

**MEETING NOTES for the GW/COMMUNITY ADVISORY COMMITTEE**  
(as called for in the *2007 Foggy Bottom Campus Plan*, Condition P-7)  
Meeting #17/Quarter 4 – November 21, 2011 – 6:30 pm -- Saint Mary's Court, Lower Level

**1) WELCOME & INTRODUCTIONS**

Britany Waddell of The George Washington University opened the meeting at 6:30 p.m. by noting this 17th quarterly meeting was being held in compliance with Condition P-7 of GW's *2007 Foggy Bottom Campus Plan (2007 FBCP)*. She 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 November 9, 2011 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](http://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: Alicia Knight (formerly, Alicia O'Neil), GW Senior Associate Vice President for Operations; Susi Cora, GW Director of Campus Planning; Peter Konwerski, GW Dean of Students; Tara Pereira, GW Assistant Dean of Students, and; Britany Waddell, GW's Director of Community Relations. Following this, attendees introduced themselves, including: community members Susi Baranono, Jeannette Chapman, Barbara Kahlow, Sara Maddux, and Billy Wright; GW student Patrick Kennedy; Priya Anand of the GW Hatchet; Jody Winter of JFW Consulting, GW staff representatives Assistant Director of Community Relations Leah Kreimer, Maggie New of Elliot School, and (from the Division of Operations) Bridget Mburu, John Ralls, and Eric Selbst. Waddell concluded introductions by noting the minutes from the two previous meetings (2011 Quarter 3 meeting held on 08/29/11) had been completed and posted on several locations of GW's neighborhood website, [www.neighborhood.gwu.edu](http://www.neighborhood.gwu.edu)

**2) CAMPUS PLAN AND CAMPUS DEVELOPMENT UPDATES**

**2a) Other 2007 FBCP initiatives**

**2a i) Historic Preservation Plan:** Cora noted that this update is given at each quarterly meeting of this group and noted there was no change in status since the previous meeting, GW has 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 (DCHPO) for a new historic district. Initial stakeholder outreach regarding the creation of this historic district was initiated this summer by DCHPO, including two community meetings (July 22, 2011 and August 3, 2011). Cora encouraged attendees to consider attending future meetings or contacting DCHPO with additional questions/concerns. In response to Kahlow's question as to when DCHPO would submit its proposed district to the HPRB, Cora said she was not aware of DCHPO's timeline for this submission and the university was not an active participant in this decision, but GW had provided all requested information and was already maintaining its pending historic properties as if the historic district was in place.

**2a ii) Streetscape Plan:** Cora said a final draft of GW's proposed plan was submitted earlier this year 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 group as well as at various community meetings dating back to 2006. Cora 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.
- Cora said the recent streetscape work around the Charles E. Smith Center is indicative of the future work that will be done on the campus. She said the next streetscape improvements would be across from Square 54: the west side of 23<sup>rd</sup> by the GW Hospital and the east side of 22<sup>nd</sup> Street next to the Medical Faculty Associates buildings between Eye Street and Pennsylvania Avenue. Maddux requested the university replace the existing pebbles used as ground cover in the tree boxes on 22<sup>nd</sup> Street with either soil or foliage since she felt this would enhance the tree’s water retention.

Cora also reiterated a discussion from the previous community meeting on 08-29-11 about how the community has been involved in the creation of this plan. Cora said the Streetscape Plan was developed through numerous discussions and presentations throughout the 2005 Community Based Planning Process to prepare GW’s draft *2007 FBCP*. The university has since conducted ongoing outreach and updates as the Streetscape Plan was refined and developed through continued collaboration between representatives of the university, DCOP, and DDOT, as well as with the participation and input of interested stakeholders. Open community meetings were held in both 2006 and 2009 to discuss the draft plan and additional updates have since been provided at the quarterly GW/Community Advisory Committee meetings – as noted in meeting minutes posted online at [neighborhood.gwu.edu](http://neighborhood.gwu.edu)

Kahlow asked about the status of DC Government’s installation of the traffic signal at the intersections of 22<sup>nd</sup> and Eye Streets and Cora said she heard this would happen in 2012 but had not received final confirmation. Maddux reiterated her previous request that the university install more bike racks, particularly in the vicinity of City Hall. Cora said the university expected to install the bicycle racks near City Hall in either late December or January 2012. Maddux also asked about the status of replacing the trees on the east side of 22<sup>nd</sup> Street between Eye Street and Pennsylvania Avenue. Cora said this will be considered in the upcoming streetscape renovations associated with Square 54/The Avenue as well as the west side of 23<sup>rd</sup> Street between Eye Street and Pennsylvania Avenue.

