

CAMPUS DEVELOPMENT PLAN

1. EXISTING PLAN
2. IMMEDIATE PLAN
3. FIVE YEAR PLAN
4. LONG RANGE PLAN



GEORGETOWN
washington,

UNIVERSITY
district of columbia

1977

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APRIL 1977

OFFICE OF THE VICE PRESIDENT
FOR PLANNING AND PHYSICAL PLANT
GEORGETOWN UNIVERSITY
WASHINGTON, D.C. 20057

GEORGETOWN UNIVERSITY CAMPUS PLAN

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BEFORE THE BOARD OF ZONING ADJUSTMENT

GEORGETOWN UNIVERSITY

Campus Development Plan

April 1977

(Update of the 1973 Campus Plan)

Georgetown University has submitted its Campus Development Plan pursuant to sub-paragraph (c) of §3101.46 of the Zoning Regulations. This Plan satisfies the Campus Plan requirement of sub-paragraph (c) of §3101.46. The Plan, as presently filed or amended, is a general guide for future campus development and for individual special exceptions generally in keeping with the intent and purposes of the Plan.

For the convenience of the Board, the Plan is divided into an introduction and four sections. The Introduction reviews the history, objectives, and planning of Georgetown University. Section I examines the present campus and its compliance with the Zoning Regulations. Section II discusses projects planned for immediate construction. Sections III and IV examine, respectively, near-term and long-term development plans of the University.

INTRODUCTION

HISTORY, OBJECTIVES, AND PLANNING OF GEORGETOWN UNIVERSITY

Georgetown University was founded in 1789 and was incorporated by an Act of Congress in 1844. It is a private university, affiliated with the Society of Jesus, but is non-sectarian in admissions and employment. It has been on its present site since its founding, 1789.

A. ORGANIZATION AND PROGRAMS OF THE UNIVERSITY

The University is divided into ten schools: College of Arts and Sciences, Graduate School, School of Foreign Service, School of Languages and Linguistics, School of Business Administration, School for Summer and Continuing Education, Nursing School, Medical School, Dental School, and Law Center. It confers undergraduate, graduate, and professional degrees. Additionally, the Georgetown University Medical Center offers health care to the District of Columbia community as well as providing medical, dental, and nursing training. These activities are principally located on the main campus at 37th and "O" Streets, NW; however, the Law Center activities are centered at 600 New Jersey Avenue, NW.

B. GEORGETOWN UNIVERSITY'S OBJECTIVES

Georgetown University's mission is the education of creative and responsible leaders - young men and women with a firm sense of traditional, spiritual, moral, and intellectual values.

Georgetown deems this concept of "leadership with values" essential if the nation and our society are to prevail. The University seeks to serve the District of Columbia, the fifty states, and the world community.

Consequently, the thrust of Georgetown's rigorous academic program is not simply to turn out "competent professionals." Our aim is higher - to equip our students with a broader view and fuller understanding of society, and hopefully a commitment to its betterment. The University is determined to build on its Catholic tradition and to contribute to the continued existence and enrichment of the tradition.

Georgetown has always been a national university - proud of its location in Washington, D.C. and its history. Situated in the nation's capital, the University seeks local students and faculty as well as from every state. Today its reputation reaches well beyond the borders of the United States; it is an international university. For Georgetown to perform its expanded role creatively, the University must be large enough - but not too large - to embrace a wealth of activities, a breadth of disciplines, and a rich variety of personal backgrounds.

The University has striven to contribute to the cultural and intellectual life of the Washington metropolitan area as well. Georgetown's orchestra and choral and dramatic groups have entertained local audiences for many years. Scholarly research of professors and medical personnel have advanced human knowledge. The Speaker's Bureau provides spokesmen to civic and church groups. The Lecture Series welcomes national and international leaders to use the University as a platform

for presenting their views on current issues. Special seminars open to the public analyze problems ranging from the Atlantic Alliance and international finance to the meaning of meaning. Lauinger Library, the largest university library in the District of Columbia, provides reference and inter-library loan services. The Fine Arts Department holds exhibitions of the University's art collection and of recent productions by the students and faculty. University personnel also appear on radio and television and act as "experts" for the media on topics of their competencies. The Medical School hails as graduates a Surgeon General of the United States, the Founder and Director of Project HOPE, and 25% of the physicians in the metropolitan area. Georgetown is also proud that more than 50% of the dentists and over one quarter of the attorneys in the area are alumni.

C. THE UNIVERSITY AS AN ECONOMIC FORCE IN WASHINGTON, D.C.

In addition to its social and intellectual influence, Georgetown University is a major economic force in the city.

After government and tourism, education is Washington's largest industry. As a leader in that industry, the University has traditionally been one of the top three private employers in Washington with a 1976 total University payroll of \$67,000,000. It provides on this campus a total of over 4,600 jobs, over 50% of which are held by Washington, D.C. residents. Its affirmative action program has provided approximately 1,300 jobs to members of minority groups, and Georgetown University

fully subscribes to the Washington Plan for hiring of minorities in the construction trades.

Georgetown University attracts money into the Washington area. Nearly 90% of our undergraduates come to D.C. from other parts of the country and the world. They not only bring money for tuition and books, but to purchase food, housing, clothes, entertainment, and the like from local businesses. Of course, Georgetown obtains substantial amounts of grants and loans from the public and private sectors. All of this money might not be in the Washington economy if Georgetown University were not in D.C.

Georgetown pays property taxes on its land holdings not directly used for educational purposes. In fiscal year 1977, it paid \$209,526 in property taxes to the District of Columbia.

Finally, many Georgetown alumni choose to remain in the District. As noted above, a high percentage of the professionals in the District are Georgetown-trained. Furthermore, many business leaders and local government officials have received education at Georgetown. Thus, while Georgetown is helping to support the existing economy, it is training future leaders of local business, government, and the professions,

D. UNIVERSITY PLANNING

Effective planning is an increasingly important key to continuing this tradition of international, national, and community service. Indeed, the problems facing Georgetown University will increase, rather than decrease in the coming years. University planners expect that several factors will affect Georgetown's development in the coming years.

- First, inflation will continue and will cause operating and capital growth costs to rise; along with a resulting need to cause tuition to rise to meet these increased costs.
- Second, the end of the post World War II baby boom is an established fact and the number of college-aged people will continue to drop for the foreseeable future. As such, higher education will become a "buyer's market," and schools with unattractive programs or less efficient administrations may well be forced to close.
- Third, government support of higher education, through supported research, grants, loans, and student tuition assistance, will decline.
- Fourth, the tuition differential between public and private higher education will become increasingly greater.

Georgetown University will survive and prosper as a private university as long as prospective students judge that its offerings present a valuable, though expensive, alternative to low cost public higher education. Recent data prove that persons in the United States and throughout the world still seek the quality education fostered at Georgetown. Georgetown University is alive and well.

But, to survive and prosper for the remainder of the 1970's and throughout the 1980's, Georgetown University must capitalize on its strengths and eradicate its weak spots. Undergraduates choose Georgetown because of its residential character, its reputation for high quality, personalized academic offerings, and its religiously-based value system. Its residential character

therefore contributes to its uniqueness and appeal to students. In an era of personalism, students reject universities which operate according to computer card anonymity. They seek campuses which combine living/learning possibilities. Green spaces, natural beauty and playing fields compose the external "living" context. Provision of housing permitting small groups - from two to ten people - to live and study together enhance the residential "living" context.

Personalized instruction of a very high academic quality has drawn students to Georgetown University from every state in the union and from 90 foreign countries. Georgetown, as a university, is almost unique in claiming that 95% of undergraduate classes are taught by full-time faculty.

The continuation and success of Georgetown University will hinge on its ability to attract students. They will choose to pay Georgetown's higher tuition as long as it highlights its residential character, its excellent academic reputation, its religiously-based value system, and its location in Washington, D.C. This Campus Plan of the University blends academic programs, construction needs, desired aesthetic milieu, and financial parameters.

These considerations must be continually examined and considered when master-planning a campus. As such, campus planning is an ongoing process rather than a task with set beginning and ending points. The University has been developing formal master plans since before 1964, and this plan is the fifth to be submitted to the Board of Zoning Adjustments (BZA). Each plan has

evolved from its predecessor, as the University responded to refined needs, changing technology, and suggestions and criticisms from within, from its neighbors, and from government agencies. Thus, this plan is the result of over a dozen years of criticism and response.

However, due to its very nature, one should not believe that BZA review of this plan terminates this evolutionary process. Rather, this plan represents a single point in this on-going process of plan evoking comment evoking a new plan.

Section I

THE EXISTING CAMPUS

The existing campus of Georgetown University is depicted on Illustrative Drawing #1 of this plan. It covers 101 acres and contains scores of structures whose dates of construction range from 1791 to 1977. The tables following this narrative depict campus size, buildings, land utilization, population, capacity, and parking.

The campus boundary as shown on the attached drawings was approved by the National Capital Planning Commission in 1966 and reaffirmed in 1971 and 1973. It is bordered to the north by Reservoir Road, NW; to the west by Glover Archbold Park; to the south by the University's property line, extending eastward along Prospect Street, NW, to 35th Street, NW, with the exclusion of the southern frontage of Square 1223; and bordered to the east by 35th Street, "N" Street, NW, to 36th Street, NW, 36th Street to "P" Street, NW, with the exclusion of the eastern frontage of Square 1248, and the property of the Sisters of the Visitation.

All of the uses presently on the campus are permitted under the zoning regulations as shown by Illustrative Drawing #2. They are either:

- allowed as a matter of right under the regulations,
- approved as special exceptions, or
- antedate the regulations and are thus permitted to continue.

As such, the impact of all of these uses have been properly and completely reviewed prior to

the filing of this plan. Therefore, while these uses may be relevant to this plan, they are not presented to the Board for specific approval as these are all legally established existing uses.

IMPROVEMENTS SINCE 1973

The University has made a number of improvements since its plan was last before the Board of Zoning Adjustments. These improvements marked the implementation of the concepts of that plan, and also signaled an effort to respond to the objections raised by our neighbors and to become a greater asset to the community. A summary of BZA approvals since 1971 is provided on the next page.

A restoration program, designed to preserve the University's 200-year heritage was continued. Significant restoration was accomplished in White Gravenor classroom building, Dahlgren Chapel, and Healy Hall. The architects of these projects were charged with preserving the beauty and function of these older buildings; while, at the same time, upgrading the facilities to insure their continued use and importance to the campus. Since 1973, the University has also renovated and restored six townhouses, with two more presently under restoration. Finally, the University has engaged in a concerted effort to bring its buildings in compliance with the stricter regulations enacted by the Federal and District governments,

The University campus landscaping plan is being implemented as quickly as funds and weather allow. The past four years have seen greater and greater planting of trees, shrubs, and the like. The dual purposes of campus beautification and screening are being met by this aggressive program, and will continue to be met in the coming year.

SUMMARY OF BZA ACTION SINCE

CAMPUS PLAN WAS FILED WITH BZA ON MAY 7, 1971

<u>BZA Case Number</u>	<u>Date of Order</u>	<u>Relief Granted</u>
10708	April 15, 1971	Addition of 1,980 square feet and change from dormitory to medical offices in Kober-Cogan as part of program to increase medical training by 50%.
10783	August 5, 1971	Three stairway towers required for fire egress safety on Med-Dent Building.
11044	May 22, 1972	Erection of Concentrated Care Center to provide emergency care for major catastrophes and higher level of care.
11349	August 24, 1973	Porch addition to hospital, no increase in number of patients or staff.
11350	August 1, 1973	Mechanical tower to rear of White Gravenor.
11544	February 13, 1974	Additional storage area of 260 square feet to the rear of the hospital.
11768	October 16, 1974	Student Housing for 475 students on campus. Reduces traffic, noise, etc. No increase in enrollment.
11910	June 20, 1975	Parking garage - gets cars off streets.
11911	June 20, 1975	Construct cafeteria addition to Darnall Hall to serve campus meals to medical center staff.
12039	March 10, 1976	Addition to Bles Building. Relocated 100 beds from Hospital area needed for support facilities. No increase in staff or patients.

