

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Shepard Beamon, Development Review Specialist
Jennifer Steingasser, Deputy Director

DATE: January 8, 2025

SUBJECT: ZC 16-18H: Amendment to and further processing of approved Georgetown University Hilltop Campus Plan to authorize the construction of field lighting and modification of operating hours for Shaw Field, generally located at 1580 West Road NW.

I. OP RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the requested further processing to the Georgetown University 2017-2036 Campus Plan to authorize the construction of field lighting and modification of operating hours for Shaw Field.

II. BACKGROUND

The Georgetown University Campus Plan is a twenty-year plan for the University approved in September 2016, with subsequent modifications and further processing applications, the most recent being November 2024. In this filing, the University is requesting further processing of the Plan to allow field lighting at Shaw Field.

III. APPLICATION-IN-BRIEF

Applicant:	Goulston & Storrs for Georgetown University
Address:	1580 West Road NW (Shaw Field)
Zone:	R-3/GT
Ward and ANC:	Ward 2; ANC 2E
Legal Description:	Portion of Square 1321, Lot 833
Existing Use:	Grass soccer field with a seating capacity of 1,625
Generalized Policy Map Designation:	Institutional Uses - Much of the land identified as institutional on the map represents colleges and universities; change and infill can be expected on each campus consistent with campus plans. Policies in the Land Use and the Educational Facilities Elements address the compatibility of such uses with surrounding neighborhoods.

Future Land Use Map Designation:	Institutional – Includes land and facilities occupied and used by colleges and universities, large private schools, hospitals, religious organizations, and similar institutions. While included in the category, smaller institutional uses such as churches are generally not mapped, unless they are located on sites that are several acres in size.
Historic District	Georgetown Historic District

