ARTER & HADDEN LLP
ATTORNEYS AT LAW

Cleveland
Columbus
Dallas
Dayton
Irvine
Los Angeles

1801 K Street, N.W.
Third Floor, L Street Entrance
Washington, D.C. 20006-1304
telephone 202.775.7100
facsimile 202.857.0172

San Diego
San Francisco
Washington, D.C.
Woodland Hills
Affiliate Office
Geneva, Switzerland

Direct Dial: 202.775.7101
Email: Jerry.Moore@ArterHadden.com

December 12, 2002

VIA HAND DELIVERY

RECEIVED
D.C. OFFICE OF ZONING
2002 DEC 12 PM 2:51

Carol J. Mitten, Chair
Zoning Commission of the
District of Columbia
441 4th Street, N.W., Suite 220 South
Washington, D.C. 20001

Re: Zoning Commission Case No. 02-26: The George Washington University, Applicant (The Lerner Health & Wellness Center)

Dear Ms. Mitten and Members of the Commission:

By and through counsel, The George Washington University herewith respectfully submits as follows:

- A prioritized list of potential classes of users with numerical projections.
- A statement of the user capacity of the Lerner Health & Wellness Center ("the Center"). (Attached as "Exhibit A" hereto).
- A response to the extemporary comments of Ms. Ellen McCarthy.
- A response to the D.C. Department of Transportation report dated November 26, 2002. (Attached as "Exhibit B" hereto).
- A response to the procedural matters asserted by Advisory Neighborhood Commission 2A (the "ANC").
- A statement of the operating hours of the University's Gelman Library. (Attached as "Exhibit C" hereto).
- An Affidavit of Maintenance (Attached as "Exhibit D" hereto).
- An additional copy of an external building sound analysis (Attached as "Exhibit E" hereto).

ZONING COMMISSION
District of Columbia
Case 02-26
Exhibit 57

ZONING COMMISSION
District of Columbia
CASE NO.02-26
EXHIBIT NO.57

Applicant's Response to ANC 2A's Procedural Issues

Advisory Neighborhood Commission 2A protests that the University has not made the filings required by Conditions 9(c) and 9(d) of the revised Board of Zoning Adjustment Remand Order of January 23, 2002. With respect to Condition 9(d), Charles Barber, the University's Senior Counsel, clearly stated in written and sworn verbal testimony that the University has made the required filings. Mr. Barber testified that the ANC's concern that the University's August 28, 2002 filing speaks to the spring enrollment count rather than the most recent fall enrollment reflects the fact that the University does not know its final fall enrollment until October. In sum, Mr. Barber confirms that the University reported its most recent enrollment numbers in a timely manner. With respect to Condition 9(c), Mr. Barber stated in the record and the undersigned stated at the public hearing that this condition was declared unconstitutional and invalidated by an Order of the U.S. District Court and that, therefore, the University has no further obligations thereunder.

A Prioritized List of Potential Classes of Users

The Commission has requested the University to prioritize the groups of people to whom it seeks to offer up to 3,000 new memberships. The University has considered this request and complies below. However, in so doing, the University restates its position that the outcome of this zoning case should depend on the numbers of users, how those users will travel to and from the Center and the resulting traffic, parking and neighborhood impact. Regulating uses by classes of individuals is an inexact regulatory tool that unnecessarily complicates management and enforcement.

Nonetheless, the University proposes to offer memberships to the following additional classes[1] of individuals in rank order of priority:

---

[1] An alternate method of categorizing users is as follows:

A. Additional memberships

- Board of Trustees
- Students, faculty and staff of the Mt. Vernon Campus
- Community residents
- President's Club
- Those who work in the community

1. George Washington University students who reside on its Mt. Vernon Campus. The current enrollment at that campus is 445. Because of distance and convenience factors, the University only expects 75 additional users, at intermittent times, during the week.

2. Community residents from the delineated area (N Street on the North, 19th Street on the East, Constitution Avenue on the South, and Rock Creek Park on the West) including the School Without Walls and St. Mary's Church: up to 1,000 memberships.

3. Friends and supporters of the University to be accounted for by memberships in the President's Club. There are currently 107 members of the President's Club: 86 at the Smith Center and 21 at the Lerner Health & Wellness Center. There are 135 lockers, respectively, in the men and women's locker rooms at the Lerner Health & Wellness Center. The new memberships in this category will increase by 249 to the number of available lockers: 270.

4. University alumni, whose membership would be restricted to usage on weekends and during the summer months. The University expects 500, or less than 1% of the number of its alumni who live in the D.C. area, to purchase a membership.

- Students of the Virginia Campus

B. Existing Memberships Add-ons

- Spouses, parents, siblings of existing members
- Guests of members

C. Special Use Privileges

- Community Partnerships (School Without Walls, St. Mary's Court, St. Mary's Church, etc.)
- Alumni (weekends and summer months only)

This alternative is not offered to replace the priorities stated in the main text but, rather, to assist the Commission in its analysis of that list.

5. The immediate family of members: the University expects an average of 50 per week to use the facility on daily passes during intermittent times of the day.

6. Summer residents of University housing, only during the summer months. The University houses non-student interns in its student housing facilities during the summer months. These interns - many of whom are summer employees in governmental offices - rent the dormitory space that is largely vacated by George Washington students during June, July and August.

7. Non-family guests at an average of 25 daily passes per week.

8. People who work in the area delineated above: 100.

9. Students at George Washington University's Virginia Campus: 500.

The total of "regular" new members is 2,322, with 75 intermittent users (family and guests) and 800 restricted users (Alumni and summer intern residents). The participation of each of those classes of members in the activities of the Center is entirely consistent with, and complementary to, the University's mission. That mission is stated in the approved Campus Plan and included herewith as "Exhibit F." The mode of access and the parking and transportation impact of these additional users are discussed in the Gorove/Slade reports.

Response to the Extemporary Comments of Ms. Ellen McCarthy

The written D.C. Office of Planning report is in the record as are the extemporaneous "contextual" comments made by Ms. Ellen McCarthy at the public hearing. In pertinent part, that report and those statements recommend a compromise between the membership and closing hour adjustments that the University seeks and the opposition expressed by the ANC and by the Foggy Bottom Association to the University extending memberships beyond the immediate few who live near to the facility.

