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THE GEORGE WASHINGTON UNIVERSITY
2010 MOUNT VERNON CAMPUS PLAN

*A VISION FOR AN ACADEMIC VILLAGE
AT THE MOUNT VERNON CAMPUS*

ZONING COMMISSION
District of Columbia

CASE NO. 09-19

EXHIBIT NO. 2 ZONING COMMISSION
District of Columbia

CASE NO.09-19
EXHIBIT NO.2

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PREFACE / EXECUTIVE SUMMARY

The George Washington University's Mount Vernon Campus integrates the resources of a major urban research university with the unique experience and focus of a more traditional, residentially-oriented campus. As a campus with its own sense of place and geography as well as a unique set of academic and extracurricular program offerings, the Mount Vernon Campus, while complementary to its Foggy Bottom counterpart, represents a unique living and learning experience and is governed by a separate and distinct campus plan.

Since 1999, The George Washington University has operated the Mount Vernon Campus pursuant to an order of the D.C. Board of Zoning Adjustment in 1999 in Application No. 16505 ("the 2000 Plan"). Two further processing applications were approved concurrently with the 2000 Plan: an addition to Somers Hall to provide additional student residential space and an athletic facilities project that included the construction of a softball field and an elevated tennis court structure which provides underground storage, athletic support space, and vehicular parking spaces.

A further processing application and related Campus Plan Amendment was approved by the D.C. Zoning Commission in 2007 for the construction of a new residence hall to replace the former Pelham Hall, including the reallocation of gross floor area from other approved campus plan projects to accommodate a larger building than was previously approved in the 2000 Plan at that site. The application also included approval of a new secondary access road on the campus. No other applications have been filed since that time.

This document contains the University's application to the D.C. Zoning Commission for a new campus plan for a ten-year period commencing in 2010 ("the 2010 Plan"). This document also contains the University's request for further processing approval for a change in use and an addition to Ames Hall, as well as a request for relief from the roof structure requirements on this site in order to accommodate the proposed addition.

SECTION 1: INTRODUCTION

1.1 The George Washington University and the Mount Vernon Campus

The George Washington University, founded in 1821, acquired Mount Vernon College in 1999 creating The George Washington University Mount Vernon Campus. The campus, which was home to Mount Vernon Seminary prior to its operation as Mount Vernon College, is located at 2100 Foxhall Road in Northwest Washington, DC adjacent to the Foxhall and Palisades neighborhoods.

Today, the 23-acre campus is a fully integrated co-educational "Academic Village" that is a complement to GW's Foggy Bottom Campus. The Mount Vernon Campus offers a unique living and learning community that combines the resources of a major international research university with the benefits of a campus that is smaller yet easily accessible to downtown DC and all that the nation's capital has to offer.

The campus is home to undergraduate students – primarily freshmen and sophomores – and offers a wide variety of academic and student life opportunities. For example, the Women’s Leadership Program, offering a special curriculum for first year female students, is based at the Mount Vernon Campus and maintains the signature legacy of the Mount Vernon Seminary and College’s commitment to women’s education. In addition, there are also graduate programs that call the Mount Vernon Campus “home” including graduate programs in Interior Design and Forensic Science.

Since GW acquired Mount Vernon College in 1999, The George Washington University’s Mount Vernon Campus has experienced notable change. When GW took over operations of the campus in 1999, for example, the campus was still a single-sex residential campus; today it is a fully integrated co-educational campus. As the campus has evolved, there have been a number of changes in the campus’ program offerings and the “role” of the campus within the GW community. As such, development of the campus’ physical space has not progressed as quickly as previously anticipated. Notwithstanding, the University continues to have high aspirations for the unique atmosphere that is provided at the Mount Vernon Campus and believes that the Mount Vernon Campus provides a unique academic opportunity for its students. During the course of the 2010 Plan, GW anticipates further evolution of the campus as a living and learning community with a unique and special set of program offerings with a focus on the addition of academic space to the campus to create a sense of place that is best described as an “Academic Village.”

Development of the Mount Vernon Campus is currently governed by *The George Washington University at Mount Vernon College Campus Plan: Years 2000 through 2010*. Since the 2000 Plan, the University has added over 150,000 square feet of state-of-the-art facilities including a residential addition to Somers Hall, a tennis and parking facility and a new 287-bed undergraduate residence hall currently under construction at the Pelham Hall redevelopment site.

1.2 Accommodating GW’s Space Needs

1.2.1 *The Need for Space*

Looking forward, the future development of academic space on the campus that is contemplated in the 2010 Plan has been shaped by the University’s vision for an Academic Village at the Mount Vernon Campus, including providing academic space to serve the campus’ resident population as well as student support facilities to enhance the educational experience of all GW students.

The University believes that the space required to create this living and learning environment can be met during the course of the 2010 Plan by reallocating the gross floor area (“GFA”) previously approved under the 2000 Plan. Thus, the 2010 Plan reallocates the remaining GFA to new sites in order to improve the campus’ sense of community and provide a balance of uses to meet student, faculty and community needs. Additionally, development of new and modernized facilities responsive to evolving academic and technological needs – for example, modern classrooms with integrated technology – will be essential in maintaining

GW's status as world-class university and solidifying the unique role of the Mount Vernon Campus within the University context. The timeline for construction of new space will be informed by the future programmatic offerings on the campus, beginning with the immediate implementation of the renovation and addition to Ames Hall proposed as a part of this application.

1.2.2 *Student Population*

The 2000 Plan recognized that student enrollment would increase as the campus evolved and GW moved forward to introduce new programs at the campus and construct new campus facilities. To this end, the 2000 Plan explicitly permitted the University to request an increase in its population cap after five years in recognition of this need for growth.

During the course of the 2000 Plan, the University did not seek an increase in its student enrollment caps; however, GW is now seeking an increase in its student enrollment caps as a part of the 2010 Plan. This Plan provides the University the opportunity to evaluate its projections for future campus requirements – including the completion and occupancy of the Pelham Hall redevelopment project as well as the addition of academic space to the campus with the renovation and addition to Ames Hall. As discussed in greater detail within this Plan, the University is requesting an increase in student population of the equivalent of 15% on a headcount basis and 10% on an FTE basis, when counted on any given day (the method provided under the 2000 Plan for determining enrollment). The proposed increase in students has been informed by the specific projects noted above as well as the distribution of space called for under the 2010 Plan and the goal of balancing academic and student housing on the campus.

1.3 Neighborhood Context

1.3.1 *Edge Conditions*

Berkeley Terrace (west), W Street (north), Foxhall Road (east), and Whitehaven Parkway (south) bound the Mount Vernon Campus¹. The western edge of the campus is primarily woodland, which provides a natural buffer between the campus and the adjacent single-family homes on Berkeley Terrace. The northern edge of the campus is a mix of woodland and dense landscaping that provides a similar buffer for the single-family homes on W Street. A vehicular entrance to the campus is also located on W Street, but its use is limited to visitors to the campus, access during special events and for access by emergency vehicles. The campus' eastern edge is along Foxhall Road, a minor arterial roadway, and is characterized by lawn with shade trees. New single-family homes are currently under construction across Foxhall Road. To the south, along Whitehaven Parkway, are primarily institutional uses, including St. Patrick's Episcopal Day School. The entrance to the Mount Vernon Campus for GW students, faculty, and staff is located on Whitehaven Parkway near

¹ Lot 806 in Square 1385 (along Berkeley Terrace), which is also owned by GW, is not included in the Campus Plan.

the intersection with Foxhall Road, and a second limited-use vehicular entrance to service the Pelham Hall redevelopment project has been constructed further west on Whitehaven.

