

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

Meeting #45 (Quarter 4) – Room 113 Monroe Hall
Monday, November 26, 2018 @ 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: Alicia Knight, Senior Associate Vice President for Operations; Susi Cora, Director of Campus Planning; Christine Anthony, GW's Office of Student Rights & Responsibilities; Kevin Days, Director of Community Relations. GW staff attendees were Maralee Csellar, John Ralls, and Karen Zinn; The Foggy Bottom Advisory Neighborhood Commission (ANC 2A) was represented by Commissioners Florence Harmon and James Harnett, Vice Chair Patrick Kennedy, ANC 2A Executive Director Peter Sacco and ANC Chair William Kennedy Smith; The West End Citizens Association (WECA) was represented by Barbara Kahlow and Sara Maddux; Foggy Bottom residents included Susan Armbruster and Joseph Askwirth; other attendees included, Frederick Rothmeijer of MRP Realty and Caroline Frederick of Ayers Saint Gross (ASG) Architects.

2=Update from MRP Realty on 2000 Pennsylvania Avenue

Fred Rothmeijer from MRP Realty presented the proposed plans for 2000 Pennsylvania Avenue, which was acquired by MRP earlier in 2018. He said MRP has been working with Gensler Architects as to plans for interior and exterior (ground floor) renovations. He said inspiration for the new food hall to be created on the ground floor came from the fact that this site was once home to DC's "Western Market" (part of the network of public markets that existed into the late 19th/early 20th centuries) before it was replaced in the 1800s by the townhouses that exist today.

Regarding proposed exterior renovations, Rothmeijer said there was a desire to enhance paint schemes (e.g. the structure housing Bindaas Restaurant has the same color for cornices, windows, and exterior finishes as opposed to contrasting colors), as well as upgrades to the exterior lighting and entrances so they are all more noticeable and create a more lively retail presence on Eye Street. Rothmeijer shared that MRP has been working with DC's Office of Historic Preservation to ensure all proposed changes are compliant with the historic designation of this site. He said the three enhanced entrances on Pennsylvania Avenue will occur on buildings which are not actually historic but added later to the row of townhouses to create the appearance of a complete block of townhome facades. He noted that the exterior of a new 20th Street entrance would also be changed so as to highlight this new building access point.

Regarding existing retail tenants, Rothmeijer shared:

- The Lindy's property has been acquired and incorporated into the 2000 Penn property for which MRP has a ground lease. He said they are proposing to remove the current rear outdoor café (enclosed by a white stockade fence) and this would allow for the new 20th Street pedestrian entrance he previously mentioned.
- As has been shared at previous Advisory meetings, Duke's Grocery (on the first floor of the former Kinkead's space and also to include outdoor seating) would be opening in 2019.

- Rothmeijer confirmed for Commissioner Kennedy that Steven the Tailor on the westernmost end of the row will continue to operate and is not being impacted and that CVS will continue in its long-term lease.
- Although the parent company of Bertucci's has declared bankruptcy, the chain was acquired by Planet Hollywood who will hold the lease through 2020.
- Rothmeijer said the UPS Store lease runs through 2021 or 2022
- MRP is working with ProPhoto to relocate them into the space currently used by the soon-to-be-vacating Keepers.
- When asked if Rothmeijer/MRP were concerned about the upcoming retail to be included in the 2100 Pennsylvania Avenue (to be completed in 2021) would be too much competition and he said they did not view this or other area retail as detracting from their presence but rather enhancing it.

Regarding interior renovations, Rothmeijer said they are focusing on making the atrium bridges and soffits less bulky so as to increase light and visibility as well as upgrading some current interior features (e.g. shutters) and creating more space for the proposed "Western Market" food hall (similar to DC's Union Market or NYC's Chelsea Market).

With regard to a question as to any zoning modifications would be needed, Rothmeijer said that a Modification of Consequence will be filed with the Zoning Commission after MRP meets with community groups and he expects the modification's review to be an approximately three-month process. He said MRP had been working extensively with DC's Office of Planning and also that MRP would present at the December 1 meeting of the West End Citizens Association and the January meeting of ANC 2A.

