GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

RECEIVED
D.C. OFFICE OF ZONING
2002 NOV 25 PM 6:54

MEMORANDUM

TO: D.C. Zoning Commission

FROM: Andrew Altman
Director

DATE: November 25, 2002

SUBJECT: Zoning Commission Case No. 02-26 (Further Processing as a Special Exception in Accordance with an Existing Campus Plan for George Washington University to Revise Conditions in a Previous BZA Order (BZA Order No. 16276, March 31, 1998) for the Use of the Lerner Health and Wellness Center (Lot 847 in Square 42)

APPLICATION

Application of George Washington University, pursuant to 11 DCMR Section 3104, for a special exception for further processing of an existing campus plan under Section 210 to amend the BZA's March 31, 1998, Order No. 16276, to delete condition one with respect to the classes of users of the Lerner Health and Wellness Center and to amend condition number two to permit that facility to remain open until 1:00 a.m. on all days except Saturday. The Center is located on the University' campus at 2301 G street, N.W. (Square 42, Lot 847).

SUMMARY RECOMMENDATION

The Office of Planning recommends that the Zoning Commission:

ZONING COMMISSION
District of Columbia
Case 02-26
Exhibit 23

1) Revise Condition 1 of BZA Order 16276 to allow GWU to offer use of the Wellness Center to residents of Foggy Bottom/West End. Consider membership for students, faculty and staff from the Mount Vernon Campus of GWU subject to requirements for augmented University transit service if necessary to limit impacts.
2) Revise Condition 2 of BZA Order 16276 to allow the Wellness Center to remain open until 11:30 PM on all days.

ZONING COMMISSION
District of Columbia
CASE NO.02-26
EXHIBIT NO.23

OVERVIEW

The application of the George Washington University (GWU) to construct a Health and Wellness Center (BZA Application No. 16276) was a further processing case before the D.C. Board of Zoning Adjustment (BZA) under the University's approved campus plan at that time. Four hearings were held in 1997 and the case was decided on January 7, 1998. The final date of the order was March 31, 1998 (BZA Order 16276).

In its order (Order 16276), the BZA found that that "Students, faculty members, and staff of the Foggy Bottom campus of the University will not create a traffic impact in their use of the facility" (Finding 3), that "Offering use of the facility to anyone who is not a student, faculty member, or staff person from the Foggy Bottom campus, such as alumni, neighbors, and those from other campuses will create an adverse traffic impact" (Finding 4), that "The purpose of the facility is not to provide athletic uses for neighbors, alumni, or anyone who is not a student faculty or staff person from the Foggy Bottom campus" (Finding 5) and that "There is no spectator space in the design of the facility, nor is the use of the facility intended for spectator events (Finding 6).

The BZA approved the application of the University to build the Health and Wellness Center, subject to two conditions. The first condition was, and is today, that "Use of the facility shall be limited to students, faculty and staff of the Foggy Bottom campus only." and the second condition was that "Operation of the facility shall end at 10:00 p.m., Monday though Saturday and at 8:00 p.m. on Sundays." The Lerner Health and Wellness Center was subsequently constructed and opened in August 2001. It has therefore been in operation approximately a year and three months.

On June 24, 2002, GWU filed an application with the Zoning Commission to amend BZA Order 16276 to delete Condition One with respect to classes of users of the Wellness Center and to amend Condition Two to change the allowed hours of operation to permit the Wellness Center to remain open until 1:00 a.m. (instead of closing at 10:00 p.m.) on all days except Saturday.

In its pre-hearing statement report submitted November 18, 2002, accompanied by two technical consultant's reports, the University provided additional detail on the its two proposals and provided background information. The University also proposes a "cap" on additional users of 3,000 additional memberships, assuming the Zoning Commission would remove the conditions.

SITE AND AREA DESCRIPTION

Square 42

The Theodore and Annette Lerner Family Health and Wellness Center (referred to as the "Wellness Center" in this report) is located in the southern portion of Square 42. This Square is bounded by 23rd Street on the east, G Street on the south, 24th Street on the west and H Street on the north. The Wellness Center building occupies Lot 947, which is an irregularly shaped lot, generally L shaped and totaling 27,022 square feet. The building has a frontage of approximately 160 feet on 23rd Street and approximately 232 feet along G Street, extending almost to 24th Street. The building is therefore on the west side of the approved campus plan area of George Washington University. The western boundary of the campus is along 24th Street. The Wellness Center site and the entire square are zoned R-5-D.

