ARNOLD & PORTER

202.942.5000
202.942.5999 Fax

555 Twelfth Street, NW
Washington, DC 20004-1206

RECEIVED
D.C. OFFICE OF ZONING
2002 NOV 21 PM 4:32

November 21, 2002

Ms. Carol Mitten
Chair, Zoning Commission
Office of Zoning
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: Georgetown University Performing Arts Center
Further Processing Case; Prehearing Submission
Zoning Commission Application on No. 02-32

Dear Ms. Mitten:

The following documents included herein constitute the prehearing submission of the Georgetown University in the above-referenced case:

1. Supplemental Statement in support of the application together with a set of the project plans;

2. A statement of the Compliance with the conditions set forth in the recently adopted Zoning Commission order approving the University's campus plan (Application No. 16566-C);

3. A certification as to the consistency of the proposed project with the overall approved FAR for the campus as a whole.

ZONING COMMISSION
District of Columbia
Case 02-32
Exhibit 27

ZONING COMMISSION
District of Columbia
CASE NO.02-32
EXHIBIT NO.27

Thank you for including these documents in the record of the case.

Sincerely,

Cynthia A. Giordano

Nathan Gross

cc: Office of Planning
ANC –2E

ARNOLD & PORTER

Cynthia A. Giordano
Cynthia_Giordano@aporter.com

202.942.5840
202.942.5999 Fax
202.654.7058 Cell

555 Twelfth Street, NW
Washington, DC 20004-1206

November 21, 2002

Ms. Carol Mitten
Chairperson, District of Columbia Zoning Commission
Office of Zoning
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: Georgetown University; ZC Application No. 02-32

Dear Ms. Mitten:

Pursuant to Section 210.8 of the Zoning Regulations, on behalf of Georgetown University, I hereby certify that the construction of the proposed new Performing Arts Center, which is the subject of the above-referenced application, will not cause the floor area ratio (FAR) for the campus as a whole to exceed the 1.41 limit set forth in the recently approved campus plan.

Sincerely,

Cynthia A. Giordano

Georgetown University
Review and Certification of Compliance with Campus Plan Conditions
Board of Zoning Adjustment Order 16566-C
November 21, 2002

Condition No. 1

The Applicant's proposed campus plan is approved until December 31, 2010, subject to the following conditions intended to mitigate any adverse impacts potentially arising from the location of a university use in a residentially zoned district, or until such time prior to December 31, 2010 as the Zoning Commission determines that conditions warrant submission of an updated campus plan or grants a request to amend the plan.

Statement: The Applicant's campus plan was approved by the BZA through December 31, 2010, subject to the conditions listed in the Order. The University has not requested that the plan be amended.

Condition No. 2

The Applicant shall not increase undergraduate enrollment above the cap of 5,627. This cap shall apply to traditional full-time undergraduate students; that is, undergraduate students who require housing.

Statement: The Office of the University Registrar provides the following enrollment information as of November 20, 2002:

Enrollment Report Fall 2002

Source: Official Statistics Fall 2002 September 24, 2002
Official Statistics Fall 2001 September 25, 2001

	Fall 2002	**Fall 2001**
Total University headcount	12,856	12,688
Undergraduate headcount	6,331	6,422
Undergraduate part-time headcount	215	231
Undergraduate full-time headcount	6,116	6,191
Undergraduate full-time non-degree	145	183
Undergraduate full-time degree	5,971	6,008
Non-traditional headcount	217	261
Traditional Headcount	5,754	5,747****

The Cap applies to an average of the Fall and Spring enrollments. The University expects the usual drop between fall and spring, so that the final average traditional headcount is fully expected to be well under the cap. Last year the University was 129

under the cap, with a count of 5,747 in fall 2001 and a count of 5,248 in spring 2002, for an average of 5,498. The 5,754 enrolled this fall is only 7 students more than in fall 2001, and the University expects a comparable drop in enrollment for the spring term as occurred last academic year.

Report Definitions:

1. Undergraduate full-time degree: Undergraduate headcount in the five undergraduate schools (does not include students studying abroad) less part-time headcount less full time non-degree undergraduate headcount less non-traditional headcount.
2. Non-traditional headcount: Full time degree candidates who are nurses returning to school for a BSN; anyone over 25 years of age as of the last day of the term; commuters (students living in Maryland or Virginia).
3. Average traditional headcount: the average of the total for the fall and spring semesters.

Condition No. 3

The Off Campus Student Affairs Program implemented and enforced by the Applicant shall specify that off-campus housing is a privilege that can be revoked due to student misconduct, whether a violation occurs on or off-campus.

A. The Applicant shall ensure that the Off-Campus Student Affairs Program is fully funded and staffed, and shall obtain the endorsement of the University's Board of Directors for the Program and its implementation.

B. The Off-Campus Student Affairs Program shall specify the measures that University personnel shall undertake, immediately upon receiving a complaint regarding student misconduct, to resolve any objectionable behavior pending the University's investigation of a complaint.

C. The Off-Campus Student affairs Program shall conduct at least annually a community education workshop that is mandatory for all students living off-campus.

Statement: The University has implemented and enforces an Off Campus Student Life Program. As a condition of enrollment in the University, all students agree to be bound by certain rules and responsibilities. Failure to comply with such rules, on or off campus, may result in discipline, including, for example, and in appropriate cases, removal from University housing or required on-campus residency as a condition of continued enrollment. The question whether a student's ability to live in off campus neighborhoods near the University can be described as a "privilege" consistent with the District of Columbia Human Rights Act is currently under appeal to the District of Columbia Court of Appeals.

A. The Office of Off Campus Student Life (OCSL) is fully funded and staffed. It is directed by Jeanne Lord, Associate Dean of Students. There is also a full-time Coordinator of OCSL, Julie Fultz. In addition, OCSL employs twelve part-time employees to staff the Student Neighborhood Assistance Program (SNAP). The Off Campus Student Life Program, as described in the Campus Plan, has been endorsed by the University's Board of Directors.

B. Upon receiving a complaint, the OCSL Coordinator:
- Calls the complainant, asks for a summary of the incident, and documents information in a log.
- Meets with the student(s) involved in the incident and documents information provided by the student(s).
- Assesses information collected about the incident (including complainant's information, student information, SNAP report, hotline report, MPD report and any other applicable information), renders a decision about the incident, if it is within her authority to do so, and, if appropriate, sanctions the student(s) involved in the incident.
- Refers the incident to the Associate Dean of Students or to the Office of Student Conduct, if the disposition of the incident exceeds the authority of the OCSL Coordinator. The incident is then handled in a manner consistent with the procedures set forth in the Code of Student Conduct, including, if appropriate, referral to a hearing board.
- Documents all findings and maintains records.

C. Four mandatory Community Education Programs were held for all undergraduate students living off campus on Tuesday, August 27, 2002. These students live in communities surrounding the University, throughout the District of Columbia, as well as in Maryland and Virginia. To accommodate all students, several make-up sessions were also held. As of this date, nine (9) of these students have not yet attended the orientation and have, as a result, had a block placed on their registration pending their meeting this requirement. This is a serious step because it means that until the block is lifted, these students cannot register for classes at the University for spring semester.

Condition No. 4

The Off-Campus Student Affairs Program shall adopt and enforce a Code of Student Conduct.

A. The Code of Student Conduct shall clearly describe appropriate standards of behavior, delineate misconduct that constitutes a violation of the Code, and specify the sanction that will be imposed for violations, particularly with respect to the consequences of repeated violations.

B. The Applicant shall distribute copies of the Code of Student Conduct to students at least annually, and shall require students to certify in writing that they agree to adhere to the Code.

Statement: Georgetown University has implemented and enforces a Code of Conduct for all students.

A. The Code of Student Conduct is clearly described in the Student Handbook on pages 155 – 200. The Code is publicly available on the University's web site. It sets forth appropriate standards of behavior, delineates misconduct that constitutes a violation of the Code, and describes the sanctions that may be imposed for violations, including sanctions for repeated violations.

B. The Student Handbook, which includes the Code of Student Conduct, is distributed to first year students. All upper class students are reminded of the Handbook's availability on the Georgetown web page and by CD rom. All off campus undergraduate students certified in writing at the Community Education Programs their commitment to adhere to the Code of Student Conduct.

Condition No. 5

The Code of Student Conduct shall provide that, once a complaint is received concerning a student's off-campus conduct, a University officer (e.g. the Vice President for Student Affairs or Assistant Dean for Off-Campus Student Affairs) shall determine whether probable cause exists to bring the complaint before a Hearing Board, thereby relieving the original complainant of the obligation to pursue the matter.

Statement: As described above under Condition No. 3, the Office of Off Campus Student Life and the Office of Student Conduct process complaints in a manner consistent with this condition.

Condition No. 6

The Applicant shall maintain a telephone hotline to receive complaints regarding student misconduct. The hotline shall be staffed 24 hours per day, seven days per week, by University personnel who shall keep a detailed record of each complaint received and shall forward each complaint to the appropriate authorities for immediate response.

Statement: The University hotline is staffed by the Department of Public Safety 24 hours a day, 7 days per week. Each call is recorded and the log is turned over to the Office of Off Campus Student Life every morning for review and appropriate action. The Department of Public Safety also forwards certain reports regarding alleged violations of District of Columbia law to the Metropolitan Police Department and to other

government agencies for law enforcement purposes. (See the University's responses to Conditions Nos. 7, 14.)

In addition, the Student Neighborhood Assistance Program (SNAP) operates Thursday – Saturday and other designated dates from 9 pm – 3 am. The purpose of SNAP is to immediately respond to student houses, which have been reported to the Georgetown University Hotline.

Condition No. 7

When the Applicant, upon investigation of a complaint or by any other means, receives evidence of a violation of sanitation or housing regulations involving or affecting students living in an off-campus residence, the Applicant shall report the violation to the housing provider, the Department of Consumer and Regulatory Affairs, Department of Public Works, or other agency as appropriate. The Applicant shall monitor enforcement of the reported violations to determine whether necessary inspections have occurred and whether fines have been issued and paid, and shall keep detailed records of reports complaints and responses.

Statement: When OCSL receives sanitation and housing complaints, the complaints are investigated and the disposition is handled in a manner consistent with the Code of Student Conduct.

Sanitation and housing complaints that are received by the Department of Public Safety are logged, and a letter with reported information is forwarded to the appropriate District of Columbia agency for law enforcement purposes. The agency is asked to inform Georgetown University of the outcome in each matter.

Condition No. 8

The Applicant shall ensure that complaints are heard by a Hearing Board comprising of two students and two faculty members, reflecting the University's recognition of the seriousness of complaints about student misconduct.

