5/6/04 approved

STAFF RECOMMENDATION

E. Keller

NCPC File No. ZC03-29

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

GEORGE WASHINGTON UNIVERSITY RESIDENCE HALL
CONSOLIDATED PLANNED UNIT DEVELOPMENT
in Square 103 and Lot 817, 2025 F Street, NW
Washington, D.C.

Submitted by the Zoning Commission of the District of Columbia

April 29, 2004

RECEIVED
D.C. OFFICE OF PLANNING
2004 MAY 11 A 8:30

Abstract

The Zoning Commission has taken a proposed action to approve a Consolidated Planned Unit Development (PUD) for the project known as the George Washington University-Square 103 Residence Hall in Northwest Washington, DC. This PUD would involve an existing building and a proposed new residence hall structure. Additionally, the residence hall would include approximately 1300 square feet of new retail space primarily for students, but available also to the neighborhood. The Planned Unit Development encompasses approximately 28,669 square feet of land in the zoned R-5-D District.

Federal Interests

The identified federal interest relevant to this project includes the Height of Buildings Act.

Commission Action Requested by Applicant

Approval of comments to the Zoning Commission of the District of Columbia pursuant to Section 8 of the National Capital Planning Act (40 U.S.C. § 8724(a)) and D.C. Code § 2-1006(a).

Executive Director's Recommendation

The Commission:

Concludes that the proposed Consolidated Planned Unit Development for the George Washington University-Square 103 Residence Hall at 2025 F Street, NW, **would not adversely affect** the identified federal interest and is consistent with the Federal Elements of the Comprehensive Plan for the National Capital.

ZONING COMMISSION
District of Columbia

* * *

CASE NO. 03-29
EXHIBIT NO. 64

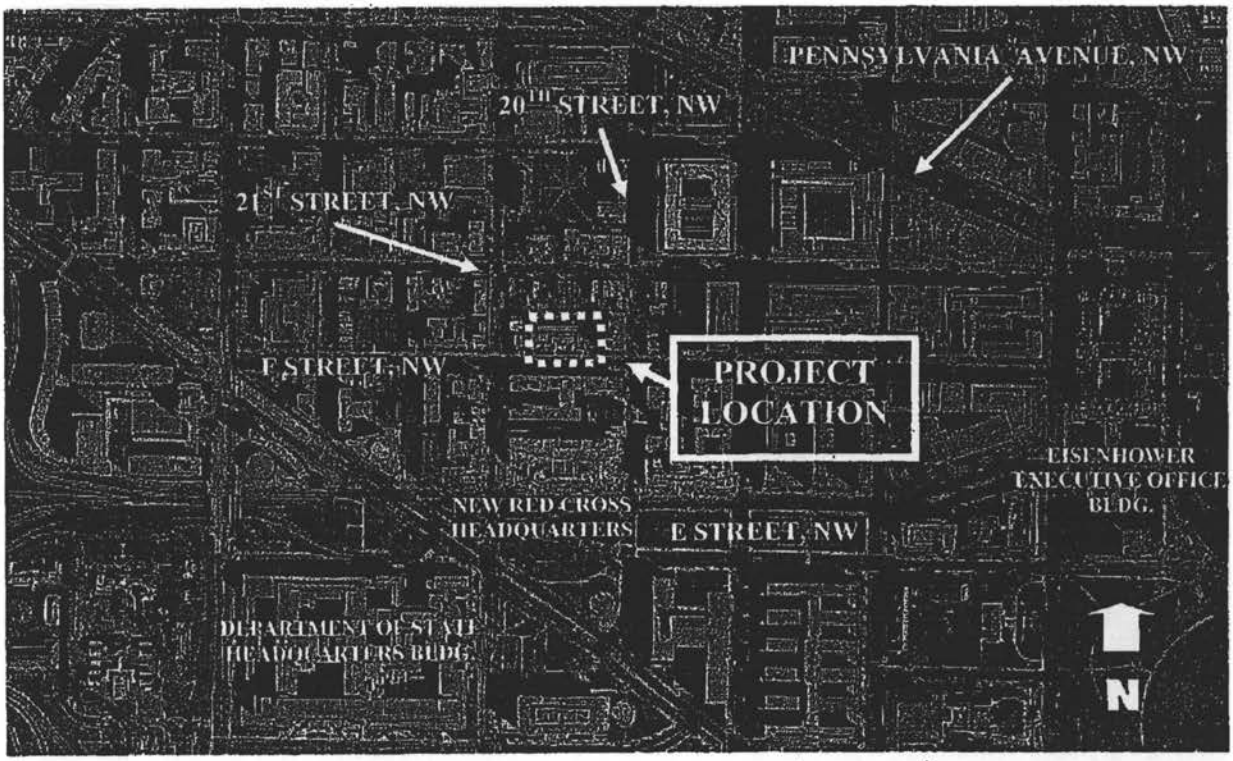
ZONING COMMISSION
District of Columbia
CASE NO.03-29
EXHIBIT NO.64

