GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Andrew Altman
Director

DATE: October 31, 2003

ZONING COMMISSION
District of Columbia
Case 03-29
Exhibit 16

SUBJECT: **Set Down Report on Zoning Commission Case No. 03-29**: Application of George Washington University for Consolidated Review and Approval of a Planned Unit Development and Map Amendment for a Square 103 Residence Hall

I. RECOMMENDED ACTION

The Office of Planning (OP) recommends that the Zoning Commission set down for a Public Hearing Zoning Commission Case No. 03-29, the application of George Washington University for Consolidated Review and Approval of a Planned Unit Development and Map Amendment for a new residence hall on Lot 817, Square 103 within the George Washington University Campus. The application calls for rezoning the site from R-5-D to C-3-C with a Planned Unit Development. As indicated below, OP recommends that the Zoning Commission also advertise an alternative rezoning of the site to R-5-E with a PUD in order to allow an additional option for development in considering this proposal.

II. BACKGROUND

This application for consolidated review and approval of a planned unit development and map amendment for the Square 103 Residence Hall comes after a long process of several years of review and approval of "The George Washington University Foggy Bottom Campus Plan, Years 2000 through 2009" by the Board of Zoning Adjustment (BZA), a process that included major effort by the BZA, George Washington University (GWU), the Office of Planning (OP), other District agencies, and the Foggy Bottom/West End community. This process formally began when GWU filed an application on December 28, 1999 for review and approval of a new campus plan. The process has involved disagreements among the parties and litigation over some aspects of the BZA decision on the Campus Plan. Litigation on some aspects of the plan is continuing. The Zoning Commission is now responsible for campus plans and for further processing of university development proposals within the context of a campus plan. If the proposed PUD is set down for a hearing, the Zoning Commission will need to review and evaluate this proposed Square 103 GWU Residence Hall PUD within the framework of the Campus Plan as approved by the BZA, and the BZA orders (see discussion below).

ZONING COMMISSION
District of Columbia
CASE NO.03-29
EXHIBIT NO.16

Note: The George Washington University filed its request for a Consolidated PUD and Zoning Map Amendment with the Zoning Commission on July 30, 2003. At that time, the proposed residence hall building was to have 125,000 square feet of gross floor area, a height of 120 feet at the front building line, and provide 530 beds (529 of which would be undergraduate student beds). However, in order to address concerns about the height of the building raised in the July 17 review by the Commission of Fine Arts, the University came back to the Commission of Fine Arts on October 16 with a revised design in which the building rises to a height of 103 feet (Floors 1-12) and the upper two floors (Floors 13 and 14) are set back 13 feet before rising to the 120 foot height. The effect of this change is to reduce the gross floor area to 123, 216 square feet and the number of beds by 40 to 490 beds (OP understands that the student beds would total 489, with one bedroom unit for the "community director"). GWU is also looking at reducing the height of part of the penthouse.

This set down report is based on the revised plan, with the setback of the upper two floors, that GWU presented to the Commission of Fine Arts on October 16.

III. CONTEXT

The Area Context

The site of the proposed PUD is lot 817, Square 103, located on the north side of F Street, N.W. in the center of the block between 20th and 21st streets, N.W. In this block face (2000 block of F Street, N.W.) the southern border of the George University campus extends along F Street (see Attachment 1 that shows the zoning for the area around the site and the location of the GWU campus boundary as most recently approved by the BZA). GWU owns most but not all of the property in Square 103.

The PUD site, described more fully below, includes the GWU Service Building and a parking lot where the proposed residence hall is to be constructed. Francis Scott Key Residence Hall (eight stories, approximately 90 feet in height) occupies the southeast corner of the square, just east of the proposed new residence hall. The west end of Square 103 along F Street is occupied by five low buildings (3-4 stories). All but the corner building are owned by GWU. The north side of Square 103, along G Street, is occupied by eight small buildings (3-4 stories) interspersed with parking lots. Most but not all of these properties are owned by GWU. The Campus Plan indicates future Academic/Administrative use for the north side of Square 103. The "Quigley's" building (GWU property) at the northwest corner of Square 103 is proposed to be renovated and expanded and used for a restaurant. This will be a university use but will also be open to the public. This expanded building and use is proposed as an amenity for the PUD.

South of the project site, on the south side of the 2000 block of F Street (Square 104) and outside the GWU campus boundary, are three private apartment buildings. From east to west these are the Empire, the Statesman and the Letterman (condominium), all approximately 90 feet high. The York Apartments are around the corner on 20th Street. The southern part of Square 104 is occupied by the new Red Cross Building that is 108 feet high (see Attachments 4 and 5). This is somewhat lower relative to the buildings on F Street since the land slopes down from F Street to E Street.

Square 121 to the east is zoned C-3-C, though a PUD, except for the United Church property (landmark building) at the northwest corner of the Square which is R-5-D. It includes the lower landmark building at 1925 F Street (the GWU Alumni House). The east side of Square 121 is occupied by one of the

World Bank Buildings that is 130 feet high facing 19th Street but steps down on its west side to 60 feet to relate to the lower landmark buildings (the United Church and 1925 F Street).

Square 122 is southeast of Square 103 and is now all GWU property except for a private parking structure on 20th Street. Two GWU residence halls (Thurston Hall and Mitchell Hall) are on the east side of the Square. The new GWU Elliott School Building, constructed as a PUD, is located on the south edge of Square 122, facing E Street. It has both academic space and residential space (facing 20th Street) with 193 beds. This building has a height of 107 feet, though the height relative to buildings on F Street is somewhat lower due to the slope of the land from F to E streets.

In summary, the area around the proposed Square 103 Residence Hall has a mix of uses, including GWU academic, administrative and residential uses, private residential apartment buildings on the south side of F Street and high-rise office buildings for the World Bank and International Monetary Fund to the east and northeast.

The Campus Plan Context

The Campus Plan context includes both the guidance of the Campus Plan on housing on Square 103, including this site, and the requirement of the BZA orders for overall undergraduate student housing on campus.

The Proposed Land Use Map (Figure E) in the approved Campus Plan indicates the proposed PUD site as a mix of Academic/Administrative and Residential/Campus Life/Athletic use, meaning a combination of the existing GWU service building and new residential development on the existing parking lot is consistent with the Campus Plan. Residential/Campus Life/Athletic use is indicated for a site at the west end of Square 103 that is occupied by five small buildings. GWU owns all but the corner building on that indicated site. The site at the east end of Square 103 is also indicated Residential/Campus Life/Athletic and that is the existing Francis Scott Key Residence Hall. The Development Sites Map-Residential/Campus Life/Athletic (Figure O in the campus plan) indicates the west end of Square 103 as a preferred site for development. However, since GWU does not own all the properties on that site, and GWU has an urgent need to develop new undergraduate student housing to meet the BZA requirements (see below), the University has decided to move ahead with the proposed new residence hall on the parking lot just west of Francis Scott Key Hall (see the description of the proposal below). The Campus Plan indicates that buildings housing athletic facilities and University-related residential uses will continue to be located on the periphery of the central campus core (page 25, Foggy Bottom Campus Plan, May 3, 2002). This proposed dormitory is located on the southern edge of the George Washington University Campus.

