

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 16-18G
Z.C. Case No. 16-18G
Georgetown University
(Amendment to and Further Processing of an Approved Campus Plan)
November 21, 2024

Pursuant to notice, at its November 21, 2024, public hearing, the Zoning Commission for the District of Columbia (“Commission”) considered the application (“Application”) of Georgetown University (“Applicant” or “University”) for the following approvals under the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, Zoning Regulations of 2016, to which all subsequent citations refer unless otherwise specified):

- Amendment to the University’s 2017-2036 Hilltop¹ Campus Plan (“Campus Plan”) approved by Z.C. Order No. 16-18, as amended by Z.C. Order Nos. 16-18A through 16-18F (collectively, the “Order”), pursuant to Subtitle X §§ 101.1 and 101.8, to address the treatment of undergraduate students at the University’s Capitol Campus;
- Amendment to the Campus Plan, pursuant to Subtitle X §§ 101.1 and 101.8, to establish a remedy when an enrollment maximum is exceeded;
- Amendment to the Campus Plan, pursuant to Subtitle X §§ 101.1 and 101.8, to change all references to the campus from the “Main Campus” to the “Hilltop Campus;” and
- Amendment to and further processing of the Campus Plan pursuant to Subtitle X §§ 101.1, 101.8, 101.9, and 101.16, to incorporate property at Lot 47 in Square 1203 located at 3600 M Street, N.W. (“Car Barn”) and authorize its use for academic and administrative use (together, “Application”).

The property that is the subject of the Application is the University’s Hilltop Campus located on multiple lots in Squares 1222, 1223, 1226, 1248, and 1321 (“Campus”) as well as Lot 47 in Square 1203 (together with the Campus, “Property”). The Commission reviewed the Application pursuant to the Commission’s Rules of Practice and Procedures, which are codified in Subtitle Z. For the reasons stated below, the Commission **APPROVES** the Application.

**** SUMMARY ORDER ****

BACKGROUND AND PRIOR APPROVAL

1. Pursuant to Z.C. Order No. 16-18 (“Campus Plan Order”), the Commission approved the Campus Plan.

¹ Consistent with the amendment approved in this Application, all references to the Campus (as defined below) or the Main Campus shall mean the “Hilltop Campus.”

2. Conditions 9 and 10 of the Campus Plan Order limit the overall student headcount and “Traditional Undergraduate Program” student headcount at the Hilltop Campus, and Condition 12 of the Campus Plan Order requires the University to prepare reports each semester documenting compliance with the headcount limits as well as other enrollment and housing requirements of the Campus Plan. Other conditions establish commitments and requirements intended to mitigate trash, noise, student conduct, transportation, and parking impacts from the University’s operations.

PARTIES

3. In addition to the Applicant, the parties to the Campus Plan included both Advisory Neighborhood Commissions (“ANC”) 2E and 3D as well as the Citizens Association of Georgetown (“CAG”), the Burleith Citizens Association (“BCA”), the Foxhall Community Citizens Association (“FCCA”), and the Georgetown University Student Association (“GUSA”) (together, the “Campus Plan Parties”).
4. The Commission received no additional requests for party status.

NOTICE

5. On June 14, 2024, the Applicant mailed a Notice of Intent to file the Application to the Campus Plan Parties as well as the owners of all property within 200 feet of the Campus (Ex. 3D).
6. On September 3, 2024, the Applicant served the Application on the Office of Planning (“OP”), the District Department of Transportation (“DDOT”), and the Campus Plan Parties, as attested to by the certificate of service included in the Application (Ex. 2).
7. On September 25, 2024, the Office of Zoning (“OZ”) sent the notice of the November 21, 2024, virtual public hearing to:
 - Applicant;
 - ANC 2E;
 - ANC 3D;
 - ANC Single Member District (“SMD”) Commissioners 2E01, 2E02, 2E04, 2E05, 2E08, and 3D07, whose districts include or are within 200 feet of the Property;
 - Councilmember Brooke Pinto, the Ward 2 Councilmember, and Councilmember Matt Frumin the Ward 3 Councilmember, in whose Wards the Property is located;
 - Office of ANCs;
 - OP;
 - DDOT;
 - Department of Buildings (“DOB”);
 - Office of Zoning Legal Division (“OZLD”);
 - Department of Energy and the Environment (“DOEE”);
 - Chairman and At-Large Members of the D.C. Council; and
 - Owners of all lots within 200 feet of the Property and the lessees located on the Property.(Ex. 7, 8).

8. OZ also published notice of November 21, 2024, virtual public hearing in the October 4, 2024, issue of the *District of Columbia Register* (71 DCR 011885 *et seq.*) as well as on the calendar on OZ's website (Ex. 6).
9. The Applicant provided evidence that it had posted and maintained notice of the public hearing on the Property in compliance with Subtitle Z § 402 (Ex. 11, 20).

THE APPLICATION

10. On September 3, 2024, the Applicant filed the Application requesting the following amendments to the Campus Plan:
 - Addition of Condition 10A to the Campus Plan Order to address the treatment of undergraduate students at the Capitol Campus who take classes at the Hilltop Campus;
 - Addition of Condition 12A to the Campus Plan Order to establish a remedy when an enrollment maximum is exceeded;
 - Revision to all conditions in the Campus Plan Order to replace references to "Main Campus" with "Hilltop Campus;" and
 - Amendment of the Campus Plan boundary to include the Car Barn, including an update to Condition 36 of the Campus Plan Order to reference the Campus Plan boundary submitted as part of the Application and updates to Campus Plan exhibits to reflect the addition of the Car Barn.The Applicant also requested further processing approval to use the Car Barn for academic and administrative use (Ex. 3, 3G-3K.)
11. On October 21, 2024, the Applicant updated the Application in a pre-hearing submission, to revise Condition 23 of the Campus Plan Order to include a provision that limits outdoor events at the Car Barn (Ex. 13).

