

MEETING NOTES for the GW/COMMUNITY ADVISORY COMMITTEE
(as called for in the *2007 Foggy Bottom Campus Plan*, Condition P-7)
Meeting #14/Quarter 1 – March 7, 2011 – 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 14th 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 March 2, 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: 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 Ellie Becker, Philip Blair, Asher Corson, Kris Hart, Frankie Kane, Tony Norman, Jade Rosenberg, Mary Pat Rowan, Paul Winnick, and Billy Wright. Also attending were GW representatives Amber Lewis, Tim Miller, John Ralls, Eric Selbst, and Britany Waddell as well as GW student Colin MacDonald of GW's Residence Hall Association. At the completion of introductions, Akin said minutes from the previous meeting (2010 Quarter 4 meeting held 12/13/10) had not been completed but would be soon posted at several locations on GW's neighborhood website, www.neighborhood.gwu.edu

2) FEATURED DISCUSSION: UPDATE ON GW GREEK LIFE AND PRO-ACTIVE SPRING STUDENT OUTREACH EFFORTS

Tim Miller, GW's Student Activities Center Executive Director, opened by noting the university has approximately 2,400 students in the greek system and these students are held to same laws and standards as all other DC students. He said relations between GW's greek system and the community has been a priority of the greek system in the past year and the university has, and will continue to, aggressively address concerns raised by neighbors about students. He noted that the group of students who had been living in a town house near Washington Circle, which had received many complaints, have indicated they will not be renewing their lease next year. He also said some greek organizations have recently been evicted from their chapter housing and are under strict supervision/not allowed to host any social events.

Akin said the university typically sees an increase in calls to its community concern hotline in the period immediately after spring break and, as such, it was taking the following pro-active measures: standard quiet zone reminder notices will be published in the GW Hatchet and letter will be sent to all GW students reminding them to be cognizant of noise level; all students who live off campus will receive an email detailing the new DC law regarding noise, and reminding them of the quiet zone boundaries; GW Housing programs will be posting signage in all residence halls regarding the need to be considerate of the adjacent neighborhood; an additional reminder will be sent near graduation to remind outgoing seniors of the need to be mindful of the community.

3) CAMPUS PLAN AND CAMPUS DEVELOPMENT UPDATES

3a) Other 2007 FBCP initiatives

3a i) Historic Preservation Plan: Cora 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.

3a 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.

3b) Updates on campus development projects:

3 b 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 anticipates a hearing for its second-stage PUD application later this year 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 will relocate to leased space in the nearby K St corridor/Golden Triangle business district.
- 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 is still being discussed with DC Government officials and existing ZipCar parking spaces on this site would be relocated nearby.

Following this overview, Cora answered a question from attendee Kris Hart who asked if there would retail on the ground level by responding it does not have a formal retail component but there may be a ‘grab and go’ and/or vending machines installed for building occupants. With regard to Ellie Becker’s question about how GW would offset the loss of the approximately 20 surface parking spaces on site, Akin confirmed the university is committed to a minimum of 2,800 parking spaces within the 2007 FBCP and it will continue to comply with this. He also said removal of surface parking spaces, such as those on Square 39, was a key feature of GW’s 20-year campus plan and another example where this had occurred was with the recent conversion of the parking lot on Square 80 into a sustainable green public space.

3b ii) 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).

Knight concluded by noting that the first office tenant moved into the building in early March and the first retail tenant (Devon & Blakely) was scheduled to open in late March/early April. The residential component of the project expected to start pre leasing activities in March or April. Remainder of retail will open over the summer with Whole Foods opening at the end of summer/beginning of fall. The parking garage will open this spring and accept visitor parking. The university will transition to occupy some of its 362 designated spaces in coming months. And, the university is planning a neighborhood welcoming reception for a Saturday morning in March or April (*note – this event was held Saturday April 30, 2011 and attended by 40 neighbors*).

Next, Knight answered audience questions, including:

- In response to Kris Hart, Knight confirmed most retail merchants would likely accept GWorld cards.
- In response to Asher Corson’s question as to whether retail tenants in this project would be exempt from sales tax, Knight confirmed her understanding that the tenants would be required to pay both sales tax and all other regular district taxes
- In response to Tony Norman’s questions about how retail developments are included in the campus plan, Knight detailed the university’s commitment to developing the Eye Street Retail Corridor as part of its 2007 FBCP. As part of this, there will be retail space in the Eye Street frontage of the upcoming Science and Engineering Complex at the corner of 22nd and Eye Streets. She added retail space would also be included in several other campus plan development sites planned along I Street.