## **2b) Updates on campus development projects:**

***2b i) School of Public Health and Health Services/Square 39A:*** Knight began with an overview of the site which is located between New Hampshire Avenue to the east, 24<sup>th</sup> Street to the west, Washington Circle and K Street to the north and Eye Street to the south. Project highlights are:

- The project’s second-stage PUD application was successfully approved by the DC Zoning Commission at its public hearing on June 16, 2011 (with final publication of order in DC Register on July 25, 2011). GW anticipates beginning construction in early 2012 and opening in late 2013 in time for classes to begin in the spring 2014 semester.
- 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, plans to relocate to commercially-zoned office space in the nearby business district and these plans will be shared with the community as soon as they are available;
- The project's design will allow for retention and expansion of the public park on the southern edge of the site, an extremely important community concern during approval process for the 2007 FBCP.
- Through discussions with DDOT and the community, the University agreed to remove the proposed internal loading berth and related vehicular curb cut. The building will be serviced by a 60-ft curbside loading zone.

**2b ii) Square 54- The Avenue/2200 Pennsylvania Avenue:** Knight said work on this project is nearing completion: commercial space is now 95% leased; residential move-ins continue to proceed; all retailers are now open. Kahlow said she was concerned the community park area is often not open for public use GW discussed outreach to Boston Properties to determine how the park was being operated.

**2b iii) Science and Engineering Hall/Square 55:** Cora summarized project highlights, including:

- This development site includes the existing University Parking Garage (55A1) as well as Building K (55A2) and was one of the 16 first-stage planned unit development (PUD) sites approved by the DC Zoning Commission as part of the 2007 FBCP. The project had its public hearing on March 24, 2011 and received final approval by DC Zoning Commission this spring with final written order published in the DC Register on July 15, 2011. The existing buildings were demolished during summer 2011 followed by a ground breaking in October, 2011. Science and Engineering Hall is expected to be complete and open for classes in January 2015.
- 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 Science 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 approximately 400,000 square foot building will include eight above-grade floors with building height of 90' on 23<sup>rd</sup> Street and 110' feet on 22<sup>nd</sup> Street and a 90% lot occupancy in accordance with the approved 2007 FBCP and is fully compliant with the parameters set forth in the first-stage PUD. The building also includes two levels of below grade program space as well as parking for approximately 370 vehicles (accessible via a planned H Street entrance).

Eye Street frontage of this project will include retail space (in accordance with the 2007 FBCP) as well as access to the service court that consolidates all of the square's loading activity into one area.

**2b iv) George Washington University Museum on Square 102B:** Cora began with a summary of the presentation provided at the previous meeting

- The site is located on the east side of 21st Street between G and H Streets and the project will incorporate the Woodhull House at 2033 G Street and the adjacent open space bounded by the rear of the Woodhull House, Corcoran Hall, University Yard, and 21st Streets.
- The new structure will house both the Textile Museum (currently located on S Street NW in DC's Sheridan Kalorama neighborhood) and the Albert H Small Washingtoniana Collection, as well as other GW collections and has a tentative opening in mid 2014.
- Small's generous contribution includes his considerable collection of Washingtoniana papers and history as well as a significant monetary donation. The Albert H Small Washingtoniana Collection will be featured in the Woodhull House, a historic building which currently houses the GW Police Department. The renovated Woodhull House will be connected to the new structure (of up to approximately 26,000 square feet of GFA per Site 102B in the 2007 FBCP).

- This use is consistent with the site's zoning use designation of academic/administrative since the university's agreement with the Textile Museum will integrate academic programs so that the GW Museum offers programmatic opportunities for GW students, including but not limited to those in the Museum Studies and Anthropology programs.
- The university filed its zoning application for a second stage PUD application on November 2<sup>nd</sup> and anticipates a spring 2012 public hearing. The University has been meeting with staff from the DC Historic Preservation Office and received concept approval at this month's Historic Preservation Review Board meeting on November 17<sup>th</sup> 2011.
- The project currently includes two below grade levels and approximately 26,000 square feet of new above grade space for a total of approximately 40,000 square feet of new space (excluding Woodhull). The project will maintain open pedestrian access between 21<sup>st</sup> Street and University Yard.
- The university will relocate the site's existing rose garden to a to-be-determined site on campus later this spring.

In response to Kahlow's concerns about this project's impact on area traffic, Knight said this project is not anticipated to increase existing traffic conditions. Kahlow said she would prefer the university consider loading this building from G or H Street or look at another location for this project. Knight said she had discussed these suggestions with Kahlow and other members of the West End Citizen's Association when she presented on this topic at their October 29, 2011 meeting and stated that the university's traffic consultant will address all traffic concerns, but GW is not considering alternative locations for this project. Kahlow reiterated her request to discuss this further with university planning staff. Maddux also shared her concern that project would increase traffic in this area and there would be elderly tourist needing assistance.

