

MEETING NOTES for the GW/COMMUNITY ADVISORY COMMITTEE
(as called for in the *2007 Foggy Bottom Campus Plan*, Condition P-7)
Meeting #13/Quarter 4 – December 13, 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 at 6:30 p.m. by noting this 13th 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 December 1, 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 Knight (formerly 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. Following this, attendees introduced themselves, including community members Ed Abramic, Toni Boyer, Kansaa Broderick-Bell, Barbara Kahlow, Sara Maddux, Margaret ("Maggie") New, Diane Tai, and Erik Weber. Also attending were GW representatives Amber Lewis, John Ralls and Britany Waddell as well as GW students Colin MacDonald of GW's Residence Hall Association and Priya Anand of the GW Hatchet student newspaper. At the completion of introductions, Akin said minutes from all previous meetings of the GW Community Advisory Committee (including the 2010 Quarter 3 meeting held 09/20/10) 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 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 (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 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;
- A follow on agreement called a ‘Permit To Occupy’ will allow the university the ability to install streetscape elements such as bike racks and trash cans without additional permitting (and per an agreed upon fee structure). The university has initiated work on the draft agreement.

Kahlow inquired about an out-of –use DC emergency call box at the corner of E Street and Cora indicated renovation of these antiquated boxes is being coordinated by the DC Cultural Tourism agency.

2b) Updates on campus development projects:

2b i) Square 54/2200 Pennsylvania Avenue: Knight 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. The parking garage is anticipated to open in spring 2011 and retailers will begin opening on site in spring and throughout summer including Whole Foods in August or September.
- 90% 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); CLLC (daycare provider); 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/brasserie 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).

2b ii) Underground parking facility and Law Learning Center on Square 103: Cora reviewed 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 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 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, approximately 58 interim surface-level parking spaces, and sustainable landscaping.
- Proceeding now with the below grade portion of this project will provide GW with additional parking to offset parking that will be lost with the demolition of the university Parking Garage to accommodate the planned Science and Engineering Complex.
- An initial presentation of this project was made at to ANC 2A at its March 2010 meeting and another presentation will 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.
- The Zoning Commission has scheduled a public hearing on GW's second-stage PUD application for February 3, 2011. The university is continuing to proceed with initial site preparation work, including site clearing activities and demolition of 2008, 2020, 2028 and 2034 G Streets which are currently being vacated.

Following this overview, a number of questions were answered from the audience, including:

- In response to Maddux's question about where displaced UPG staff parkers would move to, Knight confirmed: 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. Akin emphasized that anyone currently parking in the UPG will be reassigned to a new parking space and not be encouraged to park on residential streets.
- In response to Kahlow concerns that the alley ingress and egress via existing alley curb cuts on 20th and 21st Streets would endanger pedestrian safety, Cora reiterated that the university's decision to maintain the existing curb cuts was per the request of DC Government which actively opposes creation of new curb cuts. Also, the university would be implementing additional measures to further enhance safety in this area.
- In response to Kahlow's concerns about vehicular accessibility on this site, Cora responded this impact will be limited to GW employees when exiting the new garage and it will not worsen traffic conditions on adjacent streets.
- In response to Maddux's question about where Tonic's food delivery trucks will park when making deliveries, Cora said the university would confirm these deliveries are occurring at the correct locations.
- In response to Diane Tai's question re how many of the 1,026 parking spaces in the Square 54 project will be for GW use, Knight said 362 will be for University use and the remainder will be for residential and commercial tenants of the project as well as grocery store customers and some public parking spaces.

2b iii) Science and engineering complex/Square 55: Knight began by providing 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 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

- 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 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, Eye, and H Streets, 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.
- 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 space (in accordance with the *2007 FBCP*) as well as loading area access.
- The location of building entrances on all four sides of the building will enhance its status as a key on-campus pedestrian crossroads.
- GW's Board of Trustees gave final approval of a project design and funding proposal for review/approval by the Board at its meeting on October 15, 2010. In November, the university filed a second-stage PUD application with the Zoning Commission. A March 24, 2011 public hearing is scheduled. Pending approval, construction would begin in summer 2011 with initial site preparation to include demolition of the existing UPG.

Following this overview, questions from the attendees included:

- In response to Kahlow, Knight confirmed that all streetscapes adjacent to project site would be upgraded. She also reiterated that the 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).
- In response to Kahlow, Knight confirmed that the loading dock entrance is contemplated on Eye Street via the existing alley and interior area as envisioned in the *2007 FBCP*.
- In response to Kahlow, Knight confirmed that Building K is not a contributing structure in the proposed GW Historic District and its demolition would not conflict with development of this historic component;
- In response to Maggie Margaret New, Knight confirmed that the School of Engineering and Applied Science will relocate many of its operations to this new building which will create significant space for backfill.
- In response to Maggie Margaret New, Knight confirmed the 22nd Street frontage of this project will have much transparency.