PROJECT SUMMARY

Site Description

The site of the proposed PUD is located at 2025 F Street, NW in Square 103, Lot 817. The site covers approximately 28,669 square feet of land area and is bounded by 20th Street on the east and 21st Street to the west. The site is situated in the southeastern portion of the campus of the George Washington University in the Foggy Bottom neighborhood of Ward 2 in the District of Columbia, and is within the boundaries of Advisory Neighborhood Commission (ANC) 2A.

The site has frontage of 238.7 feet along F Street and a depth of approximately 120.8 feet to an existing alley. The alley immediately borders the north limits of the east side of the site. The eastern portion of the location is currently occupied by a 10,713 square feet surface parking lot and accommodates about 60 vehicle parking spaces that are accessible from the alley. It is situated directly adjacent to an existing residence hall called Francis Scott Key Hall (eight stories and approximately 90 feet in height). The west portion of the site holds an existing University owned building, which functions as a facilities support operation (Support Building), and is three levels high measuring 46 feet. The Support Building features a central receiving area for deliveries to George Washington University and occupies 17,956 square feet of land. The combined gross floor area of the Support Building and the new Residence Hall structure is approximately 114,281 square feet with a Floor Area Ratio (FAR) of 3.98.



VICNITY AERIAL PHOTO INDICATING LOCATION OF THE PUD PROJECT

Background

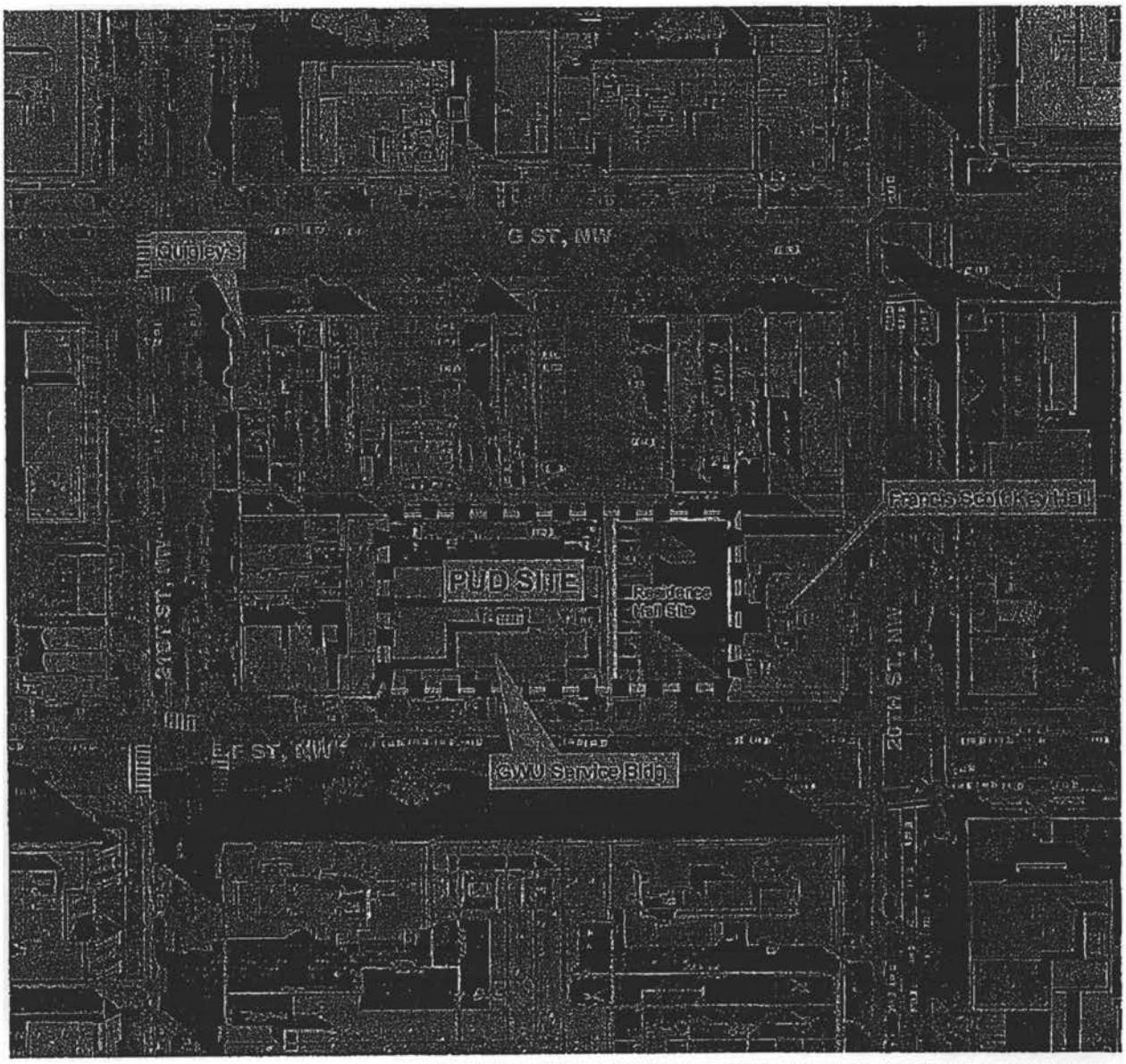
