

MEETING NOTES for the GW/COMMUNITY ADVISORY COMMITTEE

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

Meeting #20/Quarter 3 – September 10, 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 20th 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 August 29, 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.

Waddell began introductions by noting that since Tara Pereira had moved into a different role at the university her university-appointed position on the advisory committee would be transitioned to Andrew Goretsky who is a Director in GW's Center for Student Engagement who oversees off-campus student affairs as well as Graduate, Distance, and Professional Student Experience and the Outdoor Summit leadership program. 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, and; Britany Waddell, GW's Director of Community Relations. Following this, attendees introduced themselves, including: community members Susan Armbruster, Samira Azzam, Jackie Harmon, Barbara Kahlow, Sara Maddux, Clara Manrique, Jim Morris, Jody Gail Ragwid, John Seichter, Greg Snyder, Jessie Spressart, Marina Streznewski, and Paul Winick; GW students Patrick Kennedy and Jackson Carnes; Jody Winter of JFW Consulting related to Square 75; GW staff representatives Community Relations Coordinator Richard Livingstone and (from the Division of Operations) John Ralls and Eric Selbst. Waddell concluded introductions by noting the minutes from the previous meetings (2012 Quarter 2 meeting held on 06/18/12) would be completed later this fall 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) In 2010 GW also submitted background information to the DC Office of Planning's Historic Preservation Office (DCHPO) for a new historic district. Cora added that it is her understanding DCOP and HPO were working on guidelines for the historic district. In response to a question as to how buildings were documented during the review process, Cora said every property within the campus plan boundaries were evaluated by both GW and HPO with the goal of preserving significant, or contributing historic buildings while permitting GW to develop other sites on the campus.

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: Cora 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. Construction work has started, and the project will be completed in late 2013, in time for classes to begin in the spring 2014 semester. There will be seven stories above grade and two below with some controlled blasting expected this fall to accommodate below grade excavation.

Kahlow reiterated her concern about traffic congestion in the area and Cora confirmed that GW was in compliance with the requirements put forth by the District Department of Transportation to ensure its construction projects provided adequate pedestrian and vehicular passage. Jim Morris asked about the number of parking spaces lost to neighborhood since GW engaged in this and other major projects in the immediate area. Cora said the university works with DDOT to ensure coordination of these closures are kept to a minimum and to minimize, to the extent possible, impediments on area roadways and that GW would continue its efforts to minimize impacts. Maddux asked if the university was coordinating the timing of its construction projects in the vicinity of New Hampshire Avenue with DDOT's ongoing plans to do a major reconstruction of this street and Knight confirmed the university has had several meetings with DDOT officials to ensure synchronization of project schedules.

Cora said excavation at this site has progressed to the point that the contractor for this project will begin controlled blasting activities later this month and the safety and security protocols will be the same as those enacted during the controlled blasting on the Science and Engineering Hall site this year as well as at Square 54/The Avenue in 2008. 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. When blasting begins, it will occur on most, but not all, weekdays typically at 11:00 a.m. and 2:00 p.m. She said the remaining blasts at the Science and Engineering Hall site would be coordinated in the event there was overlap on days each project planned to engage in controlled blasting so as to ensure there will be no more than two blasts total each day.

2b ii) Science and Engineering Hall/Square 55: Cora summarized project parameters, as reported in past meetings. Cora indicated that the project is targeting LEED Gold certification and is expected to be complete and open for classes in January 2015.

Kahlow asked for a status update on the installation of traffic light at 22nd and Eye and Knight said it was anticipated to be later this year but that would be scheduled by DC Government. Knight added that GW had already fulfilled its requirement with regard to this project since, as part of the amenities package for Square 54, Boston Properties (the university's development partner on this project) had already issued payment to the DC Government. Knight said there had not been as much controlled blasting at the site as had been anticipated due to soil conditions and that she anticipated remaining blasts to be completed within the next approximate month.

2b iii) George Washington University Museum on site 102B: Cora began with a summary of the presentation provided at the previous meeting, including: GW entered into partnership with the Textile Museum who will relocate its collection from their current home in DC's Sheridan Kalorama to this museum with its main entrance on 21st Street; the Albert H. Small Washingtoniana collection would also be a part of this museum, located in the historic Woodhull House which will adjoin the new construction; the university's existing collections will also be featured in this museum; construction of the new museum is scheduled for late 2013 with a 2014 opening, and; the university anticipated final approval next week by the Zoning Commission on the second-stage Planned Unit Development application.

In response to questions from Maddux about GW's existing gallery and University Yard access, Cora said the Luther Brady Art Gallery in GW's Media and Public Affairs Building is planned to continue to operate separate from this museum, and that GW would relocate the two sculptures within the footprint of construction for this new project, and access from 21st Street to University Yard would remain via a pedestrian passageway similar to the Katz Arch on 20th Street.