Statement: Pursuant to the procedures of the Office of Student Conduct, which administers the student disciplinary system, Hearing Boards consist of a minimum of two students and two faculty/administrators. (See also the University's response to Condition No. 3.)

Condition No. 9

The Applicant shall make publicly available data indicating the number and types of complaints received concerning student misconduct, and the outcome of each complaint, including whether sanctions were imposed and whether any fines paid. The Applicant shall also report this information quarterly to the Office of Planning, the Zoning

Administrator, ANC 2E, and the Alliance for Local Living, and to other interested community organizations that may request the information.

Statement: The Office of Off Campus Student Life maintains records of off-campus student
conduct-related issues and sends reports quarterly to The Office of Planning, the Zoning Administrator, ANC 2E and the Alliance for Local Living. The reports contain summary information regarding the number of Hotline complaints and confirmed incidents. The reports also contain aggregated information disclosing the number and nature of off campus students' violations of the Code of Student Conduct and sanctions imposed, including fines.

Condition No. 10

The Applicant shall report a violation of the Code of Conduct to the parents or guardians of the violator to the extent permitted by law.

Statement: To the extent permitted by law, Georgetown University contacts parents or guardians of students who are in violation of the Code of Conduct.

Condition No. 11

The Applicant shall avoid scheduling events that attract large numbers of visitors to the campus during the peak traffic times of 7 a.m. to 9 a.m. and 4 p.m. to 7 p.m. The Applicant shall employ campus personnel as necessary to direct visitors to the campus parking areas and to ensure smooth flow of traffic into and out of the campus.

a) All weekday evening performances at the Performing Arts Center expected to draw more than 100 visitors shall begin no earlier than 7:00 p.m.

b) Athletic events at Harbin Field expected to draw over 100 visitors shall begin before 4:00 p.m. or after 7:00 p.m.

Statement: The University has avoided scheduling events that attract large numbers of visitors during peak traffic times. While neither the Performing Arts Center nor the Harbin Field projects have been constructed yet, the University agrees to abide by this condition when they are built.

Condition No. 12

The Performing Arts Center, Harbin Field, and McDonough Arena shall be used for purposes related to the University or the community, and not for non-University events whose primary purpose is revenue generation.

Statement: The University will abide by this condition when these projects are constructed.

Condition No. 13

The helipad shall be used only for medically necessary purposes. The Applicant shall provide monthly reports regarding use of the helipad, including credible evidence of medical necessity associated with its use, to ANC 2E, the Alliance for Local Living, and other community organizations that request information.

Statement: The helipad is only used for medically necessary purposes. Reports of the use of the helipad are presented to the BZA Quarterly group, which is comprised of members of ANC 2E, the Alliance for Local Living, and various other community groups.

Condition No. 14

The Applicant, through its Office of the Registrar, shall maintain an accurate record of the license plate numbers of motor vehicles kept by all University students. The Applicant shall direct the students to register their vehicles in the District of Columbia or obtain a reciprocity sticker and shall consult with the D.C. Department of Motor Vehicles to determine whether such registration is completed or such stickers are obtained. The Applicant shall withhold parking privileges to students who do not comply with D.C. registration requirements. Failure to register student vehicles in the District or to obtain reciprocity stickers shall constitute a violation of the Code of Student Conduct.

Statement: The University through its Registrar, has informed all undergraduate students living off-campus of their obligations to comply with the District of Columbia law regarding car registration. The Registrar has of these students to disclose whether they are keeping a car in the District, and if so, to provide the license plate number. In addition, Office of Off Campus Student Life provided thorough education for off campus students regarding their obligation to register vehicles at the OCSL Community Education Program. To facilitate car registration, the OCSL also used that opportunity to provide students at the OCSL Community Education Program with a District of Columbia vehicle registration packet. To complement the Registrar's collection efforts, the OCSL collected vehicle registration information at the OCSL Community Education Program and forwarded it to the University Registrar. Students who informed the University that they were keeping a motor vehicle in the District that was registered elsewhere, received a follow-up letter from OCSL reminding them of their responsibility to comply with local vehicle registration requirements, and that failure to comply with District of Columbia law is also a violation of the Student Code of Conduct.

Our Department of Public Safety also informs the Metropolitan Police Department when reports of an alleged violation of the District of Columbia vehicle registration requirements are received. The University's Department of Public Safety logs the report and sends a letter to the Commander of the Metropolitan Police Department's 2nd District with the reported information. The letter asks that Georgetown University be informed of the outcome of the investigation.

In compliance with this Condition, OCSL has written a letter to the director of the District of Columbia Department of Motor Vehicles ("DMV") offering to consult with the DMV to determine if Georgetown University students who keep motor vehicles have registered those motor vehicles in the District of Columbia or obtained reciprocity stickers, if appropriate. No response has been received from the DMV.

Finally, the University grants parking privileges to students only in extraordinary circumstances, i.e., only to students who have documented medical conditions that require such parking. As noted above, the Code of Student Conduct makes clear that a violation of local law also constitutes a violation of the Code of Student Conduct.

Condition No. 15

The Applicant shall maintain a parking inventory of 4,080 off-street parking spaces within the campus boundary, and shall ensure that not more than one percent of the parking inventory is taken out of service at any one time.

Statement: The University maintains 4,080 parking spaces on the campus proper through a combination of striped and valet spaces. The number of valet spaces has been temporarily increased (in Lot T) during construction of the Southwest Quadrangle to maintain the full complement of spaces. Spaces were calculated by visually counting.

Condition No. 16

The Applicant shall enhance its Transportation Management Program:

> *a) to promote greater transit usage, including increased ridership of the GUTS bus service;*
>
> *b) to provide additional parking in satellite locations linked to the campus by shuttle bus;*
>
> *c) to work with the community, MedStar, and the Department of Public Works as part of a cooperative team effort to look at mitigation strategies for Reservoir Road.*

Statement: The University's responses are indicated by paragraph numbers, as follows:

(a) The fleet of GUTS buses was doubled in size last year to accommodate the ridership which has increased each year. The University is operating the buses on an increased frequency during rush hours to respond to an increase in University commuters coming from Dupont and Rosslyn Metro stations and from Arlington, Virginia. Buses run from 5 a.m. until 11 p.m. weekdays. A commuter bus offers a morning and evening run between Montgomery Mall and the campus each weekday. Buses run on University holidays to

accommodate MedStar and University employees who are required to work in essential positions on holidays.

b) Satellite parking has been increased to two garages in Rosslyn and two garages have been added on Wisconsin Avenue. Currently 370 faculty and staff whose offices are on the main or medical campus park in one of our satellite garages and campus throughout the day. The University has provided financial incentives to faculty and staff to volunteer to use satellite parking.

c) The University has met with the community, MedStar and the Department of Public Works regarding mitigation strategies for Reservoir Road.

Condition No. 17

The Applicant shall include, in all future applications for further processing of the campus plan, the following information:

A. Actual enrollment of traditional undergraduate students as of 30 days prior to the hearing date, including documentation and an explanation of the methods and assumptions used in the calculation;

B. Whether the Southwest Quadrangle project has been completed, and, if so, the date it began use as an undergraduate dormitory;

C. A progress report on the implementation and operation of the Off-Campus Student Affairs Program, including information on number of complaints received concerning student misconduct, reported violations, and outcomes, including what sanctions were imposed ad the fines paid, if any;

D. The number of off-street parking spaces within the campus boundaries, as of 30 days prior to the hearing date, including documentation and an explanation of the methods and assumptions used in the calculation; and

E. A status report on the Transportation Management Program.

Statement: Responses are as follows, by item number:

A. See response to Condition No. 2.

B. The Southwest Quadrangle project is under construction and is projected for completion for the fall semester 2003.

C. Please refer to the University's responses to Conditions Nos. 3, 4, 5, 6, 7, 8, 9, 10 and 14. The University has also submitted regular reports on this

matter to the Director, Office of Zoning. These submissions are dated April 18, June 28 and October 10, all 2002.

D. See response to Condition No. 15.

E. See response to Condition No. 16. In addition, the number of carpools has increased approximately 54% because of the University's offering of free parking guaranteed on campus. The number of employees volunteering to move to satellite parking facilities and GUTS ridership continue to increase as well.

Condition No. 18

The Applicant shall prepare a revised campus plan that is consistent with this Order, accompanied by table of changes that lists each page on which a change appears and describes each change. The Applicant shall submit an original and 10 copies of the revised plan to the Board no later than 90 days from the effective date of this Order, and shall, on the same day, serve a copy of the revised plan and table of changes on each party to this proceeding. Each party shall have 30 days in which to submit to the Board, and to serve on all other parties, its comments on the Applicant's proposed changes. Comments on the revisions shall be strictly limited to whether the revisions correctly and clearly reflect the Order. After review of the Applicant's proposed revised plan and the parties' comments, the Board shall determine whether further proceedings are warranted or shall certify the revised plan as the approved campus plan. The revised plan shall be deemed approved 60 days after submission, absent action by the Board before that date. Copies of the approved plan shall be maintained in the Office of Zoning and the Office of the Zoning Administrator.

Statement: The Applicant complies. The BZA certified the University's Campus Plan on March 5, 2002, by Order No. 16566-C, dated May 22, 2002.

SUPPLEMENTAL STATEMENT IN SUPPORT OF GEORGETOWN UNIVERSITY PERFORMING ARTS CENTER FOR REVIEW AND APPROVAL UNDER THE CAMPUS PLAN PROVISIONS

ZONING COMMISSION CASE NO. 02-32

November 21, 2002

This Supplemental Statement by the President and Directors of Georgetown College, also known as Georgetown University (the "University" or "Georgetown"), requests special exception approval under 11 DCMR §§ 3104.1 and 210 of the Zoning Regulations for further processing of a proposed project within Georgetown's approved campus plan. The specific request is for a renovation and enlargement of the existing Ryan Administration Building to convert it to a Performing Arts Center (the "Center").

The Campus Plan and the Proposed Use

The University submitted its proposed campus plan for the period, 2000 to 2010, on January 31, 2000, showing the location, height and bulk of all present and proposed improvements as required by the 11 DCMR § 210.4. After public hearings, the Board of Zoning Adjustment ("BZA") approved that plan by BZA Order No. 16566 on December 5, 2000.[1]

The "Land Use Plan" of the campus plan designates Site AA-5 for future "Academic/Administration" use. This site is further designated for a "Future Academic

[1] Motions for reconsideration and for a stay of parts of the decision resulted in BZA Orders 16566A and 16566B.