New construction is continuing pursuant to BZA special exceptions. However, the thrust of this construction has not been quantitative but qualitative; improvement of present programs rather than expansion into new areas. In the Hospital, the Concentrated Care Center has permitted the University to upgrade its intensive care units, enlarge its Emergency Room to better serve the Washington area, and replace its antiquated surgical suites, as well as renew the existing Hospital areas. The Henle Student Residence Village marks the start of a new on-campus housing lifestyle - apartments rather than dormitories. It also allows nearly 500 more students to live on campus rather than commute to and from the University. The Darnall Hall Cafeteria Expansion, approved by the BZA but awaiting final funding, will permit more employees and visitors to eat on campus rather than drive off campus for meals.

The University has taken significant measures to minimize its parking and traffic impact on the surrounding neighborhoods. Most noticeable is the new parking facility on Reservoir Road. Its 679 car capacity will significantly reduce congestion in the Hospital area. The Georgetown University Transportation Society (G.U.T.S.) has been in operation for three years. Its nine small twenty-passenger buses service those areas of Arlington and the District where most of our off-campus population live, as well as connect the Law Center and the Main Campus. While ridership varies, it presently averages 725-750 per day. The number of buses has been increased from four in 1974 to nine today. Also, several of our lots have been redesigned to accommodate

the smaller cars that are becoming more popular today. While the smaller spaces cannot be counted toward meeting our code requirements, they have raised our actual capacity to 3,708 cars. This program is continuing and should result in additional increases. Additionally, the University is vigorously enforcing its traffic regulations and is restricting parking to authorized parkers. Notably, control gates have been installed on the large lot in the rear of the campus. This conserves our parking facilities for the use of University traffic and discourages traffic from entering through the Georgetown district to use illicit free parking or to "short cut" through the campus. Finally, the University is in the process of finalizing a \$100,000 grant from the Urban Mass Transportation Administration. The thrust of the study is to determine and meet Georgetown University's transportation requirements and to address the critical Georgetown area corridors into the central city. Georgetown was instrumental in obtaining another grant which will examine the transportation requirements and recommend solutions to all of the colleges and universities in the metropolitan area.

Furthermore, Georgetown University has encouraged its students and employees to adopt alternative methods of commuting to the one-person, one-car driving habit that has so long dominated American life. It has installed over 500 locking bicycle stands throughout the campus. These sophisticated racks encourage bicycling to campus by virtually eliminating the threat of theft. Furthermore, working in cooperation with the D.C. Council of Governments, it periodically distributes and collects computerized carpool registration forms to both its staff and students.

To date this program has not been exceedingly fruitful, but it is the intention to continue to sponsor this program. Georgetown maintains and improves metro-bus stops serving the campus to make waiting both more comfortable and safer. It has made working agreements with several cab companies to provide cab stands and direct lines for the campus to dispatchers, thus encouraging cab use. Also, the University has substantially increased parking rates on campus. This provides funds for the improvements outlined above and actively discourages casual commuters who would drive their car a very short distance from home to the University. The University's recent parking and traffic circulation plan may be found on Illustrative Drawing #6.

TABLE I
UNIVERSITY CAMPUS LAND AREA

The following is a compilation of the total campus area owned by the University:

	<u>Total Campus</u>	<u>Total Within 1966 N.C.P.C. Boundary</u>
Lot 1, Square 1321	4,049,521 Square Feet	4,049,521 Square Feet
D.C. Transit Right-of-Way Reconveyance, Plats 27/102, and 27/96	55,430	55,430
Square 1248	77,478	67,188
Square 1226	85,041	85,041
Square 1223	60,466	43,746
Square 1222	71,475	71,475
GRAND TOTAL	4,399,411 Square Feet or 101 Acres	4,372,401 Square Feet or 100.4 Acres

TABLE II
COMPILATION OF EXISTING BUILDING AREAS
CORRELATED TO D.C. ZONING REGULATIONS

Building	Building Height	Gross Floor Area	Building Area Coverage
Healy Hall	74 feet	110,043 Square Feet	19,324 Square Feet
Maguire Hall	65	16,092	4,212
Ryan Hall	65	27,600	5,792
Mulledy	65	20,661	5,233
Gervase Hall	58	17,964	4,068
Old North	54	28,048	6,604
New North	66	56,786	10,810
Dahlgren Chapel	34	5,464	5,464
Ryan Administration	36	20,286	5,796
Copley Hall	59	95,621	17,621
White Gravenor	60	67,664	13,889
Garage	12	1,097	1,097
McSherry	12	440	440
O'Gara	32	7,313	3,750
Poulton Hall	45	31,822	11,759
Coleman-Nevils	53	68,116	17,716
Loyola Hall	53	44,816	9,562
Xavier Hall	43	12,060	4,020
New South	66	113,996	40,170
Walsh	53	42,188	4,065
Observatory and Related Bldgs.		4,646	3,747
McDonough Gym	45	74,489	50,251
Gatehouse #1	12	175	175
Gatehouse #2	12	175	175
Reiss Science	68	127,380	20,520
Harbin Hall	67	101,023	24,847
Lauinger Library	46	175,580	30,280
Ryder Hall	44	9,124	4,294

TABLE II (continued)

Building	Building Height	Gross Floor Area	Building Area Coverage
Heating/Cooling Plant	45 Feet	8,840 Square Feet	8,840 Square Feet
Animal Research	30	16,308	11,214
Med-Dent School	57	126,220	26,930
Hospital	86	235,874	39,764
Saint Mary's Hall	47	65,568	17,605
Gorman Diagnostic	40	57,800	20,648
Kober-Cogan	61	44,864	8,044
Darnall Hall	80	91,184	25,266
Parking Garage I	35	17,574	42,909
Dahlgren Library	38	35,360	33,490
Bles Building, CDDC	42	49,120	23,510
Basic Science	40	75,700	16,990
Dental Clinic	42	88,020	25,200
Preclinical Science Podium	-	-	-
Concentrated Care Center	90	162,332	51,319
Henle Student Village	37	95,125	25,122
Darnall Cafeteria Expansion	-	8,500	-
Parking Garage II	34	41,280	49,420
CCC Phase II	Varies	76,610	487
1324 36th St. (Alumni House)	30'	1,674	595
1326 36th St. (Alumni House)		1,694	847
1328 36th St. (Alumni House)		2,514	1,255
1322 36th St. (Woodstock Theological Center)		1,405	616
1316 36th St. (International Programs)	21'	2,400	800
1236 36th St. (Econ. Office)	Varies	1,800	600
3605 "O" St. (American Language Institute)		3,440	1,200
3619 "O" St. Black Student Alliance)		1,770	600
1300 36th St. (Bookstore Annex)		1,400	700
Residential Campus Townhouses		83,500	33,000
C-1 Conforming Uses		10,500	4,500
TOTAL		2,689,045 Square Feet	797,152 Square Feet

TABLE III

CURRENT LAND UTILIZATION - 1977

TOTAL LAND WITHIN N.C.P.C. BOUNDARY	4,372,401 Square Feet
TOTAL GROSS FLOOR AREA (TABLE II)	2,689,045 Square Feet
1977 FLOOR TO AREA RATIO (F.A.R.) 2,689,045 \div 4,372,401	.615
ALLOWABLE F.A.R.	1.8
TOTAL LOT COVERAGE	797,152 Square Feet
PERCENTAGE OF LOT COVERAGE	18.2%
ALLOWABLE LOT COVERAGE	60.0%

TABLE IV

CAMPUS POPULATION - 1977

STUDENT	8,791
FACULTY	831
STAFF	3,832
TOTAL	<u>13,454</u>

TABLE V

CAMPUS CAPACITY - 1977

CLASSROOM SEATS	6,818
STUDENT RESIDENCE BEDS	2,818
HOSPITAL BEDS	535

TABLE VI
PARKING ANALYSIS - 1977

Code Requirements

1 for every 10 classroom seats		
1 X 6,818 =	682	
2 for every 3 faculty		
.67 X 831 =	557	
1 for every hospital bed	535	
<u>TOTAL</u> Required by Code	<u>1,774</u>	
Current Code-Sized Spaces Provided	2,534*	
Excess Over Code	<u>760</u>	
Additional Small Car Spaces	1,174	
TOTAL Parking Spaces Provided	3,708	3482

* Includes Parking Deck "II" - Open June 1977

SECTION II

PROJECTS PLANNED FOR IMMEDIATE CONSTRUCTION

Special Exceptions Now Being Sought

Georgetown University has two projects, each an integral part of this plan, presently pending before the BZA - the Student Recreation Project (Application #12302) and the Heating/Cooling Plant Addition (Application #12316). Both of these projects are specifically indicated on the Plan, and both signal substantial improvements in the quality of University service, with no significant increase in campus population or activity. As noted in Table VII below, both projects are in compliance with building height, lot coverage, and F.A.R. requirements. These projects are shown on Illustrative Drawing #3.

The Student Recreation Project - Application #12302

The Recreation Complex will be located near the western border of the campus, and shall be nearly entirely underground. It is designed to meet a pressing need of the University for recreational facilities that do not presently exist and that McDonough Gymnasium is unable to accommodate. Furthermore, the project will allow the University to better follow the mandate of Title IX of the Elementary and Secondary Education Act of 1965 as amended in 1972, which requires equal athletic facilities for males and females. Lastly, the facility is not planned for spectator events, save for a few interscholastic swimming meets.

The National Capital Planning Commission (NCPC), the Joint Commission on Landmarks of the National Capital, and the Municipal Planning Office reported this project favorably to the Board.

By its location and design, the complex will not become objectionable to neighboring residents due to its "noise, traffic, number of students, or other conditions." There will be no increase in enrollment due to this construction. Traffic conditions will likely be improved by the project since persons using the facility may well stay on campus beyond the normal peak traffic times. Further, the seating capacity of Kehoe Field is being halved to 3,000. Thus, the traffic and parking impact of outdoor spectator events should be lessened as well. The above-ground portions of the facility will be approximately 1/3 mile from the nearest non-University residential uses, to the north and east. Thus it is highly likely that the project will not become objectionable to neighboring property owners. More specific data for this project may be found on Attachment I of this Plan.

The Heating/Cooling Plant Addition - Application #12316

This facility, also to be located in the far western portion of the campus, will be an addition to the existing power plant which was approved in BZA orders #8923, #9539, and #9941. Like the existing building, the addition will contain boilers to generate steam to heat and cool the campus buildings. The additional steam capacity will provide additional steam required to insure safe operation of the Hospital and dormitories. Furthermore, the project, which is

receiving substantial financial support from the United States Energy Research and Development Administration (ERDA), will illustrate the use of coal for fueling institutional-sized boilers. As such, the facility is an important step in our national transition from oil and gas to coal and other alternative fuels.

This project has been favorably reported to the Board by the National Capital Planning Commission, the Fine Arts Commission, and the Landmarks Committee. Furthermore, the project is in compliance with the conditions set forth by the BZA in its orders approving the original power plant. The D.C. Department of Environmental Services and the United States Environmental Protection Agency have both been fully briefed on the project and neither has any objection to the project.

This facility is not likely to become objectionable due to "noise, traffic, or number of students." It is located well away from neighboring residential uses. Traffic impacts will be minimal - approximately ten trucks per day will service the facility and will enter and leave the campus via Canal Road. There will be no increase in student population due to this project, and only six employees will be added to serve the automated equipment. Finally, environmental monitoring is a key element of the project and will insure preservation of the present ecology. The data filed in support of the application for special exception may be found in Attachment II.

TABLE VII

PROPOSED LAND UTILIZATION - PROJECTS BEFORE THE BZA

	<u>Building Height</u>	<u>Gross Floor Area</u>	<u>Building Lot Coverage</u>
1977 Existing Totals		2,689,045 sq. ft.	797,152 sq. ft.
Recreation Complex	50'	77,970	559
Heating/Cooling Plant Addition	51'	11,998	9,216
TOTAL		<u>2,779,013 sq. ft.</u>	<u>806,927 sq. ft.</u>
Total land area within NCPC boundary		4,372,401 sq. ft.	
Floor to Area Ration (F.A.R.)		.636	
Allowable F.A.R.		1.8	
Percentage of Lot Coverage		18.5%	
Allowable Lot Coverage		60.0%	

SECTION III

CAMPUS DEVELOPMENT: 1977 - 1982

In the next five years, Georgetown University plans to construct five additional projects. Each will continue the trends outlined above; that is qualitative improvements rather than expansion, decreasing traffic congestion, and reducing adverse impacts on surrounding neighborhoods. Each of these projects is indicated on the attached Illustrative Drawing #4.

