

MEETING NOTES for the GW/COMMUNITY ADVISORY COMMITTEE
(as called for in the *2007 Foggy Bottom Campus Plan*, Condition P-7)
Meeting #12/Quarter 3 – September 20, 2010 – 6:30 pm -- Saint Mary's Court, Lower Level

1) WELCOME & INTRODUCTIONS

Michael Akin, Assistant Vice President of Government, International & Community Relations for The George Washington University opened the meeting promptly at 6:30 p.m. by noting this twelfth quarterly meeting was being held in compliance with Condition P-7 of GW's *2007 Foggy Bottom Campus Plan (2007 FBCP)*. He said notices of the meeting had been sent via letter and/or email to the six Commissioners on the Foggy Bottom Advisory Neighborhood Commission 2A (ANC 2A), as well as leadership of the Foggy Bottom Association (FBA) and the West End Citizens Association (WECA). Additional outreach to publicize this meeting included:

- Advertisement placed in the September 8, 2010 edition of *The Foggy Bottom Current*;
- Email invite sent to approximately 400 members on the FRIENDS listserv, as well as distributed via the Foggy Bottom Alert Neighborhood listserv;
- Notice placed on five pages of GW's neighborhood website www.neighborhood.gwu.edu;
- Email reminders sent to attendees of previous GW Community Advisory Committee meetings.

Next, representatives of GW who have been appointed by the University as members of the Advisory Committee introduced themselves, including: Akin; Alicia O'Neil, GW Senior Associate Vice President for Operations; Susi Cora, GW Director of Campus Planning ; Peter Konwerski, GW Assistant Vice President for Student and Academic Support Services (SASS); and Tara Pereira, Assistant Dean of Students who joined this group at the last meeting as the replacement for outgoing GW representative Brian Hamluk who transferred to another University position less directly affiliated with the key concerns/issues addressed by this group.

Following this, attendees introduced themselves, including community members Ed Abramic, Ellie Becker, Toni Boyer, Ann and Jim Howard, Barbara Kahlow, Sara Maddux, Clara and Lidvidia Manrique, Greta Schuessler, Diane Tai, and Billy Wright. Also attending were GW representatives Adam Aaronson, Anthony Galarza, Amber Lewis, John Ralls and Britany Waddell as well as GW student Colin MacDonald (attending on behalf of GW's Residence Hall Association). At the completion of introductions, Akin said minutes from all previous meetings of the GW Community Advisory Committee (including the 2010 Quarter 2 meeting held 06/07/10) are posted at several locations on GW's neighborhood website, www.neighborhood.gwu.edu

2) CAMPUS PLAN AND CAMPUS DEVELOPMENT UPDATES

2a) Other 2007 Foggy Bottom Campus Plan initiatives

2a i) Historic Preservation Plan: Cora said GW had complied with both historic preservation requirements included in Condition P-9 of the *2007 FBCP*: 1) GW filed six individual landmark nominations which were approved and designated as landmarks by DC's Historic Preservation Review Board (HPRB) at its January 28, 2010 hearing; 2) GW submitted background information last year to the DC Office of Planning's Historic Preservation Office (HPO) which will assist with the District of Columbia's creation of an application for a new historic district to be concentrated in the southern half of GW's Foggy Bottom Campus. It is anticipated HPO will file this application late 2010 or early 2011 with the DC Historic Preservation Review Board (HPRB) who will review the proposal.

2a ii) Streetscape Plan: Cora said a final draft of GW's proposed plan was recently submitted to District Department of Transportation (DDOT) Public Space for its review and this plan was similar to previous versions shared with the community at previous meetings of this Advisory Committee as well as various community meetings dating back to 2006. Aaronson reiterated information shared at previous community meetings:

- This Streetscape Plan will guide how GW develops sidewalks and public spaces on its campus during the 20-year span of the *2007 FBCP*;

- Major plan features include concrete paving on north/south streets and brick paving on east/west streets – the selection of these materials reinforces the pedestrian nature of the east/west campus streets;
- Initial drafts of the project were well received by the DC Government with a final draft of the Streetscape Plan submitted to DDOT and other key DC agencies in February 2010 after incorporating final suggestions made during the DC Government’s December 2009 Preliminary Design Review Meeting;
- The anticipated conclusion of the DC Government’s review process will be an agreement between GW and DDOT that will create standardization and predictability in the placement of streetscape components and improvements.

