

MEETING **NOTES for the GW/COMMUNITY ADVISORY COMMITTEE**

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

Meeting #25/Quarter 4 – November 18, 2013 – 6:30 pm in Duques Hall (2201 G Street) Room 553

1) WELCOME & INTRODUCTIONS

Britany Waddell of The George Washington University opened the meeting at 6:30 p.m. with introductions of individuals appointed by GW as members of this Advisory Committee, including: Andrew Goretsky who is a Director in GW's Center for Student Engagement and oversees off-campus student affairs, the Graduate, Distance, and Professional Student Experience program, and the Outdoor Summit leadership program; Alicia Knight, GW Senior Associate Vice President for Operations; Peter Konwerski, GW Dean of Student Affairs; Susi Cora, GW Director of Campus Planning, and; Britany Waddell, GW's Director of Community Relations. Following this, attendees introduced themselves, including: community members Susan Armbuster, Sarah Conway, Dina Fox, and Liduvina and Clara Manrique; West End Citizen Association members Barbara Kahlow and Sara Maddux; Marina Streznewski of the Foggy Bottom Association; ANC Commissioners Jackson Carnes, Florence Harmon, Patrick Kennedy, and Peter Sacco; GW staff members Richard Livingstone, John Ralls, and Eric Selbst; GW student Olivia Leach; GW Hatchet staff members Tiana Pigford; From GW Hillel – Rabbi Yoni Kaiser-Blueth, Rob Fishman, and Michael Burns of Prospera-US; Sherry Rutherford of Requity Real Estate; from St. Mary's Church – JoAnne Beard, Lionel Gloster, and Windon Ringer.

2) CAMPUS PLAN AND CAMPUS DEVELOPMENT UPDATES

2a) Other 2007 FBCP initiatives: *Historic Preservation Plan:* Cora said the status of this was the same as recent meetings -- the university has complied with both historic preservation requirements included in Condition P-9 of the 2007 Foggy Bottom Campus Plan: the university filed the applications for six landmark nominations (which were approved by the Historic Preservation Review Board at its January 28, 2010 hearing) and has also submitted background information to the DC Office of Planning for creation of a new historic district and continues to support DCOP's work to file the application for this district. In response to a question from Kahlow as to more specific timeframe of when DCOP would file the application, Cora said she was not aware but the university will continue to work with DCOP to move forward with this issue. *Streetscape Plan:* Cora said GW submitted a final draft plan to District Department of Transportation (DDOT) in early 2011 and continues to work with DDOT's Public Space Committee on its review of the plan (which had been previously shared with the community in 2009 and other community meetings dating back to 2006). Cora said additional items are being incorporated into this plan and a revised draft would be shared in the future with the ANC.

2b) Updates on campus development projects:

2b i) School of Public Health and Health Services/Square 39: Cora said the project site is located on Washington Circle with New Hampshire Avenue to the east, 24th Street to the west, K Street to the north and Eye Street to the south. Construction began spring 2013 and construction is well underway so the project will finish in time for move-in of new building tenants in March 2014. She said streetscape and work on the adjacent pocket park at the southern end of project site would begin in spring. In response to a question from Kahlow, Cora confirmed that the sidewalk paving on the Washington Circle frontage of the project will be London pavers but existing brick would be used on New Hampshire Avenue and 24th Street. In response to a question from Sacco, Cora confirmed that classes would begin in the building after the spring move in.

2b ii) Science and Engineering Hall/Square 55: Cora said the project site (bounded by 22nd, 23rd, H, and Eye Streets) will serve as an academic center for the incubation of new research and learning and is expected to be completed and open for classes in January 2015.

2b iii) Site 75A on Square 75: Cora said this site is a commercial investment property located on Pennsylvania Avenue midblock between 21st and 22nd Streets. The site was approved in the *2007 FBCP* and identified as a site for either a future commercial/investment or academic/administrative/medical use. This project was approved by the DC Zoning Commission in February 2013 (including additional PUD modification for the additional GFA over the 2100 West portion of the project) and GW is currently engaging the development community to assess interest and opportunities in terms of looking for a potential partner to develop this site. In response to a question from Kahlow about the associated alley closing, Cora said the legislation has been transferred by Mayor Gray's office to the DC Council and it will be formally introduced at the next DC Council meeting (which allows the process to begin to schedule a public hearing on this bill). Knight clarified for Kahlow that the alley closing had been presented to ANC 2A and a resolution was passed in support of this but if Kahlow, representing the West End Citizens Association, would like a meeting she and/or other WECA members should contact Cora to arrange a meeting.

