

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 16553B of the George Washington University, pursuant to 11 DCMR § 3104.2, for a special exception for the review and approval of the University Foggy Bottom Campus Plan – Years 2000-2010 under Sections 210 and 507. The boundaries are as follows: Pennsylvania Avenue on the north; 19th, H, 20th, and G Streets on the east; F Street on the south; and 23rd, G and 24th Streets on the west, and also includes a portion of Square 122 extending south of F Street along 19th Street, N.W. Within the campus plan boundaries, the property owned by the University is devoted to a variety of University uses, including but not limited to classroom, dormitory, library, research, office, support, assembly, athletic, and hospital purposes. These uses would be continued under the Campus Plan in a variety of existing and new buildings in the R-5-D, R-5-E, C-3-C, and SP-2 Districts: Square 39, Lot 803, Square 40, Lot 36, Square 41, Lot 40, Square 42, Lots 54 and 55, Square 54, Lot 30, Square 55, Lots 28, 854, and 855, Square 56, Lots 30 and 31, Square 57, Lots 55 and 56, Square 75, Lots 23, 33, 34, 41, 42, 46, 47, 858, 961, 863, and 864, Square 77, Lots 5, 59, 60, 845, 846, and 864, Square 79, Lots 63, 64, 65, 808, 853, 854, 861, and 862, Square 80, Lots 2, 26, 27, 28, 29, 42, 45, 46, 47, 50, 51, 52, 54, 55, 800, 811, 820, 821, 823, 824, 825, and 828, Square 101, Lots 58, 60, 62, and 879, Square 102, Lot 46, Square 103, Lots 1, 13, 27, 28, 33, 35, 40, 812, 813, 814, 816, 817, 818, 819, and 820, Square 119, Lot 26, Square 121, Lot 819, Square 122, Lots 824 and 825; these Squares are within the campus plan boundaries; Square 39, Lot 77, Square 40, Lot 79, Square 41, Lot 80, Square 42, Lot 101, Square 54, Lot 102, Square 55, Lot 103, Square 56, Lot 119, Square 57, Lot 121 (part only), Square 75, Lot 122 (part only).

HEARING DATES: April 26, 2000, September 13, and September 26, 2000
DECISION DATES: December 12, 2000 and February 13, 2001
ORDER DATE: March 29, 2001

ORDER DIRECTING APPLICANT TO RESPOND TO WRITTEN QUESTIONS

By Order issued March 29, 2001, the Board approved the University Campus Plan until June 30, 2009, subject to conditions intended to mitigate past and minimize future adverse impacts arising from the location of a university use in a residentially zoned district. On April 30, 2001, George Washington University (hereinafter “University” or “Applicant”) filed a petition for review of the Order in the District of Columbia Court of Appeals. *See George Washington University v. District of Columbia Board of Zoning Adjustment*, No. 01-AA-571. On July 18, 2001, the Board requested an immediate remand of the case for further proceedings, and the request was granted by the Court of Appeals on July 31, 2001.

In light of events that have transpired since the Board's initial decision in this case, announced on February 13, 2001, and formally issued on March 29, the Board may need to modify that initial order. To ensure that any such modification is based upon a fuller understanding of the relevant facts, the Board orders the University to answer the following questions about its Foggy Bottom campus.¹

1. As of the start of the Fall semesters in 1998, 1999, and 2000, identify all on-campus residential facilities owned or leased by the University in which undergraduate students were permitted to reside, the number of students these facilities were designed or intended to house, and the number of such students actually housed.
2. As of the start of the Fall semesters in 1998, 1999, and 2000, identify all off-campus residential facilities owned or leased by the University in which undergraduate students were permitted to reside, the number of students these facilities were designed or intended to house, and the number of such students actually housed.
3. What specific steps has the University taken since the filing of its revised proposed University Campus Plan on April 12, 2000 to provide additional on-campus and off-campus housing to its undergraduate students?
4. (A) How many undergraduate students requested University housing for the academic years beginning in 1998, 1999, and 2000? (B) How many undergraduate students have requested University housing for the upcoming academic year?
5. What University-owned or -controlled housing is provided for students other than undergraduates? Indicate the number of such students housed and state the location of the University housing.
6. Does the expansion of the campus boundary approved by the Board in its March 29, 2001 Order affect the University's ability to provide additional on-campus housing? If so, please explain how.
7. (A) How many applications did the University receive for admission into its freshman class for the academic years beginning in 1998, 1999, 2000, and 2001? (B) How many freshmen did the University admit for each year? (C) How many freshmen accepted admission for each year? (D) How many freshmen registered each year? (D) Provide the University's yield rates for the academic years beginning in 1998, 1999, 2000, and 2001.
8. (A) How many applications for undergraduate transfers did the University receive for the academic years beginning in 1998, 1999, 2000, and 2001? (B) How many undergraduate transfer applicants did the University admit for each year? (C) How many undergraduate transfer applicants accepted admission in each year? (D) How many undergraduate