The BZA order for the Campus Plan (BZA Application 16553, Condition 9) requires the University to provide 5,600 beds on the GWU Campus by August 31, 2006, plus one bed per student for every full-time undergraduate student over 8,000 (the "base number"). GWU has recently completed 204 beds on Square 57 and has another 728 beds under construction in the Ivory Tower Residence Hall on Square 43, to be completed by Fall 2004. This is a total of 932 new beds recently completed or now under construction. By constructing 489 additional new student beds in a PUD on Square 103, as described below, GWU would come close to meeting the BZA requirements by the Fall of 2006 (exact compliance would depend on the total enrollment in Fall 2006, a figure that GWU can control).

If the Zoning Commission sets this application down and holds a hearing, and approves the proposed PUD with the increased height under C-3-C zoning for 490 additional new beds (489 student beds), GWU would aim to start construction in Summer 2004. The building would then be completed in time for Fall 2006. Delay would mean the University would miss the Fall 2006 deadline. Understanding this framework of the Campus Plan makes it clearer why GWU is trying to maximize the number of beds in a new residence hall on this PUD site.

IV. PROPOSAL

PUD Site

George Washington University filed an application with the Zoning Commission on July 30, 2003 for a Planned Unit Development on Square 103, Lot 817. GWU plans indicate that this site, Lot 817, has a frontage of 238.7 feet along F Street and a depth of 120.79 feet. The overall site area is 28,669 square feet. The site meets the minimum area requirements (15,000 square feet) for a PUD with C-3-C zoning. The site actually has two parts.

The western part is the existing GWU Support Building that is three stories (46 feet) high and has a frontage of 150 feet. The Support Building is the center for facilities operations for GWU. The service area in the rear of the Support Building is the central receiving area for deliveries to the University. The Support Building will remain in its present configuration as part of this PUD.

The eastern portion of the PUD site, with a frontage of 88.69 feet, is now a surface parking lot with 60 spaces. This is the site where the new residence hall is proposed. Those parking spaces will be removed and, in effect, be made up by spaces in other locations, including the new Ivory Tower residence hall now under construction on Square 43. The application notes that GWU will continue to maintain the required 2,800 parking spaces on campus. The application noted that the Residence Hall will have approximately 125,000 square feet of gross floor area and the Support Building, which will remain, includes approximately 24, 281 square feet of gross floor area, a total of approximately 149,281 square feet of gross floor area. With the revised setback of the top two floors, the overall PUD site will therefore have a total FAR of 5.14, less than the 8.0 FAR allowed for a PUD in the C-3-C District. By including the entire site, the density of the Residence Hall is being spread over a larger area. By rezoning to C-3-C, the area of the site is being removed from the Campus FAR calculations.

The Proposed Residence Hall

The proposed Residence Hall would occupy the present parking lot site, which is 88.69 feet wide and 120.79 feet deep according to information provided by GWU (10,713 square feet). The Residence Hall is proposed to be 120 feet high and have 14 stories. The Residence Hall, with the revised set back design, would provide for 490 beds. Most of the students would live in residential suites, composed of two bedrooms with two students per bedroom or four students to a suite. One bathroom would serve each typical residential suite (four students). The Residence Hall beds include space for a community director and approximately 12 student community facilitators. Therefore, if built as proposed, this Residence Hall would have 489 undergraduate student beds.

The Residence Hall facades would be brick and light precast elements, a design vocabulary that has been used on other recent GWU residential buildings. Drawings provided by GWU indicate a front façade that is articulated with bays to add visual interest and provide relationships with adjacent buildings. The portion of the Residence Hall above 90 feet will be constructed of a lighter material, which is intended to reduce the appearance of height. Windows have been added in the west façade to address design concerns expressed by the Fine Arts Commission and the top two floors have been set

back 13 feet. Additional design refinements of the façade are continuing in order to address concerns expressed by the Commission of Fine Arts on October 16. These design refinements were not available at the time this OP set down report was filed.

The Residence Hall will include approximately 1,000 square feet of retail space on the first floor. The application indicates that GWU intends to attract a food-oriented tenant. This would be university space but the retail use would be open to the public.

In order to gain the maximum amount of beds in this building, GWU is seeking relief from the rear yard, penthouse setback, and court requirements through the PUD process, as allowed in Section 2405 of the Zoning Regulations. See attached chart for a summary of the relief requested. For example, the C-3-C District requires a rear yard of 25 feet for a 120-foot building. In this application, in order to maximize the size of the building and therefore the number of beds, GWU proposes to eliminate the rear yard and build to the rear property line, relying on the 16-foot alley for adequate light and air. These proposals for relief will need further review in the hearing process.

It is useful to note that GWU owns all the property around the proposed residence hall (Francis Scott Key Hall to the east, the Service Building to the west (part of the PUD site) and the property to the north of the alley, which fronts on G Street, N.W. In terms of the court relief, GWU needs relief in the legal sense but could also guarantee that future surrounding buildings would allow needed light and air.

The Amenity Package

In the July 30, 2003 application, GWU indicated the following benefits of this PUD:

- 530 new beds (now 490 new beds with the revised design) within the campus plan boundaries. The current R-5-D zoning and development standards allow 280 beds. The proposed C-3-C zoning, with a PUD, would allow an additional 210 beds with the revised design.
- Approximately 1000 square feet of public retail space on the ground floor of the residence hall,
- Superior design of the building and attractive landscaping.

GWU views the provision of 250 additional beds (210 additional beds with the revised design) on the site as the principal PUD amenity. In further discussions with the Office of Planning, and as a result of initial review comments from the Commission of Fine Arts, GWU has agreed to enhance and expand the proposed amenities with the following:

- The addition of windows on the west elevation of the residence hall.
- The addition of 7,500 square feet of public retail space in the former "Quigley's" building for expanded food service at the northwest corner of Square 103 (SE corner of 21st and G streets, N.W.). The facility, a university use, will be open to the public.
- Expanded streetscape treatment along the entire north side of F Street from 20th to 21st Street, turning the corner on 20th Street and extending north to G Street, and north on 21st Street including the streetscape improvements on the side of the Quigley Building. The University will work with non-university property owners to achieve coordinated streetscape.
- At the suggestion of OP, GWU has stated its intent to utilize sustainable design practices to construct an environmentally responsible building. The concept design of the building and engineering systems has been evaluated using the Green Building Rating System ™ by GWU

architects LEED™ Accredited Professional on staff. The accredited professional determined that it was feasible to obtain the basic LEED ™ certification.

GWU has indicated that the Square 103 Residence Hall project intends to obtain credits in all categories of the Green Building Rating System™. Approximately thirty-seven percent (37%) of the required credit will be obtained in the categories of Sustainable Sites and Water Efficiency by taking credits for the urban site, storm water management and water efficiency. Approximately thirty-seven percent (37%) of the required credit will be obtained in the Indoor Environmental Quality through the use of low VOC materials and the interior thermal environment. Another twenty-three percent (23%) of the required credit will be obtained in the Energy & Atmosphere and Materials & Resources categories by means such as optimizing energy performance and use of regional materials. The remaining required credit will be obtained in the Innovation & Design Process category.