Kahlow asked if GW had changed its longstanding intention to continue use of long single-seat wooden benches in favor of “segmented” benches which have several arm rests dispersed along the seat of the bench. Cora confirmed GW intended to continue using its existing bench style without interim arm rests and agreed to find Kahlow a DC Government contact with which she could share her opinion in support of segmented benches. Maddux asked about implementation of the Streetscape Plan in the vicinity of Square 39, the future site of GW’s new School of Public Health and Health Services academic building (discussed later in the meeting). Aaronson confirmed the area around Square 39 is in the base layer of the Streetscape Plan which calls for replacing streetscape paving in kind. Aaronson said the New Hampshire Avenue sidewalk on the building’s east side is currently brick and it could be converted to a stained concrete in accordance with the Streetscape Plan’s use of concrete on north/south streets and brick on the east/west streets. The neighbors asked GW to consider using stained concrete instead of replacing the brick and the group agreed that alternatives consistent with the plan could be explored further.

2b) Updates on campus development projects:

2b i) Square 54/2200 Pennsylvania Avenue: O’Neil summarized project highlights:

- Work on this project continues on schedule for completion in early 2011 for the office component and mid 2011 for the residential component.
- More than 80% of the space in the project’s commercial component had been leased on the office side and commitments (either letter of intents or leases) have been secured for all retail spaces.
- Project developer Boston Properties has developed a website for additional information of residential units at The Avenue: <http://theavenueliving.com/> and signage has been installed on-site announcing the project's new name, The Avenue.
- Confirmed retail leases include: Circa at Foggy Bottom (local, American style bistro); Citibank (financial institution); Devon & Blakely (gourmet deli); NIH Federal Credit Union (financial institution); Roti (Mediterranean-themed eatery); Sweetgreen (fast-casual salad and frozen yogurt restaurant); Whole Foods Market (grocery store); and a restaurant from the Passion Foods Group.
- Confirmed leases in the commercial component include: Danaher Corporation (manufacturing/technology firm); Hunton & Williams (law firm); Vinson & Elkins (law firm).

Kahlow asked for confirmation of the hours of operations for the Passion Foods restaurant in the commercial component and O’Neil said that they are currently planning to operate until 2:00 a.m. on weekdays and 3:00 a.m. on weekends. O’Neil said this was consistent with hours available under DC’s Alcoholic Beverage Regulation Administration; hut had no confirmation of this. She said she did not expect the Passion Foods restaurant would produce noise or safety concerns since the restaurant will be upscale in nature and none of the other five restaurants operated by Passion Foods (TenPenh, Ceiba, DC Coast, Acadiana, and Passion Fish) all have environments which would not be considered inappropriate for this location.

2b ii) Renovation of the Charles E. Smith Athletic Center/Square 57: Cora summarized major project highlights: completion of phase one and two in 2009 included a major renovation of the building’s interiors; phase three’s renovation of exterior and associated adjacent interior spaces is nearing

completion; remaining exterior finishes, hardscape renovations and landscaping will be completed next winter/early spring 2011.

2b iii) Renovation of Lafayette Residence Hall (corner of Eye and 21st Streets): While this site is identified in the 2007 FBCP as one of the 16 potential development sites, the building's current renovation will not utilize development rights to expand the building's footprint and increase gross floor area (GFA). Renovation began summer 2010 requiring closure of the building until project completion in summer 2011. Upgrades include installation of new elevators and life safety systems, reconfiguration of rooms, and exterior upgrades (window replacement, minor roof work, masonry care and painting). This year's removal of Lafayette Hall from GW's housing inventory will not prevent GW from meeting its 2007 FBCP requirements for provision of student beds and will not include exterior additions or changes to the building's existing footprint.