The George Washington University campus has been located in the Foggy Bottom area of the District of Columbia since 1912. As stated in the 2000 to 2009 Campus Plan developed by The University and approved by the Board of Zoning Adjustments (BZA), it is the intent of the University to house more of its students within its campus boundaries. The BZA Order that approved the Campus Plan requires the University to provide a minimum of 5,600 beds for undergraduate students by the Fall of 2006. With the scheduled completion of a residence hall at Square 43, the total number of beds will stand at approximately 1,396. The completion of the submitted PUD project would raise that total to 1,775 beds. The PUD plan directly responds to the need by the University to increase on-campus housing on an expedited basis. The use of the PUD process to maximize the number of beds for the specific new residence hall is consistent with the District of Columbia Office of Planning's suggested use of flexible zoning tools to achieve the overall University housing goal of more undergraduate housing. Additionally, during the review and development of the Campus Plan the ANC 2A; the Foggy Bottom Association; several adjacent neighboring tenants; and other associations requested that the BZA require the University provide more student housing on-campus.

The proposed project would maximize on-campus housing with the PUD implemented by allowing approximately 100 more beds than permissible under matter-of-right zoning. Other changes in the PUD proposal allow for relief from the rear yard requirement, relief from a penthouse setback requirement, and relief from the lot occupancy and court area requirements of the R-5-D District. An additional aspect of the PUD layout proposes the residence hall abut the immediate limits of the north alley and would not provide the rear yard.