2b iv) Law Learning Center Garage on Square 103: Cora reviewed project highlights, including: portions of this project are scheduled to open in late 2012, including below-grade garage parking; later in 2013 there will be an open outdoor area on the ground level of this project (the “roof” of the below-grade garage) as well as some interim surface level parking spaces which will be utilized temporarily until the opening of the below-grade parking structure in the Science and Engineering Hall. In response to Kahlow’s question for a more specific timeframe as to when the interim surface parking spaces would be closed, Cora said of the surface lot will cease operations upon receipt of the Certificate of Occupancy for the Science and Engineering Hall site.

In response to a later question in the meeting, Knight further clarified the scope of this project to indicate that the work on the three townhomes at the southwest corner of 21st and G Streets was part of a project to renovate/modernize these three historic properties for GW’s Law School. She said this project, which is scheduled to open after spring 2013, is separate from the adjacent Law Learning Center Garage (previously discussed) and will be a home to GW’s law clinic for students doing pro bono legal services work.

3) GENERAL CAMPUS DEVELOPMENT UPDATES

3a) Gelman Library entry renovation: Cora said interior work began in late spring and exterior work commenced in late summer on this project which will move the library’s main entrance from existing H Street location to Kogan Plaza via a main staircase and also ADA accessible ramp leading to the second floor which is being entirely renovated into a new “entrance level” with significant new spaces for student gathering, studying, and meeting. Maddux asked about planning efforts to incorporate the Churchill collection into Gelman’s Floor 1 (which will begin after this project is finished) and asked for the university to consider adding additional exterior lighting so as to better illuminate that portion of H Street. Knight clarified that Churchill collection is a separate project in the building and is the result of a philanthropic partnership GW (with the Chicago-based Churchill Centre) to establish the National Churchill Library and Center at GW. The center will be housed on the first floor of the Estelle and Melvin Gelman Library, where much of the current entry level functions are located. Knight said there will be work to modify the exterior around the current entrances and she will let planners know of the concern about lighting along that portion of H Street.

3b) Ross Hall new stair tower and utility upgrades: Knight gave an overview of the two projects which are underway at Ross Hall, GW’s main medical academic facility. She said work began in May 2012 on the two major renovations: creation of a new Research Center for Neglected Diseases of Poverty on floors 5 and 6 and upgrades to the central utility plant in the basement levels. The central utility plant will support the new research center; strengthen the infrastructure within Ross Hall and to serve the future Science and Engineering Hall. She explained the unique challenges of this project, which include working in a building occupied on a nearly 24-hour-basis by students as well as the vehicular traffic and parking in the area and neighboring residential buildings. She said this work will be done in phases with much of it being completed in 2014. She said the university has worked extensively to coordinate construction activities at this and other nearby sites so as to mitigate impacts to the extent possible.

4) FEATURED DISCUSSION: REVIEW OF DEVELOPMENT PLANS FOR SQUARE 75, INCLUDING POTENTIAL AMENITIES

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. She said the university continues to work with ANC 2A on this topic but tonight’s meeting was being held as another opportunity to gather community input.

Cora began with 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 75A₇ 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 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 system accessed from I Street. The university filed its application to the DC Zoning Commission in early 2012 and expects a hearing in November 2012, with construction of this project to begin as early as 2014. This project will target LEED Gold certification. Cora shared proposed exterior façade renderings and stressed the difficulty in having these images capture the texture and light created by the undulating perpendicular fins on the building's exterior.

Regarding amenities, Cora said the university had already agreed upon numerous amenities and conditions as part of its 2007 FBCP for the 16 approved development sites and was in compliance with this agreement. However, by seeking to rezone the adjacent 2100 West Pennsylvania Avenue portion of this project (not one of the 16 approved development sites) from its current 90'/C-3-C zoning designation to 130'/C-4 zoning designation, the university would be adding approximately 45,000 new square feet of gross floor area and, as such, would need to discuss amenities for the new square footage being created. Kahlow asked if this would be included in the cumulative FAR calculations outlined in the 2007 FBCP and Knight said that figure is specific to residentially zoned areas (as noted in Exhibit T) and this is a commercially zoned area. Cora said the university had been working to create a package of amenities appropriate for the additional 45,000 square feet, including creation of affordable housing. In response to questions from Kahlow about how this affordable housing would be administered, Cora said the university (or a qualified third party) will administer the housing consistent the Department of Housing and Community Development requirements. Specifically, the compliance and marketing of the affordable housing units will be marketed pursuant to a plan that will be reviewed and approved by DHCD. As with other affordable housing programs, compliance with the affordable housing commitment will be enforced by DHCD through a covenant relating to the affordable housing that will be recorded in the land records.

Cora said another amenity being considered by the university is for a commitment to ground floor retail space. In response to a question as to whether GW would agree to allow current tenants to relocate into the future new building, Cora said the rowhouses were designated to be demolished as part of the Site 75A development site as approved in the 2007 Campus Plan (which is separate from the 2100-W portion of the project being discussed tonight). She said existing tenants were aware of this potential throughout the planning and approval of the 2007 FBCP and all of these retail leases include termination provisions (with six-month notice) to support such redevelopment. In November 2011, GW began working with existing retail tenants advising them of the planned development and the need to vacate prior to the commencement of demolition anticipated no earlier than 2014.