3b 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 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 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 Street and a 90% lot occupancy *in accordance with the approved 2007 FBCP and 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 frontage (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 were answered from the audience. In response to Asher Corson's question about PUD amenities, Akin responded that the entire *2007 FBCP* is a second-stage PUD and, as such, all amenities were negotiated during the multi-year creation and approval of this plan. Akin said these amenities were significant and included so as to provide certainty to both the university and the community as to what to expect from the campus plan during its 20-year span. In exchange for these significant and far-reaching commitments, the university was granted additional development rights, particularly at the core of its campus (in keeping with the "Grow Up, Not Out" development philosophy of the *2007 FBCP*). He added the Zoning Commission checks GW's progress on keeping its commitments both in the bi-annual compliance reports as well as throughout the second-stage application process for any development pursued under the plan. Knight agreed with Akin's comments and added that the university's commitments in the *2007 FBCP* were as much about what it wouldn't do as what we could develop and the university takes very seriously the commitments it made in the *2007 FBCP*. Corson said this information was helpful in clarifying his understanding but his concern is with the difficulty in knowing at the beginning of a 20-year campus plan what the impacts would be of developments within the plan. He said that PUD amenities are often based on the value of a variance and that it is hard to determine this so many years in the future.

3b iv) Underground parking facility and Law Learning Center on Square 103: Cora reviewed project highlights and noted the DC Zoning Commission will hold a hearing on this project on March 24, 2011 at 6:30 p.m.:

- 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 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 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 concluded by saying the public hearing with the Zoning Commission was held on February 3, 2011, and that the university was responding to inquiries from that hearing.

3b 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 in the spring/summer of 2011. She noted that the final phase of landscape and hardscape improvements would be in progress into 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 nonetheless has met its commitments for provision of on-campus beds for undergraduate students.

Guthridge Hall Summer 2011 renovation: Knight said life safety improvements would occur over the summer.

Woodhull House: Knight said this building which currently houses the GW Police Department 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 items 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 GFA per the Campus Plan) at the rear of the current structure (which is a development site in the 2007

FBCP). Akin said putting up a museum such as this would have a direct and positive impact on the neighborhood. In response to a question from Kris Hart, Knight confirmed the relocation of GW's Police Department had already been planned before receipt of Small's gift and they would move in 2011 to space in the Academic Center.

Z.C. Case No. 06-11D, "The George Washington University - 2007 Foggy Bottom Campus Plan - Amendment to Designate Uses for Recently Acquired Properties within the Campus Plan Boundaries." Cora provided an update on GW's filing in February with the DC Zoning Commission to request a special exception approval of an amendment to the approved *2007 FBCP* for the designation of permitted categories of university use for properties within the boundaries of the approved *2007 FBCP* that were acquired by GW subsequent to the Zoning Commission's 2007 approval of the Campus Plan. This minor amendment (Zoning Commission case # 06-11D) would clarify the specific use designation of three properties within GW's Foggy Bottom Campus Plan boundaries (2121 F Street N.W., 2123 F Street N.W., and 2004 G Street N.W.) Knights said all properties are located in the R-5-D Zone District and are already included in the *2007 FBCP* by virtue of their location with the campus boundaries approved by the Zoning Commission. However, this amendment is needed since, unlike previous GW campus plans, the *2007 FBCP* designates the specific use of properties individually rather than the previous method of designating an entire block. As such, these three recently acquired properties need to have their use officially designated. She added all three properties are within the proposed GW Historic District and any renovations will be in accordance with this designation and in consultation with the DC Office of Historic Preservation. Knight said 2004 G Street is a vacant building currently designated as residential that is proposed for renovation by the GW's Law School to house additional space of its free legal clinic service and, as such, its campus plan designated use is being changed to "academic/administrative/medical." Knight said 2121 and 2123 F Street are adjoining residential properties and will continue to be used as residential so their campus plan use designation will change from "residential" to "residential/campus life/athletic." Cora noted this information was shared with Foggy Bottom Advisory Neighborhood Commission 2A in December and January and the ANC passed a resolution of no opposition to this request at its January 15, 2011 meeting.

4) OTHER CAMPUS UPDATES

Konwerski said other upcoming university events include the annual Spring Fling concert on the University Yard on April 16 (weather permitting, on the University Yard) and a series of days in April when high school juniors from throughout the US come to visit GW's campus. He said student move outs will begin in May with undergraduate students required to leave 24 hours after their last exam and seniors required to move out by 5 p.m. on Monday May 16. Related, he noted GW's annual commencement weekend May 14-16 and also the annual freshman orientation sessions, known as Colonial Inauguration, will be held between June 14 and July 2.

5) PUBLIC COMMENT & ADJOURNMENT

Asher Corson asked where the shuttle stop for the Mount Vernon Campus shuttle would be relocated if the university moves forward with demolishing the UPG this summer. Knight said the university intends to relocate The Vern Express pickup/drop-off location from the 2100 block of H Street one block south to the 2100 block of G Street in front of the main entrance to Fonger Hall. She said this is contemplated to occur after commencement but before the beginning of summer classes. Corson said he thinks this will improve area traffic and the university should consider making this relocation permanent.

With no further comments or questions, Akin adjourned the meeting at approximately 7:30 p.m. and reminded residents to review the minutes for tonight's and previous meetings on the neighborhood website.