



MEMORANDUM

TO: Zoning Commission

CC: Charles Barber The George Washington University
Jerry A. Moore III Venable LLP

FROM: Samantha Williams
Nicole White, P.E., PTOE

DATE: November 15, 2007

RE: Lerner Health and Wellness Center -Transportation and Parking Summary Amendment

The attached *revised* Lerner Health and Wellness Center transportation memorandum supersedes the transportation memorandum submitted to the Zoning Commission on November 1, 2007. The revised memorandum includes the following amendments:

- On page 5, the revised memorandum states the 2004 Zoning Commission Order extended access to approximately 1,800 new potential users. The previous submission stated 1,000 new potential users were extended access to the center.
- On Page 6, the revised memorandum states approximately 12,500 faculty and staff members are eligible to join with a total current potential user population of approximately 29,590. The previous submission stated the Center is open to 860 paid faculty and staff members with 20,582 members currently having access to the Center.

The changes above were used as general background information and do not change the basis for the transportation analysis nor conclusions. The primary conclusion remains - *Neither the continuation of the 2004 user classes nor the addition of 300 new members, from the stated member categories, will cause adverse impacts on traffic or parking in the area.*

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ZONING COMMISSION
District of Columbia

CASE NO. 02-26A

EXHIBIT NO. 40

Transportation Planning Team Report
ZONING COMMISSION
District of Columbia
CASE NO.02-26A
EXHIBIT NO.40



MEMORANDUM

To: Charles Barber
The George Washington University

From: Samantha Williams
Nicole White, P.E., PTOE

Date: November 15, 2007

RE: Lerner Health and Wellness Center -Transportation and Parking Summary for Zoning Commission Case No. 02-26A

Introduction

This revised memorandum summarizes the transportation-related impacts associated with modifying the conditions of Zoning Commission Order 03-26, dated December 24, 2004 pertaining to permitted users of the Lerner Health and Wellness Center ("LHWC" or the "Center") at The George Washington University ("GW" or the "University"). The LHWC is a state-of-the-art recreation and sports facility located at 2301 G Street (see Figure 1). The University is requesting authority to:

- Allow the continued use by persons previously authorized to use the Center including (a) students faculty and staff of the University's Foggy Bottom and Mount Vernon Campuses; (b) members of the University's Board of Trustees; and (c) students of the School Without Walls¹;
- Permit the use by persons residing in, or members of, the facilities located immediately adjacent to the LHWC, specifically (a) St. Mary's Court; (b) St. Mary's Episcopal Church; and (c) Remington Condominium (see Figure 1 for location of each facility);
- Permit the use by GW alumni residing in the Foggy Bottom/West End Area² (see Figure 2 for boundary area).

The University is requesting to expand the membership categories based upon interest expressed by each group. The total number of new members would be capped at 300. As shown in Figures 1 and 2, the vast

¹ Students of the School Without Walls are allowed use in organized activities under the supervision of SWW faculty.

² The Foggy Bottom/West End Area is bounded by 19th St. on the east, Constitution Ave. on the south, Rock Creek Park on the west, and N St. on the North.

majority of both categories of proposed new members live within a five or ten minute walking radius to the LHWC.

The University seeks no change to Center operating hours (6:00 AM to 11:30 PM everyday), parking conditions, campus population, or any other condition approved under the current Campus Plan.