¹The term "campus" means the area within the campus boundary as established in the Campus Plan approved March 29, 2001. The term "off-campus" means the area outside the campus boundary as established in the approved Campus Plan.

transfer applicants registered in each year? (D) For the academic year beginning in 2001, specify the dates on which the University admitted undergraduate transfer students and the number of such students admitted on each date.

9. For the academic years beginning in 1998, 1999, 2000, and 2001, indicate (A) the size of the freshman class that the University sought to achieve at the beginning of the admissions process and (B) the size of the freshman class at the time of registration and/or at the time of the University's fall census. For each academic year, identify and describe the method or methods the University employed to determine the number of favorable admission letters it should transmit to achieve the desired number of incoming freshmen.
10. (A) Describe in detail the University's admissions process for the academic year 2001-2002, including its Early Decision I and Early Decision II phases. Indicate how many years this process has been in place and describe any circumstances in which the University has diverged from this process. Indicate all significant steps in the admissions process and the dates on or by which those steps occur. (B) During the admissions process for the academic year 2001-2002, how many applications did the University receive for its Early Decision I process, how many students did it admit from that group, how many students accepted admission, and how many such students registered? (C) During the admissions process for the academic year 2001-2002, how many applications did the University receive for its Early Decision II process, how many students did it admit from that group, how many students accepted admission, and how many such students registered? (D) During its admissions process for the academic year 2001-2002, how many other applications did the University receive; on what dates did it send out acceptances and to how many applicants; how many of these applicants accepted admission for each week following the University's transmittal of admission letters; and how many registered?
11. (A) What was the University's full-time undergraduate enrollment, by State or foreign country of an applicant's residence at the time of his or her admission, in the fall of 1998, 1999, and 2000, and on February 13, 2001? (B) How many of these students were from the District of Columbia at the time of their admission? (C) Insofar as students from Maryland and Virginia are concerned, how many students were from jurisdictions immediately adjacent to the District of Columbia?²
12. (A) How many full-time undergraduate students, by State or foreign country of an applicant's residence at the time of admission, have registered for the academic year 2001-2002? (B) How many of these students were from the District of Columbia? (C)

²Except for question 11, the University should define full-time undergraduate student as the University has defined the concept in "The George Washington University Factbook." However, to the extent that this concept encompasses undergraduate students enrolled in schools or University programs not located in Foggy Bottom, the University should adjust its answers appropriately.

Of the students from Maryland and Virginia, how many were from local jurisdictions immediately adjacent to the District of Columbia?

13. In *George Washington University v. District of Columbia*, Civ. Action No. 01-0895 (D.D.C.), Linda Donnels submitted a declaration in which she stated that “the University’s best approximation is that as of February 13, 2001, the number of full-time undergraduates enrolled at GW, as defined in the BZA Order, was approximately 6,200.” Describe how Ms. Donnels calculated this number.
14. Describe the means by which the University pays for the construction or acquisition of student housing, *e.g.*, does the University finance the construction or acquisition of residential buildings through borrowing or does the University pay construction or acquisition costs from available cash? For each residential building constructed or acquired in the past ten years, indicate how the construction or acquisition was paid for or financed, and the revenue source of any cash used.
15. Describe the means by which the University has paid, over the past 10 years, for the construction or acquisition of non-University investment properties, *e.g.*, does the University finance their construction or acquisition through borrowing or does the University pay construction or acquisition costs from available cash?
16. Provide copies of the University’s capital budget for the past five years, including all financial statements identifying the sources of funding.
17. (A) To what extent is student tuition used to construct or acquire residential facilities either on- or off-campus? Provide specific examples based upon the construction or acquisition of existing or proposed residential facilities. (B) How does the cost of procuring off-campus housing compare to the cost of building a new dormitory on campus?
18. Identify all new University construction projects that are in any stage of development, on- or off-campus. For each project, indicate the proposed location and uses, the projected cost for design and construction, the funding source(s) for these projects, the date on which the University plans to begin construction, and the date the University expects that each project will be completed.
19. How can the University improve upon its last set of proposed conditions to address community concerns relevant to campus plan or special exception approval for university uses?
20. What are the University’s plans to provide adequate housing for its undergraduate students both inside and outside the campus boundaries established in the approved campus plan?