By Order No. 16276, dated March 31, 1998, the Board of Zoning Adjustment unanimously approved the University's application to construct and use the Center. In making that application, the University clearly stated, and the Board of Zoning Adjustment noted in its Order, that the purpose of the Center was to serve the recreational and fitness needs of the University population, including special memberships to the immediate neighbors of the University community and a summer membership program to others. The Board stated in its Findings of Fact that the University presented evidence and

expert testimony to support its contention that the Center is not a major use[2] and that the approval of that application would not have an adverse impact on neighboring property because of traffic, especially since most of the users would come from the existing campus population. See Findings of Fact at ¶ 2 and 3 to Order No. 16276. In a September 24, 1997 memorandum from the Director, the Office of Planning recommended the approval of that application, unconditionally. See "Exhibit G." In making this recommendation, the Office of Planning concluded that the " . . . Proposed Health & Wellness Center would be consistent with the approved campus plan . . . would not result in an increase in the number of students, faculty or staff . . ." and that "[the] use and operation of the proposed facility would not impair the intent, purpose and integrity of the zoning regulations . . ." Also in that record was an expert transportation and parking analysis that concluded that the Center, as designed and proposed would not have an adverse impact on either parking or transportation in the area. All of the adjacent property owners supported the application as did over 150 area residents who sent letters of support into record. Even ANC 2A admits to the "tremendous community support . . . that hasn't changed" for opening the Center to the general public. See, Transcript, December 2, 2002, at 110 (Testimony of Elizabeth Elliott).

So it is fair to pose the question of what has happened between September 24, 1997 and December 2002 to justify the Office of Planning now taking a position that is at odds with its own analysis in the previous case? Especially when there is expert evidence and testimony in this record that the actual usage that resulted from that recommendation is far below the building's fire code and "user" capacity; that the overwhelming majority of people who visit the Center arrive there by foot; that the high percentage of those who uses the Center by foot is likely to continue if this application is approved; and that a solid base of community support still exists for extending the Center's fitness benefits to a much broader community. There is no reason or evidence in the record for the Office of Planning to conclude otherwise. Ms. McCarthy's policy comments are wholly inconsistent with the previous Office of Planning analysis of the purposes and utilization of the Center. Her summary conclusions regarding the mode of access and the impact that the approval of this application will have on neighborhood parking are unsupported and at variance with the evidence that was carefully and methodically gathered and submitted into this record by the University's expert consultants.[3] In sum,

---

2 The major uses are located at the core of the campus. For example, two buildings that are located at the core, the Marvin Center and the Gelman Library, respectively, experience over 15,000 and 12,000 daily visits.

3 The Gorove/Slade videotapes submitted herewith, belie her comments about the behavior of students exiting the Center at night.

there is no reason to credit her "few words of context" about the Office of Planning's recommendation.

Finally, there is no zoning related traffic or parking reason that the Center should not be allowed to operate until 1:00 a.m. This fact is supported by the written Gorove/Slade reports. Also submitted in the record are Gorove/Slade videotapes, recorded on different days, that together with the submitted noise analysis, demonstrate the tranquility around the Center in the late evening. The University has testified that the later hours are appropriate to allow the University to extend its intramural fitness activities among students. Brailsford & Dunlavey has testified that late hour intramurals are common among university fitness facilities. There is no evidence to the contrary.

Conclusion

Respectfully, the Board of Zoning Adjustment erred in finding that the designed purpose of the Health & Wellness Center was only to serve the students, faculty and staff at the University's Foggy Bottom Campus. The BZA compounded that error when it decided that it was appropriate to restrict potential users of the Center to the students, faculty and staff of the Foggy Bottom Campus because a larger membership, as proposed by the University, would result in parking problems.

The University is now asking the Zoning Commission to free it from what in practice have proven to be unreasonable and unnecessary restrictions on the limited number of persons, defined solely by class, that are now authorized to participate in the programs offered at the Center. The Lerner Health & Wellness Center has been, and is, operating at levels that are substantially below its capacity and neither the discontinuance of the class restrictive conditions nor the requested adjustment to the closing hour will have an adverse impact on traffic, parking and neighborhood tranquility. This, together with the strong (but not unanimous) support expressed in the record by community residents, is strong, unrebutted and sufficient evidence to warrant the approval of the special exception that is sought.

Respectfully submitted,

Jerry A. Moore III

Exhibits

cc: Advisory Neighborhood Commission 2A

A

BRAILSFORD & DUNLAVEY
Facility Planners • Project Managers
Catalysts for Building Community

Memorandum

DATE: December 10, 2002

TO: The Zoning Commission

FROM: Jeffrey Turner
Brailsford & Dunlavey

During the Zoning Hearing on December 2nd, there were a few questions asked about the overall Health & Wellness Center building's capacity as well as its ability to serve up to 3,000 additional memberships. To answer these questions in more detail, we looked at the overall building capacity based on the current usable space within the 189,000 gross square foot building. This memorandum addresses the questions asked during the Hearing.

Summary

- The overall building capacity based on usable building space is 674 users at one time (peak accumulation) or 4,805 for an entire day. Currently, the building has a peak accumulation of 243 users (or 36% of the maximum users) and 2,100 average users for a weekday (or 44% of the maximum users).

- Based on a maximum of 3,000 additional memberships and our building capacity model, the building's peak accumulation would be 358 users (or 53% of the maximum) and the average daily use for a weekday would be 3,060 (or 63%). These are reasonable amounts and within acceptable standards for these types of facilities. It will also allow capacity for the University to improve its existing utilization rates with students and faculty/staff.

- In addition, to be conservative, the capacity model assumed that the 3,000 additional memberships would have the exact same usage patterns as the current users. In reality, the usage for these members would be different as some of the memberships would have limited access to the building during peak times and/or be interested in different activities. For example, the additional members would have a different demographic makeup and would most likely utilize activities such as the pool and squash/racquetball courts more than the current users.

The following gives a breakdown on how the capacity numbers were derived:

Capacity Analysis Development

To figure out the actual building usable capacity at any given time, it is important to look at the capacity of each of the activity spaces in the building. In addition, we have included an additional 5% for users who are in the building getting to their activity or warming up / cooling down. Based on this analysis, the

1140 Connecticut Ave NW Suite 400 Washington, DC 20036 tel: 202.289.4455
fax: 202.289.6461 email: jturner@facilityplanners.com

maximum number of particip- 's at any one time is approximately 67/ eople as shown below.

Activity Space	Units	Quantity	Unit NASF	Total NASF	Allocation Capacity Ratio	Allocation Ratio Basis	Allocation Total
Gymnasium	Courts	4	4,992	19,968	15	Quantity	60
Fitness Center	Square Feet	1	7,200	7,200	55	Square Feet	131
Weight Room	Square Feet	1	3,000	3,000	55	Square Feet	55
Add. Fitness Space - 3rd Floor	Equipment	10	N/A	N/A	20	Equipment * 2	20
Add. Fitness Space - 3rd Mez	Equipment	9	N/A	N/A	18	Equipment * 2	18
Add. Fitness Space -4th Floor	Equipment	8	N/A	N/A	16	Equipment * 2	16
Multipurpose Room	Square Feet	1	4,800	4,800	60	Square Feet	80
Courtyard Area	Square Feet	1	2,800	2,800	25	Square Feet	112
Einsteins Bagels	Seats	30	N/A	N/A	45	Seats * 1.5	45
Lobby	Square Feet	1	1,000	1,000	60	Square Feet	17
Racquetball Courts	Courts	4	800	3,200	400	Quantity	8
Squash Courts	Courts	6	672	4,032	336	Quantity	12
Pool	Lanes	6	N/A	N/A	24	Lanes *4	24
Indoor Track	Lanes	3	N/A	N/A	15	Lanes *5	15
Lockers	Lockers	300	1,660	1,660	30	10% of Lockers	30
Circulation / Queuing	Persons	50	N/A	N/A	50	5% of above	32
					Maximum Participants at One Time		674

These activity spaces are then broken down by activity duration and hours of the day. For example, the average racquetball use (activity duration) is one hour, so for the time period 8 AM – Noon, the four courts can have 32 users. (2 people *4 hour * 4 courts), as shown in the graph below.