Proposal

The submitted PUD plan indicates construction of a new residence hall and use of an existing University structure, the Support Building. A new brick and precast concrete residence hall, of approximately 90,000 gross square feet, would be constructed to a height of 90 feet and have 10 floor levels. The residence hall would provide two-bedroom dormitory units housing two students per bedroom, for a total of four students per unit. The new residence hall furnishes space for 379 undergraduate beds along with 12 community facilitators and a resident staff member. The Support Building remains unchanged from its current layout and design and provides the necessary service access and loading dock space for the new residence hall.

The proposed residence hall would feature red brick with light precast concrete façade banding and structural elements. These materials are consistent with other recent University residential buildings and its application to the project is successful and harmonious among the other adjacent buildings. The proposed structure's front façade is articulated with bays and metal awnings that embellish and add visual interest to the new building. The full front profile of the residence hall is almost square but does feature vertical emphasis in its articulation. Windows featured throughout the exterior provide the required rhythm for the design and are a basic anchoring element for the external appearance of the walls.



PROJECT DIAGRAM COURTESY OF THE DISTRICT OF COLUMBIA OFFICE OF PLANNING

PUD SITE BOUNDARY AT F STREET, NW

FEDERAL INTEREST EVALUATION

Executive Summary

The identified federal interest that might potentially be affected by this project includes only the Height of Buildings Act. Staff review finds no incompatible issues with the submitted project's effect on that federal interest.

From an overall perspective, this project is laudable in the context of its development to meet important planning objectives of the District of Columbia planning agencies, the University, and local neighborhoods. In particular, in achieving an increase in undergraduate on-campus housing the project successfully addressed an important community goal. Most importantly, there are no federal interests residing in the undergraduate housing issue. The University Campus Plan's focus on housing involves no federal land areas or any land use issues within the context of its purpose and physical development beyond the L'Enfant Plan special street corridors. Specific to the submitted project, no special streets are impacted.

Consequently, **staff recommends** that the Commission conclude that the Consolidated Planned Unit Development for the George Washington University Residence Hall at 2025 F Street, NW in Square 103 and Lot 817, Washington, D.C. **would not adversely affect** the identified federal interest.

Streets and Alleys

The submitted project respects the street grid of the District of Columbia. Only one alley is affected by this project and will not be closed or adversely altered in its right-of-way or physical extent. There will be no net decrease in capacity of service access as a result of the project.

F Street, NW, is not a Special Street designated by the Commission's Comprehensive Plan nor is adversely affected by the PUD proposal. Its right-of-way and cartway are not altered and streetscape amenities are proposed on F Street in the submitted plans. The project location is not visible from Pennsylvania Avenue, NW.