A metal chain-link fence surrounds the majority of the campus borders. There is a sidewalk in public space along the campus' W Street frontage and portions of the Whitehaven frontage.

1.3.2 Community Relations and Community Benefits

The George Washington University is proud to be a part of the Palisades and Foxhall neighborhoods and has worked to be a good neighbor to those beyond the physical perimeter of the Mount Vernon Campus. GW currently holds quarterly meetings to provide updates on campus events and issues as well as a regular opportunity for neighborhood residents to raise issues and concerns. GW also regularly communicates with its institutional neighbors such as St. Patrick's Episcopal Day School to the south. In addition, GW's Associate Vice President & Dean of Freshmen currently lives in a GW-owned property on W Street adjacent to the campus and actively participates in neighborhood activities.

As a result, the University enjoys a generally positive relationship with its Mount Vernon neighbors. This relationship is based on GW's efforts to provide unique and tangible benefits to the surrounding community. These benefits include educational, cultural, recreational and athletic offerings; social programming such as the annual "Films on the Vern" film series; and availability of campus facilities, including the Mount Vernon pool, to outside organizations and the community. Additionally, the University encourages its students to give back to the District through volunteer activities and community outreach programs.

SECTION 2: THE COMMUNITY-BASED PLANNING PROCESS

For almost a year leading up to the filing of the 2010 Plan, the University has engaged in a comprehensive community-based planning effort in order to fully explore and evaluate the future development of the Mount Vernon Campus. As a part of this process, GW enlisted land use planners, architects, landscape architects, civil engineers, traffic consultants, acoustical engineers, environmental consultants, lighting specialists, archaeologists and historic preservation experts to help shape the 2010 Plan.

2.1 Community Meetings

Building on the successful community-focused approach of the 2007 Foggy Bottom Campus Plan, GW retained Ehrenkrantz, Eckstut & Kuhn Architects ("EE&K"), a design firm with extensive urban planning expertise (including the 2007 Foggy Bottom Campus Plan), to work with the University and its neighbors to envision the future of the Mount Vernon Campus. EE&K's work included a comprehensive review of GW's existing campus facilities and space resources, with the goal of determining how the University's forecasted academic

and student housing space needs could be accommodated within the existing Mount Vernon Campus while reinforcing its unique character.

EE&K's work has been consistently informed by community input as well as the work of the planning team, including EDAW, VIKA, and Wells & Associates. Between April and November 2009, GW hosted a series of monthly community meetings to discuss the future of the Mount Vernon Campus and each meeting focused on a key issue, selected based on the issues identified by members of community early in the planning process. (Exhibit D: Community-Based Planning Process: Meetings & Events) Meeting topics included design principles, noise, lighting, landscape, stormwater management, sustainability, traffic, and population counts. In addition to discussion of the featured topics, meetings also included a recap of issues previously discussed, as well as a discussion on the proposed locations for future campus development. The meetings yielded planning principles, design concepts, and ultimately, a framework plan for future development on the Mount Vernon Campus that is responsive to the issues raised by community members and accommodates GW's forecasted academic and student housing needs. Community input, issues and concerns raised during the series of meetings were captured and documented in a comprehensive "Issues Exhibit." Additionally, the University established a dedicated page on its neighborhood website¹ as a public resource for information and process-related materials that includes all meeting presentations and the Issues Exhibit. The website also provided a means for community members to provide feedback or request additional information.

Throughout the planning process, GW invited participation from all members of the community. Meeting announcements were circulated via advertisements in the Current newspapers to provide public notice of meetings, and in addition, neighborhood announcements were sent thru the Palisades Listserv, Foxhall Citizens Association listserv and GW's own neighborhood listserv. In addition, the University invited participation from the campus' Advisory Neighborhood Commission 3D ("ANC 3D") representative, the Palisades Listserv, Foxhall Citizens Association, and GW's own neighborhood listserv. With respect to ANC involvement, a representative of ANC 3D regularly participated in the monthly community meetings and GW presented an overview of the planning process and key concepts of the 2010 Plan to the full ANC at its October 2009 meeting. GW also reached out to local institutions as well as members of the GW community (including the board of trustees, faculty, staff, students and alumni) to gather feedback and comments as the planning process evolved.

2.2 Agency Consultation

During the community-based planning process, GW regularly consulted with District agencies for input and guidance. Early in the process, GW met with the DC Office of Planning ("OP") to initiate the process, and continued to engage OP with updates and through OP's attendance at the monthly community meetings. GW also held an on-site tour and visit at the start of the planning process with representatives of OP, District Department of Transportation ("DDOT"), and District Department of the Environment ("DDOE"),

1 http://neighborhood.gwu.edu/campusdev/CampusPlan_MountVernon.cfm

and continued to consult with these and other agencies on specific features of the 2010 Plan. For example, GW consulted with DC Fire and Emergency Medical Services on the proposed closure of the W Street entrance, which is described in Section 3. GW has also met with representatives of D.C. Historic Preservation Office (“HPO”) to discuss the impact of the 2010 Plan on potential architectural and archaeological resources. GW will continue to work with District agencies as it implements the 2010 Plan.

SECTION 3: THE DEVELOPMENT PLAN

The development plan set forth in the 2010 Plan accommodates the University’s forecasted academic and student housing needs, carries out objectives of the District of Columbia Comprehensive Plan, reinforces existing campus development patterns and reflects the various planning principles and design concepts developed through the inclusive and collaborative community-based planning process.

A draft development plan incorporating these planning considerations was presented to the community on October 22, 2009 at Community Meeting #7 of the community-based planning process. The University distributed hard copies of the draft, allowing community members to further review the proposal before a follow-up meeting on November 5, 2009. The University intends to continue to discuss the 2010 Plan with the community, ANC 3D, OP and other District agencies between filing and the public hearing.

3.1 Campus Character and Development Patterns

The Mount Vernon Campus features a variety of building types and organization patterns reflective of its evolution and growth.

At the campus core is a series of traditional brick buildings surrounding a campus quadrangle. The quadrangle is the center of campus activity with inviting benches, various landscape components, and a picturesque fountain, which often serves as the focal point during various campus events held in the quadrangle throughout the year. The quadrangle is bounded by a roadway that loops around the eastern portion of the campus and meandering pathways lead pedestrians to smaller scale spaces that are frequently used for reading, resting and socializing. To the north of the quadrangle are residence halls set into the wooded periphery of the campus. To the northwest of the quadrangle is the existing W Street entrance to the campus and a related gatehouse and surface parking lot.

The campus’ athletic facilities are generally located in the center and southern portions of the campus. West of the quadrangle, at the center of the campus, is a sports field used primarily by soccer and lacrosse teams. The campus’ tennis courts are located south of the field, above a single-level parking structure. South of the tennis and parking facility is an athletic center/gymnasium facility and an outdoor pool. Memberships to the tennis courts and pool are available to area neighbors. A softball field is located in the southeast corner of the campus, near the intersection of Foxhall Road and Whitehaven Parkway. The primary

vehicular entrance to the campus is located on Whitehaven Parkway between the softball field and the athletic center, providing easy access to the nearby parking facility.