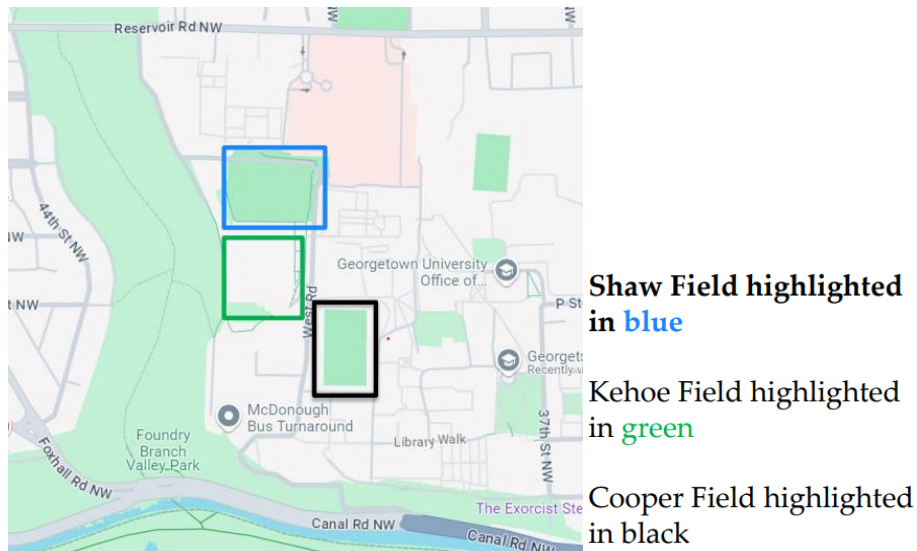


Image 1: Location of Shaw Field

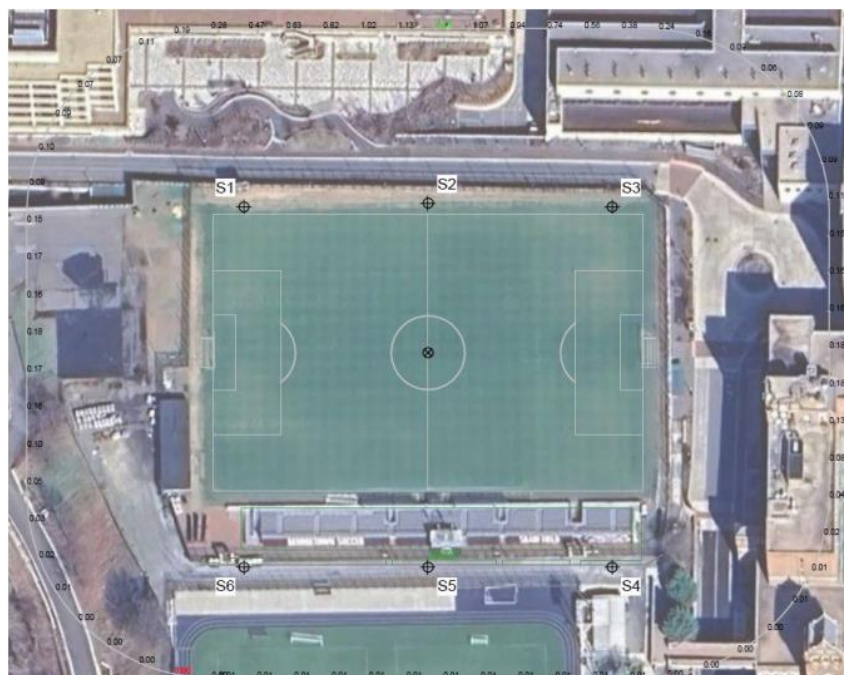


Image 2: Location of proposed field lights

IV. PROJECT DESCRIPTION

The proposal is to construct six 80-foot light poles around Shaw Field, with three facing north and three facing south. The applicant states the lighting would be designed and oriented to face downward towards the field to avoid spillage beyond the field. The field is and will continue to strictly be used for women's and men's soccer games and practices, with amplified noise limited only during games and games concluded by 10:00 p.m. The applicant proposes a minor modification to Condition 23 to apply the same game start times as those applied to Cooper Field. The proposed revision is shown below:

Condition 23(b): Weekday athletic events at Cooper Field **or Shaw 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.

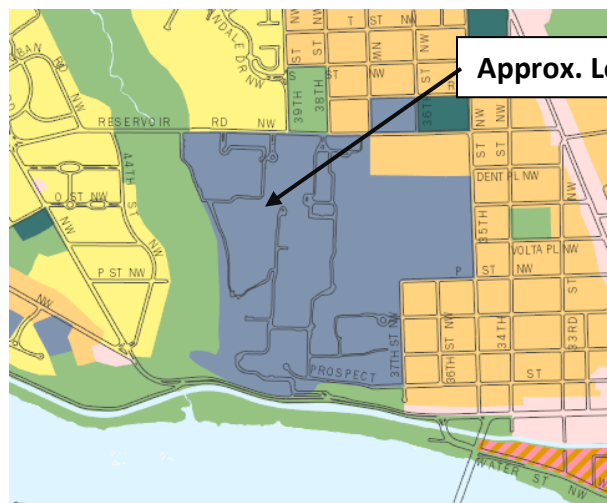
V. CAMPUS PLAN FURTHER PROCESSING REVIEW

Zoning Commission approval of the development of individual buildings or uses within the campus plan is referred to as further processing. Subtitle X Section 101 of the Zoning Regulations provides standards for reviewing university campus plans and further processing applications. The Office of Planning's analysis of the current campus plan modification and further processing application against those criteria is below.

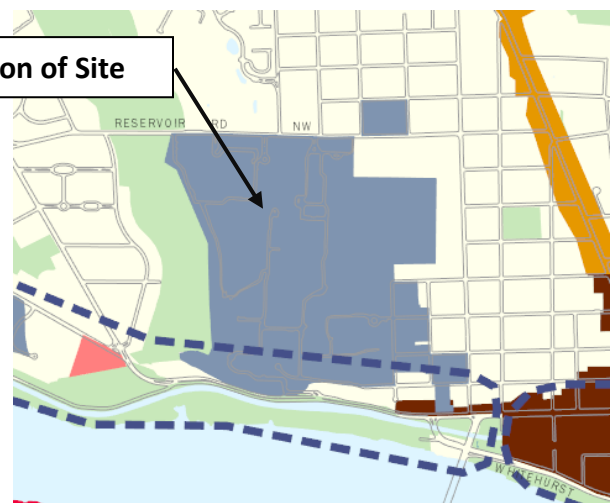
VI. COMPREHENSIVE PLAN

Subtitle Z §302.10 (m) states that each campus plan or further processing shall provide "A *racial equity analysis relative to the Comprehensive Plan in compliance with the Zoning Commission's current Racial Equity Tool...*". The Office of Planning concurs with the Applicant's Comprehensive Plan and Racial Equity Evaluation at [Exhibit 3K](#). The proposal, on balance, would not be inconsistent with the Comprehensive Plan the Generalized Policy Map (GPM) or Future Land Use Map (FLUM). The Comprehensive Plan's GPM and the FLUM each label the campus, including the subject portion of the campus, as appropriate for Institutional Uses. The current proposal would not be inconsistent with the maps and policies of the Comprehensive Plan, including those in the Land Use, Environmental Protection and Education Citywide Plan Elements.