Addition" on page 16 of the University's campus plan document, with a projected building height of 75 feet, building coverage of 16,400 square feet and a gross floor area ("g.f.a.") of 55,300 square feet. The proposed renovation of the Ryan Building plus an addition of three stories and 61 feet in height will, if approved, enlarge the building to a total of 39,600 g.f.a. Thus, the specific project utilizes less height and building bulk than authorized in the campus plan, but is the same proposed use.

The site for the Performing Arts Center consists of the existing Ryan Administration Building and a small parcel of adjacent vacant land to the west of Ryan. The two-story Ryan Building is constructed of masonry exterior walls and concrete slab floors, and the existing gross floor area is 20,302 square feet. One floor is vacant and one is occupied by Student Financial Affairs. This building is located in the south-central part of the Main Campus, to the south of the Jesuit Cemetery, to the north of Healy Hall and the Old North buildings, to the west of Copley Hall and to the east of Harbin Hall. (See the "Location Map" on Sheet 1 of the attached plans and the photographs of the site in *Exhibit A*.)

Building Design and Functional Layout[2]

The new Performing Arts Center will combine the existing Ryan Administration Building with an addition, constructed to the west of the Ryan building, on the steeply sloped site which leads down to the existing Jesuit Cemetery. The new, 230-seat proscenium theater utilizes this slope as the audience chamber inclines down from the lobby to the stage level. Patrons of this theater and the Studio Theater (see below) will

[2] See the set of plans attached to this Statement as *Exhibit C*.

enter the new lobby, which is located at the main level of the Ryan building and which rises up to the roof trusses and restores the height of the original gymnasium.

The stage level, one floor down from the lobby, accommodates a variety of other functions and spaces. These include the Studio Theater of 80 to 100 seats, the scene shop, the costume shop, the theater program's academic offices and the public restrooms. This level is serviced by a large service elevator that descends to the basement, which has two large rehearsal rooms, the student lounge and the dressing rooms. The slope of the site permits a large cellar, which is used for storage and mechanical equipment. The facility is designed for theater arts and not musical performances.

In appearance, the new addition builds on important elements of the Ryan building. The material is brick, the predominant campus building material. Stone courses and recessed brick panels are motifs taken from the Ryan building. Very large window areas, similar to Ryan, are also used extensively. The sloping site permits construction of the new theater and its stage house to be at a lower level than the fronting street, thereby minimizing the apparent size of the stage house.

Project Goals

Georgetown University is committed to creating and sustaining an environment in which students can develop physically, emotionally, intellectually, morally, and spiritually. The mission is to build a community that serves as a context for building character. The idea that education takes place within the context of a community is deeply rooted in the Catholic and Jesuit tradition upon which this University is built.

The Georgetown University Performing Arts Center will serve as the education center for campus theater, supporting Georgetown's curricular goals in the arts.

Instruction will be offered in theater arts, and stagecraft (lighting, technical and set design, costume design, etc.) Academic ensembles will be offered to complement work in the classroom. The Center is an essential creative space filling what has been an enormous gap on Georgetown's campus. This academic and student activities performing arts center is an essential step in the expanding arts education opportunities for Georgetown's undergraduate students.

- Students will be able to write, direct, produce and perform original compositions and theses in the laboratory component of classroom instruction.
- Periodic performances of theater provide critical support through instruction and training, and prepare students for auditions, performance, competition and professional employment in other venues in Washington, D.C. and beyond. Professional visiting artists will be invited specifically to share work and serve as role models. Master classes could take place during class times, with a performance for all students who wish to explore the dramatic arts in the heart of the campus.
- Faculty and advanced students will direct and design full departmental major theater productions three or four times annually; 10 to 50 students each time will have the opportunity to participate in all aspects of the production.
- Georgetown University's performing arts related clubs and projects will use the Center for student activity performing arts.

Physical Planning Goal

The principal physical planning goal is to centralize in one well-designed facility the various teaching and small performance venues that are now scattered around the main campus. The creation of the Performing Arts Center will help strengthen the arts department with improved teaching, rehearsal space and campus performance space. Indeed, this proposed facility helps carry out five of the University's six goals from the campus plan for new space planning, including:

- *Co-locating programs whose operations are physically separated because of lack of space.*
- *Creating functionally appropriate space.*

- *Creating sufficient space to meet current needs and alleviate overcrowding.*
- *Increasing space devoted to student activities and campus life.*
- *Renovating existing spaces to meet user needs.* (Campus Plan, p. 13)

Thus, the consolidation of space will enhance the performing arts program in terms of quality and extent of facilities, while achieving the convenience of a central location.

Compliance with the Zoning Regulations and the Campus Plan

The proposed Performing Arts Center is consistent with the city's applicable planning policies and with the college and university special exception standards of the Zoning Regulations at 11 DCMR 210. The proposed renovation and enlargement of the Ryan Building is also consistent with the University's adopted campus plan and will not cause any objectionable conditions affecting neighboring properties.

Comprehensive Plan – Land Use Policy. The Georgetown University main campus is designated as "Institutional" on the Generalized Land Map of the Land Use Element of the *Comprehensive Plan for the National Capitol* (the "Comprehensive Plan"). The Institutional designation is designed to substantially coincide with the campus plan boundaries. The proposed use is clearly part of the institution of the University and in accordance with the land use policies of the city's Comprehensive Plan.

No Adverse Neighborhood Effects. Subsection 210.2 of the Zoning Regulations requires that the proposed campus use shall be "not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions." The Performing Arts Center proposed in this case will not create objectionable conditions for several reasons:

- Nearly all of the programs and performances that will take place in the Performing Arts Center already occur somewhere on the campus. Many of the performances will occur in daytime hours, with participation and attendance substantially by students and faculty already on the campus, so that there will be very limited vehicular travel to attend performances. The new facility will accommodate activities in one, improved facility.

- The proposed Performing Arts Center is situated on the interior of the campus, so that external effects on nearby neighborhood residents will be negligible. For evening performances there will be a limited number of non-University attendees arriving by automobile -- primarily family members of student participants. To avoid any parking or traffic problems, the University has agreed in the adopted campus plan to provide campus personnel as necessary to direct visitors to campus parking areas at the Southwest Quadrangle and the Leavey Center.

- The University has also agreed in Condition 11 of the Campus Plan to avoid scheduling events in the Center that attract visitors to the campus between the peak traffic times of 7:00 – 9:00 a.m. and 4:00 – 7:00 p.m. All "weekday and evening performances at the Performing Arts Center" expected to draw more than 100 visitors must begin at 7:00 p.m. or later. In the evening hours traffic will be light and parking spaces ample. Because of the limited audience capacity of this facility, traffic and overspill parking effects on the surrounding neighborhood will be extremely minor.

- Condition 12 of the Campus Plan order requires that events at the Performing Arts Center shall be "for purposes related to the University or the community, and not for non-University events whose primary purpose is revenue generation."

- Finally, the quantity of excavation required for this project is small. Because of the sloping site, only one floor level for a portion of the site will need to be excavated and hauled away. The University will require the contractor to follow the same trucking routing plan that was developed for the much larger Southwest Quadrangle project.

In summary, because of the indicated operational characteristics and because the University will comply with Conditions 11 and 12 of the Campus Plan order, the proposed facility is highly unlikely to have any adverse effects on the surrounding neighborhood. Indeed, as a matter of aesthetics, the handsome, traditional design character of the new facility will enhance the visual quality of the campus for University students, faculty and staff as well as visitors to the campus.

Campus FAR. Subsection 210.8 of the campus plan special exception provisions requires the applicant for new building construction under a campus plan to certify and document that the proposed building is within the FAR limit for the campus as a whole. The campus is located in the R-3 and C-1 zone districts and therefore has a maximum floor area ratio ("FAR") limit of 1.8 FAR. The existing campus gross floor area is 4,906,634 square feet, or 1.12 FAR. With the addition of the 19,298 g.f.a. proposed in this application, the total will be 4,925,932 square feet, or 1.13 FAR. Clearly, this is well within the maximum 1.8 FAR allowed and well within the additional space authorized by the Campus Plan. BZA Order No. 16566 authorizes new projects that will bring total campus FAR to 1.41 FAR (Preliminary Matter No. 7, page 2). This is the first project since approval of the Campus Plan, 2000-2010.

Consistency with Adopted Campus Plan. As indicated on page one above, the existing Ryan Administration building and adjacent land are designated in the Campus Plan as Site AA-5 to be devoted to an "Academic Addition." The proposed use is an academic use and therefore is consistent with the Campus Plan land use plan. Moreover, as indicated previously in this statement, the Performing Arts Center exemplifies most of the University's functional planning goals for the campus, including: co-locating programs that are currently scattered; creating functionally appropriate spaces; creating sufficient space to meet current needs and alleviate overcrowding; increasing space for student activities and campus life; and renovating existing spaces to meet user needs.

Required Information. Condition 19 of BZA Order No. 16566 states, "No special exception application filed by the University for further processing under this plan may be granted unless the University proves that it has consistently remained in

substantial compliance with Conditions 1 through 18 set forth in this Order." (p. 15) The University has in fact remained continuously in compliance with Order No. 16566 and will provide specific information as part of the Pre-Hearing Submission in this case.

Commission of Fine Arts/Old Georgetown Board Review

Because the Georgetown University campus is located within the Old Georgetown Historic District, the exterior design of proposed new construction is subject to exterior design review by the Old Georgetown Board ("OGB"), a panel of three architects appointed by the Commission of Fine Arts ("CFA") to review projects in Georgetown and make recommendations to the CFA for its consideration in formal review. The architects presented the plans to OGB on July 8, 2002 and to the CFA on July 18. The Commission of Fine Arts granted concept design approval at its meeting and by letter dated August 5, 2002, a copy of which is attached is attached in *Exhibit B.*

Community Comment

During the extensive time period when the University was developing its campus plan, it engaged in extensive meetings with various community organizations and other community interests The proposal and design for the Performing Arts Center were fully discussed in that process and received quite favorable comments from the community. Advisory Neighborhood Commission ("ANC") 2E has voted to support zoning approval for the Performing Arts Center.

Conclusion

The Applicant submits that the proposed renovation and addition to the Ryan Building to transform it into the Performing Arts Center fully complies with the special exception standards of Section 210 governing college and university uses. The project

will benefit the theater arts program as well as extracurricular theater groups on campus. The attractive design of the building will be a beneficial aesthetic addition to the campus and the neighborhood, and will impose no adverse effects on the surrounding neighborhood. The proposed use and development are in harmony with the purpose and intent of the Zoning Regulations and Map. For all of the reasons cited in this application, the Applicant respectfully requests that the Commission grant the requested special exception.