The western half of the campus has historically been undeveloped. The Pelham Hall redevelopment project, a new 287-bed undergraduate residence hall, is under construction on the southwest corner of the campus, will be an addition to the western portion of the campus and is scheduled to open in fall 2010. The building, which was approved by the Zoning Commission in 2007, aligns with the architectural style and materials of the existing campus environment. The residence hall is connected to the eastern portion of the campus through a pedestrian pathway between the soccer field and tennis courts. Nestled in the northwest corner of the campus is the Florence Hollis Hand Chapel, a building utilized for various campus life and support purposes. A restricted-use perimeter road runs from the W Street entrance, past the Hand Chapel, down to the new residence hall and out to a second vehicular access point on Whitehaven Parkway.

3.2 Development Sites and Uses

The 2010 Plan identifies six development sites within the approved 2000 Plan setbacks (Exhibit H: Proposed Development Sites). Each proposed building is designated in one of the following use categories² (Exhibit I: Proposed Building Uses):

- Academic/Administrative (generally referred to as “academic”): includes classrooms, laboratories, libraries, faculty offices, administrative offices, auxiliary services and related support functions
- Residential/Campus Life/Athletic (generally referred to as “residential/campus life”): includes housing, athletic facilities, auxiliary services, student activity facilities and related support functions

The sites and their proposed uses were individually evaluated and selected based on each location’s existing use and condition, suitability for redevelopment, and proximity to the campus core, the University’s overall forecasted space requirements and community input regarding suitability of development on specific sites. The 2010 Plan reflects the desire to concentrate student housing in the campus core and away from the neighboring residential community and continues to maintain setbacks for areas protected from future development along the campus’ boundaries.

3.3 Development Program Summary

The Development Program Summary included in Exhibit J details the proposed height, gross floor area, lot coverage and, as applicable, net new beds for each development site. These guidelines preserve the residential environment, retain the existing development setbacks and provide the opportunity to maintain important open spaces (e.g., the

² The use categories indicate the predominant use for each proposed building but do not preclude other accessory uses, such as administrative offices in a residence hall or student life activities in an academic building.

quadrangle, athletic fields). This approach acknowledges the importance of planning the future of the campus as a whole, rather than as a series of unrelated individual sites.

Density: The proposed Development Program does not seek to construct additional density beyond what was approved under the 2000 Plan. In order to ensure accurate reporting of existing campus density, during the planning process GW contracted for a study of existing gross floor area of campus buildings. Any discrepancies found in historical information have been corrected in the 2010 Plan.

Height: While university buildings are permitted to be built up to 90 feet in height under the Zoning Regulations, the 2010 Plan calls for heights that are more consistent with the surrounding residential context. For campus planning purposes, the University has portrayed the heights of both existing and proposed buildings based on the measurement from the building front to the top of the roof, inclusive of architectural embellishments and enclosures for mechanical equipment and penthouses.³ While this is not the methodology used to formally calculate height under the Zoning Regulations, this approach to height measurement has been used in order to provide the community with a more clear understanding of the height of proposed buildings and a uniform comparison to existing buildings on campus. All buildings will, of course, also fully comply with District Zoning Regulations.

Lot Occupancy: As a result of the proposed Development Program, the University will occupy approximately 25% of the underlying lot.

3.4 Comprehensive Accessibility: Transportation and Parking Overview

3.4.1 *Campus Entrances*

As described above, the Mount Vernon Campus currently features three points of vehicular access, two on Whitehaven Parkway and one on W Street. Under the 2000 Plan, the majority of GW traffic is directed to use the primary Whitehaven entrance and park in the parking structure, and the use of the secondary Whitehaven access road is generally limited to service and loading activity for the Pelham Hall redevelopment project. Use of the W Street entrance and its surface parking lot is limited to visitors and emergency vehicles except for during special events and student move-in/move-out. Restrictions on the use of the W Street entrance and visual buffering of the associated surface parking lot are key conditions of the 2000 Plan.

During the planning process for the 2010 Plan, community members expressed a strong interest in potential alternatives that would further reduce the University's use of the W Street entrance, and the University believes that this request can be accommodated. To this end, as a commitment of the 2010 Plan, the University has agreed to implement the neighbors' request to close the existing W Street entrance and remove the existing parking

³ The University contracted with the engineering firm A. Morton Thomas & Associates, Inc. to confirm its records on the existing heights of campus buildings, as measured to the top of the roof.

lot, subject to the approval of a new academic building in this approximate location. The University will continue to maintain a pedestrian entrance along W Street, connected to the existing sidewalk, as well as an emergency-only route into the campus from W Street, which would be relocated to the east of the current curb cut. The existing gatehouse and surface parking lot will be demolished and replaced with a landscaped buffer. With the closure of the W Street entrance, all vehicles (with exceptions for emergency vehicles, extreme circumstances and student move-in/move-out) will be required to enter from the campus' primary entrance at Whitehaven Parkway, thus eliminating regular University generated traffic on the north side of the campus.

In addition to closing the W Street entrance to regular traffic, the University will continue to comply with other agreements regarding site access and circulation. As a result of these agreements, the main entrance for all University traffic will continue to be the primary Whitehaven Parkway entrance. In addition:

- The Vern Express shuttle bus will continue to use the primary Whitehaven Parkway entrance for regular service.
- Regular use of the secondary Whitehaven Parkway access road will be limited to service and delivery vehicles.
- Regular use of the western perimeter road will be limited to University vehicles and limited drop-off or pick-up traffic for disabled students at the Pelham Hall redevelopment project. Such traffic shall be permitted to travel one-way, westbound and southbound.

Notwithstanding the foregoing, the University will use the perimeter road and/or the secondary access road for student move-in and move-out and special events on a limited basis.

Pedestrian access to the Mount Vernon Campus is currently limited to W Street and Whitehaven Parkway, and the University will enhance and improve pedestrian access to the campus as a part of the 2010 Plan. In addition to the improved pedestrian entrance from W Street, described above, GW will also enhance pedestrian access from Whitehaven Parkway.

The University will file for necessary permits to implement the proposed W Street entrance modifications upon completion of the Ames Hall renovation and addition (development site A4), as evidenced by the issuance of Certificates of Occupancy for this project. It is specifically noted and agreed that these W Street improvements are directly linked to the University's proposed development of A2 – the adjacent development site.

3.4.2 Parking and Loading Facilities

All students, staff, faculty, and visitors to the Mount Vernon Campus who drive to the campus are required to park on campus and are prohibited from parking on the streets adjacent to the campus. There are currently approximately 196 parking spaces available on the campus, including 148 spaces in the parking garage, 39 spaces at the W Street visitors' lot and 9 spaces throughout the campus. With the closure of the W Street entrance, as described

above, the University will also remove the existing surface parking lot off W Street. The campus will lose approximately 9 surface spaces as a result of the construction of development sites A1 and R1. However, the University will regain 46 surface spaces upon completion of the Pelham Hall redevelopment project. Furthermore, 7 surface spaces are also contemplated on the Secondary Access Road between the Hand Chapel and the current gatehouse. As a result, the campus will have a total of 201 parking spaces. Although the 2010 Plan calls for an increase in the number of enrolled GW students, the existing parking garage has excess capacity and its capacity is sufficient to accommodate both the increased population and the demolition of the W Street visitors' parking lot. In addition, GW will monitor the utilization of its parking facilities on an annual basis and, when parking occupancy on the campus reaches 85%, implement additional measures such as attendant parking and restrictions on freshmen bringing cars to campus.

Many of the University's general deliveries take place at Ames Hall, Eckles Library, and the Pelham Hall redevelopment project (upon completion). Certain special deliveries occur at respective buildings throughout the campus, as detailed more fully in Exhibit S: Traffic & Parking Report.