Student Residence Village "A" - "84" On Illustrative Drawing #4

Student Village "A" will be located on the site of the tennis courts immediately west of the campus library. It will consist of clusters of townhouses and flats and will house approximately 500 students. The tennis courts will be replaced in the student recreation complex.

Like Henle Village, this project will allow more students to live on campus. Therefore, it is expected that traffic volumes will decrease and that the pressures placed on housing in the surrounding neighborhoods will also be relieved. It will lead to no increases in enrollment and the site is well away from any residential uses,

Student Residence Village "B" - "85" On Illustrative Drawing #4

Student Village "B" will be located across from the main gate of the University on the site of former academic buildings which were razed when their functions were moved into the central campus. It will consist of townhouses placed in pleasant clusters, with informal walks and

gardens professionally maintained by the University staff. However, these will not be "dorms" or even as institutional in appearance as the new Henle Student Village. Rather, these will be brick and frame rowhouses, using the architectural styles and materials of the familiar Georgetown townhouses. It is the University's intention that these townhouses will duplicate the existing homes in the area and will blend into the neighborhood. It will serve approximately 360 upper-class and graduate students. While construction of this project will cause a minimal decrease in campus parking capacity (less than 30 spaces) its construction should lead to a marked decrease in parking demand.

Only one lot owned by a person other than the University abuts the site and the design will protect it. Further, the layout of the individual houses will be such that any noise will be directed away from the community and toward the University. Thus, the use is not likely to become objectionable due to noise or traffic. No changes in student or faculty population will result from this project. Attachment III contains sketches of this housing.

The occupancy agreement between the residents of this project and the University shall stipulate that none of the residents shall bring automobiles to Georgetown during their term of occupancy; and, furthermore, that violation of this stipulation shall constitute cause for immediate termination of the student's occupancy.

Academic Building - "86" On Illustrative Drawing #4

A new classroom and faculty office building will be constructed north of Copley Hall and west of White Gravenor Building. This facility is designed to house many of the academic functions in Square 1222, and thereby relieve severe overcrowding in these buildings.

This project will provide several benefits to the University and the community. Academic offices and classrooms will be consolidated and placed in high quality quarters. At the same time there will be a substantial reduction in University activity in the eastern part of the campus. There will be no increases in enrollment due to this construction, and its placement, well away from all property lines, and a design calling for most activities to be below the level of the eastern face of the campus, assure that it will not become objectionable due to noise or number of students. There will be a loss of about 50 parking spaces due to this construction, but the loss will be offset by the redesign of remaining spaces.

Vincent T. Lombardi Cancer Research Center - "88" On Illustrative Drawing #4

This project will be located directly south of the recently completed Concentrated Care Center, will be connected to that building, and will resemble it in exterior design.

The structure will provide a permanent home for the activities of the Center, which is presently using inadequate and substandard space. It is not intended to be a patient care facility and will devote most of its space to research activity. There will be no increases in the student or faculty population, and a minimal increase in staff and hospital beds resulting from the construction of this facility.

Animal Research Center - "87" On Illustrative Drawing #4

The evolution of Georgetown University Hospital into a nationally known medical center has increased the requirement for vivarium quarters. More space is required to provide humane care for laboratory animals, adequate work space and isolation facilities, and the highest quality sanitary and disposal equipment.

The proposed structure will do all of this without leading to increases of faculty or students, significant staff growth, or more noise or traffic. It will be located near the site of the present facility in the far northwestern corner of the campus and will not present objectionable conditions to the neighboring residents. About 20 parking spaces will be lost due to this construction.

Other Projects

In addition to these five major projects, the University may begin construction of R-3 dwellings on several vacant lots it owns in the four blocks east of 37th Street. These will be leased in the same manner as the existing homes; that is, open to faculty, staff, students, and the general public. Furthermore, restoration and landscaping activities will continue. None of these activities require BZA action.

The following tables reflect the anticipated effect on the campus from this five-year plan:

TABLE VIII

UNIVERSITY CAMPUS LAND AREA - 1982

	<u>Total</u>	<u>Within 1966 NCPC Boundary</u>
1977 Total	4,399,411 Square Feet	4,372,401 Square Feet
Anticipated Change	0	0
GRAND TOTAL - Proposed 1982	4,399,411 Square Feet	4,372,401 Square Feet

TABLE IX

COMPILATION OF PROPOSED BUILDING AREAS - 1982

CORRELATED TO D.C. ZONING REGULATIONS

<u>Building</u>	<u>Building Height</u>	<u>Gross Floor Area</u>	<u>Building Area Coverage</u>
-1977 Totals (including projects now before BZA)		2,779,013 Sq. Ft.	806,927
-Residence Village "A"	60'	125,000	41,000
-Residence Village "B"	30'	81,000	27,000
-Academic Building	60'	150,000	80,000

TABLE IX (Continued)

<u>Building</u>	<u>Building Height</u>	<u>Gross Floor Area</u>	<u>Building Area Coverage</u>
-Lombardi Cancer Center	40'	51,000 Sq. Ft.	26,800 Sq. Ft.
-Animal Research Center	30'	36,000	12,000
-Demolition of Present Vivarium		(16,308)	(11,214)
TOTALS - Proposed 1982		3,205,705 Sq. Ft.	982,513 Sq. Ft.

TABLE XPROPOSED LAND UTILIZATION - 1982

Total Land Within NCPC Boundary	4,372,401
Total Gross Floor Area (Table II)	3,205,705
1982 Proposed Floor to Area Ratio (F.A.R.)	.733
Allowable F.A.R.	1.8
Total Lot Coverage (Table II)	982,513
Percentage of Lot Coverage	22.5%
Allowable Lot Coverage	60.0%

TABLE XI

CAMPUS POPULATION - 1982

STUDENTS	8,930
FACULTY	845
STAFF	3,980
TOTAL	<u>13,755</u>

TABLE XII

CAMPUS CAPACITY - 1982

CLASSROOM SEATS	7,000
STUDENT RESIDENCE BEDS	3,678
HOSPITAL BEDS	571

TABLE XIII

PARKING ANALYSIS - 1982

Code Requirements

1 for every 10 classroom seats	700
2 for every 3 faculty	563
1 for every hospital bed	571

TOTAL REQUIRED BY CODE

1,834

Spaces Provided

1977 Code Spaces	2,534	
Net Losses of Code Spaces by 1982	<u>(100)</u>	
1982 Code Spaces Provided		2,434
Total Required by Code		<u>1,834</u>
EXCESS OVER CODE		<u>600</u>

1982 Code Spaces	2,434
Additional Small Car Spaces	1,174

TOTAL PARKING SPACES PROVIDED

3,608

SECTION IV

CAMPUS DEVELOPMENT AFTER 1982

Georgetown University's plans for development after 1982 are subject to a number of factors that prevent either great specificity or great assurance. Some of these factors are:

- the effect of drastic decreases in college-aged population
- the changing needs of Georgetown educators, especially in light of the dramatic impact computers and other technology will have on education
- the general state of the economy, and the widening gap between the costs of private and public education
- the accelerating increases in construction costs
- the changing desires and expectations of college students and the anticipated surge in the number of adults seeking continuing education
- the uncertain effect of on-going energy shortages and conservation programs
- the impact of the changing Washington metropolitan community, especially central city redevelopment and metrorail operations
- the improvement in health care methods and the change in emphasis to health maintenance

In light of these and other factors, Georgetown planners have decided to adopt a maximum growth analysis rather than a schedule of specific projects occurring within a specific time period. While this method of planning has a great deal of uncertainty, it is the most pragmatic approach

available. It allows all possible growth to be shown and planned, while also allowing any lesser level of growth as well. It would, however, be inaccurate to assume that the total development shown in Illustrative Drawings #5, #7, and #8 will be achieved by a particular date, or in the specific design indicated in the drawing. Rather, each future use shall fit into the general framework provided by this study.

ACADEMIC PLANNING OBJECTIVES

The plan was developed to meet certain academic plans and objectives:

1. Increases in student population will be severely limited in the future, and new construction will principally focus on upgrading services. The plan is to focus on qualitative improvement, not quantitative growth facilities. Furthermore, the new facilities must have inbuilt flexibility to respond to changing curriculum requirements and to thus remain useful in the coming years,
2. Automobile and truck traffic should be eliminated from the living and learning areas of the campus, and its flow around the campus should be improved,
3. Student and faculty housing must be provided to insure a residential campus - a self-contained "living/learning center," where students and teachers may live together and interact with one another in a society of scholars. This concept of education through living is a tradition at Georgetown and is a crucial element of its educational philosophy,
4. Further construction must be placed on a flexible schedule to allow the University to respond to program changes and financial contingencies. The University must not be committed to build what it

either does not require or cannot afford,

5. The human-scaled, historic environment of the Georgetown district must be preserved, and, if possible, enhanced.

6. Functions and operations should be consolidated to produce maximum efficiency.

PLANNING SOLUTIONS

These academic objectives will be met with creative solutions:

1. Obsolete facilities will be phased-out and replaced with up-to-date facilities with the built-in flexibility to respond to program changes and technological advances. Often, these new facilities will be located in remodeled space in existing buildings. By stressing renovation over new construction, costs are kept low, construction time is substantially reduced, and the historic atmosphere is maintained by preserving and restoring the exteriors. The University has experienced great success and praise in its past restoration and renovation efforts and expects to continue this program in the Quadrangle, Copley Hall, and the buildings in Square 1222. This program is a prime example of Georgetown's expectation that the new and the old may harmonize and interact to produce an effective learning environment.

2. The University will continue and intensify its efforts to increase reliance on mass transportation and carpooling. Particularly when the METRO is finished it is hoped that this will serve as the prime mover of its people. Notably, the University is presently completing plans to run regular G.U.T.S. buses to the nearest metro-rail stations when the system reaches the campus area.

With this, automobile and truck traffic flow in the campus area will be enhanced and reduced by forcing the bulk of the traffic toward the southern and northern campus borders and away from the narrow residential streets to the east. Furthermore, once on campus, these vehicles will be concentrated in the center of the campus, away from residential uses, and will be limited primarily to below-surface parking and loading areas. Thus, the surface of the campus will be left to pedestrians and bicyclists.

3. Future housing will be in the popular townhouse pattern. This style has been very popular with Georgetown students and has substantial financial advantages to the institution as well. They will be scattered in living/learning villages of mixed academic, residential, and support functions, with exteriors and designs to complement the existing architecture. Thus, everything required to make a "university" will be contained on campus. This tendency toward a self-contained campus is not only academically wholesome, but tends to obviate the need for frequent off-campus trips and reduce commuting to the campus to a minimum.

4. The plan, as shown in Illustrative Drawing #5, shows maximum possible development on the site, given the existing zoning regulations. However, all of the new construction is to be staged in small blocks - the villages - which are each independent and complete without any further construction. Thus, development can be terminated or delayed at any point less than full development without weakening the whole plan. Furthermore, while Illustrative Drawing #7 shows maximum parking development, the plan has sufficient flexibility to allow a reduced amount of parking should future traffic conditions so dictate.

5. The atmosphere of historic Georgetown will be preserved and enhanced by:

- a) Restricting new construction on the campus east of 37th Street to filling vacant lots and replacing structures economically beyond repair by use of R-3 housing, R-3 town-houses on the Poulton Hall site, and the possible remodeling in Square 1222.
- b) Using land west of 37th Street in the most efficient manner possible under the zoning regulations; while, at the same time, presenting the impression of human-scaled structures grouped in small, person-oriented villages. This shall be accomplished by placing the bulk of the development at the low elevation of the center of the campus. Thus, the University will obtain the space it requires by building in small villages rather than imposing skyscrapers.
- c) Landscaping the campus to provide both visual and noise screening, as well as beauty.
- d) Continuing to restore and maintain architecturally and historically significant structures.
- e) Reducing the adverse impacts the University may have on the neighborhood by turning the campus inward as much as possible; while, at the same time, continuing to invite its neighbors to come onto the campus to play, walk, use the libraries and clinics, attend concerts, lectures and plays, or simply to reflect and think.
- f) Complying fully with the Old Georgetown Act which requires Fine Arts Commission approval of any construction, alteration, reconstruction, or razing of any building subject to public view from a public street.

