

February 4, 2015

VIA HAND DELIVERY

Anthony Hood
Chairperson, D.C. Zoning Commission
441 4th Street NW, Suite 210
Washington, DC 20001

Re: **Application of The George Washington University (“University”) for
Modification of Conditions C-4 and C-7 of Z.C. Order No. 06-11 / 06-12
(Foggy Bottom Campus Plan – Corcoran Campus)**

Dear Chairman Hood and Members of the Commission:

Pursuant to Section 3129 of the Zoning Regulations, the University hereby submits the following request to modify Conditions C-4 and C-7 of Z.C. Order No. 06-11/06-12.¹ The purpose of the modification is to make it clear how the Campus Plan accounts for students associated with the recently-acquired Corcoran College of Art and Design (“Corcoran College”). Briefly, the University proposes to amend the conditions as follows:

- Explicitly state that any Corcoran student who takes a class on the Foggy Bottom campus counts toward the Foggy Bottom headcount and FTE caps.
- Count any Corcoran student who resides on the Foggy Bottom campus toward the Foggy Bottom headcount cap, regardless of whether the student takes classes on the Foggy Bottom campus..
- Starting with the Class of 2019, require all freshmen and sophomore students who take classes at the Corcoran to reside in Foggy Bottom housing.

The University is voluntarily offering these modifications solely to provide clarity and transparency regarding how the University will account for Corcoran students. No modification

¹ Pursuant to Section 3035 of the Zoning Regulations, the Zoning Commission has jurisdiction over campus plan matters, but applies the BZA rules of practice and procedure. See 11 DCMR § 3035.5.

of the student caps is sought, nor does the University seek to change any other conditions of the Campus Plan or related First-Stage PUD.

Background

The Zoning Commission approved the most recent Foggy Bottom Campus Plan in 2007 in Z.C. Order No. 06-11/06-12 (“Campus Plan”). (The Order is attached as Exhibit A.) The Campus Plan includes a cap on student headcount as well as a detailed definition for who is included in the “Foggy Bottom student headcount.” This definition, which counts all University students with a “primary relationship” to the Foggy Bottom campus, was adopted by the Commission after extensive discussion during the campus plan hearings. On remand, the Commission reiterated its support for the definition and the primary relationship test, including in particular the exclusion of University students who do not live or take classes at the Foggy Bottom campus. See Z.C. Order No. 06-11B/06-12B (Order on Remand), attached as Exhibit B.

The Corcoran College is located at 500 17th Street NW (Square 171, Lots 814 and 816) (“Corcoran Campus”). The Corcoran Property is located in the SP-2 Zone District. The Corcoran Campus is located approximately two blocks east of the Foggy Bottom campus. The Corcoran Campus is surrounded by government office and institutional uses. It is also located outside of the defined boundaries of the “Foggy Bottom/West End” area (which is bounded by N Street NW on the north, the Potomac River and Rock Creek Park on the west, Constitution Avenue NW on the south, and 19th Street NW on the east).²

The existing Corcoran College is a permitted conforming use. Use as a college was first established in the late 1800s. When the current Zoning Regulations took effect in 1958, the regulations permitted a college use as a matter of right in the SP zone district. Although the Regulations now require a special exception for a college or university use in the SP zone district, the existing college use is permitted to remain as a pre-existing conforming use.

The University’s Acquisition and Integration of the Corcoran College

In February 2014, the University entered into agreements with the Corcoran Gallery of Art and the National Gallery of Art. Pursuant to these agreements, the University received ownership of the Corcoran Campus and agreed to take over responsibility for its upkeep and maintenance. The University also agreed to take over operations of the Corcoran College and integrate it into the broader University curriculum. The agreements were finalized in August 2014, at which time the University took ownership of the Corcoran Campus and the Corcoran

² See Condition P-1, Z.C. Order No. 06-11/06-12.

College became known as the Corcoran School of the Arts and Design within GW's Columbian College of Arts and Sciences.

Under the agreements, the National Gallery took custody of the Corcoran's art collection. The University will provide space for the National Gallery to continue to display important works from the Corcoran collection as well as special exhibitions of modern and contemporary art within the Corcoran building.