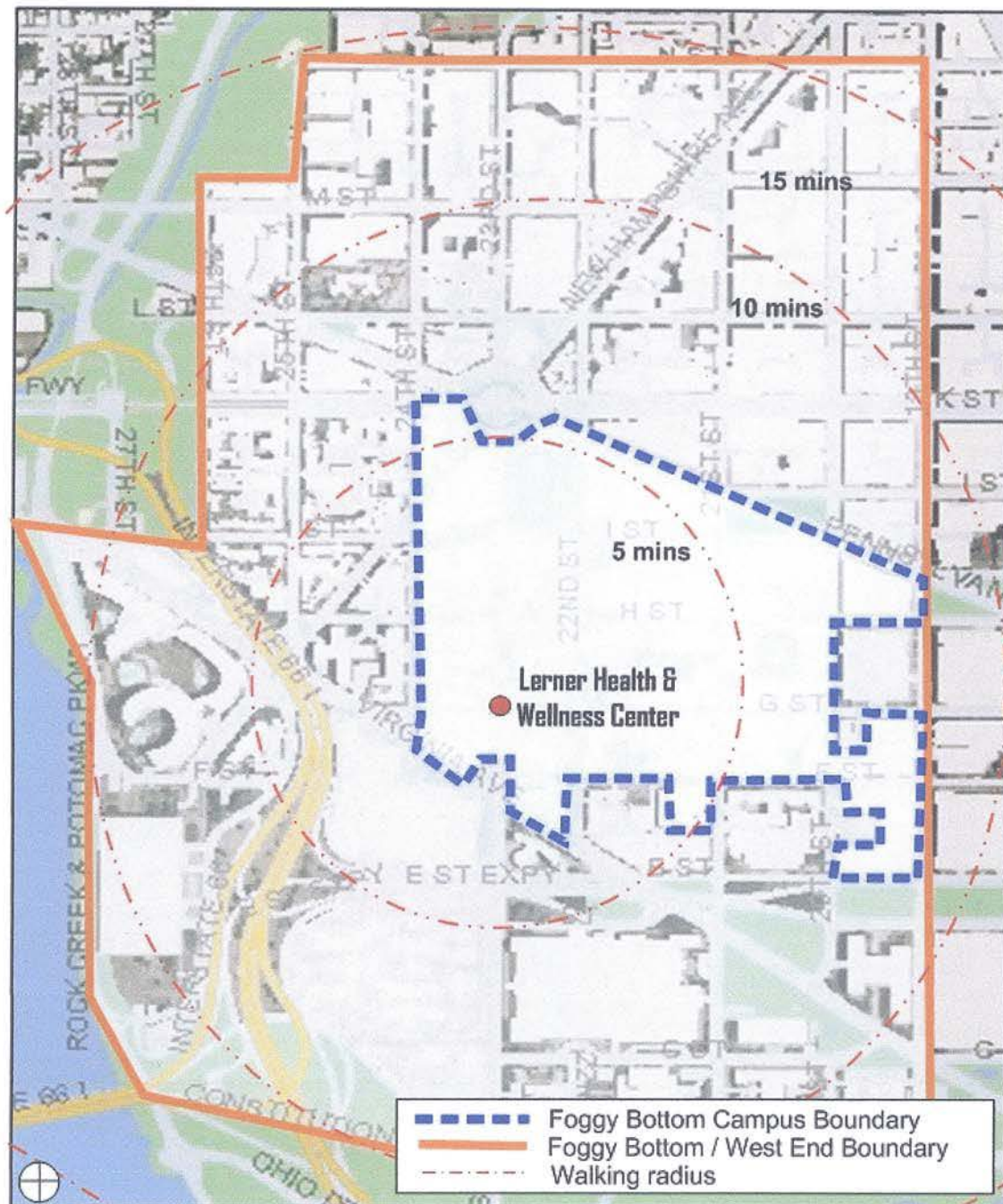


Figure 1: Boundaries & Walking Radii

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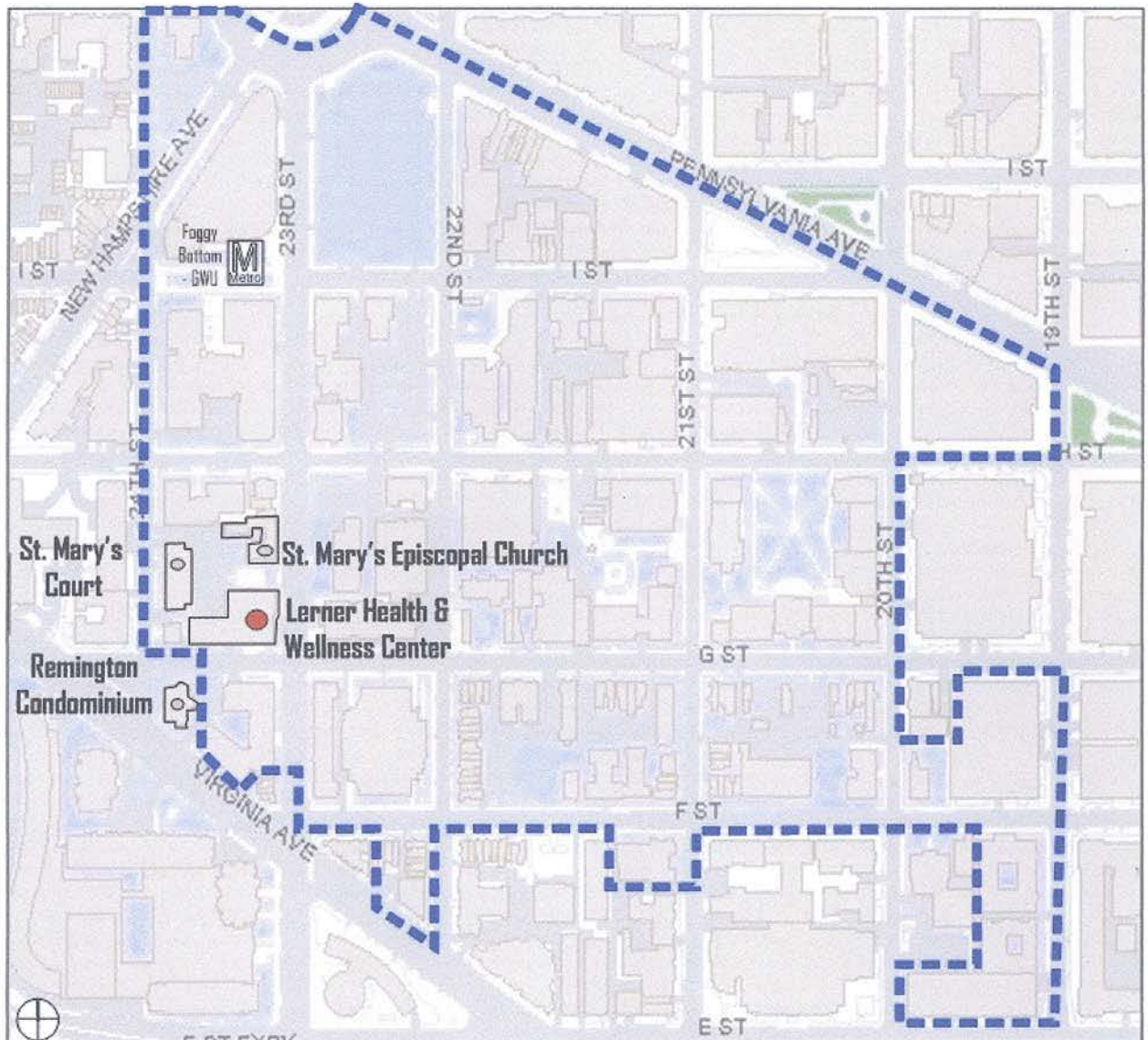


Figure 2: Location of Proposed New Members Within Proximity to LHWC

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Background Information

The following studies and background information were used to prepare this transportation memorandum:

- 1997 LHWC Traffic and Parking Study (prepared as part of a further processing case for the proposed new LHWC)
- 2002 LHWC Traffic and Parking Study (summarized the impacts associated with additional proposed membership)
- 2002 Project Memorandum (Brailsford & Dunlavey study)
- 2007 Foggy Bottom Campus Plan – originally submitted as The Foggy Bottom Campus Plan (2006-2025)
- September 2002 daily LHWC patron activity data obtained from GWorld ID readers³
- March 2007 and October 2007 daily LHWC patron activity obtained from GWorld ID readers

March 2007 and October 2007 patron data were examined to obtain typical hourly and daily activity or entries into the Center given current membership categories. Current data will be used as the basis for projecting data associated with the two new categories of users (and up to 300 new members).

The following table⁴ summarizes current daily activity totals for a typical week.

Table 1
Daily LHWC Activity

Date	Day of Week	Total Number of LHWC Users
March 4, 2007	Sunday	1433
March 5, 2007	Monday	2672
March 6, 2007	Tuesday	2315
March 7, 2007	Wednesday	2025
March 8, 2007	Thursday	1889
March 9, 2007	Friday	1034
March 10, 2007*	Saturday	14
<i>Weekday Average (Monday – Thursday)</i>		2225

* Daily Activity shown is atypical. Typical activity for Saturday is approximately 1100 users.