6. Activities will be consolidated in the central portion of the campus, with functions presently on the periphery pulled inward to the central core, away from residential property.

Board of Zoning Adjustments approval will allow Georgetown University to begin to implement these key features and to be prepared to meet the challenges of the coming years.

The Plan analyzes growth in three areas: the eastern, central, and northern portions of the University campus. While they are separated for analytical purposes, they are interdependent parts of a whole campus and must be viewed as such.

THE EASTERN PORTION OF THE CAMPUS

The campus located east of 37th Street is a significant element of the Georgetown University tradition and style of education, and will continue to be so in the future under the Master Plan. This is shown in Illustrative Drawings #9 and #10.

It provides a valuable transition between the Washington community and the intensive uses in the central portion of the campus. As such, certain activities that serve the community as well as the University are placed in this area to allow easy access and free interchange between the city and the school. Notably, the School for Summer and Continuing Education, the Alumni House, the American Language Institute, the Kennedy Institute for Bioethics, and the Woodstock Center for Theological Research are all in this portion of the campus.

The campus east of 37th Street provides the best example of Georgetown University's efforts to provide an integrated, living/learning environment. Here, students, members of the faculty and staff, and members of the general public interact and learn from each other in an informal atmosphere. Thus, this area serves as a model for the future development of the living/learning villages.

Finally, there are economic and environmental reasons for the University's continued presence in these blocks. As one of the District's oldest and largest landowners, Georgetown University shares with her neighbors a concern for continued restoration and preservation of the historic district. Its acquisition and ownership of property has provided a stabilizing influence, and its extensive program of restoration has insured that the character of the neighborhood will continue.

After examining these factors, it became clear to University planners that it would not make economic, environmental, or programmic sense to demolish the townhouses, destroy the unique character of the area, and build massive classroom buildings. As such, both this plan and its predecessor have called for very little future development of this portion of the campus. Beyond the activity outlined above, Poulton Hall would be razed and replaced with R-3 townhouses, the little commercial area on 36th Street may be renewed with conforming structures and uses, and restoration of the townhouses will continue. There will likely be some remodeling of the buildings in Square 1222 as more and more of the existing uses are moved to the central campus. While University uses

will remain in this block, there will be no increase, and likely a substantial decrease, in the intensity of use. Finally, from time to time, the University may seek permission, as it has in the past, for University uses in some of the existing townhouses.

The zoning regulations (§3101.46(b)) express an intention that university campuses not be permitted to unreasonably expand into low-density improved districts. It has been a contention of some that this plan represents such an unreasonable expansion east of 37th Street. The University disagrees with this contention. The National Capital Planning Commission's decision to include this land within the campus was not an unreasonable one, and the University's plan for use of this land does not constitute an expansion.

This conclusion is based on four separate neighborhood characteristics:

1. It has neither low density nor low bulk.
2. It is not a residential district, but a mixed-use neighborhood.
3. Georgetown is not "expanding" into these blocks; rather, it has owned and used property in these blocks since the early 1800's and dominated the area well before any of the present uses came to the neighborhood.
4. The uses proposed for these blocks are not unreasonable and are entirely consistent with the nature of these blocks.

Attachment IV contains pictures substantiating the above facts.

1. The Neighborhood has Neither Low Bulk Nor Low Density

The campus area is a tightly compact neighborhood of rowhouses, many of which are non-conforming under today's zoning regulations. Furthermore, there are a great number of high bulk buildings in the area. In addition to the several Georgetown University buildings, most of which date from the turn of the century, the area is dominated by the Holy Trinity Parish Church School, Convent, and Rectory; the Capital Transit Office Building; and the Visitation Convent and School. Thus, rather than being a uniform area of low density townhouses and gardens, the neighborhood is an urban mix of high and low density uses.

2. The Neighborhood is a Mixed-Use Area, Rather Than a "Residential" District

A brief walk around the campus boundary will indicate the high level of institutional and commercial uses. Starting at the far northwest corner of the campus, on Reservoir Road near 46th Street, and walking east, one sees the Archbold Estate and federal parkland. Proceeding east, one passes the proposed French Embassy chancery site which will provide office space for over 400 employees, the Duke Ellington School for the Arts' athletic field, a brief block of Burleith rowhouses, the Convent of the Good Shephard, and the Ellington School building at the corner of 35th Street and Reservoir Road. Turning south on 35th Street, one immediately notices a carry-out restaurant, a firehouse on Dent Place, and the Volta Bureau for the Deaf on the east side of the street. The Visitation High School and Convent dominates the west side of the street with its over 30 acres. Continuing down 35th Street, the 1300 and 1200 blocks contain

a number conforming and non-conforming shops, bringing a strong commercial influence to the neighborhood. Behind them, on 36th Street, the Holy Trinity parish church, grammar and high schools, convent, and rectory; and the little stores in the 1200 block reinforce this non-residential flavor. Turning west on Prospect Street, one passes the Prospect House, a large structure often considered for an embassy or other official use. Next to the Prospect House, the Capital Transit Office building houses four floors of offices. After passing some rowhouses in the 3600 block, one may continue along the old trolley car right-of-way to the Glover-Archbold Park which completes the southern and western campus borders. Furthermore, as the Board of Zoning Adjustments noted in its 1974 opinion, Wisconsin Avenue, with all of its shops, taverns, and restaurants, is only five blocks away. Perhaps even a stronger influence is exerted by the "M" Street "strip" of bars, liquor stores, and boutiques and the high-rise development in Rosslyn, Virginia, a short walk across congested Key Bridge. Many of the townhouses in Georgetown are not used to house the families of their owners, but are rather held by landlords renting to groups of students or young white-collar workers. The melange of institutional, commercial, investment, and residential uses is not a recent condition for the Georgetown area. Georgetown was a seafaring, working town and evolved in a fashion consistent with the needs of its inhabitants. Bishop Carroll did not come to Georgetown to found his college in a neighborhood of fine gardens and prestigious townhouses. Rather, he came to the area because the land was available and inexpensive. The upperclass residential homes are but the latest use to come to the district, and have never really dominated it.

3. The University has Been a Landowner and Dominant Force in the Area Since 1789

The University has owned and occupied property east of what is now 37th Street since 1805, and it is not buying out existing landowners as part of a sudden scheme to expand its boundaries. Furthermore, it has dominated the district in that many of the homes around the University have traditionally housed faculty, staff, and alumni of Georgetown University, or those who wish to live in the unique, vibrant atmosphere of an international school. Certainly no one can say that he or she came to the area without knowing of the University's presence, and it is clear that property values are not depressed by being close to the Campus. In any case, it should be noted that this plan does not alter or go beyond the boundaries the National Capital Planning Commission adopted after a full set of public hearings in 1966, and reaffirmed by the NCPC in 1971 and 1973 reports to the Board of Zoning Adjustments.

4. Finally, the Uses Proposed for These Blocks are Not Unreasonable and are Entirely Consistent With the Mixed-Use Nature of These Blocks

Beyond the construction of townhouses on the Annex site and vacant lots as discussed above, there will be very little activity in these blocks. Specifically, R-3 townhouses may be built on the site of Poulton Hall after its academic uses are moved to the campus core, and there may be a renovation of the structures in Square 1222 to allow them to better accommodate the lesser intensity of activity anticipated after the academic uses are moved to the central portion of the campus. The bulk of the townhouses will remain and will continue to be maintained as residential

uses. Thus, no major construction will occur and there will be no en masse razing of what is presently on these blocks.

In short, the proposed uses will be either allowed as a matter of right, such as single-family rowhouses, or will closely resemble the low intensity university uses that the BZA has consistently allowed the University to place in these blocks. The University has absolutely no intention of putting uses in these blocks that might become objectionable due to traffic, noise, or number of students, overshadow the present little townhouses, or damage the fragile character of the neighborhood. Rather, the University plans to move high-intensity uses out of these blocks and into the central campus core. The only functions that will remain are those that are particularly suited to a transition area by their size and function.

Thus, the eastern portion of the campus will remain largely as it now appears, with a vibrant mixture of uses and building styles; allowing both the historical nature of the neighborhood and important University functions to continue.

THE CENTRAL PORTION OF THE CAMPUS

Development in the central campus shall principally take the form of five living/learning villages. These mixed-use complexes will each have several component parts:

- The lower levels could feature subsurface parking and loading facilities. These would force vehicles out of campus living areas.

- Each village may include podium levels of academic space designed as flexible space to allow maximum adaptability to changing requirements.
- Finally, on the surface of each podium, townhouse-style villages of students and faculty residences, academic space, and student services will be built.

Also, athletic facilities are proposed to be constructed above a major subsurface parking facility to block "F" and on land reclaimed from surface parking.

Additionally, major renovation and restoration work will be done in the historic Quadrangle as it is converted from residences to offices and other less intensive uses.

As a result, the central portion of the campus will absorb those activities moved from the eastern portion of the campus and also house any future growth. In this fashion, the center of campus activity will be moved several hundred feet west; that is, from the Healy-White Gravenor-Campus Library axis to the present site of the athletic fields. Much of the activity will also be placed at an elevation lower than that of the Healy complex. Thus, residential uses will be shielded by both distance and depth. The surface of the campus should become relatively vehicle-free, placid and beautiful, with lawns, parks, and athletic areas. Thus, the maximum land use required of the modern urban university will be achieved; while at the same time the open and green spaces desired by both our students and our neighbors are preserved.

THE NORTHERN PORTION OF THE CAMPUS

Medically oriented uses will continue to be clustered at the northern end of the campus. As a comparison of Illustrative Drawings #4 and #5 indicates, the bulk of construction will be completed by 1982.

Educational facilities of the campus will be expanded by the construction of additional floors of the library and basic science buildings. No increase in student or faculty population is planned, but the construction will respond to accelerating growth in medical knowledge and technology, as well as alleviate present space deficiencies.

Patient care space will be increased by additional floors being placed on the Dental Clinic and by a new ambulatory patient care facility. This latter structure will allow outpatient care of persons presently being seen on an inpatient basis only.

Additionally, another building may be placed south of the Medical School building.

PARKING

As noted above, parking will be shifted from surface lots to primarily subsurface lots. It is expected that these will be primarily served from Canal Road and that access through the Georgetown residential neighborhood will be severely limited. Please consult Illustrative Drawing #7 for a representation of traffic and parking patterns for the maximum growth plan. Of course, should the plan be only partially implemented, the parking and vehicular plan shall reflect this lesser level of growth.