To the north of the Wellness Center is St. Mary's Episcopal Church and west of the church, fronting on 24th Street is St. Mary's Court (140 unit senior community residence) at 725 24th Street, N.W. On the southwest corner of Square 42 is a small two-story building housing the Independent Order of Odd Fellows (701 24th Street, N.W.). North of St. Mary's Episcopal Church, on the corner of 23rd and H streets, is the building housing the Hillel Foundation at George Washington University (2300 H Street, N.W.). West of that building, along H Street, is New Hall, a GWU dormitory.

Square 42 and the surrounding area are shown in the attached aerial photograph. Note that the photograph was taken in 1999 and therefore the Wellness Center site shows on the photograph as a construction site.

Adjacent Area

The blocks (squares) to the north, east and south of Square 42 are all within the George Washington University campus and, with the exception of Square 43 to the south, all properties in those squares are entirely GWU property.

Square 41, north of Square 42, includes Ross Hall and the Himelfarb Library. North of that square is the Foggy Bottom-GWU Metrorail station entrance at 23rd and H streets, N.W. North of H street is the new George Washington University Hospital on Square 40.

Square 56, east of Square 42 across 23rd Street, includes two classroom buildings (Tompkins Hall and Funger Hall) and Madison Hall, a dormitory. Earlier this year the Zoning Commission approved a major academic building addition to Funger Hall in the existing parking lot on 22nd Street.

Square 43 is south of the Wellness Center, across G Street, and includes land owned by GWU where a 710 bed dormitory was approved by the Zoning Commission earlier this year and is now under construction. Also on Square 43 are the Remington, a 52-unit residential condominium building at 601 24th Street and three townhouses at the northwest corner on 23rd Street and Virginia Avenue, N.W.

Square 57 is diagonally southeast of the Wellness Center and is primarily occupied by the Charles E. Smith Athletic Center, the University's main athletic facility. A 250-bed GWU dormitory (the Townhouse Row Residences) on a site along the 23rd Street frontage of the square, in front of the Smith Center, was approved by the Zoning Commission earlier this year and is now under construction.

The blocks to the west of 24th Street are the heart of Foggy Bottom with a mix of high-rise apartment houses and low-rise historic townhouses. There are also some University owned and leased buildings in this area. Other residential buildings and other uses are located south and west of the campus, including the Watergate and Columbia Plaza complexes and buildings along E Street. Any spillover impacts from any increased use of the Wellness Center due to changes in conditions would be felt most strongly in these areas, especially blocks just west of 24th Street, N.W.

WELLNESS CENTER FACILITIES

The Wellness Center is five stories high, approximately 80 feet in height, with four underground levels. The Wellness Center has a wide variety of space for wellness activities. These include two gyms on different levels with two basketball courts each (which can also accommodate volleyball and badminton), a three-lane suspended jogging track, four racquetball courts, two squash suites with three squash courts each and a large multipurpose area and a swimming pool. There is a large fitness center with a variety of weight and cardiovascular fitness equipment. There are also support areas including locker rooms, a café and lounge area, a lobby, offices and equipment rooms. The Wellness Center has three levels of underground parking with a total of 140 spaces, accessed from G Street. The parking spaces are part of the University's overall parking supply. Overall, the Wellness Center is a significant addition to the campus facilities.

The Health and Wellness Center was approved and constructed and opened in August 2001. No physical aspect of the building is being considered in this case. This case involves only the proposal of George Washington University to amend the existing conditions for the use of the building.

APPLICANT'S PROPOSAL

George Washington University is requesting two changes in the conditions in the current BZA Order:

1) Delete Condition Number One in the BZA March 31, 1998 Order No. 16276 that restricts the classes of users at the Wellness Center. If this is done, the University indicates that it would extend membership to a maximum of 3,000 potential new users, regardless of class. One third of these new members are intended to come from people who live and work in the neighborhood (Foggy Bottom/West End). The University proposes to revise the definition of this area to extend south to Constitution Avenue, apparently to be able to invite workers in the State Department and other buildings south of E Street to use the Wellness Center.

