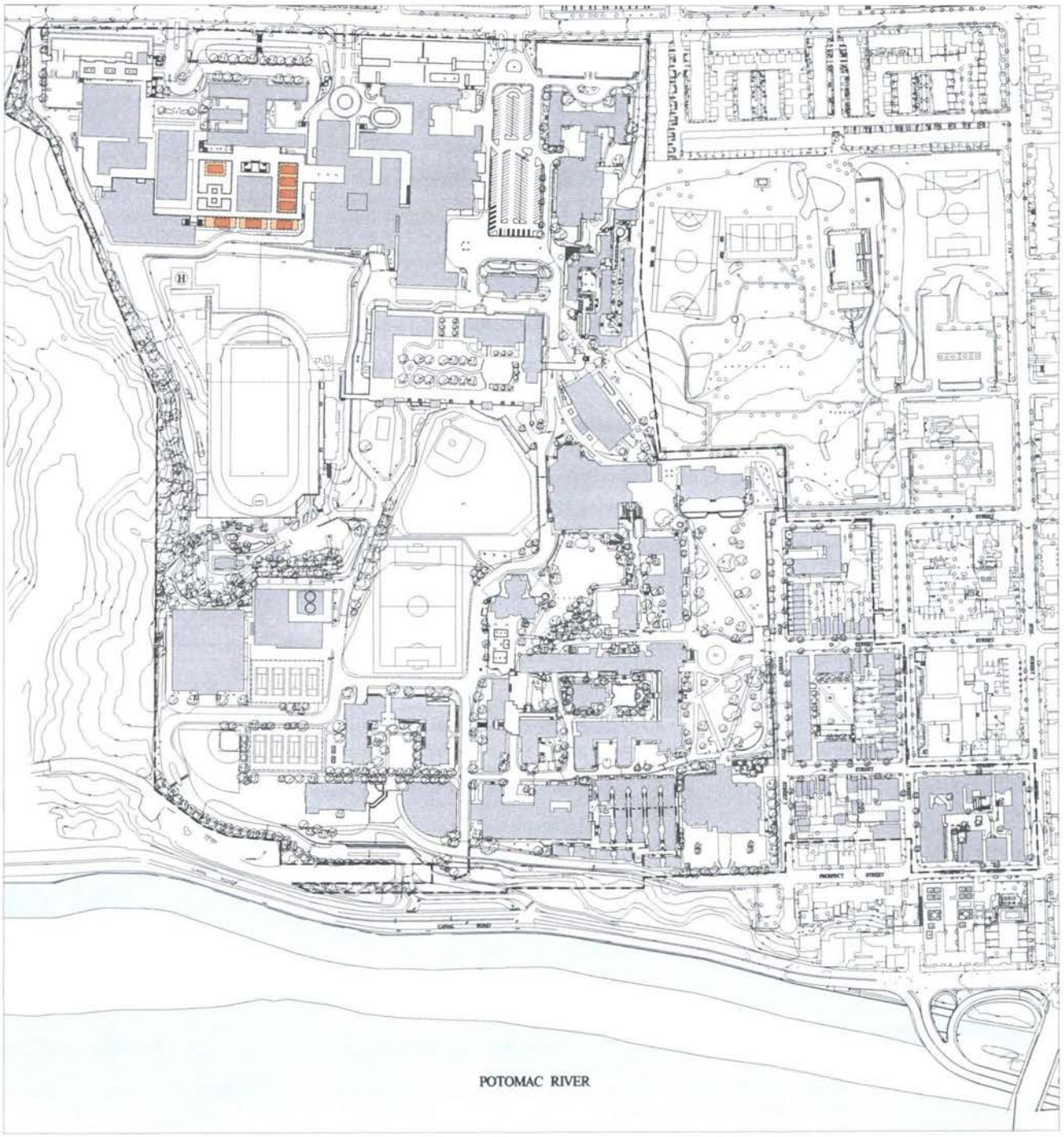
MAY 02, 2000

0 100' 200'

UTILITY DIAGRAM

GEORGETOWN UNIVERSITY
WASHINGTON, D.C.

ROBERT A.M. STERN ARCHITECTS
EDAW INC. LANDSCAPE ARCHITECTS



N

TEMPORARY CLASSROOMS

TEMPORARY CLASSROOM AREA

EXISTING CAMPUS PLAN

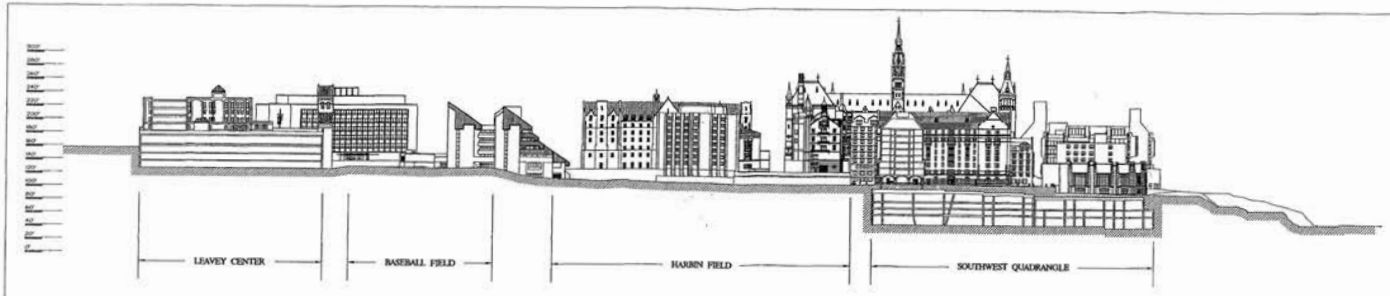
MAY 02, 2000

0 100' 200'