Building Heights

Proposed Building Heights

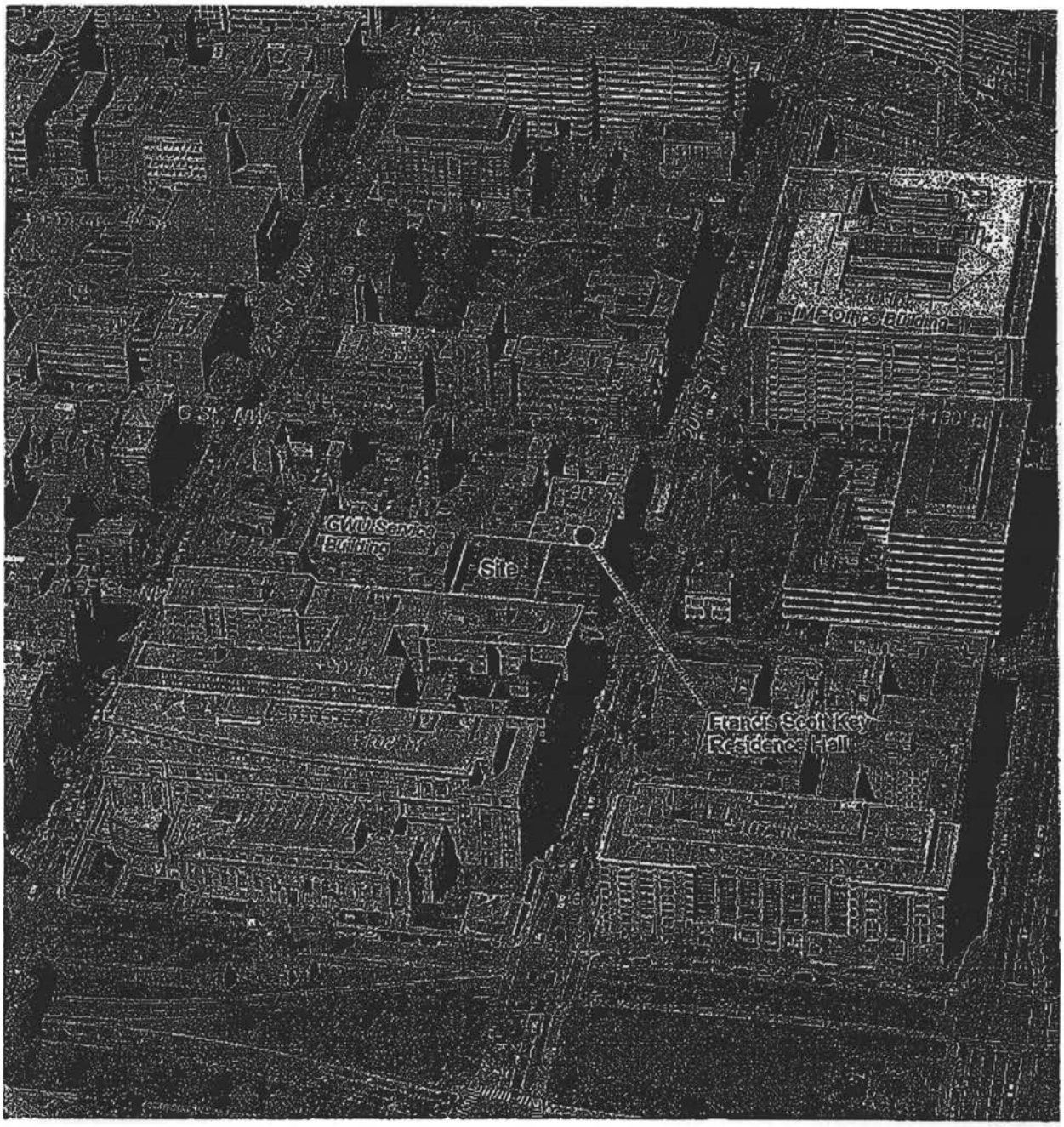
The new residence hall (the only new construction in the PUD) fronts F Street in Square 103 and is 90 feet in height.

Building Heights Act

The building proposed for this project complies with the requirements of the Building Heights Act.

F Street Corridor Building Heights

The height of the new residence hall is consistent with the heights of other existing and adjacent buildings on the F Street corridor adjacent to the University. Immediate off-campus structures on the south-side of F Street maintain a height of 90 feet or more.