TABLE XIV

UNIVERSITY CAMPUS LAND AREA - MAXIMUM GROWTH

	<u>Total Campus Area</u>	<u>Total Within 1966 N.C.P.C. Boundary</u>
1982 Proposed Total	4,399,411 Square Feet	4,372,401 Square Feet
Anticipated Additions	-0-	-0-
	<hr/>	<hr/>
	4,399,411 Square Feet	4,372,401 Square Feet

TABLE XV

COMPILATION OF PROPOSED BUILDING AREAS - MAXIMUM GROWTH

CORRELATED TO D.C. ZONING REGULATIONS

	<u>Maximum Building Height</u>	<u>Maximum GFA</u>	<u>Maximum BAC</u>
1982 Proposed Total		3,205,705	982,513
5 "living-learning village" podia 260' x 260' x 3 levels each	40'	1,014,000	338,000
Assume villages of 4 story townhouses are placed on each podium with 60% lot coverage	50'	811,200	-0-
Recreational/parking podium, at 3 levels	40'	420,000	140,000

TABLE XV (Continued)

	Maximum Building Height	Maximum GFA	Maximum BAC
Power plant addition "B"	51'	12,000	10,000
Less O'Gara demolition		(7,313)	(3,750)
Addition of 3 floors to Basic Science Building	40'	51,700	-0-
Addition of 2 floors to Dental Clinic	30'	49,500	-0-
Addition of 2 floors to Dahlgren Medical Library	30'	20,500	-0-
Ambulatory Patient Center	35'	65,000	32,500
Unassigned Building "T" (assume 7 floors)	90'	137,000	-0-
Addition of 4 floors to Lombardi Center	50'	86,700	-0-
Addition of 3 floors to Lauinger Library	40'	35,000	12,000
Parking Deck III (Kehoe Field)	50'	270,000	90,000
Parking Deck IV	50'	18,000	43,000
TOTAL MAXIMUM GROWTH		6,188,992	1,644,263

TABLE XVI

MAXIMUM LAND UTILIZATION

TOTAL LAND WITHIN N.C.P.C. BOUNDARY	4,370,240 Square Feet
TOTAL GROSS FLOOR AREA	6,188,992 Square Feet
MAXIMUM FLOOR TO AREA RATIO (F.A.R.)	1.42
ALLOWABLE F.A.R.	1.80
TOTAL LOT COVERAGE AT MAXIMUM GROWTH	1,644,263 Square Feet
PERCENTAGE OF LOT COVERAGE	37.6%
ALLOWABLE LOT COVERAGE PERCENTAGE	60.0%

TABLE XVII

MAXIMUM CAMPUS POPULATION

STUDENTS	10,000
FACULTY	977
STAFF	<u>4,925</u>
TOTAL	15,902

TABLE XVIII

MAXIMUM CAMPUS CAPACITY

CLASSROOM SEATS	7,600
STUDENT RESIDENCE BEDS	5,250
HOSPITAL BEDS	571

TABLE XIX

PARKING ANALYSIS - MAXIMUM DEVELOPMENT

Code Requirements

1 for every 10 classroom seats	760
2 for every 3 faculty	651
1 for every hospital bed	571
	<hr/>
TOTAL REQUIRED BY CODE	<u><u>1,982</u></u>

Spaces Provided

1982 Proposed Code Spaces	2,434
Net Losses of Surface Spaces To Construction	(1,150)
Additional Code Spaces Proposed to be Constructed at Maximum Development	4,843
	<hr/>
MAXIMUM NUMBER OF CODE-SIZED SPACES TO BE PROVIDED	<u><u>6,127</u></u>

TABLE XIX (Continued)

Maximum Number of Code-Sized Spaces to be Provided	6,127
Total Required by Code	1,982
EXCESS OVER CODE TO BE PROVIDED AT MAXIMUM DEVELOPMENT	<u>4,145</u>

SIGN MANUAL

Attached as Attachment V is Georgetown University's sign manual in accordance with sub-paragraph (c) of § 3101.46 of the Zoning Regulations.

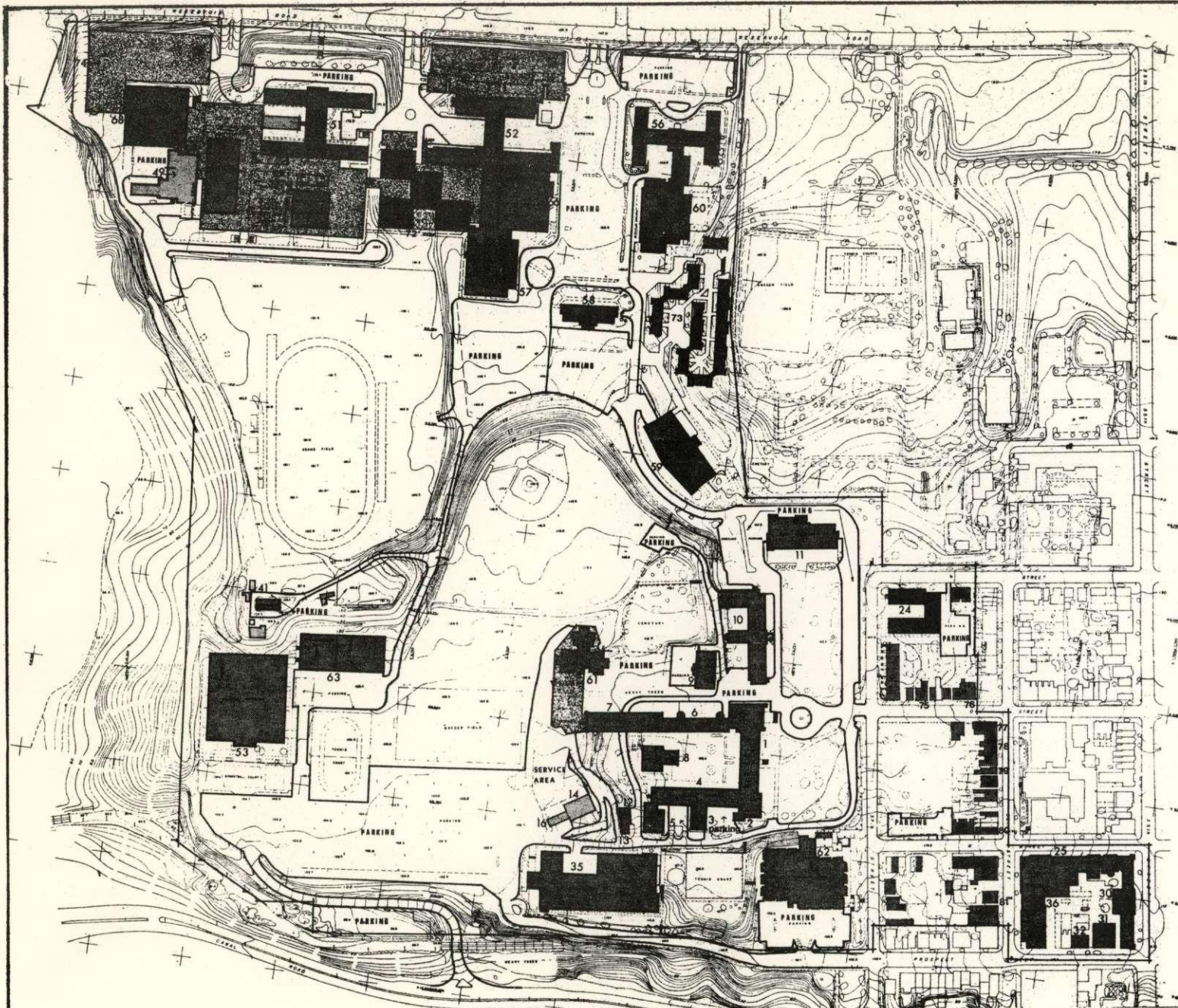
A CLOSING NOTE

On March 26, 1977, at his installation as Georgetown University's 46th President, Reverend Timothy S. Healy, S.J. announced:

There are, of course, in university life endless applications of (The Jesuit) vision of reality. The first that might strike Georgetown concerns the place in which it lives and works. There is no way that Georgetown can absolve itself from the responsibility which man and God have given it to be of service, of use, and of help to the city which is taking shape around it ... There ought to be something fascinating to a Jesuit institution about a city taking shape on its doorstep. There certainly can be nothing neutral about the position that that university must take. We have no choice about helping, we have no choice about caring, and we betray the best of ourselves if our help is either ineffective, begrudging, or not there when needed.

I am aware that in our address to the problems of the District we are going to feel strain, stress, confusion, and at times hurt, both for ourselves and others. There is no way that the human complexity of a great city can avoid these unfortunate and bitter consequences. We fail our best selves, if we are not involved in the political and economic evolution of the city, above all if we are not really of one in the development of higher education, and as much help as we can be to all other forms of education within the District.

This plan outlines the University's efforts to begin to meet the mission its President has set. It sets forth a pattern of future development that will allow Georgetown University to be a leader in the city. Yet at the same time, the plan details the University's efforts to relieve and reduce the "strain, stress, confusion, and at times hurt" that comes about when a vibrant institution and a community live together.



EXISTING FACILITIES & TOPOGRAPHY PLAN

BUILDINGS TO REMAIN except as noted

Ref. No.	Building	Use
1	HEALY HALL	I-A-R
2	MAGURE	I-A-R
3	RYAN	R
4	MULLEDY	R
5	GERVASE	R
6	OLD NORTH	I-A-R
7	NEW NORTH	R
8	DAHLGREN CHAPEL	S
9	RYAN ADMIN.	A
10	COPLEY	R
11	WHITE GRAVENOR	I-A
12	GARAGE	S
13	Mc SHERRY	S
14	O'GARA (to be removed)	I-A
24	POULTON	I
25	COLEMAN-NEVILS	I
30	LOYOLA	I-R
31	XAVIER	R
32	RYDER	R
35	NEW SOUTH	R
36	WALSH	R
41	OBSERVATORY	I
49	ANIMAL RESEARCH	M
51	MEDICAL-DENTAL SCH.	M
52	HOSPITAL	M
53	McDONOUGH GYM	S-I
56	ST. MARYS	I-R
57	GORMAN	M
58	KOBER-COGAN	M-A
59	REISS	I
60	DARNALL	R
61	HARBIN	R
62	LAUNGER LIB.	I
63	POWER PLANT	S
65	DAHLGREN MED. LIB.	M
66	BLES	M
67	BASIC SCIENCE	M
68	DENTAL CLINIC	M
69	PRE-CLINICAL SC.	M
71	MED. PARKING GAR.	M
72	CONCENTRATED CARE CTR	M
73	HENLE STUDENT VILLAGE	R
74	MED. PARKING GAR.	M
75	BLACK STUDENT ALL.	S
76	AMER. LANG. INST.	I
77	ALUMNI HOUSE	I
78	WOODSTOCK THEO. CTR	I
79	INTERNATIONAL STUDIES	I
80	STUD. BOOKSTORE	S
81	FACULTY OFFICES	I

PODIUM STRUCTURE

LEGEND

CAMPUS BOUNDARY
TOPOGRAPHIC CONTOUR LINE
AT 2 FEET INTERVALS
TOTAL PARKING SPACES EXISTING - 3788
USE code: I: instructional A: administrative S: support
other R: residential M: medical, dental

LONG RANGE DEVELOPMENT PLAN
date: APR 1977

OFFICE OF THE
VICE PRESIDENT FOR PLANNING AND PHYSICAL PLANNING

GEORGETOWN UNIVERSITY

EXISTING FACILITIES & TOPOGRAPHY PLAN

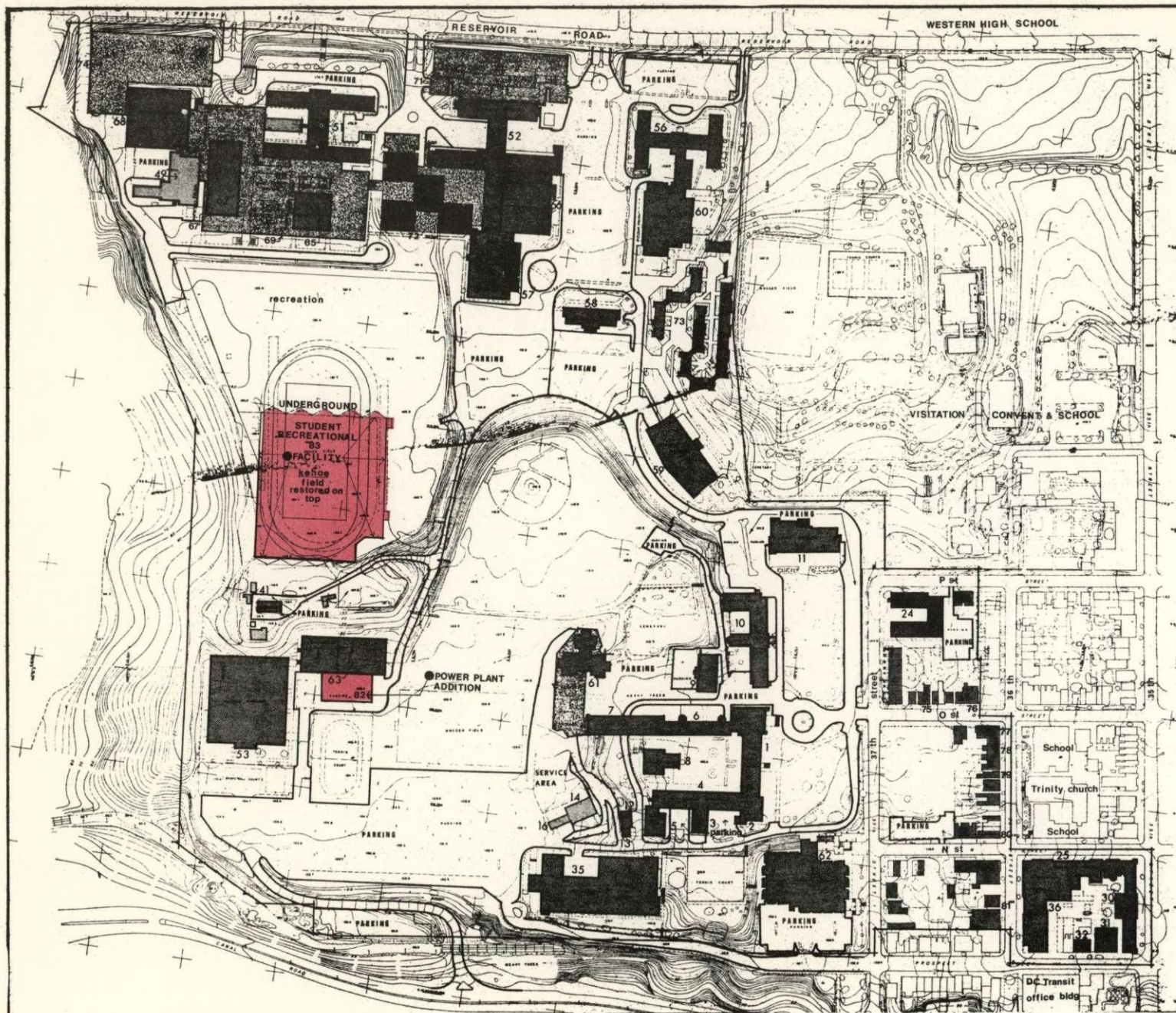
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CAMPUS BUILDING - COMPLIANCE WITH ZONING REGULATIONS

