GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

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MEMORANDUM

TO: D.C. Board of Zoning Adjustment

FROM: Andrew Altman

DATE: June 12, 2000

SUBJECT: *Waiver of Rules for Late Submission of Office of Planning Report*

The attached report on Case No. 16566, Georgetown University Campus Plan, 2000-2010, is being submitted less than 7 days prior to the Board of Zoning Adjustment's consideration of the application at a public hearing. The Office of Planning (OP) requests that the Board of Zoning Adjustment waive its rules to receive the report into the record.

Attachment

aa/jf

BZA
Case No. 16566
Exhibit No. 52

Board of Zoning Adjustment
District of Columbia
CASE NO.16566
EXHIBIT NO.52

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

DISTRICT OF COLUMBIA
JUN 13 A 9:05

MEMORANDUM

TO: D.C. Board of Zoning Adjustment

FROM: Andrew Altman

DATE: June 12, 2000

SUBJECT: Georgetown University Campus Plan, 2000-2010
BZA Application No. 16566

INTRODUCTION

Application

Application of the Georgetown University, pursuant to 11 DCMR 3104.2, for a special exception for review and approval of the University Campus Plan for a ten year period, 2000-2010, for the main campus located at 3700 O Street, N.W. and the Medical Center campus located at 3800 Reservoir Road, N.W. (Square 1222, Lots 62, 801-802; Square 1223, Lots 85-86, 807-810, 812, 815, 826, 827, 831, 834, 843, 846-847, 852-853, 855 and 857-858; Square 1226, Lots 91, 94-101, 104-105, 803-804, 806, and 811-815; Square 1248, Lots 122-125, 150-0157, 800-802, 804-806, 829-831 and 834-835; Square 1321, Lots 815-817).

Summary Recommendation

The Office of Planning recommends that the application be approved, allowing the University the full increase in undergraduate enrollment (389) with conditions related to housing and enrollment. This report recommends a "formula" approach to future undergraduate enrollment increases that will provide Georgetown University with certainty as to enrollment increases but which will require the University to take additional actions to address impacts if off-campus undergraduate students in the community near the University (Zip Code 20007) exceed a specified percentage. The Office of Planning will consult with the University during the hearing process to establish a suitable threshold, procedure and percentage. The Office of Planning will prepare a supplemental memorandum and recommendation detailing this approach for consideration by the BZA before it takes final action.

The elements of this approach are to allow the University an increased undergraduate enrollment cap subject to: (1) establishment of a formula and process with the Office of Planning to quantify and assess the impact of increased enrollment on Zip Code 20007, which includes the impacted neighborhoods around the University, and (2) if an impact, as determined by the formula is evident, then the University would be required to mitigate the impact. The impact could be mitigated by the following possible measures:1) providing more on-campus housing, 2) providing housing elsewhere (outside Zip Code 20007 and outside areas impacted by other universities, such as Foggy Bottom/West End), 3) undertaking an increased off-campus student program. This approach will need to be codified in an agreement between the Office of Planning and the University.

Context of the Georgetown University Campus Plan

The Georgetown University Campus Plan is very important for the future of Georgetown University and for the Georgetown University Hospital and Medical Center (to be operated by Medstar Health after July 1, 2000). The educational/intellectual resources and community service programs of Georgetown University, and the health resources of the Hospital and medical center, are important to the city and the region. Georgetown University is an important element in the life and image of Washington, D.C.

Georgetown University is located on the west side of the Georgetown. Since the founding of Georgetown College in 1789, the development of Georgetown University has been closely intertwined with the development of the Georgetown community. In the 20th century, other neighborhoods developed adjacent to or near Georgetown University to the north and west (Burleith, the Cloisters, Hillandale, Glover Park, and Foxhall Village, in addition to Georgetown, are the primary nearby neighborhoods most related to the University and the medical center.

On July 1, 2000, Georgetown University will transfer operation of the Georgetown University Hospital and other clinical components to MedStar Health. This move, which has now been approved by the District government, is considered crucial to the financial status of the University. The successful operation of the hospital and medical center is important to the city and metropolitan community in terms of economic development and the availability of quality health services. Some of the changes at the hospital and the future development of a Physician's Office Building will have some impacts on traffic generation and parking. It is a coincidence that the change to operation by MedStar Health comes at the same time the campus plan is being updated. However, the possible future impacts have raised some issues in the discussion of the plan, primarily related to traffic on Reservoir Road.

In addition, the Georgetown University campus plan is being considered in a year when two other major campus plans are being considered (George Washington University and American University) and when there is discussion about the zoning and other procedures

for considering campus plans in general. For all these reasons, the Georgetown University is very important and is receiving special attention from public agencies and community organizations.

The Planning Process

The existing Georgetown Campus Plan for the 1990-2000 period was approved by the Board of Zoning Adjustment in 1990 (BZA Order No. 15302 effective October 12, 1990.). In the process of that hearing the BZA directed Georgetown University and the community to work together to seek solutions to problems associated with the Campus Plan. Georgetown University created an Office of External Relations to carry out an expanded program of coordination with the community.

In accordance with a letter of agreement signed on August 17, 1990, Georgetown University and the community established a "BZA Quarterly Group" consisting of representatives of community groups and Advisory Neighborhood Commissions in the area surrounding the university. Also in accordance with the BZA directive, the University established an ongoing program to deal with problems that may arise from students living in nearby neighborhoods.

The BZA Quarterly Committee has met with University representatives on a regular basis since the first meeting on October 18, 1990, dealing with both campus development and planning issues and with issues resulting from students living in nearby neighborhoods. In addition, design of the proposed Canal Road entrance to the University has been a continuing issue during the past ten years. NCPC recently approved the Canal Road improvements. Eleven projects have been reviewed by the BZA under the existing campus plan and these hearings have involved community participation. Therefore, a large number of citizens from nearby neighborhoods have interacted with the University on a variety of University/community issues on a regular basis over the past ten years.

In summer 1999, the University formed a *Community Working Group on Georgetown University's 2000-2010 Campus Plan.* The campus plan was discussed at the July 15 meeting of the BZA Quarterly meeting and the first meeting of the Community Working Group was held on September 30, 1999. Eleven meetings of that group were held, as documented in the campus plan submission. That process essentially concluded on April 6, though a final meeting for new transportation information was held on May 18, 2000. The Office of Planning has attended many of the meetings of the BZA Quarterly Group over the past several years and has been more involved this year with the Community Working Group on the Campus Plan.

The Georgetown University Campus Plan hearing before the BZA was originally scheduled for May 17 and June 13, 2000. Because of disagreement or concern over several key issues, the Office of Planning suggested that the hearing be postponed to

allow a facilitation effort between the University and the community to attempt to reach agreement.

Four meetings, facilitated by RESOLVE, were held between May 15th and 24th, involving community representatives, representatives of Georgetown University and MedStar Health and staff of the Office of Planning. These sessions were useful in clarifying positions and providing discussion of solutions, but did not result in final agreement on key issues. The process did highlight some larger traffic issues with Reservoir Road and led to the start of a broader effort with the D.C. Department of Public Works (DPW) to address those issues. A first meeting on Reservoir Road traffic issues was held on May 31.

The Major Issues

Two major issues related to the Georgetown University campus plan have emerged over the past year and have still not been fully resolved, despite the various planning and coordination efforts noted above. These are summarized below.

