BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA

Application of the President and Directors of Georgetown College
Campus Plan Further Processing

Z.C. Case No. 05-__
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PRELIMINARY STATEMENT OF THE APPLICANT

I. NATURE OF RELIEF SOUGHT

Pursuant to 11 DCMR § 3104 and in accordance with § 210 of the Zoning Regulations, the President and Directors of Georgetown College (hereinafter "**GU**" or "**Georgetown**") request special exception approval for the further processing of an approved campus development plan to permit the construction of a McDonough School of Business facility and the renovation of the former Harbin Field into a multi-sports facility. Both of these projects are located on the mid-campus portion of the Georgetown Campus.

No variances are requested in this application, and the requested special exception relief fully meets the requirements of the Zoning Regulations. The Commission of Fine Arts found no objection to the concept design for both projects.

II. INTRODUCTORY STATEMENT

History and Status of the Campus Plan

Georgetown submitted its proposed Campus Plan for the period 2000 through 2010 (the "**Campus Plan**") to the Board of Zoning Adjustment ("**BZA**" or "**Board**") on January 31, 2000. The Campus Plan was approved subject to conditions and was subsequently appealed by Georgetown to the D.C. Court of Appeals. The Court of Appeals determined that certain conditions relating to a freeze in student enrollment and student behavior off-campus were not supported by substantial evidence in the record. Accordingly, the Court vacated the order and

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remanded it to the BZA for further proceedings. On June 7, 2005, the Board issued a Corrected Order on Remand (BZA Order No. 16566-F) approving the Campus Plan until December 31, 2010. In accordance with the requirements of that Order, Georgetown submitted an updated Campus Plan document to the BZA and all parties on July 20, 2005.

III. REQUESTED SPECIAL EXCEPTION

Construction of McDonough School of Business

Georgetown proposes to construct a new McDonough School of Business facility (the "**MSB**") on the mid-campus portion of the Georgetown Campus, as shown on the site plan included in the plans for the MSB attached as Exhibit A. The MSB will include five stories, approximately 171,057 square feet of gross floor area, and two levels of below-grade parking including approximately 194 parking spaces[1].

The MSB facility will provide the physical infrastructure to support the mission and goals of Georgetown by housing all business programs, teaching, staff, classroom, and informal meeting facilities within a single building. The building design includes a four story central atrium that provides a visual and functional link to all program areas of the facility. Three wings of the building are enclosed by an elliptical, four story volume on the east to form the building's footprint. The MSB will form the western half of a new academic quadrangle that will be completed with the construction of a new Science Center at some point in the future.

The MSB's massing, materials and detailing help integrate the building into the fabric of the historic campus core. The building exterior will include masonry (field stone, brick, and cast stone) walls with aluminum windows and slate and metal clad roofs. The architectural details of

[1] Georgetown does not request the raising of the on-campus parking space cap of 4,080 spaces. The approximately 194 parking spaces included in the MSB building will replace spaces that were previously scattered throughout the Campus on surface parking lots.

this building will be similar in character to other buildings on campus such as Copley and White-Gravenor Halls. The area surrounding the MSB building will include landscaping and brick, stone, asphalt and concrete hardscape features. Plans, elevations, and sections of the proposed MSB building are attached as Exhibit A.

Construction of the Multi-Sports Facility

The proposed Multi-Sports Facility (the **"MSF"**) will replace the existing temporary stands on Harbin Field. The MSF will accommodate a total seating capacity of 4,500 (2,000 in the east stands and 2,500 in the west stands). The existing Harbin Field includes approximately 3,700 seats. The MSF will be used year round for practices and games for lacrosse (men's and women's teams), football (men) and soccer (men's and women's teams). The MSF will also host special events including graduation and student activities. The MSF will also include approximately 41,397 square feet of gross floor area that will provide locker rooms, training facilities, concessions stands, and a press box.

The proposed design of the MSF allows the field area to continue to function as a main open space for the mid-campus and reinforces the urban and pedestrian nature of the campus. Four entrances to the MSF, marked by gothic entry pavilions, are located at the north/south and east/west mid-campus walks. The proportions of the pavilions, colonnade, and detailing of the MSF incorporate the Collegiate Gothic character of the campus and the surrounding campus buildings, White-Gravenor and Copley Halls. The colonnade pilasters will have brick facing with a rusticated base, precast concrete lintels, coping and Gothic arches. The railing and balcony stringers, and finials will be steel with a coated finish. The perimeter fencing will be a combination of brick faced masonry post with a pre-cast concrete base and wrought iron. Plans and elevations of the proposed MSF are attached as Exhibit B.