21. (A) What is a realistic, but expeditious, time frame for the University to house 70 percent of its full-time undergraduate students within the campus boundaries established in the approved campus plan? (B) How would the University implement this housing plan?

In addition to answering the foregoing questions, the University is directed to supply to the Board whatever documentation it has compiled in the ordinary course of its business that support its answers. The University is directed to supply written answers to the foregoing questions and supporting documentation on or before August 31, 2001. The University may supply any additional information that it believes will enable the Board to better understand or place in context the information the Board has requested.

Accordingly, it is **ORDERED** that the Board directs the Applicant to respond in writing to the foregoing questions.

VOTE: 4-0-1 (Sheila Cross Reid, Carol J. Mitten, David W. Levy, and Geoffrey H. Griffis to APPROVE the issuance of the order, Anne M. Renshaw not present, not voting)³

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

Each concurring member approved the issuance of this Order.

ATTESTED BY:



JERRILY R. KRESS, FAIA
Director

Final Date of Order: AUG - 8 2001

PURSUANT TO 11 DCMR §3125.6, THIS ORDER WILL BECOME FINAL UPON ITS FILING IN THE RECORD AND SERVICE UPON THE PARTIES. UNDER 11 DCMR §3125.9, THIS ORDER WILL BECOME EFFECTIVE 10 DAYS AFTER IT BECOMES FINAL.

³The Board's vote on this matter was made at its executive meeting on August 3, 2001.

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BZA APPLICATION NO. 16553B

As Director of the Office of Zoning, I hereby certify and attest that on AUG - 8 2001, a copy of the foregoing Order Directing Applicant to Respond to Written Questions was mailed first class, postage prepaid, to each party and public agency who appeared and participated in the public hearing concerning this matter, and who is listed below:

Maureen Dwyer, Esquire
ShawPittman
2300 N Street, NW
Washington, D.C. 20037-1128

Jack Evans, Councilmember
Ward Two
441 4th Street, NW, 7th Floor
Washington, D.C. 20001

Maria Tyler, Commissioner
Single Member District 2A03
949 25th Street, NW
Washington, D.C. 20037

Barbara Spillinger
2500 Virginia Avenue, NW
Washington, D.C. 20037

James McLeod
2424 Pennsylvania Avenue, Suite 407
Washington, D.C. 20037

Elizabeth Elliott, Chairperson
Advisory Neighborhood Commission 2A
c/o St. Mary's Court
724 24th Street, NW
Washington, D.C. 20037

Richard Sheehey, Commissioner
Single Member District 2A01
2000 F Street, NW, Suite 207
Washington, D.C. 20006

NOTE: All copies were delivered by hand, except for Michael Thomas.

Dorothy Miller, Commissioner
Single Member District 2A05
2440 Virginia Avenue, NW
Washington, D.C. 20037

Sara Maddux, Representative
Monroe House Condominium Association
522 21st Street, NW
Washington, D.C. 20006

Michael Thomas
Foggy Bottom Association
c/o West End Library
24th and L Streets, N.W.
Washington, D.C. 20037

Steven J. Mandelbaum, Commissioner
Single Member District 2A06
2222 I Street, NW, Suite 513
Washington, D.C. 20037

Andrew Altman, Director
D.C. Office of Planning
801 North Capitol Street, N.E., Suite 400
Washington, D.C. 20002

Kenneth G. Laden
Administrator
District Division of Transportation
Department of Public Works
2000 – 14th Street, NW
Washington, D.C. 20009

Michael D. Johnson, Zoning Administrator
Building and Land Regulation Administration
Department of Consumer and Regulatory Affairs
941 North Capitol Street, NE, Suite 2000
Washington, D.C. 20002

James T. Draude, Esquire
Driscoll & Draude
1230 31st Street, NW, Second Floor
Washington, D.C. 20007

Ellie Becker, Vice-President
Foggy Bottom Association
2528 I Street, NW
Washington, D.C. 20037

Attested By:



JERRILY R. KRESS, FAIA
Director