

MEETING NOTES for the GW/COMMUNITY ADVISORY COMMITTEE
(As called for in the 2007 Foggy Bottom Campus Plan, Condition P-7)
Meeting #38/Quarter 1/February 13, 2017 – 6:30 pm in Duques Hall Room 360

1)=Welcome & Introductions

The meeting opened at 6:30 p.m. with introductions of individuals supporting GW for the Advisory Committee, including: Bridgette Behling Director of Community Support and Leadership in GW's Center for Student Engagement; Susi Cora, GW Director of Campus Planning; Alicia Knight, Senior Associate Vice President for Operations; GW staff member John Ralls. Representatives of GW's upcoming project at 2100 Pennsylvania Avenue introduced themselves: Vice President of Development at Boston Properties Jake Stroman and Principal at JFW Consulting Jody F. Winter. Following this, community attendees introduced themselves, including: Foggy Bottom Association President Marina Streznewski; Advisory Neighborhood Commissioners (ANC) Patrick Kennedy and Eve Zhurbinskiy; West End Citizen's Association members Barbara Kahlow and Sara Maddux; Foggy Bottom neighbor Susan Armbruster; GW Residence Hall Association President and Vice President - Ali Belinkie and Rachel Metz; GW Student Association Vice President for Operations Cole Ettingoff; GW students Jack Anderson, Lucas Crampton, Robert Dickson, and Finley Wetmore.

2)=Campus Plan and campus development updates

2a) Other 2007 Foggy Bottom Campus Plan initiatives -- 2ai)=Historic Preservation Plan: GW has complied with historic preservation requirements as part of the 2007 Foggy Bottom Campus Plan (2007 FBCP). **Foggy Bottom Campus Streetscape Plan:** District House improvements are completed and there are no other updates at this time.

2b)=Updates on campus development projects - Site 75A on Square 75 (Completion per developer): This site is a commercial investment property located on Pennsylvania Avenue between 21st and 22nd Streets. 2112 Penn is expected to deliver in the second quarter of 2018. The project is continuing on schedule with: concrete framing of the building will reach grade in late-February/early March. From this point on, much of the work being performed will be above-grade. Kahlow asked if there was an update on selection of a retail tenant and Cora confirmed there is not an update at this time. Maddux raised her concern about the sidewalk in front of the Corcoran Hall renovation project which is closed during daily construction hours. Knight shared that since the last meeting she had shared these concerns with the construction team working on this project. Belinkie asked who would select the retail that will be in the 2112 Pennsylvania Avenue project and Cora confirmed this process is being handled by Skanska Development, who will work with a commercial broker as the project gets nearer to completion.

2c)=General GW updates

2ci)=GW Hillel building including associated zoning and regulatory approvals associated with GW's proposed long-term tenancy in newly proposed developed GW Hillel building:

Cora shared that it is GW's understanding that St Mary's Church and WECA are appealing the zoning order. Kahlow said the church and WECA jointly filed a case with the Court of Appeals and are waiting for an oral court argument.

2cii) District House venues include Peet's Coffee, Wiseguy NY Pizza, Beef 'n' Bread, Chick-fil-A, GRK Fresh Greek and Sol Mexican Grill. Aall but two venues are currently open. Sol Mexican and Chick Fil A will open later this month. Knight confirmed that the public hours for operation are 6am-10pm and after 10pm the space is limited to GW students.

2ciii) New venue at Duques Hall – Point Chaud will be opening on Wednesday of this week on the first floor of Duques Hall.

3) Update on proposed redevelopment at 2100 Pennsylvania Avenue

Knight began by saying she hoped this evening's presentation would give attendees an overview of the proposal as well as to gain input from those present on the project and answer questions. She said there would be additional presentations at meetings in coming weeks of Foggy Bottom Advisory Neighborhood Commission 2A, Foggy Bottom Association, the President Condo and West End Citizens Association.

Knight said GW maintains an investment portfolio of commercial office buildings that are held as part of its endowment and the revenue from which are used to fund the academic mission of the university. Among these investment properties is 2100 Pennsylvania Avenue.

GW has entered into an agreement with Boston Properties to redevelop the existing building under a ground lease, similar to what was done at The Avenue by Boston Properties as well as the project that is currently under construction by Skanska at 2112 Penn.

Knight said when GW reached out to the development community regarding the potential for creating a new landmark building and "place" at this location, the response was tremendous. The university had a number of selection criteria for selecting a developer, but the success at The Avenue was definitely a component of GW's excitement about selecting BP for this project. Knight said GW and the community have been quite receptive to the other project with which the university partnered with Boston Properties (The Avenue in the early 2000s) and anticipates this project will be equally beneficial to the neighborhood, GW and DC as a whole, and we could not be more pleased with the result. She said the opportunity to reinforce and expand the retail on I Street and improve the eastern boundary of GW's campus on Pennsylvania Avenue is immense.