APPLICANT'S JUSTIFICATION

12. The Applicant asserted that the Application met the requirements for amendment to and further processing of a campus plan pursuant to Subtitle X, Chapter 1 for the following reasons:
 - The University is chartered as an educational institution of higher learning (*X § 101.1*);
 - The use is not likely to become objectionable to surrounding residential property due to noise, traffic and parking, number of students, or other objectionable conditions because of mitigation measures outlined in the Application and incorporated into the proposed new conditions (*X § 101.2*);
 - The Campus Plan remains in compliance with the maximum bulk requirement (*X § 101.5*);
 - The Application was preceded by approval of the Campus Plan as a plan for developing the Campus as a whole, and the Application includes updated exhibits to the Campus Plan that reflect the incorporation of the Car Barn (*X § 101.8*);

- The Application does not propose an interim use of land for university use and does not propose the relocation of a major development site to an off-campus location (*X § 101.10*);
- The Application is not inconsistent with the relevant policies of the Citywide Elements of the Comprehensive Plan, including when viewed through a racial equity lens². The Application furthers policies of Citywide Elements of the Plan and has a neutral impact on racial equity policies given its limited overall scope (*X § 101.11*);
- The Campus remains within the FAR limit for the campus as a whole (*X § 101.12*);
- The Application was referred to OP, DDOT, and DOEE for review and comment (*X § 101.13*);
- The Application is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map because the amendments maintain compatibility of the university use with the surrounding residential neighborhoods. The Application will not tend to adversely affect the use of neighboring properties because of the mitigation measures proposed in the Application (*X § 101.14*); and
- The Regulations permit the concurrent filing of the further processing application for use of the Car Barn with the amendment to the Campus Plan (*X § 101.16*).

APPLICANT'S SUBMISSIONS

13. In addition to the testimony at the public hearing, the Applicant made the following submissions to the record in support of the Application:
 - The initial September 3, 2024, application and related materials in support of the Application (Ex. 1-3L);
 - An October 21, 2024 pre-hearing submission, which included a memorandum by the Applicant's transportation consultant evaluating the impacts of the Application (Ex. 13, 13A-13C); and
 - Presentation materials for the November 21, 2024, virtual public hearing (Ex. 21).
14. On December 4, 2024, the Applicant filed a draft order (Ex. 23). No other post-hearing submissions were submitted into the record of this case.

RESPONSES TO THE APPLICATION

OP

15. OP filed a November 11, 2024, report that recommended approval of the Application. OP did not object to the proposed modifications to the enrollment conditions and concluded that the incorporation of the Car Barn into the Campus Plan would not be objectionable because it would not change the intensity of current use of the building. OP also concluded that the Application would not be inconsistent with the maps and elements of the

² The Applicant provided a Racial Equity Analysis, consistent with the requirements of the Commission's Racial Equity Tool and inclusive of a discussion of its Community Outreach and Engagement efforts regarding the Application (*See* Ex. 3L).

Comprehensive Plan, and it would neither advance nor impede policies related to racial equity³ (Ex. 16).

DDOT

16. DDOT filed a November 8, 2024 report, concluding it had no objection to the Application. DDOT recommended the Applicant work with public space officials to determine final locations for proposed new bicycle racks near the Car Barn (Ex. 15).

ANCs

17. ANC 2E submitted an October 1, 2024 report, stating that a regularly scheduled and duly noticed September 30, 2024 public meeting, with a quorum present, ANC 2E voted unanimously to support the Application, noting appreciation for the community outreach done by the Applicant (Ex. 9).
18. ANC 3D submitted an October 9, 2024, report stating that at a regularly scheduled and duly noticed October 9, 2024, public meeting, with a quorum present, ANC 3D voted 6-0-1 to support the Application (Ex. 17, 19). The ANC report noted that, during its review of the Application, it raised concerns about the University's compliance with the Campus Plan regarding rat control, pedestrian safety, and the Trolley Trestle Bridge; however, the University's written response, on October 1, 2024, to the ANC's concerns demonstrated continued compliance with the Campus Plan, in the ANC's judgment (*Id.*).

CONCLUSIONS

1. Pursuant to the authority granted by the Zoning Act, approved June 20, 1938 (D.C. Official Code § 6-641.01), the Commission may approve an application for education use by a college or university as a special exception, including amendment to an existing campus plan and further processing of an approved campus plan, consistent with the requirements set forth in Subtitle X § 101, Subtitle X Chapter 9, and Subtitle Z § 302. The Commission concludes that the Applicant has met the burden of proof, and the Application satisfies the special exception standards for the requested amendments to the Campus Plan and the further processing thereof for the reasons stated herein.

“GREAT WEIGHT” TO THE RECOMMENDATIONS OF OP

2. The Commission must give “great weight” to the recommendations of OP stated in the OP Report pursuant to § 5 of the Office of Zoning Independence Act of 1990, effective September 20, 1990 (D.C. Law 8-163; D.C. Official Code § 6-623.04 (2018 Repl.)) and Subtitle Z § 405.9 (*Metropole Condo. Ass’n v. District of Columbia Bd. of Zoning Adjustment*, 141 A.3d 1079, 1087 (D.C. 2016)).

³ The OP Report provided a Racial Equity Analysis, as required by the Commission's Racial Equity Tool; however, OP's analysis did not include Disaggregated Race and Ethnicity data for Near Northwest Planning Area, in which the Property is located, given the Application's limited scope and corresponding limited racial equity impact. The Commission agreed with OP and concluded that Disaggregated Race and Ethnicity Data was not necessary in its evaluation of this Application.

3. The Commission finds persuasive OP's recommendation that the Commission approve the Application and therefore concurs in that judgment.

"GREAT WEIGHT" TO THE WRITTEN REPORT OF THE ANC

4. The Commission must give great weight to the issues and concerns raised in the written report of an affected ANC that was approved by the full ANC at a properly noticed public meeting pursuant to §13(d) of the Advisory Neighborhood Commissions Act of 1975, effective March 26, 1976 (D.C. Law 1-21; D.C. Official Code § 1-309.10(d) (2012 Repl.)) and Subtitle Z § 406.2. To satisfy the great weight requirement, the Commission must articulate with particularity and precision the reasons why an affected ANC does or does not offer persuasive advice under the circumstances (*Spring Valley-Wesley Heights Citizens Ass'n v. District of Columbia Zoning Comm'n*, 856 A.2d 1174, 1180 (D.C. 2004)). The District of Columbia Court of Appeals has interpreted the phrase "issues and concerns" to "encompass only legally relevant issues and concerns." (*Wheeler v. District of Columbia Bd. of Zoning Adjustment*, 395 A.2d 85, 91 n.10 (D.C. 1978) (citation omitted)).
5. The Commission finds ANC 2E and ANC 3D's recommendations to approve the Application each persuasive and concurs in those judgments.

SUMMARY ORDER

6. Since no persons, parties, or Campus Plan Parties appeared in opposition to the Application and the affected ANCs, 2E and 3D, supported the Application, a decision by the Commission to grant this Application would not be adverse to any party. Therefore, pursuant to Subtitle Z § 604.7, the Commission authorized a summary order in this case and determined it may waive the requirement that findings of fact and conclusions of law accompany the Order because such waiver will not prejudice the rights of any party.