Enrollment and Housing: A major issue is the relationship between enrollment and the percentage of students housed on campus. This issue is strongest with respect to undergraduate students but there is also concern about the impact of an increase in graduate students. The existing campus plan has an undergraduate student cap of 5,627. At present (Spring 2000), 77% of undergraduate students live on campus. **Students living in rented houses off-campus have been a significant community problem, especially in Burleith.** The community was pleased with the university's plan to construct the 780-bed Southwest Quadrangle (construction scheduled to start in 2000, open fall 2002, though it now appears that it will open in Fall 2003). However, in fall 1999 the University announced their proposal to increase undergraduate enrollment an average of 50 students per year for the next ten years, a total increase of 500 undergraduate students with no additional dorm construction. The community saw this increase as wiping out much of the progress being made by constructing the Southwest Quadrangle. In the recent facilitation effort, the University offered to reduce the proposed increase of undergraduate students over the next ten years (above the present cap) to 389 instead of 500. This increase is still a concern to many individuals and organizations in the surrounding area. There is also concern about the possible increase of graduate students from the present level of 2,589 to a potential level of 3,873 in 2010 (increase of 1,284). Recent information received by OP from the University indicates that the probable increase of graduate students in Zip Code 20007 is considerably less than implied by the overall numbers.

Traffic Impacts: Adjacent and nearby communities also have concerns about traffic impacts (traffic flow and parking) of university expansion, and especially of the revised and increased operations of the hospital and medical center by MedStar Health. The

major concern is the impact on the traffic operation of Reservoir Road and the related impact on the north-south streets that intersect with it from 35th to 39th streets, N.W.

I. THE UNIVERSITY AND THE DISTRICT OF COLUMBIA

History of the University

What is now Georgetown University was founded in 1789 as Georgetown College. Georgetown University was chartered by Congress in 1814 as an educational institution of higher learning. The campus plan includes a description of the growth of the University. The shift of the Medical School to the north side of the campus began in 1930. Major development of the University, including the Medical School, came after 1945. Development has continued since that time, including significant development under the existing campus plan.

University Mission

The campus plan notes the importance of the location in Washington, D.C. to the life of the University and notes that the Georgetown campus remains at the heart of a Georgetown education. Georgetown University is committed to providing an excellent undergraduate, graduate, and professional education in the Jesuit tradition. The University indicates that it is committed to preparing a campus plan that is:

- Respectful of the University's historic character and sympathetic to the city's urban fabric.
- Supportive of the University's approach to educating the whole person.
- Supportive of the city and the neighboring community.

Outreach to the City

The campus plan notes that Georgetown's tradition of community service has a long history and is central to the University's mission of teaching, research and healing. Commitment to service is fundamental to a Georgetown education. The plan notes that the University sponsored over 140 community service programs in the year ending June 30, 1998. Appendices I and J include a long list of University programs related to serving the Washington community.

Economic Contribution

The plan details a number of economic benefits for the city's economy, including salaries to D.C. employees, purchase of goods and services from local vendors, taxes to the city and student financial aid. The plan also notes the large number of Georgetown University alumni (10,582) who now reside in the city

II. CAMPUS PLAN OVERVIEW

Campus Plan History

The campus plan notes that since the adoption of the new zoning regulations in 1958, the University has submitted nine campus plans to the Board of Zoning Adjustment for review and approval. The last updating was the 1989 Bicentennial Campus Plan, approved by the Board in 1990 (BZA Order No. 15302). That plan refined and updated programs from the 1983 plan. The proposed campus plan continues many of same traditions and policies from the past. It also takes some new directions.

The Campus Boundary

The Georgetown University campus, including the medical complex on the north side of the campus, is generally a traditional university campus with some "urban campus" aspects on the east side. The campus has a total area of 104 acres and is generally bounded by a property line generally following the line of Prospect Street, N.W. on the south, Glover Archbold Park on the west, Reservoir Road, N.W. on the north, the Cloisters housing community and the Convent of the Visitation on the east generally from P Street to Reservoir Road. On the east, south of P Street, N.W., the traditional portion of the campus is bounded by 37th Street, N.W. The "urban portion " of the campus, which is developed within the grid of city streets, extends east to 36th and 35th streets, N.W. and includes most of Square 1248, all of Square 1225, most of Square 1223 and all of Square 1222. **The campus plan does not propose any change to the existing campus boundaries.**

Development Under the Existing Campus Plan

Significant development has been undertaken under the 1990 Plan, including:

- Improvements to the medical center facilities, including the Perinatal Building (BZA Order 15435)
- New Medical Research Building (BZA Order No. 15519)
- Additions to the Hospital, Concentrated Care Center, Basic Sciences Building and the Bles Building (BZA Order No. 16075)
- Renovations and additions to the Loyola, Xavier and Ryder residence halls (BZA Order 15701)
- Addition to the Darnell Residence Hall (BZA Order No. 16100)

- Southwest Quadrangle, the major new residential complex now expected to be completed and occupied by Fall 2003 (BZA Order No. 16427)

- Renovations to St. Mary's Hall (the BZA decided this case on June 7, 2000).

Development in Surrounding Areas

Georgetown University is a large complex and changes in the campus built environment tend to be larger and more visible than in surrounding areas, which are primarily residential, smaller in scale and built-up. Change therefore tends to be small-grain and incremental, so change is less visible than at the University. However, if viewed in the same period as the present campus plan, the amount of development and change could be significant. This includes residential renovation in surrounding neighborhoods and some new residential infill development such as the completion of the Hillandale neighborhood, the new townhouses at Reservoir and Foxhall roads and the new residential infill development further west, south of MacArthur Boulevard. There have been institutional changes, such as the opening of the Washington International School in the former buildings of the Levine School. New commercial development and renovation has taken place further east and southeast in the commercial areas of Georgetown

City Goals (Comprehensive Plan)

The Comprehensive Plan, especially the Ward 2 Plan, contains a number of references directly or indirectly to Georgetown University and adjacent and adjacent neighborhoods. Sec. 102 in Chapter 1 of the Comprehensive Plan includes general references to improving neighborhoods, and also mentions the role of institutions in neighborhoods. Chapter 2, Economic Development, includes a number of sections relating to economic development actions, including interaction between universities and the business community (Sec. 203.2(d).

Sec. 1340.3 of the Ward 2 Plan notes that George Washington University and Georgetown University are located in Ward 2 and notes that "The development plans of these universities should not adversely impact surrounding adjacent residential areas..." Sec. 1342.1(b) includes a reference to "enforce Georgetown University's commitment to the surrounding neighborhood to move student residences and university offices out of the local community and onto the campus". Sec. 1361 deals with Burleith and Hillandale. Sec. 1361.2 includes the note that "There is continuing concern about conversion of residential property to group houses, which threatens the historic quality of life in the neighborhood." Sec. 1362 deals with Foxhall/Georgetown Reservoir neighborhood. Sec. 1362.3 states "The Foxhall/Georgetown Reservoir community is concerned about the impacts of unrelated individuals living in a single-family residence and wants to be included in any zoning overlay to address the problem."

II. SHAPING THE FUTURE OF GEORGETOWN UNIVERSITY

Campus Plan Goals

The campus plan indicates that Georgetown University stands at a critical juncture and must at take actions to maintain and improve its leadership position in higher education. The goals of the campus 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.

Planning Strategies

The University indicates that the continued success of its programs is compromised by lack of strategic facilities. The University must be able to accommodate development in research, changes in curriculum, information management and communication. Strategies include (summarized) include:

- Alleviate conditions of over-crowding and insufficient space for academic programs.
- Provide facilities in order to attract special faculty members.
- Develop design guidelines that meet the needs of the University's students, faculty, staff and alumni as well as the local community and governing and review agencies.
- Provide design guidelines sympathetic to the historic character and intimate nature of the campus.

Changing Educational Needs

Throughout the campus plan, the University indicates that past emphasis has been on student housing and that major emphasis must now be focused on academic needs. New facilities for science are cited as one example. The campus plan notes the GUNET 2000 Plan provides for improving the campus-wide communications infrastructure.

Student Enrollment and Housing

The major issue with the Georgetown University Plan involves additional student enrollment and the relationship of enrollment to student housing on campus. The issue is the number of students that **are not housed on campus** and therefore may live in neighborhoods adjacent to and near the University, often in "group houses," and create objectionable impacts on those neighborhoods because of noise, parked cars, trash, conversion of back yards to parking, etc. Of course, not all students create problems. However, neighborhood residents have a concern that use of houses for rental student housing prevents those houses from being owner-occupied and contributing to the stability and diversity of the neighborhood. From a planning perspective, it is desirable to have a stable neighborhood and housing stock and avoid a concentration of group houses that affect the character of the neighborhood.