2) Amend Condition Number Two in BZA Order No. 16276 to permit the Wellness Center to remain open until 1:00 a.m. on all days except Saturday.

In addition, the consultants' reports indicate that the University intends to take two other actions for which Zoning Commission action is not requested.

1) The Brailsford & Dunlavey report notes that the Wellness Center has six international squash courts and that "It is the University's intent to use these courts for their new Intercollegiate Athletic Men's and Women's Squash teams." The University apparently believes that since Squash does not require spectator seating, and there is no spectator seating in the Wellness Center for the Squash courts, that this move is in accord with the Finding 6 in BZA Order 16276 that "There is no spectator space in the design of the facility, nor is the use of the facility intended for spectator events."

2) The Gorove/Slade Report indicates, on page 4, that the University is planning to start opening the Wellness Center at 6AM (instead of the present 7AM) on Monday through Saturday.

The University submission, including the two consultant reports, outlines a number of reasons to support the two requested changes in the conditions.

Low Utilization: In various charts and graphs, the Brailsford & Dunlavey report indicates that the utilization of the Wellness Center under the current conditions of the BZA Order is low. Using the Fire Marshall's total occupancy number of 1,927 users, the studies indicate that peak occupancy of the Wellness Center is now 243 users on a typical day in the 6 PM-7PM period, about 12.6 percent of theoretical capacity. Students account for about 90 percent of the usage.

Practices of Other Institutions: The Brailsford & Dunlavey report presents information on other similar urban institutions that allow community, alumni and member guests to use their fitness/wellness centers. Surveys of these institutions by the consultant indicate that more classes of membership are offered to improve building utilization, support town-gown relationships, improve alumni support and generate more revenue that can be used to enhance programs.

Limited Parking and Traffic Demand: The Gorove/Slade report indicates that making the changes in the groups allowed to use the Wellness Center, as requested by the University, would generate increased traffic of 32 vehicles in the peak hour of Wellness Center generated traffic (6PM to 7PM) and that the peak amount of parking demand would increase by 17 cars, of which 12 would be on-street (Page 12). The report indicates that the impacts of the increased traffic are essentially immeasurable and that the additional demand for on-street parking in the campus area (12 on-street vehicles) would be three percent of the nearby street parking supply (Page 14). The Gorove/Slade analysis apparently assumes that additional users looking for parking spaces would do so within the existing campus area. However, the Office of Planning notes that this assumption is not necessarily completely valid, since some potential users could be looking for parking spaces in the adjacent residential neighborhood.

Limited Impacts from Extended Hours: The Brailsford & Dunlavey report indicates that keeping the Wellness Center open later in the evening would not significantly impact traffic patterns. The report indicates that late night activity is driven by campus intramural schedule and that the majority of these late night users would be GWU students.

Impact of Squash Teams in Wellness Center: The Brailsford & Dunlavey report indicates limited impacts from moving the Squash Intercollegiate teams to the Wellness Center. Additional persons in the Wellness Center would be the team's players and coaches, estimated at 30-40 people per event. The University is noting this condition but is not asking for any action on this change.

FRAMEWORK FOR ANALYSIS

The Office of Planning has approached the evaluation of these requested changes within certain framework.

1) **Neighborhood Impacts are a Key Concern:** The Office of Planning understands the desire of the University to increase utilization of the Wellness Center, increase revenues and to use the Wellness Center to relate better to neighborhood residents and workers, alumni and other friends of the University. However, in zoning terms, the first consideration must be addressing the impacts of the requested actions on the adjacent neighborhood.

2) **Students Should Have Priority in Use of the Wellness Center:** The Wellness Center was built primarily for students and all students enrolled on the Foggy Bottom campus are assessed a Wellness Center fee. Planning for increased utilization should be concerned first with student welfare.

3) **Appropriate to Reach Out to Residents**: The Office of Planning believes that it is appropriate for the University to reach out to residents in the neighborhood for potential use of the Wellness Center, assuming that this can be done without impinging on student use and without creating adverse impacts on the neighborhood.