Respectfully submitted,
ARNOLD & PORTER

Nathan W. Gross, AICP

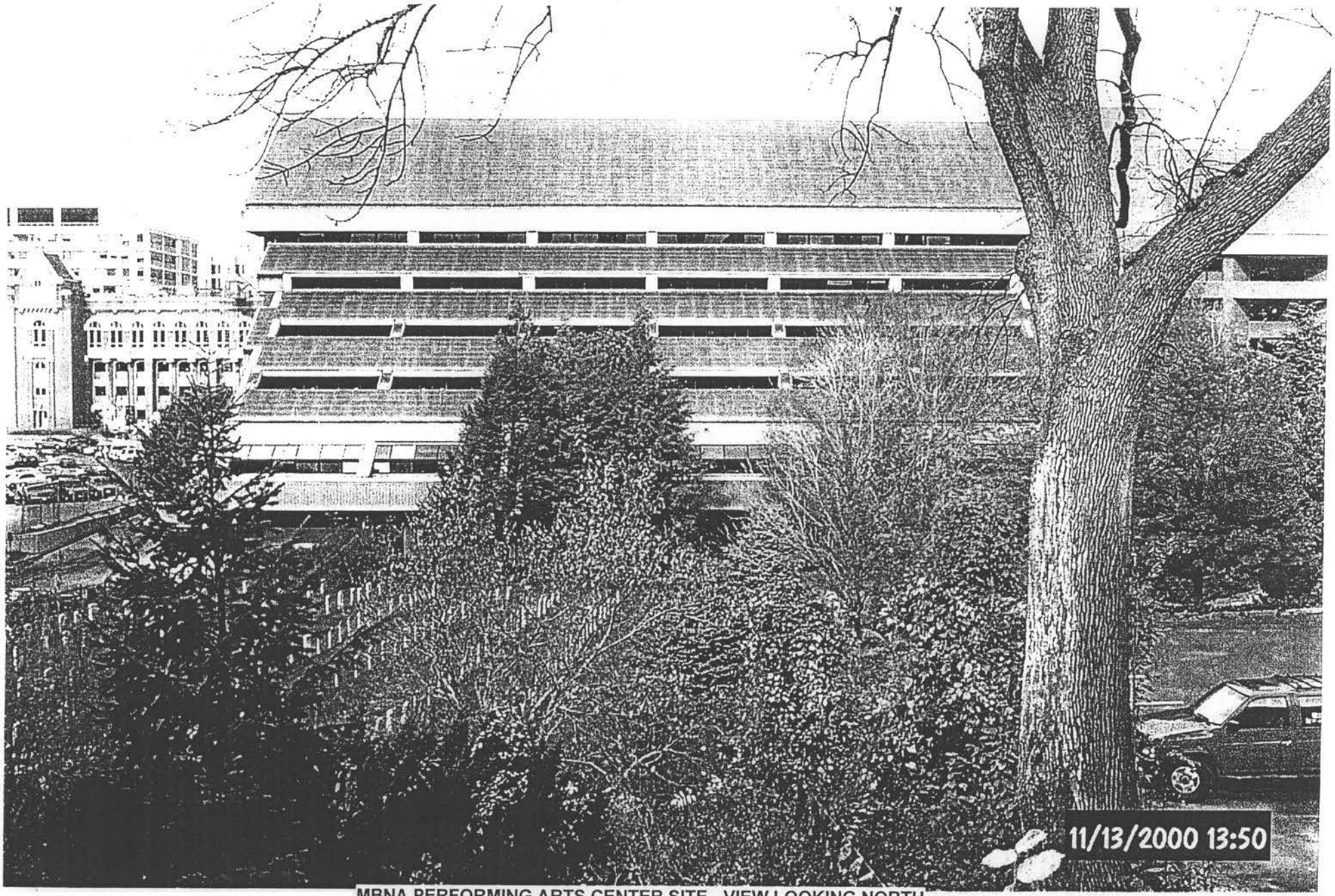
Cynthia A. Giordano

Attachments

Exhibit A: Photographs of the Site



MBNA PERFORMING ARTS CENTER SITE - VIEW LOOKING NORTHWEST



MBNA PERFORMING ARTS CENTER SITE - VIEW LOOKING NORTH



MBNA PERFORMING ARTS CENTER SITE - VIEW LOOKING EAST

Exhibit B: Concept Design Approval, Commission of Fine Arts

THE COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

NATIONAL BUILDING MUSEUM
441 F STREET, N.W., SUITE 312
WASHINGTON, D.C. 20001-2728

202-504-2200
202-504-2195 FAX

5 August 2002

Dear Mr. Brangman:

The Commission reviewed and approved the revised concept designs for the proposed MBNA Performing Arts Center at Georgetown University during its meeting on 18 July. We are delighted that a sponsor came forward to fund the additional facilities needed to bring the proposed Performing Arts Center up to the standards expected of Georgetown University.

Hardy Holzman Pfeiffer Associates has provided three very different schemes, all of which have received our approval. We encourage the architect to continue to study the angled wall corridor, particularly in the detailing of its windows, to relate it to the other elements of the structure, while maintaining its distinct character expressive of a more public function.

We look forward to the review of the development of the concept design and material selection when they are ready.

Sincerely,

Harry G. Robinson III, FAIA
Chairman

Mr. Alan Brangman
Georgetown University
Planning and Project Management
New South Building - West Lobby
3700 O Street, NW
Washington DC 20057

cc: Karen Frank, Georgetown University
Hugh Hardy, Hardy Holzman Pfeiffer Associates
Tim Denné, DC HPD
Peter Pulsifer, ANC 2E
Barbara Zartman, CAG

Exhibit C: Project Plans

RECEIVED
D.C. OFFICE OF ZONING
2002 NOV 21 PM 4:32

GEORGETOWN UNIVERSITY
MBNA PERFORMING ARTS CENTER
WASHINGTON, D.C.

ISSUE FOR ZONING SUBMITTAL
JULY 22, 2002

HARDY HOLZMAN PFEIFFER ASSOCIATES LLP

ABBREVIATIONS

AB	ANCHOR BOLT	FLUOR	FLUORESCENT	PNL	PANEL
AC	ACOUSTICAL	FLX	FLEXIBLE	PNT	PAINT
ACPL	ACOUSTICAL PLASTER	FOC	FACE OF CONCRETE	PSF	POUNDS PER SQUARE FOOT
ACPNL	ACOUSTICAL PANEL	FOS	FACE OF STONE	PSI	POUNDS PER SQUARE INCH
ACT	ACOUSTICAL TILE	FP	FIREPROOF	PT	POINT
AD	ACCESS DOOR	FPNL	FABRIC PANEL (ACOUSTICAL)	PTD	PAPER TOWEL DISPENSER
ADJ	ADJACENT	FTG	FOOTING	PTN	PARTITION
ADJT	ADJUSTABLE	FUR	FURRING	PTR	PAPER TOWEL RECEPTOR
AFF	ABOVE FINISHED FLOOR	FUT	FUTURE	PWD	PLYWOOD
AGG	AGGREGATE	FXD	FIXED (INOPERABLE)	PWR	POWER
ALT	ALTERNATE				
AL	ALUMINUM	GA	GAUGE, GAGE	RA	RETURN AIR
ANCH	ANCHOR	GALV	GALVANIZED	RB	RUBBER BASE
AP	ACCESS PANEL	GC	GENERAL CONTRACTOR	RCP	REFLECTED CEILING PLAN
APPROX	APPROXIMATELY	GEN	GENERAL	RD	ROOF DRAIN
ASB	ASBESTOS	GL	GLASS (GLAZING)	RECPT	RECEPTACLE
ASPH	ASPHALT	GL-L	GLASS-LAMINATED	REF	REFERENCE
		GL-T	GLASS-TEMPERED	REG	REGISTER
BIT	BITUMINOUS	GND	GROUND	REINF	REINFORCING
BLDG	BUILDING	GR	GRADE	REQD	REQUIRED
BLK	BLOCK	GVL	GRAVEL	RES	RESILIENT
BLKG	BLOCKING	GWB	GYPSUM WALLBOARD	RET	RETURN
B.M.	BENCH MARK			REV	REVISION
BOT	BOTTOM			RFG	ROOFING
BRG	BEARING	HB	HOSE BIB	RFL	REFLECT(ED) OR (IVE)
BSMT	BASEMENT	HC	HOSE CABINET	RM	ROOM
		HDW	HARDWARE	RO	ROUGH OPENING
CAB	CABINET	HM	HOLLOW METAL		
CB	CATCH BASIN	HORIZ	HORIZONTAL	SCHED	SCHEDULE
CCTV	CLOSE CIRCUIT TV	HT	HEIGHT	SD	STORM DRAIN
CEM	CEMENT	HTG	HEATING	SECT	SECTION
CER	CERAMIC	HTR	HEATER	SF	SEAMLESS FLOORING
CFT	CUBIC FOOT	HVAC	HEATING/VENTILATING/ AND AIR CONDITIONING	SHT	SHEET
CI	CAST IRON			SIM	SIMILIAR
CIP	ACAST IN PLACE	HW	HOT WATER	SPEC	SPECIFICATION(S)
CJT	CONTROL JOINT			SPK	SPEAKER
CK	CAULK	ID	INSIDE DIAMETER	SQ	SQUARE
CL	CLOSET	IN	INCH	SSK	SERVICE SINK
CLG	CEILING	INCL	INCLUDING	STNLS	STAINLESS
CLL	CONTRACT LIMIT LINE	INSUL	INSULATING/INSULATION	STD	STANDARD
CLR	CLEAR	INT	INTERIOR	STL	STEEL
CMU	CONCRETE MASONRY UNIT	JF	JOINT FILLER	STN	STONE
CO	CLEANOUT	JT	JOINT	STOR	STORAGE
COL	COLUMN			STRUCT	STRUCTURAL
CONC	CONCRETE	KPL	KICKPLATE	SUSP	SUSPENDED
CONST	CONSTRUCTION			SW	SWITCH
CONT	CONTINUOUS	LAD	LADDER	SWBD	SWITCHBOARD
CONTR	CONTRACTOR	LAM	LAMINATE	SYM	SYMMETRICAL
COR	CORRIDOR	LH	LEFT-HAND		
CORR	CORRUGATED	LIN	LINOLEUM	T	TREAD
CPT	CARPET	LP	LOW POINT	T&B	TOP AND BOTTOM
CT	CERAMIC TILE	LT	LIGHT	TEL	TELEPHONE
CW	COLD WATER	LTG	LIGHTING	TEMP	TEMPERATURE
CYD	CUBIC YARD	LVR	LOUVER	TERR	TERRAZZO
		LT WT	LIGHT WEIGHT	T&G	TONGUE AND GROOVE
D	DRAIN			THK	THICK(NESS)
DET	DETAIL	MAS	MASONRY	THF	THRES-HOLD
DF	DRINKING FOUNTAIN	MECH	MECHANICAL	TO	TOP OF
DIAM	DIAMETER	MCR	MER FLOOR	TM	TRAVERTINE MARBLE
DIFF	DIFFUSER	MFR	MANUFACTURER	TPD	TOILET PAPER DISPENSER
DIM	DIMENSION	MH	MANHOLE	TPTN	TOILET PARTITION
DISTR	DISTRIBUTION	MIR	MIRROR	TR	TRANSOM
DN	DOWN	ML	METAL LATH	TRANSF	TRANSFORMER
DPR	DISPENSER	MLDG	MOULDING	TSF	TOP OF SLAB
DR	DOOR	MO	MASONRY OPENING	TST	TOP OF STEEL
DS	DOWNSPOUT	MOD	MODULAR	TW	TOP OF WALL
DT	DRAIN TILE	MRD	METAL ROOF DECK	TYP	TYPICAL
DWG	DRAWING	MTG	MOUNTING		
DWL	DOWEL	MTL	METAL	UC	UNDERCUT
		MTR	MATERIAL	UHW	UNDERWATER
EA	EACH	MULL	MULLION	UNF	UNFINISHED
EJ	EXPANSION JOINT	MV	MILLWORK-WOOD VENEER	UON	UNLESS OTHERWISE NOTED
EL	ELEVATION	MWK	MILLWORK	UR	URINAL
ELEC	ELECTRIC				
ELEV	ELEVATOR	NIC	NOT IN CONTRACT	VAC	VACUUM
EMERG	EMERGENCY	NO	NUMBER	VB	VAPOR BARRIER
ENCL	ENCLOSURE	NOM	NOMINAL	VCT	VINYL COMPOSITION TILE
EP	ELECTRIC PANELBOARD	NTS	NOT TO SCALE	VENT	VENTILATION
EQUIP	EQUIPMENT	N/A	NOT APPLICABLE	V.I.F.	VERIFY IN FIELD
EXC	EXCAVATE			VEST	VESTIBULE
EXH	EXHAUST	OA	OVERALL	VF	VINYL FABRIC
EXIST	EXISTING	OC	ON CENTER	VIN	VINYL
EXP	EXPOSED	OD	OUTSIDE DIAMETER	VT	VINYL TILE
EXPN	EXPANSION	OH	OVERHEAD		
EXT	EXTERIOR	OPNG	OPENING		
		OPP	OPPOSITE	WC	WALL COVERING
FA	FIRE ALARM	OPS	OFFICE PARTITION SYSTEM	WD	WOOD
FD	FLOOR DRAIN			WDW	WINDOW
FDN	FOUNDATION	P-GL-L	PATTERNED GLASS-LAMINATED	WG	WIRE GLASS
FE	FIRE EXTINGUISHER	PBD	PARTICLE BOARD	WH	WALL HUNG
FEC	FIRE EXTINGUISHER CABINET	PC	PRECAST CONCRETE	WM	WIRE MESH
FFE	FINISHED FLOOR ELEVATION	PCPT	PREMIUM CARPET	W/O	WITHOUT
FH	FLOOR HATCH	PCT	PREMIUM CERAMIC TILE	WP	WATER PROOFING
FHC	FIRE HOSE CABINET	PG	PLATE GLASS	WP	WORKING POINT
FIN	FINISH	PLAM	PLASTIC LAMINATE	WS	WATER STOP
FLR	FLOOR	PLR	PLASTER	WSCT	WAINSCOT
		PLBG	PLUMBING	WWF	WELDED WIRE FABRIC