2 b iv) 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, 24th Street to the west, Washington Circle and K Street to the north and project highlights:

- GW anticipates filing its application for second-stage PUD approval for this project later this year and a hearing in 2011. Pending approval, construction will begin 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 in the nearby K St corridor/Golden Triangle business district.
- The project's design will allow for retention and expansion 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 is still being discussed with DC Government officials and existing ZipCar parking spaces on this site would be relocated nearby.

Following this overview, attendees asked questions. Diane Tai suggested the DC Government consider implementing angled/diagonal parking on the New Hampshire side of this project. Kahlow asked who would occupy this space and Knight indicated it would be a mix of existing employees located in Ross Hall and off campus leased spaces on the K Street corridor.

2b v a) 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 the exterior façade and associated adjacent interior spaces is on track for completion in the spring of 2011. She noted that the final phase of landscape and hardscape improvements would be in progress into the summer.

2b v b) Renovation of Lafayette Residence Hall (corner of Eye and 21st Streets): Knight said that 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 a complete demolition of the building's interior (to the structure), installation of new elevators and life safety systems, reconfiguration of rooms, and exterior rehabilitation work (window replacement, minor roof work, masonry care and painting). Despite Lafayette Hall being "out of service" during the 2010-2011 academic year, GW nonetheless has met its commitments for provision of on-campus beds for undergraduate students. This project is on schedule to complete in summer 2011 and begin housing students after that. Finally, a below-grade fuel oil tank in adjacent alley will be removed during the year-end holidays depending on the scheduled of its DC inspectors.

3) FEATURED DISCUSSION on GW's Fall 2010 Campus Plan Compliance Report and GW's 2009-10 Annual Report of Off-Campus Community Concerns

Cora said the fall compliance filed 11-20-10 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, faculty and staff population (6813 and 5185 FTE); campus undergraduate bed totals (6,055 occupied); community outreach efforts on housing options, student conduct, 24-7 hotline; offstreet parking inventory and compliance with our 2800 space requirement; transportation management efforts. In response to a question from Kahlow re which zip codes are used for reporting purposes, Cora agreed to confirm with GW's institutional research. Kahlow asked as to why additional information she had requested was not included in the report and Knight confirmed 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.

Pereira said the *2009-10 Annual Report of Off-Campus Community Concerns* showed a slight increase from the previous year but this was due to increased volume of calls made to the hotline as a result of GW's increased promotion of this feature. Akin said this report is used as a guide for GW officials when determining how to address student concerns such as with the recent strengthening of

policies for addressing violations by students residing in townhouses not owned by the university via the advent of its repetitive concern policy. Pereira said this policy had been effective in addressing this concern. Kahlow asked if there had been an increase in underage drinking due to recent opening of the FoBoGro convenience store/deli in the 2100 block of F Street and Pereira indicated it had not and, actually, 2010 numbers were on target to decrease from the previous year. Kahlow also asked if any information could be provided about the “repeat complainer” who had placed 26 of the 184 calls and Pereira confirmed this information was confidential. Priya Anand of the GW Hatchet asked how GW would ensure it did not exceed its enrollment cap and Knight said this was being very closely monitored through its admissions process and GW is dedicated to ensuring it does not exceed this cap as evidenced by its many years of compliance.

4) OTHER CAMPUS UPDATES

Konwerski confirmed the upcoming final exams period would run through December 21 and classes would resume on January 10. He added there would be a student day of service held on the Martin Luther King, Jr holiday. Diane Tai commented about the difficulty of emergency vehicles progressing through Washington Circle. Erik Weber asked about GW’s bike racks and Cora said the university recently inventoried its supply and determined it has 400+ current bike rack options. She added the university is looking at how it can expand this number. Colin MacDonald expressed his concern about students and area residents locking their bikes against trees.

Weber asked about GW’s commitment to a second public entrance to the Foggy Bottom-GWU Metrorail station. Knight responded the university addressed the proposed second Metro entrance when it worked extensively with planning officials from DC Government and WMATA during its multi-year planning process for the *2007 Foggy Bottom Campus Plan*. Additionally, WMATA studied this concept and published its findings in the *2007 Second Entrance Demand Study* by WMATA. Both the WMATA study and discussions between GW and agency stakeholders indicated the southeast corner of I and 22nd Streets as the recommended location for the second entry location. As a result of this collaboration, the university agreed that its future development of Square 77 would not preclude accommodation of a second Metro entrance at the southeast corner of the 22nd and I Streets. (one of the 16 approved development sites in the Campus Plan) To date, WMATA has not formalized plans for a second entrance and, at this time, the university does not have current plans to develop 77B1 (across the street from the proposed site of the new Science and Engineering Complex on Square 55). However, per the *2007 FBCP*, the university will continue to collaborate with WMATA if it pursues an additional entrance

5) PUBLIC COMMENT & ADJOURNMENT

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.