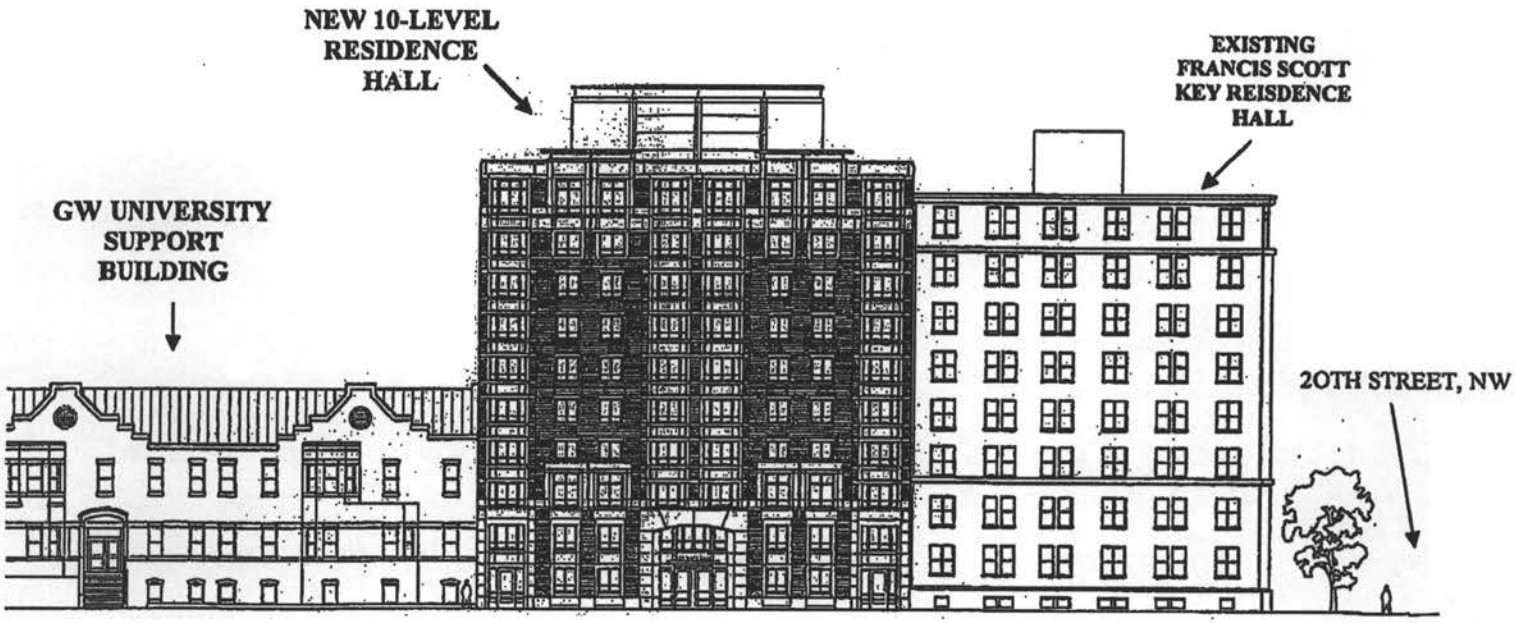
PICTURE COURTESY OF THE DISTRICT OF COLUMBIA OFFICE OF PLANNING

AERIAL VIEW OF THE PUD SITE LOOKING NORTH WITH THE RED CROSS BUILDING AT LOWER LEFT OF PICTURE

Urban Design/Streetscape Issues

Streetscape improvements established in the project design include:

- A low brick wall at the residence hall that would match an existing low wall at the front of the Support Building on the west sidewalk area of the PUD. The low wall would relate to the sidewalk and pedestrian area at the front of the Francis Scott Key Hall.
- A brick sidewalk surface at F Street.
- Compatible exterior light fixtures similar to those of the Law School located at 20th Street between G and H Streets, NW.