When the University took control of the Corcoran College in August 2014, it enrolled approximately 400 existing Corcoran students as University students. These students were roughly equally divided between undergraduate and graduate students. Over time, as the Corcoran College is integrated into the broader University curriculum, the University expects that undergraduate students will begin to take some of their courses on the Foggy Bottom campus as part of a core curriculum. However, GW anticipates that the bulk of the classes in art and design will continue to be offered at the Corcoran Campus.

Historically, the Corcoran College drew most of its students from the Washington metropolitan area. Accordingly, these students already had a permanent address in the immediate area, and did not seek temporary housing near the Corcoran Campus. However, the University has provided Corcoran College students with an opportunity to live in University housing, and 34 students elected to live on the Foggy Bottom campus in Fall 2014. Going forward, the University will also require freshman and sophomore undergraduate students that matriculate into the Corcoran College as of fall 2015 to reside in Foggy Bottom campus housing.

Modification of the Campus Plan Conditions

Condition C-4: Student Headcount

The Foggy Bottom Campus Plan student headcount definition addresses the treatment of students at the University's satellite campuses and other locations. Generally, students who reside at the Foggy Bottom campus are considered to have a "primary relationship" with the Foggy Bottom campus and are therefore counted under the Foggy Bottom student headcount, even if those students already take some or most of their classes at a satellite location. Conversely, students who have a primary relationship with another campus because they either live on that campus or take all of their classes at that campus (e.g. the Mount Vernon campus) are not counted under the Foggy Bottom student headcount.

Therefore, the student headcount definition already accounts for the treatment of Corcoran College students. As Corcoran students are integrated into the Foggy Bottom

curriculum, any student who takes one or more classes on the Foggy Bottom campus will, by definition, be counted toward the Foggy Bottom student headcount. Only Corcoran students who take all of their classes at a location other than the Foggy Bottom campus will not be counted. To make this clear, the University proposes to amend Condition C-4 to explicitly reference the Corcoran Campus.

As discussed above, the University also plans to house some Corcoran College students on the Foggy Bottom campus. As the campuses and programs are integrated, the University expects that, over time, many Corcoran students who live on the Foggy Bottom campus will also take classes on the Foggy Bottom campus and therefore be counted toward the Foggy Bottom student headcount. However, some Corcoran students who live on the Foggy Bottom campus will still take all of their classes at the Corcoran Campus. The current student headcount definition is silent on the treatment of students who live on the Foggy Bottom campus but do not take any classes on the Foggy Bottom campus. The University believes that, consistent with the “primary relationship” standard, any student who lives on the Foggy Bottom campus should be counted in the headcount, even if they do not take any classes on campus. Therefore, the University proposes to amend Condition C-4 to specifically count students who live on the Foggy Bottom campus toward the student headcount, even if those students do not take any classes on the Foggy Bottom campus.

To memorialize the above, the University offers the following modifications to Condition C-4 of the Campus Plan:

For the duration of this Plan, the Foggy Bottom student headcount shall not exceed 20,000 students, and the Foggy Bottom student full-time equivalent shall not exceed 16,553.

a. For purposes of this Condition:

- i. “Foggy Bottom student headcount” shall be defined as the number of GW students in the “Foggy Bottom/Mount Vernon Campus Total Student Body”¹⁰, minus: study abroad students, continuous enrollment students, students that reside at the Mount Vernon Campus, students that take all of their courses at the Mount Vernon Campus, and Foggy Bottom faculty and staff accounted for pursuant to Condition C-5 herein who are also enrolled in one or more courses at the Foggy Bottom Campus. Notwithstanding the foregoing, students who reside in on-campus beds on the Foggy Bottom Campus shall each be counted toward the Foggy Bottom student headcount.

Note that students taking all of their courses at the Corcoran Campus are not specifically deducted from this number as they are not included in the “Foggy Bottom/Mount Vernon Campus Total Student Body” by virtue of their courses not being located on the Foggy Bottom or Mount Vernon campuses.

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¹⁰ The “Foggy Bottom/Mount Vernon Campus Total Student Body” is compiled by the GW Office of Institutional Research (OIR) and is currently reported on the OIR online “GW Factbook” available at www.gwu.edu/~ire/.

Condition C-7: Housing Requirement

Under the current Foggy Bottom Campus Plan housing requirement, the University does not have any obligation to house any undergraduate Corcoran students unless they take a full-time course load on the Foggy Bottom campus. However, the University intends to require freshmen and sophomore Corcoran students to live in University housing, regardless of where they take their classes, in order to direct these younger undergraduate to on-campus housing. Therefore, the University proposes to modify the housing requirement condition to capture Corcoran freshmen and sophomore students.