The biggest community concern is with the impact of undergraduate students but there is also some concern about the impact of graduate students. Georgetown University has compiled information on the number of undergraduate, graduate students and medical students living in Zip Code 2007, which includes Georgetown (data provided by Georgetown Waterfront and Park, East Georgetown and West Georgetown), Burleith, Foxhall, Cloisters, Hillandale, Georgetown Reservoir, Glover Park and part of Palisades). This information, provided by the Georgetown University, is shown in the attachment marked "Attachment H". This is part of a previous handout from the University but is not included in the proposed campus plan report. The Office of Planning notes that Georgetown University has helped community discussion of these issues by providing this information broken out by neighborhoods and parts of neighborhoods within Zip Code 20007.

Existing Undergraduate Students

Table 1, attached, provides information on undergraduate students at Georgetown University for the 2000-2010 period. It has been prepared by the Office of Planning using information provided by Georgetown University (this information is provided in the campus plan, and in the earlier "Attachment H" from the University).

Georgetown University presently has an enrollment cap of 5,627 undergraduate students in the existing campus plan. **Note that all the undergraduate numbers, including the cap, are for full time, traditional undergraduates** and do not include non-traditional students such as women returning to school, English as a second language students, commuters and other non-traditional students not requiring housing. In the spring of 2000 the traditional undergraduate enrollment was 5,516.

At the present time, Georgetown University has 4,273 beds on campus. Appendix F in the proposed campus plan indicates that the University has increased undergraduate Housing Capacity in the 1989-2000 period by 303 beds. A part of this increase was from

moving graduate students off the campus, and making those beds available for undergraduate students (a change allowed by the existing campus plan), an increase essentially offset by the proposal to take St. Mary's Hall off-line for housing use. The net increase is therefore 303 beds.

With present enrollment (5,516) and beds (4,273), Georgetown University is housing 77 percent of undergraduates on campus. Note that the present undergraduate enrollment of 5,516 is 111 students below the existing undergraduate enrollment cap of 5,627. As of Spring 2000, 1,243 undergraduate students (23 percent) were living off campus. The information from the University (Attachment H) indicates that 1,041 undergraduate students were living in Zip Code 20007 in Spring 2000 (i.e. 84 percent of the undergraduate students who lived off campus lived in Zip Code 20007). The tabulation from the University (Attachment H) indicates that the concentration is greatest in West Georgetown and Burleith, the major neighborhoods adjacent to the campus.

Future Undergraduate Students

In the Fall of 1999 the University indicated that it planned to ask for the undergraduate cap to be raised by 500 students in the 2000-2010 period, an average increase of 50 additional students every year for 10 years. The University also indicted that it did not plan any additional student housing in the 2000-2010 campus plan period. The Southwest Quadrangle is being developed under the existing campus plan, though it is not likely to open until Fall 2003. This proposal was included in the draft campus plan dated January 27, 2000. The University's position is that a strong real estate market will mean that a number of houses now rented to groups of students will revert to ownership occupancy and that additional students living off campus will therefore live outside Zip Code 20007. The University will improve transportation services to make areas beyond Zip Code 20007 more attractive to students. In addition, the University's current strong Campus Student Affairs program will be further strengthened to help reduce the potential impact of students living in adjacent communities.

The community has generally seen the addition of more undergraduate students in the 2000-2010 period as slipping backward after the improvement (reduction of student impacts on the community) that everyone feels will happen when the 780 bed Southwest Quadrangle opens, now anticipated in Fall 2003.

In response to community concerns, the University has made some revisions in the May 30, 2000 campus plan submission to the Board of Zoning Adjustment. The University has offered to do the following (see letter of May 30, 2000 from Maureen E. Dwyer and Paul A. Tummonds of Wilkes Artis, and the attached Georgetown University Memorandum of May 22, 2000):

- Reduce its projected undergraduate enrollment increase by 111 students, which means that the total increase in undergraduate students under this campus plan would be 389 rather than 500 as originally proposed.

- Delay any increase in enrollment above its current cap until after the Southwest Quadrangle project is brought online or until Fall 2003 (an average of an additional 55 undergraduates per year would be added each year, beginning in Fall 2003).

- Strengthen its Off Campus Student Affairs program.

- Continue to update the BZA on its progress with each further processing application.

Table 1 indicates the impact of the opening of the Southwest Quadrangle in Fall 2003. Undergraduate enrollment would be increased by adding an average of 37 new undergraduates in Fall 2000, 2001 and 2002 to reach the present cap (5,627) in Fall 2002. Another 55 undergraduates would be added in Fall 2003, for a total of 5,682 undergraduates. With a total of 5,053 beds on campus, Georgetown University would then house 89 percent of traditional undergraduates on campus.

The impact of undergraduate students on adjacent neighborhoods should greatly decrease when the Southwest Quadrangle opens in 2003. At that time, **the total number of traditional undergraduate students living off campus will drop to 629.** Assuming that the percentage of undergraduates living off campus that live in Zip Code 20007 remains the same as in 2000 (84 percent), the number of undergraduates in Zip Code 2007 would drop to 528 in 2003. In view of the strong real estate market at the present time, and assuming that market remains relatively strong over the next three years, this would be a major opportunity for houses that are now rented to students to be sold and become owner-occupied housing. Of course, there is no way to know if the percentage of students living off campus in Zip Code 20007 will be even less in 2003. In that case the number of students would drop. If some students elect to rent as close to the campus as possible, the percentage of students living in Zip Code 20007 might increase and the number would be somewhat higher than 528. In any case, it is clear that there will be a substantial drop in students living in Zip Code 20007 in 2003 when the Southwest Quadrangle opens.

The future potential problem is evident in looking at the undergraduate student number for 2010. If the undergraduate enrollment increases from 5,682 in 2003 to the cap of 6,016 in 2010, and the beds on campus remain at 5,053, the total number of students who must live off campus will increase to 963. At that time, the percentage of undergraduate students housed on campus would drop back to 84 percent, with 16 percent living off campus. Both the number (963) and the percentage (84 percent) of undergraduates living off campus would still be less in 2010 than the present situation (2000), but the potential for backsliding is evident. If the percentage of undergraduate students living off campus

who live in Zip Code 20007 is the same in 2020 as in 2000 (84 percent) than the undergraduates living in Zip Code 2007 would increase to 809 in 2010. Note that it is only a coincidence that the percentage of students housed on campus in 2010 (84 percent) and the present percentage of off campus undergraduates living in Zip Code 20007 is the same (84 percent). Of course, the percentage of off campus undergraduate students living in Zip Code 20007 in 2010 could be more or less than the percentage in 2000.

The University's view is that the percentage and the actual number will be less in 2010 because the combination of students being pulled out of the community in 2003 and a strong real estate market will result in many houses in Zip Code 20007 being converted from rental housing for students to owner occupied housing in the first part of the decade (say from 2000 to 20005). By the time the demand for off campus student housing starts to rise again, the houses in Zip Code 20007 would no longer be available and students would have to find housing at a greater distance from the University. Increased University transportation services, especially the GUTS system, would service this dispersal. The University has not tried to estimate the number of students in Zip Code 2007 in the future.

The other view, essentially the community view, is that the percentage of students living off campus in the future who elect to live in Zip Code 20007 would stay the same or might actually increase, as off-campus students took advantage of the opportunity to live closer to the campus.

Neither the University, the community nor the Office of Planning has the ability to predict just what will happen with respect to off campus housing, especially in Zip Code 20007, over the next ten years. There are a number of variables. However, the Office of Planning is concerned that the great improvement that should happen in 2003 as students move out of the neighborhoods around the campus might potentially be minimized as undergraduate enrollment rises by the year 2010. This might potentially negate the positive impact generated by the construction of the Southwest Quadrangle. The issue of what graduate students will do somewhat complicates this issue (see next section).