3.4.3 Shuttle Bus

The Vern Express is a shuttle bus service that transports students, faculty, staff, and visitors between the Mount Vernon and Foggy Bottom campuses free of charge. The Express runs 24 hours a day, 7 days a week during the academic year, with more limited service during the summer and semester breaks. This primary connector service greatly reduces the campus' impact on neighborhood traffic and will be able to sufficiently accommodate the University's proposed increase in students. The University will continue to monitor the shuttle capacities and expand the number of buses during peak periods as necessary. The University's plan for maintaining the shuttle bus service is detailed more fully in Exhibit S: Traffic & Parking Report.

3.5 Conservation: Historic Preservation and Sustainability Commitments

3.5.1 Architectural and Archeological Resources

The University recognizes the need to assess the Mount Vernon Campus for potential historic significance. The University will inventory all buildings constructed prior to 1972 and compile sufficient information on those buildings to analyze them in their context. This information will include background information on Mount Vernon Seminary, information on the architects and builders of each building, historic photographs, and any other information that may contribute to the possible architectural or historical significance of these buildings. The University will provide the collected information and assessment to the Historic Preservation Office.

The University also recognizes that the Mount Vernon Campus is located in an area of the city where archaeological resources may be present, and that some areas of the campus may yield information important to history or pre-history. The University will conduct a Phase

1A archaeological survey of the part of the campus east and north of the soccer field in order to inform decisions on additional archaeological work that may be necessary prior to construction on identified development sites.

3.5.2 Sustainability

Consistent with the University's commitment to sustainability, the University proposes a series of environmentally sensitive practices for the Mount Vernon Campus.

Green Spaces and Setbacks: The University will make efforts to increase the aesthetics and environmental benefits of its landscaping. The campus tree canopy will be enhanced and maintained, while landscaped areas will incorporate native and drought resistant plantings that promote biodiversity and have few to no irrigation requirements.

The University will continue to maintain the existing setbacks along the perimeter of the campus. These "protected areas" consist of natural woodland and managed landscape areas, and provide a natural buffer between the campus and surrounding residential community. The 2010 Plan maintains the development restriction agreed to with its Berkeley Terrace Neighbors in conjunction with the construction of the new Pelham Hall redevelopment project, and therefore calls for no new construction along the western portion of the campus.

Stormwater Management: The University will continue to proactively manage stormwater on the Mount Vernon Campus. Prior to 2000, the campus' stormwater management system relied primarily on the free flow of water over the campus and secondarily on connections to the city's stormwater system through the use of pipes carrying water to the west of the campus. By 2002, the University had installed a drainage system on the bulk of the campus that provided immediate connections to the adjacent city sewer systems on W Street and Whitehaven Parkway. At that time, the University worked with the D.C. Water and Sewer Authority ("WASA") to develop a solution for stormwater management in the northwest corner of the campus that continues to effectively manage the impacts caused by stormwater leaving the campus at that location.

Going forward, the University has developed a comprehensive stormwater management approach that it will implement over the life of the 2010 Plan. The 2010 Plan's proposed Stormwater Management improvements, attached as Exhibit P, include a series of enhancements that provide stormwater quality and quantity control. These improvements will be constructed as a part of new projects developed on campus. The stormwater management system associated with each development site will be designed to have a 0% net impact on the stormwater drainage system. Retention of stormwater will also be evaluated for each development site. With these improvements, the University will continue to manage all natural watershed and site-generated runoff on the Mount Vernon Campus.

Sustainable Design: As part of the University's continued commitment to sustainable design, GW will adopt a specific green building standard that will apply to each new building project. The University will design and construct all new buildings on the campus to achieve

the equivalent of certification under the US Green Building Council's ("USGBC") Leadership in Energy and Environmental Design for New Construction ("LEED NC") rating system. The University will continue efforts to surpass this standard as it is doing with the Pelham Hall redevelopment project, which is targeting Gold certification under the LEED NC standard. The University will also continue its practice of incorporating additional green design practices into existing campus buildings.

3.6 Landscape and Open Space; Streetscape and Signage

3.6.1 *Perimeter Improvements*

The 2010 Plan calls for enhancements along the campus edges that respond directly to concerns raised during the community-based planning process (Exhibit K: Proposed Campus Perimeter Landscape). Specific improvements will focus on the creation of a more attractive perimeter to include flowering trees, shrubs, brick gateways, sidewalks, and signage. The University will maintain a fenced perimeter in areas that are not entrances to the campus; however, the fence will be located such that it is set back in the landscape buffer to minimize visual impact (Exhibit M: Proposed Campus Perimeter Fencing and Pathways).

In response to community comment, the University will mitigate noise generated by mechanical equipment located behind Eckles Library near Foxhall Road through relocation, replacement or improvement of equipment, or construction of a sound-attenuating wall. Furthermore, in an effort to further discourage University traffic on W Street, the University will replace its sign at the intersection of Foxhall Road and W Street with a smaller directional sign south of the intersection.

Improved signage will replace the existing sign at the corner of Foxhall Road and Whitehaven Parkway. The Whitehaven entrance will be enhanced by a brick gateway, improved landscaping, new sidewalk, and a handicapped-accessible pathway (Exhibit L: Proposed Perimeter Enhancements: W Street, Foxhall Road, Whitehaven Parkway). Both the primary and secondary entrances will include motorized gates providing the University the ability to secure the campus if necessary.

W Street enhancements include improved landscaping and increased screening from the restoration of trees and plantings following the removal of the existing surface parking lot. In addition, the pedestrian and emergency vehicle entrance will feature a Grasspave™ or similar porous paving system that allows grass to grow, yet is strong enough for emergency vehicle use. Combined with a mountable curb and a motorized gate, the porous paving will provide the W Street edge with an attractive landscape that will serve as a pedestrian oriented entrance (Exhibit L: Proposed Perimeter Enhancements: W Street, Foxhall Road, Whitehaven Parkway).

The University will maintain the previously identified areas that are protected from future campus development (Exhibit F: Existing Conditions – Existing Campus Setbacks for "Protected Areas"). Existing landscape buffers will be maintained and plants and trees that have suffered harm will be replaced on an ongoing basis throughout the duration of the 2010

Plan. No changes are proposed for the heavily wooded western edge of the Mount Vernon Campus.

3.6.2 *Campus Core Improvements*

The University will maintain and enhance open spaces throughout the campus. Campus open spaces are further enhanced and complemented by the campus pathway and pedestrian network. Opportunities to strengthen the network of pathways and create better connections between open spaces and various University uses were addressed in detail during the planning process and the resulting concepts have been specifically incorporated into this Plan. Active open spaces and travel corridors not only create a more pedestrian-friendly campus environment, but also enhance campus safety. Specific improvements and enhancements to the campus core will be made in conjunction with the development of individual building sites.

SECTION 4: COMMITMENTS & CONDITIONS

The 2010 Plan outlines a clear template for future development of the Mount Vernon Campus, which provides a level of predictability with respect to the location, density and use of future University development. Beyond the certainty afforded by the development plan itself, the University has agreed to make several commitments in response to community concerns voiced during the community-based planning process.