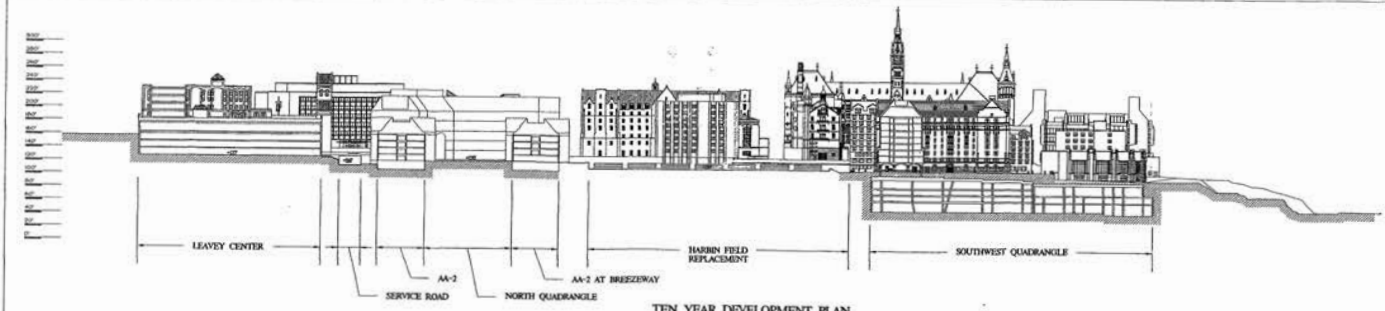
INTERIM CLASSROOM DIAGRAM

GEORGETOWN UNIVERSITY
WASHINGTON, D.C.

ROBERT A.M. STERN ARCHITECTS
EDAW INC. LANDSCAPE ARCHITECTS



EXISTING CAMPUS PLAN



TEN YEAR DEVELOPMENT PLAN

FIGURE 11

CAMPUS SECTIONS

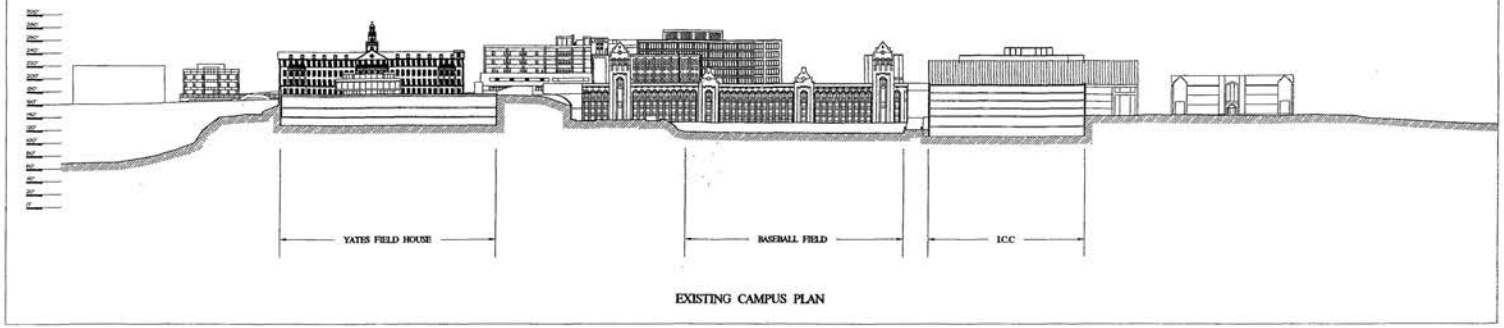
NORTH-SOUTH SECTION

JANUARY 31, 2011

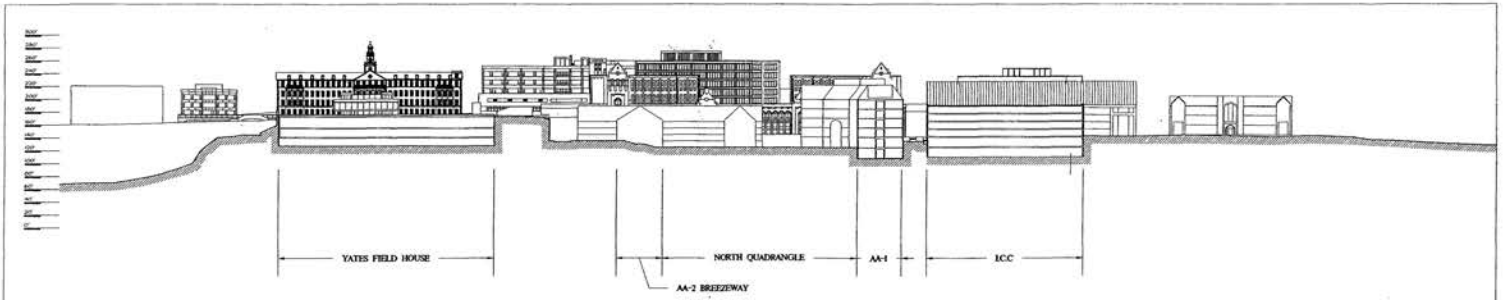
CAMPUS MASTER PLAN

GEORGETOWN UNIVERSITY
WASHINGTON, D.C.

ROBERT A.M. STERN ARCHITECTS
EDAW INC. LANDSCAPE ARCHITECTS



EXISTING CAMPUS PLAN



TEN YEAR DEVELOPMENT PLAN

FIGURE 19

CAMPUS SECTIONS

EAST-WEST SECTION

JANUARY 31, 2000

CAMPUS MASTER PLAN

GEORGETOWN UNIVERSITY

WASHINGTON, D.C.

ROBERT A.M. STERN ARCHITECTS

EDAW INC. LANDSCAPE ARCHITECTS