Future Land Use Map (Institutional Use)



Generalized Policy Map (Institutional Use)



The proposal is consistent with Land Use Elements as the application proposes to design and manage the field in a way that minimizes objectionable impacts on adjacent communities and is sensitive to neighborhood issues and neighbors' quality of life. Additionally, the applicant has worked proactively to address issues, such as transportation and parking, hours of operation, outside use of facilities, and facility expansion. (LU-2.3.5, LU-3.3.3)

The proposal furthers the Education Element in that the proposed modifications address issues raised by the surrounding communities. The application aims to be respectful to neighbors and neighboring property and ensure that potentially objectionable impacts such as noise, traffic, number of students, or other similar conditions are addressed. (EDU-3.3.3)

The proposed improvements to Shaw Field further the Parks, Recreation and Open Space Element by improving the safety of athletes, visitors and staff. The lighting should prevent the creation of hidden and difficult-to-access areas, where security problems or vandalism could result, and should not be incompatible with adjacent residential neighborhoods. Similarly, the proposed lighting aligns with policies for the Environmental Protection Element as the applicant proposes lighting that is not intense in quantity and brightness, is designed and directed specifically on the area intended for use and reduces sharp contrast, glare, and halo effects. (PROS-2.2.2)

The proposal also addresses review of the Comprehensive Plan through a racial equity lens. The expected outcome of the proposed lighting should not have any impact on surrounding communities. The applicant has met with representatives from the Georgetown Community Partnership (GCP), ANC 2E, ANC 3D, surrounding citizen's associations and the University Student Association.

When considering the following themes/questions based on Comprehensive Plan policies related to racial equity, what are the anticipated positive and negative impacts and/or outcomes of the zoning action? Note: Additional themes may also apply.

Factor	Question	OP Response
Direct Displacement	Will the zoning action result in displacement of tenants or residents?	The proposed improvements will not result in any displacement.
Indirect Displacement	What examples of indirect displacement might result from the zoning action?	Indirect displacement as a result of this zoning action is not anticipated.
Housing	Will the action result in changes to: <ul style="list-style-type: none">▪ Market Rate Housing▪ Affordable Housing▪ Replacement Housing	The request should not negatively impact existing market rate, affordable housing or campus housing.
Physical	Will the action result in changes to the physical environment such as: <ul style="list-style-type: none">▪ Public Space Improvements	The proposed improvements should not result in direct changes to the physical environment but could have some impact on the physical environment. However, the applicant has designed

Factor	Question	OP Response
	<ul style="list-style-type: none">▪ Infrastructure Improvements▪ Arts and Culture▪ Environmental Changes▪ Streetscape Improvements	the lighting structures to minimize significant impacts on the surrounding residential areas and the adjacent Glover Archibald Park.
Access to Opportunity	Is there a change in access to opportunity? <ul style="list-style-type: none">▪ Job Training/Creation Healthcare <ul style="list-style-type: none">▪ Addition of Retail/Access to New Services	The proposal will not significantly impact employment opportunities.
Community	How did community outreach and engagement inform/change the zoning action?	The Applicant's filings indicate meetings were held with the GCP, ANCs 2E and 3D, the university student association and surrounding citizens' association. There do not appear to be any changes that were necessitated by this engagement.

VII. OP ANALYSIS

OP recommends approval of the further processing and minor modification to the Georgetown University Campus Plan to construct Shaw Field lighting and modify operating hours. Per Subtitle X, Chapter 1, campus-associated uses shall be located so that they are not likely to become objectionable to neighboring property because of noise, traffic, parking, number of students, or other objectionable conditions. The applicant proposes that each 80-foot pole would be equipped with visors and downward-facing lighting to avoid light intrusion that extends beyond the intended area of use. The proposed improvements would not result in a significant change of use or capacity of the athletic field; therefore, the request does not conflict with the adopted Campus Plan. The field does not directly abut any of the surrounding residential neighborhoods nor are there any adjacent dormitories, as such, the new lighting should not result in an impact on housing.

Since the proposed lights would face inward to the field, there should be minimal impacts on the nearby Glover-Archibald Trail. OP contacted DCDPR for comments but has not received any to date. The applicant has attempted to contact the National Park Service, who owns the park, and also have not received any response. The applicant has stated there should be no significant impacts on traffic or parking, as the applicant proposes game start times that should not conflict with campus peak traffic hours, as is the current policy in place for Cooper Field.

VIII. AGENCY COMMENTS

DDOT has filed a separate report. DOEE has reviewed the application and has found no issues with the proposed lighting.

IX. ANC COMMENTS

At [Exhibit 6](#), is a report from ANC 2E in support of the application.

X. COMMUNITY COMMENTS

As of the date of this report, no comments from the community had been added to the record.