GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

TO: Zoning Commission of the District of Columbia

FROM: Ellen M McCarthy
Director

DATE: November 17, 2005

SUBJECT: **Z.C. CASE NO. 05-31** – Request filed by Pillsbury Winthrop Shaw Pittman, LLP for a special exception for further processing for Georgetown University, proposed by the President and Directors of Georgetown College at 3700 O Street, N.W

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APPLICATION

This applicant proposes to construct a building consisting of 171,057 square feet of gross floor area to house the McDonough School of Business and a multi-sports facility with 41,397 square feet of gross floor area and seating for 4,500 in the stands A parking garage below the McDonough School of Business will provide approximately 194 spaces

SUMMARY RECOMMENDATION

The Office of Planning recommends **APPROVAL** of the application subject to the following condition

1 All athletic events at the Multi-Sports Facility expected to draw over 100 visitors shall begin before 4·00 p.m or after 7 00 p m.

This condition is similar to the one required for the former Harbin Field, under Condition No 4 of the approved 2000-2010 Georgetown University Campus Plan

BACKGROUND

Board of Zoning Adjustment Order No 16566-F approved the 2000-2010 Georgetown University Campus Plan on April 5, 2005, subject to the following conditions

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.

2. The Applicant shall not increase undergraduate enrollment above the cap of 6,016 This cap shall apply traditional full-time undergraduate students (that is, undergraduate students who require housing) and shall be calculated as an average of the total enrollment of traditional undergraduate students during the Fall and Spring semesters of the academic year.

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EXHIBIT NO.18

3 The Applicant shall implement and enforce programs, as described in Findings of Fact No 35-37 and set forth in Exhibit No 191 of the record, designed to mitigate any adverse impacts associated with students living off-campus in the neighborhoods in the vicinity of the campus

4 The applicant shall avoid scheduling events that attract large numbers of visitors to the campus during the peak 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 campus parking areas and to facilitate 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

5 The Applicant shall maintain a parking inventory of no more than 4,080 off-street parking spaces within the campus boundary

6 The Applicant shall enhance its Transportation Management Program, described in Finding of Fact No 20, so as to promote greater transit usage, including increased transit ridership of the GUTS bus service, and to work with the community, MedStar, and the Department of Public Works as part of a cooperative effort to look at mitigations strategies for Reservoir Road

7 The Applicant shall prepare a revised campus plan that is consistent with this Order, accompanied by a table of changes that lists each change In addition, the Applicant shall include in the revised Campus Plan its Code of Student Conduct; Guide to Off-Campus Living, description of its New Office of Campus Student Affairs Program, and any other documents reflecting the programs, policies and procedures it has or will institute, and to which it is required to implement and enforce, pursuant to condition no. 3 of this Order, including those described in Findings of Fact No 35-37 and set forth in Exhibit No 191 of the record The Applicant shall submit an original and 10 copies of the revised plan to the Board no later than 30 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 14 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 proceedings are warranted or shall certify the revised copy 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 Zoning Administrator

A further processing to the 2000-2010 Georgetown University Campus Plan was approved by Zoning Commission Order 02-32 on April 14, 2003 to permit the Performing Arts Center.

A second further processing to the 2000-2010 Georgetown University Campus Plan was approved by Zoning Commission Order 05-06 on June 13, 2005 to permit a second Cyberknife facility at Georgetown University Hospital.

PROJECT DESCRIPTION

The applicant requests special exception approval for further processing under the approved campus plan to.

1 Construct a new McDonough School of Business; and

2. Renovate the former Harbin Field into a Multi-Sports Facility.

McDonough School of Business
The McDonough School of Business building is proposed to be a five-story building with approximately 171,057 square feet of gross floor area and two levels of underground parking providing approximately 194 spaces. The building will consolidate all of the programs, teaching, staff, classroom and meeting facilities of the business school into one building The parking within the garage below the building will provide parking for the campus as a whole and not specifically for the business school.

Multi-Sports Facility
The Multi-Sports Facility is proposed to consist of 41,397 square feet of gross floor area providing space for locker rooms, training facilities, concessions stands and a press box There will be stand seating for 4,500, with 2,000 seats in the east stands and 2,500 in the west stands. The Multi-Sports Facility is proposed to be located in approximately the same location as Harbin Field

ZONING REGULATIONS
Section 210 of the Zoning Regulations, Colleges and Universities, sets forth the criteria required for approval of university uses within residential zone districts

210.1 *Use as a college or university that is an academic institution of higher learning, including a college or university hospital, dormitory, fraternity, or sorority house proposed to be located on the campus of a college or university, shall be permitted as a special exception in an R-1 District if approved by the Zoning Commission under § 3104, subject to the provisions of this section.*

The subject application requests special exception approval by the Zoning Commission to permit the construction of university buildings on the main campus of Georgetown University within a residential zone district

210.2 *Use as a college or university 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 proposed new McDonough School of Business will not result in an increase in the number of students. Rather, it will consolidate the activities of the school of business that are currently scattered around the Campus into one location.

The parking garage proposed to be located beneath the building will not increase the number of parking spaces available on campus, but will instead replace 194 existing surface parking spaces with 194 garage spaces.

