

MEETING NOTES for the GW/COMMUNITY ADVISORY COMMITTEE

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

Meeting #26/Quarter 1 – March 17, 2014 – 7:00 pm in Duques Hall (2201 G Street) Room 553

1) WELCOME & INTRODUCTIONS

Britany Waddell of The George Washington University opened the meeting at 7:00 p.m. with introductions of individuals appointed by GW as members of this Advisory Committee, including: Alicia Knight, GW Senior Associate Vice President for Operations; Susi Cora, GW Director of Campus Planning, and; Britany Waddell, GW's Director of Community Relations. Attending on behalf of GW's other two representatives to this entity (Andrew Goretsky and Peter Konwerski who were out of town for a work conference) was Mark Levine, Senior Associate Dean of Students. Following this, attendees introduced themselves, including: West End Citizen Association members Barbara Kahlow and Sara Maddux; ANC Commissioners Jackson Carnes, Patrick Kennedy, and Peter Sacco; GW staff members Richard Livingstone and John Ralls.

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's Historic Preservation Office for creation of a new historic district and continues to support DCOP HPO's work to file the application for this district. Cora said she would follow up with HPO's Kim Elliot on text revisions. **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 confirmed to Kennedy that upon completion of a revised draft, it would be shared with the ANC. Kennedy asked if the streetscape work between Eye Street and Pennsylvania Avenue on the west side of 22nd Street adjacent MFA buildings and on the east side of 23rd Street adjacent GW Hospital would be completed before work begins on Square 75 in the 2100 block of Pennsylvania. Knight said this work would be completed before construction began on that project and that it had been delayed per agreements with community and DDOT that this work should wait until after DDOT's major renovation of New Hampshire Avenue also in the vicinity of this area.

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 a phased move-in of new building tenants in March 2014. She said streetscape work and work on the adjacent pocket park at the southern end of the project site would begin in spring and would be coordinated with DDOT. Maddux shared her concerns about being delayed in early March while driving on 24th Street adjacent the project site due to trucks being backed up at the site/impeding vehicle passage. Knight said she was aware of this concern which was related to recent increase in trucks at the site due to the move-in of staff and faculty and that this particular concern was promptly addressed. Regarding Kennedy's question as to status of DDOT's completion of infrastructure work on New Hampshire Avenue adjacent the site, Knight shared that she was aware of the delays and also shared his concerns but this project is not under the purview of the university. Regarding Kahlow's question as to the potential for lane congestion during move-in and move-out when parents double park near City Hall, Livingstone said GW did have a flag person on hand during last fall's move-in and there were no problems. Livingstone asked Kahlow and other community members to please contact him or his office if they have concerns such as this so he can rapidly respond. Livingstone also said that communication in recent years has been shared with parents in advance of move-in and move-out to let them know about concerns such as this and he would follow-up to ensure this is in those upcoming communications. Sacco also noted that move-out is typically spread out over many days and has a significantly smaller presence.

Cora said that on March 11, 2014, GW announced that it had received \$80 million to support public health research and student scholarships through gifts from the Milken Institute, the Sumner M. Redstone Charitable Foundation and the Milken Family Foundation. These gifts will support efforts to tackle the world's public health challenges, focusing on prevention of disease and promotion of wellness. The school will also establish the Sumner M. Redstone Global Center for Prevention and Wellness. She said that, in the coming week, GW intends to file a minor modification with the Zoning Commission for the addition of one new sign that was not identified in the original zoning filing which will acknowledge these donations. Cora distributed draft copies of a mock-up of the proposed signage which will face New Hampshire Avenue/GW Hospital. She highlighted that the sign's lighting would not be projected or focused but backlit. Kennedy said the proposed signage looks unobtrusive and blends in

seamlessly with the building. With regard to Sara Maddux's request as to if we could replace the cherry trees along the perimeter of Square 54 and Square 39, Cora said she would contact the DC Arborist to see if they would consider the use of cherry trees

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. The building is expected to be weather-tight by the end of March/early April which will allow for interior work. Streetscape work will begin after commencement in May and GW will work with DDoT to ensure appropriate accommodations are made for pedestrians.

This update was followed by an extended discussion about retail on this site and throughout GW's Foggy Bottom Campus. With regard to Kennedy's question about the retail space in Square 55 along Eye Street, Knight said GW has reached out to the market to get expressions of interest and there have been a number of eateries that submitted proposals which are now being internally reviewed as well as being shared with key stakeholders, including GW's Student Dining Advisory Board. Sacco said he often hears from students that they would like for Jamba Juice or Panera to locate on campus. Knight said the proposals had been a combination of non-chain and major national brands, but mainly in the fast-casual range. Kennedy asked if there was enough room for a sidewalk café, Knight said there was enough clearance for this and it had been anticipated when building was designed and, if pursued, the vendor would file applications to secure needed permits for this use. Maddux suggested an ice creamery at this site to replace the recently closed Cone-E Island in 2000 Pennsylvania Ave.