Activity	Activity Duration	Hours 7 AM -8 AM	8 AM -Noon	Noon - 1 PM	1 PM -5 PM	5 PM -8 PM	8 PM -10 PM
Gymnasium	1.00	60	240	60	240	180	120
Fitness Center	1.00	131	524	131	524	393	262
Weight Room	1.00	55	218	55	218	164	109
Add. Fitness Space - 3rd Floor	1.00	20	80	20	80	60	40
Add. Fitness Space - 3rd Mez	1.00	18	72	18	72	54	36
Add. Fitness Space -4th Floor	1.00	16	64	16	64	48	32
Multipurpose Room	1.00	80	320	80	320	240	160
Courtyard Area	0.50	224	896	224	896	672	448
Einsteins Bagels	0.50	90	360	90	360	270	180
Lobby	0.10	167	667	167	667	500	333
Racquetball Courts	1.00	8	32	8	32	24	16
Squash Courts	1.00	12	48	12	48	36	24
Pool	1.00	24	96	24	96	72	48
Indoor Track	1.00	15	60	15	60	45	30
Lockers	0.50	60	240	60	240	180	120
Circulation / Queuing	0.10	321	1284	321	1284	963	642

The next step is to estimate the current use of each of the spaces during the course of the day. This is based on the current utilization of the building as well as our experience studying other similar facilities.

Activity	Hours - Utilization Rate 6 AM -8 AM	8 AM -Noon	Noon - 1 PM	1 PM -5 PM	5 PM -8 PM	8 PM -10 PM
Utilization Rate						
Gymnasium	20%	10%	15%	30%	75%	50%
Fitness Center	25%	35%	30%	50%	75%	50%
Weight Room	25%	35%	30%	50%	75%	50%
Add. Fitness Space - 3rd Floor	25%	35%	30%	50%	75%	50%
Add. Fitness Space - 3rd Mez	25%	35%	30%	50%	75%	50%
Add. Fitness Space -4th Floor	25%	35%	30%	50%	75%	50%
Multipurpose Room	0%	0%	50%	0%	75%	0%
Courtyard Area	10%	10%	15%	20%	20%	0%
Einsteins Bagels	20%	10%	50%	20%	20%	0%
Lobby	10%	10%	10%	20%	50%	20%
Racquetball Courts	50%	0%	50%	0%	50%	0%
Squash Courts	50%	0%	50%	0%	50%	0%
Pool	50%	50%	50%	0%	75%	10%
Indoor Track	50%	50%	30%	0%	75%	10%
Lockers	40%	20%	10%	15%	40%	15%
Circulation / Queuing	10%	15%	10%	20%	25%	15%

1140 Connecticut Ave NW Suite 400 Washington, DC 20036 tel: 202.289.4455
fax: 202.289.6461 email: jturner@facilityplanners.com

The numbers are then multiplied by the activity duration to get the number of users by space for each time period. These numbers were compared to the actual accumulation of the building (from the GWorld data) on an average day, to ensure consistency. For example, 18% of the total use is from 8 AM to Noon both in our model and in the actual data.

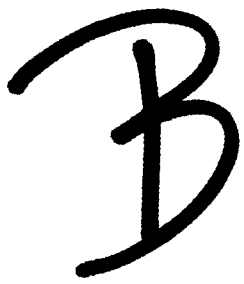
	Hours						
Activity	6 AM -8 AM	8 AM -Noon	Noon - 1 PM	1 PM -5 PM	5 PM -8 PM	8 PM -10 PM	Total
Utilization Rate							
Gymnasium	12	24	9	72	135	60	312
Fitness Center	33	183	39	262	295	131	943
Weight Room	14	76	16	109	123	55	393
Add. Fitness Space - 3rd Floor	5	28	6	40	45	20	144
Add. Fitness Space - 3rd Mez	5	25	5	36	41	18	130
Add. Fitness Space -4th Floor	4	22	5	32	36	16	115
Multipurpose Room	0	0	40	0	180	0	220
Courtyard Area	22	90	34	179	134	0	459
Einsteins Bagels	18	36	45	72	54	0	225
Lobby	17	67	17	133	250	67	550
Racquetball Courts	4	0	4	0	12	0	20
Squash Courts	6	0	6	0	18	0	30
Pool	12	48	12	0	54	5	131
Indoor Track	8	30	5	0	34	3	79
Lockers	24	48	6	36	72	18	204
Circulation / Queuing	32	193	32	257	241	96	851
Total	215	870	281	1,228	1,723	488	4,805
Percentage	*4%*	*18%*	*6%*	*26%*	*36%*	*10%*	
Actual Accumulation Data	*4%*	*18%*	*5%*	*26%*	*36%*	*10%*	

Based on the analysis presented above, approximately 4,805 people can comfortably use the building without impacting existing users. The following is a summary of the maximum and daily capacity:

Max. Capacity @ Peak	Current Usage @ Peak	With 3,000 Additional Members
674 People	243 (36% of total)	358 (53% of total)

Max. Daily Usable Capacity	Current Avg. Daily Use	With 3,000 Additional Members
4,805 People	2,100 (44%)	3,060 (63%)

1140 Connecticut Ave NW Suite 400 Washington, DC 20036 tel: 202.289.4455
fax: 202.289.6461 email: jturner@facilityplanners.com



GOROVE/SLADE ASSOCIATES, Inc.
Suite 700 / 1140 Connecticut Ave. NW / Washington, DC 20036
Phone: (202) 296-8625
Fax: (202) 785-1276
Toll Free: (888) 212-4242

MEMORANDUM

TO: **Zoning Commission**

CC: **Ken Laden**

FROM: **Robert Schiesel**
Nicole White, P.E.
Louis J. Slade, P.E., PTOE

DATE: **December 12, 2002**

SUBJECT: **GW LHWC Transportation Addendum**

This transportation addendum includes our response to the DC Department of Transportation's (DDOT) November 27, 2002 memorandum regarding The George Washington University (GW) Lerner Health and Wellness Center (LHWC) Special Exception. This addendum also presents the results of a more detailed traffic analysis related to the specific proposed class of users.