DECISION

In consideration of the record and the reasons stated herein, the Commission concludes that the Applicant has satisfied its burden of proof and therefore **APPROVES** the Application subject to the following conditions:

A. Campus Plan Amendment – Exhibits

The following Campus Plan exhibits of the record of Z.C. Case No. 16-18 are replaced with the corresponding exhibits in Exhibit 3I and Exhibit 3J of the record of Z.C. Case No. 16-18G:

- a. Ex. 9B of the Campus Plan (Aerial Photograph of Campus) of Z.C. Case No. 16-18;
- b. Ex. 9K of the Campus Plan (Development Program Summary) of Z.C. Case No. 16-18; and
- c. Ex. 9M of the Campus Plan (Proposed Twenty-Year Development Plan Land Uses) of Z.C. Case No. 16-18

B. Campus Plan Amendment – Conditions of Approval

The conditions to the Campus Plan approved in Z.C. Order No. 16-18 are revised and replaced as follows (additions in **bold underline**; deletions in **~~bold strikethrough~~**):

Term

1. The Campus Plan is approved for the period January 1, 2017, through December 31, 2036.

Georgetown Community Partnership

2. During the term of the Campus Plan, the University shall work collegially with the parties through the Georgetown Community Partnership to successfully implement this Campus Plan. Any development on the ~~Main~~ **Hilltop Campus** shall be consistent with the University's goal of developing an integrated living and learning campus and the community's goal of as rapid a transition as possible toward a more residential undergraduate on-campus environment.
3. The Georgetown Community Partnership ("GCP") shall continue to serve as a mechanism for collegial and productive discussion of the Plan's implementation, and for engaging in long-term planning work. The GCP shall be co-chaired by a member of the University's senior leadership and a designee of ANC 2E and have a steering committee composed of University senior leadership and persons selected by ANC 2E (including at least one student who serves on ANC 2E), ANC 3D, CAG, BCA, FCCA, and GUSA. For such time or times when the GCP anticipates it is about to engage in a longer-term discussion about a specific issue (e.g., a further processing application or an amendment to the Campus Plan), the GCP shall strongly consider adding a second student who is an ANC Commissioner to the Steering Committee. Persons selected by ANC 2E and ANC 3D serve in their individual capacity and not as ANC Commissioners. In addition, MedStar Georgetown University Hospital ("MGUH") has an ex officio seat. The GCP shall also provide an opportunity for broad community and University participation on an issue-by-issue basis. The GCP shall engage a facilitator (funded fully by the University but selected jointly by the University, ANC 2E, ANC 3D, CAG, BCA, and FCCA leadership). The facilitator shall be responsible for balancing collaboratively the interests of the University, MGUH, ANC 2E, ANC 3D, CAG, BCA, FCCA, and GUSA leadership to achieve the purposes and ongoing operation of the GCP and its working group structure. The GCP framework shall continue to include a working group structure that shall address the key issues (e.g. public safety, trash, transportation, parking, off campus conduct, housing, enrollment, beautification) to facilitate in-depth discussions on core issues.
4. The University shall continue to work with the community parties, through the GCP, together with such outside advisors as are jointly agreed upon to develop and implement tools for measuring and mitigating the impacts of residential and non-

residential graduate students on the Georgetown, Burleith, and Foxhall communities:⁴

- a. Through reasonable techniques such as, for example, incentives or the provision of University-sponsored graduate student housing elsewhere, the University shall manage the impact of its graduate student enrollment so the impact is not objectionable during the term of the Campus Plan.
- b. The University shall continue to explore the feasibility of developing competitive and marketable University-sponsored graduate student housing outside of the Georgetown, Burleith, and Foxhall communities.

Undergraduate Housing

5. During the term of the Campus Plan, the University shall continue to provide competitive and marketable on-campus undergraduate housing. The University shall provide special emphasis on renovating current on-campus housing, with a focus on senior and junior living communities such as Henle Village, Village A, and Alumni Square considered as priorities. The University shall also adopt appropriate sustainable measures, in consultation with the GCP, so that as of fall 2030 and maintained for each semester thereafter during the term of the Campus Plan, an additional 244 Traditional Undergraduate Program students (who would otherwise be expected to live in the surrounding community and whose alternate living arrangements demonstrably reduce the number of undergraduate student group houses⁵ in the surrounding community) shall be housed on campus or outside of Zip Code 20007 (“Housing Commitment”). (Ex. 9O.) Such measures may include raising the occupancy rate of the number of on-campus beds required by the 2010 Campus Plan as of Fall 2015 (i.e., 5,438 beds) above 95%. Such measures might also include, for example, some credit for an increase (above an agreed upon number based on historic experience) of students studying abroad or elsewhere, to the extent the GCP upon analysis concludes there is a demonstrable and sustainable causal link to the reduction as described above. Alternatively, the University may meet the Housing Commitment by providing additional on-campus beds through the renovation of existing on-campus buildings or the construction of new housing facilities as follows:

- a. During the term of the Campus Plan, the University shall maintain on-campus housing for at least 5,438 students, subject to the provision in Section 5, above, regarding the possibility of providing additional on-campus beds;

⁴ For purposes of these conditions, the Georgetown, Burleith, and Foxhall communities are defined as the neighborhoods bounded on the east by Rock Creek and Potomac Parkway, on the south by the Potomac River, on the west by Canal Road and the Georgetown Reservoir, and on the north by Whitehaven Parkway to Foxhall Road to Hoban Road to Reservoir Road to 39th Street to Whitehaven Parkway (including the 1900 blocks of 39th and 38th Streets) to Whitehaven Street to Dumbarton Oaks Park on the north.

⁵ For purposes of this condition, an undergraduate student group house is a single-family house where traditional undergraduate program students reside, other than a house where the majority of residents are not traditional undergraduate program students. The GCP will examine the application of this definition from time to time and, if need be, the GCP can adopt by consensus adjustments to the definition.