Sacco noted recent articles in the GW Hatchet about the closing of Cone-E Island and One-Stop news and asked if GW had a strategic plan for redeveloping this property. Knight said while there have been retail closings at 2000 Penn, there have also been a number of recent openings including Paul Bakery, Chipotle, and the camera store. With regard to a question as to if 2000 Penn could be converted into more of an exterior/sidewalk facing retail outlet, Knight said the building is historically landmarked which would prohibit it from the extensive exterior renovations that would be needed to convert it into an exterior facing mall and, due to the structure of the townhouses and their structural support walls, reconfiguring the interior is also difficult. On a related topic, Maddux expressed concerns about the recent trend at some DC bars to place sofas/furnishings outside their establishments and cautioned GW to consider how it will address this arrangement if it is proposed for a university-owned establishment.

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 finalizing with a developer for the project. Cora said the legislation has been transferred by Mayor Gray's office to the DC Council and was formally heard at the February 2nd DC Council meeting and an April vote is anticipated. Carnes asked why GW did not mention (when it came before the ANC to discuss this issue) that there would be a difference in value between the property of the existing alley as compared to the property the new alley will occupy. Knight said GW heard about this difference at the same time as the ANC, at the DC Council hearing. She also shared that public alleys in DC were originally created by the District "taking" this land from adjacent land owners, who were not compensated for this land. As a matter of practice, when such alleyways are no longer necessary, the land has been returned to the adjacent property owners. In the case of the Square 77 alley closing, since GW is the only property owner in the square, it is appropriate that the land be returned to GW at no cost. In the case of the alleyway in Square 75, these changes are designed to create a more efficient alleyway that better services all property owners in the Square and is supported by such property owners. It is also important to note that the changes do not result in any loss of land in the public alley. Further, this type of alley closure is common practice and no special or exceptional treatment has been given to the university regarding this case.

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 is ongoing.

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.

At this time, Kahlow brought up her request to have the recent proposal for GW to enter into an arrangement with the Corcoran Museum of Art. Knight said Corcoran and GW are currently in a period of exploration to assess the opportunities of a partnership, and to define a mutually beneficial definitive agreement for this potential historic collaboration. She said that establishing a world-class arts program, in association with the

National Gallery of Art, to continue and strengthen the legacy of the Corcoran (including its College of Art + Design), is an historic opportunity for our students and faculty. Knight confirmed that the internal review process of GW's relationship with Corcoran does include approval by GW's Board of Trustees and the Board would be informed about a range of potential impacts/benefits of this project, including any potential land use implications. Knight disagreed with Kahlow's assertion that this acquisition would violate GW's 2007 FBCP – she confirmed this is not a residentially zoned property and it is not within the boundaries of the 2007 FBCP. Knight said the university made a variety of commitments in its 2007 FBCP to limit its growth into the adjacent residential communities in Foggy Bottom as defined in the plan as the Foggy Bottom/West End area. Through the identification of sites within the campus for future development, the university was able to agree to not purchase residentially owned properties outside of the campus boundaries (as defined in the 2007 FBCP and transition existing off campus undergraduate housing facilities into other uses). This limitation on GW growth was a key commitment delivered within of the 2007 FBCP and one that GW has maintained and fulfilled entirely. She reiterated that GW use of the Corcoran building on 17th Street would not violate the 2007 FBCP since this building is located outside of the Foggy Bottom/West End area as defined in the 2007 FBCP. Further, the 17th Street building is also not residentially zoned, and only residentially zoned properties were the focus of the 2007 FBCP. Carnes asked how the Foggy Bottom and West End neighborhoods are defined by the Zoning Commission in the 2007 FBCP and Knight confirmed it 2007 FBCP as between 19th and 25th Streets. With regard to Carnes' question as to if the Corcoran arrangement violates the "Grow Up, Not Out" philosophy of the 2007 FBCP, Knight said it does not since this would not be adding new development but working with an existing use. Waddell said the university would be willing to present more information to the ANC or at a future meeting of this group once there are more details to be publicly shared. Waddell reiterated that GW is still in the discussion phase on this project and it will further discuss these issues with Foggy Bottom-West End neighbors at a later date if this collaboration is approved.