CODE ANALYSIS

ANALYSIS STATEMENT:

1. THIS WORK COMPRISES OF A NEW 34,360 GROSS SQUARE FOOT, 3 STORY ADDITION AND RENOVATIONS TO AN EXISTING 20,600 GROSS SQUARE FOOT FACILITY.
2. THE EXISTING FACILITY IS CONSTRUCTED OF MASONRY EXTERIOR WALLS, CONCRETE FLAT SLAB FLOORS AND COLUMNS, STEEL ROOF TRUSSES, AND WOOD ROOF FRAMING.
3. THE ENTIRE EXISTING AND NEW FACILITY WILL BE TYPE A-1 OCCUPANCY.
4. A SPRINKLER AND ALARM SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH SECTION 906-2-1.

GOVERNING CODES:

THIS ANALYSIS IS PREPARED ACCORDING TO THE 1996 EDITION OF THE BOCA NATIONAL BUILDING CODE AND THE DISTRICT OF COLUMBIA SUPPLEMENT, 1999 EDITION.

USE GROUP CLASSIFICATION:

A-1 ASSEMBLY: THEATERS

NEW CONSTRUCTION CLASSIFICATIONS:

2-A (PROTECTED) SPRINKLERED AND ALARMED

GENERAL BUILDING LIMITATIONS:

TOTAL ALLOWABLE HEIGHT: 6 STORIES/85'
MAX. HEIGHT PROVIDED: 3 STORIES/68'

(504.2 ALLOWS MODIFICATION OF ONE (1) ADDITIONAL STORY AND 20' ADDITIONAL FEET OF HEIGHT FOR AUTOMATIC SPRINKLER SYSTEM)

MAX. AREA (A): 19,950 SF PER FLOOR (TABLE 501)
LESS 20% AREA REDUCTION PER TABLE 501.4=18,000 SF PER FLOOR

(506.3 ALLOWS MODIFICATION OF A 100% INCREASE ALLOWABLE AREA FOR BUILDINGS MORE THAN 2 STORIES IN HEIGHT AND EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM)
100% INCREASE IN AREA ALLOWED: 1.0 X 19,950=39,900

(506.2 ALLOWS MODIFICATION OF A 2% INCREASE IN ALLOWABLE AREA FOR EVERY 1% OF EXCESS STREET FRONTAGE OVER 25%)
THIS MODIFICATION NOT USED.

TOTAL ALLOWABLE AREA PER FLOOR: 39,900
MAX. AREA PROVIDED PER FLOOR: 05F

FIRE RESISTANCE RATINGS (TABLE 802):

EXTERIOR WALLS:	
NON-LOADBEARING:	NC
FIRE WALLS, PARTY WALLS:	2 HRS
EXIT ENCLOSURES:	1 HR
SHAFT ENCLOSURES:	1.5 HRS
EXIT ACCESS CORRIDORS:	NC
INTERIOR LOADBEARING WALLS, 2+FLOORS:	2 HRS
INTERIOR LOADBEARING WALLS, 1 FLOOR:	1.5 HRS
WALL SUPPORTING STRUCTURE:	1.5 HRS/FF OF WALL
FLOOR CONSTRUCTION:	1 HR
ROOF CONSTRUCTION: LESS THAN 20':	1 HR
ROOF CONSTRUCTION: MORE THAN 20':	1 + R

INTERIOR FINISHES:

VERTICAL EXITS:	CLASS I (TABLE 803.4)
CORRIDORS (EXIT ACCESS):	CLASS I
ROOMS:	CLASS II
LOBBIES:	CLASS II

MEANS OF EGRESS:

LENGTH OF TRAVEL (TABLE 1006.5): 250' (WITH SPRINKLER SYSTEM)
MAX COMMON LENGTH OF TRAVEL: 100'
MAX FLOOR AREA PER OCCUPANT (806.1.2):

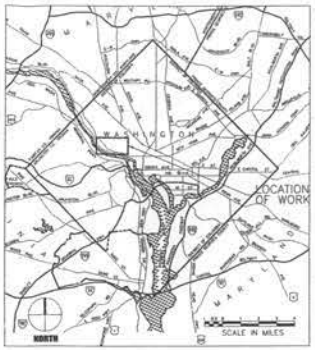
ASSEMBLY (WITH FIXED SEATING):	PER SEAT COUNT
ASSEMBLY (NO FIXED SEATING):	3 NET PER OCPT (STANDING)
ASSEMBLY (NO FIXED SEATING):	7 NET PER OCPT (CHAIRS)
ASSEMBLY (NO FIXED SEATING):	15 NET PER OCPT (TABLES)
B:	100 GSF PER OCPT
STORAGE:	300 GSF PER OCPT

OCCUPANT LOADS:
BASEMENT LEVEL:
ORCHESTRA LEVEL:
BALCONY LEVEL:
ATTIC LEVEL:

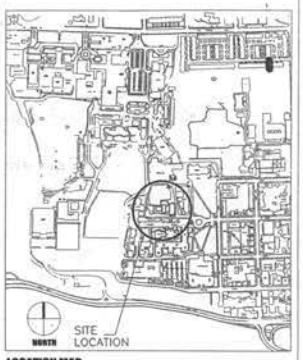
CAPACITY OF EGRESS COMPONENTS (W/ SPRINKLER SYSTEM):
STAIRWAYS: 0.2 IN./PERSON
DOORS/RAMPS/CORRIDORS: 0.15 IN./PERSON
MIN. NUMBER OF EXITS: 2
MAX. LENGTH OF DEAD END CORRIDORS: 20' FOR CORRIDORS WITH 2 OR MORE MEANS OF EGRESS

MIN. CORRIDOR/RAMP WIDTH:	44 INCHES
MIN. STAIRWAY WIDTH:	44 INCHES 48 INCHES BETWEEN HANDRAILS ACCESSIBLE EGRESS
AREAS OF REFUGE:	NOT REQUIRED WHEN BUILDING IS SPRINKLERED
MAX. SLOPE OF RAMPS:	1:12
DOORS:	32 INCHES MIN. CLEAR

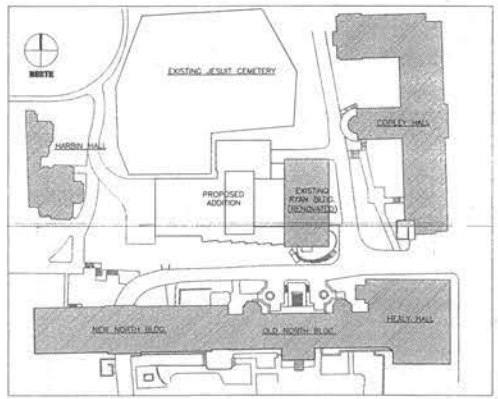
SITE LOCATION PLANS



VICINITY MAP



LOCATION MAP



SITE PLAN

LIST OF DRAWINGS

ARCHITECTURAL

---	COVER SHEET
---	TITLE PAGE
AC-00	ZONING DIAGRAMS
A 100	CELLAR LEVEL PLAN
A 101	BASEMENT LEVEL PLAN
A 102	STAGE LEVEL PLAN
A 103	LOBBY LEVEL PLAN
A 104	ATTIC LEVEL PLAN
A 105	ROOF LEVEL PLAN
A 301	SECTION- LONGITUDINAL
A 401	ELEVATIONS- SOUTH & WEST
A 402	ELEVATIONS- NORTH & EAST

GEORGETOWN UNIVERSITY
MBNA PERFORMING ARTS CENTER
WASHINGTON, D.C.