ANALYSIS

Utilization of Building: The Office of Planning understands the information about low utilization of the Wellness Center in the Brailsford & Dunlavey report but believes the information is somewhat misleading. In fact, the report itself goes on to say, "While no comparable facility is 100% utilized, a utilization rate of between 15-25% is not uncommon for a similar facility". Since peak utilization is now above 12 percent for the Wellness Center, this means that the underutilization is not as great as it seems compared to similar facilities. Overall utilization may not be the key factor as much as utilization of the most popular areas, such as the fitness center, at peak times. In addition, in 2004 the two new dormitories on Squares 43 and 57 will open with a total of 960 beds. This increase in students living directly adjacent to the Wellness Center should increase utilization.

Student Priority: The Office of Planning notes that the Brailsford & Dunlavey data and graphs indicate that the extra use of the building by adding new classes of users would peak at about the same time as high student (and faculty and staff) use under existing conditions. This means that adding too many new users would cause peak use of the most popular areas, such as the fitness center, when students want to use the equipment. Students, who are being assessed the fee, might be bumped by other new users.

Although information is not clear, it appears that only a limited number of students that are assessed a Wellness Center fee (all students pay the fee based on credit hours) are actually using the Center. The University should look at ways to encourage more student use. Such an increase would increase utilization rates though it would not address the University's interest in additional revenues or meeting other needs.

The Office of Planning is also concerned that opening the membership categories too broadly is in effect changing a primarily student facility into a semi-commercial facility. The Office of Planning understands that facilities at other universities may operate under less or no restrictions on membership. However, those institutions may not be located where additional members would impact a neighboring community or where alternative

facilities may not be available. That is not the case in the Foggy Bottom/West End area where a number of commercial fitness centers are available.

The Office of Planning believes that students, faculty and staff from the Mount Vernon campus of George Washington University probably could be allowed to use the Wellness Center on the Foggy Bottom campus with little adverse impact. The University has indicated that Mount Vernon students who now take classes at the Foggy Bottom Campus, for which they pay a fee, are able to use the Wellness Center. However, the University should first provide additional information on how many of those students do not currently have Wellness Center privileges and how those students (and faculty and staff) would be transported to the Foggy Bottom campus to avoid neighborhood impacts. Existing shuttle bus service between the Foggy Bottom and Mount Vernon campuses might be expanded at the peak times that Mount Vernon Campus students would use the Wellness Center, in order to encourage transit use.

Membership for Community Residents: The Office of Planning believes the University could make memberships in the Wellness Center available to residents in the Foggy Bottom/West End Area (defined in the BZA Order on Application 16533, the GWU Foggy Bottom Campus Plan, as 19th Street on the east, E Street on the south, Rock Creek Park on the west and N Street on the north) without creating objectionable impacts on the area.

In 2001 the Office of Planning had conversations and correspondence with Mildred B. Kriegel, a Foggy Bottom resident speaking for a group of senior citizens who use the Smith Center for a water aerobics program and wanted to move the program to the Wellness Center. The University was willing to let the group use the Wellness Center but they could not do so due to restrictions in the current BZA Order. The Office of Planning indicated to Ms. Kriegel at that time that the Office would be willing to support a change that would allow residents of the Foggy Bottom/West End area to use the Wellness Center. Use of the Center by nearby residents would have very little impact because they all live within walking distance of the Wellness Center and most of them would walk. Such neighborhood groups could also use the Wellness Center at off-peak hours.

The Office of Planning recommends that residents of the Foggy Bottom/West End area be allowed to use the Wellness Center. In the immediate future, the Community/University Advisory Committee should receive regular reports on the use of the Wellness Center, including reports, if any, on problem impacts.

Extended Hours: The Brailsford and Dunlavey report indicates that keeping the building open until 1 AM would not significantly impact traffic patterns, since most users would be students at the extended hours. Figure 4 in the Gorove/Slade report indicates that keeping the building open later would spread out the flow of users leaving the Wellness Center. The Office of Planning notes that the graphs on "LHWC Accumulation by Hour" in the Braisford and Dunlavey report and Figure 4 in the Gorove/Slade report seem to

somewhat distort arrival times at the beginning of the day (6AM) and departure times after 10AM, probably due to graphic plotting techniques.