The Multi-Sports Facility will replace Harbin Field. Its location within the central portion of the campus reduces the impact that this facility will have on the surrounding

community. The combination of surrounding buildings buffering any noise and the effect of the distance of the facility to the surrounding neighborhood lessens the impact of any noise that may be generated.

As the proposed Multi-Sports Facility is a facility similar to Harbin Field, it should be required to conform to Condition No 4 of the Campus Plan. That condition requires that the applicant avoid scheduling events that attract large numbers of visitors to the campus during the peak times of 7 a.m. to 9 a.m. and 4 p.m. to 7 p.m., and that any event anticipated to attract more than 100 visitors should begin either before 4 00 p.m. or after 7·00 p m The application proposes that the Multi-Sports Facility will be subject to this condition

Therefore, the proposed McDonough School of Business and the Multi-Sports Facility are not likely to become objectionable to neighboring property.

210 3 *In R-1, R-2, R-3, R-4, R-5-A, and R-5-B Districts, the maximum bulk requirements normally applicable in the districts may be increased for specific buildings or structures, provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-B District. In all other Residence Districts, similar bulk increases may also be permitted; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-D District Because of permissive increases as applicable to normal bulk requirements in the low-density districts regulated by this title, it is the intent of this subsection to prevent unreasonable campus expansion into improved low-density districts*

The subject application proposes to increase the FAR from 1.13 to 1 17, which is less than the maximum FAR permitted of 1 80.

210 4 *As a prerequisite to requesting a special exception for each college or university use, the applicant shall have submitted to the Commission for its approval a plan for developing the campus as a whole, showing the location, height, and bulk, where appropriate, of all present and proposed improvements, including but not limited to the following:*

(a) Buildings and parking and loading facilities,

(b) Screening, signs, streets, and public utility facilities,

(c) Athletic and other recreational facilities; and

(d) A description of all activities conducted or to be conducted on the campus, and of the capacity of all present and proposed campus development.

The 2000-2010 Campus Plan, approved by the Board of Zoning Adjustment of April 5, 2005, includes a plan for all present and proposed improvements The McDonough School of Business site is recommended for "academic/administration" use, consistent

with the application The Multi-Sports facility is recommended for "athletic" use, also consistent with the application

The FAR for the campus will increase to 1 17, less than the maximum 1.8 permitted.

210.5 *Within a reasonable distance of the college or university campus, and subject to compliance with § 210 2, the Commission may also permit the interim use of land or improved property with any use that the Commission may determine is a proper college or university function*

The subject application does not propose interim use of land located off-campus

210.6 *When a major new building that has been proposed in a campus plan is instead moved off-campus, the previously designated site shall not be designated for, or devoted to, a different major new building unless the Commission has approved an amendment to the campus plan applicable to the site, provided, that for this purpose a major new building is defined as one specifically identified in the campus plan*

No major new buildings are proposed to be moved off-campus as a result of this application

210 7 *In reviewing and deciding a campus plan application or new building construction pursuant to a campus plan, the Commission shall consider, to the extent they are relevant, the policies of the District Elements of the Comprehensive Plan*

The subject application is for the construction of an academic building and an athletic facility, pursuant to the approved Campus Plan. The request is consistent with the policies of the District Elements of the Comprehensive Plan, including the following:

> "*The objective for major institutional complexes is to undertake coordinated planning for the continued, reasonable development of the major institutional complexes in Ward 2*" (§ 1341.1)

The proposed academic building for a business school and the athletic facility are reasonable additions to a university campus.

210.8 *As an integral part of the application requesting approval of new building construction pursuant to a campus plan, the college or university shall certify and document that the proposed building or amendment is within the floor area ratio (FAR) limit for the campus as a whole, based upon the computation included in the most recently approved campus plan and the FARs of any other buildings constructed or demolished since the campus plan was approved*

The subject application contains documentation of the existing and proposed FARs for the campus as a whole. The proposed FAR is 1 17, less than the maximum 1 80 permitted.

210.9 *Before taking final action on an application for use as a college or university, the Commission shall submit the application to the D C Office of Planning and the D C Department of Transportation for review and written reports*

The subject application was referred to the Office of Planning and the Department of Transportation for review and written reports The District Department of Transportation, in a memorandum dated November 17, 2005, informed the Office of Planning that it does not object to the application

Based on the analysis above, the Office of Planning concludes that the subject application is in conformance with the provisions of the § 210

COMMUNITY COMMENTS
ANC 2E, at its regularly scheduled meeting of October 4, 2005, voted 7-0 to support "*the construction of a new McDonough School of Business facility and a new Multi-Sports Facility*".

AGENCY COMMENTS
The **District Department of Transportation,** in a memorandum dated November 17, 2005, stated that it does not object to the application.

Comments were also solicited from **FEMS, DOH,** and **MPD,** but none were received

The **U.S Commission on Fine Arts** granted conceptual approval to the new McDonough School of Business building on June 17, 2004 The Multi-Sports Facility received conceptual approval on July 15, 2005

RECOMMENDATION
The Office of Planning recommends **APPROVAL** of the application subject to the following condition

1. All athletic events at the Multi-Sports Facility expected to draw over 100 visitors shall begin before 4.00 p.m. or after 7.00 p.m

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