Maddux and Kahlow asked questions as to how MRP would handle the issue of parking for bikes and scooters as well as the Capital Bikeshare currently at 21st and Eye Streets. Kennedy suggested installing additional outdoor bicycle parking racks. Sacco asked if MRP would create a new streetscape plan for this site and Rothmeijer indicated most of the changes were not related to landscaping but creating more opportunities for outdoor seating (e.g. extending Bindaas' current public seating from 20th Street around to the Pennsylvania Avenue façade). Maddux also asked how MRP would maintain adequate sidewalk coverage and Rothmeijer said they would maintain surfaces consistent with existing conditions. Askwirth noted that at the intersection of 22nd and Eye (two blocks east of 2000 Penn) there are a number of crosswalks in need of repair and Kennedy confirmed that this intersection will be upgraded and also a traffic light will be installed at 21st and Eye Streets – both as part of the amenities related to the 2100 Pennsylvania Avenue development. Askwirth also shared his concern as to the proliferation of dockless scooters. Kennedy added that this is a more universal issue that goes beyond this property/development and should be addressed by the DC Government. Rothmeijer also shared that the existing terrace on the 20th Street side rooftop of the building that is currently being used by one soon-to-vacate tenant will be repurposed to create a communal space to be used by all building tenants and that existing trees in the rooftop outdoor spaces will remain.

3=Introductory information on the proposed new Sq. 101 student residence hall

Knight began the presentation by noting that at the last Advisory meeting it was shared GW is looking at housing for first year students including both:

- A new residence hall at 20th and H Streets to house apx. 320+ students
- Logistics for a future renovation of Thurston Hall which currently houses 1000+ students

Knight said that GW President LeBlanc has made improving the student experience a priority and, in particular, the experience of first year students. Given that, the design of the proposed residence hall and the renovation of Thurston Hall will create spaces where first year students can interact with other students and not just spend all their time in their rooms. Related to this, Knight shared that GW is earlier in the process of renovating Thurston Hall and still working on initial pre-planning, but wanted to update the community of this renovation since it is being considered in tandem with the proposal for a new residence hall. She said this issue, along with how to accommodate relocation of the 1,000 students during construction, would be discussed at upcoming meetings of this Advisory Committee. She said both projects align with GW President LeBlanc's focus on improving housing for first year residents as well as creating community spaces that enhance the student experience. Knight shared that GW is socializing concept drawings of the new residence hall - to be built on Square 101 - with leaders from student organizations including GW's Student Association and Residence Hall Association as well as the students in each building holding the position of Resident Advisors.

Carolyn Frederick, from Ayers Saint Gross (ASG) Architects shared initial concept drawings new student residence hall on Square 101. She began by sharing site logistics including location/surrounding properties/current uses. She said current plans are for 10 floors above ground and 2 below with residence units consisting of 2 bedrooms with a shared bath for 4 students for a total of approximately 230 new beds. The current concept is for student communal space to include two-story "lofts" at the end of floors with a staircase that connects the community space on each of the floor to another floor. She said the communal space would include space to lounge, study, and cook/prepare meals.

The main entrance is currently planned for H Street across from University Yard. The corner of the building on 20th and H is anticipated to be a small retail space of approximately 1500 square feet that would be ideal for a "grab-and-go" type food venue (though this space use could change and any vendor selection would not occur for a few years). Knight said the potential retail space would be roughly in size of Carvings Deli in Potomac Hall. Frederick stressed all designs (including exterior finishes) she was sharing were preliminary/concepts and will almost certainly change as feedback is incorporated in coming months and before a final proposal is submitted to the Zoning Commission. Kennedy shared his thoughts that this residence hall will enhance the pedestrian traffic flow on this part of campus.

Knight said this project is proposed as a 90' building that complies with all requirements in the 2007 FBCP including use, density, height, and FAR. Knight said the proposed timing is for a spring submission to the Zoning Commission and would likely be able to confirm these details at the next meeting of this Advisory committee with a final goal of opening the new residence hall in fall 2022.

4=Campus Plan and campus development updates

4a.-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: Cora said the streetscape work has been completed as part of the H Street crosswalk improvements.