The Office of Planning believes that some flexibility on extended evening hours could be accommodated but staying open until 1AM seems too late. OP suggests that an 11:30 PM closing time would provide students additional time to use the Center but would still limit potential impacts.

As noted previously, the University has indicated it plans to begin opening the Wellness Center at 6 AM and apparently does not believe this change is covered by the existing BZA order. The Office of Planning agrees that the existing order does not cover opening hours in the morning and does not believe that opening the Wellness Center one hour earlier, at 6 A.M., would have an adverse impact on the neighborhood. The Office of Planning does believe it would be useful to have the University's clarify its intention at the hearing to open the Wellness Center at 6AM on Monday-Saturday.

Squash Teams in the Wellness Center: The Office of Planning believes that moving intercollegiate squash team matches to the Wellness Center will not result in an adverse impact in the neighborhood because of the limited number of team members involved and the lack of spectator space in the Center. In this regard the Wellness Center is still in accord with the Finding 6 in BZA Order 16276 that "There is no spectator space in the design of the facility, nor is the use of the facility intended for spectator events."

Transportation

The D.C. Department of Transportation is preparing a report on the transportation impacts of this project.

SPECIAL EXCEPTION REQUIREMENTS

Special exception requirements for Colleges and Universities are outlined below. As indicated, many of these requirements do not apply to this case.

Section 210.1 of the Zoning Regulations provide for use as a college or university, including a dormitory, on a campus of a college or university, as a special exception in an R-1 District if approved by the Zoning Commission under Section 3104, subject to the provisions outlined in that section. Section 352.2 allows for such uses to be permitted as a special exception in an R-5 District. In this case, the Wellness Center has been approved and constructed and no physical changes are being requested to the building. The University is only asking for changes to the conditions of use.

Section 210.2 indicates that "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".

In this case, the Wellness Center has been approved for location, size and use. It has been constructed and is in use. The University is only asking for changes to the conditions of use.

Section 210.3 provides that the bulk requirements normally applicable in the residential district may be increased, provided that the total bulk of all buildings and structures on campus shall not exceed the gross floor area prescribed for the R-5-D District (3.5 FAR).

This is not an issue in this case since no change is being requested in the Wellness Center building, only in the conditions of its use.

Section 210.4 requires the applicant to prepare a campus plan. A campus plan was submitted by George Washington University on April 12, 2000 (BZA Application No. 16553). After long hearings and discussions, the campus plan for the Foggy Bottom Campus of George Washington University was approved for the period through June 30, 2009.(BZA Order No. 16553).

As part of the application statement, George Washington University has submitted a statement of Status of Compliance with BZA campus Plan Conditions 1-19.

Section 210.5 deals with interim use of land or improved property within a reasonable distance or a university campus. This provision does not apply to this application.

Section 210.6 deals with a major new building moving off a campus and is not applicable to this application.

Section 210.7 requires the Commission to consider to the extent they relevant, the policies of the District Elements of the Comprehensive Plan. The Office of Planning has stressed the importance of Comprehensive Plan policies in its reports to the Board of Zoning Adjustment on the George Washington University Campus Plan. The Office of Planning's summary of relevant Comprehensive Plan policies from OP's April 21, 2000 report to the BZA is repeated below.

The Comprehensive Plan, especially the Ward 2 Plan, contains a number of references directly or indirectly to George Washington University and the Foggy Bottom and West End neighborhoods. Sec. 102 in Chapter 1 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. 1303.7 of the Ward 2 Plan is descriptive, noting that institutional growth and other factors have lessened the amount of housing available in the Foggy Bottom and West End

neighborhoods. Sec. 1305.1(j) calls for adjustments to the zoning regulations and to campus plans to address the problems of loss of housing from different factors, including university dormitories. Sec. 1309.11 cites parking problems resulting from student parking. Sec. 1342.1(b) calls for the George Washington University campus plan to plan for future dormitories. Sec. 1358 of the Ward 2 Plan on George Washington University is the most specific:

1358.1 The George Washington University constitutes a major institutional presence in a zone between the Central Employment Area and residential Foggy Bottom. The expansion of the University has resulted in the diminishment of housing and the construction of buildings for the University purposes. This and other commercial usage is of grave concern to the Foggy Bottom residential community. Intense student pressure on Foggy Bottom's housing stock outside the campus, combined with the impact of university generated traffic has had a negative effect on residential Foggy Bottom. The University must continue to construct student dormitories to alleviate the pressure on the housing stock outside the boundaries of the campus plan. The University must be sensitive to the surrounding residential neighborhood.

