

GW COMMUNITY ADVISORY COMMITTEE
(Per Condition P-7 of the *2007 Foggy Bottom Campus Plan*)
Meeting Minutes

Meeting #41 (Quarter 4) – Room 451 Monroe Hall
Monday, November 13, 2017@ 6:30 pm

1.-Welcome & Introductions

The meeting opened at 6:30 p.m. with introductions of individuals supporting GW for the Advisory Committee, including: Susi Cora, GW Director of Campus Planning; Alicia Knight, Senior Associate Vice President for Operations; Bridgette Behling, Director, Center for Student Engagement; Renee McPhatter, Assistant Vice President of Government and Community Relations and GW's new Director of Community Relations Kevin Days. Also in attendance were: GW students Robert Dickson, Jules Deridata, and Finley Wetmore as well as GW staff Maralee Csellar and John Ralls. The Foggy Bottom Advisory Neighborhood Commission 2A was represented by Commissioner Eve Zhurbinskiy and Executive Director Peter Saaco; the West End Citizens Association (WECA) was represented by Barbara Kahlow and Sara Maddux; and the Foggy Bottom Association (FBA) was represented by Marina Streznewski.. Also attending was Foggy Bottom resident Susan Ambruster.

2.-Campus Plan and campus development updates

2a.-Other 2007 Foggy Bottom Campus Plan initiatives: *i.-Historic Preservation Plan:* As previously reported GW has complied with historic preservation requirements as part of the 2007 Foggy Bottom Campus Plan (2007 FBCP). *ii.-Foggy Bottom Campus Streetscape Plan:* Streetscape improvements on the west side of 23rd between G and H Streets. The project team is working on resolution on District's Department of Transportation's (DDoT) required traffic management plan to maintain a pedestrian walkway on 23rd Street.

2b.-Updates on campus development projects:

2bi.-Site 75A on Square 75 (2112 Penn Ave): This site is a commercial investment property located on Pennsylvania Avenue between 21st and 22nd Streets. 2112 Pennsylvania Avenue is expected to deliver in the third quarter of 2018. The curtain wall façade installation is nearing completion as is the installation of the rear façade. PEPCO will continue to be in the vicinity of the rear of the building and alley doing work periodically over the next 30 days or so. The sidewalk in front of the building along Pennsylvania Avenue will be closed for site work. This is mainly for pedestrian safety and will tentatively start in December and go through January. Kahlow asked for a retail update and Cora said she believes it is still too soon for Skanska to provide this update and, generally, retail tenants are secured further along in the construction schedule.

2bii.-Site 75B on Square 75 (2100 Penn Ave): Since signing the Development Agreement in December 2016, Boston Properties has been actively engaged in designing the new building and coordinating with GW to engage city agencies and community groups. Boston Properties representation Jake Stroman provided an update on the project at the last meeting: that BP is planning for a 400,000 SF building with the goal of LEED Gold under version 4, with an estimated building delivery in 2022.

Kahlow stated concerns about a proposed relocation of the existing retail establishments and she hopes Boston Properties would consider placing these in Eye Street. Kahlow also expressed concern about proposal to move the bus stop from its current location at the southeast corner of Pennsylvania Avenue and Knight clarified that the transportation consultant confirmed the bus stop would move only a matter of feet to improve safety via a better separation distance from the existing crosswalk.

2c.-General GW updates

2ci.-GW Hillel – As presented at last quarter's meeting Hillel's team continues to work through discussions with the community and DC agencies in the development of their new building. Kahlow

asked if there have been any project updates and Cora said she believes that they are working through design revisions. In response to a question from Kahlow, Knight said her understanding is that the Court of Appeals review was concurrent with Hillel's design revisions.

2cii-Selection of Cushman & Wakefield to assist with search for a real estate investor/developer to enter into a long-term ground lease of 2000 Pennsylvania Ave., NW -- Knight shared that the university has engaged with Cushman & Wakefield to solicit interest in the real estate community for a long term ground lease for 2000 Pennsylvania Avenue. Knight said that, given this is an occupied building, it is not currently anticipated that the building would be demolished and redeveloped. Kahlow asked if new operator would terminate any of the existing retail leases and Knight said that the leases would be managed by the ground lease holder.

Sacco asked if there were any updates as to leasing out the former Kinkead's space. Knight said that GW is in process of finalizing negotiations with a potential new dining vendor. Knight also noted that two other dining vendors have opened in 2000 Penn – Laoban Dumplings (in space formerly held by Bertucci's carryout) and Bindaas in the space formerly occupied by Johnny Rockets.

Kahlow also asked if there were any updates as to potential relocation of vendors in 2100 Pennsylvania that will need to relocate when work begins on the new development. Knight said GW is in conversation with three of the current retailers in 2100 Penn and working to identify if there are any retail possibilities for them in 2000 Pennsylvania.

Sacco asked if there was an opening date for Panera on the ground floor of the Marvin Center and Knight said it has not been announced but it is anticipated it will be at the start of the spring semester.

2ciii-Annual compliance report - Cora said the Fall Compliance report is due to be released on November 20 and numbers to date are in compliance. Maddux asked Knight if we could change the wording on the annual 1957/1959 E St Compliance Report about the amenities related to the 1957/1959 E Street project so as to reflect the successful completion and Cora later confirmed with Maddux that wording to this regard already exists in the annual report. Kahlow asked if there were any additional development projects in the planning stages and was joined by Maddux in expressing concerns that GW has moved its assets into "ground lease" projects. Knight clarified that with the exception of the Rice Hall site the commercial redevelopment has occurred on parcels that were already designated as commercial or investment properties. At this time there are no new development projects in planning.

3-Campus Plan and campus development updates

3a.-Other campus updates: Behling shared the following important dates: Dec. 11=last day of classes and midnight breakfast in District House; Dec 12=reading day; Dec. 13-21=final exams; Dec 21=residence halls close; Jan 13=residence halls reopen; Jan 16=first day of classes for spring semester. Behling also shared that during the week of November 17 a message will be sent reminding Off Campus Students about Quiet Zone and securing your home when you are out of town.

4-Public Comments

Maddux shared her concerns about the recently introduced pilot program of the DC Government to give dockless bikes a trial run and Zhurbinskiy said there would be a joint town hall the first week of December for various Ward 2 ANCs on this topic. Maddux also raised her concerns about rodents and Cora gave an overview of GW's extensive abatement efforts regarding this.

5.-Selection of date for meeting #42 of this group in 1st quarter (Jan-March) of 2018

The date selection was tentatively suggested for the standard meeting time before a monthly ANC 2A meeting, in this case **Tuesday February 20**.