OWNER:
GEORGETOWN UNIVERSITY
• GEORGETOWN UNIVERSITY
WASHINGTON D.C.

OWNER REPRESENTATIVE:
MCKISSACK & MCKISSACK
• GEORGETOWN UNIVERSITY
WASHINGTON D.C.

ARCHITECT:
HHPA
HARDY HOLZMAN PFEIFFER ASSOCIATES
www.hhpa.com
• 902 BROADWAY, 19TH FLOOR
NEW YORK, NEW YORK 10010
TEL: 212.677.8050
FAX: 212.979.8570

MURPHY DITTENHAFER, INC.
• 502 N. CHARLES ST.
BALTIMORE, MARYLAND 21201

STRUCTURAL ENGINEER
THORNTON TOMASETTI DETTS
• 2100 L STREET, NW, SUITE 910
WASHINGTON D.C. 20037

MEP ENGINEER
JOHN J. CHRISTIE & ASSOCIATES, PC
• 1028 WISCONSIN AVENUE, NW, SUITE 201
WASHINGTON D.C. 20016-8718

THEATER CONSULTANT
FISHER DACHS ASSOCIATES, INC.
• 22 WEST 19TH ST.
NEW YORK, NEW YORK 10011

ACOUSTICS
ALTEC BOLDEN ACOUSTIC
• 9 ELI WASHINGTON LN
GUILFORD, CONNECTICUT 06437

ARCHITECTURAL LIGHTING
FISHER MARANTZ STONE, INC.
• 22 WEST 19TH ST
NEW YORK, NEW YORK 10011

LANDSCAPE ARCHITECT
BOURDEAUX & MARVELEL
• 300 KING ST. SUITE 202
ALEXANDRIA, VIRGINIA 22314

CIVIL ENGINEERING
DELON HAMPTON & ASSOCIATES
• 8480 COLESVILLE ROAD, SUITE 1000
SILVER SPRING, MARYLAND 20910

VERTICAL TRANSPORTATION
JOSEPH B. KAR DESIGN & ASSOCIATES
• 3 SECTOR STREET, SUITE 324
LYNNEWOOD, NEW JERSEY 07039-1613

SPECIFICATIONS
CONSTRUCTION SPECIFICATIONS
• 32 TOWNSEND ROAD
MORGANVILLE, NEW JERSEY 07751

GRAPHIC
POSTGRADE DESIGN INC.
• 304 FIFTH AVENUE
NEW YORK, NEW YORK 10001

ALL RIGHTS RESERVED HARDY HOLZMAN PFEIFFER ASSOCIATES LLP ©2002

ISSUE FOR ZONING SUBMITTAL

ISSUE DATE: JULY 22, 2002

REVISION:

TITLE SHEET

AS NOTED

DATE | ISSUE

LOCATION

GRAPHIC SYMBOLS LEGEND

- DIMENSION LINE
- HIDDEN OR REFLECTED LINE
- CENTER LINE
- ELEVATION LOCATION — ELEVATION KEY
- DETAIL NO. / SHEET NO. — BUILDING SECTION KEY
- DETAIL NO. / SHEET NO. — WALL SECTION KEY
- DETAIL NO. / SHEET NO. — ELEVATION KEY
- DETAIL NO. / SHEET NO. — INTERIOR ELEVATION KEY
- DETAIL NO. / SHEET NO. — PLAN DETAIL KEY
- LEVEL
- 101 ROOM NO. — ROOM NUMBER DESIGNATIONS
- 123 DOOR NO. — DOOR TYPE
- 4 — PARTITION TYPE
- B — WINDOW TYPE
- REVISION NUMBER

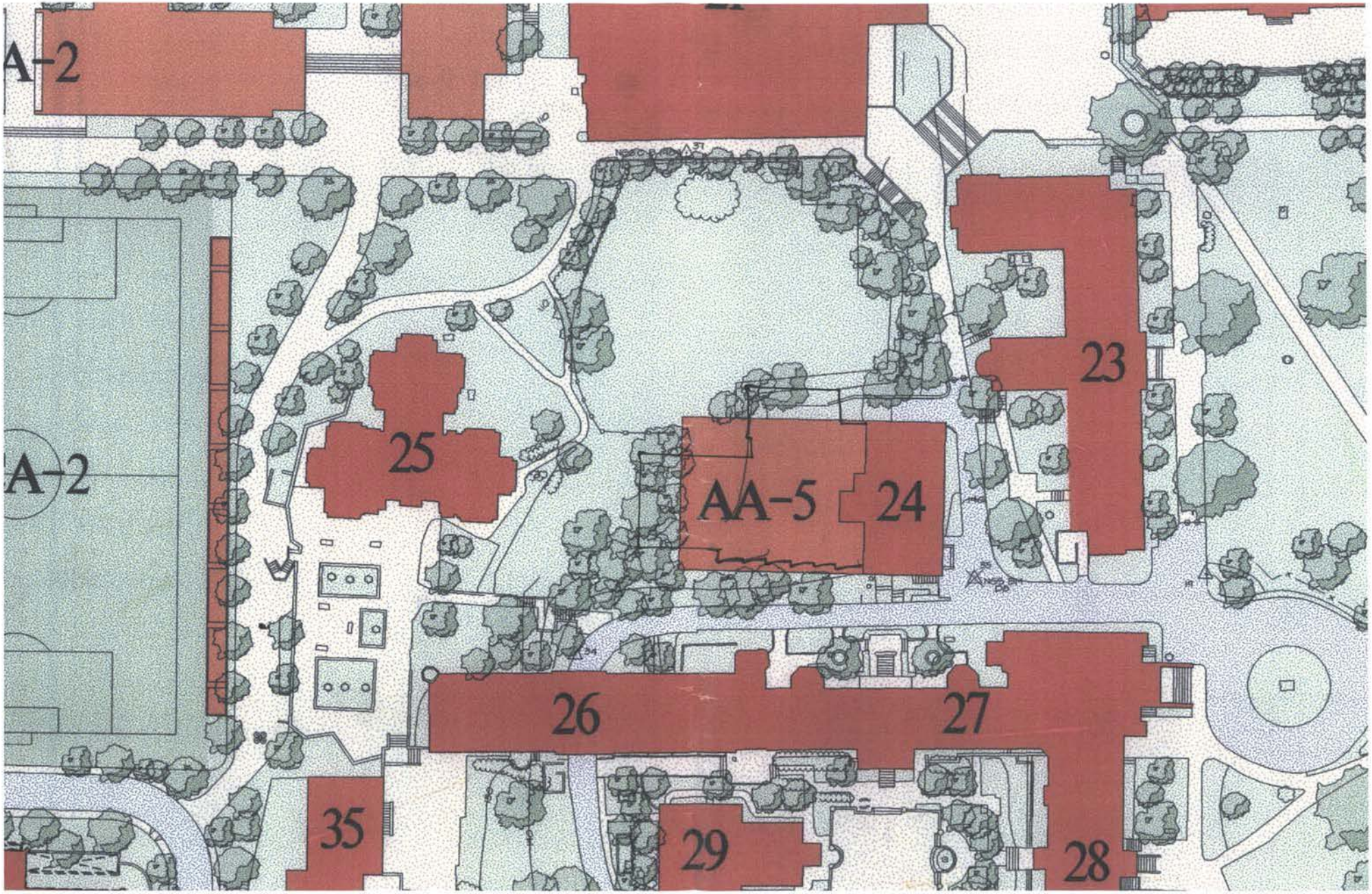
CONCRETE BLOCK — RIGID INSULATION
CONCRETE — BATT INSULATION
EARTH — INTERIOR BEARING WALL
BROKEN STONE (OR) GRAVEL
STEEL
ALUMINUM

ZONING DATA:

ZONING CATEGORY	R-3
LOT	1
SQUARE	1301
CAMPUS SITE AREA	4,375,890 SQ. FT.
CAMPUS GROSS FLOOR AREA	4,906,634 SQ. FT.
CAMPUS F.A.R. PERMITTED	1.8
CAMPUS F.A.R. (EXISTING)	1.12
CAMPUS PROPOSED NEW F.A.R.	1.13
CAMPUS PROPOSED NEW GROSS FLOOR AREA	4,925,932 SQ. FT.
BUILDING HEIGHT PERMITTED	90 FT.
BUILDING HEIGHT PROPOSED	60.58 FT.

PROPOSED GROSS FLOOR AREA FOR F.A.R. PURPOSES:

CELLAR LEVEL	not included	Per Title 11, Section 1-17 the cellar and portions where the ceiling is less than 6'-0" below grade is not included within the gross square foot area count.
BASEMENT LEVEL	10,100 SQ. FT.	
STAGE LEVEL	17,450 SQ. FT.	
LOBBY LEVEL	10,300 SQ. FT.	
CATWALK LEVEL	1,750 SQ. FT.	
TOTAL	39,600 SQ. FT.	


A-2
A-2
25
AA-5
24
23
26
27
35
29
28



SOUTH ELEVATION

0' 8' 16' 32'

09/30/02

PERFORMING ARTS CENTER
Georgetown University, Washington, D.C.

HARDY HOLZMAN PFEIFFER ASSOCIATES LLP
902 BROADWAY 19th FLOOR
NEW YORK, NEW YORK 10010
TEL: 212.677.6030



EAST ELEVATION

0' 8' 16' 32'

09/30/02

PERFORMING ARTS CENTER
Georgetown University, Washington, D.C.

HARDY HOLZMAN PFEIFFER ASSOCIATES LLP
902 BROADWAY 19th FLOOR
NEW YORK, NEW YORK 10010
TEL: 212.677.6030



NORTH ELEVATION

0' 8' 16' 32'

09/30/02

PERFORMING ARTS CENTER
Georgetown University, Washington, D.C.