As Table 1 indicates, an average of 2,225 members currently use the LHWC during a typical weekday. The highest level of activity of the week occurred on Monday with 2,672 daily users. Hourly activity for Monday March 5, 2007 is shown in Figure 3A below. As Figure 3A indicates, the highest number of patron entries to the Center occurred at 3pm with 276 patrons.

³ University identification cards issued to students, faculty and staff. They contain a small amount of electronic information and are used to gain access to the LHWC.

⁴ These figures represent in-session counts. Out-of-session usage is likely to be considerable lower.

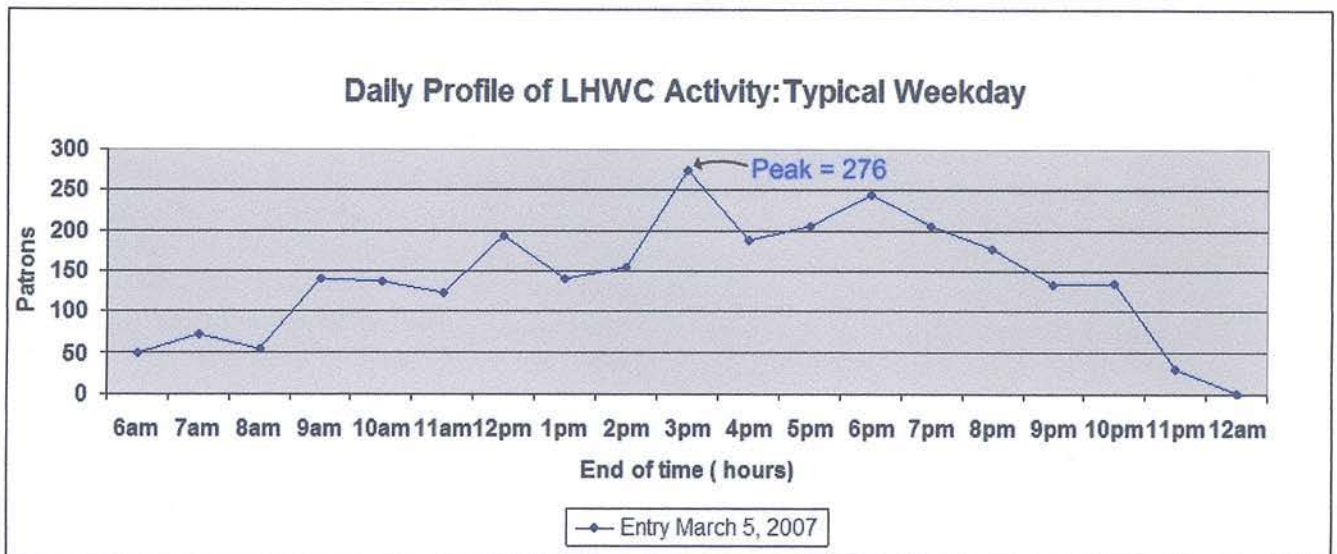


Figure 3A – Daily Profile of LHWC Entry Activity (Monday March 5, 2007)

September 2002 data was examined to identify activity trends over the past five years prior to extending Center access to approximately 1,800 new potential users⁵ (including students, faculty and staff from the Mount Vernon campus, School without Walls students and, members of GW’s board of trustees). In September 2002 an average of 2,375 members used the LHWC during a typical weekday. The highest number of patron entries occurred at 5:00 pm with 250 patrons. Figure 3B shows a comparison of 2002 to 2007 hourly activity. The figure indicates a small increase in peak hour activity and in total daily activity over the past five years. Over the past six years (since the Center was opened in 2001) the Center has continued to operate well below the capacity (1,973 users at any one time) even with the inclusion of new member classes.