Response to DDOT Memorandum

1. The DDOT memorandum supports the recommendation of the Office of Planning to limit new members to residents of the Foggy Bottom/West End community, as well as students, faculty and staff from the Mount Vernon Campus, provided adequate transit service is provided. (NOTE: A GW shuttle bus runs from the Mt. Vernon campus to the Foggy Bottom campus seven days a week, from 7:00 am to 2:00 am [3:00 am on Fridays and Saturdays]). DDOT believes that adding alumni and friends of the University could add a significant amount of new vehicular traffic to the neighborhood and that the requested change to the classes of users "could vastly increase the number of users." The University has agreed to limit its new membership to 3,000 additional members, of which one-third would be local residents. Gorove/Slade has concluded that this 17% increase in membership from 18,000 patrons (17,000 students plus 1,000 paid member faculty/staff) to 21,000 patrons would have an immeasurable impact on traffic. This conclusion is based on the following:

    - All 3,000 new members would not visit the LHWC everyday. National trends for similar facilities show than an average 25% of members will patronize a fitness facility per day. Data collected for the President's Club at the Smith Center showed that 37% of the total membership would visit on a typical weekday. Only 13% of LHWC members use the fitness center on a typical weekday. Based on this information, we projected that 32% of the additional 3,000 members would attend on any given weekday. This means an additional 960 members would visit the LHWC spread throughout an entire day.

    - The daily distribution of new users was based on observations made at the President's Club and to a lesser extent the LHWC.

- The percentage of people that would drive to the facility is based on an existing mode choice survey conducted over a three-day period at both the Smith Center President's Club and the LHWC. Our questionnaire surveys indicated that only 15% of new members would drive to the facility.

- Using all of the above data we concluded that permitting the additional 3,000 users would result in a traffic increase of 32 vehicles during the PM peak hour. Based on peak hour traffic counts conducted on-campus, the additional users would represent a 0.4% increase in traffic within the campus.

DDOT is concerned that the "there would be no method for the University to guarantee this level of automobile travel to the Center if membership was open to alumni and friends of the University." Gorove/Slade notes that there are no guarantees in projecting future traffic volumes in the entire traffic engineering industry. The science of projecting future traffic volumes is based on obtaining empirical data from existing or similar uses and using that information to anticipate future conditions. Our entire report and conclusions were based on empirical data collected over several weeks at the Lerner Health and Wellness Center and the President's Club. We continue to conclude that increasing the LHWC membership by 3,000 will have no measurable traffic impact.

2. The DDOT memorandum states that DDOT concurs with the recommendation of the Office of Planning to limit hours of operation to 11:30 PM. This recommendation was made because the late hours of operation "could cause noise and other disruption to the community". As part of our data collection effort for this case we observed and video recorded students entering and exiting the LHWC at various time periods throughout the day (including the hours right before the facility closed). The students were very mild mannered and not at all disruptive to the community. We have included three videotapes of Wednesday October 23, Friday October 25, 2002, and Tuesday October 29 for you to review and make your own assessment of student's behavior.

   The DDOT memorandum also stated that the increased hours of operation occur during off-peak hours with very light traffic. "The adjacent roadways can easily deal with the very limited number of additional automobiles." Based on this statement DDOT concurs that extending operating hours to 1:00 AM will have no objectionable traffic impact.

3. The DDOT memorandum noted the need for additional bicycle parking facilities within the campus. The University Currently has approximately 17 bicycle racks located throughout the campus, including a bicycle rack accommodating 8 to 10 bikes in front of the LHWC. As needed and where possible, the University will continue to increase bicycle facilities on campus.

Traffic Impacts of Additional Users (By Class)

As requested by the Zoning Commission, the University has created a priority list of additional LHWC users. The list of additional users include the following:

1. Mount Vernon Campus Students
2. Community Residents, School Without Walls and St. Mary's Church
3. President's Club
4. GW Alumni
5. Immediate Family of Members
6. Summer Interns, and other summer residents of GW Housing
7. Non-family Guests
8. People Employed in the Community
9. Virginia Campus Students

The number of users in each group and the associated traffic impacts are summarized below:

User Type: ***Mount Vernon Campus Students***
Amount: 445 (maximum available for membership)
Usage Pattern: Similar to current Foggy Bottom campus students
Traffic Impact: Most students will take the intra-campus shuttle bus. Currently, the shuttle bus runs seven days a week, from 7 am to 2 am (3 am on Fridays and Saturdays). Shuttle bus headways range from 10 to 30 minutes, with 10-minute service provided between 8 am and 7 pm Monday through Friday, coinciding with the peak periods of use of the LHWC. Service every 20 minutes is scheduled the remainder of the week, except for after midnight service, which operates at 30 minute headways. The shuttle bus stops at the intersection of 22nd Street and Eye Street, approximately three blocks from the LHWC. The percentage of students expected to drive specifically to visit the LHWC is 5%. If all students of GW/MVC purchased memberships, their traffic impact would be around 14 vehicle trips per day.

User Type: ***Community Residents, Schools without Walls & St. Mary's Church***
Amount: Approximately 1,000
Usage Pattern: Community residents and School without Walls members of the LHWC would patronize the facility at various times throughout the day. Residents who work outside of the Foggy Bottom area would use the facility on weekday mornings and nights, and weekends. School without Walls and other community members would use the facility during weekdays.
Traffic Impact: The vast majority of community residents would walk. A negligible number of community members may drive.

User Type: ***President's Club***
Amount: 270 (maximum membership)
Usage Pattern: Survey's conducted at the President's Club at the Smith Center show that members usually patronize the fitness facility on weekdays primarily before and after work, and during lunch-time.
Traffic Impact: Survey responses indicate that 15% of Smith Center President's Club members drive to campus specifically to visit the Smith Center. This percentage would remain the same at the LHWC. This translates into approximately 26 vehicle trips per day.

User Type: ***GW Alumni***
Amount: Approximately 500
Usage Pattern: Alumni would be restricted to using the facility during the weekends and summer months.
Traffic Impact: Of the Smith Center survey respondents who were alumni, 17% drove to the Foggy Bottom campus. This translates into approximately 85 additional vehicle trips per weekend. The addition of alumni during the summer months (when student enrollment is significantly decreased) would add an additional 270 vehicle trips per week.

User Type: ***Immediate family members (parents, spouses and siblings of members)***
Amount: Approximately 50 per week
Usage Pattern: Immediate family members of LHWC members would patronize the facility in the same manner as the LHWC members they were accompanying (dispersed throughout the day).
Traffic Impact: Immediate family members would likely arrive to the LHWC by the same mode of transportation as the University member. Most, if not all of the immediate family members would be on campus for another reason, such as visiting their son or daughter, and would not generate any additional traffic trips. Similar to the LHWC transportation survey results, we believe 5% of the 50 weekly immediate family members would create a new trip to visit the LHWC. This would result in five additional trips per week.