The question of impacts on the existing residential neighborhood from the requested changes in conditions is the key question in this case.

Section 210.8 requires that as an integral part of an application requesting approval of new building construction, the university shall certify and document that the proposed building is within the floor area ratio (FAR) limit for the campus as a whole. This was done when the Wellness Center was approved and has been done in subsequent further processing cases. It is not pertinent in this case since no change is requested to the building.

Section 210.9 provides that before taking final action on an application, the Commission shall submit the application to the D.C. Office of Planning and the D.C. Department of Public Works (now the D.C. Department of Transportation, or DDOT) for review and written report. That has been done and this is the report of the Office of Planning. The Department of Transportation (DDOT) is submitting a separate report.

Section 3104.1 provides that the Board (of Zoning Adjustment) is authorized to grant special exceptions, where, in the judgment of the Board, those special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property. In accord with section 3104.4, the authorization to grant special exceptions for a campus development plan, and the further processing of an approved campus development plan to permit the construction and use of a specific building or structure, has been assumed by the Zoning Commission.

For the reasons previously outlined, the Office of Planning believes that a special exception to permit some modifications of the previous conditions is appropriate in this case.

ANC AND COMMUNITY GROUPS

Advisory Neighborhood Commission 2A

ANC-2A considered ZC Case No. 02-26 at their November 13, 2002 meeting and voted not to support the request of the George Washington University to eliminate the present conditions on classes of users and not to support expanded evening hours.

Foggy Bottom Association (FBA)

The Foggy Bottom Association Board of Directors adopted a resolution on October 15 opposing any reopening of the issue (classes of users and hours of operation) and urging that the University adhere to the original commitments.

Other Organizations and Groups

The Office of Planning has received letters from St. Mary's Episcopal Church and St. Mary's Court (140 unit senior community residence), both in Square 42 adjacent to the Wellness Center, indicating their support for the proposed changes in the conditions for the Wellness Center that have been requested by the University. The Office of Planning has also received a letter from the Remington Condominium, located in Square 43 to the south of the Wellness Center, supporting a change of conditions that would allow Remington residents access to the Wellness Center. These letters indicate that representatives of these organizations will testify at the December 2 hearing on this case.

OTHER AGENCY COMMENTS

The District Department of Transportation (DDOT) is preparing a report on this case.