4.1 GW Goals & Commitments

At the conclusion of the series of community meetings, GW set forth its goals and commitments in connection with moving forward with the Campus Plan process and the proposed development plan for the Mount Vernon Campus. These goals and commitments include:

1. *Further articulation of the remaining development in the 2000 Mount Vernon Campus Plan to achieve a sense of community and balance of uses that accommodates GW's forecasted academic and student housing needs.* The development plan set forth in the 2010 Plan meets the University's forecasted academic and student housing needs on the campus by providing for approximately 100,000 square feet of additional academic space and up to 100 net new student housing beds.
2. *Continue GW's commitment to sustainability through green building design standards and stormwater management.* Upon approval of 2010 Plan, all buildings constructed on the Mount Vernon Campus will achieve the equivalent of certification under the USGBC LEED NC rating system. In addition the stormwater management plan set forth in the 2010 Plan (Exhibit P) accomplishes this commitment by highlighting areas of concern and providing solutions that limit the University's impact on the environment. The proposed stormwater management improvements will be

implemented on a building-by-building basis as new building projects are developed, as outlined in Exhibit P (Stormwater Management Plan).

3. *Establish effective Campus Plan compliance, monitoring and enforcement mechanisms.* The University has carried forward a significant number of conditions set forth in the 2000 Campus Plan Order agreed to by the University and the community. In addition, GW will work with the District and community stakeholders to resolve any and all questions regarding GW's record of, and continued commitment to, Campus Plan compliance, as well as to establishing transparent mechanisms for reporting Campus Plan compliance moving forward. To the extent that any disputes may arise regarding compliance, the University anticipates that those disputes shall be addressed through continued dialogue during quarterly meetings and, if necessary, through established enforcement processes before the D.C. Zoning Administrator.
4. *Continue to honor neighborhood agreements.* The University has incorporated into the 2010 Plan the contents of neighborhood agreements that have been made during the course of the 2000 Plan, specifically including the agreements with St. Patrick's Episcopal Day School and the Berkeley Terrace Neighbors. As stated above, a substantial number of conditions of the 2000 Plan have also been carried forward.
5. *Enhance the aesthetics of the campus environment.* The 2010 Plan includes streetscape enhancements that enhance the campus aesthetic and help in creating a sense of place within the campus and on its perimeter. Such exterior enhancements that announce the campus' presence and entrance include landscaping improvements, fencing, signage, and paving. Internal campus environment enhancements include increased plantings, open spaces and illuminated pedestrian-ways. These improvements will be implemented with the construction of new building projects.
6. *Minimize campus activity impacts on the surrounding community.* The 2010 Plan minimizes campus impacts on the surrounding community through the purposeful siting of campus buildings and associated uses as well as providing guidelines for campus lighting and screening and mitigation measures for both campus lighting and noise.
7. *Enhance the role of Whitehaven Parkway as the primary entrance to campus.* The University is committed to establishing the Whitehaven Parkway entrance as the primary entrance to the campus. In order to achieve this, the 2010 Plan proposes the closure of the W Street entrance and its surface parking lot. A W Street entrance will be maintained for pedestrian and emergency vehicle access, but will not permit ordinary vehicular traffic except during extreme conditions and student move-in/move-out. Furthermore, the University will remove its sign at the corner of W Street and Foxhall Road and replace it with a new directional sign south of W Street in order to direct campus traffic to the main campus entrance at Whitehaven. (Exhibit L: Proposed Perimeter Enhancements: W Street, Foxhall Road, Whitehaven Parkway)

Details regarding the timing and improvements associated with many of these commitments are included in Exhibit V: Implementation Schedule.

4.2 Campus Plan Conditions

The University has proposed carrying forward a substantial number of conditions associated with the 2000 Plan and has proposed new conditions that that appropriately reflect the updated elements of the 2010 Plan. Additionally, the University's proposed conditions seek to ensure that the conditions are clear and well-defined, providing transparency and assurance of continued University compliance with Campus Plan conditions. Proposed conditions are included as Exhibit U.

SECTION 5: ZONING PROCESS

GW has worked with the Office of Planning to identify the appropriate zoning mechanism to achieve the University's proposed development plan. The 2010 Plan fully adheres to all of the existing requirements under Section 210 of the Zoning Regulations, and includes additional information and detail on specific buildings that is sufficient to meet the current standards for "further processing" of those buildings.

As the Commission is aware, the campus plan regulations are currently being reconsidered as part of the comprehensive rewrite of the Zoning Regulations. In recognition of this upcoming regulatory shift, the University has drafted the 2010 Plan with an enhanced breadth and depth of detail in recognition of the anticipated requirements under the new campus plan regulations. In particular, the University has provided an additional level of detail regarding the location, massing, and design of individual building sites, so that this plan will be consistent with the anticipated new regulatory approach.

SECTION 6: COMPLIANCE WITH PROVISIONS OF CAMPUS PLAN REGULATIONS (DCMR SECTION 210)

As set forth below, the 2010 Plan specifically complies in the following respects with Section 210 of the District of Columbia Zoning Regulations:

6.1 College or University which is an Academic Institution of Higher Learning (Sub-section 210.1)

The George Washington University was chartered as an educational institution of higher learning by act of Congress dated February 9, 1821. (Exhibit C: University Charter)

6.2 The Use is Located So That it is Not Likely to Become Objectionable to Neighboring Property (Sub-section 210.2)

For the reasons set forth below, the University's proposed use of the Mount Vernon Campus is not likely to become objectionable to neighboring property.

6.2.1 Noise

Activities within the Campus Plan boundaries are located and designed to minimize objectionable impacts on the neighboring community. Specifically, new facilities proposed in the 2010 Plan have been purposefully sited to minimize impact on the surrounding community in terms of noise and light. The proposed new residential use is located on the interior of the campus, away from surrounding residential community. Academic and administrative uses are proposed beyond the campus core, and are expected to generate less noise as well as provide a buffer between university activity and the surrounding neighborhood. For example, the proposed A2 development site was carefully sited as an academic building to provide a lower-intensity use (as compared to residential) on the campus perimeter while reducing the neighborhood impact of lights from shuttle buses and other activity within the campus.

In the continuing effort to control and reduce objectionable noise, the University will work to

- locate campus activities to address the needs of students, staff and faculty for appropriately quiet and secure places to study, work and live, as well as to minimize objectionable impacts on the neighboring community;
- locate and improve pathways internal to campus to minimize noise along the perimeter; and
- locate and design loading docks and mechanical systems to reduce, to the extent reasonably possible, the noise they produce.

The University will abide by all DC noise regulations in its operations and during construction activities. Construction will occur only during the hours set forth in the DC regulations (currently 7am-7pm, Monday-Saturday), with an exception for emergency circumstances as permitted by District Department of Consumer and Regulatory Affairs (“DCRA”). Noise generated from amplified sound will be limited as follows:

- No amplified sound on the tennis courts after 7pm
- No amplified sound on the soccer field after 7pm except for a declared overtime or in the case of a “Special Event” as described below
- The University will be permitted to utilize amplified sound on the soccer field for non-athletic Special Events, which may occur a maximum of 12 times per year.

The University will agree to limit the timing of weekend events on the athletic fields such that these events do not begin before 8am on weekends, however set-up may occur before this time, but in no case shall amplified sound be used.

Finally, the University will implement improvements to address existing community concerns about noise. First the University will install a 10-foot wall at the north end of the soccer field, which will minimize the impact of noise from sporting events. Second, the University will mitigate noise generated by mechanical equipment located behind Eckles Library near Foxhall Road by relocation, replacement or improvement of equipment, or construction of a sound-attenuating wall.