- GWU has indicated that the housing proposed in this PUD application is in addition to, and not in lieu of, the student housing identified in the "housing opportunity areas" of the 2000 GWU Foggy Bottom Campus Plan. With respect specifically to the housing opportunity identified at the corner of 21st and F Streets, NW, also on Square 103, the University commits to pursue the development of housing on that site for full time undergraduates as soon as it can acquire the sole remaining parcel it does not own in order to complete the assemblage.

Despite the urging of OP, GWU has declined to make a specific commitment for future student housing on Square 54 (the old GWU Hospital site). GWU believes it is inappropriate to link this residence hall development on Square 103 with future development on the old hospital site. GWU says that decisions have not been made for that site, that development is at least several years away and that a rezoning will be required.

V. COMPREHENSIVE PLAN

The Comprehensive Plan

The subject site is in an area north of F Street designated "institutional" on the District of Columbia Generalized Land Use Map (see Attachment 2). The institutional land use category includes land and facilities occupied by colleges, universities, schools, hospitals, religious institutions and similar facilities as the predominant uses. The area on the south side of F Street is designated Residential High Density and the area east of 20th Street is indicted as Commercial High Density.

The Office of Planning has stressed the importance of Comprehensive Plan policies in its reports to the Board of Zoning Adjustment on the George Washington University Campus Plan. The Office of Planning's summary of relevant Comprehensive Plan policies from OP's April 21, 2000 report to the BZA is repeated below (italicized for identification).

The Comprehensive Plan, especially the Ward 2 Plan, contains a number of references directly or indirectly to George Washington University and the Foggy Bottom and West End neighborhoods. Sec. 102 in Chapter 1 includes general references to improving neighborhoods, and also mentions the role of institutions in neighborhoods. Chapter 2, Economic Development, includes a number of sections

relating to economic development actions, including interaction between universities and the business community (Sec. 203.2(d).
Sec. 1303.7 of the Ward 2 Plan is descriptive, noting that institutional growth and other factors have lessened the amount of housing available in the Foggy Bottom and West End neighborhoods. Sec. 1305.1(j) calls for adjustments to the zoning regulations and to campus plans to address the problems of loss of housing from different factors, including university dormitories. Sec. 1309.11 cites parking problems resulting from student parking. Sec. 1342.1(b) calls for the George Washington University campus plan to plan for future dormitories. Sec. 1358 of the Ward 2 Plan on George Washington University is the most specific:

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

GWU's proposal to construct a major residence hall on Square103 is not inconsistent with the policies in the Comprehensive Plan to construct new dormitories on campus. However, as indicated below, there are zoning issues with this proposal that must also be considered.

SNAP PROCESS–CLUSTER 5

The Strategic Neighborhood Action Plan (SNAP) planning process identified near-term goals for individual neighborhood clusters. The George Washington University is part of Cluster 5, within the boundaries of Rock Creek Park and O Street on the North; 21st Street, New Hampshire Avenue, Pennsylvania Avenue, and 19th Street on the East; E and F streets on the South; and Rock Creek Park on the West. Cluster workshop participants were asked to identify priorities for additional action planning. The following priorities were identified in that process:

- Expansion of GWU (*the problem*), More Student Housing on Campus, and Improved GWU/Community Relations
- Traffic and Parking
- Balance Between Residential, Commercial, University, and Institutional Uses.

The Zoning Commission can consider how well this PUD proposal addresses the priorities indicated above.

VI. ZONING ISSUES

The PUD proposed in this application, and described above, raises several zoning issues. As indicated above, GWU wants to use the PUD process, combined with a proposed rezoning from R-5-D to C-3-C, to gain 30 feet of additional height (from 90 to 120 feet) and to obtain flexibility in the design of the building with regard to rear yard setback and court requirements, and therefore to increase the number of

beds that can be accommodated in a building on this site. OP wants to see additional undergraduate student housing on the GWU campus but is also concerned that several zoning issues are raised by this application. Using the PUD process to achieve a larger student residence hall on a university campus is somewhat of a special case. Even so, OP must be concerned about any approved PUD, involving a rezoning, being cited as a precedent for future PUDs.

Rezoning to C-3-C: Most of the GWU campus is zoned R-5-D, including all of Square 103 and squares to the north and west. Square 104 to the south, outside the campus boundary, is zoned R-5-E. To the east, across 20th Street, Square 120 is zoned C-3-C (with PUDs) and three-quarters of Square 121 directly to the east of Square 103 is zoned C-3-C with a PUD (See Attachment 1 for the zoning pattern in the area).

It is clear, as noted above, that GWU is using the rezoning to C-3-C with the PUD only for the purpose of gaining additional height and building design flexibility, and therefore increasing the number of beds that can be provided. Since the rezoning is being done with a PUD, this is not an attempt to introduce commercial use on this site (the retail establishment proposed in the first floor of the PUD is considered a university use). Even so, OP has some concerns about jumping across 20th Street into Square 103 with commercial zoning, even with a PUD. There is also some concern about using the C-3-C rezoning with the PUD to, in effect, make the part of the street in front of the PUD a "business street" (as identified in Section 2511 of the Zoning Regulations) for the purpose of gaining additional height.

Rezoning to C-3-C takes this site out of the campus-wide FAR tabulation of residential land. GWU indicates that the subtraction from the FAR calculation is essentially offset by the removal of the area of the site from the total campus area, and that the impact on the FAR figure for the campus is limited.

OP outlined a zoning matrix of the zoning relief requested which has been filled in by GWU (see matrix on next page). As indicated in the matrix, the PUD with the rezoning is used to gain flexibility in FAR, lot occupancy, height, rear yard and width of open courts. The GWU PUD application asserts that the flexibility in height, courts and setbacks is warranted because of the merits of the project. The Zoning Commission must address this flexibility in its review.

OP is suggesting that the Zoning Commission might advertise rezoning to R-5-E with a PUD as an alternative. This would not allow extra height (the building would be limited to 90 feet) but could give flexibility on rear yard and court requirements. Eliminating the top three floors would mean a reduction of approximately 73 beds below the 490 beds that GWU now estimates (with the top two floors set back), or reducing the total bed count to approximately 417 beds.

Zoning Matrix Square 103 GWU Residence Hall PUD October 30, 2003

ZONE	PERMITTED/ REQUIRED R-5-D	C-3-C (PUD MAX.)	R-5-E (PUD MAX.)	PROVIDED BY PROPOSAL	FLEXIBILITY REQUIRED W/C-3-C PUD
FAR	3.5	6.5 (8.0)	6.0 (6.0)	5.14 *	1.64 *
Lot Occupancy	75%	100%	75%	<80%	<5%
Building Height	90'	90' (130') feet	90' (90') feet	120'	30'
Roof Structure Height	18.5 feet max	18.5 feet max	18.5 feet max	18'6"(varies)*	See Note A *
Roof Structure FAR	.37 max (additional for mechanical equipment)	.37 max (additional for mechanical equipment)	.37 max (additional for mechanical equipment)	.09	None
Roof Structure Setback	1:1 Setback	1:1 Setback	1:1 Setback	See Note B *	Reduced Setback *
Side Yard	None required 3"/ft. ht. if provided	None required 2"/ft. ht. if provided	None required 3"/ft. ht. if provided	None	None
Rear Yard	4"/ft. Ht.	2.5"/1' of ht or 25'	3"/1' of ht or 22.5'	0'	25'
Open Courts	3 in. per foot of height of court, but not less than 10 ft.	4"/1' of ht or 40'	3"/1' of ht or 22.5'	13'-10"	26'-2"
Residential Rec Space	N/A	10%	None	To Be Determined	

Supplemental Information

	ORIGINAL PUD SUBMISSION	REVISED PROPOSAL
Bed Count	530	490 *
Gross Floor Area (Abov Grade Attributing to FAR)	125,200 sq.ft.	123,216 sq.ft. *
Penthouse Area	2,850 sq.ft.	2,568 sq.ft. *

Notes:
* Item revised from original PUD submission to reflect Alternate Proposal submitted for Concept review to U.S. Commission of Fine Arts (CFA) 10/16/03. Item subject to change pending final CFA review and approval.