⁵ As part of 2004 Zoning Commission Order

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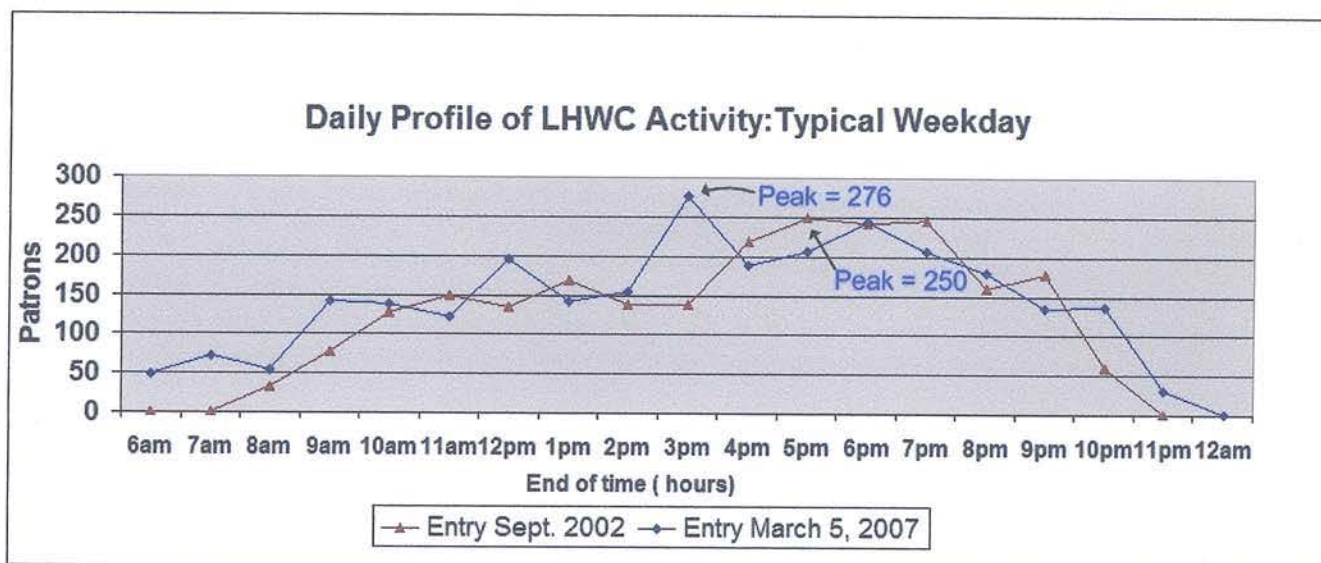


Figure 3B – Daily Profile Comparison of LHWC Entry Activity (September 2002 vs. March 2007)

All registered students of the Foggy Bottom and Mount Vernon campuses are granted access to the Health and Wellness Center. An activity fee is required based on the number of courses a student is enrolled, which entitles membership to the Center. Recent census reports 19,582 students⁶ enrolled at the Foggy Bottom and Mount Vernon campuses. Additionally, approximately 12,500 faculty and staff members are eligible to join the Center for a fee. The Center is also open to approximately 40 board of trustee members, and 100 School Without Walls students. Thus, the total current potential user population is approximately 29,590. The quantity of entries recorded on a busy weekday, 2,672 entries divided into the total number of potential patrons, 29,590, indicates only 9% of total potential users actually visit the facility on a busy day. Only 8% of potential users access the Center on an average weekday.

Mode Choice Survey

In November 2002, Gorove/Slade Associates, Inc. conducted a mode choice survey, as part of the Transportation Impact Summary, to assess travel patterns of LHWC users. The survey was evaluated over peak periods of use on several days between September 19 and 24, 2002.⁷ Survey results were used to determine the travel choice of patrons and the breakdown of users whom would access the Center by car. The mode choice results from the survey are summarized in Table 2.

⁶ Enrollment numbers include full time, part time, undergraduate and graduate students excluding students studying abroad and on continuous enrollment

⁷ Surveys were conducted on Thursday (19th), Friday (20th), Monday (23rd) and Tuesday (24th) during the morning 7:30 to 9:30 am, lunch time 11 am to 1pm, early evening 4 to 6:30 pm, and night 8 to 10 pm; Saturday (21st) during the afternoon and early evening. No surveys were conducted on Sunday (22nd).