2c General Campus Development Updates

2c i) Ross Hall new stair tower and utility upgrades: The new Research Center for Neglected Diseases of Poverty on floors 5 and 6 are complete. Work on the Central Utility Plant in the basement levels is ongoing but the boring/excavation work under 23rd Street to connect the Central Utility Plant in Ross Hall to the SEH project is complete. With regard to re-establishing the parking meters in the 2300 block of H Street, Knight said the university was able to restore use of this parking lane (which had been temporarily closed to accommodate project vehicles and deliveries) and DDoT will return these meters to service.

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 said GW Hillel intends to develop its property located on 23rd and H Streets to better serve its mission and has approached the university with a unique opportunity to lease space from GW Hillel to support its construction. In order to support GW Hillel, the university intends to file a minor modification to its first stage PUD to assign a campus life use designation to the Hillel site. With regard to Kahlow's question as to timing of this project, Knight reiterated that this project is not GW's but Hillel's and timing is under Hillel's purview. Kennedy asked for GW to urge Hillel to further work with St. Mary's Church and Knight said this was occurring. Sacco asked if GW would be providing Hillel with swing space and Knight said GW has had conversations with Hillel about accommodating a small amount of space on campus so they can continue to provide core operations during construction of their new building.

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. Cora said work continues on design and finances of this project. She said she expects construction to begin in 2015 with approximately two years to complete. With regard to Kahlow's question as to if GW will enclose the balconies, Knight said that since the building's balconies project into DC public space, there is a limitation as to the percentage of the façade which can be enclosed. Given that, GW has pursued enclosing balconies on the lower levels where it is anticipated more graduate student housing will be situated as opposed to upper floors which will primarily be marketed as faculty housing.

2c iii) Lerner Health and Wellness Center (LHWC) Modification to Make Permanent Additional Users: Cora said LHWC currently operates under a minor modification that allows a limited number of free membership to St. Mary's Court and Church and the adjacent Remington Condo, along with some other users such as School Without Walls students who use the facility for PE classes. She said GW is developing ideas to share with the ANC about potentially expanding those eligible for membership such as allowing summer interns living in GW's residence halls to temporarily join during their stay on campus. Waddell confirmed that up to a maximum of 250 GW alums living in the Foggy Bottom-West End area could also purchase memberships. Kennedy said he is inclined to increasing LHWC's admission policy to community members as a benefit to the neighborhood. Kahlow agreed as long as this would not compete with other area athletic clubs/gyms. Knight said the university also must ensure there is enough space for students to use this space. Maddux asked about GW's provision of parking spaces

to St. Mary's Church and Knight confirmed that this is offered in the parking area beneath LHWC (which is used during workdays as parking for occasional use by faculty and staff).

4) OTHER CAMPUS UPDATES

Levine began his broad overview of upcoming major campus activities by noting that Monday April 7 is the final day of the NCAA tournament in which he hopes GW will be participating. He shared details about other upcoming campus events such as the annual Spring Fling, spring break (which had ended the day of this meeting), and commencement activities leading up to the main commencement event on the National Mall on Sunday May 18.

5) PUBLIC COMMENT

Maddux reiterated her concern about GW tour groups taking up too much room on the sidewalk during the visits by prospective students and their families. Sacco asked about the work done earlier that day by DC Government on 21st Street adjacent the Marvin Center. Knight confirmed this work was due to a water main break which had minor impacts on water service to Lafayette Hall and 2000 Penn. Knight said this was similar to the recent water main breaks along the 22nd Street. In regard to a question as to what responsibility the university has to repair roads adjacent its construction sites, Cora said it was her understanding that this applied to roads that had been replaced within five years of the construction and didn't believe this section of 22nd Street had been upgraded in that time frame

6) SELECTION OF NEXT MEETING DATE

Waddell asked attendees for potential dates to have the next meeting of this group. Knight said she will not be attending the next meeting due to her upcoming maternity leave and asked if this would present a challenge to establishing a quorum since the only five current members of this group are the GW representatives and the 2007 FBCP defines a quorum as five. It was agreed by both university and community members that this would not be a problem since the recent revisions by the Zoning Commission to this amenity of the 2007 FBCP emphasized this group's meetings were to be for discussion purposes and not for voting or taking official positions. As such, the ANC did not feel compelled to officially appoint its members but would continue its practice in recent years of regularly attending these meetings and using them as forum where Commissioners could ask additional detailed questions they might not have time to raise during the ANC's often busy monthly meetings. After this discussion, it was agreed that the second quarter meeting of this group will be Monday June 9, 2014. With no further comments, the meeting adjourned at 7:50 p.m.