HARDY HOLZMAN PFEIFFER ASSOCIATES LLP
902 BROADWAY 19th FLOOR
NEW YORK, NEW YORK 10010
TEL: 212.677.6030



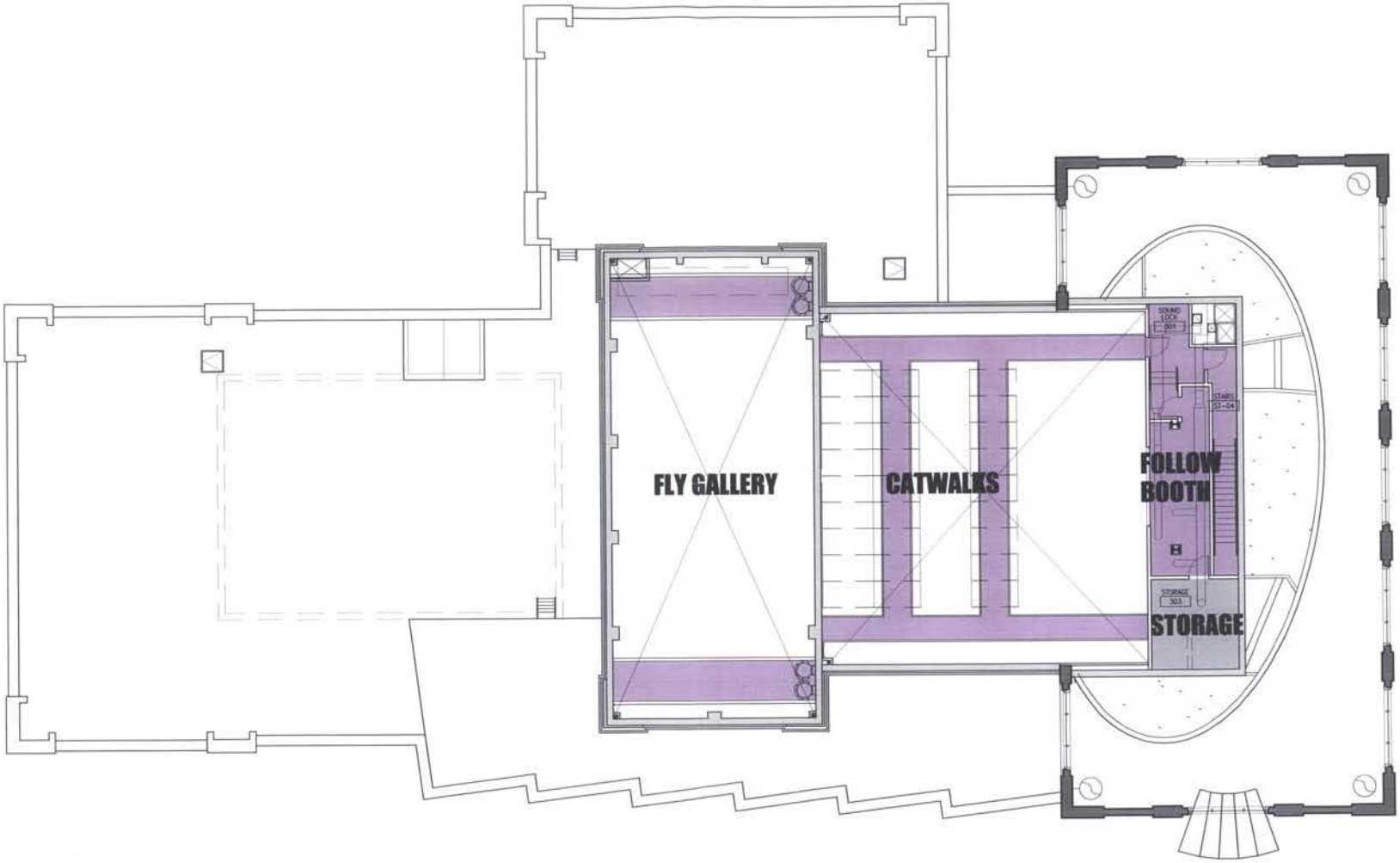
WEST ELEVATION

0' 8' 16' 32'

09/30/02

PERFORMING ARTS CENTER
Georgetown University, Washington, D.C.

HARDY HOLZMAN PFEIFFER ASSOCIATES LLP
902 BROADWAY 19th FLOOR
NEW YORK, NEW YORK 10010
TEL: 212.677.6030

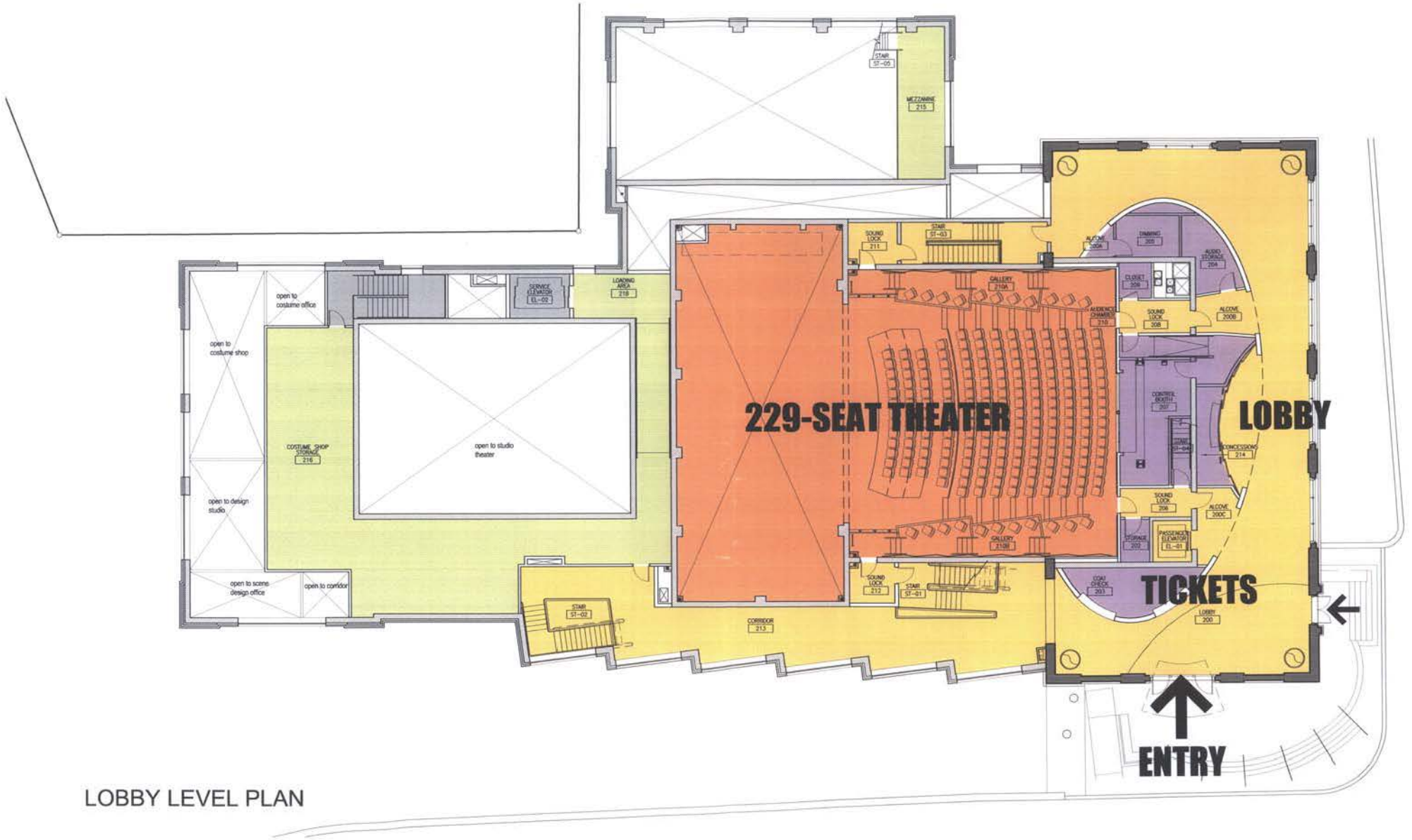


ATTIC LEVEL PLAN

0' 8' 16' 32'
09/30/02

PERFORMING ARTS CENTER
Georgetown University, Washington, D.C.