6.2.2 Lighting

The lighting guidelines (Exhibit N) set forth in the 2010 Plan guide the University on the type and placement of light fixtures to ensure they are not disruptive to adjoining neighbors and the environment. New campus lighting will be limited to that reasonably required for campus safety and security and will be designed in a high quality manner with the goal of limiting impact on adjacent neighborhood properties and will specifically not include flood lights angled toward the campus perimeter. The University will not add lighting to its soccer field and will add timers to the tennis court lights that turn off the lights at the previously determined 11PM shut off time. Additionally, the University will implement switching in a reasonable effort to ensure that the lights are off when not in use.

6.2.3 Traffic and Parking

Traffic consultants from Wells & Associates, LLC have prepared a detailed traffic and parking study evaluating the impacts of the development plan proposed in the 2010 Plan. (Exhibit S: Traffic & Parking Report) The Report concludes that the University will not impose objectionable impacts due to traffic or parking. The University encourages the use of the Vern Express shuttle service and public transportation by all members of the GW community, while recognizing that not everyone has convenient access to public transportation and that some students, staff and visitors must drive to campus. Those who do drive to the Mount Vernon Campus will continue to be required to park on campus rather than in the surrounding neighborhood. To ensure adequate supply of on-campus parking to meet potential future demand, GW will monitor the utilization of its parking facilities on an annual basis and, when parking occupancy on campus reaches 85%, implement additional measures such as attendant parking or restrictions on freshmen bringing cars to campus. Finally, the University will further reduce transportation impacts on adjacent residences by closing the W Street entrance (with the exceptions outlined previously for emergency vehicles, extreme circumstances and move-in/move-out) and removal of the nearby surface parking lot. As a result, regular University related vehicular traffic will only access the campus via Whitehaven Parkway.

6.2.4 Number of Students

The 2000 Plan includes multiple caps on campus populations. Traditional student enrollment is counted through a daily cap of 1,500 students on a headcount basis and a daily cap of 1,000 students on full time equivalent (“FTE”) basis. In addition, the 2000 Plan includes a 300-person daily cap on non-traditional, evening, weekend, and continuing education students. Also, the daily number of participants in summer campus programs as well as students is not permitted to exceed the 1,500 headcount and 1,000 FTE caps.

The 2000 Plan recognized that the student enrollment would increase as GW built out the approved 320,000 square feet of new development, and explicitly permitted the University to request an increase in its population cap after five years (2005). The University has not done so, but is now seeking an increase in its student enrollment caps as a part of the 2010 Plan.

As discussed above, the University requests an increase in student population which is required to continue to further the academic mission of the University and specifically enhance the living and learning community at the Mount Vernon Campus. More specifically, the University proposes consolidation of the evening, weekend, and non-traditional student cap into the base student enrollment cap and requests the equivalent of a 15% increase in the base student enrollment cap on a headcount basis and 10% increase on a FTE basis. As a result, the campus will be subject to the following:

- The number of students enrolled in a credit bearing course in a given semester (counted at the semester census) will not exceed 3,000 on a headcount basis and 1,600 on a full time equivalent basis. Furthermore, not more than 800 of these students may be “Mount Vernon Residents.”

OR

- The number of students enrolled in a credit bearing course on any given day (counted during the week of the semester census) will not exceed 1,725 on a headcount basis and 1,100 on a full-time equivalent basis. Furthermore, not more than 800 of these students may be “Mount Vernon Residents.”

The new enrollment limitations recognize the University’s focus on establishing an enhanced living and learning experience at the Mount Vernon Campus.

With the new enrollment limitations, the University has proposed a new methodology that calculates its enrollment conditions through a semester basis (Exhibit T: Enrollment Methodology). This request is reflective of the realities of the University’s educational system and tracking mechanisms, which are based entirely on a semester basis. Although the semester count yields a seemingly higher headcount of 3,000 per semester, and 1,600 FTE per semester, the counts are equivalent to the proposed daily enrollment caps of 1,725 headcount and 1,100 FTE. The new methodology is intended to improve the clarity, consistency, and enforcement of the enrollment limitation. Although the University prefers the semester count, it understands that neighbors may be more comfortable with the existing methodology. Therefore, the University will look to the Zoning Commission for its determination on preferred methodology.

By either methodology, the proposed increase in student population can be accommodated without creating objectionable impacts. The proposed development plan does not call for any additional development beyond what was approved under the existing 2000 Plan, and the location, size, and use of each building has been carefully considered to avoid creating adverse impacts on the surrounding community. Furthermore, existing traffic and parking measures, such as use of the Vern Express and requirements for on-campus parking by all GW students, can accommodate the increase in students. Finally, the University has proposed additional commitments, such as the closure of the W Street entrance and improvements to the pedestrian entrance on Whitehaven Parkway, which focus activity near the public and institutional edges of the University and away from surrounding residences (Exhibit L: Proposed Perimeter Enhancements: W Street, Foxhall Road, Whitehaven

Parkway). These changes, combined with continued attention to landscaping and buffering along the campus edges, will help ensure that GW students peacefully coexist with their residential neighbors.

In order to ensure continued transparency in the University's methodology for counting student enrolment and regular reporting on the status of these counts, a written report will be provided each fall, on or before November 20th, detailing the current fall and prior spring campus population counts. The report will also provide information on faculty/staff counts.

For these reasons, the development proposed in the 2010 Plan will not create objectionable conditions due to the number of students.

6.2.5 Faculty and Staff Count

The University estimates a faculty/staff count of not more than 150 over the life of the Plan. Contractors providing services on the campus will not be counted for the purposes of faculty/staff counts. The University does not believe that a faculty/staff cap is necessary in this Campus Plan because the number of faculty and staff that might reasonably be needed and accommodated is not likely to generate any adverse impact on the surrounding community.

6.3 Compliance with the Maximum Bulk Requirements (Sub-section 210.3)

The campus property is located within the R-1-A and R-1-B zoning district. As required under section 210.3, all development proposed in the 2010 Plan, when added to all existing buildings and structures to remain on the campus, does not exceed the gross floor area prescribed for the R-5-B district. The maximum proposed development described in the 2010 Plan results in a FAR of 0.513, less than 30% of the 1.8 FAR permitted under the Zoning Regulations. (Exhibit F: Existing Conditions and Exhibit J: Development Program Summary) This low-density development is consistent with the University's interest in maintaining significant open space on the campus and maintaining the residential character of the campus.

6.4 Submission of a Plan for Developing the Campus as a Whole (Sub-section 210.4)

The University has submitted a plan for developing the campus as a whole, as required under 11 DCMR § 210.4. Specific features of this plan are detailed below. Additional detail is available in Section 3 of this statement.

6.4.1 Buildings, Parking, and Loading Facilities

a. Buildings

The development plan detailed in the 2010 Plan calls for new development to accommodate the University's forecasted academic and student housing space needs detailed in Exhibit J: Development Program Summary and summarized below:

- Academic/Administrative/Medical:
105,886 square feet of gross floor area (GFA)
- Residential/Campus Life/Athletic:
65,000 square feet of gross floor area (GFA)

b. Parking

The proposed parking inventory includes a capacity of 201 on-campus off-street parking spaces. (Exhibit R: Proposed Vehicular Circulation and Parking)

c. Loading

Many of the University's general deliveries take place at Ames Hall, Eckles Library, and the Pelham Hall redevelopment project (upon completion). Certain special deliveries occur at respective buildings throughout the campus, as detailed more fully in Exhibit S: Traffic & Parking Report.

6.4.2 Screening, Signs, Streets, Public Utility Facilities

The University takes great efforts to maintain an attractive campus environment and continues to develop streetscape improvements and enhancements. Standards regarding the various streetscape components (including landscaping, signage, and lighting) are included in Exhibits K, L, M and N.