IV. JURISDICTION OF THE COMMISSION

Effective December 8, 2000, the authority to hear and decide new campus plan and further processing applications became exclusively vested in the D.C. Zoning Commission (the "**Commission**") pursuant to 11 DCMR § 3035. Each case is processed and heard under the special exception provisions of § 210 of 11 DCMR.

Uses that are permitted by special exception are presumed to be appropriate for the applicable zoning district as long as certain conditions are satisfied. In considering special exception applications, the Commission must consider only whether the relevant conditions and special exception criteria have been met. If the applicant meets its burden, the Commission ordinarily must grant the application . *See First Baptist Church of Washington v. District of Columbia Board of Zoning Adjustment,* 432 A.2d 965 (1981); *Stewart v. District of Columbia Board of Zoning Adjustment,* 305 A.2d 516, 518 (1978).

In recent decisions, the D. C. Court of Appeals has reaffirmed the reviewing agency's jurisdiction and scope of review in campus plan cases and has made clear that in reaching its decision the reviewing agency may take into consideration such factors as institutional necessity. *See, e.g., Draude v. District of Columbia Board of Zoning Adjustment,* 582 A.2d 949, 955 (1990). Further, the Court has distinguished the broader public good referenced in the Zoning Regulations from the more narrow interests of neighboring property owners.

V. COMPLIANCE WITH THE REQUIREMENTS OF §210

In all respects, the requested special exception approval fully complies with §210 of the Zoning Regulations. The specific zoning requirements, and Georgetown's satisfaction of those requirements, are addressed in detail below.

A. College or University Which is an Academic Institution of Higher Learning (Subsection 210.1)

Georgetown University was founded as an educational institution of higher learning in 1789 and received its federal charter in 1815.

B. The Use is Located so that it is Not Likely to Become Objectionable to Neighboring Property (Subsection 210.2)

No student enrollment increase is directly related to the construction of the MSB building or the MSF. An increase in faculty and staff levels of approximately 3.0% is anticipated as a result of these projects. The mid-campus location of the MSF and the MSB building will help minimize any noise, lighting or visual impacts that the projects may have on neighboring properties.

In addition, the MSF is located at an elevation that is substantially lower than any neighboring properties. The existing campus buildings will help buffer any noise created by this use. Moreover, the construction of the MSF will reduce the use of Yates Field, which is located closer to neighboring properties, and will minimize objectionable impacts on neighboring properties related to athletic events on the Georgetown Campus.

Traffic Impacts

The proposed 194 parking spaces in the below-grade parking garage of MSB are not expected to cause any redistribution of traffic on neighboring streets related to vehicles coming to the GU Campus. Since the overall parking space cap is not impacted, there is no expected adverse impact regarding available parking spaces on the GU Campus and no additional vehicular trips to the GU Campus are expected as a result of the construction of the MSB.

The MSF is expected to be ready for use in 2008 or earlier. The intensity of use of the MSF for athletic events is expected to be similar to the existing use of the athletic fields on the GU Campus. The number, days and times of athletic events for 2004 - 2005 is discussed in

detail below.

Football

In 2005, Georgetown's football team will host six home games, all of which are scheduled for Saturday afternoons.

Lacrosse

This past year, the men's lacrosse team played six home games, all of which were played on weekends. This past season, the women's lacrosse team hosted eight home games, including one tournament game. While a number of the games were played on Saturdays, the women's lacrosse team also played several games on Wednesdays. One game took place on a Thursday, however, this was the first round of the NCAA tournament, which will not always be at Georgetown.

Soccer

The men's soccer team will play eight games at home this year, three of which will take place on the weekend. Those that will be played during the week are scheduled for early enough in the afternoon to eliminate any possible effects lighting or noise may have on neighbors. The women's soccer team will host nine games this year, with over half of them taking place on the weekend. Again, those that are scheduled during the week will take place at a time when neither noise nor light would have any effect on the neighbors.

The MSF will also be used for various occasions, including graduation and student activities. Graduation typically takes place on the Saturday before Memorial Day weekend. These other events are expected to occur on days and at times that do not conflict with peak traffic or parking demand on neighboring streets.

Due to the limited number of athletic events and other special events at MSF that are

expected to occur during peak traffic and parking demand periods, it is unlikely that the construction of MSF will have any objectionable impacts on neighboring properties.

C. Compliance with the Maximum Bulk Requirements (Subsection 210.3)

Georgetown's overall FAR is 1.13, which is well below the 1.8 FAR permitted under the zoning regulations. The two projects will add approximately 212,448 square feet of gross floor area to the Georgetown campus. The additional 212,448 square feet of gross floor area will result in an overall FAR for the campus of 1.17.

D. Submission of a Plan for Developing the Campus as a Whole (Subsection 210.4)

As noted above, Georgetown filed its 2000 – 2010 Campus Plan on January 31, 2000. The Board issued a Corrected Order on Remand (BZA Order No. 16566-F) on June 7, 2005 approving the Campus Plan. No amendments to the Campus Plan are proposed as a result of this special exception application. The Campus Plan anticipated the construction of both of these projects.