The University will begin implementation of the housing requirement with students who matriculate in the Fall of 2015. (It would not be fair to apply the requirement to students who were admitted before the University took control of the Corcoran College and had no knowledge of the condition.) The University has sufficient housing stock to accommodate the additional Corcoran students, and students who live on the Foggy Bottom campus will be included in the bed occupancy counts that are reported under the Foggy Bottom Campus Plan. In fact, the 34 Corcoran students that elected to live in University housing in Fall 2014 were included in the November 2014 Foggy Bottom Campus Plan Compliance Report.

To memorialize this policy change, the University proposes the following modifications to Condition C-7 of the Campus Plan:

The University shall require all full-time Foggy Bottom and Corcoran freshmen and sophomore students to reside in housing located within the campus plan boundary. The University may exempt from this requirement those students who commute (i.e. students who have established permanent residency off-campus prior to enrollment at the University or students who live off-campus with a parent, guardian, or other family member), are married or have children, or have disabilities or religious beliefs

inconsistent with residence hall life, or who matriculated at the Corcoran Campus prior to the Fall 2015 semester. The University's efforts with respect to this Condition shall be monitored by the Advisory Committee.

Condition C-5: Faculty and Staff Caps

Under the Campus Plan, the Foggy Bottom faculty and staff caps do not cover "faculty and staff whose primary office locations are not on the Foggy Bottom campus." Conversely, faculty and staff whose primary office location is on the Foggy Bottom campus are counted toward the caps.

The University will apply this definition to Corcoran faculty and staff. Those faculty and staff who have a primary office location at the Corcoran Campus will not be counted under the Foggy Bottom faculty/staff caps. Consistent with current practice, faculty and staff with a primary office location on the Foggy Bottom campus will be counted, even if they teach classes or otherwise perform work at the Corcoran Campus.

Filing Fee

Pursuant to Section 3180.1(f), a check for \$1,495.00 is enclosed, which represents the 26% of the original campus plan filing fee of \$5,750.

Conclusion

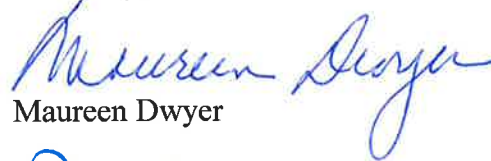
Pursuant to Section 3129.7 of the Zoning Regulations, the proposed modifications will require a public hearing, and the University respectfully requests that the Commission schedule such hearing at its earliest convenience. The University understands that under Section 3129.8, the hearing will be limited to the impact of the modification of the original application, but shall not revisit the original decision. The 2007 Campus Plan featured extensive discussion over, among other issues, the method for counting students. The University does not seek to reopen these settled issues; rather, the University is voluntarily offering these modifications solely to provide clarity and transparency over how Corcoran College students will be treated on a going-forward basis under the Campus Plan.

The proposed modifications were discussed with community stakeholders at ANC 2A and Campus Plan Advisory Committee meetings in November 2014 as well as in a meeting of the West End Civic Association in December 2014. The University will continue to engage community stakeholders in further discussion of the proposed modifications leading up to the public hearing.

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We welcome the Commission's consideration of these modifications at an upcoming public hearing. If you have any questions regarding this request, please contact Maureen at (202) 721-1101 or Dave at (202) 721-1137.

Sincerely yours,

A handwritten signature in blue ink that reads "Maureen Dwyer". The signature is fluid and cursive, with the first name being more prominent.

Maureen Dwyer

A handwritten signature in blue ink that reads "David Avitabile". The signature is more compact and stylized than the one above.

David Avitabile

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CERTIFICATE OF SERVICE

On February 4, 2015, I caused a copy of the foregoing letter and enclosure to be delivered by hand or electronic mail to the following:

Joel Lawson
D.C. Office of Planning
1100 4th Street, SW, Suite E650
Washington, DC 20024

Advisory Neighborhood Commission 2A
P.O. Box 293
2020 Pennsylvania Avenue, NW
Washington, DC 20006

West End Citizens Association
c/o Barbara Kahlow
800 25th Street, NW #704
Washington, DC 20037

President, Foggy Bottom Association
c/o Marina Streznewski
904 New Hampshire Avenue NW
Washington, DC 20037



David Avitabile