Ref. No.	Building	Year Built Or Established	Use Permitted By
1	Healy Hall	1879	Established prior to § 3101.46
2	Maguire	1854	Established prior to § 3101.46
3	Ryan	1904	Established prior to § 3101.46
4	Mulledy	1830	Established prior to § 3101.46
5	Gervase	1831	Established prior to § 3101.46
6	Old North	1796	Established prior to § 3101.46
7	New North	1926	Established prior to § 3101.46
8	Dahlgren Chapel	1893	Established prior to § 3101.46
9	Ryan Admininstration	1906	Established prior to § 3101.46
10	Copley	1930	Established prior to § 3101.46
11	White Gravenor	1933	BZA Order 11350
12	Garage	1917	Established prior to § 3101.46
13	McSherry	1840	Established prior to § 3101.46
14	O'Gara	1874	Established prior to § 3101.46
24	Poulton	1948	Established prior to § 3101.46
25	Coleman-Nevils	1898-1912	Established prior to § 3101.46
30	Loyola	1928	Established prior to § 3101.46
31	Xavier	1944	Established prior to § 3101.46
32	Ryder	1898	Established prior to § 3101.46
35	New South	1959	Established prior to § 3101.46
36	Walsh	1958	Established prior to § 3101.46
41	Observatory	1844	Established prior to § 3101.46
49	Animal Research	1938	BZA Order 9395
51	Medical Dental School	1930	BZA Order 10783
52	Hospital	1947	BZA Orders 11544, 11349, 9612
53	McDonough Gym	1951	Established prior to § 3101.46
56	St. Mary's	1956	Established prior to § 3101.46
57	Gorman	1959	Established prior to § 3101.46
58	Kober-Cogan	1959	BZA Order 10708
59	Reiss	1962	Established prior to § 3101.46

CAMPUS BUILDING - COMPLIANCE WITH ZONING REGULATIONS

Ref. No.	Building	Year Built Or Established	Use Permitted by
60	Darnall	1965	BZA Order 7380
61	Harbin	1965	BZA Order 7408
62	Lauinger Library	1970	BZA Order 8678
63	Power Plant	1970	BZA Orders 8923, 9941, 9539
65	Dahlgren Medical Library	1970	BZA Order 8743
66	Bles	1969	BZA Orders 9009, 8331
67	Basic Science	1970	BZA Order 8743
68	Dental Clinic	1970	BZA Order 8743
69	Pre-Clinical Science	1970	BZA Order 8743
71	Medical Parking Garage	1968	BZA Order 8743
72	Concentrated Care Center	1976	BZA Order 11044
73	Henle Student Village	1976	BZA Order 11768
74	Medical Parking Garage	1977	BZA Order 11910
75	Black Student Alliance	1962	BZA Order 6773
76	American Language Institute	1961	BZA Order 6351
77	Alumni House	1950	Established prior to § 3101.46
78	Woodstock Theological Center	1963	BZA Order 7132
79	International Studies	1962	BZA Order 6869
80	Student Bookstore	1961	BZA Order 6392
81	Faculty Offices	1965	Matter of Right in C-1 Zone



EXISTING FACILITIES & TOPOGRAPHY PLAN

WITH IMMEDIATE CONSTRUCTION NO'S 62 & 63

BUILDINGS TO REMAIN except as noted

Ref. No.	Building	Use
1	HEALY HALL	HISTORIC I-A-R
2	MAGURE	I-A-R
3	RYAN	R
4	MULLEDY	R
5	GERVASE	R
6	OLD NORTH	I-A-R
7	NEW NORTH	R
8	DAHLGREN CHAPEL	S
9	RYAN ADMIN.	A
10	COPLEY	R
11	WHITE GRAVENOR	I-A
12	GARAGE	S
13	MC SHERRY	S
14	O'GARA (to be removed)	I-A
24	POULTON	I
25	COLEMAN-NEVILS	I
30	LOYOLA	I-R
31	XAVIER	R
32	RYDER	R
35	NEW SOUTH	R
36	WALSH	I
41	OBSERVATORY	HISTORIC I
49	ANIMAL RESEARCH	M
51	MEDICAL-DENTAL SCH.	M
52	HOSPITAL	M
53	MCDONOUGH GYM	S-I
56	ST. MARYS	I-R
57	GORMAN	M
58	KOBER-COGAN	M-A
59	REISS	I
60	DARNALL	R
61	HARBIN	R
62	LAUINGER LIB.	I
63	POWER PLANT	S
65	DAHLGREN MED. LIB.	M
66	BLES	M
67	BASIC SCIENCE	M
68	DENTAL CLINIC	M
69	PRE-CLINICAL SC.	M
71	MED. PARKING GAR.	M
72	CONCENTRATED CARE CTM	M
73	HENLE STUDENT VILLAGE	R
74	MED. PARKING GAR.	M
75	BLACK STUDENT ALL.	S
76	AMER. LANG. INST.	I
77	ALUMNI HOUSE	S
78	WOODSTOCK THEO. CTR	I
79	INTERNATIONAL STUDIES	I
80	STUD. BOOKSTORE	S
81	FACULTY OFFICES	I

PODIUM STRUCTURE

LEGEND

CAMPUS BOUNDARY
TOPOGRAPHIC CONTOUR LINE
AT 2 FEET INTERVALS
TOTAL PARKING SPACES EXISTING - 3788
USE code: I: instructional A: administrative S: support
ort: other R: residential M: medical, dental

LONG RANGE DEVELOPMENT PLAN
date: APR 1977

OFFICE OF THE
VICE PRESIDENT FOR PLANNING AND PHYSICAL PLANT

GEORGETOWN UNIVERSITY

EXISTING FACILITIES
& TOPOGRAPHY PLAN

3

EXISTING FACILITIES 1977 CAMPUS DEVELOPMENT 1982

BUILDINGS TO REMAIN except as noted

Ref. No.	Building	Use
1	HEALY HALL	I-A-R
2	MAGURE	I-A-R
3	RYAN	R
4	MULLEDY	R
5	GERVASE	R
6	OLD NORTH	I-A-R
7	NEW NORTH	R
8	DAHLGREN CHAPEL	S
9	RYAN ADMIN.	A
10	COPLEY	R
11	WHITE GRAVENOR	I-A
12	GARAGE	S
13	MC SHERRY	S
14	O'GARA (to be removed)	I-A
24	POULTON	I
25	COLEMAN-NEVILS	I
30	LOYOLA	I-R
31	XAVIER	R
32	RYDER	R
35	NEW SOUTH	R
36	WALSH	I
41	OBSERVATORY	I
49	ANIMAL RESEARCH	M
51	MEDICAL-DENTAL SCH.	M
52	HOSPITAL	M
53	MCDONOUGH GYM	S-I
56	ST. MARYS	I-R
57	GORMAN	M
58	KOBER-COGAN	M-A
59	REISS	I
60	DARNALL	R
61	HARBIN	R
62	LAINGER LIB.	I
63	POWER PLANT	S
65	DAHLGREN MED. LIB.	M
66	BLES	M
67	BASIC SCIENCE	M
68	DENTAL CLINIC	M
69	PRE-CLINICAL SC.	M
71	MED. PARKING GAR.	M
72	CONCENTRATED CARE CTRM	M
73	HENLE STUDENT VILLAGE R	R
74	MED. PARKING GAR.	M
75	BLACK STUDENT ALL.	S
76	AMER. LANG. INST.	I
77	ALUMNI HOUSE	S
78	WOODSTOCK THEO. CTR	I
79	INTERNATIONAL STUDIES	I
80	STUD. BOOKSTORE	S
81	FACULTY OFFICES	I
82	POWER PLANT ADDITION	S
83	STUDENT RECREATION CTR	I

PODIUM STRUCTURE

LEGEND

CAMPUS BOUNDARY
TOPOGRAPHIC CONTOUR LINE
AT 2 FEET INTERVALS
TOTAL PARKING SPACES EXISTING = 3700
USE code: I: instructional A: administrative S: support other R: residential M: medical, dental



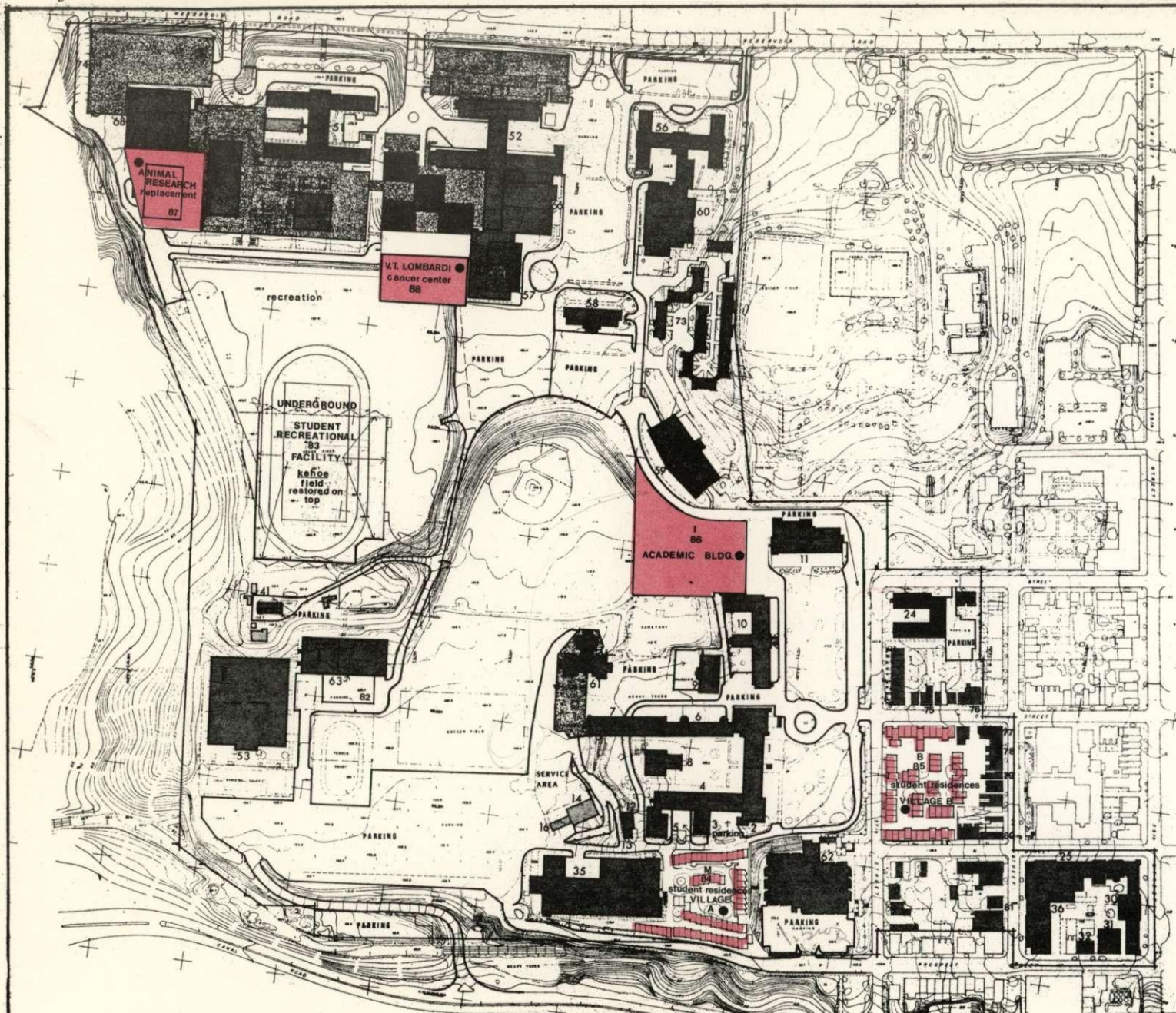
LONG RANGE DEVELOPMENT PLAN
date: APR 1977