**2b v) Underground parking facility and Law Learning Center on Square 103:** Cora reviewed project highlights, including:

- DC Zoning Commission gave its second and final approval on April 25, 2011 and the final written order was published in the DC Register on July 22, 2011. Initial site preparation activities are underway with construction expected to begin this fall.
- GW's submission for second-stage approval of this project includes only the below grade portion and when the above grade portion is pursued, these elements will 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 any second-stage PUD application to the Zoning Commission.
- The project is on G Street between 20<sup>th</sup> and 21<sup>st</sup> 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.
- An initial presentation of this project was made to ANC 2A at its March 2010 meeting and another presentation was made at the December 2010 meeting, prior to the February 3, 2011 Zoning Commission public hearing.

In response to an audience question as to if the work on the townhouses at 2000, 2002, and 2004 G Street was a part of this project, Cora said they were a separate project which would restore the historic exteriors while modernizing their interiors and providing ADA accessibility. In response to Maddux's concern about a lack of loading space behind Tonic Restaurant at Quigley's, Cora said she would share this information with GW's property management team so they could followup on this concern.

**2c) General Campus Development Updates:** Knight said the renovation of Lafayette and Guthridge Halls were successfully completed this fall.

### **3) FEATURED DISCUSSIONS:**

#### **3A) REVIEW OF GW's Fall 2011 FBCP COMPLIANCE REPORT**

Cora said the fall compliance filed 11-20-11 showed GW was in compliance with all aspects of the Zoning Commission's order for the 2007 FBCP and gave a general overview of issues in the report, including: student population headcount and FTE (17,862 and 16,394), faculty and staff population (6699 and 5169 FTE); campus undergraduate bed totals (6,097 occupied/6,708 available); community outreach efforts on housing options, student conduct, 24-7 hotline; off-street parking inventory, and; compliance with the off-street parking inventory of 2,800 by offering 2,909 spaces via both existing parking inventory and the approved temporary interim addition of leased spaces at the Kennedy Center while the Law Learning Center Garage and Science and Engineering Hall are being built; transportation management efforts. In response to a question from Kahlow re which zip codes are used for reporting purposes and why it was not included in the report, Knight said that since it was not a required reporting item it was not in the report, but as in previous years, the university had addressed her concerns by making this information publicly available on its neighborhood website. Maddux requested for increased GWPD presence at 21<sup>st</sup> and F and the alley between Foggy Bottom Grocery and State Plaza – Waddell agreed to convey this concern to GWPD and said its Neighborhood Action Team could focus a targeted patrol on this area.

Maddux questioned category definition of beds available to undergraduate students in fraternities, sororities, or other programs recognized by or affiliated with the University and located within the campus boundary. Cora said this category counts beds that are not managed by GW housing, but are occupied by students in organizations that are affiliated with the University. Kahlow requested a breakdown of students by zip code and that were also divided by those that live west of 23<sup>rd</sup> Street and east of 23<sup>rd</sup> Street. GW explained that students are not counted in that way but would see if there was another way to determine this breakdown.

#### **3B) REVIEW OF DEVELOPMENT PLANS FOR SQUARE 75**

Cora began by giving a general overview of the project and said the university is initiating the zoning process to redevelop several university-owned investment properties on Pennsylvania Avenue to maximize the value of its existing investment real estate portfolio in support of the university's academic and research mission.

The redevelopment will include a previously identified campus plan site, Site 75A, which includes six properties that are all currently included in the university's real estate investment portfolio (2134, 2136, 2138, 2138½, 2140, and 2142 Pennsylvania Avenue) that will be demolished. In addition, the university will redevelop the adjacent building (2100 West Pennsylvania Avenue, currently 90' tall and zoned C-3-C with proposal to increase height by approximately 3 stories to 130' via C-4-C zoning) currently occupied by Kaiser Permanente, which intends to vacate in October 2012. The university will combine these sites to create a more efficient development and maximize the value of its investment properties in support of the university's mission.

Similar to the investment practices of major universities across the country, the university has long used the income from investment properties to help fund its academic mission. The return from these investments, many of which are situated along Pennsylvania Avenue, helps to defray the costs of academic programs, facilities, student financial aid, and other expenses necessary to operate a world class university. Investment in properties on the edge of its campus helps to ensure the maintenance of well-run buildings near the campus, providing an attractive environment for the university population and the Foggy Bottom residents, as well as providing tax revenue for the District.

The approved 2007 FBCP specifically identified the redevelopment of the Pennsylvania Avenue retail townhouses as a site (Site 75A) for either a future commercial/investment or academic/administrative/medical use. As part of the first stage approval of a Planned Unit Development related to

the Campus Plan, the site was rezoned C-4 and approved for up to 130' height. The university intends to provide parking for the project, as well as improve the alley access to the parking and loading from I Street.