Graduate Students

The graduate and professional headcount and FTEs number for 1999 is 2,589. There is a general consensus, though not shared by everyone, that graduate and professional students have less of an impact on adjacent neighborhoods than undergraduate students. They tend to make less noise and have fewer gatherings than undergraduates. University data shows that most graduate and professional students are older than undergraduates and live alone or with two students to a unit, rather than in a larger student house. There are some exceptions to this rule.

In Spring 2000 there were 658 graduate students and 414 medical students living in Zip Code 20007, a total of 1,072. This is a "headcount" number. To compare that number, it

is necessary to use numbers from Fall 1999 of graduate enrollment. The graduate total headcount (2,840) and the Medical headcount (720) total 3,560. This means that 30 percent of the graduate and professional students live in Zip Code 20007. This number is slightly higher than the number of traditional undergraduates in Zip Code 20007 (1,041). The largest concentration of graduate and professional students is in the Glover Park neighborhood, a total of 412 out of the 1,072 graduate and professional students in Zip Code 20007 in Spring 2000.

Table 2 indicates the potential increase of undergraduate and graduate (including professional) students from 1999 to 2010. As previously discussed, undergraduates would increase from the present cap of 5,627 to the proposed cap of 6,016 in 2010. Graduate and professional students could increase from 2,589 in 1999 to 3,873 in 2010, a total increase of 1,284 (almost 50 percent increase). This number is difficult to evaluate since it seems unlikely that the number will actually increase that much. The University wants a relatively high number in order to maintain flexibility. For graduate students, use of "distance learning" could also allow increased numbers with relatively little impact.

In reviewing the numbers and the location of graduate and professional students, the Office of Planning has been concerned with the future movement of the graduate students concentrated in Glover Park. The concern is that as undergraduates are withdrawn from Zip Code 20007 in 2003, especially from Burleith and West Georgetown, graduate students might move into those areas in larger numbers, thus retaining some of the student impacts in those areas and "holding" rental properties for the future buildup of undergraduate students after 2003. The University feels such a move is not likely because graduate students would not want to locate in group homes in those areas. In addition, the University believes a strong real estate market will move those homes to owner occupied status.

Faculty and Staff

The campus plan indicates that the 1989 (1990) Plan projected faculty and staff to increase to 7,500 by 2000. The 1990 faculty and staff FTE number was 7,027 and increased to 7,507 in 1994. Since that time the number has decreased to 6,727, the current level. The University indicates future faculty and staff, including contract employees, at 6,750 for the year 2010. This includes faculty and staff for the University plus medial related staff now part of MedStar Health at the North Campus. However, all traffic and parking calculations have been based on the 7,500 number which is the same number as used in the 1990 plan.

Land Use and Development Patterns

Areas of the Campus

The proposed campus plan groups land uses in four categories. The seven functional categories in the existing campus plan have been reduced to four for simplicity and to be consistent with other university plans. These are:

- Academic/Administrative (AA)
- Residential/Campus Life/Athletic
- Medical/Health Care
- Commercial

The physical and use patterns of the exiting and proposed plan are shown in Figures 1-20, primarily maps, in the campus plan. The plan is illustrated in terms of three main areas:

Medical Center Campus-Hospital, on the north side of the overall campus, facing on Reservoir Road.

Main Campus, the remainder of the campus located west of 37th Street and extending south from the Medical Center Campus to the National Park Service land along Canal Road.

East Campus, the "urban campus" (Office of Planning's term) east of 37th Street which is developed within the grid of city streets and extends east to 36th and 35th streets, N.W. The East Campus includes most of Square 1248, all of Square 1225, most of Square 1223 and all of Square 1222. **No changes are proposed for the East Campus.**

Overall, the campus now includes 58 buildings, a 535 bed teaching hospital, student residences and athletic facilities and open space.

New Development

Georgetown University plans to add up to 1,272,263 square feet of gross floor area by 2010. This is divided as follows:

- Academic/Administrative: Up to 642,027 gross square feet
- Residential/Campus Life/Athletics: 88,500 gross square feet
- Medical /Health Care: 444,236 gross square feet
- Academic/administrative/medical/health care space: 97,500 gross square feet.
- Commercial/Investment: None proposed.

In summary, the campus plan proposes the following:

- **Four new buildings:** Three academic buildings (a science building, a new business school and an administrative/academic building) and a new physicians office building (POB) at the Medical Center.

- **Seven additions/renovations to existing buildings**: Leavey Center, Lauinger Library, Walsh, St. Mary's (recently before the BZA for further processing under the existing campus plan), Dahlgren Library, Lombardi Cancer Center and Ryan (the performing arts center).

- **Redesign of Harbin Field**

- **Addition to McDonough Gym.**

- **Two new parking structures** (to replace surface parking and a valet parking program)

Two important projects will be undertaken over the next few years that have been part of previous plans.

Southwest Quadrangle: Addition of 780 beds and related facilities, approved under the 1990 plan.

Canal Road Entrance: Improvement of the entrance road to the south side of the University, which will allow left turns in and out of the southern portion of the campus.

Urban Design

Georgetown University occupies a dramatic site on the west edge of Georgetown. A series of ridges around the central valley of the campus add special interest. The gothic towers of Healy Hall rising above the Potomac Valley are part of the special landscape of Georgetown and are visible from other locations in the city, and from Virginia. The Healy Lawn west of 37th Street, framed by Healy Hall, Copley Hall, White Gravenor and the Lauinger Library, is one of the memorable urban spaces of Washington.

The proposed campus plan includes a significant revision in the urban design approach, a step which has been almost overshadowed by discussion about student housing and enrollment and transportation issues The 1983 campus plan proposed a series of large "socio-energy podia" down the valley in the center of the campus. The Leavey Center, completed in 1988, was to be the first of these podia with open space several levels above the ground level.

The University has found that this concept results in elevated open spaces that are not well used and that approach cuts up the circulation system at the ground level. Beginning in 1992, the University began to explore a different approach. The new campus plan

proposes a more traditional pattern of building quadrangles and connecting grid of pathways to create a more unified pedestrian campus that reflects the historic quality of the campus core, and the urban tradition of Georgetown. This approach involves a more traditional building pattern and a revised system of roadways in the center and west side of the campus. The Office of Planning believes this is a beneficial urban design change and applauds the University for taking this new design direction.

Transportation

Transportation aspects of the plan, primarily dealing with traffic and parking, have been a major issue in the review of the plan. The University has had extensive traffic studies undertaken by Gorove/Slade Associates, Inc., their traffic consultants. The Department of Public Works (DPW) has reviewed the traffic studies. A copy of their report is attached.

- DPW recommends that the University continue efforts to promote the use of mass transit and to expand its shuttle bus service (GUTS).

- DPW is currently investigating alternative traffic management strategies to reduce overall congestion on Reservoir Road between Foxhall Road and Wisconsin Avenue. This work, being undertaken in cooperation with Georgetown University, MedStar and the community, is an outgrowth of the discussions on transportation in conjunction with the campus plan.

- DPW notes the forthcoming improvements to the south entrance of the campus from Canal Road.

- DPW urges the University to take additional steps to encourage mass transit usage by graduate students.

- DPW finds that while the campus plan does project increases in traffic, DPW does not believe the increase will significantly impact peak hour congestion on Reservoir Road.

- In light of the finding by the University's traffic consultant that on-street parking spaces are being occupied by vehicles without Ward 2 parking stickers, DPW recommends greater parking enforcement of parking regulations in this area by the DPW parking enforcement staff.