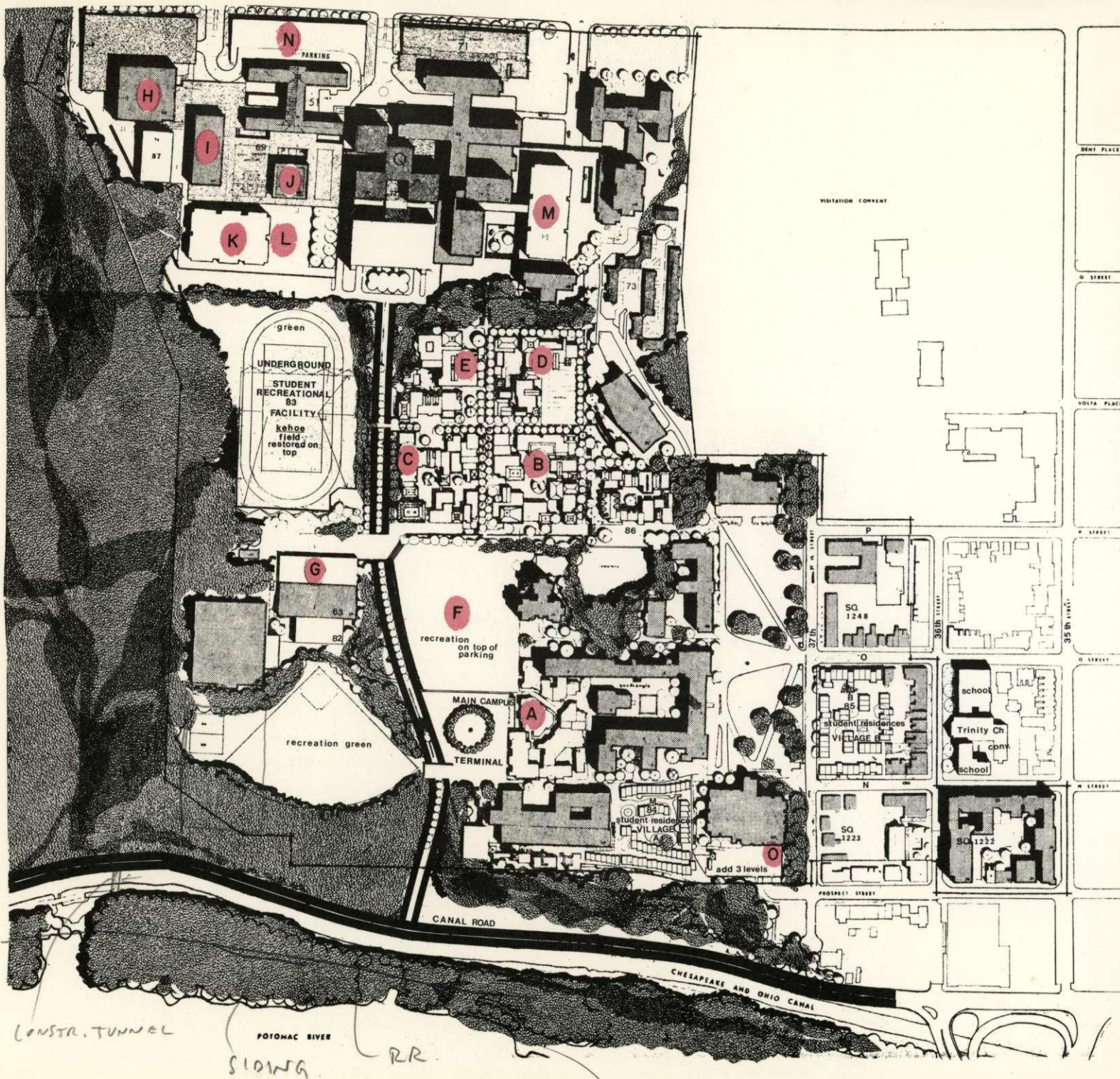
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GEORGETOWN UNIVERSITY

EXISTING FACILITIES
& TOPOGRAPHY PLAN

4





ILLUSTRATIVE SITE PLAN

AT
MAXIMUM DEVELOPMENT

beyond
1982

ref. proposed development

- A
- B
- C — LIVING / LEARNING CENTERS
- D
- E
- F — RECREATION / PARKING PODIUM
- G — CENTRAL PLANT ADDITION II
- H
- I — VERTICAL ADDITIONS/existing blgs.
- J
- K — MED / DENT ADDITION
- L — PRECLINICAL ADDITION
- M — AMBULANT PATIENT CARE ADDITION
- N — PARKING GARAGE
- O — LAINGER LIBRARY ADDITION



LONG RANGE DEVELOPMENT PLAN
APR. 1977

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GEORGETOWN UNIVERSITY

ILLUSTRATIVE
SITE PLAN

5

1977 - 1982 VEHICULAR TRAFFIC AND PARKING PLAN

Ref. No.	Building	Use
1	HEALY HALL	I-A-R
2	MAGURE	I-A-R
3	RYAN	R
4	MULLEDY	R
5	GERVASE	R
6	OLD NORTH his	I-A-R
7	NEW NORTH	R
8	DAHLGREN CHAPEL	S
9	RYAN ADMIN.	A
10	COPLEY	R
11	WHITE GRAVENOR	I-A
12	GARAGE	S
13	McSHERRY	S
14	O'GARA (to be removed)	I-A
24	POULTON	I
25	COLEMAN-NEVILLS	I
30	LOYOLA	I-R
31	XAVIER	R
32	RYDER	R
35	NEW SOUTH	R
36	WALSH	I
41	OBSERVATORY	I
49	ANIMAL RESEARCH	M
51	MEDICAL-DENTAL SCH.	M
52	HOSPITAL	M
53	McDONOUGH GYM	S-I
56	ST. MARYS	I-R
57	GORMAN	M
58	KOBER-COGAN	M-A
59	REISS	I
60	DARNALL	R
61	HARBIN	R
62	LAUNGER LIB.	I
63	POWER PLANT	S
65	DAHLGREN MED. LIB.	M
66	BLES	M
67	BASIC SCIENCE	M
68	DENTAL CLINIC	M
69	PRE-CLINICAL SC.	M
71	MED. PARKING GAR.	M
72	CONCENTRATED CARE CTRM	M
73	HENLE STUDENT VILLAGE	R
74	MED. PARKING GAR.	M
75	BLACK STUDENT ALL.	S
76	AMER. LANG. INST.	I
77	ALUMNI HOUSE	S
78	WOODSTOCK THEO. CTR	I
79	INTERNATIONAL STUDIES	I
80	STUD. BOOKSTORE	S
81	FACULTY OFFICES	I

PODIUM STRUCTURE

LEGEND

FL	FIRE LANE
—	BARRIER
•	LOADING/SERVICE
—	CAMPUS BOUNDARY
—	TOPOGRAPHIC CONTOUR LINE
	AT 2 FEET INTERVALS
TOTAL PARKING SPACES EXISTING = 3786	
USE CODE: I: instructional A: administrative S: support other R: residential M: medical, dental	

LONG RANGE DEVELOPMENT PLAN
date: APR 1977

OFFICE OF THE
VICE PRESIDENT FOR PLANNING AND PHYSICAL PLANNING

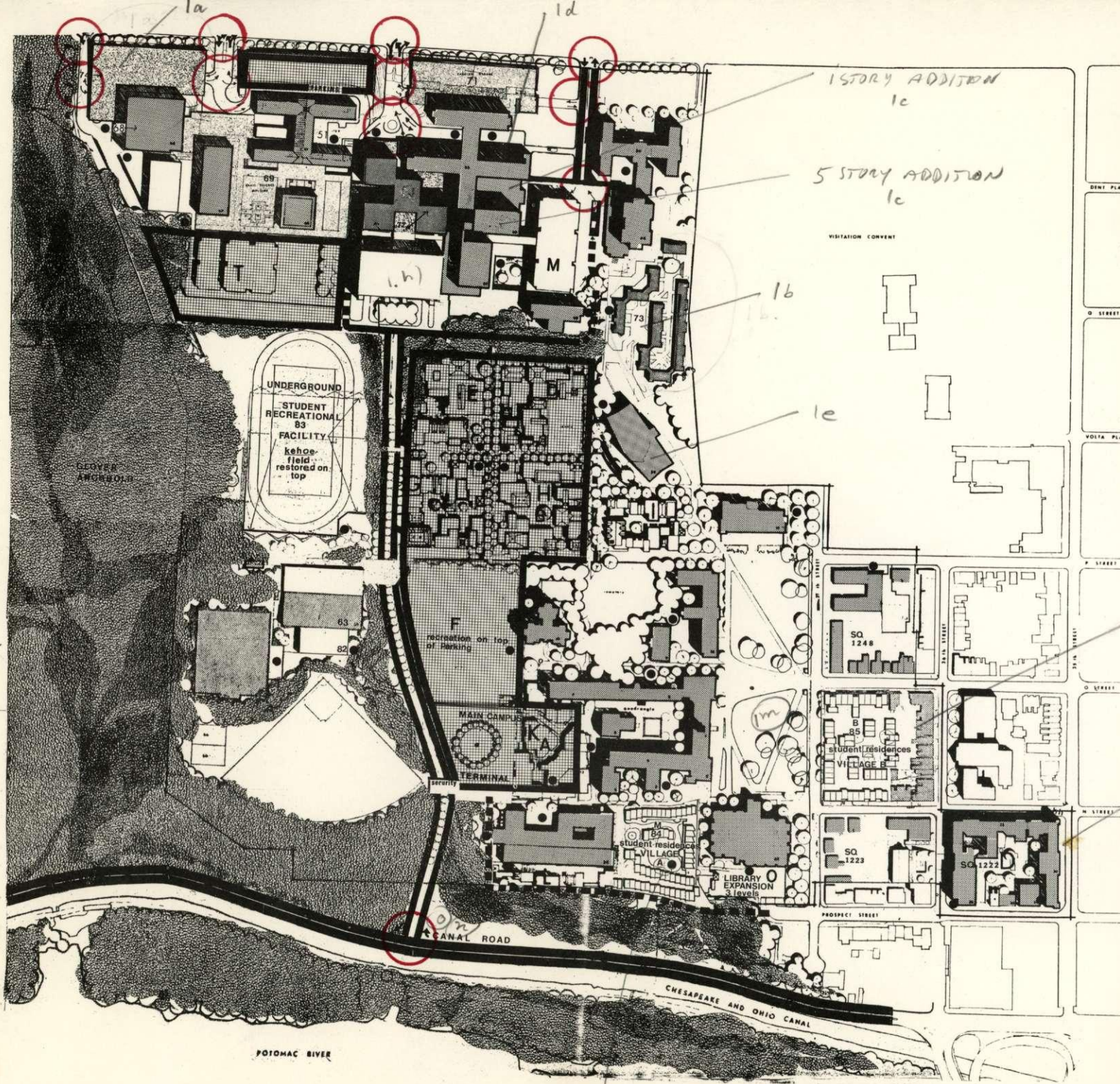
GEORGETOWN UNIVERSITY

EXISTING FACILITIES
B. TOPOGRAPHY PLAN

SCALE: 1" = 200'