User Type: ***Summer Interns, and other summer residents of GW Housing***
Amount: Approximately 300
Usage Pattern: Summer interns would use the LHWC during the summer months only, before and after office hours, and lunchtime on weekdays, and on weekends.
Traffic Impact: Summer interns would be housed on campus, and would walk to the LHWC.

User Type: ***Non-Family Guests***
Amount: 25 per week (average)
Usage Pattern: Guests of LHWC members would patronize the facility in the same manner as the LHWC members they were accompanying.
Traffic Impact: The small amount of guests patronizing the LHWC would not have a measurable impact on traffic. Those guests driving to and from the Foggy Bottom campus would most likely be driving with a LHWC member.

User Type: ***People who work in the Community***
Amount: Approximately 100
Usage Pattern: Community employees would have similar patterns to President's Club at the Smith Center members, most of who are employed in the Foggy Bottom area. They would use the LHWC mostly on weekdays, before and after office hours and during lunchtime.
Traffic Impact: People who work in the community would primarily walk to the LHWC.

User Type: ***Virginia Campus Students***
Amount: 500 (maximum available for membership)
Usage Pattern: Students attending the GW Virginia Campuses would most likely use the LHWC during times when they are visiting the Foggy Bottom campus for other reasons.
Traffic Impact: In addition to convenient transit available on-campus, the University provides a shuttle bus from the Foggy Bottom Campus to the Loudoun Campus. Based on survey results roughly 5% of Virginia Campus members would drive to the campus specifically to use the LHWC. This would result in 16 additional vehicle trips per day.

C:\DOCUME~1\J37\LOCALS~1\Temp\GWViewer\HEARIN~1.DOC



Library Hours

Fall Semester 2002
September 3 – December 21

- General Building Hours
  - Holidays
  - Reading & Exam Period
- Circulation and Reserve
- Interlibrary Loan
- Kiev Collection
- Media Resources
- National Security Archive
- Periodicals Desk
- Photocopy Center
- Reference and Information Desk
- Slavic, East European and Asian Reading Room
- Special Collections
- University Archives

Gelman's General Building Hours

The Gelman Library building is open to eligible patrons for independent research and study as follows:

Normal Hours

Monday-Thursday	7:00 am - Midnight
Friday	7:00 am - 10:00 pm
Saturday	9:00 am - 10:00 pm
Sunday	9:00 am - Midnight

NOTE: The 24-hour computer labs, the 4th and 5th floors, and the 24-Hour Reading Rooms are generally available for use 24 hours/day, 7 days/week only by current GW students, faculty and staff. These areas may be closed or have shortened hours on certain holidays. Check posted signs.

Thanksgiving Holiday

Wednesday, November 27*	7:00 am - 6:00 pm
Thursday & Friday, November 28 & 29	**Library Closed**
Saturday & Sunday, Nov 30 & Dec 1	Normal hours

*On November 27, services close at 5:45 pm.

Reading & Exam Period

December 11-13 (Wed-Fri)	7:00 a.m. - 2:00 a.m.
December 14-15 (Sat-Sun)	9:00 a.m. - 2:00 a.m.

December 16-18 (Mon-Wed)	7:00 a.m. - 2:00 a.m.
December 19 (Thu)	7:00 a.m. - Midnight
December 20 (Fri)	7:00 a.m. - 10:00 p.m.
December 21* (Sat)	9:00 a.m. - 7:00 p.m.

* On December 21, services closes at 5:45 p.m.

Service desks and the reading room for Special Collections have shorter hours. Please consult the following schedule for services you wish to use.

Circulation and Reserve Desk (1st floor)

Renew books on the web at www.aladin.wrlc.org. Click on myALADIN on the toolbar OR renew by email at librcir@gwu.edu. Please call (202) 994-6840 for more information.

Monday - Wednesday	9:00 a.m. - 11:45 p.m.
Thursday	9:00 a.m. - 9:45 p.m.
Friday	9:00 a.m. - 7:45 p.m.
Saturday	10:00 a.m. - 7:45 p.m.
Sunday	11:00 a.m. - 10:45 p.m.

Interlibrary Loan (Room 103)

Please call (202) 994-7128 or send an email to librilb@gwu.edu for more information.

Monday - Friday	12:00 noon - 6:00 pm

Kiev Collection Reading Room

Please go to Suite 702 for service. Please call (202) 994-7295 for more information. Appointments available outside of normal hours by advance arrangements.

Monday - Friday	12 noon - 5:00 pm

Media Resources (Lower level)

Faculty may make classroom or video reservations by e-mail at media@gwu.edu. For more information, call (202) 994-6378.

Monday - Thursday	9:00 a.m. - 9:45 p.m.
Friday	9:00 a.m. - 5:45 p.m.
Saturday - Sunday	1:00 p.m. - 7:45 p.m.

National Security Archive (Suite 701)



ARTER & HADDEN

ATTORNEYS AT LAW

Cleveland
Columbus
Dallas
Dayton
Irvine
Los Angeles

1801 K Street, N.W.
Third Floor, L Street Entrance
Washington, D.C. 20006-1304
telephone 202.775.7100
facsimile 202.857.0172

San Diego
San Francisco
Washington, D.C.
Woodland Hills
Affiliate Office
Geneva, Switzerland

Direct Dial: 202.775.7101
Email: Jerry.Moore@ArterHadden.com

December 10, 2002

VIA HAND DELIVERY

Carol J. Mitten, Chair
Zoning Commission of the
District of Columbia
441 4th Street, N.W., Suite 220 South
Washington, D.C. 20001

Re: Zoning Commission Case No. 02-26: Applicant: George Washington University, Health & Wellness Center: Affidavit of Maintenance

Dear Ms. Mitten and Members of the Commission:

The undersigned hereby affies that the posted notice of public hearing in the above-referenced case was maintained as required by 11 DCMR § 3317.9.

Respectfully submitted,

Jerry A. Moore III

JAM/pea

cc: ANC 2A

E

MILLER HENNING ASSOCIATES, INC.
CONSULTANTS IN ACOUSTICS, VIBRATION, & A/V DESIGN

April 20, 1994

Mr. J. Eric Moss
Ayers Saint Gross
1518 K Street, NW
Washington, DC 20005

Re: GW UNIVERSITY HEALTH AND WELLNESS CENTER
Evaluation of Noise Transmission to Community

Dear Mr. Moss:

Summarized herein are the results of the evaluation of noise transmission generated from activities associated with the proposed George Washington University Health and Wellness Center to the surrounding community.

SURVEY RESULTS

On April 19, 1994 between 3:15 p.m. and 4:15 p.m., ambient noise measurements were conducted at two locations at the site of the proposed GW University Health and Wellness Center in Washington, District of Columbia.