3. FEATURED DISCUSSION OF PROPOSED SCIENCE & ENGINEERING COMPLEX AND UPDATES ON PREVIOUSLY DISCUSSED AGENDA ITEMS OF SQUARE 103 AND SQUARE

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3a) Featured discussion on Science and engineering complex/Square 55: O'Neil began by providing project highlights:

- This development site includes the existing University Parking Garage (55A1) as well as Building K (55A2) and was one of the 16 development sites approved by the DC Zoning Commission as part of the 2007 FBCP.
- This project has been subject of considerable and lengthy discussion within the GW community (faculty, administrators, staff, alumni) for more than a decade and was discussed extensively during the community-based planning process for the 2007 FBCP. It is seen as critical to GW's continued advancement toward its goal of becoming a world class research and learning institution.
- The new space will be consistent with the building's approved academic/administrative/medical use designation and include departmental space for various physical science programs within GW's Columbian College of Arts & Sciences and the School of Engineering & Applied Sciences as well as research and teaching space and collaborative areas which are currently located in 12 buildings throughout GW's Foggy Bottom Campus and in existing leased space such as 1776 G Street.
- The almost 400,000 square foot project is anticipated to include eight above-grade floors with heights between 90' on 23rd Street and 110' feet on 22nd Street and a 90% lot occupancy in accordance with the approved 2007 FBCP.
- Excavation at this site would allow for two levels of below grade programmable space as well as three levels of below grade space to accommodate an additional 300-400 parking spaces (accessible via anticipated H Street entrance).
- Eye Street frontage of this project will include retail frontage (in accordance with the 2007 FBCP) as well as loading area access.
- To compensate for the anticipated demolition of the University Parking Garage which houses 1,252 parking spaces (with capacity for 1,482 including valet), GW will compensate for the removal of these spaces with: 362 (with capacity for 462 including valet) parking spaces at Square 54 upon its Spring 2011 completion; 180 spaces at the below grade parking garage in South Hall which opened Fall 2009; anticipated 300-400 below grade spaces in the garage in the new Science and Engineering Complex and approximately 450 spaces (including 58 interim surface spaces) in this project on Square 103.
- Consultant/advisor Boston Properties continues to work with project architect Ballinger on benchmarking and programming studies, including outreach to and consultation with GW's faculty, administrative officials and staff.

- GW's Board of Trustees will review and give final approval of a project design and funding proposal for review/approval by the Board at its meeting on October 15, 2010. If approved, GW will make a filing to the DC Zoning Commission later this year for second stage approval.
- The project's garage entrance/exit is anticipated on H Street and the loading docks will be on Eye Street using the existing loading entrance between JBKO and Munson Residence Halls.
- Current curbcuts on H, Eye, 22nd and 23rd will be removed and the existing loading dock curb cut would be widened as well as a new curbcut for parking on H Street. North/south streets would be retrofitted with concrete pavers and east/west streets would be brick pavers, per the Streetscape Plan in the 2007 FBCP (discussed above).

O'Neil then shared a conceptual building section rendering showing above grade and below grade building uses which will be primarily teaching and research with departmental offices. She said it will incorporate "teaching and research neighborhoods" that combine research space with classrooms. O'Neil said this will be a vibrant building with light permeating throughout and plenty of open space to create an active pedestrian environment. She said the exterior façade design is continuing to be refined but will likely be a mix of glass and other building materials. O'Neil agreed to provide Kahlow with building heights in vicinity of this project. Maddux expressed concern this project would diminish greenery on the area streetscape. O'Neil said the plan would be consistent with GW's Streetscape Plan, including green areas in the planting zone. She added that the project will incorporate many sustainability elements and that we are seeking certification under the Leadership in Energy and Environmental Design (LEED) rating system.