- DPW recommends the realignment of Entrance Number 1 from the medical complex to feed into 38th Street, N.W., in order to improve traffic and pedestrian safety. However, Entrance No. 1 should be designed with channelization and signage to require all vehicles leaving the University turn either left or right, to eliminate cut-through traffic and 38th Street

Student Behavior

The University has a very strong program Off-campus Student Program. Even so, there are impacts on the community from students who live there, especially in Burleith West Georgetown. The University has indicated that it is willing to implement some additional programs to address student behavior problems.

Period of the Campus Plan

Georgetown University is requesting approval of the campus plan for a ten-year period, 2000-2010. Two other universities, George Washington University and American University, are also submitting campus plans this year. The Office of Planning notes that this convergence of three major campus plans is creating a major crunch in terms of time and staff resources, and also results in a strain on the communities involved.

The Office of Planning recommends that the Board of Zoning Adjustment look ahead about ten years and arrange for the next round of campus plans for these three universities to be spaced differently. The Office of Planning suggests that one approach would be to approve one of the plan for nine years, another for ten years and another for eleven years, in order to arrange an overload of campus plans in one year.

IV. ZONING REGULATION COMPLIANCE

The applicant, Georgetown University, is seeking a special exception under Section 210 of the Zoning Regulations for the update of an approved campus plan, in accordance with the special exceptions procedure of Section 3108

Section V of the Campus Plan (pages 34-40) outlines zoning regulation compliance. The Office of Planning offers the following comments on zoning regulation compliance.

210 Colleges and Universities (R-1 and other R Districts)

210.1 Use as a college or university, which is an academic institution of higher learning...

Georgetown University is an academic institution of higher learning, established in 1789 and

210.2 Use as a college or university shall be located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions.

This is the key test. The Office of Planning believes that the University has made sufficient proposals to address the noise issue. Traffic impacts are discussed in the accompanying report from the Department of Public Works. The University proposed a strong traffic management program to address potential traffic impacts. Continuing efforts in this regard will be necessary. Some issues of traffic flow and circulation on and near Reservoir Road will need additional study and work involving the University, MedStar, the Department of Public Works and the community. A start has been made on these additional efforts.

The big question is the impact of additional students, especially undergraduates, on adjacent communities. This issue is discussed at length elsewhere in this report and an approach is suggested to address the issue.

210.3 Compliance with maximum bulk requirements

The property within the Campus Plan boundary is zoned R-3 and C-1 zoning districts (only a very small part of the campus is in the C-1 District). The University indicates that the additional gross square footage and the existing square footage result in an overall FAR of 1.41, below the 1.8 FAR permitted.

210.4 The applicant shall submit to the Board a plan for developing the campus as a whole....

The applicant has submitted a plan for the campus. The Office of Planning believes that the revised urban design approach indicated in this plan is a major improvement for the future development of the campus.

210.5 The Board may also permit the interim use of land...

The University is requesting permission to locate up to eight temporary trailers south of Dahlgren Library for the temporary location of the School of Nursing and other programs while facilities are being renovated. The Office of Planning believes this is a reasonable request. The location of the trailers is shielded from the community north of Reservoir Road.

210.6 Major new building proposed in plan moved off-campus...

Georgetown University indicates that the campus plan does not include any proposal to move any major new building off campus. The Office of Planning notes that the community, in the course of the campus plan discussions, has raised questions about the University's future use of the Wormley School in the 3300 block of Prospect Street, a block east of the eastern campus boundary. The Wormley School is not part of the campus plan application. The BZA will consider that proposal in a separate proceeding.

210.7 In reviewing and deciding a campus plan application or new building construction pursuant to a campus plan, the Board shall consider, to the extent they are relevant, the policies of the District elements of the Comprehensive Plan.

The campus plan report cites compliance with the Comprehensive Plan in many respects. It does not fully mention those sections of the plan dealing with neighborhoods around the University. The issue of the impacts of future undergraduate enrollment is the major issue in this campus plan.

210.8 The University shall certify and document that the proposed building or amendment is within the floor area ratio limit for the campus as a whole....

As indicated previously, the campus plan indicates that the proposed development is within the allowable FAR.

210.9 The Board shall submit the application to the D.C. Office of Planning and D.C. Department of Public Works for review and written reports.

The Campus Plan application has been submitted to the Office of Planning and the Department of Public Works

In summary, as indicated above, the Office of Planning believes that the campus plan application basically meets the test of the zoning regulations, except that additional measures are needed to address the issue of possible impacts resulting from additional undergraduate enrollment. The Office of Planning suggests a "formula" approach, the final parameters of which remain to be determined.

VI. OFFICE OF PLANNING RECOMMENDATIONS

Recommendations

Recognizing that "promoting and ensuring good quality neighborhoods is of utmost importance to the District," as outlined in Section 102.4 of the Comprehensive Plan, the Office of Planning's wants to significantly minimize additional impacts to the surrounding communities as a result of the campus plan.

Enrollment and Housing

The potential effects of increased undergraduate and graduate enrollment, as described above, raise questions of continuing though reduced adverse impacts on the surrounding communities in the future. Unfortunately, it is not possible to predict in advance the scale

of these impacts, or indeed to know if there will be additional impacts. Georgetown University believes there would be little or no new impacts. Some community groups see the potential of future adverse impacts after the initial decrease of impacts offered by the occupancy of the Southwest Quadrangle in 2003. Obviously, Georgetown University has substantially improved the situation (i.e. decreased potential additional impacts) by amending the earlier submission to reduce the requested enrollment increase by 111 students, so that the projected increase for this campus plan period (2000-2010) would be 389 additional undergraduate students in place of the 500 additional undergraduate students originally proposed.

The university has offered to delay any increase in undergraduate enrollment above the current cap until after the Southwest Quadrangle is brought on line or until Fall 2003. Since the University is now 111 students below the cap (Fall 1999), the University could increase undergraduate enrollment by 111 students over the next three years. The proposed increase of 389 students after 2002 would mean an average increase of about 55 students per year in the 2003-2010 period. The University has also indicated that it will strengthen its Off Campus Student Affairs program (already a strong program) and will continue to update the BZA on its progress with each further processing application.

Undergraduate Students: The Office of Planning applauds these substantial actions on the part of the University. However the Office of Planning remains concerned that the future increase of undergraduates, without any additional on campus housing, could means continuing negative impacts on nearby neighborhoods, especially Burleith and West Georgetown. The situation will surely improve in three-four years when 780 new beds are available for undergraduate students on campus. However, it would be somewhat counter-productive to see an improvement for several years and then see new negative impacts, essentially slipping backwards, as the University added 389 new undergraduate students, above the present cap

The Office of Planning suggests the following approach.

- The BZA should approve the Campus Plan with the 389 new undergraduate students. The Office of Planning will undertake a process to evaluate potential negative impacts on Zip Code 20007 should such impacts occur. The appropriate time frame for evaluating these impacts needs to be determined. The Office of Planning recommendation is subject to incorporation of a process that automatically triggers the need for the University to address negative impacts on Zip Code 20007. One such formula approach is suggested below.

- The University should immediately begin a monitoring program with the community, continuing once the Southwest Quadrangle is completed and occupied, to track changes in undergraduate and graduate residency in Zip Code 2007, with special emphasis on Burleith and West Georgetown. The purpose would be to see if a continuing strong real estate market will change the pattern of

student occupancy even before the Southwest Quadrangle is completed. Reports should be made to the BZA on a yearly basis (rather than just as projects are reviewed).

- The University should work with the community and real estate professionals over the next three-four years to make sure that owners of housing in surrounding areas understand the impact of students moving out of the rental market when the Southwest Quadrangle is completed. Ideally, such an effort in a strong real estate market would mean that the conversion of houses from rental to home ownership would move ahead substantially in that period, especially in Burleith and West Georgetown.

- Continue the monitoring program into Fall 2004 to assess the impact of the withdrawal of 780 students from off-campus residency. After one year, the Office of Planning would better be able to evaluate the impact of the new beds in the Southwest Quadrangle.