The Mount Vernon Campus is currently served by all major utilities. The increased use of public utility services that will occur as a result of the implementation of the 2010 Plan will not adversely impact the District's delivery systems. No special utility development conditions are expected to be required in connection with the 2010 Plan.

6.4.3 Athletic and Other Recreational Facilities

Recent campus development projects, including the Pelham Hall redevelopment project, significantly enhance the student activity and support opportunities on campus. Numerous athletic and recreational facilities, including a gymnasium, NCAA soccer and softball fields, a pool and twelve outdoor tennis courts are currently located on the Mount Vernon Campus.

6.4.4 Description of All Activities and of Capacity of All Present and Proposed Campus Development

The activities to be conducted on campus include those activities associated with general university use as well as auxiliary uses and are consistent with the activities included in the 2000 Plan. (Exhibit G: Existing Building Uses and Exhibit I: Proposed Building Uses)

6.5 No Interim Use of Land is Proposed (Sub-section 210.5)

No interim use of residentially-zoned land is specifically requested as part of the 2010 Plan.

6.6 No New Use Sought for Approved Site of Buildings Moved Off-Campus (Sub-section 210.6)

The University does not seek approval for any new use of a previously-approved building site to be moved off-campus.

6.7 Compliance with the Policies of the District Elements of the Comprehensive Plan (Sub-section 210.7)

The Mount Vernon Campus is located in the Institutional Land Use category on the Future Land Use Map of the 2006 Comprehensive Plan and is designated as an Institutional site on the Generalized Policy Map of the Comprehensive Plan. The property's continued use as a university campus as well as the proposed changes within the 2010 Plan are consistent with these map designations, which provide for "change and infill" on university campuses consistent with campus plans. 10 DCMR § 223.22. Modernized classrooms with integrated technology and spaces to accommodate GW's unique cross-disciplinary research and academic programs will be developed under the 2010 Plan. These new academic facilities will offer unique opportunities for learning, teaching, and research that are consistent with the Institutional Land Use designation.

The 2010 Plan is also consistent with the Land Use Element of the Comprehensive Plan. Policy 2.3.5 recognizes the importance of universities to the "economy, character, history, and future of the District of Columbia." Policy LU-2.3.5 calls for "institutions and neighborhoods to work proactively" to address issues such as traffic and parking and facility expansion. Consistent with this directive, the University developed the proposed 2010 Plan through a meaningful community-based planning process that solicited input on key issues of importance and addressed each issue in the Plan itself. The proposed 2010 Plan includes efforts to mitigate traffic and parking impacts through the Vern Express shuttle service, on-site parking, bicycle-oriented initiatives, and other transportation demand management measures detailed in Policy LU-3.2.1. The 2010 Plan also includes commitments to high-quality design, inclusion of low-impact development features, and attention to architectural resources, which is consistent with Policy LU-3.2.2. Finally, the proposed 2010 Plan will not impose "significant adverse effects" on the quality of life for adjacent residential areas based on noise, lighting, number of students, and other factors. See Policy LU-3.2.3. As a result, the 2010 Plan is designed and intended to operate in a manner that is "sensitive to neighborhood issues," as required by Policy LU-2.3.5, and will minimize objectionable impacts, as required by Policy LU-3.2.3.

The proposed 2010 Plan will continue to permit the University's Mount Vernon Campus to thrive and evolve, which furthers important policies and goals of the Economic Development and Education Elements of the Comprehensive Plan. The Economic Development Element notes that educational services, as one of the 20 largest private sector

industries as well as one of the top 15 projected high growth industries in the District, are a “core” District industry. See Policy ED-1.1.2. In recognition of this importance, the Comprehensive Plan specifically “supports growth in the higher education” sector based on its potential to create jobs and income opportunities as well as enhance District cultural amenities. See Policy ED-2.4.1.

The preparation and content of the proposed 2010 Plan is consistent with Educational Element policies that encourage University growth and development through the campus plan process and attention to community issues and concerns. Policy EDU-3.3.2; EDU-3.3.3. Specific features of the 2010 Plan support the Education Element’s call for good “corporate citizenship” by universities through commitments to high-quality design, inclusion of low-impact development features, and attention to architectural resources. See Policy EDU-3.2.2; see also Policy LU-3.2.2. The 2010 Plan specifically includes measures intended to mitigate traffic and parking impacts, and also includes additional on-campus student housing, which is supported by the Comprehensive Plan. See Policy EDU-3.3.4; EDU-3.3.5. Finally, as the template for growth on a satellite campus, the 2010 Plan is consistent with the Education Element’s endorsement of satellite campuses as an opportunity to provide new job and educational opportunities. See Policy EDU-3.3.1.

The 2010 Plan also complies with other citywide elements of the Comprehensive Plan, including the Transportation, Environment, and Urban Design Elements. Consistent with the policies of the Transportation Element, the 2010 Plan includes pedestrian and bicycle-related improvements as well as a continued commitment to the Vern Express shuttle bus as a multi-modal transportation solution. See T-2.2 – T-2.4; T-3.1 – T-3.2. The 2010 Plan provides for low-impact development features and green building commitments, consistent with the Environmental Element’s focus on promoting environmental sustainability. See E-3. Additionally, the development plan set forth in the 2010 Plan will fulfill goals of the Comprehensive Plan pertaining to architectural character, streetscapes, sidewalks, and urban parks and places.

Finally, the 2010 Plan is consistent with the Rock Creek West Area Element. Policy RCW-1.1.8 calls for the redevelopment or expansion of institutional land uses to be compatible with the physical character of the community, indicates that the density of future institutional development should reflect surrounding land uses as well as input from the local community, and encourages potential adverse effects to be minimized. For all of the reasons described herein, the proposed 2010 Plan is consistent with this element.

6.8 Proposed Buildings are Within the Floor Area Limit for the Campus as a Whole (Sub-section 210.8)

When added to all existing buildings and structures on campus, development under the 2010 Plan will not exceed the proposed aggregated FAR limits for the campus. If all proposed development is constructed, the gross floor area within the Campus Plan boundaries will total approximately 498,057. This results in an overall FAR of 0.513 (Exhibit F: Existing Conditions and Exhibit J: Development Program Summary).

6.9 Referral to the District of Columbia Office of Planning and the District of Columbia Department of Transportation (Sub-section 210.9)

This Campus Plan application has been referred to OP and DDOT for their review and report.

SECTION 7 – FURTHER PROCESSING FOR AMES HALL

7.1 Program Summary

Ames Hall is currently used for campus life and student support space such as the campus dining hall. However, with the completion of the Pelham Hall redevelopment project in fall 2010, most of these activities will relocate to the new building. As a result, the University proposes to convert the use of Ames Hall to academic and administrative uses and construct an addition to Ames Hall, a plan that is consistent with the 2010 Plan goal of creating additional academic space to serve the campus population.

The new Ames facility will include approximately 47,316 square feet of gross floor area, an increase of approximately 26,866 net new square feet of gross floor area.

The renovated and expanded Ames Hall will contain a blend of academic classrooms, informal student gathering space, faculty offices, and other academic and administrative support space.

