

MEETING NOTES for the GW/COMMUNITY ADVISORY COMMITTEE
(as called for in the *2007 Foggy Bottom Campus Plan*, Condition P-7)
Meeting #15/Quarter 2 – May 9, 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 15th 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 April 27, 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;
- 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; and Tara Pereira, Assistant Dean of Students. At this time, Knight said that GW's Director of Community Relations Britany Waddell would now be serving as one of GW's five official representatives to this committee since former GW committee representative Assistant Vice President of Government, International & Community Relations Michael Akin had recently left GW. Following this, attendees introduced themselves, including: community members Sara Maddux, Maggie New, and Paul Winnick; Lionel Gloster of St. Mary's Church; GW representatives John Ralls, Eric Selbst, and Kent Springfield. At the completion of introductions, Waddell also clarified this meeting was being held at the mid point of the second quarter so as to allow community review of the School of Public Health and Health Services project before its May 18, 2011 presentation at Advisory Neighborhood Commission 2A and its June 16, 2011 public hearing at the DC Zoning Commission. Waddell concluded introductions by noting the minutes from the two previous meetings (2011 Quarter 1 meeting held on 03/07/11 and 2010 Quarter 4 on 12/13/10) had been completed and posted on several locations of GW's neighborhood website, 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 (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 in 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.

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, 24th Street to the west, Washington Circle and K Street to the north and Eye Street to the south. Project highlights are:

- GW has a Zoning Commission hearing on June 16 for its second-stage PUD application and anticipates beginning 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 plans to relocate to leased space in the nearby business district.
- 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*.
- 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. Cora noted the update to the streetscape improvements and said GW is in discussions with DDOT about replacing the loading dock with an on-street loading zone since the loading dock would require trucks to “back in” to the loading dock.

2b ii) Square 54- The Avenue/2200 Pennsylvania Avenue: Knight summarized project highlights:

- Work on this project is nearing completion with many commercial tenants now occupying space and the first residential move-ins planned for the weekend of May 15. Retailers continue to open throughout the site and Whole Foods anticipates an early September opening.
- 95% 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. Boston Properties is pleased with the level of interest in the residential units and have initiated the process of renting the affordable and workforce housing units in accordance with DC Government guidelines.

Knight said the list of individuals who have expressed interest in these units has more than 100 names.

- 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).
- Parking at The Avenue is now open and GW will soon transition to use its 362 designated parking spaces as well as the temporary leased spaces at the Kennedy Center where a number of GW staff will be relocated to ensure the university maintains its minimum 2,800 parking spaces during construction of its new Science and Engineering Hall (which includes demolition this summer of the existing University parking Garage).

2b iii) Science and Engineering Hall/Square 55: Knight 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 development sites approved by the DC Zoning Commission as part of the *2007 FBCP*.
- This project has been subject of considerable 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*. The SEH will provide a world class research and learning environment and will further GW's 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 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 building's approximately 400,000 square foot will be located on eight above-grade floors with building height of 90' on 23rd Street and 110' feet on 22nd 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 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. The Zoning Commission hearing was held March 24, 2011. Upon final approval, construction would begin in summer 2011 with initial site preparation to include demolition of the existing UPG.
- Cora said in response to neighborhood concerns the John A Wilson memorial plaque will be moved from the Eye Street pocket park to the green space adjacent to the 23rd St entrance.

2b iv) Underground parking facility and Law Learning Center on Square 103: Before reviewing project highlights, Cora said the DC Zoning Commission gave its second and final approval on April 25, 2011.

- 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, 60 ground-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 Hall.
- An initial presentation of this project was made at to ANC 2A at its March 2010 meeting and another presentation was made at the February 3, 2011 Zoning Commission public hearing. This project is not anticipated to increase existing traffic conditions since the vehicles would not be new vehicles but existing drivers currently parking on the campus.

In response to Sara Maddux's question about location of a potential second metro entrance at this site, Cora reiterated that WMATA could still locate a potential future second entrance on adjacent property in the northwest corner of Square 77 if it chooses to proceed with this project. Knight said that her understanding is that WMATA has not allocated any capital budget dollars budgeted for this project.

2b v) General Campus Development Updates

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. The final phase of landscape and hardscape improvements will take place over the summer.

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 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 continued to meet its commitments for provision of on-campus beds for undergraduate students.

Maddux asked about the new structure which is on the rooftop of Lafayette and Knight confirmed this was the approved penthouse structure for new mechanical equipment.

Guthridge Hall Summer 2011 renovation: Cora said life safety improvements and an elevator upgrade would occur over the summer.