A basic test would be established that, after 2003, the University would have to show that no more than a certain percentage of the additional undergraduate enrollment (average of 55 additional undergraduates each year) would live in Zip Code 20007. The Office of Planning has discussed such an approach with Georgetown University but an agreement on such an approach has not been reached. Such an approach would mean that, after 2003, the University would have to demonstrate that no more than some percentage of the new undergraduates settled in Zip Code 2007. That percentage has not been determined. As indicated in Table 1, the number in of undergraduates living off campus in Zip Code 20007 in fall 2003 would be 528 undergraduates, assuming the current percentage (84 percent) continues.

The purpose of adopting a formula approach would be to give some assurance to the University that the increased undergraduate enrollment could continue but if impacts on the neighborhood are documented, those impacts would have to be mitigated by the University. Such a formula approach would also give some certainty to the community about the need for additional action if the percentage of undergraduates is exceeded.

- In late 2004 or early 2005, the University would report to the Office of Planning on housing and enrollment after one full year of occupancy of the Southwest Quadrangle, with an emphasis on determining if there appear to be significant new impacts. This should also include consideration of the relationship between new undergraduate students and new graduate and professional students.

- Should additional impacts be identified, the impacts could be mitigated in one of three ways, or in some combination:

    - Provide additional housing on-campus.

- Provide housing elsewhere in Washington, D.C. or in nearby suburban locations (but not in areas with other university impacts, such as Foggy Bottom/West End).
- Provide a strengthened Off-campus Student Affairs program such as the University has proposed in the campus plan. The University has recently indicated a willingness to undertake some additional steps. These should be outlined in preliminary form in the hearing process.

This approach is a compromise. It allows the University approval of the enrollment increase subject to the University mitigating impacts using a pre-determined formula. It would require the University to report back to the Office of Planning in 2004, one year after the Southwest Quadrangle is completed. At that time, the University could propose a variety of ways to accommodate a further increase of undergraduate students. However, the burden would be on the University to show that there was not an increase of off campus undergraduates above an agreed on number or percentage. There is not yet agreement from the University on this approach. The Office of Planning is in the process of preparing a formula at this time. More discussion is needed with the University during the hearing process. The Office of Planning will also consult with the community.

Graduate Students: In Fall 1999 the University had 2,589 graduate and professional students (headcount and FTEs). The University proposes to potentially increase that number by 1,284 over the next ten years (to 3,873). This proposal raises a number of questions and issues. First, it is not clear if this is a realistic number or simple an optimistic mark to allow the university flexibility over the next decade. Second, there seems to be a general consensus in the community that graduate students have less negative impacts than undergraduate students. They tend to live in one or two person households, rather than in group homes, and be less prone to troublesome behavior. However, they do have some impacts.

In Spring 2000, about 30 percent of the graduate students lived in Zip Code 20007. Note that the number of graduate students in Zip Code 20007 is based on Spring 2000 numbers and the total number of graduate student is based on Fall 1999 numbers.

The enrollment data from the University indicates that there are now slightly more graduate and professional students in Zip Code 2007 (1,072) in Spring 2000 than undergraduate students (1,041). Graduate and professional students are concentrated in West Georgetown, Burleith, Foxhall and Glover Park. The largest concentration in Spring 2000 was in Glover Park (412).

Georgetown University has provided additional information to the Office of Planning on the residency patterns of graduate students in Zip Code 20007 in Spring 2000. The University indicates that there were 743 addresses of graduate and medical students (in all categories) residing in Zip Code 20007. Of those, 554 or 74.6 % were occupied by one

graduate/medical student; 106 or 14.5 % were occupied by two students; and 81 or 10.9 % were occupied by three or more students. In summary, 89.1 percent of the addresses were occupied by only one or two students. The University asserts that these number show that graduate and medical students do not tend to gravitate towards group homes. The Office of Planning agrees with that conclusion, in terms of the present numbers.

The Office of Planning has been concerned that the movement of undergraduate students out of some neighborhoods when the Southwest Quadrangle is completed, especially West Georgetown and Burleith, may mean that graduate and professional students will shift from other areas into these neighborhoods that are closest to the university. The most likely scenario is that graduate and professional students would move from Glover Park into units vacated by undergraduate students in West Georgetown and Burleith. There is no way of being sure that this would happen. However, the risk of it happening, with therefore relatively little improvement in West Georgetown and Burleith, is cause for concern. The University asserts that such a move is not likely because of the most recent data which show that graduate students do not gravitate toward group homes.

The University has recently indicated to the Office of Planning that of the 1,284 new graduate students "projected" for the 2000-2010 period, approximately 800 would be in programs conducted on campus (i.e. living off campus but coming to the campus on a fairly regular basis). The other additional graduate students might be elsewhere (distance learning), at future satellite locations or in thesis research (meaning they would only come to the campus several times a semester). If the same ratio of residency location for graduate and medical students continues in the future (30 percent in Zip Code 20007) the impact of adding 1,284 graduate student would mean approximately an additional 240 graduate students in Zip Code 20007 over the 2000-2010 period. Over 70 percent of that total would live in one and two-person households if present patterns continue. Though there could be some impacts, it appears the impacts would be limited.

Even if additional graduate students live off-campus, there are potential impacts from additional automobile traffic to the campus. There is also the possibility of additional parking impacts in nearby neighborhoods. However, the University notes that the Gorove Slade traffic analysis conservatively assumes the total additional graduate students (1,284) would be coming to the campus on a regular basis. Therefore, the traffic impact of additional graduate students is somewhat overstated.

The Office of Planning recommends that the University carefully track the number and residency pattern of graduate students on a regular basis, along with undergraduates, so that any changes in impact (more or less) can be assessed. Georgetown University and the community would work together to assess the impact of existing and increased graduate students on neighborhoods around the University, especially changes after the Southwest Quadrangle is opened.

Summary of Housing and Enrollment Actions: The University and the Office of Planning should continue work during the hearing process to try to agree on a "formula" approach to address possible impacts of the increased undergraduate enrollment.

Upon additional review, based on additional information from the University, it appears that the impact of additional graduate students will be limited. However, the University should track and report on both undergraduate and graduate residency patterns. Although it appears unlikely, it is possible that impacts of additional undergraduate and graduate students could be greater than anticipated. If that were to happen, additional future steps should be undertaken to reduce impacts.

Transportation

- As indicated in the DPW review, the University should intensify efforts to increase mass transit usage, including the University's GUTS bus service, by students, faculty, staff and visitors.

- The Office of Planning recommends that the transportation management program, which is being greatly expanded, needs to be refined on the basis of ongoing experience.

- The program by DPW, the University and MedStar to address traffic flow problems on Reservoir Road and adjacent streets should be completed as soon as possible, with appropriate actions to improve traffic flow.

- The issue of the redesign of the alignment of Entrance 1 and 38th Street should be decided and the appropriate construction undertaken.

Community Actions

The steps indicated above, especially with reference to enrollment, housing and transportation, will require some additional efforts on the part of the community. The existing " BZA Quarterly Committee" should be continued and strengthened.