NOTE A – Penthouse and Mechanical enclosure height subject to change, as CFA requested 10/16/03 that roof structures be reduced in height prior. Reducing the majority of the penthouse may require a two-level roof structure: (Total height for 2-level penthouse, if required to house equipment and gain CFA approval, will not exceed 18.5 feet. Upper level will be set back from lower level at 1:1 ratio.)

NOTE B – Penthouse setback is 1:3 (distance : height) at rear (north) corners, near courts, assuming lower level is at reduced height (see Note A) as requested by CFA. All other roof structure components are setback at 1:1 ratio or greater, and conform to zoning regulations.

Height Increase: As indicated above, the main reason GWU is requesting the rezoning is to gain additional allowed height, from 90 feet to 120 feet (the height can only go to 120 feet because of the 100 foot width of F Street) and therefore to gain additional beds in this residence hall. OP would like to gain additional undergraduate student beds at this site, but has concerns with this much additional height at this site and gaining that height through the C-3-C rezoning. This is a design issue and a zoning issue.

In this case there is the additional factor that the Commission of Fine Arts has design review of this site in accordance with the Shipstead-Luce Act. The Commission of Fine Arts has previously indicated some concerns with the height and concept design of the proposed residence hall. GWU returned to the Commission of Fine Arts on Thursday, October 16 with design refinements and additional information on the proposed height of the building in relation to the heights of buildings in the surrounding area. As indicated in more detail below, the Commission indicated that they would be agreeable to a building up to 120 feet in height with appropriate design revisions.

Several of the attachments to this report, including four provided by GWU, are intended to provide some indication of the height of the proposed Residence Hall in relation to buildings in the surrounding area. OP notes that it would be possible to use the C-3-C rezoning with a PUD to go above 90 feet but not as high as 120 feet. Any reduction in height would decrease beds. For example, eliminating the 14th floor would eliminate 36 beds. Eliminating the 13th floor would remove another 38 beds. Note that these numbers are derived simply from counting beds on the floor plans, which may change slightly. Note also that the illustrations in this report that are from GWU show the building before the design change that would set back the top two floors and revise the façade design. Revised renderings are not available at this time, but would of course be available at a zoning hearing if this application is set down.

Amenity Package: Chapter 24 of the Zoning Regulations, **Planned Unit Development Procedures,** outlines the procedures for planned unit developments. The first two subsections outline the purpose and goal of the planned unit development process:

2400.1 The planned unit development (PUD) process is designed to encourage high quality developments that provide public benefits.

2400.2 The overall goal is to permit flexibility of development and other incentives, such as increased building heights and density, provided, that the project offers a commendable number or quality of public benefits and that it protects and advances the public health, safety, welfare, and convenience.

Subsection 2400.4 deals with some limitations on the process.

2400.3 While providing for greater flexibility in planning and design than may be possible under conventional zoning procedures, the PUD process shall not be used to circumvent the intent and purposes of the Zoning Regulations, or to result in action that is inconsistent with the Comprehensive Plan.

The amenity package proposed by GWU has been outlined above. This amenity package includes the original proposal in the application plus additional amenities that GWU has told OP that they are willing to include. GWU asserts that the key amenity is providing more student housing on this site to help meet the BZA Order. OP is supportive of providing more student housing and meeting the BZA Order.

However, since this site is zoned residential, and the GWU Foggy Bottom Campus Plan requires construction of additional beds, there is some question at to how much this amenity should be counted. Some of the other amenities proffered, such as the streetscape improvements for the square and the expanded retail use in the "Quigley's" building, are actions that might be provided, regardless of the PUD, at some future date. However, achieving them in the near future has definite advantages.

OP suggested that GWU undertake to make this building a model "green building." One measure of this is Leadership in Energy and Environmental Design (LEED) ™ certification. GWU has indicated it is willing to take this step and believes certification can be obtained. It is not yet clear what level of certification can be obtained. OP believes more specific information and commitments on this point are needed.

Overall, OP has some questions about the sufficiency of the amenity package and there has been some exploration with GWU of additional amenities. The possibility of additional amenities by GWU needs further discussion, both with OP and with the community.

VIII. ANALYSIS

OP is pleased to see this proposal for a major new residence hall that will move the GWU toward meeting the requirements in the BZA Order for at least 5,600 beds for undergraduate students on campus by the fall of 2006. The 120-foot residence hall would be higher than immediate adjacent buildings which are approximately 90 feet high (GWU's Francis Scott Key Hall to the east and the private apartment buildings on the south side of F Street) but slightly lower than the 130-foot office buildings of the World Bank in the blocks to the east and northeast (Squares 121 and 120). As indicated elsewhere, OP does have some concerns about the 120-foot height and the use of the C-3-C rezoning with a PUD to achieve it. These issues can be further evaluated if the Zoning Commission sets this application down for a hearing.

OP has suggested additions to the amenity package. GWU has made some additions both in response to OP and in response to initial design review comments by the Commission of Fine Arts. OP believes that these amenities can be made more specific in preparing for a hearing and additional amenities might be explored. OP has been especially interested in how this new Residence Hall might relate to the overall future development of Square 103 (recognizing that GWU does not own all the property in the Square).

OP is pleased with GWU's commitment to utilize sustainable design practices to construct an environmentally responsible building. Additional refinement is needed as the design progresses.

In summary, the proposed Residence Hall proposal provides an opportunity to examine a major increase in new undergraduate beds, related to the requirements of the BZA approved Campus Plan, and in moving forward with the development of Square 103 in the context of the Campus Plan. OP sees value in obtaining increased student housing at this site but still has concerns about some aspects of the zoning approach being used to achieve the increased number of beds on this site.

IX. AGENCY AND COMMUNITY REVIEWS

Agency Review and Comment

If this application is set down for a hearing, the application will be referred to the following District agencies for review and comment:

Department of Transportation (DDOT);

Department of Consumer and Regulatory Affairs (DCRA);

Department of Parks and Recreation (DPR);

Environmental Health Administration, Department of Health (DOH);

Fire and Emergency Medical Services Department (FEMSD);

Metropolitan Police Department (MPD); and

DC Water and Sewer Agency (WASA).