RECOMMENDATION

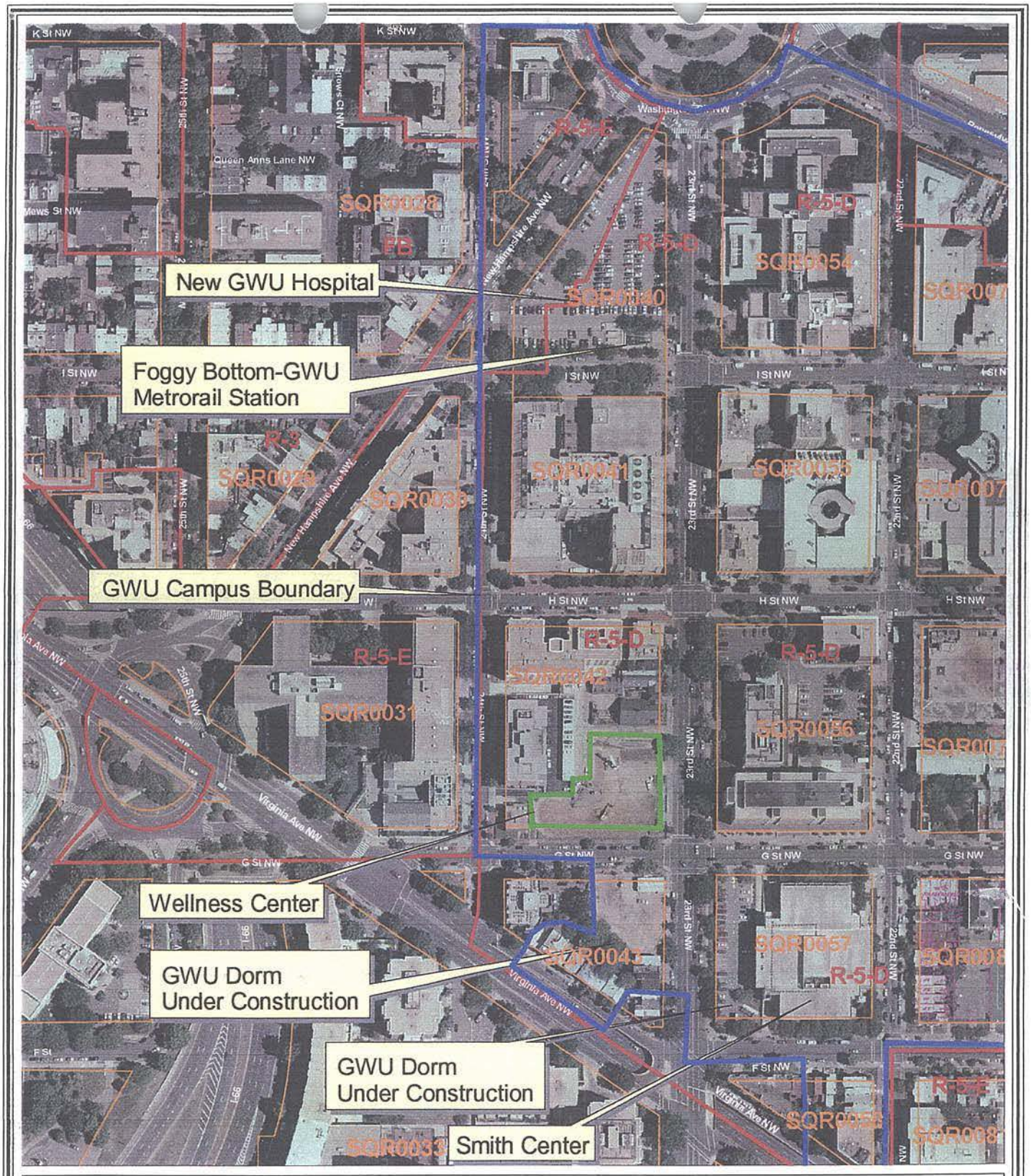
The Office of Planning recommends that the Zoning Commission:

1) Revise Condition 1 of BZA Order 16276 to allow GWU to offer use of the Wellness Center to residents of Foggy Bottom/West End. Membership could be considered for students, faculty and staff from the Mount Vernon Campus of GWU, provided this number is relatively small. The inclusion of users from the Mount Vernon Campus should be related to provision of augmented University transportation (shuttle bus) between the two campuses as needed.

2) Revise Condition 2 of BZA Order 16276 to allow the Wellness Center to remain open until 11:30 PM on all days of the week.
3) Emphasize to GWU that the main purpose of the Wellness Center is to provide facilities to GWU students and suggest that the University seek to encourage increased student usage if they are concerned about utilization.
4) Take note of GWU plans to open the Wellness Center at 6 AM and to move Intercollegiate Squash Team play (no spectator facilities) to the Wellness Center and confirm that these changes fall within the hours and activities allowed under BZA Order 16276.
5) Indicate that ongoing review and monitoring of the use of the Wellness Center, and any impacts, be a subject of ongoing discussion by the Community/University Advisory Committee to be formed as called for in Condition 3 of the BZA Order 16553.