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Table 2
Survey Results, Travel Mode Choice

	Mode						Total
	Automobile	Metrorail	Bus	Bike	Walk	Other	
Total LHWC (Weighted Avg)	10 %	7%	2%	4%	77%	0%	100 %

Table 2 indicates only 10 % of the users surveyed traveled to the LHWC by automobile. A large majority or 77% of users surveyed walked to the Center. The addition of 300 new members within close proximity to the LHWC (a five to ten minute walk for most new members) would likely generate a higher percentage of pedestrian users.

St. Mary's Church is the only neighboring facility that has non-residents as potential users. A maximum of 15 new members, the number of passes provided to St. Mary's Church, are expected to drive. Those 15 members constitute only 5% of the new members. In order to mitigate any object able impact, all pass holders will be required to use the existing church parking lot. There are a sufficient number of parking spaces to accommodate the number of St. Mary's Church members who will be provided access at any given time.

The LHWC is metro accessible. The Foggy Bottom–GWU metro station is located on the northwest quadrant of the 23rd Street/ Eye Street intersection, two blocks from the Center. Metrobus lines H1, L1, N3 provide service along 23rd Street from M Street to Constitution Avenue, and Metrobus line 80 provides service along 23rd Street from H Street to Virginia Avenue. Patrons can also utilize inter-campus transportation as a mode choice. The Colonial Express shuttle bus service operates on two routes, the northern and the southern route. The southern route operates between the hours of 7:00 pm and 3:00 pm serving LHWC as one of five stops. The Vern Express provides transportation services between the Foggy Bottom and Mount Vernon Campus. Shuttle stops near LHWC include:

- 23rd and H Streets (Fulbright Hall), at all times EXCEPT weekdays between 6am and 10am
- 21st and H Streets, between 6am and 10am on weekdays
- 22nd and G Streets

Future Conditions

Projected activity at LHWC was estimated by assuming that approximately 25% of new members would use the facility on a daily basis. National trends for similar facilities show that an average of 25% of members will patronize a fitness facility per day. Therefore 25% of the 300 patrons, or 75, new members are expected to visit the Center per day. In this assessment, new member activity is evaluated with the assumption that new members would mirror existing hourly activity patterns throughout the day (from March 2007 data). Figure 4 shows current and projected patron activity. Figure 4 shows a negligible increase in patrons each hour. Approximately two to four new members could be expected to visit the Center during the morning hours and five to eight new members could be expected during the evening peak hours. Less than 5% of new members would be expected to travel by automobile.

