GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

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MEMORANDUM

DATE April 29, 2005

TO. District of Columbia Zoning Commission

FROM Ellen McCarthy, Director

SUBJECT Zoning Commission Case No 05-11 (Quigley's - 2036 G Street N.W)

APPLICATION

Pursuant to 11 DCMR Sections 210 and 3104, Further Processing as a Special Exception in Accordance with an Existing Campus Plan for George Washington University to Permit Renovation and Addition to Existing Quigley's Building and Use of Building as a Food Service Venue, on Lot 816 in Square 103

SUMMARY RECOMMENDATION

The Office of Planning recommends approval of the proposed conversion of and addition to the existing Quigley's for use as a food service establishment

SITE AND AREA DESCRIPTION

The existing building is a three-story brick structure, with cellar, that is currently used as university related office space The lot is 2,414 square feet, of which the current building occupies approximately 50%, or 1,210 square feet The rear of the lot is occupied by a fenced basketball court. The square is entirely university owned and contains university uses To the east is a residential building To the south across an alley are row house buildings containing university offices Both 21st Street to the north, and G Street to the west are filled with university academic buildings The site and the properties in all four directions are zoned R-5-D and are part of the approved George Washington University Foggy Bottom Campus Plan

ZONING COMMISSION
District of Columbia
CASE NO. 05-11
EXHIBIT NO. 11

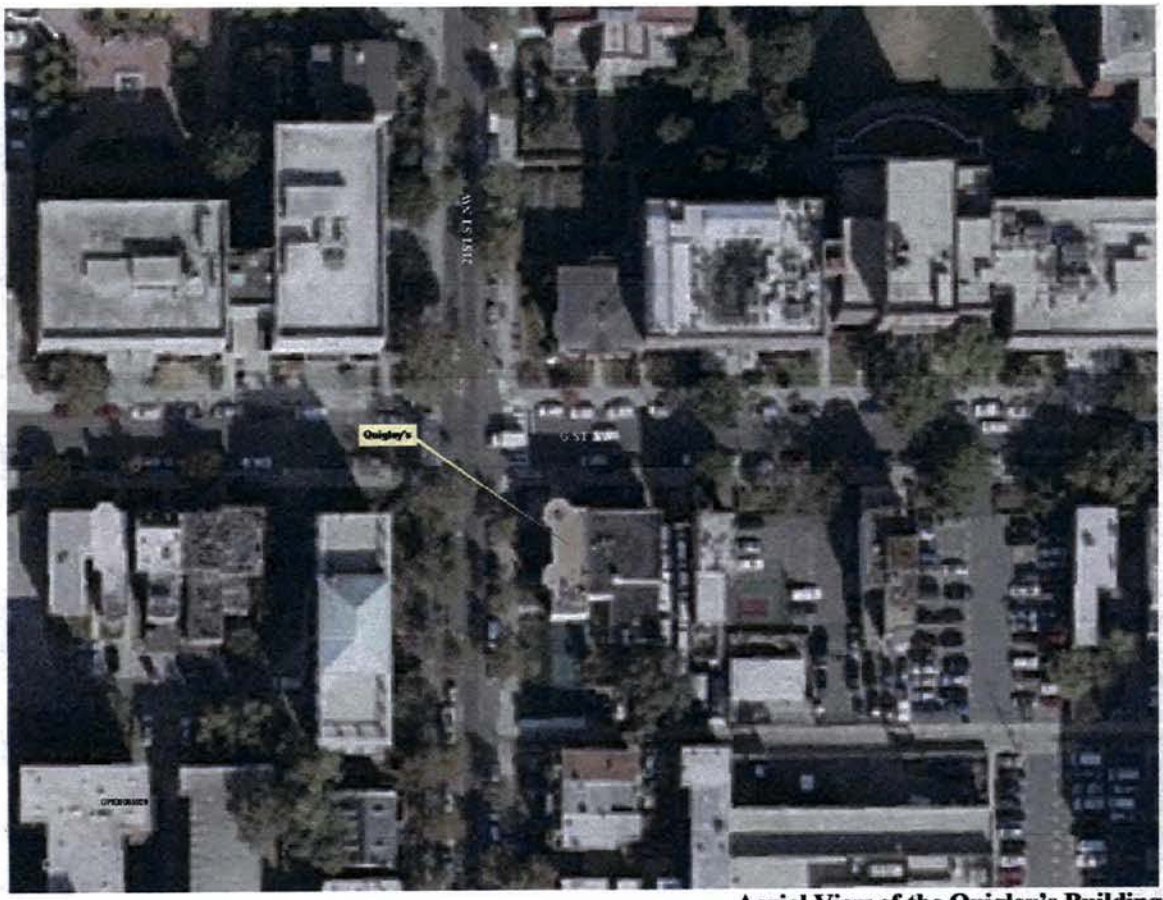
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APPLICANT'S PROPOSAL

George Washington University proposes to put a 600 square foot addition on the rear of the building, raising the lot occupancy to 75%, or 1810 square feet. The gross floor area would increase from 3630 square feet to 5430 square feet. The building would not increase in height from the existing 38 feet. The new rear yard would be 30 feet from the rear alley. The architecture of the new construction would be complementary to the existing building.

