

MEETING NOTES for the GW/COMMUNITY ADVISORY COMMITTEE

(As called for in the *2007 Foggy Bottom Campus Plan*, Condition P-7)

Meeting #18/Quarter 1 – March 5, 2012 – 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 18th quarterly meeting was being held in compliance with Condition P-7 of GW's *2007 Foggy Bottom Campus Plan (2007 FBCP)*. Waddell reported that 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 February 22, 2012 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, 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 Jeanne Abel, Michael Dudich, Sara Maddux, and Paul Winick; Frankie Kane of the GW Hatchet; David Rauhecker and Christine Aclan of Donohoe Construction (not affiliated with any GW projects); Jody Winter of JFW Consulting related to Square 75; GW staff representatives Assistant Director of Community Relations Leah Kreimer, Maggie New of Elliot School, and (from the Division of Operations) John Ralls and Eric Selbst. Waddell concluded introductions by noting the minutes from the two previous meetings (2011 Quarter 4 meeting held on 11/21/11) 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 (DCHPO) for a new historic district. Initial stakeholder outreach regarding the creation of this historic district was initiated this fall 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.

2a ii) Streetscape Plan: Cora said a final draft of GW's proposed plan was submitted in early 2011 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.

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. Knight said 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 construction will begin later this spring with site preparation and excavation. The project will be completed in late 2013, in time for classes to begin in the spring 2014 semester.

2b ii) Science and Engineering Hall/Square 55: Knight summarized project highlights, including:

- Excavation of the project began in late 2011 and is anticipated to continue through the end of 2012.
- Excavation has progressed to the point that the contractor for this project will begin controlled blasting activities on the project as soon as April. The protocols will be the same as those enacted during the controlled blasting on Square 54/The Avenue. These activities are highly monitored to ensure they are within regulated limits, do not adversely affect any adjacent structures, and have minimal impact on day-to-day routine of those living and working in close proximity to the site (the same as experienced in 2008 during the several months of controlled blasting at the Square 54 for The Avenue). When blasting begins, it will occur on most, but not all, weekdays typically between 10:30-11:00 a.m.
- Science and Engineering Hall is expected to be complete and open for classes in January 2015.

2b iii) George Washington University Museum on site 102B: Cora gave a summary of the presentation provided at the previous meeting:

- The university filed its zoning application for a second stage PUD application on November 2nd and a public hearing is scheduled for April 5, 2012. Pending approval by the Zoning Commission, construction of this project would begin later this year.
- 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 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.
- 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 21st 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.

2b iv) Law Learning Center Garage 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 began in fall 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.

3) GENERAL CAMPUS DEVELOPMENT UPDATES

3a) Gelman Library entry renovation: Knight gave a general overview of the project's history: In early 2011, student groups were invited to provide input for a concept study for how the entrance level of the Gelman Library might be renovated. A cost estimate was formed from that concept, which was approved by the Board of Trustees in May 2011. Design of the space began in summer 2011 and continued through spring 2012. Construction activities are expected to begin in summer 2012. In order to minimize disruption to library activities, construction is expected to take place in multiple phases over the course of three years.

Regarding a question from Sara Maddux as to the future use of the current H Street main entrance, Cora said she would look into this and report back at the next meeting.

3b) Ross Hall new stair tower and utility upgrades: Knight gave an overview of the two projects which will be underway soon at GW's main medical academic facility. Dudich asked a question not related to the Ross Hall project but about the recent installation by WMATA of a steel and glass canopy over the entrance to the Foggy Bottom/GWU metro station entrance at 23rd and Eye Streets. Dudich said his concern is that WMATA's new structure is too close to the existing entrance canopy of the GW Hospital and this encroachment of the WMATA structure creates isn't visually appealing. Cora said this installation was by WMATA with legal approval from GW but she would check on this and also see if GW Hospital planned to make any adjustments to its entrance canopy to accommodate the new WMATA entry.

4) FEATURED DISCUSSIONS:

4a) REVIEW OF DEVELOPMENT PLANS FOR SQUARE 75

Cora began by noting this project had been reviewed at a previous meeting and today's discussion was regarding possible community amenities related to this project. Cora gave 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 a 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 whose revenue will support of the university's mission. 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 will file its application to the DC Zoning Commission in early 2012 and expects a hearing later in the year, with construction of this project to begin as early as 2014.