Advisory Neighborhood Commission Review

The application for the proposed Square 103 GWU Residence Hall PUD has been referred to Advisory Neighborhood Commission 2-A. ANC-2A met on September 16, 2003 but did not include the GWU Square 103 Residence Hall PUD on its agenda. ANC-2A met again on October 15, the day before the Commission of Fine Arts meeting. However, ANC-2A again did not include the project on its agenda. OP understands that GWU has sought to present the proposal to the ANC. OP also now understands that ANC-2A will consider this application at a future date, probably at its December 17 meeting. This will be after the OP set down report is submitted, after the Zoning Commission has decided on whether to set down the application, and after GWU has returned to the Commission of Fine Arts on November 20.

OP is aware that some residents have concerns with various aspects of this proposed PUD, even though it addresses some of the priorities that were addressed in the SNAP Process and some concerns about obtaining more undergraduates on campus that are addressed in the Comprehensive Plan and the campus plan proceedings. For example, Ron Cocome, President of the Foggy Bottom Association, wrote the Commission of Fine Arts on October 15, 2003 to indicate the Association's opposition to the proposed new residence hall in its current form. OP notes that it is important that GWU continue to pursue dialogue with ANC-2A and other community groups so that informed community comments can be made before a zoning hearing, if the application is set down for a hearing.

Commission of Fine Arts Review

The site of the proposed university residence hall is on the border of the area where design review by the U.S. Commission of Fine Arts is required by the Shipstead-Luce Act. George Washington University went to the Commission of Fine Arts for a concept design review at the July 17, 2003 meeting of the Commission. Commission members raised some questions about the additional height (gained by the PUD and related rezoning) and suggested that the University return with more definitive presentation materials, such as a massing model including neighboring buildings. The Commission also asked for additional investigation of the west elevation of the building (July 24, 2003 letter to Michelle Honey, GWU).

The University planned to present revised information to the Commission of Fine Arts at its September 18, 2003 meeting. However, that meeting was cancelled because of the Hurricane Isabel closing of the federal government.

The University returned to the Commission of Fine Arts on Thursday, October 16. At this meeting the University and its architects, Ayers Saint Gross Architects, presented a revised design with the top two floors set back and some revision to the design of the F Street façade. The Commission of Fine Arts discussed the height and façade design issues at some length, and generally agreed to a higher building provided there are design improvements in the façade. The advice of the Commission of Fine Arts was as follows (October 24 letter from Donald A. Capoccia, Vice Chairman, to Michelle Honey, GWU):

> During its meeting of 16 October, the Commission reviewed the proposed concept for a George Washington University residence hall to be located at 2025 F Street (S.L. 03-11). The site is located in an area which provides a transition from larger scale commercial construction to smaller scale neighborhoods. The Commission would be agreeable to a larger scale building, up to 120 feet in height, provided the design has a strength and appropriateness suitable to such height. The applicant is encouraged to pursue every avenue to reduce the apparent visual height of the structure including set-backs, material changes and overall design revisions.

The University and its architects are now undertaking additional design studies of the façade but these are not yet available. The University will be returning to the Commission of Fine Arts with a revised design on Thursday, November 20. If the Zoning Commission decides to set this application down for a hearing, the revised design will be included in the University's hearing submission to the Zoning Commission.

X. RECOMMENDATION

This application for a PUD and related rezoning for the Square 103 Residence Hall would provide a major amount of new student housing on the George Washington University campus. This proposal comes after several years of review, discussion and adoption by the BZA of a new "George Washington University Foggy Bottom Campus Plan." The main focus of that plan is a requirement for University to house 5,600 undergraduates on campus by 2006 and to provide new beds for undergraduates on a 1:1 basis if undergraduate enrollment exceeds 8,000 undergraduate students. The purpose of this condition is to require GWU to provide substantial student housing on campus in an effort to limit adverse impacts on the Foggy Bottom/West End community. GWU appealed these requirements to the courts and is continuing to appeal the latest court ruling. The decision of that court case will probably not be known for at least several months. However, GWU is working to meet the 5,600-bed requirement by fall 2006. Providing a significant amount of new undergraduate student housing on Square 103 is part of that effort.

As noted above, OP has some concerns about the height increase that is being requested, the underlying C-3-C zoning that is being requested, the issue of business and residential streets, and the elements of the amenity package. Despite these concerns, OP believes it is important for the Zoning Commission to address this proposal for new student housing on this site and reach a decision, so that GWU can move ahead with a student residence hall of some size on this site in order to make progress toward meeting the Fall 2006 requirement for the number of beds on campus.

The Office of Planning believes that the application is consistent with the purpose of the planned unit development process and recommends a hearing be held to consider the application. Issues raised by staff and by area residents can be addressed by the applicant prior to and at the public hearing. To provide for a range of options to be discussed, OP recommends that, as an alternative, the proposal also be advertised for rezoning to R-5-E with a PUD. This alternative does not provide the possibility of additional height but could provide relief on court requirements that would allow some increase of beds.

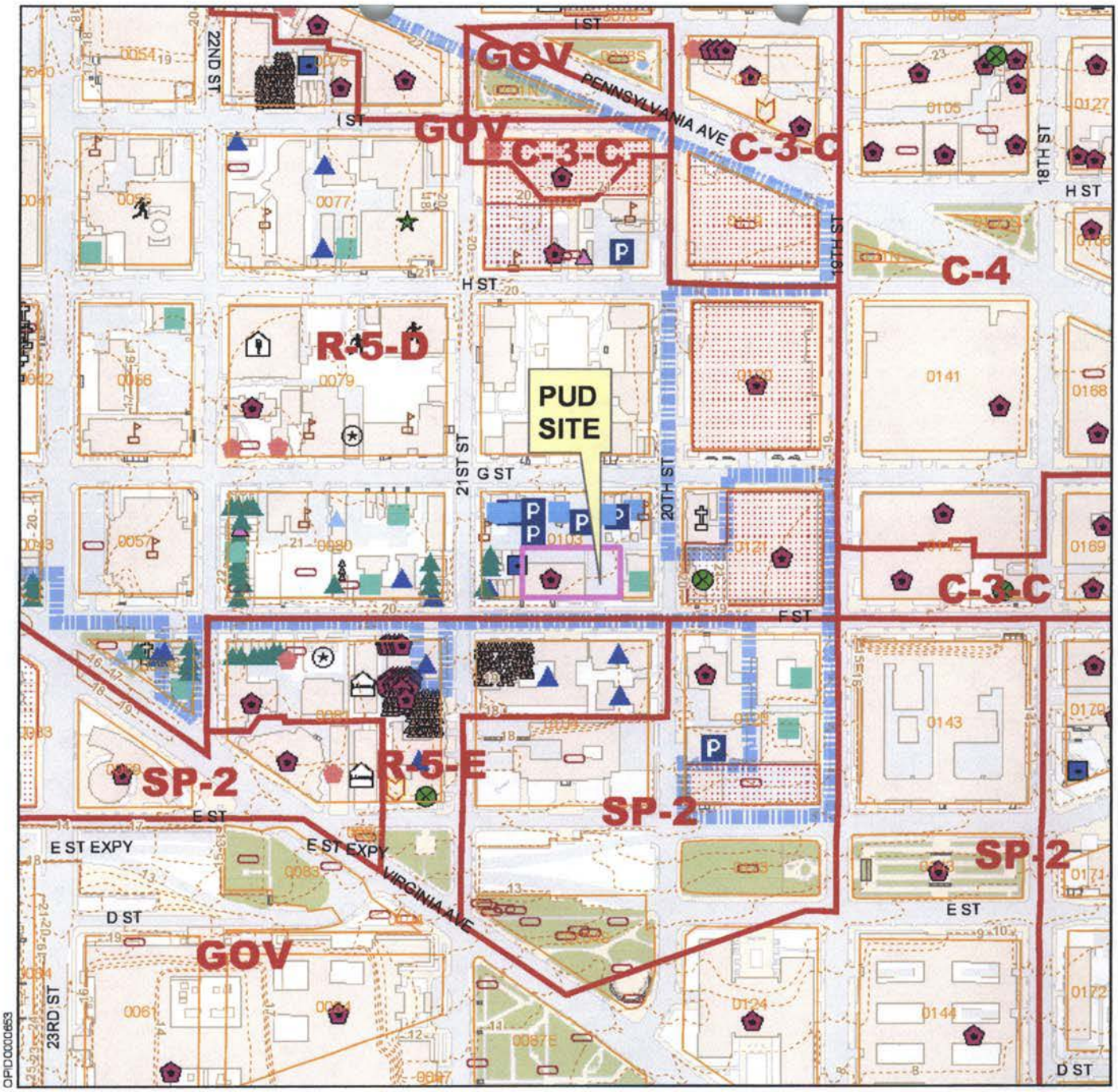
In recommending set down of this proposal, OP also notes that GWU needs to continue to pursue other opportunities for providing student housing on the GWU campus. OP is pleased to see that GWU has confirmed its intent to construct additional student housing on the site at the west end of Square 103, as indicated in the campus plan. OP continues to believe that other housing sites should be pursued, including a site on Square 80, and some student housing on Square 54 (the old GWU Hospital site).