Square 102A/Museum Project: Knight said the historic building which currently houses the GW Police Department (Woodhull House) will become a museum as part of the recent major donation the

university received from philanthropist Albert Small. In addition to a monetary contribution, Small is donating his considerable collection of Washingtoniana papers and history artifacts which will be featured in the museum. She said the museum would include both a renovated Woodhull House as well as a new small building (of up to approximately 26,000 square feet of GFA per the Campus Plan) at the rear of the current structure (which is a development site in the 2007 FBCP). Knight said there would be further details to share with this group at the next Community Advisory committee meeting, including potentially new additional partners on this project. Maddux inquired as to if the rose bushes on the site would be relocated and Knight confirmed they would and the university was still exploring potential new sites for these plants.

3) FEATURED DISCUSSION: REVIEW OF GW'S SPRING 2011 CAMPUS PLAN COMPLIANCE REPORT

Cora said the spring interim compliance filed 04-15-11 (main report filed annually on November 15 of each year) showed GW was in compliance with all aspects of the Zoning Commission's order for the 2007 FBCP. Cora gave a general overview of the report, including: student population headcount (17,463 of the 20,000 cap) and FTE (15,426 of the 16,553 cap); faculty and staff headcount and FTE (6,609 of 12,529 cap and 5,120 of 10,550 cap); campus undergraduate bed totals (6,578 available and 7,751 occupied, both above the 5,385 spring 2011 requirement), and; details of the independent accountant's report on the fall 2010 census data for Foggy Bottom Student Head Count and FTE. Knight said there was a minor computational error in the fall which resulted in 15 beds not being reflected in that report but this did not affect GW's compliance with this condition. Maddux asked if increased nation-wide competition for students was at all hindering GW's recruitment efforts and Konwerski said the university has been/continues to be well on track to meet all of its recruiting goals. In response to Maddux clarification for the 2007 FBCP condition regarding GW students living on campus, Knight confirmed that freshmen and sophomores have to live on campus but juniors and seniors can choose to live off campus. She added that, given the high rental rates of the units, many third and fourth year students desired to continue living on campus. Maddux also asked how long a student is allowed to have continuous enrollment status and Konwerski said it depends on the degree program. Knight said the 2007 FBCP Exhibit Q defines continuous enrollment as a student taking no courses but remaining "enrolled" for administrative purposes that allows the student to maintain good standing for graduation.

4) OTHER CAMPUS UPDATES

Konwerski said the annual undergraduates move out is underway and will be complete by this Wednesday. Graduating seniors will finish move-out by May 16, 2011, the Monday after commencement. Annual fall move will begin in early August with various early arrival groups (ROTC, athletic groups, some graduate study programs) and the majority of students moving in on Saturday August 27 in advance of the first day of classes on Monday August 29. Maddux requested information be provided to students that DC parking meters are now enforced until 10:00 p.m. at night and cost more money as well as that tow trucks are more active now with the increase in construction in the general Foggy Bottom area. Konwerski finished by noting GW's annual commencement weekend May 14-16 and the annual freshman orientation sessions, known as Colonial Inauguration, will be held between June 14-July 2.

5) PUBLIC COMMENT & ADJOURNMENT

Maddux asked the university continue its efforts to ensure the vehicular portion of F Street is not used by students for recreational purposes. In response to Maddux's question about the excavation in the vicinity of 524 and 526 22nd and F Streets, Cora said this was part of an installation of geo-thermal heating and cooling rods as part of GW's sustainable initiatives and was being undertaken in coordination with the renovation of the two adjacent townhomes. In response to Maddux concern about recent sightings of open-pit open-flame outdoor ovens, Knight said there were GW regulations prohibiting these devices and this would be shared with students. In response to Maddux question about the GW Community Garden on the north side of H Street between 23rd and 24th Streets, Knight said

student coordinators were looking for community volunteers during the summer to help with maintaining the plots. Gloster of St. Mary's Church said the church also has a garden and they are looking to beautify this and would like to partner with a GW student organization in regard to this.

Gloster asked several questions regarding the upcoming construction of the Science and Engineering Hall on Square 55. He asked if there are plans to close all of 23rd Street to vehicular traffic during construction and Knight confirmed there wasn't, but there might be intermittent periods of temporary lane closures. With regard to Gloster's question as to construction work hours, Knight reiterated work on this project would occur within DC's legally permissible hours of 7am-7pm Monday to Saturday except in emergency or pre-approved situations. Knight said there will be a covered sidewalk on the 23rd Street side of the project once the project has progressed further. With regard to Gloster's question as to if there would be controlled blasting activities on this site similar to those at Square 54, Knight said it is anticipated this will occur and it will likely be on the northern and eastern portions of the project. Knight said advance notice would be given, as was done during the work at Square 54, and the project contractor would monitor to ensure noise and vibration levels were within limits.

With no further comments or questions, Waddell adjourned the meeting at approximately 7:15 p.m. and reminded attendees to review the minutes for tonight's and previous meetings on the neighborhood website.