The building would be renovated for use as a food service venue. The first and second floor would be used for public seating and could contain over 100 seats. The top floor has been suggested as private event space with approximately 20 seats. The plan calls for an outdoor seating area in the public space to the west of the building on a seasonal basis. The proposed food service venue would be primarily focused on students and university employees, but would be open to the public.

The reuse of this building as food service had been previously proposed as an amenity by the University in conjunction with the PUD approval of the Square 103 Residence Hall on the south side of this square (ZC 03-29). Completion of the proposed project would fulfill that proffer.



Aerial View of the Quigley's Building

ANALYSIS

Conformity with the Campus Plan
While the Quigley's building is not specifically called out in the Campus Plan, it is identified as a preferred site for development of academic and administrative uses The proposal is not strictly academic in nature, but fits with the larger intent of the plan of development of the site for university uses Moreover, it is consistent with the amenity package of the previously approved PUD for the residence hall on the same square

Urban Design
The 21st Street frontage of this block is low scale and distinctive in nature The proposal relates to the scale and character of both the existing building and the surrounding area. The proposal does not add height to the existing structure The original Quigley's Pharmacy building will be unchanged in structure or general appearance The addition will maintain similar materials and a similar feel from the existing building in order to not affect the character of this distinctive building The overall proposal is both sensitive to and complementary of the surrounding area.

Transportation
The applicant believes that the vast majority of people using this facility will walk or use public transportation Even patrons who have driven to campus will have traveled for class or work rather than solely to eat at the restaurant This means that trip generation and traffic as a result of the proposed use should be very low Parking and traffic effects on the surrounding area as a result of this application should be very low

OP has been in touch with DDOT regarding this application As of this date, DDOT has expressed no concerns with the project or potential traffic impacts

Special Exception Requirements
Section 210 1 of the Zoning Regulations provide for use as a college or university as a special exception in an R-1 District if approved by the Zoning Commission under Section 3104, subject to the provisions outlined in that section Section 352 2 allows for such uses to be permitted as a special exception in an R-5 District

Section 210 2 indicates that "each proposed structure shall be located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions The Office of Planning does not believe that the proposed use or addition will be objectionable to neighboring properties

Section 210.3 provides that the bulk requirements normally applicable in the residential district may be increased, provided that the total bulk of all buildings and structures on campus shall not exceed the gross floor area prescribed for the R-5-D District (3 5 FAR) The existing FAR of Quigley's is approximately 1 5 The University has indicated that the addition will result in an FAR on the lot of 2 25 The University has also indicated

that with the additional space of this project the cumulative FAR of all buildings on campus will be 2 89 FAR, below the 3 5 FAR limit for the campus as a whole

Section 210 4 requires the applicant to prepare a campus plan. A campus plan for George Washington University has been approved by the Board (BZA Application No 16553) The existing plan expires in 2009 As noted previously, this project was not specifically mentioned in that plan, however the site is identified as a potential development area in Figure M of the approved plan

Section 210 5 deals with interim use of land or improved property within a reasonable distance or a university campus This provision does not apply to this application

Section 210.6 deals with a major new building moving off a campus and is not applicable to this application

Section 210.7 requires the Commission to consider, to the extent they are relevant, the policies of the District Elements of the Comprehensive Plan. 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.*

Most of these Comprehensive Plan policies deal with the impact of George Washington University on the Foggy Bottom and West End neighborhoods, especially with reference to student housing Other sections talk about capitalizing on the cultural and educational opportunities provided by the District's universities None of the above policies directly addresses commercial university uses. The renovation and addition will not have the negative effects on housing and traffic described in these sections and can be considered not to have any inconsistency with the Plan

Section 210 8 requires that as an integral part of an application requesting approval of new building construction, the university shall certify and document that the proposed building is within the floor area ratio (FAR) limit for the campus as a whole As indicated above, the University has indicated that with the additional space of this project, as well as other proposed projects, the cumulative FAR of all buildings on campus will be 2 89 FAR, below the 3 5 FAR limit for the campus as a whole.

Section 210.9 provides that before taking final action on an application, the Commission shall submit the application to the D C Office of Planning and the D C Department of Public Works for review and written report That has been done and this is the report of the Office of Planning

Section 3104 4 Also requires the Zoning Commission to determine that the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property This use has been considered in the PUD case ZC 03-29 and is located withing the boundaries of the existing campus plan

For the reasons previously outlined, the Office of Planning believes that a special exception to permit renovation and addition to Quigley's Pharmacy building for use as a food service venue will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map and will not tend to affect adversely the use of neighboring property

COMMUNITY COMMENTS

Advisory Neighborhood Commission 2A discussed this further processing case at their meeting on April 20, 2005. In the resolution sent to the Zoning Commission dated April 24, 2005 and received by this office on April 28, 2005, ANC-2A indicated that it does not oppose the proposed addition and renovation of Quigley's Pharmacy building for use as a food service venue

The Office of Planning is aware of no neighborhood opposition to this project

OTHER AGENCY COMMENTS

This case has been referred to the Department of Public Works and District Department of Transportation for comment.

RECOMMENDATION

The Office of Planning recommends approval of the proposed addition and renovation at 2036 G Street N W

EM/tp