Attachment

AA/jf



Feature Key

- Zoning Boundaries
- Square Index

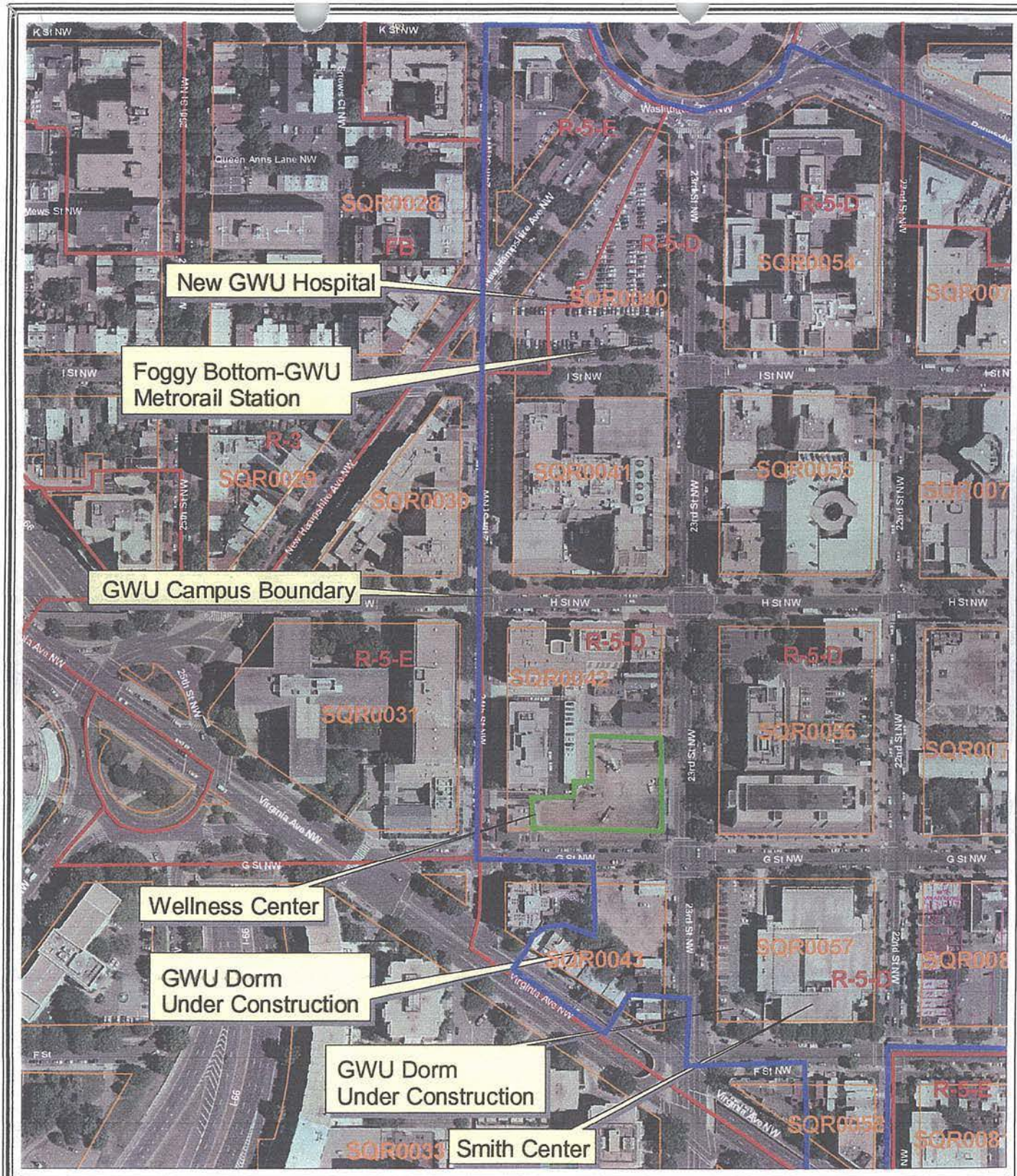
Zoning Commission
Case No. 02-26
GWU Wellness Center

DC Office of Planning
November 21, 2002

Scale 1:2765

200 0 200 Feet

Attachment 1



Feature Key

Zoning Boundaries
Square Index

Zoning Commission
Case No. 02-26
GWU Wellness Center

DC Office of Planning
November 21, 2002

N

Scale 1:2765

200 0 200 Feet

Attachment 1