Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - March 20, 1968

Appeal No. 9539 President and Directors of Georgetown University, 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 March 26, 1968.

EFFECTIVE DATE OF ORDER - April 8, 1968

ORDERED:

That the application of the President and Directors of Georgetown University for permission to erect a heating and cooling plant at a location immediately east of McDonough gymnasium on its campus, lot 1, square 1321, in accordance with the provisions of Section 3101.46 of the Zoning Regulations, be conditionally granted.

From the record and evidence adduced at the public hearing, the Board finds the following facts:

[1] The proposed heating and cooling plant building will consist of two elements, one, immediately adjacent to McDonough gymnasium and connected thereto by a covered passageway will house the heating and refrigeration equipment, the second element containing the cooling tower will be adjacent to the east wall of the first element. Both elements will be constructed as one building of brick and sand blasted concrete.

[2] The plans for the building provide for a structure 224' (7 bays of approximately 32 feet each) by 150' (5 bays at 32 feet each). The building shown on the plans represents the final stage of construction and dilineates the first stage of construction to consist of three bays of 32 feet each having a total depth of 96 feet. First stage construction will include one boiler with one stack and three cooling tower units to service the refrigeration equipment located in the mechanical equipment element. The building will have a height of approxi-

mately 32.90 feet to the top of parapet and in the first stage construction there will be one stack rising approximately ten feet above the top of parapet. Ultimate expansion will not increase the height of the building but two additional stacks will be added.

[3] The location of the proposed heating and cooling plant is removed from the western boundary line of the University property, between the proposed facility and the western property line there is located McDonough gymnasium. The proposed location is removed from Reservoir Road, Burlieth and residential Georgetown. The plans for this facility provide parking spaces for nine (9) cars and an access roadway connecting with an existing roadway from Canal Road to service the plant. Service vehicles for the heating and colling plant will utilize the existing roadway from Canal Road and the new access road to the plant.

[4] The plant will contain, in the initial stage, one water tube boiler, two 3,000 ton steam driven refrigeration machines, and three cooling towers to serve the refrigeration machines. The plant is designed to use either fuel oil, natural gas or a combination of the two. In actual operation, the University proposes to burn either fuel or a combination of fuel oil and natural gas that will limit the stack emission content of sulphur to less than one percent. This operation will meet the proposed air pollution control requirements of the "Model Local Air Pollution Control Ordinance" of the Metropolitan Council of Governments, adopted July 14, 1966.

[5] It is not expected that the noise levels will exceed the requirements of the Zoning Regulations for the commercial and light manufacturing districts at a point 50 feet in any direction from the plant. The cooling towers (major noise source) are surrounded by a solid masonry wall which will buffer the horizontal spread of sound waves and force the noise generated by the cooling towers vertically.

[6] The plant in the first stage will be connected to existing and new buildings by the present utilities distribution system with some expansion and extension of that system.

[7] The parking requirements, access roadway and gross floor area of the building are within the requirements of the Regulations.

[8] The National Capital Planning Commission has submitted a favorable report on this application. (See letter dated March 19, 1968)

[9] The Department of HIghways and Traffic, in a memorandum to the Board dated March 1, 1968, offers no objection to the approval of the request of Georgetown University to erect its heating and cooling plant as proposed.

[10] In February 1968 the Advisory Council on Historical Preservation, established under Title II, Section 201(a) of Public Law 89-665 (approved October 15, 1966) reported favorably on the proposed location of the new heating and cooling plant as it relates to the historical buildings on the University Campus.

[11] There was no opposition presented at the public hearing by the interested citizens groups of Georgetown, Burleith, Foxhall Village and the Committe of One Hundred, although questions were asked relating to traffic and fuel.

[12] The presently proposed location of the University heating and cooling plant is not precisely in accordance with the Georgetown University campus development plan filed with this Board. However, the Board recognizes that the site for the heating and cooling plant designated on the campus development plan was the subject of Appeal No. 8923 which was denied without prejudice by the Board on December 28, 1967. This modification of the development plan is adopted as an amendment to the plan.

OPINION:

The Board is of the opinion that the proposed location, design and operational characteristics of the Georgetown University heating and cooling plant is not likely to become objectionable to neighboring property because of noise, traffic or other objectionable conditions. The proposed location is at a substantial distance from neighboring property, screened from Glover-Archbold Park by McDonough gymnasium and designed for the site in a way that permits the building to be depressed and set back into a hillside. The mechanical equipment for the operation of the plant is of modern design and we believe can

be operated in such a way that objectionable conditions such as noise and air pollution from the use of fuel will not become objectionable to neighboring or nearby property.

The Board believes that the relocation of the heating and cooling plant from the site first proposed near the University's western property line and Glover-Archbold Park represents a better location for this facility on the site proposed.

This Order shall be subject to the following conditions:

(a) No service and supply vehicles serving the heating and cooling plant shall use Prospect Street.

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

ATTESTED:

By: James E. Bess
JAMES E. BESS
Secretary of the Board