HARDY HOLZMAN PFEIFFER ASSOCIATES LLP
902 BROADWAY 19th FLOOR
NEW YORK, NEW YORK 10010
TEL: 212.677.6030



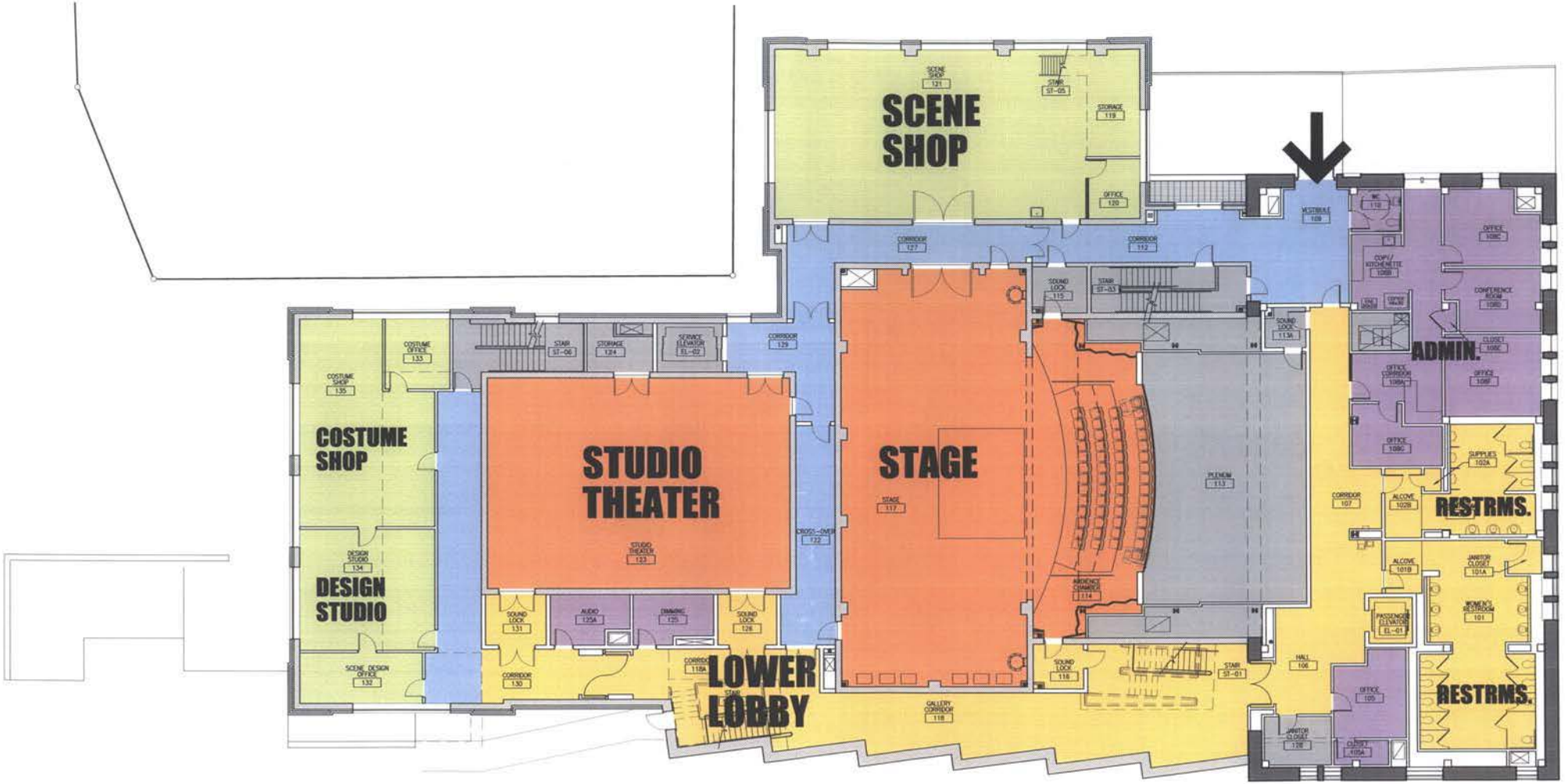
LOBBY LEVEL PLAN

0' 8' 16' 32'

09/30/02

PERFORMING ARTS CENTER
Georgetown University, Washington, D.C.

HARDY HOLZMAN PFEIFFER ASSOCIATES LLP
902 BROADWAY 19th FLOOR
NEW YORK, NEW YORK 10010
TEL: 212.677.6030



STAGE LEVEL PLAN

0' 8' 16' 32'

09/30/02

PERFORMING ARTS CENTER
Georgetown University, Washington, D.C.

HARDY HOLZMAN PFEIFFER ASSOCIATES LLP
902 BROADWAY 19th FLOOR
NEW YORK, NEW YORK 10010
TEL: 212.677.8030

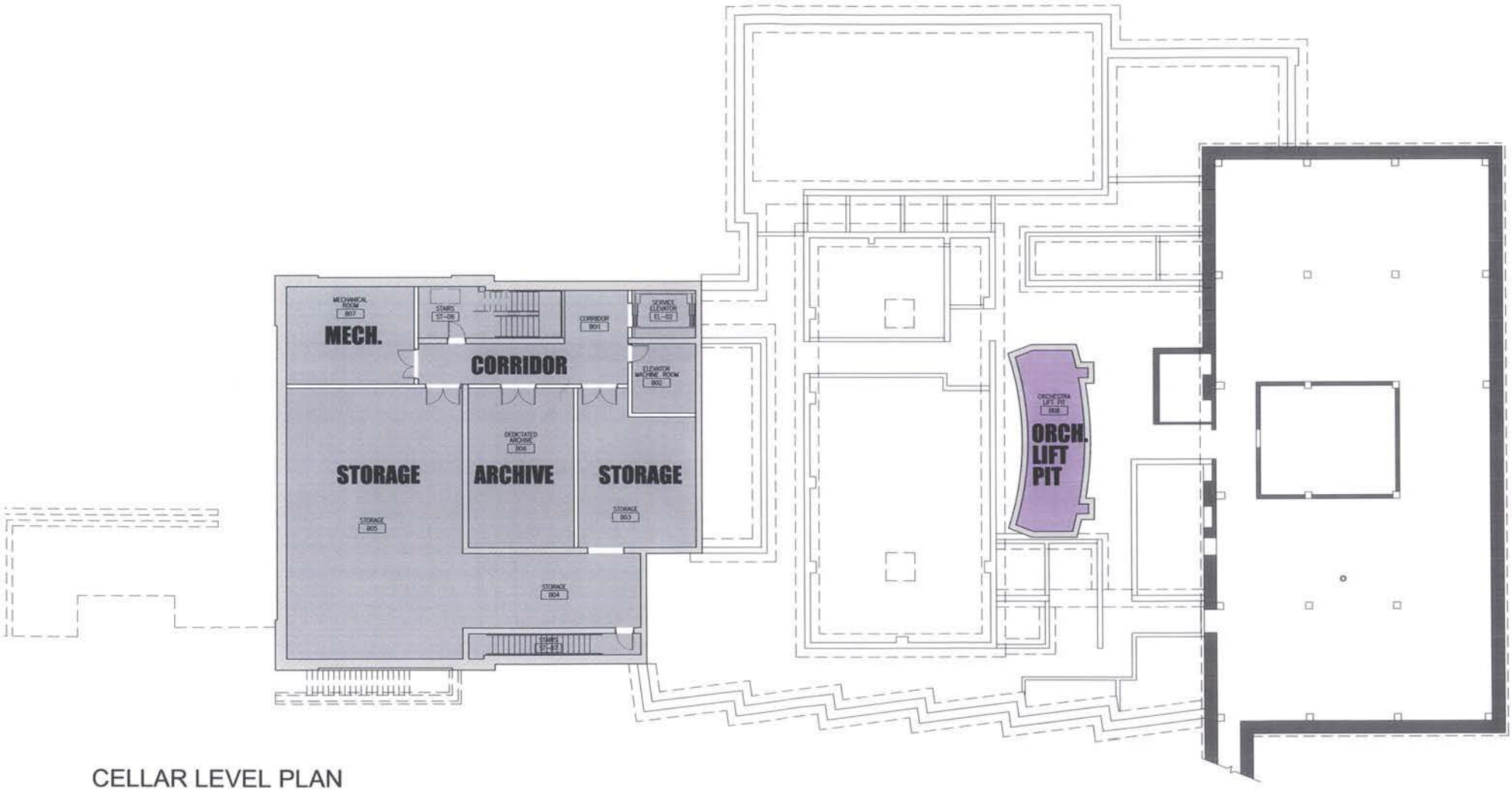


BASEMENT LEVEL PLAN

09/30/02

PERFORMING ARTS CENTER
Georgetown University, Washington, D.C.

HARDY HOLZMAN PFEIFFER ASSOCIATES LLP
902 BROADWAY 19th FLOOR
NEW YORK, NEW YORK 10010
TEL: 212.677.6030



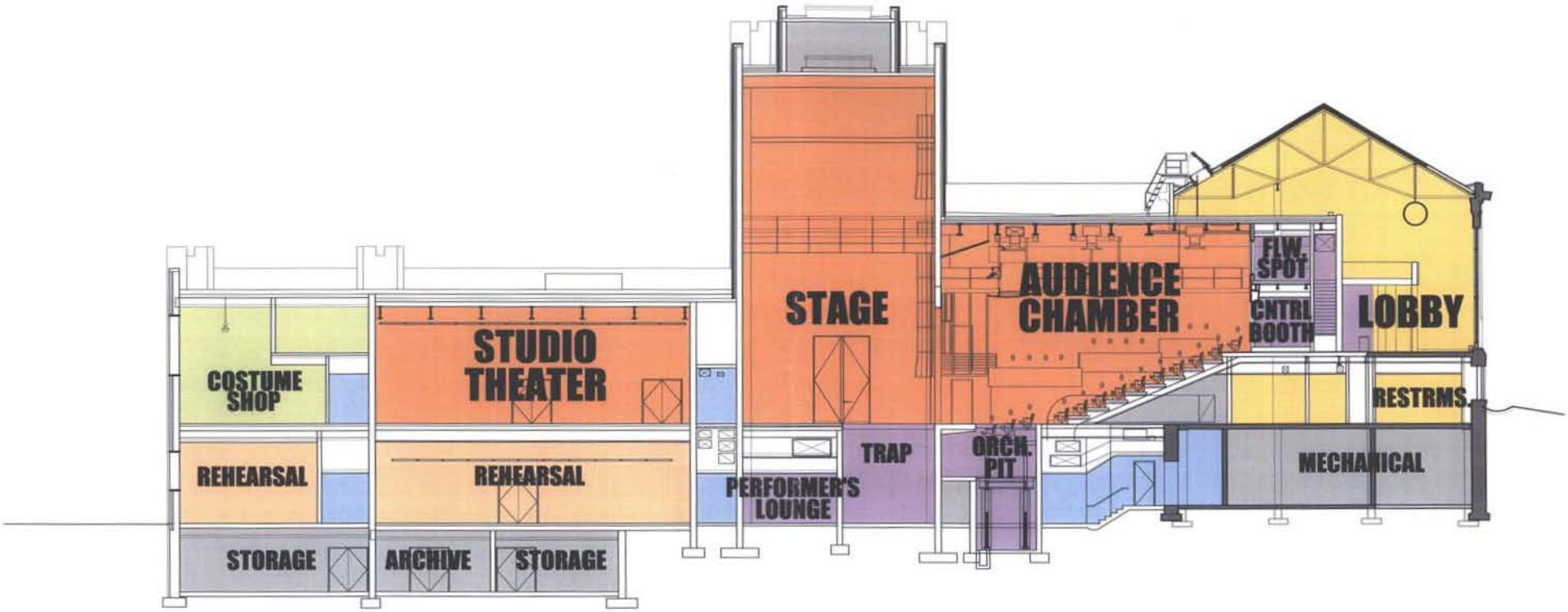
CELLAR LEVEL PLAN

0' 8' 16' 32'

09/30/02

PERFORMING ARTS CENTER
Georgetown University, Washington, D.C.

HARDY HOLZMAN PFEIFFER ASSOCIATES LLP
902 BROADWAY 19th FLOOR
NEW YORK, NEW YORK 10010
TEL: 212.677.6030



LONGITUDINAL SECTION

0' 8' 16' 32'

09/30/02

PERFORMING ARTS CENTER
Georgetown University, Washington, D.C.

HARDY HOLZMAN PFEIFFER ASSOCIATES LLP
902 BROADWAY 19th FLOOR
NEW YORK, NEW YORK 10010
TEL: 212.677.6030