Attachments

AA/jf

Table 1
Undergraduate Students 2000-2010
Georgetown University

	2000	2003	2010
Total Number of Undergraduate Students	5,516	5,682	6,016
Beds on Campus (Students Housed)	4,273	5,053	5,053
Percentage of Undergraduates Housed On Campus	77%	89%	84%
Number of Students Living Off Campus	1,243	629	963
Percentage of Undergraduates Living Off Campus	23%	11%	16%
Number of Undergraduates Living Off Campus in Zip Code 20007	1,041	*528*	*809*
Percentage of Undergraduate Students Living Off-Campus Living in Zip Code 20007	84%	*84%*	*84%*
Number of Undergraduate Students Living Off Campus Elsewhere in Washington, D.C, Virginia or Maryland (Outside Zip Code 20007)	202	*101*	*154*
Percentage of Undergraduate Students Living Off-Campus Outside Zip Code 20007	16%	*16%*	*16%*

- All the numbers in this table are for full time traditional undergraduate students.
- The total number of undergraduate students in 2003 (5,682) is derived by adding 37 students in Fall 2000, 2001 and 2002 to reach the present undergraduate cap (5,627) and adding 55 undergraduates in Fall 2003.
- The beds on campus number assumes the Southwest Quadrangle is fully occupied in Fall 2003. The number of students housed on campus assumes all beds are occupied.
- In Spring 2000, 84 percent of the undergraduate students living off campus lived in Zip Code 20007 and 16 percent lived elsewhere in Washington, D.C., Virginia or Maryland (calculated using numbers provided by the University). **The Office of Planning used those same percentages** (84 and 16 percent) to show how students living off campus **might be distributed** in Zip Code 20007 and elsewhere in the city and suburbs in 2003 and 2010 if the percentages remained the same (percentages and calculated numbers shown in *italics*). The actual number living in Zip Code 20007 in 2003 and 2010 could be lower or higher.

Source: Table prepared by the Office of Planning, using data provided by Georgetown University.

Table 2
Undergraduate and Graduate Students, 1989-2010
Georgetown University

	1989	1999	2010
Undergraduate Students	5,287	5,486	6,016
Graduate Students	2,242	2,589	3,873
Total	7,529	8,075	9,889

- Undergraduate numbers are for full time traditional undergraduate students. Graduate numbers include graduate students and medical students. Law Center students are not included.

- For 2010, the 6,016 figure for traditional undergraduate students is the reduced cap now proposed by the University. The University does not propose a cap for graduate students. The 3,873 figure for graduates and professional students is the number previously given to total 10,000 total (before the reduction of the undergraduate cap) and is a projection of the maximum future growth during the term of the plan.

Source: Table prepared by the Office of Planning using information provided by Georgetown University.

Attachment H

Georgetown University Students in Zip Code 20007

Undergraduate Students in Zip Code 20007

Community	Undergraduate Spring 1996	Undergraduate Spring 2000
Georgetown Waterfront & Park	41	47
East Georgetown	29	24
West Georgetown	622	533
Burleith	536	538
Foxhall	35	38
Cloisters	51	41
Hillandale	8	7
Georgetown Reservoir	13	9
Glover Park	88	90
Palisades	4	15
Total (ie. includes part-time, commuters, non-degree, Veterans, students over 25, returning RN's)	1427	1342
FT Traditional Undergraduate (Excludes part-time, commuters, non-degree, Veterans, students over 25, returning RN's)	1220	1041

- Of the 418 addresses occupied by GU undergraduates (all categories) in Spring 2000, 57% are occupied by one or two students and 43% are occupied by three or more students.
- When the Southwest Quadrangle comes on-line, the 1041 FT Traditional students will be reduced by 780 leaving approximately 260 students in the community. It is anticipated that the majority of these students will come from the neighborhoods of Burleith and West Georgetown.
- A recent survey of GUTS ridership reports 200 new students riders (did not ride last year) on the Arlington, Rosslyn and Dupont Circle GUTS routes.

Graduate and Medical Students in Zip Code 20007

Community	Graduates Spring 1996	Graduates Spring 2000	Medical Spring 1996	Medical Spring 2000
Georgetown Waterfront & Park	15	15	5	2
East Georgetown	50	49	17	11
West Georgetown	81	75	27	24
Burleith	99	102	76	60
Foxhall	98	57	135	123
Cloisters	1	3	7	3
Hillandale	2	6	0	10
Georgetown Reservoir	23	51	11	34
Glover Park	305	274	196	138
Palisades	5	26	64	9
Total (Includes all categories of graduate and medical students.)	679	658	538	414

Note: This chart, "Attachment H, Georgetown University Students in Zip Code 20007", was provided by Georgetown University in the campus plan discussions and is provided here for background information.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS

OFFICE OF INTERMODAL PLANNING

Memorandum

To: Jerrily R. Kress, FAIA
Director
Office of Zoning

From: Kenneth Laden
Administrator

Date: June 8, 2000

Subject: BZA Application No. 16566 – Review and Approval of the Georgetown University Campus Plan for Years 2000-2010

The Department of Public Works (DPW) has reviewed the Georgetown University Campus Plan for the years 2000 – 2010. This report addresses the transportation elements of the proposal.

The Proposal

The Campus Plan proposes to add 1,272,263 square feet of gross floor area by the year 2010. This additional space includes 739,527 square feet of academic/administrative space, 88,500 square feet of residential/campus/athletic space and 444,236 square feet of medical/health care space.

According to the applicant, the undergraduate enrollment is expected to increase from the current student cap of 5,627 full time equivalent to a revised student cap of 6,016 full time equivalent students, or an increase of 389 new full time undergraduate students above the present cap. Likewise, full time equivalent graduate students will increase from the current 2,589 to 3,873, or an increase of 1,284 graduate students. The University anticipates changes in faculty and staff levels and projects future levels at 6,687 on-campus employees compared to the current 5,621 on -campus employees, an increase of 1,066. Finally medical visitors are expected to increase from 2,243 per day to 3,000 per day. The anticipated future total of students and faculty/staff will remain below the current approved ceilings.

Daily visitors to the University and to the Hospital will increase from the current 2,650 to 3,488 visitors. It should be noted that the main increase is due to the proposed new physician office building, which will generate approximately 540 daily visitors. The number of parking spaces will be maintained within the 4,080 spaces established as a cap by the Board under the 1989 Plan.

The Transportation System

The Georgetown University is served by several streets which include Reservoir Road, a minor arterial street adjacent to the campus on the north, Canal Road, a principal arterial on the south, and several local residential streets on the east side, such as Prospect Street, 37th, 36th, O, and P Streets. Parking on most of these streets is controlled by Residential Permit Parking requirements. The University is not directly served by the Metrorail system, but several Metrobus routes operate within walking distance from the campus. They include the G2, D1, D2, D6, 30, 32, 34, 35, 36, and 38B. Some of these routes connect the Georgetown University campus to the Metrorail System at Dupont Circle, Tenleytown and the Foggy Bottom GWU Stations. In addition, the University operates its own transit system known as the Georgetown University Transportation Society (GUTS). Presently, the fleet has 14 buses and link the campus to both the Rosslyn and Dupont Circle Metrorail stations as well as North Arlington, the Law Center in Downtown and Wisconsin Avenue. According to the applicant, GUTS ridership increased from 54,065 in 1990 to 828,000 in 1999.

The Impact of the Proposal

Our transportation impact analysis includes the following:

- Efforts to minimize the impact of traffic generated by the University,
- Traffic circulation and level of service, and
- Parking facilities

Minimizing Traffic Volume and Impacts

The Department believes that one of the best and most effective ways to minimize traffic to and from the campus is to provide on-campus housing for students presently living off-campus. Currently, the University has 4,273 beds on campus with an undergraduate student population of 5,516. Accordingly, the University was able to house approximately 77 percent of the undergraduate student body.

With the implementation of the Southwest Quadrangle housing, 780 beds will be added to the existing inventory for a proposed total of 5,053 beds. Based on the projected enrollment, the University would house approximately 84 percent of its undergraduate students. In the Department's opinion this would have an extremely beneficial improvement on local traffic.

A second most effective way to decrease traffic volume to and from the campus is to encourage the use of the available public transportation and the GUTS by both the University's faculty/staff and the Medical Staff. We recognize the effort made by the University during the last 10 years with respect to the use and expansion the GUTS service. The May 30, 2000 Traffic and Parking Analysis prepared by Gorove/Slade Associates for the University provided the results of a transportation mode choice survey which found that 52% of University faculty and staff drove to work (another 10% arrived as automobile passengers). 47% of the medical staff drove automobiles and another 13% arrived as automobile passengers.