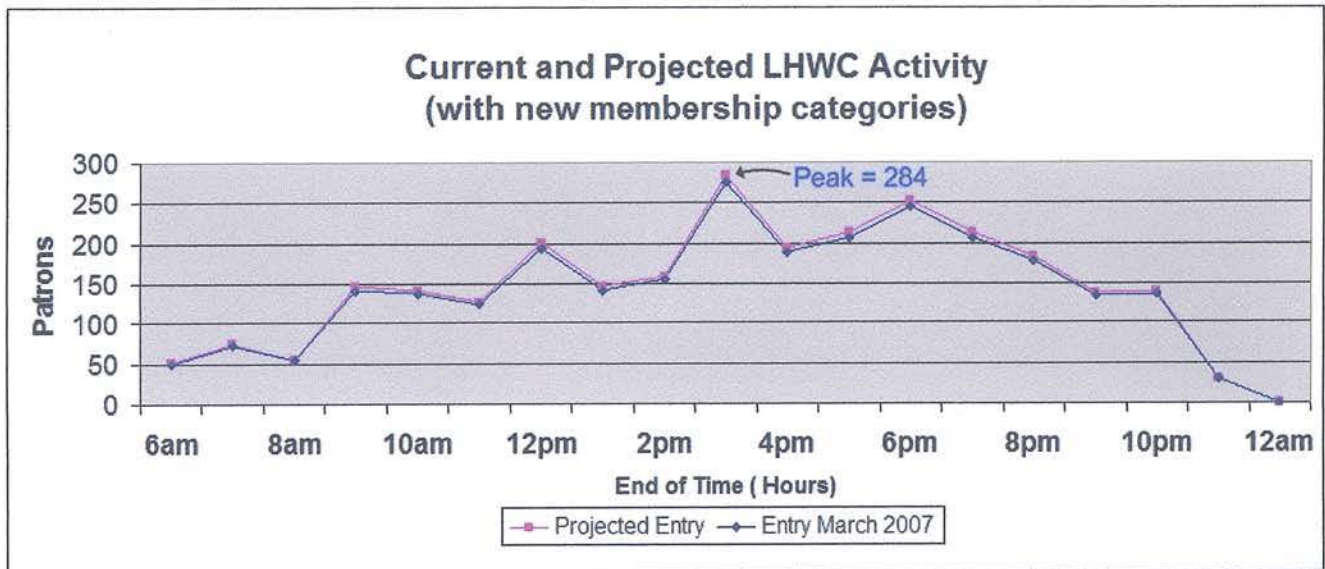


Figure 4 – Current and Projected LHWC Activity (with new membership categories)

Parking

The LHWC has a three story parking garage housing 121 spaces. However, spaces in the building are managed as part of the University's larger parking program and are not provided to users of the facility. Primary visitor parking is located two blocks away at the University Parking Garage. Curb parking is permitted surrounding LHWC. There are 39 on-street parking spaces in the square perimeter of the Center and on-street parking in a three-block radius of the Center.

Traffic Conditions

In July of 2006, GW retained Wells & Associates to report on transportation and parking conditions as part of The GW Foggy Bottom Campus Plan: 2006 – 2025. Traffic management is in accordance with the campus plan. The Traffic and Parking report assesses conditions in terms of the local roadway network and capacity, pedestrian circulation, public transportation, parking, travel mode splits and transportation management. The study area includes all considerable arterials, collectors and local streets within and around the Foggy Bottom campus boundary. Wells & Associates conducted traffic counts on Wednesday, September 21, 2005 at the following intersections in the perimeter of LHWC:

- 23rd Street/ G Street, NW

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- 24th Street/ G Street, NW
- 24th Street/ H Street, NW

As shown in Table 3, intersections in the immediate perimeter of LHWC operate at acceptable Levels of Service during AM peak and PM peak, with the exception of 23rd Street /G Street westbound movements in the evening. G Street is a one-lane one-way collector in the westbound direction.

Table 3
2005 Level of Service

Approach	AM Peak	PM Peak
24th Street/ H Street *		
EBLTR	A[8.6]	A[8.4]
WBLTR	A[7.9]	A[9.8]
NBLTR	A[8.7]	A[8.7]
SBLTR	A[8.5]	A[9.7]
Overall	A[8.5]	A[9.4]
24th Street/ G Street*		
WBLTR	A10.7]	C[20.6]
NBLTR	A[0.3]	A[0.8]
23rd Street/ G Street		
WBLTR	C[27.7]	F[170.1]
NBLT	A[0.3]	A[3.7]
SBTR	B[13.0]	A[9.5]
Overall	A[5.2]	D[40.3]

* Unsignalized Intersection

The proposed new members generate two person-trips during the AM peak hour and six person-trips to the Center during the PM peak hour. The mode choice survey suggests 10% of those members will drive to the Center. However, all but approximately 15 of the new members will be in walking distance of the Center, and thus a maximum of only 5% of the new members will be expected to drive. Vehicle trips generated by the new member classes are therefore immeasurable (less than one trip) and represent an insignificant increase to traffic. New members will not cause any adverse impacts on traffic conditions.

Conclusions

- The LHWC has shown a small increase in peak hour activity and in total daily activity over the past five years.
- Over the past six years (since the Center was opened in 2001) the Center has continued to operate well below the capacity of 1,973 users at any one time.
- Only 25% of the proposed new 300 members, or 75 patrons, would be expected to use the Center each day.
- The vast majority of proposed new members would be located within a five or ten minute walk to the LHWC. Less than 5% of new users would be expected to drive to the LHWC.
- Additional vehicle trips generated by the proposed new member classes would be immeasurable (less than one trip).
- Neither the continuation of the 2004 user classes nor the addition of 300 new members, from the stated member categories, will cause adverse impacts on traffic or parking in the area.