- The lowest level (the B3 level) will be oriented toward the University's primary Whitehaven Parkway entrance, and will contain space for the University Police Department (UPD) as well as storage space and an enclosed service area for trash and deliveries.
- The B2 level will be positioned such that access will be achieved either through the building's core or through a western entrance that is located at roughly the same elevation as the entrance to the tennis and parking facility elevator tower. This level of the addition will contain new academic classrooms and informal student gathering space, as well as an outdoor terrace.
- At the center of the B1 level, one floor up, will be a three-story tall central atrium, accessed through the building core as well as east and west entrances, providing a connection from Somers Hall to the east to areas of the campus to the west. As described below, this central atrium element will also serve as a visual connection between the existing Ames Hall and new addition. This level will contain a similar mix of formal and informal academic and student gathering space.
- The first floor, which will be accessed from the building core and the main campus quadrangle to the north, will contain faculty and administrative offices, and will also feature space for the campus mail service and a potential café off the quad.
- The second floor will contain faculty and administrative offices.

7.2 Functional, Sensitive, and Appropriate Design

The proposed design for the renovation of and addition to Ames Hall balances three objectives:

- creating an architectural character that is compatible with the existing campus,
- integrating modern sustainable design principles and practices, and
- responding to site topography in order to enhance pedestrian circulation and reinforce the Whitehaven Parkway entrance to the Mount Vernon Campus.

Architectural Character. The Mount Vernon Campus is architecturally cohesive despite being comprised of buildings that vary widely in architectural character. Cohesion is established by a generally consistent scale of buildings, use of brick and pitched roofs.

The proposed design for the addition to Ames Hall maintains a scale consistent with the existing building, generally matching existing floor and roof ridge elevations. The massing of the proposed addition is articulated both horizontally and vertically to maintain a compatible scale and complements the grade of the site. The addition is expressed as an assemblage of brick-clad wings separated by glass-clad connectors, with these elements stepping down with the topography toward Whitehaven Parkway. As the bottom story of each wing emerges from the sloping grade, it is expressed as a base element, integrating the building with the surrounding landscape and pedestrian plazas. The top story of each wing is articulated as a glazed clerestory reducing their visual height and mass. These articulations also help to establish architectural compatibility.

Sustainable Design. The architectural elements of the proposed addition do not mimic those of the existing Ames Hall, but instead, the character of roof forms, fenestration and architectural elements is shaped by sustainable design principles designed to create an appropriate interior environment for the campus community. For example, pitched roofs create deep overhangs that shade top floor windows where most of the small-scale rooms, like faculty offices, are located. On the middle floors, the addition to Ames Hall contains mostly larger academic spaces, where clusters of high windows flood interiors with daylight and are detailed with architectural elements that provide daylight control. The glass-clad connectors also allow daylight to penetrate deep within the interior spaces of the addition and the existing Ames Hall building. The University will design and construct the building to achieve the equivalent of a minimum of certification under the LEED NC standard. The stormwater management system associated with Ames will be designed to have a 0% net impact on the stormwater drainage system (Exhibit P: Stormwater Management Plan).

Site Planning. The building is located near the center of campus, at the intersection of the primary north-south and east-west pedestrian pathways. Access from the central campus quadrangle into the first floor of Ames Hall continues to be of great importance, providing access from the cluster of buildings surrounding the quad to services located within Ames Hall. In addition, as the proposed addition steps down the slope, it helps to create new pathways that integrate the campus. Level B1 links walkways behind Somers Hall and provides an accessible route into Ames Hall from the west quad sidewalk. Level B2 creates an accessible route from the parking garage and clock tower. And perhaps most importantly,

Level B3 creates a new entrance facing Whitehaven Parkway, welcoming students, faculty and visitors as they enter the campus from its enhanced entrance off Whitehaven Parkway.

7.3 Development Summary and Related Relief

Plans, elevations, and drawings of the proposed addition, as well as photographs of existing conditions, are attached as Exhibit W. In conjunction with this request for further processing and pursuant to 11 DCMR § 210.8, the University certifies that the FAR for the campus with the proposed addition will be approximately 0.386, which is within the approved FAR for the campus as a whole under both the existing and proposed campus plans. The development proposed under this application will have a minor effect on the overall FAR of the campus.

In order to accommodate the proposed mechanical equipment and elevator penthouse for the addition, the University requires relief from the setback requirements for the addition's roof structure. Specifically, the University seeks special exception relief, pursuant to 11 DCMR §§ 3104 and 411, from Section 400.7 of the Regulations for the roof structure, which is not fully set back at a 1:1 ratio from the roof edge. Similar requests for special exception relief within the context of the campus plan further processing application were granted to the University in Z.C. Order No. 954, Howard University in Z.C. Order No. 06-38, the Catholic University of America in Z.C. Order No. 06-39, and Georgetown University in Z.C. Order No. 07-23.

In order to obtain special exception relief from the roof structure setback requirement, the special exception must be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map and must not tend to affect adversely the use of the neighboring property in accordance with the Zoning Regulations and Maps. 11 DCMR § 3104.1

7.3.1 The Requested Relief is in Harmony with the General Purpose and Intent of the Zoning

Regulations and Zoning Maps

The general purpose and intent of the Zoning Regulations and Zoning Maps is to promote the public health, safety, morals, convenience, order, prosperity, and general welfare. 11 DCMR § 101.1. Specifically, the requested relief must take into consideration the character of the respective districts as well as the suitability of each district for the uses permitted; and must be designed to encourage the stability of districts and of land values. \Id. at § 101.2. The relevant sections of the Zoning Regulations provide guidelines, which are described in more detail below, by which to evaluate whether a special exception should be granted.

Pursuant to 11 DCMR § 400.7, all mechanical equipment or stairway or elevator penthouses are required to be set back from all exterior walls a distance at least equal to its height above the roof. The Zoning Regulations further provide that

Where impracticable because of operating difficulties, size of building lot, or other conditions relating to the building or surrounding area that would tend to make full compliance unduly restrictive, prohibitively costly, or unreasonable, the Board of Zoning Adjustment shall be empowered to approve, as a special exception under § 3104, the . . . location, design, number, and all other aspects of such structure . . . even if such structures do not meet the normal setback requirements . . . ; provided, that the intent and purpose of this chapter and this title shall not be materially impaired by the structure, and the light and air of adjacent buildings shall not be affected adversely.

11 DCMR § 411.11.

Here, design considerations and site topography make it difficult to set back the rooftop structure by the required amount. The proposed addition has been massed and designed in order to maintain the scale of existing campus architecture and step down in response to the slope of the building site. As a result, the central portion of the new building will be a relatively long but narrow element, which makes it difficult to accommodate necessary mechanical equipment in conformance with the setback requirement.

The proposed design remains consistent with the intent of the Zoning Regulations and Zoning Map. The requested relief does not compromise the character of the underlying zone district or the Mount Vernon Campus. To the contrary, the penthouse represents a visual improvement as it reads as part of the building, and the requested relief will improve the functionality of the building as well as its aesthetic appeal.

7.3.2 The Requested Relief Will Not Adversely Affect the Use of Neighboring Property

The encroachment into the standard setback will not adversely affect the use of neighboring property. The roof structure will be partially enclosed with a sloped roof feature, which will minimize its visual impact. In addition, the roof structure is located near the center of the campus, away from nearby residential properties, and the only properties that would be potentially be affected are owned by the University. These considerations diminish the possibility that the lack of setback will have an adverse effect on neighboring properties.

For the reasons stated above, as well as the reasons set forth in Section 6 of the 2010 Plan, the proposed addition to Ames Hall and conversion to academic and administrative use is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map, will not adversely affect the use of neighboring property, and will not become objectionable to neighboring property due to noise, traffic, number of students, or other objectionable impacts.