PROPOSED RESIDENCE HALL BUILDING F STREET ELEVATION

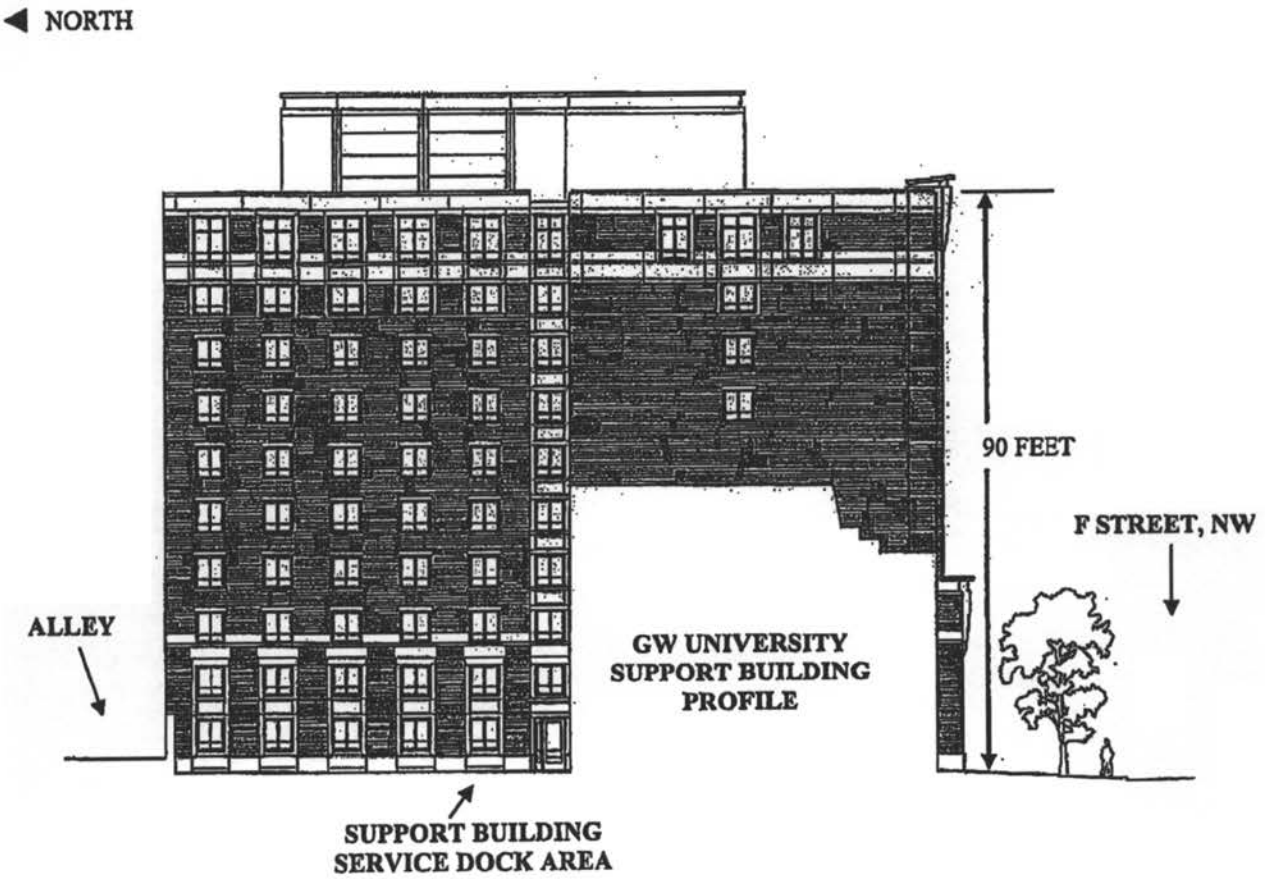
Parking and Traffic

No on-site parking is required for or provided by the University residence hall propsal. An overall campus parking requirement is specified by the approved Campus Plan and would be adhered to by the University based on the total number of bed units supplied by the University campus-wide. Service traffic to the building would be accommodated from the shared rear service dock area of the University Support Building at the west side of the PUD.

The District of Columbia Department of Transportation (DDOT) in a memorandum dated February 11, 2004, recommended to the Zoning Commission that the proposed PUD be

approved. DDOT found that the off-street loading facilities located in the Support Building adjacent to the residence hall would accommodate the service and delivery needs of the new residence building.

Existing on-street parking in the project vicinity on F Street is maintained and no additional curb-cuts for driveways or garage entrances are provided or planned. All of the new development will occur within walking distance of the Foggy Bottom Metro Station on Metro's Blue/Orange Line.