One location was approximately 25 ft from the edge of the pavement and 50 ft from the centerline of 23rd Street N.W. at the northeast corner of the GW University property near St. Mary's Church. This is approximately the same distance from 23rd Street as the front building face of St. Mary's Church.

At this location an average noise level of 65 dBA was measured as a result of roadway traffic noise. In addition, maximum levels from buses measured 74 dBA and 79 dBA. A maximum level from a motorcycle measured 78 dBA.

The other measurement location was approximately 175 ft from the centerline of 23rd street at the guard rail of the parking lot at the north end of the property. At this location an average noise level of 56 dBA was measured. Also, a maximum level of 79 dBA was measured from the siren of an ambulance traveling on 23rd Street.

RECEIVED
APR 21 1994
AYERS SAINT GROSS

6731 WHITTIER AVENUE, SUITE A110, McLEAN, VIRGINIA 22101 TEL (703) 506-0005 FAX (703) 506-0009

Received Time Sep. 10. 8:54AM Print Time Sep. 10. 8:58AM

EVALUATION

Indoor Activities

Of the indoor activities proposed for the center including the bouncing of basketballs, aerobics music is by far the activity with the highest potential for noise transmission to the surrounding community. Based on an analysis of the proposed exterior building construction, the windows are acoustically the weakest building element. The standard 1 in. insulated glass windows proposed (¼ in. plate - ½ in. air space - ¼ in. plate) are marginal for controlling aerobics music levels to meet the strictest interpretation of the District of Columbia noise code. To provide a noticeable 5 dBA improvement in the performance of the windows use laminated safety glass in the window system instead of the plate glass proposed.

With the laminated safety glass in the window system of the multipurpose room where aerobics classes will be conducted, aerobics music levels as well as all activity generated noise levels will meet the DC noise code and be compatible with ambient noise levels measured at the site proposed for the Health and Wellness Center.

Evaluating the noise transmission from the proposed Health and Wellness Center into St. Mary's Church, the acoustical criterion for a studio would be met. Any noise levels from the Center would be insignificant compared to the noise levels transmitted into the church from the roadway traffic.

Delivery Trucks

Based on the average ambient noise levels measured at the site near St. Mary's Church, the average noise levels from three panel delivery trucks per day would have an insignificant impact on the church. Even the maximum levels of the panel trucks as they pass by the church are expected to be comparable to the maximum roadway traffic noise levels measured at the site proposed for the Health and Wellness Center.

Sincerely,

Gerald H. Henning
Vice President

MILLER HENNING ASSOCIATES, INC.
CONSULTANTS IN ACOUSTICS, VIBRATION, & A/V DESIGN

October 28, 1995

RECEIVED
NOV 3 1995
AYERS SAINT GROSS

Mr. J. Eric Moss
Ayers Saint Gross
1518 K Street, NW
Washington, DC 20005

Re: GW UNIVERSITY HEALTH AND WELLNESS CENTER
Evaluation of Noise Transmission to St. Mary's Church

Dear Mr. Moss:

Summarized herein are the results of the noise measurement surveys, analyses, and evaluations further demonstrating (see our April 20, 1994 letter) that noise generated from basketball and aerobics activities in the proposed George Washington University Health and Wellness Center and transmitted out of the facility will have no impact to an insignificant impact on the church.

APPROACH

To determine the noise transmission out of the proposed GWU Health and Wellness Center, the approach consisted of measurement outside a similar facility the sound from basketball and aerobics music generated in that facility, comparison of the acoustical performances of the building constructions of the two facilities, and adjustment of the sound levels measured according to the difference in the acoustical performances of the two facilities.

To determine the noise levels transmitted into the church, the noise reduction of the exterior building construction of the church was measured and subtracted from the exterior noise levels determined at the church property.

UNITS AND PERCEPTIONS OF SOUND

The A-weighted decibel (dBA) was measured and used in the analyses and evaluations. Because people do not hear frequencies of sound equally, it simulates the way we hear by rolling off the low frequencies and the very high frequencies of sound. It is the sound level descriptor most often used in noise codes.

To help relate the A-weighted decibel (dBA) system to subjective perceptions, a noise level decreased by 10 dBA is perceived to be roughly one-half as loud. Conversely, a noise level increased by 10 dBA is perceived to be roughly twice as loud.

6731 WHITTIER AVENUE, SUITE A110, McLEAN, VIRGINIA 22101 TEL (703) 506-0005 FAX (703) 506-0009

A difference of 3 dBA is generally the minimum perceivable difference between noise levels. For reference, a normal speech level is approximately 60 dBA at a distance of 3 ft from the speaker.

It is noted that even though the levels of sound from sources such as basketball and aerobics activities are lower than background noise levels, we can still hear the sound from such sources because the characters of the sounds are different from the background noise.

ACOUSTICAL EVALUATION OF THE TWO FACILITIES

The GWU Smith Center which houses activities including basketball and aerobics was the facility selected for the comparison. It is located near the southeast corner of the intersection of G Street and 23rd Street N.W., diagonally across from the site of the proposed Health and Wellness Center on the northwest corner of the intersection.

The exterior wall construction of the Smith Center consists of masonry and single glazed windows. For noise generated by basketball and aerobics activities, the estimated noise reduction performance for this wall construction 35 ft from the building at ground level is approximately 45-50 dBA.

The exterior wall construction of the Health and Wellness Center consists of double masonry and 1 in. insulated laminated glass windows. For noise generated by basketball and aerobics activities, the estimated noise reduction performance for this wall construction 35 ft from the building at the St. Mary's Church windows is also approximately 45-50 dBA. Even though the acoustical performances of the individual wall and window components of the proposed Health and Wellness Center are substantially higher than those in the Smith Center, the areas of the windows, which are the weakest component, are greater than those in the Smith Center.

SURVEY RESULTS

On October 24, 1995 an on-site survey was conducted at the Smith Center. Noise levels were measured outside the multipurpose room where a basketball game and individual practice were occurring. The following table summarizes the results of the measurements.

	Inside Rm.	Outside Rm.
Average	63 dBA	58 dBA
Maximum	79 dBA	67 dBA
Minimum	--	53 dBA

The sound levels of the basketball activities could not be measured because the ambient noise dominated the noise measurements. The ambient noise levels measured outside the multipurpose room and shown above were primarily generated by aircraft and roadway traffic. The noise from basketball activities 3 ft from the exterior wall was essentially inaudible.

On October 26, 1995 an on-site survey was conducted at the Smith Center. Noise levels were measured outside the multipurpose room where aerobics music was played. The following table summarizes the results of the measurements.

	Inside Rm.	Outside Rm.
Average	90 dBA	58 dBA
Maximum	94 dBA	66 dBA
Minimum	--	52 dBA

The sound levels of the aerobics activities could not be measured because the ambient noise dominated the noise measurements. The ambient noise levels measured outside the multipurpose room and shown above were primarily generated by aircraft and roadway traffic. The noise 3 ft from the exterior wall was inaudible to slightly audible depending on the level of the ambient noise.