The Campus Plan notes that "the primary facility deficiencies identified on campus are the need for new academic space to meet existing needs and enhanced student life/athletic space to improve the quality of campus life". (Approved Campus Plan dated July 20, 2005, p. 16.) The proposed MSB and MSF projects address these noted deficiencies. The existing business school faculty and classrooms are scattered throughout the campus. As noted above, the proposed MSB building will house all graduate and executive MBA programs, and the vast majority of the undergraduate classes, in a single facility.

In regard to athletic and recreational activities, the approved Campus Plan noted its support for the:

University's athletic and student life goals of providing athletic fields and facilities of

sufficient number and quality in relative proximity, to allow the athletics department to compete effectively within its sports divisions and to provide students with the opportunity for informal play. General strategies to achieve these goals are:

- Increase the functionality of existing and planned facilities.
- Increase the utilization of facilities.
- Develop facilities that support Title 9 requirements.
- Develop facilities that meet NCAA requirements.

(Approved Campus Plan dated July 20, 2005, p. 24.)

In furtherance of those goals, the Campus Plan calls for the:

[r]edesign of Harbin Field into a multi-sports facility that meets NCAA regulations for football, soccer and lacrosse. The redesigned Harbin Field supports the integration of the athletics into campus life by allowing for more varsity sports to play in the center of campus.

(Approved Campus Plan dated July 20, 2005, p. 24.)

E. No Interim Use of Land is Proposed (Subsection 210.5)

No interim use of land is requested as a result of these special exception applications.

F. No New Use Sought for Approved Site of Buildings Moved Off Campus (Subsection 210.6)

Georgetown does not seek approval for any new use of a previously approved building site and thus complies with this section.

G. Compliance with the Policies of the District Elements of the Comprehensive Plan (Subsection 210.7)

The Project is not inconsistent with the policies of the District Elements of the Comprehensive Plan. The Project will further the goals and objectives of the Ward 2 Element of the Comprehensive Plan by enhancing educational facilities in the ward without adversely impacting adjacent residential areas.

H. The Proposed Buildings Are within the Floor Area Limit for the Campus as a Whole (Subsection 210.8)

The existing Campus Plan FAR of 1.13 is within the permitted 1.8 FAR prescribed for

the residentially zoned portions of the campus. The Project will add approximately 212,448 square feet of gross floor area to the campus, which will result in a new Campus FAR of 1.17.

I. Referral to the District of Columbia Office of Planning and the District of Columbia Department of Public Works (Subsection 210.9)

Georgetown will forward a copy of the application to the Office of Planning and DDOT for their review and report.

VI. COMMISSION OF FINE ARTS

Both projects have received concept approval from the Commission of Fine Arts, which has jurisdiction over the Georgetown Campus pursuant to The Old Georgetown Act. Copies of the letters indicating the Commission's lack of objection to the projects are attached as Exhibit D.

VII. WITNESSES

1. Representatives of Georgetown University
2. Representative of Architect for the McDonough School of Business building
3. Representative of the Architect for Multi-Sports Facility
4. Representative of the Traffic and Parking Consultant

VIII. EXHIBITS IN SUPPORT OF APPLICATION

Exhibit A: Plans for the proposed MSB building.

Exhibit B: Plans for the proposed Multi-Sports Facility.

Exhibit C: Photographs of the mid-campus portion of the Georgetown Campus.

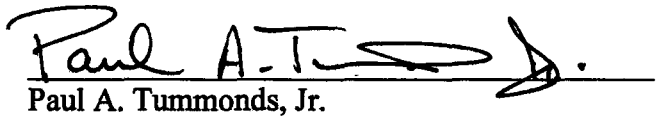
Exhibit D: Letters of no objection from the Commission of Fine Arts.

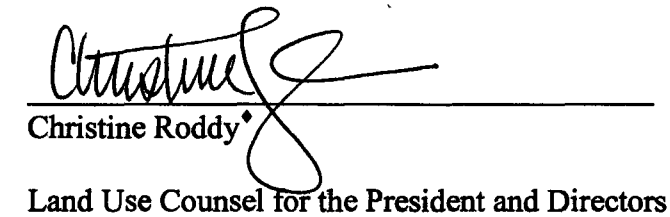
IX. CONCLUSION

For the reasons stated above, the proposed MSB and MSF projects satisfy the requirements for special exception approval of an approved campus plan in accordance with §210 of the Zoning Regulations. Accordingly, it is respectfully requested that the Commission approve this special exception application.

Respectfully submitted,

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♦ Not admitted in DC, supervised by members of the DC Bar