

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- August 16, 1967

Appeal No. 9314-9315 The George Washington University and
Marie E. Bucy, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried,
the following Order was entered at the meeting of the Board on
August 16, 1967.

EFFECTIVE DATE OF ORDER - Oct. 9, 1967

ORDERED:

That the appeal for permission to erect a new 6-floor class-room building with 2 levels of parking below and erection of new 6-floor university center (student union) building with 3 levels of parking below as part of the University Master Campus Plan and for roof structures in accordance with provisions of Section 3308 at 2201 G Street, NW., lots 22,23,822 and part of lot 847, square 56 and 800-816 - 21st Street, NW., 2104-2120 Eye Street, NW., 2107-2117 H Street, NW., lots 31-36,27,28,55,56,800-805, 831-834,836,837,839,840 and 841, square 77, be granted.

FINDINGS OF FACT:

(1) All four of the subject properties are located in the R-5-C District.

(2) Appellant proposes to erect two new structures.

(3) The two buildings are shown on the University's 1985 Master Plan and conform to that plan.

(4) The Classroom Building, to be located at 22nd and G Streets, NW., will have six (6) stories, two (2) levels of underground parking and improvements as follows:

(a) The parking levels will accommodate approximately 130 automobiles.

(b) The building will have 32 classrooms, ranging in size from two lecture rooms each seating 300 persons to small seminar rooms for 25 persons.

(c) There will be office space for approximately 110 faculty members.

(d) The building will contain six (6) elevators.

(5) The University Center (Student Union Building) will have six (6) stories, three (3) levels of underground parking and improvements as follows:

(a) The parking levels will accommodate approximately 180 automobiles.

(b) The building will contain dining facilities for faculty, staff and students; student activity meeting rooms; a small auditorium for the performing arts, seating approximately 350; recreation areas for bowling, billiards and cards.

(c) The building will contain six (6) elevators and will front on 21st Street, NW between H and I Streets.

(6) The G.W.U. Campus Long Range Building Space Potential (Exhibit No. 6) indicates the following:

Based on Projected Building Plans (1985) in Residential Zones.	
Potential Gross Land Area of Campus	1,295,851 sq. ft.
Projected Gross Floor Area	3,473,633 sq. ft.
Allowable Gross Floor Area	4,737,915 sq. ft.
Floor Area Ratio	2.68
Class Room and Office Building floor area	121,837 sq. ft.
University Center	218,158 sq. ft.
Plus Projected Gross Floor Area from above (3,473,633) less gross floor area of Engineering Building (75,000) and University Center (140,000) as originally projected.	3,258,633 sq. ft.
F.A.R. (With New Buildings)	2.77

(7) The National Capital Planning Commission recommends approval of the subject application. By letter dated August 15, 1967, the NCPC states: "The Commission finds that the proposed buildings are to be located within the campus boundaries approved by the Commission on April 7, 1966 (NCPC Map File No. 23.20 (02.20)-24514), would be consistent with the University's Master Plan, are proper university functions, and would not have an adverse influence on

neighboring properties because of noise, traffic, number of students or other objectionable conditions."

(8) The Department of Highways and Traffic has no objections to the granting of these appeals. Their report dated August 3, 1967 states: "We do not believe that the erection of these two new buildings within the confines of the George Washington University Campus area, will have an adverse effect on traffic movement on the subject streets. However, the proposed driveways to the off-street parking areas for these buildings should conform with the maximum 25 foot width required by the Department of Highways and Traffic regulations."

(9) The area of the lot for the proposed classroom and faculty office building is 92,782 square feet with a floor area of 121,837 square feet with 37,500 square feet being Tompkins Hall. The FAR of the new building is 1.31 and .40 for Tompkins making a total FAR of 1.71.

(10) The area of the roof structure for the classroom building is 10,129 square feet and the FAR is .11. The roof structure will house mechanical equipment, storage, elevator equipment, electrical equipment, stairways and building engineer's office.

(11) The material and color of the street facade and roof structure of the classroom building will be precast concrete panels of light shadings.

(12) The area of the lot for the University Center is 57,240 square feet with an FAR of 3.81. The floor area of the building is 218,158 square feet.

(13) The area of the roof structure for the University Center is 1,500 square feet with an FAR of 0.026. The roof structure will house a cooling tower whose enclosing walls are the only part of the structure above the permissible height limit, according to the appellant.

(14) The material and color of the street facade and the roof structure of the University Center will be split block of a white champagne color.

(15) No opposition to the granting of this appeal was registered at the public hearing.

(16) The appeal on the University Center was filed and heard under plan by Mills, Petticord & Mills, architects and engineers, drawings No. S.P. 1, 12, 13 and 10, approved as noted by Mr. Arthur P. Davis, architect-member of the Board on August 29, 1967.

(17) The appeal for the Classroom-and-faculty office building was filed and heard under plan by Faulkner, Stenhouse, Fryer & Faulkner, architects, drawings No. A-8, A-9, A-10 and A-11, approved as noted by Mr. Arthur P. Davis, architect-member of the Board, on August 29, 1967.

OPINION:

We are of the opinion that this proposed campus development will be consistent with the plan of the university and is not likely to become objectionable to nearby and adjoining property.

An examination of the plans for the proposed buildings reveals that the proposed roof structures are in compliance with the intent and purpose of Section 3308 of the Zoning Regulations. The roof structures will harmonize with the street frontages of the buildings in architectural character, material, and color. Further, the granting of these appeals will be in harmony with the general purpose and intent of the zone plan as embodied in the Zoning Regulations and Map.

In Appeal No. 8569 for the American University, the Board made several comments with respect to the provisions contained in Sections 3101.4 and 3101.46 of the Zoning Regulations. Those comments apply equally to the George Washington University. In that Order, we construed the Regulations to mean that the Board of Zoning Adjustment has jurisdiction and the obligation to approve any campus plan submitted by a university after submission to the National Capital Planning Commission and the Director, Department of Highways and Traffic.

We note that no action has yet been taken by the Board of Zoning Adjustment approving or disapproving the 1985 Master Plan of the George Washington University, but such action will be taken. Nothing contained in this Order should be construed so as to constitute approval or disapproval of the 1985 Master Plan submitted by the George Washington University.

We suggest that the university appear before this Board for a hearing on the Master Plan alone before any other appearances are made for the approval of specific buildings for construction.