2b iv) Site 77A on Square 77: Cora said this residence hall, located in the center of campus, will retain the facades of West End, Schenley and Crawford Halls on the 2100 block of H and I Streets while incorporating a new

infill structure between the three historic buildings (in what is now an alley). Cora said initial site preparation and demolition work will continue while the review period for the recently approved legislation permitting this closure is completed. In response to a question from Kennedy as to status of constructing the covered sidewalk on H Street, Cora said it would be completed once the support structure was completed, anticipated within the next month.

2b v) *The George Washington University and The Textile Museum on site 102B:* Cora said this partnership with The Textile Museum and philanthropist Albert H. Small will incorporate the historic Woodhull House and a new structure on 21st Street now under construction with the museum opening to the public in fall 2014. She said the Washingtoniana Collection will go into the renovated Woodhull House and the Textile Museum and GW collections will be displayed in the new building.

2c General Campus Development Updates

2c i) *Ross Hall new stair tower and utility upgrades:* Cora said work continues on creation of a new Research Center for Neglected Diseases of Poverty on floors 5 and 6 (and its adjacent exterior stair tower which is now substantially completed and being painted) and the central utility plant in the basement levels that will support the new research center, strengthen the infrastructure within Ross Hall, and serve the future Science and Engineering Hall. Sacco asked for the status of the boring/excavation work under 23rd Street to connect the Central Utility Plant in Ross Hall to the SEH project and Knight said this was still in process and would likely be so for additional months.

2c ii) *GW Hillel building including associated zoning and regulatory approvals associated with GW's proposed long-term tenancy in newly proposed redeveloped GW Hillel building:* Cora began with a brief overview of the project: GW Hillel intends to develop its property located on 23rd and H Streets to better serve its mission and, as such, has approached the university with a unique opportunity to lease space from GW Hillel to support student activities. In order to support GW Hillel, the university would like to file a minor modification to its first stage PUD to assign a use designation to the Hillel site.

In response to a question from Kahlow as to whether this arrangement would require the university to amend the Planned Unit Development for the 2007 FCBP, Cora said that at the time of the 1st stage PUD uses were not assigned to properties not owned by GW and, as necessary, these assignment of use designations have been added to the Campus Plan through a minor modification such as in 2011 when uses were assigned to a property on G Street and two properties on F Street. Harmon said the ANC would consider contracting for outside legal counsel to evaluate if a PUD modification is needed. Cora reiterated that the university does not own this property and that it would only be a tenant but, in order for the university to be a tenant, a use would need to be assigned to the building that allows for the university to conduct its activities. In response to Armbuster's question regarding what percentage of the new GW Hillel building would be occupied by the university, Rob Fishman of GW Hillel stated that the university would lease approximately 40% of the new building or eight to nine thousand square feet out of the total approximately 25,000 square feet. In response to Fox's question about what financial arrangements the university would have with GW Hillel, Knight confirmed the university's role would be that of a typical commercial lease with GW paying rent as a tenant.

Carnes asked Knight to elaborate on why this use could be achieved via a minor modification instead of a PUD amendment and Knight reiterated a PUD amendment was not needed as there is precedent for assigning use designations through a minor modification. She added that this is not a university development project and the university does not own the site and our interest is limited to a third-party use in another building.

Kennedy asked for responses from representatives of St. Mary's Church and Ringer said he had not been briefed by GW Hillel and expressed concerns about potential impacts on the historic church structure that could result from excavation at the GW Hillel project site. Fishman said they would update St. Mary's Church on the current draft plans – particularly once they were more formalized.

In response to a question from Kennedy about how regulatory approvals might proceed, Knight said nothing has been confirmed but she knows there have been suggestions as to combining both GW Hillel's application to the Board of Zoning Adjustment and the university's request to the Zoning Commission for a minor modification for a more efficient review process. Knight stressed this was not confirmed and she was sharing now in the interest of transparency in case this were to become official – particularly since the timeline for regulatory approvals was not certain but could happen in coming months.

In response to a question from Streznewski as to what other university construction projects would be occurring near this site, Knight said that if this project were to begin on its anticipated schedule of next summer, the university would be nearing completion of the Ross Hall renovation and the Science and Engineering Hall. She confirmed that, aside from the projects being discussed at this meeting, there are no other projects currently under consideration.