ATTACHMENTS:

Note that Attachments 6-9 are from GWU and show the building with the original design (before the revision to set back the top two floors and revise the front façade). New drawings showing those features are not yet available. OP has included the original drawings because they are useful in understanding the general form of the proposed residence hall. Attachment 10, also from GWU, shows a typical floor plan (floors 5-11).

1. Zoning and Land Use
2. Comprehensive Plan General Land Use Map
3. Aerial Photo
4. Aerial Oblique – Looking South
5. Aerial Oblique – Looking North
6. Elevation from F Street
7. West Elevation
8. Photomontage Looking East on F Street
9. Photomontage Looking West on F Street
10. Typical Floor Plan

AA/jf



Zoning and Land Use
Zoning Commission Case No. 03-29

N

Feet

0 250 500

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Anthony A. Williams, Mayor

Office of Planning ~ October 10, 2003

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Note: Land Use Info based on OTR records.

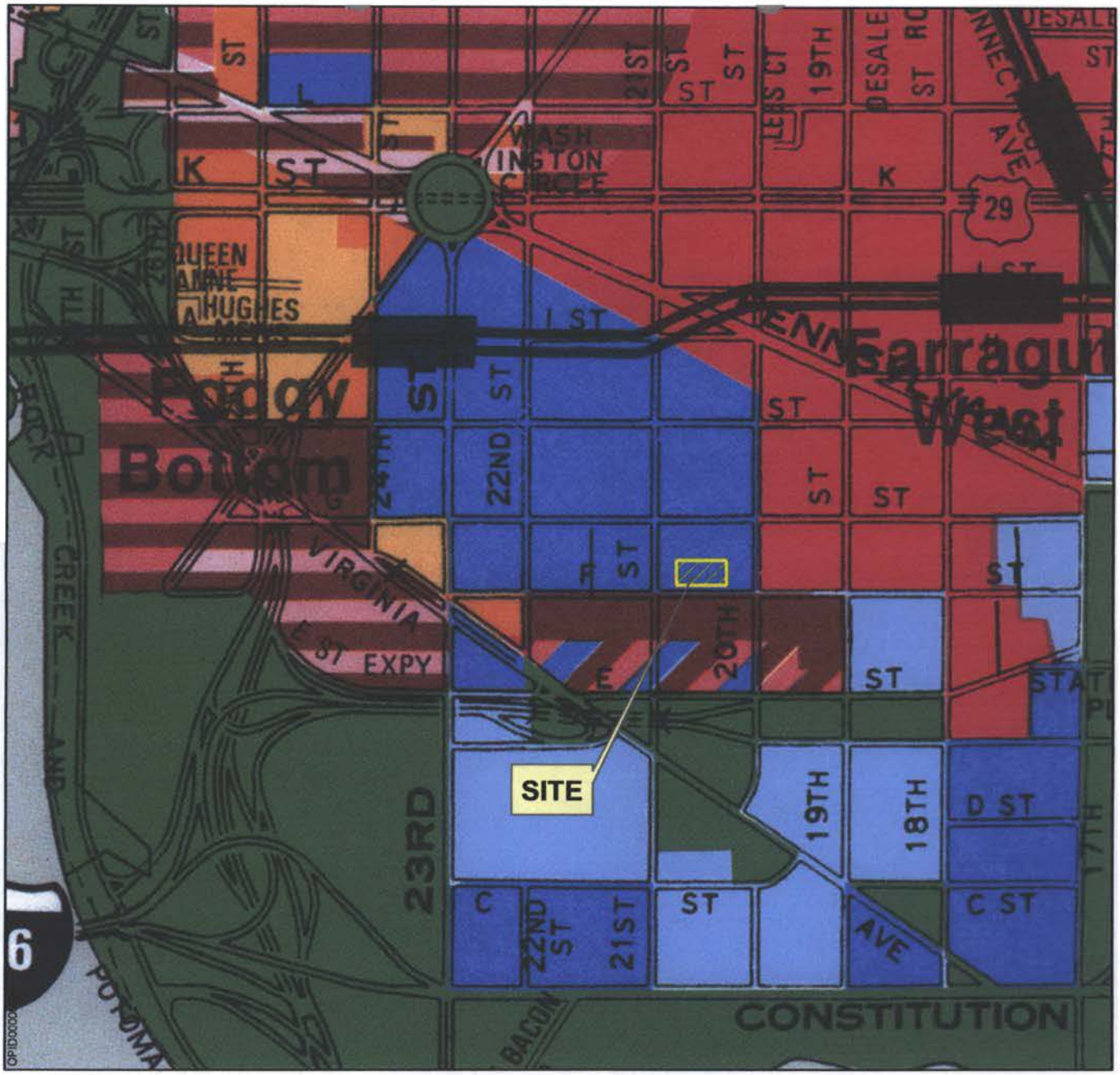
Legend

- Zoning
- PUDs
- Property Squares
- Campus Boundary
- Elevation Contours - 1m
- Buildings
- Sidewalks
- Roads
- Parks

Land Use Legend

- Row house
- Club-Private
- Theater
- Hotel
- Resid. - Transient
- Fraternity/Sorority
- Dormitory
- Condo
- Non-conforming use
- Multi-family Dwelling
- Office
- Retail
- Parking Garage/Lot
- Religious
- Educational
- Embassy, Chancery
- Museum, Library
- Recreational
- Public Service
- Special Purpose
- Vacant