3b) Underground parking facility and Law Learning Center on Square 103: Cora began this update by sharing project images included in GW's September filing to the DC Zoning Commission for second stage approval of this project as well as project highlights:

- GW's submission for second-stage approval of this project would only include the below grade portion and when/if above grade portion is pursued it would be subject to a separate Zoning Commission hearing for second-stage approval. The timeline for the project's above grade second phase has not been finalized and will be determined by available programming and funding. However, the University will share information on the second phase with the GW/Community Advisory Committee, the ANC, FRIENDS, and the community before submitting its second-stage PUD application to the Zoning Commission.
- The project is on G Street between 20th and 21st Streets, NW between (and not including) three townhomes on the east (2000, 2002 and 2004) and Tonic Restaurant to the west with most of the project below-grade and main vehicular ingress/egress into the below grade parking via public alley running east/west parallel between F and G Streets, N.W.
- Ground level features include an entry pavilion, 60 ground-level parking spaces, and sustainable landscaping.
- Proceeding now with the below grade portion of this project will enhance GW's efforts to comply with the parking requirements of the 2007 FBCP particularly in light of the anticipated demolition of the University Parking Garage in the near future to accommodate construction of a new Science and Engineering Complex (see Square 55 discussion above).
- An initial presentation of this project was made at to ANC 2A at its March 2010 meeting and another presentation would be made before Zoning Commission hearing.
- This project is not anticipated to significantly increase existing traffic conditions since the vehicles would not be new vehicles but existing drivers currently parking on the campus. A traffic study is underway to confirm this and these results will be shared at a future meeting of this Advisory Committee.

Cora said a Zoning Commission hearing on GW's second-stage PUD application is anticipated in early 2011 and during this process GW would proceed with initial site preparation work, including site clearing activities and demolition of 2008, 2020, 2028 and 2034 G Streets which were currently being vacated. Maddux asked if coordination was underway with adjacent property owner Tonic Restaurant to

ensure its deliveries would continue without impact on the community and she expressed her concern of possible impacts by this project on area traffic, particularly during rush hours. Cora confirmed GW is developing a traffic control plan which would address these concerns. Kahlow expressed her concern about potential impact this project would have at several intersections and that GW's mitigation efforts did not extend to its employees (specifically, potential delays trying to access the site). Kahlow said she was asking the DC Government to conduct an independent traffic study.

3c) School of Public Health and Health Services/Square 39A: Aaronson began with an overview of the site which is located between New Hampshire Avenue to the east, 24th Street to the west, Washington Circle and K Street to the north and Eye Street to the south and project highlights:

- GW anticipates filing its second-stage PUD approval for this project later this year and begin construction in early 2012 with anticipated opening in late 2013/early 2014.
- This project will replace the site's current Warwick Memorial Building (which is used for various functions of GW's Medical School and Hospital) and surface parking lot with a new headquarters for GW's School of Public Health and Health Services.
- The project is anticipated to include seven above grade and two below grade floors to house academic offices and classrooms as well as a penthouse for rooftop mechanical equipment. The building's main entrance will face New Hampshire Avenue to orient primary pedestrian activity toward the Foggy Bottom Campus.
- The building's current occupant GW's radiation oncology department will relocate to leased space near the Foggy Bottom Campus.
- The project's design will allow for retention of the green space on the southern edge of the site, an extremely important community concern during approval process for the 2007 FBCP.
- Location of delivery/loading areas and Aaronson said it is anticipated to remain close to its existing location and that existing ZipCar parking spaces on this site would be relocated nearby.

Aaronson shared images of the site, including a proposed rendering of the building's exterior and a "typical" floor plan showing a mix of classrooms and academic space. He showed a detailed image of the proposed terra cotta exterior panel and possible textured finished. Becker asked about green space on southern end which Aaronson further defined.