- b. No new residence hall (if any) constructed during the term of the Campus Plan shall be located on the ~~Main~~ **Hilltop Campus** east of 37th Street or elsewhere within Zip Code 20007, unless the University receives permission from the relevant civic organization (e.g., CAG, BCA, or FCCA), the relevant ANC (ANC 2E or ANC 3D), and the Commission;
 - c. To implement the Housing Commitment above, the University shall be permitted to continue to use existing portions of the Leavey Center for residential use without additional further processing review;
 - d. To implement the Housing Commitment above, the University shall be permitted to repair, renovate, remodel, or structurally alter such facilities, as well as construct modest increases in gross floor area that are required to meet code requirements, improve accessibility, and create a more competitive and marketable living experience, without further processing approval, provided that such plans are approved by the Commission as a modification of consequence pursuant to 11-Z DCMR § 703. Such increases in gross floor area shall not exceed 15% of the existing gross floor area of the residence hall. Any exterior alteration resulting in an increase in gross floor area pursuant to this section shall be permitted only if reviewed with and concurred to by the GCP as well as, as required, reviewed by the Old Georgetown Board and the U.S. Commission of Fine Arts; and
 - e. In the event that St. Mary's Hall is converted to residential use, appropriate screening and mitigation measures shall be addressed in conjunction with any further processing application for the same.
6. The University shall limit the use of townhouses located on the west side of the 1400 block of 36th Street, N.W. to faculty and staff housing. Notwithstanding the foregoing, the properties located at 1412, 1420, and 1426 36th Street, N.W. may continue to be used for daytime administrative uses previously approved by the GCP, provided that there shall be no on-street parking connected with such use. In the event that the existing daytime administrative uses are discontinued, the properties shall be used for faculty and staff housing.
7. During the term of the Campus Plan, the University shall be permitted to change the use of properties located east of 37th Street and within the boundaries of the Campus Plan in accordance with the Proposed Twenty-Year Development Plan Land Uses map (Exhibit 9M in Z.C. Case No. 16-18; Exhibit 1D in Z.C. Case No. 16-18B; and Exhibit 2D in Z.C. Case No. 16-18C) for either academic/administrative or residential/campus life without further processing approval, provided that the change in use is approved by the Commission as a modification of consequence pursuant to 11-Z DCMR § 703. Any change in use to an academic/administrative use shall also be subject to review and approval by the GCP. To the extent that the University may, in the future, change current uses of townhouses located on 36th Street between N and O Streets, the University shall, in connection with townhouses repurposed for student housing, make best efforts to use such townhouses for special interest housing (e.g., La Casa Latina, Black

House, etc.) in an effort to provide a balanced mix of community, social, and student life activities.

8. The University shall require all Traditional Undergraduate Program students (as defined in Condition 10) to live in University housing during their first year (freshman as well as transfer sophomore and transfer junior students under 21), sophomore year, and either junior year or senior year, except for study abroad students, commuters, veterans, married students, and students with medical conditions or disabilities, religious beliefs, or other restrictions that are inconsistent with residence hall life.

Maximum Total Enrollment

9. During the term of the Campus Plan, the ~~Main~~ Hilltop Campus student headcount shall not exceed 14,106 students. For purposes of this condition, the ~~Main~~ Hilltop Campus student headcount shall be defined as the Georgetown University total student body⁶, minus the number of students (by headcount) who are not registered for any courses located at the ~~Main~~ Hilltop Campus (e.g. students who are registered for courses located only at off-campus locations (such as the Law Center, SFS-Qatar, and other locations not at the ~~Main~~ Hilltop Campus (“off-campus”)), students studying abroad, and continuous registration students) and senior citizens auditing courses located at the ~~Main~~ Hilltop Campus:
 - a. Growth towards the above maximum shall be gradual and measured; it shall not be linear, but reflected in tranches as new programs come online, culminating in a number that approaches but does not exceed the ~~Main~~ Hilltop Campus student headcount;
 - b. In the event that the University locates programs currently located on the ~~Main~~ Hilltop Campus to satellite locations outside of Zip Code 20007, such actions shall result in a corresponding reduction in the ~~Main~~ Hilltop Campus student headcount. The University shall be permitted to replace such students on the ~~Main~~ Hilltop Campus, and shall work to do so in a way that minimizes impacts; and
 - c. The University shall maintain the senior citizen auditor program.
10. During the term of the Campus Plan, the Traditional Undergraduate Program student headcount shall not exceed 6,675 students. For purposes of this condition, the Traditional Undergraduate Program student headcount shall be defined as the ~~Main~~ Hilltop Campus student headcount as defined in Condition 9 plus students

⁶ The Georgetown University total student body shall be defined as the total number of students reported under the Integrated Postsecondary Education Database System (IPEDS), which was established by the National Center for Education Statistics, a division of the U.S. Department of Education, and is a standardized definition for student enrollment at institutions of higher education in the United States. The official count of the Georgetown University total student body shall be taken in the Fall semester on the census date identified by the University for purposes of its IPEDS reporting. The University shall also conduct a second count in the Spring semester using the same methodology. For the Spring semester, enrollment headcounts shall be calculated on a date reasonably determined by the University to reflect the maximum undergraduate enrollment for that semester.

studying abroad minus the number of graduate students, professional students, students enrolled in the School of Continuing Studies, non-degree students and students returning for their second degree in nursing, all by headcount (for purposes of Conditions 8 and 28 of this Order, each such student counted under the Traditional Undergraduate Program student headcount being a “Traditional Undergraduate Program student”).

- 10A. Commencing in Academic Year 2025-2026, the University shall be permitted to exclude certain undergraduate students enrolled in programs based at the Capitol Campus (each student, a “Capitol Campus Undergraduate Program student”) from the Traditional Undergraduate Program student headcount, even if such students are enrolled in up to two courses each semester that are located on the Hilltop Campus.

For Academic Years 2025-26 and 2026-27, the number of Capitol Campus Undergraduate Program students excluded from the Traditional Undergraduate Program student headcount each semester shall not exceed the maximums set forth on the table below:

Academic Year	Anticipated Capitol Campus Undergraduate Program Student Headcount	Taking One Course Located at the Hilltop Campus	Taking Two Courses Located at the Hilltop Campus	Total Capitol Campus Undergraduate Program Students Taking Courses on the Hilltop
2025-26 (Juniors only)	140	70 (50%)	28 (20%)	98 (70%)
2026-27 (Juniors & Senior)	320	100 (31%)	32 (10%)	132 (41%)

For Academic Years following 2026-27, the GCP shall establish the number of Capitol Campus Undergraduate Program students permitted to be excluded from the Traditional Undergraduate Program student headcount for subsequent academic years informed by the enrollment patterns for Academic Years 2025-26 and 2026-27:

- a. Capitol Campus Undergraduate Program students who are enrolled in at least one course located at the Hilltop Campus shall continue to be counted as a part of the Hilltop Campus student headcount pursuant to Condition 9, and the University shall remain in compliance with the Hilltop Campus student headcount set forth in Condition 9;
- b. Capitol Campus Undergraduate Program students shall reside either in housing provided by the University near the Capitol Campus, or, in their senior year, off campus, except that they shall not be permitted to

live in the Georgetown, Burleith, or Foxhall communities. Violations of these restrictions shall be subject to the Code of Student Conduct, and any such Capitol Campus Undergraduate Program student who resides in the Georgetown, Burleith, or Foxhall communities shall also be counted in the Traditional Undergraduate Program headcount set forth in Condition 10;