Also, on October 26, 1995 the noise reduction performance of the St. Mary's Church exterior building construction was measured. The ambient noise level (primarily generated by aircraft and roadway traffic) was measured outside St. Mary's Church at the side facing the site of the proposed Health and Wellness Center (as well as in the outdoor contemplation area) at 65 dBA, and inside the church near the same side at 46 dBA. Subtracting the two levels indicates that the St. Mary's Church exterior construction will reduce sound from basketball and aerobics activities approximately 19 dBA.

ANALYSIS, EVALUATION, AND CONCLUSIONS

Because the noise reduction performance of the Smith Center and the proposed Health and Wellness Center are evaluated as being comparable, the basketball and aerobics sound levels transmitted out of the Smith Center are a good indication of the levels which would be transmitted out of the proposed Health and Wellness Center. Since the levels are only slightly audible during quiet ambient noise periods, the levels will have no significant impact on St. Mary's Church.

With a 19 dBA reduction of the sound levels provided by the church exterior building construction, the levels inside the church are expected to be below 25 dBA and would meet acoustical criteria

superior to the acoustical criteria normally acceptable for a church. Inside the church the primary sources of noise would be the aircraft and roadway traffic. From the proposed Health and Wellness Center, the noise from basketball activities would be inaudible and the sound from aerobics activities would be normally inaudible. However, during periods of quiet background ambient noise levels, aerobics music levels may be barely audible.

Rarely, even in the highest standards of acoustical isolation, is the criterion of absolute inaudibility met. Therefore, the acoustical isolation of the sound from basketball and aerobics activities provided by the proposed GWU Health and Wellness Center meets the highest standards for acoustical isolation in an environment where people live and work together.

Sincerely,

Gerald H. Henning

Gerald H. Henning
Vice President

F

I. THE UNIVERSITY AND THE DISTRICT OF COLUMBIA

A. History of the University

The George Washington University ("GW" or the "University") was founded by a group of ministers and laymen led by Reverend Luther Rice. In 1821, Congress granted and President Monroe approved the charter that established the new institution, originally known as The Columbian College in the District of Columbia. (See Appendix A, University Charter). At the time of its founding, President Monroe wrote:

> *The establishment of this institution within the federal district, in the presence of Congress, and of all the departments of government, will secure to the young men who may be educated in it many important advantages; among which, the opportunity which it will afford them of hearing the debates in Congress, and in the Supreme Court.... With these peculiar advantages, this institution, if it receives hereafter, the proper encouragement, cannot fail to be eminently useful to the nation.*

In 1873, the school became the Columbian University, and, with law and medical facilities added by the end of the century, it assumed its present name, The George Washington University, in 1904. From the time of its founding until 1912, the institution's activities were centered on College Hill, a tract of 46 acres between the present 14th and 15th Streets extending north from Florida Avenue to Columbia Road. In 1912, the University moved to its current location in the area of Washington familiarly known as Foggy Bottom, between 19th and 24th Streets, south of Pennsylvania Avenue.

Today, The George Washington University combines the resources of a major international research university with the dynamics of a vibrant, urban setting in the heart of the nation's capital. Now in its 177th year, the University attracts students, faculty, and staff from around the country and the world to take advantage of the myriad of academic, social and cultural opportunities offered by the University and its location in Washington, D.C.

B. University Mission

The evolution of GW's Foggy Bottom campus is guided by the mission of the University. That mission is captured in the following statement drafted in 1996 by an interdepartmental committee of faculty, administrators, and students convened to guide the University's decennial accreditation review:

The George Washington University, an independent academic institution chartered by the Congress of the United States in 1821, dedicates itself to furthering human well-being. The University values a dynamic, student-focused community stimulated by cultural and intellectual diversity and built upon a foundation of integrity, creativity, and openness to the exploration of new ideas.

The George Washington University, centered in the national and international crossroads of Washington, D.C., commits itself to excellence in the creation, dissemination, and application of knowledge.

To promote the process of lifelong learning from both global and integrative perspectives, the University provides a stimulating intellectual environment for its diverse students and faculty. By fostering excellence in teaching, the University offers outstanding learning experiences for full-time and part-time students in undergraduate, graduate, and professional programs in Washington, D.C., the nation, and abroad. As a center for intellectual inquiry and research, the University emphasizes the linkage between basic and applied scholarship, insisting that the practical be grounded in knowledge and theory. The University acts as a catalyst for creativity in the arts, the sciences, and the professions by encouraging interaction among its students, faculty, staff, alumni, and the communities it serves.

The George Washington University draws upon the rich array of resources from the National Capital Area to enhance its educational endeavors. In return, the University, through its students, faculty, staff, and alumni, contributes talent and knowledge to improve the quality of life in metropolitan Washington, D.C.

C. Educational Programs: The "City Classroom"

In fulfillment of its mission to improve the quality of life in metropolitan Washington, D.C., The George Washington University makes a positive contribution to its neighbors in Foggy Bottom and the District of Columbia through the talents, knowledge and activities of its students, faculty, staff and alumni. In addition to its educational programs, the University's contributions include scholarship programs; revitalization, preservation and beautification efforts; safety and security services; medical, legal, social and community services; cultural, intellectual, athletic and recreational offerings; and bringing leaders together to revitalize the District of Columbia. GW's Foggy Bottom campus has been and will continue to be an important and unique resource, serving as a "city classroom" for those who are enriched by its continually-expanding educational offerings within its classrooms and in the immediate community and city beyond.



Government of the District of Columbia

Office of the
Director

Office of Planning
415 12th Street, N.W.,
Washington, D.C. 200(

SEP 1997

DIST

97 SEP 24 P5:22

TO: Board of Zoning Adjustment

FROM: Jill C. Dennis
Director

SUBJECT: BZA Application 16276

APPLICATION

Application of The George Washington University, pursuant to 11 DCMR 3108.1, for special exception under Section 210 for further processing under an approved campus plan for construction of a health and wellness center in an R-5-D District at premises 2301 G Street, N.W. (Square 42, Lot 847).

SUMMARY RECOMMENDATION

The Office of Planning (OP) recommends approval of this application.

APPLICANT'S PROPOSAL

The applicant is proposing to construct a four-story building with four underground levels, three of which would be used for parking.

SITE AND AREA DESCRIPTION

The site is located at 700 23rd Street, N.W., on the northwest corner of the intersection of 23rd and G streets N.W. It is located within the George Washington University campus boundaries on Lot 847 in Square 42. The site comprises 27,022 square feet of land area and is improved with a surface parking lot. It is irregularly shaped (L-shaped) with an approximately 160-foot long frontage on 23rd Street and a 232-foot long frontage along G Street. A 30-foot wide north-south alley abuts a portion of the site to the west (rear). A two-story parking garage and eight surface parking spaces are located immediately to the north of the site. Farther north within Square 42 are located a 15-foot wide east-west public alley and Saint Mary's Church. Other improvements within Square 42 include St. Mary's Court housing for the elderly, a nine-story building, another parking lot (which is also the site of a proposed student residence facility) and three row houses, two of which are owned by the university.