The university plans to partner with an experienced third-party developer who will be responsible for development of the property—similar to The Avenue (Square 54)—in order to generate non-tuition-driven revenue for the university's academic mission. The new partner will be obligated to the outcomes of the zoning process led by GW.

The new development is expected to have a flexible ground floor that can be configured for retail or flex-office space. University officials recently met with existing retail tenants on Pennsylvania Avenue, who have been aware of this potential redevelopment since the 2007 Foggy Bottom Campus Plan approval, to share information about the university's future plans and the timeline for the project. The university will file its application to the DC Zoning Commission in early 2012, and expects a hearing in summer 2012. The university anticipates construction of this project to begin as early as 2014.

Kahlow requested that GW do a sun/shadow study to determine impacts upon the President Condominiums. The building's sculptural Pennsylvania Avenue façade features a curtain wall with shaped glass fins perpendicular to the façade designed to pick up light and provide interest as if the façade is moving. Kahlow asked if the existing curbside drop-off zone on Penn will be maintained in the future building. Cora said that plans have not been finalized but a drop-off zone in front of the new building will likely be included in the proposal. Maddux expresses her concerns that patients currently leave the Burns Building and use the existing drop-off zone as a taxi stand.

#### **4) OTHER CAMPUS UPDATES**

Konwerski gave a general up date on end of Fall 2011 semester activities, including: Last day of class=December 9; Reading Day=Dec 12; Midnight Breakfast=December 12, 1030pm-1230am in Marvin Center; Finals=Dec 13-21. Also, The Vern Express shuttle to GW's Mount Vernon Campus will be on holiday schedule during Holiday break and during Thanksgiving – in terms of frequency of activities – and riders during this period should consult <http://gwired.gwu.edu/mvcl/Express/WinterBreakHolidaySchedule/> Konwerski said that, as with last year, cab vouchers will be issued during times when it is more cost effective than scheduling shuttles and students should contact GWPD @202-242-6110 for cab vouchers after 6pm for travel between campuses. And, due to the longer Winter Break this year, normal shuttle service will resume on January 17, 2012.

Konwerski said beginning of spring 2012 semester activities included: First Day of Class=Tuesday, January 17 and GW's annual Martin Luther King, Jr. Day of Service for students wishing to volunteer at DC facilities would be Saturday January 21, 2012. Finally, Konwerski shared the following schedule of GW's home basketball games:

- **Women's schedule:** Nov 26 @ 2pm=Radford; Nov 30 @ 7pm=Old Dominion; Dec 18 @ 2pm=Loyola; Dec 30@7pm=Rutgers; Jan 2@2pm=American; Jan 7@5pm=Fordham; Jan 14@2pm=Charlotte; Jan 25@7pm=Saint Louis; Jan 28@2pm=Dayton; Feb 8@Noon=Xavier; Feb 11@2pm=Richmond; Feb 22@7pm=LaSalle
- **Men's schedule:** Dec 7@7pm=Loyola; Dec 15@7pm=Bradley; Dec 22@7pm=James Madison; Dec 28@7pm=UAB; Dec 31@3pm=Delaware State; Jan 11@7pm=Rhode Island; Jan 18@7pm=Richmond; Jan 21@7pm=Charlotte; Feb 1 @ 7pm=Xavier; Feb 4 @ 7pm=Mass; Feb 18@St. Joseph's=St. Joseph's; Feb 25 @ 2pm=Duchesne; Feb 29@7pm=La Salle

#### **5) PUBLIC COMMENT & ADJOURNMENT**

Maddux raised her concern about bicyclists on and near GW's campus increasingly disregarding traffic rules and regulations (especially at night) as well as her concern that many riders are not using bicycle helmets and some cyclists lock their bikes at inappropriate locations. Waddell reiterated that her office is working with GW's Student Association on a pedestrian safety program and would continue to include these concerns in the overall efforts. Kahlow asked the university also reiterate that bicycling on sidewalks is not allowed in downtown neighborhoods. Maddux expressed concern about the number or

riders without adequate lights for nighttime riding. Knight said the GW Police Department also has a voluntary registration problem.

Maddux thanked the university for its recent swift actions to resolve a theft from the lobby of her apartment building and said she would contact DC Metropolitan Police Department in the future and file a report.

Maddux also expressed her appreciation to all who had shared their condolences after the recent death of long time Foggy Bottom resident Jack Batham who had served for years as President of the West End Citizen's Association. She said a memorial service would be held for residents of the Foggy Bottom and West End neighborhoods.

With no further comments or questions, Waddell adjourned the meeting at approximately 7:20 p.m. and reminded attendees to review the minutes for tonight's and previous meetings on the neighborhood website.