VEHICULAR TRAFFIC AND PARKING PLAN

BEYOND
1982



PODIUM PARKING STRUCTURES



CONTROLLED/EMERGENCY ACCESS



LOADING/ SERVICE



LONG RANGE DEVELOPMENT PLAN
APR. 1977

OFFICE OF THE
VICE PRESIDENT FOR PLANNING AND PHYSICAL PLANS



GEORGETOWN UNIVERSITY

ILLUSTRATIVE
SITE PLAN

LAND USE PLAN

ACADEMIC MIXED OCCUPANCY

(LIVING, EDUCATIONAL, SERVICE,
AND RECREATIONAL FACILITIES)

RECREATIONAL AREA

MAINTENANCE AND SERVICE AREA

MEDICAL CENTER

ACADEMIC
MIXED OCCUPANCY
(LIVING, EDUCATIONAL, AND
DECENTRALIZED RECREATION)

RECREATION

SERVICE AREA

existing
C I
commercial



LONG RANGE DEVELOPMENT PLAN
April 1977

OFFICE OF THE
VICE PRESIDENT FOR PLANNING AND PHYSICAL PLANT



GEORGETOWN UNIVERSITY

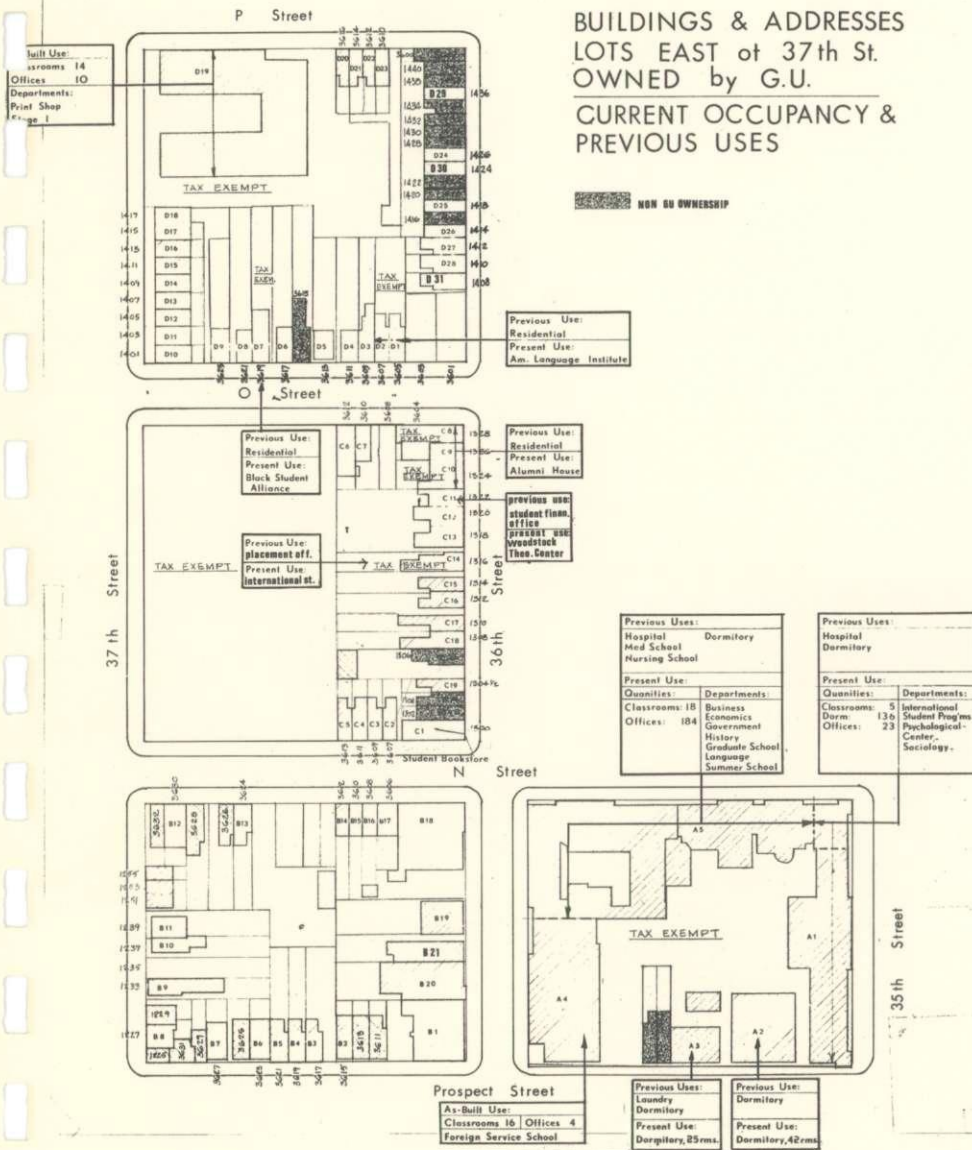
LAND USE PLAN

SCALE: 1" = 100' 0"

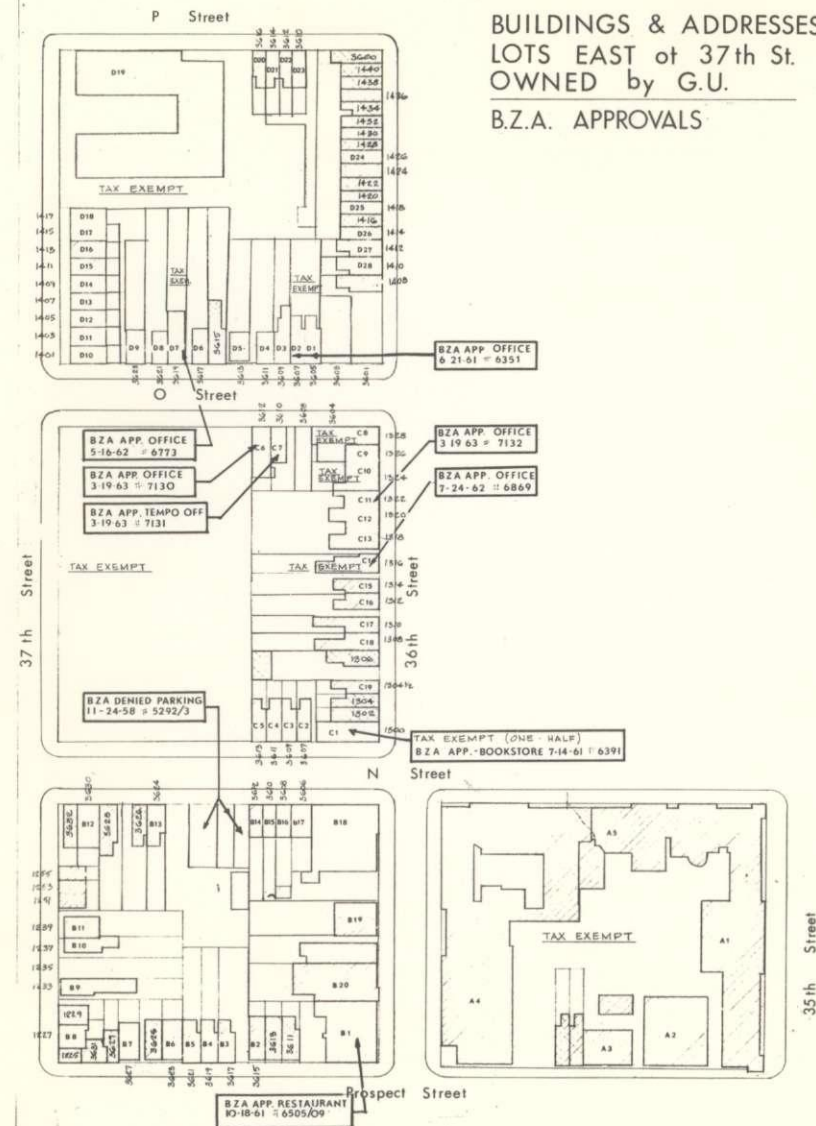
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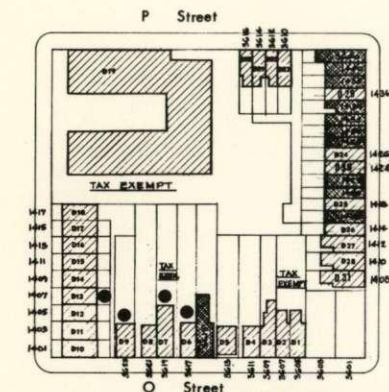
**BUILDINGS & ADDRESSES
LOTS EAST of 37th St.
OWNED by G.U.
CURRENT OCCUPANCY &
PREVIOUS USES**

NON GU OWNERSHIP

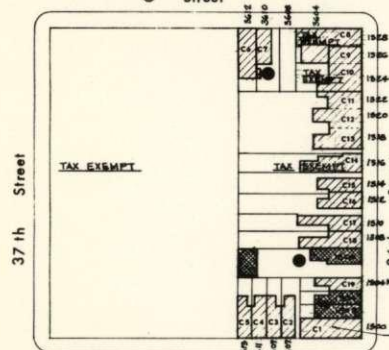


**BUILDINGS & ADDRESSES
LOTS EAST of 37th St.
OWNED by G.U.
B.Z.A. APPROVALS**

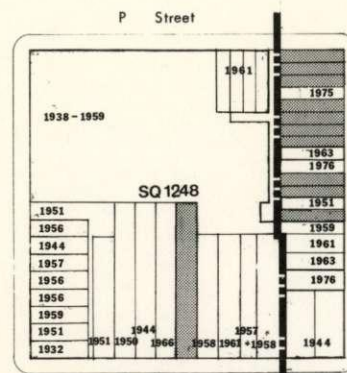
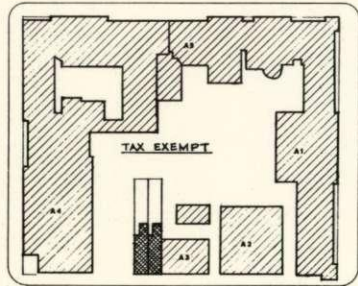
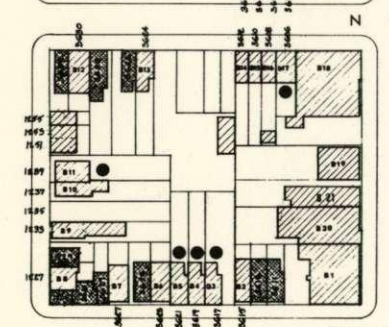




BUILDINGS & ADDRESSES LOTS EAST of 37th St. OWNED by G.U.



- Bldgs. owned by G.U.
- Bldgs. owned by others
- historic / preservation



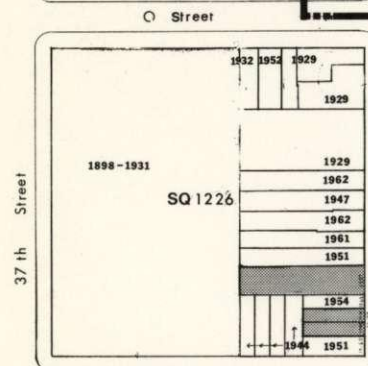
RECORD LOTS — LOTS EAST of 37th St. OWNED by G.U.

WITH YEAR OF ACQUISITION

Lots owned are indicated in accordance
with D.C. Assessor's Records

N.C.P.C. approved campus boundary
from n.c.p.c. map file no. 71.30 (02.20) 24498

non GU ownership



	TOTAL		WITHIN 1966 NCPC BOUNDARY
Square 1248 :	77,478	sq. ft.	67,188
Square 1226 :	85,041	sq. ft.	85,041
Square 1223 :	60,466	sq. ft.	43,746
Square 1222 :	71,475	sq. ft.	71,475