A brief interim discussion on a different topic was held as to what would be happen to Tompkins Hall after many of its functions relocated to the new Science and Engineering Hall when the facility opens in late 2014 in time for spring 2015 classes. Knight said the site on which Tompkins Hall is located is also designated as a future academic development site but it is still be determined what GW's backfill plans will be to utilize that space once departments move to the new SEH in late 2014.

Kennedy shared his desire that the university continue to explore the possibility of incorporating affordable retail options in the 75A development and avoid branch bank outlets which have increased in presence throughout downtown DC in recent years.

In regard to concerns expressed by Maddux as to the design of the building, GW consultant Jody Winter said some changes have been made to the initial design and the architect has studied the reflectivity of the glass.

Kahlow said her top priority for an amenity was funding for a second entrance to the Foggy Bottom-GWU metro. Knight said the university is willing to provide additional public benefits commensurate with and proportional to the additional 44,275 SF of net new gross floor area obtained through the proposed First-Stage PUD modification but the cost of constructing a second metro entrance exceeds the value of this amenity. As such, the university was focusing on tangible amenities that could benefit the neighborhood.

Kennedy reiterated his concern for retail that serves both the community and students and his hope that the university would not endanger current tenants with potential future new developments. Morris noted that he recently saw that a new food venue is expected in the former Tower Video in 2000 Pennsylvania. Kahlow clarified that the venue is going to be a Paul Bakery.

With response to a question as to the appropriateness of GW using real estate for investment purposes, Knight said that similar to the investment practices of major universities across the country, GW 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 fund academic programs, new facilities, student financial aid, and other expenses necessary to operate a world-class university. For example, the annual revenue from at The Avenue (Square 54) is being used to fund the creation of new academic buildings such as the Science and Engineering Hall. The 2007 FBCP approved by the Zoning Commission designated two development sites as academic/commercial uses. These sites are located on Square 39 and Square 75. The site on Square 39 is currently under construction as an academic building (as discussed earlier in the meeting) and the site on Square 75 is currently used and proposed to be used for commercial uses. The property of 2100 West Pennsylvania Avenue, that is a portion of the proposed project, was has been utilized as a commercial property until recently occupied by Kaiser Permanente.

Knight clarified that retail is considered an amenity since there are usually more revenues associated with commercial development. She confirmed that GW would be looking to have short term tenants occupy space which will be vacated by Kaiser Permanente at the end of October, including using it as swing space for GW departments in transition.

5) OTHER CAMPUS UPDATES

Konwerski gave updates on several recent and upcoming major university events, including: main student move in day was on August 25 and the first day of classes was August 28; on the annual Freshman Day of Service (September 8), more than 2,400 students were assigned to various volunteering opportunities in all eight wards of the District; the annual Alumni Weekend will be August 27-30 and feature a number of events throughout the campus; Colonials Weekend (aka Parents Weekend) is October 19-21 and will culminate with the annual FRIENDS Block Party on Sunday October 21 from 1-4:00 p.m. in the 2200 block of Eye Street; classes for the fall semester end December 7 and final exams are December 12-21.

6) PUBLIC COMMENT & ADJOURNMENT

Maddux said that since it was the beginning of a new academic school year she would ask that university officials reiterate to new and returning students (as well as faculty and staff) the importance of obeying traffic and pedestrian safety rules. Maddux also said she noticed vehicular backups recently on 22nd Street and said she hoped the traffic light soon to be installed at 22nd and Eye Streets (discussed earlier in the meeting) would alleviate congestion at this intersection but added another light at 22nd and H Streets might be needed. Maddux also made note of a recent fire in Dakota Hall which began in the dryer unit of a student's room and said she was glad there were no injuries. Maddux asked if it would be possible to add birthdates to the identification cards (GWorld) issued to students so as to provide area

merchants with an additional means of verifying age/ensuring they are not selling alcohol to a minor. Waddell said this was an issue outside the purview of the university and likely would be difficult for DC Government to enforce due to privacy issues but that she would share this idea in future meetings with government officials. Maddux asked university officials to urge students to not play football, field hockey, or other athletic activities in the streets and Konwerski agreed to have this message shared again. Kahlow raised her concern about student guides who lead tours of prospective students and their parents since they sometimes take up much of the space on the sidewalk making it difficult to navigate for other pedestrians who are walking in the opposite direction. Konwerski said he would share this message with the student tour guides as has done in the past and noted the persons serving as guides are constantly changing so the university will always need to reiterate this message. Winick referenced recent news articles about concerns that diversity training infringes upon first amendment rights and said he shared this concern.

With no further comments, the meeting adjourned at 7:15 p.m.