Dudich asked if the university could further consider the potential of incorporating the existing townhouses into the new design and asked the entire structure, not just the façade, be preserved. Cora said the university did consider these properties during its multi-year community based planning process to create the *2007 FBCP* in collaboration with DC's Historic Preservation Office and it was jointly determined these properties lacked a context where they could be considered to be contributing to a historic fabric. Cora reiterated this review of buildings was extensive and in conjunction with the DC Government and the results were reviewed and approved several times by the DC Historic Preservation Review Board and, included as part of the *2007 FBCP* as an amenity the university would provide. As a result, 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. Cora said tonight's discussion was with regard not to the already approved *2007 FBCP* amenities

(including the historic district the university agreed to create), but a discussion of the amenities that would result from that part of the project (approximately 45,000 sf) which would take place at the site currently occupied by Kaiser Permanente (2100 West) since the additional approximate three stories being requested would require a zoning change from C-3-C to C-4-C.

Maddux shared various thoughts as to potential retail venues for the ground floor of this project and noted the university's commitment in the 2007 FBCP to create an Eye Street retail corridor to serve the university as well as the surrounding neighborhoods. Maddux said she feels the merchants will need to provide services for both the people who work in the area as well the neighborhood and work should be done to survey these audiences as to what they would like to see and what could be done to bring more vibrancy to Pennsylvania Avenue at night.

Dudich said he did not feel the current architectural design of the structure would "stand the test of time" as a great building and would not attract new visitors to the area to see its design. Cora said the current renderings of the project didn't show some of the more intricate features of the design (such as the vertical exterior fins) which nuance the design of the building and create a more visually pleasing design. Cora also said the design process of these projects is iterative and the university would continue to work to improve the design. Jeanne Abel expressed her concern the structure looks "too boxy" and also expressed her hope the eventual project would encourage pedestrian activity in the nighttime hours/after the end of the work day.

5) OTHER CAMPUS UPDATES

Cora began by noting the Office of Sustainability's work on the GroW Community Garden in the 2300 block of H Street and also it's hiring this summer of an intern to assist with the watering of trees in sidewalk tree boxes.

Konwerski gave an overview of recent and upcoming major university activities, including: 100 Years in Foggy Bottom celebration – including the scavenger hunt for historic items; four dates in April (9, 13 16, and 23) where they will be increased visitors to the campus as part of GW's annual admissions outreach efforts; annual Spring Fling concert on April 15 at either University Yard (weather permitting) or the Charles E Smith Center; annual Green Move Out efforts in May which provide for enormous contributions of leftover items from students moving out to be provide to charity; May 13-21 is graduation week; May 17-20 is commencement weekend with Brian Williams as the keynote speaker at the May 20 main graduation ceremony on the National Mall.

Maddux asked about the hours of operation for the public space at The Avenue. She also asked that the university continue to remind student tour guides of the need to allow for neighbors (particularly senior citizens) access on the sidewalks in addition to the tour attendees. Konwerski said he would speak with student tour guide advisors regarding this concern. Maddux also asked that the organizers of the upcoming Spring Fling concert to be mindful of not creating too much noise.

6) PUBLIC COMMENT & ADJOURNMENT

Maddux thanked the university for allowing the Charles E. Smith Center to serve the past several years as the interim location for one of the neighborhood's voting precincts. Maddux also expressed thanks for installation of a bike storage rack outside of its City Hall Residence Hall and urged the university to encourage students to use this service. Maddux asked about the temporary structures at the southeast corner of 23rd and H Streets that were recently erected. Cora said these temporary structures had been permitted by the DC Government and were the interim location for functions previously located in the Warwick Building on Washington Circle which was being demolished later this spring to clear the site for construction of the new School of Public Health and Health Services building discussed earlier in the meeting.

Paul Winnick made note of an article in a recent issue of the *Washington City Paper* which examined many current sustainable and "green" efforts throughout DC and the US.

With no further comments, the meeting adjourned at 7:22 p.m.