Knight then gave an overview of the block on which the site is located which includes 2100 Penn, Rice Hall, Lot 869, President Condo, Medical Faculty Associates, and the currently under construction 2112 Penn project. She said this project seeks redevelop a portion of the campus plan, site 75B/the portion that is occupied by Rice Hall now, as commercial/investment use and combine this site with the existing lot of 2100 Pennsylvania Avenue. This would split the existing campus plan site 75B into two pieces – the commercial/investment component to be combined with 2100 Penn (to the east of the existing alley) and "Lot 869" (west of the alley) which would be retained for future academic/administrative uses. As a result, GW will be seeking a campus plan and PUD amendment to accomplish this project.

With regard to relocation of existing site tenants, Knight said 2100 Penn tenants have been aware of GW's intention to one-day redevelop and their leases provide GW with a mechanism to do so. She said the university is working with tenants, where possible, to identify the potential for relocation to GW-owned properties. With regard to relocation Rice Hall tenants, the university is in the process of completing a planning study for relocation of functions in this building to other locations on the Foggy Bottom, Mount Vernon and VSTC campuses. She said while the process is underway, she could share that the university does not plan to construct a new building for these uses or repurpose existing "student spaces" (such as 4th floor of Marvin) for these functions. Knight said it is planned for Rice Hall to be vacated by the end of 2018 and 2100 Pennsylvania Avenue by June 30, 2019.

Kahlow raised a concern about the precedent of re-zoning this site to C4 and Knight said she is aware there is precedent for C4 on the south side of Pennsylvania Avenue such as at 2112 Penn and the university feels the zoning of this project is substantiated by DC's Comprehensive Plan for land use. Kahlow asked why it would be beneficial to include Eye Street in this project and Knight said this would be vital to extending the Eye Street Retail Corridor from The Avenue to 2000 Pennsylvania Avenue Shops, which was discussed at length and agreed upon during the approval process for the 2007 FBCP.

Next, Jake Stroman of Boston Properties shared a series of renderings of the conceptual plans for the building and some anticipated building features: height of up to 11 stories/apx. 130 feet at highest point and down to 110 feet on Eye Street; 330-350 parking spots (existing 2100 Penn building has apx. 250) with parking access via Eye Street; and loading access via shared public alley west of property. Stroman said Boston Properties was working with the same architecture firm, Pelli Clarke Pelli, as it had on The Avenue and the building design's streamlined forms, curved glass and other features help

distinguish the exterior façade. With regard to potential retail tenants, Stroman noted the success Boston Properties had with The Avenue and is hopeful the new tenants would combine with The Avenue and 2000 Penn to enhance the Eye Street Retail Corridor. He said there had already been significant initial interest in the retail space at this site. He noted the potential 20' sidewalk setback on Eye Street plus potential expanded ceiling heights in retail area could create an area quite desirable to tenants and customers.

With regard to a question as to grade change in the site's area, Stroman said there is an apx. 12' grade change between corner of 21st and Penn and the southwest corner of the building. With regard to a question from Cole Ettingoff of the Student Association as to affordable retail options at this site, Stroman said Boston Properties is open to ideas and this would be considered as the y proceeded. In response to Ettingoff's question about relocation of existing tenants, Knight said the university would work with existing to tenants to relocate them in the area, to the extent possible. Belinkie of GW's Residence Hall Association asked about traffic and pedestrian studies and Stroman confirmed Wells & Associates would be doing this analysis. In response to questions from Commissioner Kennedy, Stroman confirmed they would be working with DDOT re potential curb cuts associated with this project and Capital Bikeshare as to relocation of existing facility within the immediate area.

4)=Other campus updates/Recent/upcoming major campus activities.

Behling gave updates regarding Off Campus Student Affairs shared an overview of recent and upcoming major campus activities, including the Feb 7 Off Campus Student Affairs Fair which had information about "how to be a good neighbor" and information for tenants to share with students about this. He also noted the continuation of ongoing weekly trash walks and as well as reminders to students re how to "be a good neighbor" during inclement weather and at end of the school year. And, Germaine announced important spring semester dates: President's Day - no classes 2/20; Spring Break (no classes)Monday, March 13 - Saturday, March 18; Spring Fling concert on April 1 in University Yard; Last Day of Classes=Monday, May 1; Make-Up/Reading Day, May 4, 5; Final Examinations, Monday, May 8 - Tuesday May 16; Commencement Weekend--Thursday, May 18 - Sunday, May 21.

5)=Public Comments

Belinkie and Zhurbinskiy raised the issue of a crosswalk in the midblock of 2200 H Street due to the high pedestrian/vehicular activity in this block and other factors such as the existing sidewalk, which is not located in an area most frequented by pedestrians. Cora shared that GW has made several recommendations to District's Department of Transportation (DDOT) for traffic-calming and pedestrian-guiding measures, but these have not been approved. Streznewski and Kennedy both agreed the current crosswalk is not in an ideal location and also asked about the feasibility of installing a traffic light at 22nd and H Street.

6)=Selection of date for meeting #39 of this group in 2nd quarter (April-June) of 2017

It was agreed the tentative date of the next meeting would May 11, 2017 in advance of ANC 2A's monthly meeting later that month.