Attachment 1



Comprehensive Plan Generalized Land Use Map
Zoning Commission Case No. 03-29
(Map as adopted 1998)

N

Feet: 0 — 500 — 1,000

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Generalized Land Use Key

- Residential Low Density
- Residential Moderate Density
- Residential Medium Density
- Residential High Density
- Water
- Commercial Low Density
- Commercial Moderate Density
- Commercial Medium Density
- Commercial Med.-high Density
- Commercial High Density
- Federal
- Institutional
- Local Public
- Parks, Recreation and Open Space
- Production and Technical Employment



Attachment 2



Aerial Photo
Zoning Commission Case No. 03-29

N

Feet

0 50 100 150

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Attachment 3



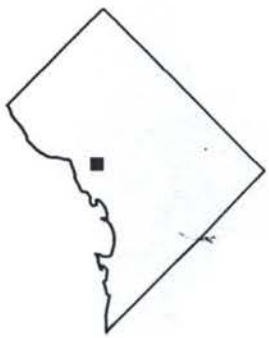
Aerial Oblique Photo
Looking South
Zoning Commission Case No. 03-29

N

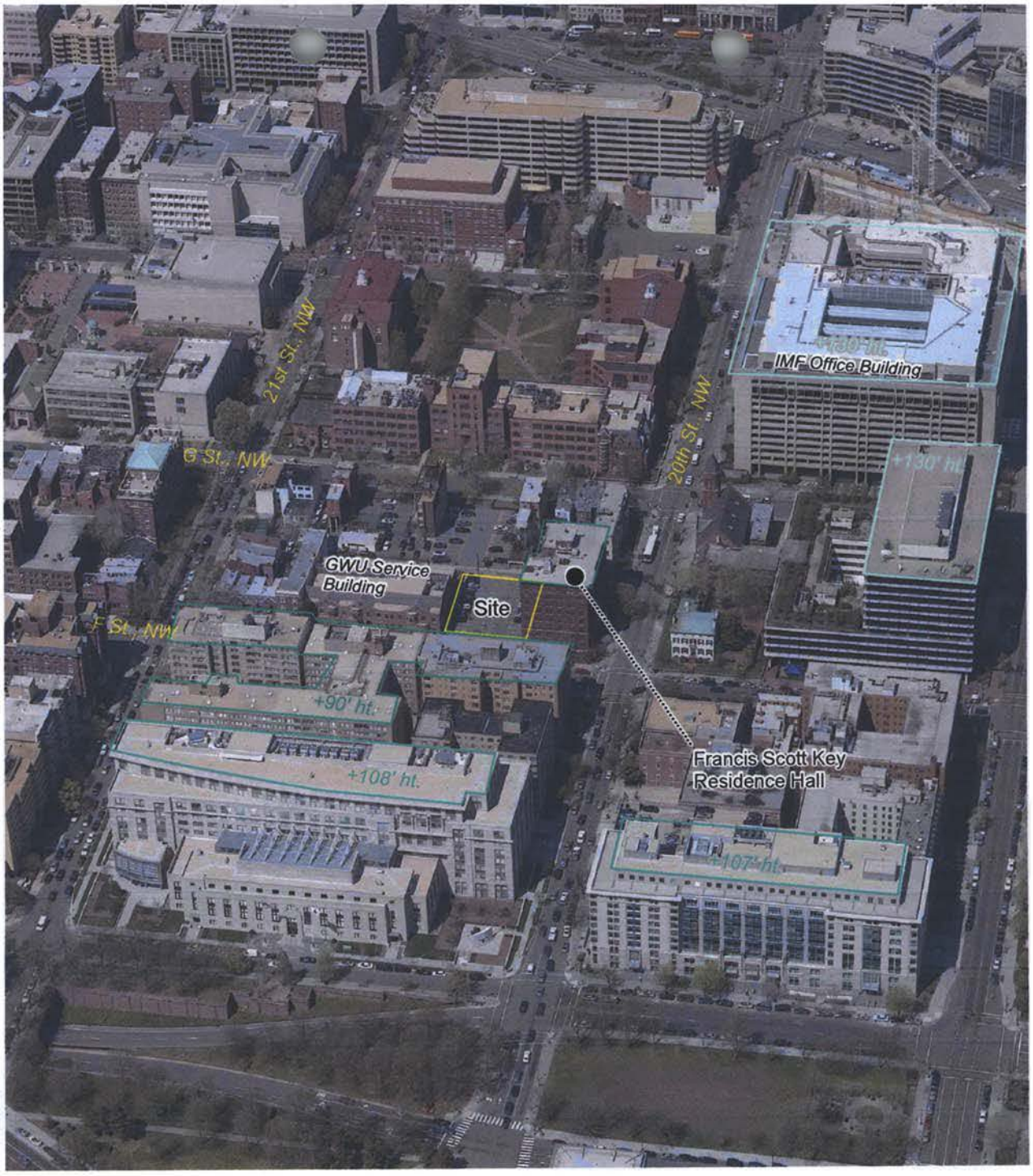
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Attachment 4