2c iii) Hall on Virginia Avenue (HOVA) rehabilitation plan

Cora began with a general overview of the project: GW intends to rehabilitate the existing Hall on Virginia Avenue (HOVA) residence hall to provide a new faculty housing program to help recruit and retain highly talented

faculty. In addition, upgraded graduate market level housing will be provided. This matter of right project will yield about 140-150 units total (compared to existing 196) but design work is still very preliminary and GW will make additional presentations as these plans proceed. There will be a reduction in parking thru removal of approximately 25 spaces on the mezzanine level, leaving approximately 100 below grade spaces available. If approved by GW's Board of Trustees at its May meeting, site preparations and demolition work would begin in summer 2014 after students leave and the goal would be to complete this project by 2016. Sherry Rutherford who is consulting for GW on this project said more formalized drawings wouldn't be available until early 2014. In response to a question from Sacco about the new façade incorporating more light, Cora confirmed that it was GW's goal as well. In response to a question from Strezewski as to if there would be ground floor retail, Cora said this site is not zoned for retail and it is not GW's intention to pursue this option. Cora confirmed for Kennedy that GW would like to enclose a number of the balconies in the reconfigured structure but this would be guided the Department of Consumer and Regulatory Affairs who has governance over this code determination. In response to a question from Sacco, Rutherford confirmed that a decision had not been made as to if to retain the rooftop swimming pool. Knight clarified that this project is still in design phase since the Board of Trustees had only approved money for design but approval of full construction is expected at the Board's May meeting. Kahlow said it was her recollection that the university had shared at a previous community meeting that this renovation would retain the existing facade and Cora said that was not her recollection and the university has been sharing at each quarterly meeting the past year that this project would not be a demolition of entire structure but include removal of exterior and demolition of all interiors to the building's core structure.

3) REVIEW OF GW'S ANNUAL NOVEMBER COMPLIANCE REPORT

Cora said GW's annual November compliance report had not been distributed to DC agencies so she was not able to share a full copy with the attendees but said that, in summary, the university continues to fulfill all requirements and caps called for under the 2007 FBCP.

4) OTHER CAMPUS UPDATES

Peter Konwerski shared an overview of upcoming GW events, including: Thanksgiving break; last day of classes on December 7, reading days on December 9 and 10, finals exam testing period December 11-19; winter break, December 20-January 12, 21-4; beginning of spring 2014 semester/first day of classes, January 13, 2014, and; annual MLK Day of Service on 01-20-14.

5) PUBLIC COMMENT & ADJOURNMENT

In response to a question from Maddux about a dumpster in the curb lane of the 2100 block of F Street, Knight confirmed this was not affiliated with a GW project and was related to work by a non-GW entity (the GW Hatchet student newspaper) work on the property at 2148 F Street which it has purchased from the university. Knight said three other townhouses in that neighboring area at 2142, 2146, and 2150 F Street will also be converted in the near future to non-GW uses when they are redeveloped into affordable housing as part of the amenities GW proffered during the approval process of its new development on Square 75 in the 2100 block of Pennsylvania Avenue.

Kennedy complimented the GW's landscaping team on recent work and asked about the placement of parking meters in the clear walkway and Selbst confirmed the meters were moved by DC Government, not GW. In response to Kennedy's question as to the status of the crosswalk between Eye Street on the east side of 22nd Street, Knight confirmed this was removed by the DC Government when it installed the traffic light earlier this year at 22nd and Eye Streets. She said the DC Government removed this crosswalk since the adjoining sidewalks didn't fully accommodate ADA sidewalk ramps but both GW and Boston Properties had urged for these to be replaced given the high pedestrian volume at this intersection. Kennedy said there was a problem with the green space near the Starbucks in 1959 E Street since the pebbles around the landscaping were being dislodged onto the adjacent sidewalk. Cora agreed to share this concern with GW's landscaping team so it could be remedied. Sacco said GW's landscaping team deserves an accommodation for its continued excellent work to beautify the campus.

6) SELECTION OF NEXT MEETING DATE

Waddell asked attendees for potential dates to have the next meeting of this group and it was again requested this meeting be held before another ANC 2A meeting so as to allow this to be a forum where Commissioners could ask additional detailed questions they might not have time to raise during the ANC's often busy meetings. It was agreed that the meeting would be held on Monday March 17, 2014 unless developments arose making a February meeting more feasible. In that case, the meeting would be held in February on the nearest non-holiday Monday prior to an ANC meeting, February 10. With no further comments, the meeting adjourned at 7:35 p.m.