We encourage the University to continue its efforts to promote the use of mass transit and its shuttle bus service, especially among University and Medical Center faculty and staff. Encouraging these staff to use mass transit or other non-vehicular options would reduce traffic congestion on Reservoir Road.

Traffic Circulation and Level of Service

We have examined the traffic flow in and around the north campus. The Department notes that approximately 93 percent of the morning and evening peak automobile traffic flow occurs along Reservoir Road, a minor arterial street in the area. University related traffic flow along 38th and 39th Streets adjacent to the campus are respectively 9 percent and 2 percent. In our judgement, this amount of traffic is not significant to cause adverse traffic impact in the residential area. However, Reservoir Road suffers from traffic congestion, especially during the morning and evening peak hours, which severely affects local residents' ability to access Reservoir Road. The Department is currently investigating alternative traffic management strategies designed to reduce overall congestion on Reservoir Road in cooperation with the University, MedStar and local residents.

With regard to capacity and level of service, the applicant has performed a capacity analysis at the intersections of Reservoir Road and Foxhall Road and at 37th, 38th, 39th Streets and at the University entrances. The results of the analysis indicate that key intersections operate at different levels of service during both the A.M. and the P.M. peak hours. It is observed that most of the intersections approaching and leading to and from the campus operate at a level of service C or better. The worst congestion occurs at Reservoir Road and University Entrance 4 where the northbound approach operates at level of service E for the morning peak hour, and D for the evening peak hour. The northbound approach at Reservoir Road and Entrance 3 operates at a level D during the morning peak hour. The northbound approach to Reservoir Road and Entrance 2 operates at a level of service E during the morning peak hour. Finally, the intersection of Reservoir Road and Foxhall Road is currently operating at level of service F during both A.M. and P.M. peak hours. The applicant's traffic analysis found that the level of service at most intersections remained unchanged under the proposed campus plan. At Reservoir Road and Entrance 1, the morning level of service would decrease from B to C. The morning level of service at the French Embassy entrance decreased from C to D.

As part of a long-term effort to reduce University traffic impacts on Georgetown neighborhood streets, the District government is planning proposed improvements to the south entrance of the campus on Canal Road. Some of the traffic currently approaching the campus via Reservoir

Road may shift to the modified Canal Road entrance. Construction of the Canal Road improvements should begin in the spring of 2001.

Hillandale Homeowners Association Comments

The Hillandale Homeowners Association has asked a traffic consultant, Joseph Cutro, to review and comment upon the Georgetown University Campus Plan and the traffic impact analysis. The major concerns expressed in the report are that:

1. there are discrepancies in data presented by the applicant and the District government regarding the peak hour traffic along Reservoir Road,
2. increases in generated traffic is understated in the applicant's report,
3. transition of the management of the hospital to MedStar is not adequately assessed, which may increase traffic at key intersections, and
4. the applicant did not adequately assess traffic impacts on other local streets.

While there are some discrepancies in data based upon different sources, we believe that these differences result from traffic monitoring during different periods of time. We do not feel this affects the overall findings of the applicant's traffic report in that they generally used the higher (worst case) scenario in their findings.

We believe that the most accurate method of calculating future traffic generation is to look at new student, faculty and staff projections and compare them with current mode of travel to determine parking and traffic impacts.

Population Type	Current	Future Projection	Change
Undergraduate students	5,627	6,016	389 (.06%)
Graduate students	2,589	3,873	1,284 (50%)
Academic faculty & staff	3,184	3,730	546 (17%)
Academic visitors	407	488	81 (20%)
Hospital/Clinic staff	2,437	2,957	520 (21%)
Hospital/Clinic visitors	2,243	3,000	757 (34%)

Investigating the modal split for each population type, the undergraduate student population would have negligible impact on traffic and parking due to its small increase and limited automobile usage. Based upon the March 2000 modal survey, approximately one quarter of the graduate students would be expected to arrive by car, or approximately 308 new trips per day. This is the largest single increase in anticipated traffic generation. Since some graduate students are only preparing thesis or are taking a smaller number of courses, we would not expect that some of these graduate students would not attend class every day. Also, most if not all of these students would park in the south campus parking lot. While we would expect much of this traffic to be non-peak hour, we encourage the university to increase the mass transit usage among this population.

Approximately half of the academic faculty and staff arrive by vehicle, representing 284 new trips per day. Again, we would expect these trips to be scheduled throughout the day, and thereby not cause significant peak hour congestion. Approximately one quarter of the academic visitors arrive by motor vehicle, therefore this population type would generate approximately 19 new trips per day.

Approximately half of the hospital and clinic staff mode of choice is motor vehicle, therefore approximately 244 new trips per day would be expected. Again, we would expect these trips to be scheduled throughout the day, and thereby not cause significant peak hour congestion. Approximately 30 percent of patient visitors arrive by motor vehicle, therefore we would anticipate another 220 trips per day from this population. We would also expect this group would generally arrive throughout the day, and not during peak hours.

In summary, it would appear that under a total maximum population, using worst case travel assumption, approximately 1,075 new vehicle trips per day could be generated by the new population capacity of the university and medical complex. Generally we would anticipate that 10 percent of these daily trips would occur during peak hours. Approximately 308 new graduate student vehicle trips would be confined to the south campus parking area. We would not expect all drivers to travel to the university each day, and these vehicle trips would be spread out throughout the day. Therefore while the campus plan does project increases in traffic, we do not believe that this increase will significantly impact peak hour congestion on Reservoir Road. We strongly urge the university to increase graduate student and faculty and staff use of non-vehicular modes of transportation.

The transfer of the hospital to MedStar management is not as critical a factor as the anticipated traffic generated by the health care facilities located on the campus. Therefore we feel that the applicant adequately addressed this issue.

With respect to traffic on local streets, we feel the applicant adequately addressed this issue in the final report, showing very limited university related traffic on local streets. Our primary concern regarding the local streets is the difficulty residents have in accessing Reservoir Road during peak hours congestion on Reservoir Road.

Parking Facilities

The University maintains 4,029 on campus parking spaces, including 1,535 marked spaces on the main academic campus and 2,494 marked and stacked spaces on the north campus. This number of parking spaces is adequate for peak demand requirements. Future parking capacity is expected to increase slightly to a cap of 4,080 spaces. The campus plan calls for a significant reallocation of university-related parking to hospital-related parking.

An on street parking survey conducted by the applicant found that on the weekday surveyed, approximately one third of the available curb spaces were unoccupied, one third were occupied by cars with Ward 2 residential parking stickers, and one third were occupied by cars with no residential parking stickers. A weekend survey found approximately half of the curbside spaces were unoccupied and approximately one quarter of the spaces were occupied by cars with Ward

2 residential parking stickers and the remaining quarter of the spaces were occupied by cars without residential parking stickers. We would recommend greater enforcement of parking regulations in this area by Department of Public Works parking enforcement staff.

Realignment of Entrance #1 with 38th Street

The Department recommends the realignment Entrance #1 and 38th Street N.W. to improve traffic and pedestrian safety. We would require, however, that Entrance #1 be designed with channelization (and signage) to require all vehicles using this entrance to leave the university to turn either left or right, to eliminate cut-through traffic on 38th Street. The Department would require review and approval of the new alignment proposal.

Conclusion

The Department finds that the proposed Georgetown University Campus Plan will result in an increase in traffic generation at both the northern and southern entrances. However, much of this increase in traffic should be spread throughout the day, and should not significantly impact peak hour traffic congestion. The Department encourages the university to increase its efforts to encourage graduate students, faculty and staff to use non-vehicular modes of travel as much as possible to reduce overall congestion.

The Department, working with the university and local residents, will assess overall congestion on Reservoir Road, and will seek to implement traffic management and parking modifications to reduce congestion, especially during peak hours. The Department will also examine the potential of imposing parking restriction on the east side of 39th Street north of Reservoir Road.

The Department recommends the modification of Entrance #1 with 38th Street, with channelization and signage to restrict cut-through traffic on 38th Street.