Aerial Oblique Photo
Looking North
Zoning Commission Case No. 03-29

N



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Attachment 5



Front Elevation
Zoning Commission Case No. 03-29

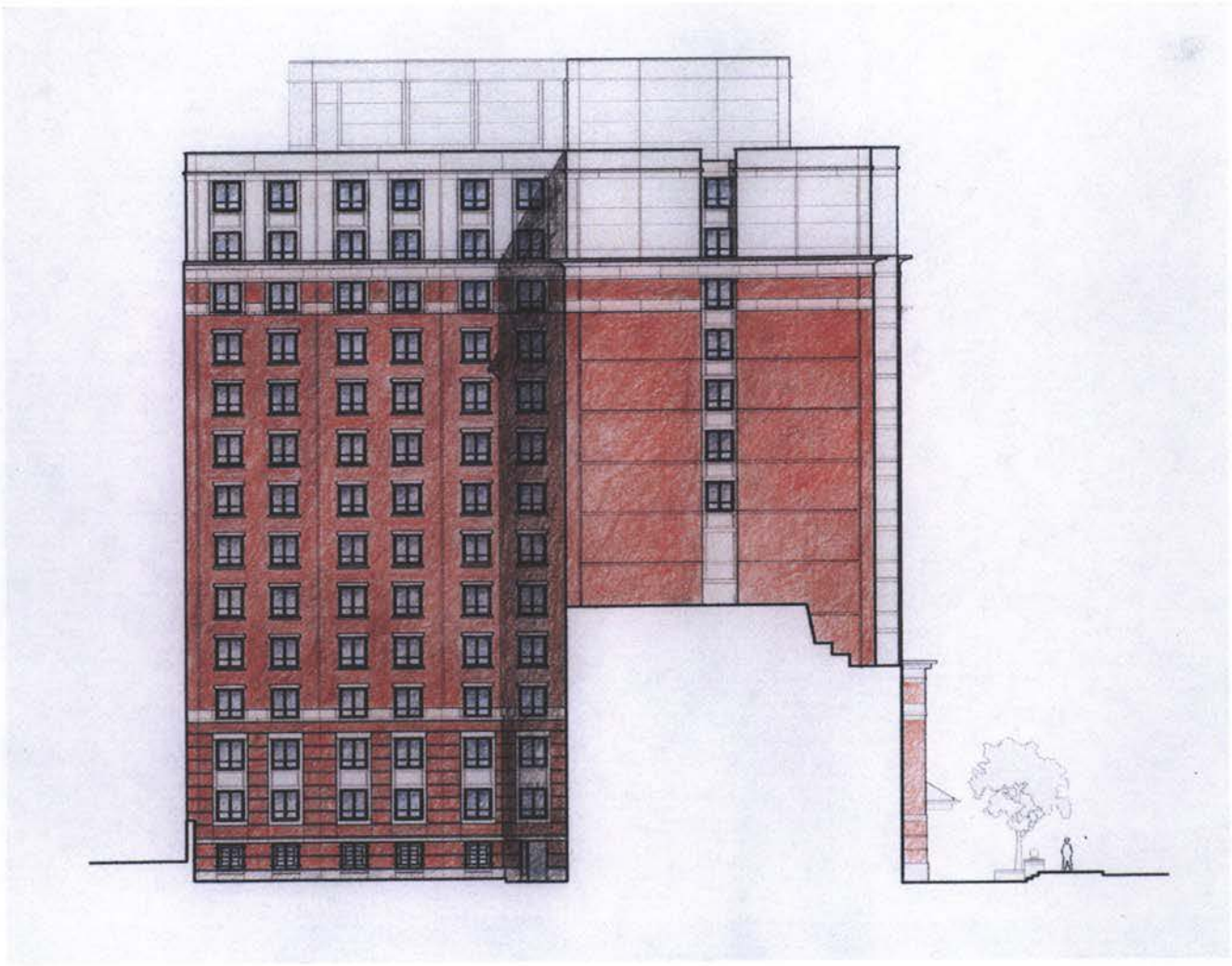
Note: This original design does not show the setback of the top two floors or possible façade revision, as presented to the Commission of Fine Arts.

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Anthony A. Williams, Mayor

Office of Planning ~ October10, 2003

The information provided is a reproduction of portions of drawings submitted to the Commission of Fine Arts by Ayers-Saint-Gross for The George Washington University and dated September 18, 2003.

Attachment 6



OPID0000674

Side Elevation
Zoning Commission Case No. 03-29

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Office of Planning ~ October10, 2003

The information provided is a reproduction of portions of drawings submitted to the Commission of Fine Arts by Ayers-Saint-Gross for The George Washington University and dated September 18, 2003.

Attachment 7



OPIDOOOO676

Photomontage Looking East
Zoning Commission Case No. 03-29

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Office of Planning ~ October10, 2003

The information provided is a reproduction of portions of drawings submitted to the Commission of Fine Arts by Ayers-Saint-Gross for The George Washington University and dated September 18, 2003.

Attachment 8



OPID00000877

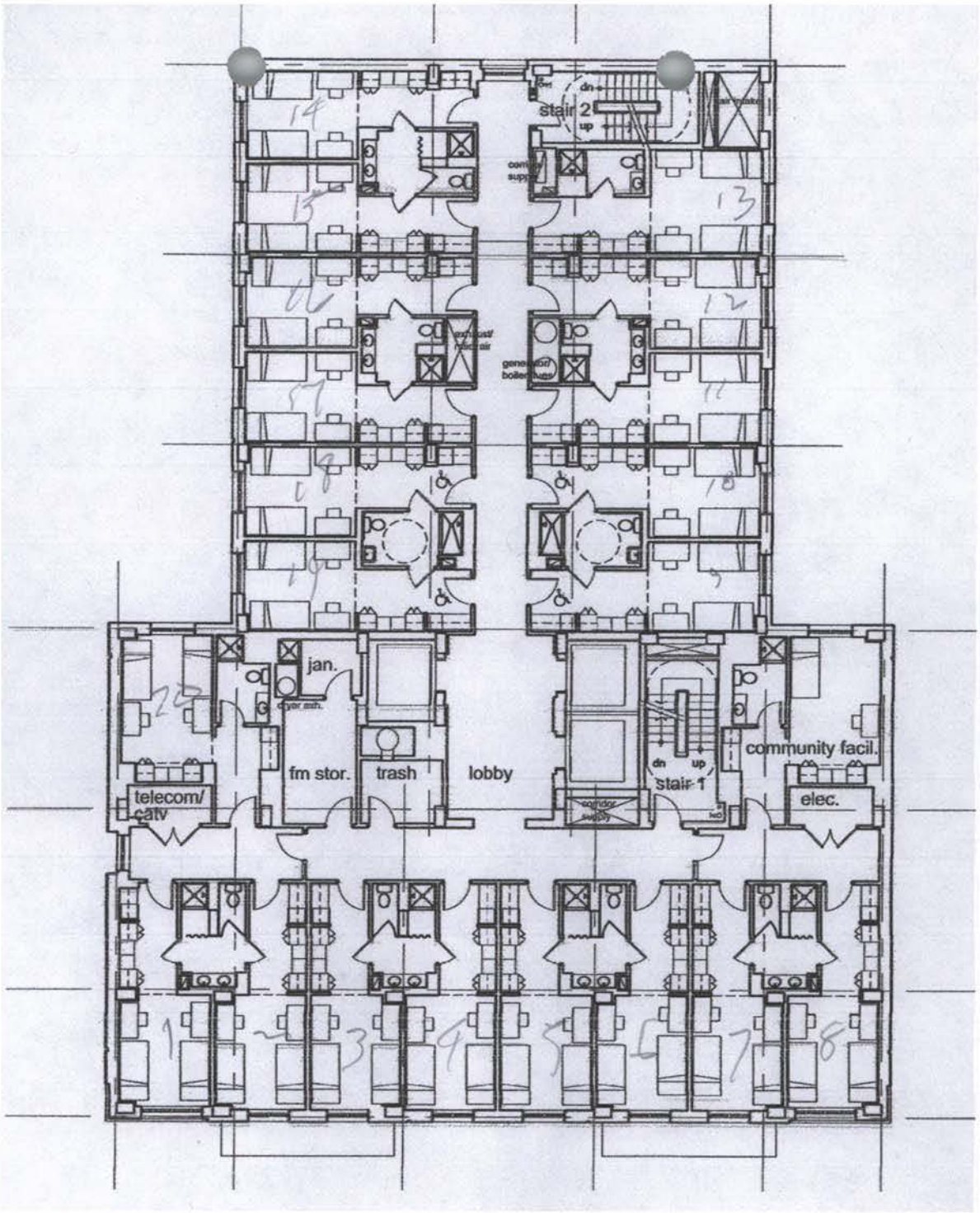
Photomontage Looking West
Zoning Commission Case No. 03-29

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Office of Planning ~ October10, 2003

The information provided is a reproduction of portions of drawings submitted to the Commission of Fine Arts by Ayers-Saint-Gross for The George Washington University and dated September 18, 2003.

Attachment 9



OPID0000678

Typical Floorplan 5th -11th Floor
Zoning Commission Case No. 03-29

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Office of Planning ~ October10, 2003

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Attachment 10