WEST RESIDENCE HALL ELEVATION INDICATING PROFILE OF BUILDING ALONG ALLEY AND ADJACENT SUPPORT BUILDING SERVICE DOCK AREA

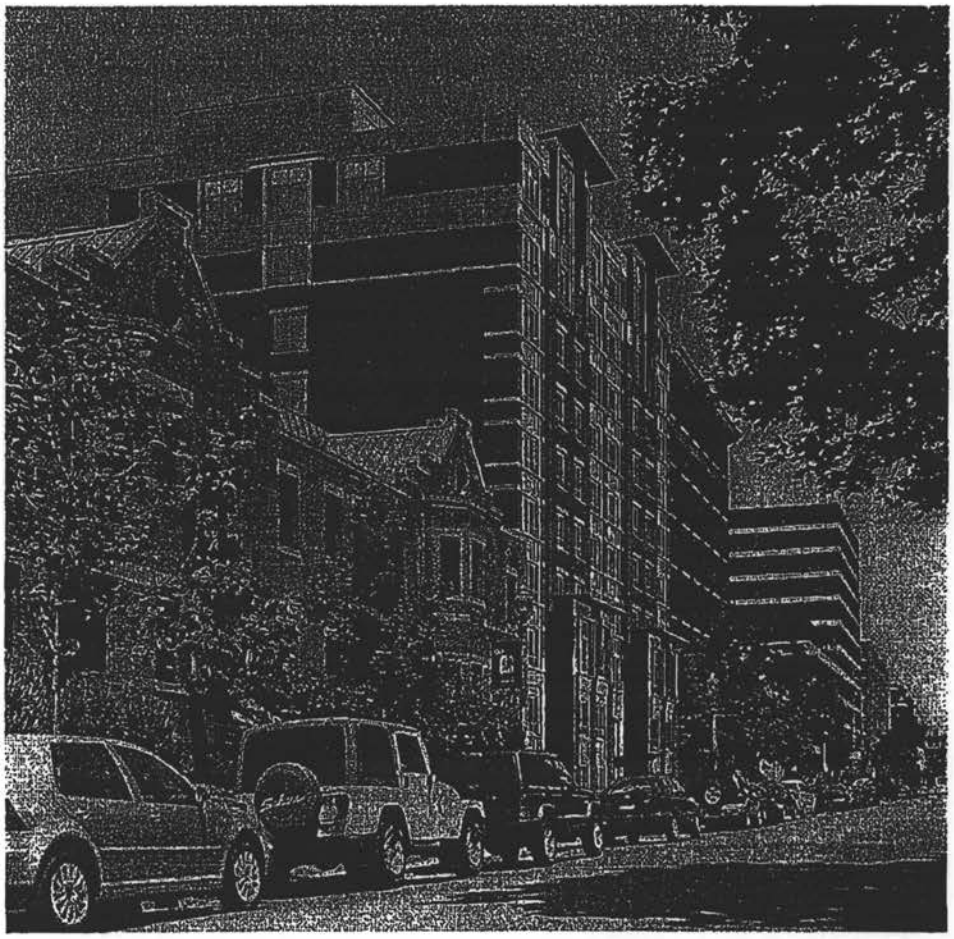
Zoning

The proposed project maintains the zoning of the R-5-D District, with only a PUD overlay to the project area, and no federal interests are impacted by the overlay. The PUD designation permits

a mix of limited retail activity into the residential zone, and would potentially help to create vibrant activity for the immediate vicinity with retail. The change with the zoning relief of the PUD conditions and for the mixed-use, which comprises only 1,300 square feet, will not have an adverse impact on federal interests. On March 8, 2004, the Zoning Commission at its regular meeting proposed to approve the proposal (see attached memo and report dated April 5, 2004).

Federal Elements of Comprehensive Plan

The project is consistent with the Preservation and Historic Features Element of the Comprehensive Plan regarding the existing appearance and condition of the street. The project is also consistent with the Element of the Comprehensive Plan because its new building façade does not negatively impact F Street, NW. The use of high quality materials in the exterior of the new structure is adhered to from all viewpoints at street level. Further, the placement of windows to create a pattern to visually enhance the building walls is achieved in a successful fashion.



SUMULATED PERSPECTIVE VIEW OF NEW RESIDENCE HALL AS SEEN LOOKING EAST ALONG F STREET, NW