- c. The University shall maintain on-campus housing for Traditional Undergraduate Program students consistent with Condition 5, including efforts focused on providing competitive and marketable on-campus housing options for juniors and seniors. As Capitol Campus programs develop and fewer seniors are enrolled in programs located at the Hilltop, on-campus housing available for seniors may be reduced at a gradual and measured manner from current levels reflecting actual shifts in enrollment (or, if need be in any year, increased from the prior year to reflect fewer anticipated seniors at the Capitol Campus); however, at all times for the remainder of the term of the Campus Plan, the University shall maintain on-campus housing for at least 550 Traditional Undergraduate Program students who are seniors. The University shall develop and implement appropriate measures incentivizing rising seniors to choose to live on campus, aimed at achieving an occupancy rate of at least 95% for such beds. If the enrollment and housing report described in Condition 11 reveals that the 95% occupancy target is not met in any semester, the University shall, in consultation with the GCP, work to develop additional strategies and incentives aimed at meeting or exceeding the 95% target for the following and subsequent semesters;
- d. The University shall provide information on the number of Capitol Campus Undergraduate Program students, including the number of such students who take one or more courses on the Hilltop Campus, as a part of the enrollment and housing report prepared each semester pursuant to Condition 12;
- e. The University's student codes of conduct and professionalism and related disciplinary procedures (including the provisions of such policies that the University is required to maintain pursuant to this Campus Plan) shall apply to conduct by all Capitol Campus students occurring in the Georgetown, Burleith, or Foxhall communities as well as on the portions of the Hilltop Campus east of 37th Street. The University shall, in a manner consistent with its policies and procedures, investigate and respond effectively to reports involving Capitol Campus students that occur in the Georgetown, Burleith, or Foxhall communities as well as on the portions of the Hilltop Campus east of 37th Street, in accordance with the provisions set forth in Conditions 14 and 15;

- f. Subject to reasonable, very limited exceptions, all Capitol Campus Undergraduate Program students (as defined in Condition 10A) shall be prohibited from bringing cars to the Hilltop Campus or parking their cars on the street in Georgetown, Burleith, and Foxhall. Violations of the parking policy shall be part of the Code of Student Conduct. Notices of this parking policy shall be provided to Capitol Campus Undergraduate Students and their parents;
- g. The University shall provide convenient, free bus transportation between the Hilltop Campus and the Capitol Campus. Such bus service shall utilize the Canal Road entrance/exit of the Hilltop Campus consistent with the requirements of Condition 20. The University shall also make available to Capitol Campus students reduced-rate access to Capital Bikeshare (or other similar bicycle or micromobility service) equivalent to what is currently available to Hilltop Campus students; and
- h. The University shall commit sufficient resources (financial, personnel, intellectual capital, etc.) to successfully implement the commitments described in this Condition 10A.

- 11. During the term of Campus Plan, the Medical Student Program headcount shall not exceed 830 students. For purposes of this condition, the Medical Student Program headcount shall be defined as all students enrolled in the Doctor of Medicine (MD) degree program who are registered in at least one course on the ~~Main~~ Hilltop Campus.
- 12. The University shall provide the GCP, prior to the end of each Spring and Fall semester, a complete report on the student enrollment maximums set forth in Conditions 9 through 11 above. The report shall also contain information on other categories of undergraduate students (as defined under this Campus Plan), and graduate student enrollment. The report shall also contain the number and location of all University-provided student housing as well as progress toward the Housing Commitment set forth in Condition 5 above. The Report shall contain a certificate as to its accuracy signed by the Provost of the University.

The University shall work with the GCP to develop metrics for analysis and establish benchmarks for evaluating changes in the number of Traditional Undergraduate Program and graduate program students living in the Georgetown, Burleith, and Foxhall neighborhoods as well as the number of Traditional Undergraduate Program, graduate program, and mixed program student group houses in those neighborhoods. The University shall work with the GCP to begin to develop such metrics and to establish such benchmarks prior to the Fall 2017 semester, in order to work toward a baseline for measuring:

- a. Progress toward the Housing Commitment set forth in Condition 5; and
- b. Changes associated with enrollment pursuant to the limitations set forth in Condition 9.

Beginning in Fall 2017, and for each semester thereafter, the University shall include such information as the GCP may request on the number and type of group houses in the surrounding neighborhoods and the number and type (e.g., Traditional Undergraduate Program) of undergraduate students and the number and type of graduate students living in the surrounding neighborhoods pursuant to these agreed upon metrics and benchmarks in each semester's Enrollment and Housing Report. The Report shall contain a certificate confirming that such information was collected in accordance with the request and pursuant to any agreed-upon metrics and is accurate to the extent of the University's knowledge.

- 12A. **Should the University exceed any of the enrollment maximums set forth in Conditions 9 through 11 in a given semester, the University shall reduce such enrollment maximum by an equal number of students in a corresponding semester (i.e. if the enrollment maximum is exceeded in the Fall semester, then the corresponding reduction shall be in a subsequent Fall semester) within two years from the end of the semester in which the excess occurred. In the event the enrollment maximum has been exceeded by greater than 25 students, the University shall either implement the enrollment reduction described herein or such other measures as agreed to by the GCP. The University shall document the enrollment reduction in the Report for the semester in which the reduction is implemented.**
13. Each January during the term of the Campus Plan, the University shall provide the GCP a letter from an independent firm jointly selected by the University and the community parties and responsible equally to all members of the GCP (but wholly funded by the University) certifying that the enrollment numbers and University-provided housing numbers for the preceding Fall and Spring semesters are accurate and have been calculated in conformity with this Order. Unless agreed to by all members of the GCP, the independent firm shall not be required to certify the accuracy of information reported pursuant to Condition 12.

Quality of Life Initiatives

14. The University shall commit sufficient resources (financial, personnel, intellectual capital, etc.) to the University's Quality of Life Initiative to support a safe community, educate students to be good neighbors, and successfully mitigate the impacts of trash, noise and student behavior as follows:
- a. Initiatives shall include programs such as the Student Neighborhood Assistance Program ("SNAP"), the late-night Metropolitan Police Department ("MPD") reimbursable detail, regular trash and litter pick up patrols as needed, education of students about the responsibilities of living in a residential community, the Helpline, and late-night transportation services during nighttime weekend hours:
 - i. The University shall continue to ensure that SNAP, the MPD reimbursable detail, and the Georgetown University Police Department ("GUPD") are proactive in addressing issues as well as responsive to calls;
 - ii. The University shall continue to run the late-night shuttle (or equivalent services as reviewed and approved by the GCP), to supplement nighttime neighborhood transportation options;