Kahlow asked where the entrance for parking would be and Aaronson said there would be no parking on the site and the approximately 24 existing parking spaces would be relocated to other parking lots in GW's inventory. O'Neil provided further details on GW's parking plans for this site as well as the previously discussed Square 55/Science and Engineering Complex. She said GW will add daily parking operations to existing sites in vicinity of UPG so as to accommodate patients/visitors of the GW Hospital and area medical facilities as well as those staff with 24-hour on-call vehicular needs. She said GW is also seeking to provide temporary offsite parking at the Kennedy Center for GW staff (including shuttle service to GW's campus) until the parking spaces in Squares 103 and 55 are complete and available for use. Kahlow asked if there was a document available further detailing this information and O'Neil said this would be provided once GW was able to clarify its zoning schedules for this project as well as the previously discussed Squares 103 and 55. O'Neil also confirmed to Kahlow that GW would post on its neighborhood website (as it did in 2008 and 2009) parking information she requested that was not required for inclusion in the fall compliance report for the 2007 FBCP.

Maddux asked how the lack of on street vehicular parking may further exacerbate the need for GW's existing parking spaces and said she feels more people were still driving into the neighborhood. Abramic said he felt there should be no parking at all on-campus and more people should be encouraged to walk. Maddux asked if GW could include more cherry trees in this project's landscaping plan, similar to those in adjacent Washington Circle. Maddux also noted a traffic study which may have been completed in the '90s at the request of then-ANC Commissioner Maria Tyler examined the potential installation of traffic lights in the area as well as the safety of midblock pedestrian crossings.

4) OTHER CAMPUS UPDATES

Konwerski reviewed recent major campus activities including GW's successful annual Fall Move-In on August 28 and Freshman Convocation on August 29. He said the Freshman Day of Service on September 11 included more than 2,000 students and provided service throughout DC as well as parts of VA and MD and featured an appearance by First Lady Michelle Obama. Konwerski said upcoming major campus activities included Alumni Weekend Oct 1-3, Colonials Weekend for parents and families Oct 15-17 (including annual FRIENDS block party). He said these events might produce additional pedestrian traffic, particularly the October 17 block party which drew more than 3,000 attendees in 2009.

Waddell said another upcoming event is the 100th anniversary celebration of G Street firehouse on October 16. She said this is not a GW event but the University was supporting the Fire Departments closure of a portion of the 2100 block of G Street to accommodate family activities.

Pereira shared copies of GW's "Beyond GW: Guide to Living Off Campus" which is created annually for GW students living off campus. She said it is sent to all graduate, undergraduate and law school students living off campus and included sections on inclement weather policies and GW's Quiet Zone policy. She accepted community suggestions about other items to add in future years.

Akin said agenda items for next GW Community Advisory Committee meeting would likely include GW's Fall 2010 Compliance Report for the 2007 Foggy Bottom Campus Plan to be filed 11-20-10 (per Conditions C-15 & C-16 of 2007 Foggy Bottom Campus Plan) and the 2009-2010 Community Concern Report. Pereira clarified the Community Concern Report is an annual summary of community calls to GW's community concern hotline and helps identify periods of increased street noise and helps GW determine which days/hours/weekends need increased attention .

5) PUBLIC COMMENT & ADJOURNMENT

Kahlow asked if GW had received any indications from the Advisory Neighborhood Commission they would comply with the Zoning Commission's directive in the 2007 FBCP that ANC 2A appoint five of this Advisory Committee's ten members and, if not, would GW consider asking the Zoning Commission to amend the 2007 FBCP to address this situation? O'Neil said the ANC has neither appointed its members to the Advisory Committee nor responded to GW's invitations to attend tonight's meeting or the previous 11 quarterly meetings which began in December 2007. O'Neil said the University would not be asking the Zoning Commission to amend the 2007 FBCP and it hoped the ANC would participate in future quarterly meetings.

With no further comments or questions, Akin adjourned the meeting at approximately 8:00 p.m. and reminded residents to review the minutes for tonight's and previous meetings on the neighborhood website.