The site is located along the western edge of the campus in an area designated in the campus plan for "Support with Residential". Across G Street to the south of the site (outside of the campus boundary) are located a nine-story structure and several privately owned rowhouses that are used principally for residential purposes. Immediately across 23rd Street to the east is Funger Hall, a seven-story classroom building. The Tompkins Engineering Building is also located across the street from the site. Diagonally across 23rd Street to the southeast of the site is the Smith Center, the intercollegiate sports facility for the campus.

EXISTING ZONING AND RELIEF REQUESTED

The site is located in an R-5-D District which permits matter-of-right general residential uses of high density development, including single-family dwellings, flats, and apartments to a maximum height of 90 feet, a maximum floor area ratio (FAR) of 3.5, and a maximum lot occupancy of 75 percent. Relative to this application, a college or university that is an academic institution of higher learning, including athletic and other recreational facilities proposed to be located on the campus of a college or university, is permitted in an R-5-D District if approved by the Board of Zoning Adjustment.

The applicant is requesting a special exception under Section 210 for further processing of an approved campus plan to construct a health and wellness center. Such special exceptions require Board approval in compliance with the conditions specified in Section 3108, subject to the provisions of Section 210 (refer to attachments).

ANALYSIS

Project Description

As noted, the applicant is proposing to construct a new four-story health and wellness center. The building would house intramural recreational facilities for the campus, including squash courts, racquetball courts, weight training, rooms basketball courts, a fitness and aerobic exercises area, and a running track.

The proposed building would be constructed of red brick and light-colored pre-cast concrete to a height of 80 feet. It would have a floor area ratio (FAR) of 2.63. The main entrance to the building would be located along G Street. In addition there would be a pedestrian entrance from Lot 823, which the University has agreed to purchase from Saint Mary's Church. Lot 823 would be developed as an open space garden plaza. The plaza would consist of 6 surface parking spaces along the western boundary of the property. In addition, there would be a landscaped plaza and sitting area. The proposed landscaped plaza would increase the distance between the proposed center and the church to a total of 70 feet.

Three levels of underground parking would be provided for the facility with an access ramp from G Street N.W. The garage would accommodate 140 to 145 attendant parking spaces, replacing the existing 105 space surface parking lot (76 self park and 29 stacked spaces). The proposed 6 surface parking spaces to be located on the plaza area, would be exclusively for the use of Saint Mary's Church. The building's three service delivery spaces would be provided in the garage.

The Board denied a previous version of the health and wellness center. The main differences between the previously and presently proposed center are the following:

1. The main entrance to the building has been relocated to G Street from 23rd Street.

2. The building height has been lowered by ten feet (from 90 feet to 80 feet).

3. The building's north wall has been moved southward (away from Saint Mary's Church) an additional 37.5 feet (from 32.5 feet to 70 feet).

4. The proposed garden plaza between the alley and the building's north façade would have the same elevation as the church's existing courtyard. Since there would be a 10-foot drop in elevation between the plaza and G Street, the new proposed building height would be only 70 feet, as measured from the church's court.

5. The tower along 23rd Street has been moved 30 feet southward, and its height decreased by 30 feet.

6. All deliveries would be made from the garage, not from the alley.

7. The use of architectural precast concrete elements has been reduced and the use of brick increased to enhanced the compatibility of the proposed building design with the church and the existing residential rowhouses and buildings.

Special Exception Request

The special exception requested in this case must comply with the provisions promulgated in Section 210. This application's compliance or non-compliance with those provisions that are relevant to this case is discussed below, preceded by the applicable subsection number.

210.2-Adverse Impacts

The proposed masonry construction of the building, coupled with the installation of energy efficient windows and other insulation material, would substantially reduce the level of sound that would be heard from outside the structure.

The total number of parking spaces on campus would remain within the range of 2,700 to 3,000 currently required in the approved campus plan. The proposed facility would have 140 to 145 attendant parking spaces. This would replaced the existing 105 surface parking spaces currently on the site.

The applicant has indicated that the entrance to the underground parking garage and the service delivery spaces would be located on G Street and designed so as not to be disruptive to pedestrian and vehicular movement. The applicant further indicated that, except for the temporary closing of the parking lot during the construction of the center, there would be no permanent displacement of any university use as a result of the construction of the facility. There would no be disruption to traffic flow on any of the surrounding streets resulting from the proposed facility's operation. Deliveries would be made from van-sized vehicles. Trash would also be removed using van-sized vehicles. Deliveries to the site requiring larger vehicles would first be downloaded at another site on campus.

The proposed project would not result in an increase in student enrollment. The University's faculty and staff population would not change as a result of the construction of the proposed health and wellness center.

In the opinion of the Office of Planning, the proposed construction and its intended use would not cause substantial adverse impacts in terms of noise, the number of students, traffic, or other objectionable conditions

210.3-Maximum Bulk Requirements

The proposed facility would add 76,580 square feet of gross floor area to the campus. Upon the completion of this facility, the campus would have an aggregate floor area ratio of 2.96. This figure is well within the 3.5 FAR permitted by the Zoning Regulations.

210.1, 210.4 and 210.5-General

These subsections do not contain any additional criteria that require analysis in this report.

COMMUNITY COMMENTS

The subject site is located within the jurisdictional boundaries of Advisory Neighborhood Commission (ANC) 2A. The Office of Planning has been advised that the ANC is in opposition to this application

RECOMMENDATION

This proposal differs from the previous one regarding height and apparent bulk in relationship to Saint Mary's church and other buildings in the area. The applicant has attempted to respond to the Board's concerns expressed in regard to the previously submitted design for a health and wellness center. The new proposed building height is 10 feet lower than the previous proposal. The building bulk has been moved southward an additional 37.5 feet. All deliveries would be made from the below grade parking garage to avoid potential deleterious noise impacts on the neighbors. The trash would be removed in the same manner. In addition, the proposed landscaped plaza would provide an open space that could be enjoyed by the community.

The proposed health and wellness center would be consistent with the approved campus plan for the University. The facility would not result in an increase in the number of students, faculty, or staff. With the proposed project, the bulk and height of buildings on the campus would not exceed that which is permitted in the approved campus plan. The Office of Planning believes that the applicant has met the burden of proof for the requested special exception under Section 210 of 11 DCMR. The use and operation of the proposed facility would not impair the intent, purpose, and integrity of the zoning regulations for the R-5-D district. Therefore, the Office of Planning recommends approval of this application.

Attachments