- iii. The University shall continue to require all undergraduate students who live off campus during the academic year and during the summer to attend an orientation program that shall address “good neighbor” issues, reminding and educating students about appropriate conduct in the off-campus community. This program shall especially emphasize objectionable noise both inside and outside of buildings, underage drinking, applicable rules and standards regarding proper disposal of trash and recyclables, restricted parking in the West Georgetown, Burleith, and Foxhall neighborhoods, and University expectations that all students conduct themselves in a respectful and responsible manner as members of the local residential community; and
 - iv. The University shall continue to maintain and publicize a helpline available 24 hours per day, seven days per week to receive calls about noise and other quality of life issues; and
 - b. The University shall be permitted to modify these programs only as necessary or appropriate to increase efficacy (that is, to focus on results). Through the GCP, the University shall continue to evaluate and collegially develop meaningful ways to enhance the efficacy of these programs based on suggestions and feedback received through the GCP from neighbors, students, and other stakeholders.
- 15. During the term of the Campus Plan, the University shall continue to maintain policies that: equalize party policies for on and off campus parties; and reduce the impacts of off campus student parties. Specifically, the University shall:
 - a. Maintain a policy that states that living off-campus is a privilege, not a right, taking into account conduct and seniority; students who have engaged in serious or repeated misconduct shall not be permitted to live off-campus;
 - b. Maintain a noise policy that specifically provides that “excessive noise inside or outside a building” is unacceptable. This will mean that if noise can be heard beyond the property line, it is probably too noisy, taking into account the time and the nature of the activity generating the sound. Violations of the noise policy shall be part of the Code of Conduct;
 - c. Maintain student conduct policies to assure that the environment for students to host social gatherings (including parties where alcohol is served) is at least as welcoming on campus as off campus in order to encourage students to initiate socializing on campus and/or to return to campus for late night socializing. Specific policy and practices shall continue to include:
 - i. Permit students of legal age living in apartments, townhouses, and other living spaces on campus to host parties in impromptu ways, eliminating the need to register parties well in advance;
 - ii. Train Residence Life staff and GUPD staff to manage student parties on campus in ways that allow those parties to continue whenever it is reasonable to do so (acknowledging that safety is still a primary concern), making it significantly more likely that on campus parties shall be allowed to continue;
 - iii. Educate students in ways that encourage them to socialize on campus in safe and appropriate ways; and

- iv. Maintain transparency in operations and results to the maximum extent possible via the GCP; and
 - d. In addition to the foregoing, the University shall investigate reports of improper off-campus student conduct and respond to behavior found to violate the Student Code of Conduct promptly with appropriate sanctions. Egregious or repeat violations of the Code of Conduct shall be subject to serious sanctions up to and including separation from the University.
16. Through the GCP and with the community, the University shall engage city agencies (DCRA, DPW, MPD) to give vigorous attention to housing code, basic business license, trash, and public safety issues.
17. The University shall maintain a program to provide its students who are eligible to live off-campus with information about housing opportunities outside the West Georgetown and Burleith neighborhoods.
18. During the term of the Campus Plan, the University shall publish and maintain a list of rental properties in the West Georgetown and Burleith neighborhoods that maintain a basic business license according to DCRA's website, including:
- a. The University shall maintain the University's posted list of "properties of concern" (properties that are the recipient of three or more credible complaints received by Georgetown over a two-year period);
 - b. The University shall coordinate with DCRA to address problem properties in West Georgetown, Burleith, and Foxhall;
 - c. The University shall continue and enhance a landlord marketing campaign to encourage and promote "good neighbor" behavior from local landlords; and
 - d. The University shall maintain a policy that requires students maintain properties that they rent in the same manner that they would be expected to if they owned the properties (e.g., snow removal and yard maintenance as required by District of Columbia law). Violations of the off-campus property maintenance policy shall be part of the Code of Conduct.

On-Campus Social Life Improvements

19. During the term of the Campus Plan, the University shall continue the productive work toward improvements to on-campus facilities to promote student life on campus (i.e., green space for outdoor campus socializing, academic spaces such as libraries and study rooms, recreational and athletic facilities, student activity spaces, and other social gathering spaces).

Comprehensive Transportation Plan

20. The University shall continue to monitor and evaluate the campus roadway network and the Georgetown University Transportation Shuttle ("GUTS") system with regular consultation and input through the GCP and with DDOT, with the goals of enhancing the

GUTS system and maximizing the use of the Canal Road entrance for all GUTS routes except the Wisconsin Avenue route as follows:

- a. By June 1, 2017, the University shall install (and thereafter maintain) enhanced GPS (or another form of effective Automatic Vehicle Locator technology) as well as Automated Passenger Counters in all GUTS vehicles;
- b. The University shall maintain traffic control gates (or similar devices) at the Canal Road entrance that shall restrict use of the Canal Road entrance for left turns during the AM peak period (6:00 a.m.-10:15 a.m.) to GUTS vehicles, which shall be the only vehicles equipped to activate such gates or devices during such period and to use the left turn lane to exit the campus during such period. The University shall evaluate the effectiveness of such measures and, from time to time as appropriate, may modify the control mechanism or other operational measures limiting left turns to GUTS vehicles during the AM peak period;
- c. The University shall monitor the Canal Road and Reservoir Road corridors to assess University-related impacts on traffic conditions. The design, construction, and modification of any curb cuts or traffic signals along either corridor shall be reviewed with the GCP, and final design shall be subject to review and approval by District of Columbia public space officials; and
- d. Until the commencement of construction of the planned medical/surgical pavilion at MGUH, the Wisconsin Avenue GUTS route shall be permitted to use Entrance 1 on Reservoir Road. During construction, the Wisconsin Avenue GUTS route shall utilize a temporary location acceptable to the GCP, MGUH, DDOT, and the University. After completion of construction, the Wisconsin Avenue GUTS shuttle route shall not use Entrance 4, unless the University secures GCP and MGUH review and approval for such use, based on a demonstration that measures shall be implemented to mitigate successfully any adverse impacts (e.g., noise, light, and air quality).

21. Pedestrian and Bicycle Network:

- a. During the term of the Campus Plan, the University shall implement the pedestrian and bicycle infrastructure improvements shown on Figure 22 of the Georgetown University 2017 Campus Plan CTR, dated October 2016 and prepared by Wells + Associates. (Ex. 33A.) The design and construction of any improvements within public space shall be subject to review and approval by District of Columbia public space officials. The University shall consult with the GCP and DDOT on the design of such improvements located on private property;
- b. The University shall continue to explore and evaluate improvements to Healy Circle and the ~~Main~~ **Hilltop Campus** entrance at the intersection of 37th Street and O Street in support of its ongoing commitment to create a more pedestrian and bicycle-friendly campus and in the context of its broader campus sustainability objectives. Future improvements to Healy Circle shall still allow vehicular access for special events and emergency access needs, but design shall be for non-auto users;
- c. The University shall integrate bicycle routing and wayfinding information into campus wayfinding systems; and

- d. At such time as a potential Palisades Trolley Trail extending to the University's ~~Main Hilltop Campus~~ comes to fruition, the University shall work with DDOT to explore the feasibility of providing a connection on the University's property to the Trail.

22. Transportation Demand Management:

- a. The University shall continue to adhere to its Transportation Demand Management ("TDM") Plan, as discussed on pages 68-69 of the CTR), to promote greater use of the GUTS bus system, transit, bicycling, carpooling, satellite parking, and other transportation alternatives (Ex. 33). The University shall implement sufficient TDM measures to ensure that peak hour vehicle trips shall not exceed 632 trips during the AM peak hour and 591 trips during the PM peak hour (Performance Target Commitment). In addition, as an aspirational goal, the University shall strive to achieve a peak hour trip threshold that is below 593 AM peak hour trips and 532 PM peak hour trips. The University shall be permitted to update the TDM Plan, in consultation with the GCP and with DDOT, to enhance its efficacy during the term of the Campus Plan consistent with the performance standards set forth above. MGUH performance targets and aspirational goals are set forth in Condition 32;
- b. To assess the University's efforts towards achieving the Performance Target Commitment and aspirational goal described above, the University shall conduct an Annual Performance Monitoring Study. The Study shall include: (1) measurement of University vehicle trip generation; (2) a University-wide transportation survey (including determination of mode split); (3) GUTS ridership counts utilizing AVL and APC data; (4) a summary report on TDM activities and expenditures; and (5) parking occupancy counts. The Annual Transportation Performance Monitoring Study shall be conducted in accordance with the methodology outlined on pages 69-72 of the CTR, as modified with the five items listed on page 17 of the DDOT Report. (Ex. 33, 43.) The Annual Transportation Performance Monitoring Study shall be submitted to the GCP and DDOT by December 31st each year during the term of the Campus Plan; and
- c. If the results of the Annual Transportation Performance Monitoring Study reveal that the Performance Target Commitment outlined in Condition 22(a) is not met, the University shall work with the GCP and DDOT to review the then-current TDM strategies and associated expenditures and to develop an increasingly robust plan to augment existing and/or implement more stringent TDM strategies to enhance performance. Furthermore, the University shall conduct and submit a Supplemental Performance Monitoring Study by June 30th of the same academic year to track progress toward the Performance Target Commitment. If the Performance Target Commitment is not met in the following fall, the additional TDM strategies and associated expenditures shall become increasingly more stringent, and the University shall work with the GCP and DDOT to develop additional TDM strategies not currently included in the TDM Plan, until such time as the Performance Target Commitment is met.

23. Events:
- a. All weekday evening performances at the Davis Performing Arts Center expected to draw more than 100 visitors shall begin no earlier than 7:00 p.m., unless agreed to by the GCP; and
 - b. Weekday athletic events at Cooper Field expected to draw over 100 visitors shall begin before 4:00 p.m. or after 7:00 p.m., unless agreed to by the GCP.
 - c. **Outdoor events held at the Car Barn fourth floor patio and covered pavilion shall end by 8:00 p.m. and shall not be permitted on weekends and holidays, unless agreed to by the GCP.**
24. Deliveries: The University shall require its vendors to use the Canal Road entrance to make regular deliveries between the hours of 8:00 p.m. and 6:00 a.m. Special deliveries in unusual circumstances may be allowed from time-to-time other than through the Canal Road entrance after 8:00 p.m., provided such deliveries are quiet and not disruptive to the neighborhood. The University shall inform its vendors that deliver other than through the Canal Road entrance between 6:00 a.m. and 8:00 a.m. are discouraged and shall take appropriate corrective action in response to meritorious complaints that such a delivery is not quiet or is disruptive to the neighborhood.

Parking

25. The University shall continue to maintain a parking inventory of no more than 4,080 parking spaces within the Campus Plan boundary as defined in Condition 36. In addition:
- a. Spaces set aside for car sharing vehicles such as Zipcar or as charging stations for electric vehicles shall not count towards this limit; and
 - b. By December 31, 2022, the University shall install four 240-volt electric car charging stations in Leavey Garage and/or Southwest Garage.
26. The University shall create incentives to encourage students living off campus not to bring cars to campus. In particular, the University shall provide space for Zipcar or other carsharing service vehicles on campus and shall work with DDOT to continue to expand the availability and use of the Capital Bikeshare program on and near the ~~Main~~ **Hilltop Campus**.
27. The University shall develop and implement a parking management system that promotes use of satellite parking by students arriving for daytime classes by car and on-campus parking by students arriving for evening classes by car. Students shall be firmly directed to use such University or satellite parking facilities or use public transportation alternatives. The University shall continue to work with the community, DDOT, and DPW to: (a) develop and implement changes to the management of the on-street parking supply on the streets within and proximate to the campus; and (b) ensure regular enforcement of District of Columbia laws and regulations regarding on-street parking and shall engage the GCP on this issue as helpful and appropriate.
28. Subject to reasonable, very limited exceptions, all Traditional Undergraduate Program students (as defined in Condition 10) shall be prohibited from bringing cars to campus or parking their cars on the street in Georgetown, Burleith, and Foxhall. Violations of the

parking policy shall be part of the Code of Conduct. Notices of this parking policy shall be provided to students and to the parents of Traditional Undergraduate Program students.

Limitations on University's Property Acquisitions

29. During the term of the Campus Plan and except for apartment properties along MacArthur Boulevard between Foxhall Road and Reservoir Road (which shall not be used for undergraduate student housing), the University shall not purchase or enter into a lease or other arrangement for additional property in Georgetown, Burleith, Foxhall, and the Palisades⁷ outside of the Campus Plan boundaries for use as student housing, unless the University receives permission from the relevant civic organization (e.g., CAG, BCA, or FCCA) and the relevant ANC (e.g., ANC 2E or ANC 3D). For apartment properties along MacArthur Boulevard for graduate student housing, the University shall discuss the proposed use with leaders of FCCA, the Palisades Citizens Association ("PCA"), and ANC 3D, to the extent such discussions do not adversely impact the confidentiality of negotiations.

Penthouses

30. During the term of the Campus Plan, the University shall be permitted to adaptively reuse and expand penthouses on existing buildings for habitable uses without further processing approval, provided that the Commission approves the plans as a modification of consequence pursuant to 11-Z DCMR § 703, and provided further that any changes proposed pursuant to this section are reviewed with and concurred to by the GCP.

MedStar Georgetown University Hospital

31. Deliveries: MGUH shall maintain its current delivery schedules and the current western delivery route during the term of the Campus Plan, including during and after construction of the medical/surgical pavilion. Regular critical deliveries shall continue to occur outside the regular delivery hours of 8:30 a.m.-4:30 p.m. and consist of a delivery for medical and surgical supplies, a delivery for pharmaceuticals, a delivery for linens, occasional deliveries for patient care equipment and oxygen, and deliveries for food (which number no more than four to six per day). In addition, urgent or unplanned critical deliveries may also occur, as patient needs demand, between 6:30 a.m. and 8:30 a.m. Emergency deliveries for the immediate saving need of patients may occur as needed. During emergency operations (such as snowstorms or citywide disasters) deliveries temporarily may occur as needed. Proposed future recurring deliveries outside of the regular delivery hours may be added only if reviewed by and concurred to by the GCP.
32. Transportation Demand Management:
- a. MGUH shall implement TDM measures sufficient to ensure that peak hour vehicle trips shall not exceed 1,379 trips during the AM peak hour and 1,062 trips during

⁷ For the purposes of this condition, the Palisades is defined as the neighborhoods bounded by the Potomac River; the Maryland-District of Columbia Line; a line through the Dalecarlia Reservoir grounds at right angles to the District Line; to the intersection of Loughboro Road and Dalecarlia Parkway; the middle of Loughboro Road to Foxhall Road, east boundary of Battery Kemble Park to the middle of 49th Street; the middle of 49th Street to the southern boundary of Wesley Heights Park; the southern boundary of Wesley Heights Park to the middle of Foxhall Road; and the middle of Foxhall Road extended to the Potomac River.

the PM peak hour (Performance Target Commitment). In addition, as an aspirational goal, MGUH shall strive to achieve a peak hour trip threshold that is below 1,328 AM peak hour trips and 1,007 PM peak hour trips. MGUH shall be permitted to update the TDM Plan, in consultation with the GCP and with DDOT, to enhance its efficacy during the term of the Campus Plan consistent with the performance standards set forth above. After the first 10 years that the Campus Plan is in effect, MGUH shall do a joint “look back” with the GCP and DDOT on the results at the midpoint of the Plan and make adjustments to the TDM Plan as necessary. If agreement is not reached between MGUH and the GCP at the 10-year “look back” as to the scope and nature of those adjustments, community organizations represented on the GCP (collectively the “community parties”) or MGUH may suggest a proposed MGUH TDM commitment for the remaining years of the Campus Plan and the University shall, upon the request of the community parties or MGUH, submit the matter to the Commission for review and determination;

- b. To assess MGUH’s efforts towards achieving the Performance Target Commitment and aspirational goal described above, MGUH shall conduct an Annual Transportation Performance Monitoring Study. The Study shall include: (i) measurement of MGUH vehicle trip generation; (ii) a MGUH-wide transportation survey (including determination of mode split); (iii) GUTS ridership counts utilizing AVL and APC data; (iv) a summary report on TDM activities and expenditures; and (v) parking occupancy counts. The Annual Transportation Performance Monitoring Study shall be conducted in accordance with the methodology outlined on pages 9-12 of the CTR Addendum, as modified with the five items listed on page 17 of the DDOT Report. (Ex. 33B, 43.) The Annual Transportation Performance Monitoring Study shall be submitted to the GCP and DDOT by December 31st of each year; and
 - c. If the results of the Annual Transportation Performance Monitoring Study reveal that the Performance Target Commitment outlined in Condition 32(a) is not met, MGUH shall work with the GCP and DDOT to review the then-current TDM strategies and associated expenditures and to develop an increasingly robust plan to augment existing and/or implement more stringent TDM strategies to enhance performance. Furthermore, MGUH shall conduct and submit a Supplemental Performance Monitoring Study by June 30th of the same academic year to track progress toward the Performance Target Commitment. If the Performance Target Commitment is not met in the following fall, the additional TDM strategies and associated expenditures shall become increasingly more stringent, and MGUH shall work with the GCP and DDOT to develop additional TDM strategies not currently included in the TDM Plan, until such time as the Performance Target Commitment is met.
33. Lombardi Bus Turnaround: MGUH shall work with the University to develop a mutually acceptable plan for the construction of a new bus turnaround at Lombardi Circle. MGUH shall endeavor to relocate its oncology patient care services away from the bus turnaround within 18 months following the date on which the medical/surgical pavilion first opens for the delivery of care to patients. MGUH intends to open the Lombardi Circle turnaround

within six months after the oncology patient care services are relocated and, barring any unforeseen construction delays of the medical/surgical pavilion, no later than August 15, 2022. In the event that the medical/surgical pavilion is not constructed, MGUH and the University shall work with the GCP to ensure that a turnaround on the northern portion of the campus is operational no later than August 15, 2022.

Reporting and Compliance Review

34. By November 30th of each year of the Campus Plan term, MGUH shall file an annual compliance report with the GCP that addresses MGUH's compliance with conditions 31-33 above.
35. By November 30th of each year of the Campus Plan term, the University shall file an annual compliance report with the GCP that addresses the University's compliance with the above conditions, except for Conditions 5-11, which shall be reported pursuant to Condition 12, and except for Conditions 31-33, which shall be reported by MGUH pursuant to Condition 34.

Campus Plan Boundary

36. The Campus Plan boundary shall be that boundary depicted on **Ex. 3I of the record in Z.C. Case No. 16-18G Exhibit 9B of the record (which is the same as the Campus Plan boundary established by the D.C. Board of Zoning Adjustment in 2000 Plan)**.

Further Processing Applications

37. The University shall include ANC 2E, ANC 3D, CAG, BCA, and FCCA on all lists of property owners within 200 feet related to any campus plan amendment or further processing application under the Campus Plan.


Human Rights Act

38. The University is required to comply fully with the provisions of the Human Rights Act of 1977, as amended, and this Order is conditioned upon full compliance with those provisions. In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code section 2-1401.01, et seq. ("Act"), the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, gender identity or expression, familial status, family responsibilities, matriculation, political affiliation, genetic information, disability, source of income or place of residence or business. Sexual harassment is a form of sex discrimination, which is also prohibited by the Act. In addition, harassment based on any of the above-protected categories is also prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action.

VOTE (November 21, 2024): 4-0-1

(Anthony J. Hood, Robert E. Miller, Gwen Wright, Joseph S. Imamura, to approve; Tammy Stidham absent.)

In accordance with the provisions of Subtitle Z § 604.9, this Order No. 16-18G shall become final and effective upon publication in the *District of Columbia Register*; that is, on April 25, 2024.


ANTHONY HOOD
CHAIRMAN
ZONING COMMISSION


SARA A. BARDIN
DIRECTOR
OFFICE OF ZONING

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 *ET SEQ.* (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.