4b.-Updates on campus development projects:

4bi.-Site 75A on Square 75 (2112 Penn Ave): This site is a commercial investment property located on Pennsylvania Avenue between 21st and 22nd Streets being developed by Skanska USA and was delivered earlier this year. Skanska has announced that North Italia (an

upscale Italian restaurant) and Flower Child (more informal with menu options including organic, gluten-free, and vegetarian/vegan dishes) have both signed leases for the commercial space in this building and are anticipated to open in early 2019. Also, the law firm of Cleary Gottlieb will relocate from 2000 Penn to this building.

4bii-Site 75B on Square 75 (2100 Penn Ave): The development consists of a 420,000 square foot trophy office building and 30,000 square feet of neighborhood-serving retail. Rice Hall staff will be relocated by the end of 2018 and 2100 Penn will be vacated mid 2019. 1922 F Street (formerly known as Old Main) is where a large number of Rice Hall staff will relocate and it is currently under interior renovation as is 1918 F Street (former offices for Alumni Relations). There are no updates as to potential new retail at this site as it is too early in the process.

4c.-Update re GW Hillel including zoning and regulatory approvals associated with GW's proposed long-term tenancy in proposed developed GW Hillel building –Cora shared there are no new updates from previous meeting and as previously reported Hillel's team continues to work on mobilization plans and permits.

5=Campus Plan and campus development updates

Knight said that GW would be doing a temporary mural in the 2100 block of Eye Street that will be painted Nov. 29 in Marvin Center's Grand Hall and then installed on the Eye Street frontage of the fence enclosing the green space between President Condo and Rice Hall.

With regard to Foggy Bottom Grocery, Kahlow said she has been pursuing a FOIA request as to the rear exterior storage shed and whether the current two sheds are permissible since they are unsightly. Kahlow also asked for GW's position on the proposal by the building owner to create a third-floor café of FoBoGro. Knight said GW is talking with the tenant about the recent article in GW's student newspaper on this topic and that GW has asked for the owner to share a copy of this proposal so it can be reviewed to see if it is compliant with zoning and terms of the lease. Knight confirmed that the university will share, via the Office of Community Relations, once it has completed its review of the proposal by the new owner of FoBoGro. Maddux also asked if there was going to a proposal to DC's Historic Preservation offices (HP) or Commission on Fine Arts (CFA) for building alteration. In response to a question about FoBoGro's previous proposal to renovate the third floor balcony, Knight said GW became aware of this application for repair and modification of exterior rear deck adjacent the third floor after it had been submitted and she had asked for it to be removed from CFA's approval process since this had not been previously discussed with the university. With regard to Kahlow inquiries about a storage shed and other materials in the rear yard of the establishment, Knight said the university is looking into this issue to see if it is compliant.

Anthony shared an update on GW's current work to enhance its "Code of Student Conduct and the Statement on Student Rights and Responsibilities" (aka "Student Code of Conduct or SCC) which went into effect 10-15-18 and addresses issues related to off-campus student behavior. Anthony noted this process was undertaken since GW had not conducted a review in some time of its SCC and that review of the revised proposal will become an annual/ongoing process. Anthony said these changes enhance text regarding off-campus student behavior by clarifying that GW does have oversight of off-campus student actions. Anthony said the new online reporting form is the best way to report instances of inappropriate off-student conduct. Anthony said that feedback from community is welcome and can be provided online at <https://studentconduct.gwu.edu/code-student-conduct>.

6=Public Comments

-Maddux asked for removal of outdated temporary “no parking” signs, including on 21st Street and also shared concerns with pedestrians texting while walking and riding dockless bicycles/scooters on sidewalks. Days said that while this is a DC Government issue, GW also recognizes the importance of these messages and is incorporating messaging on these topics in future student outreach.

-Kahlow asked GW to continue its work with regard to Shabbat services being hosted at off-campus residence (2522 Eye Street) by an entity not officially part of GW but that provides services to GW students. Knight confirmed the person hosting events is not an employee of GW but does serve as an advisor to a student group, GW Chabad, and that GW does not own and is not affiliated with this property. Kahlow also shared her ongoing concern with the use of 2522 Eye Street by a non-profit that provides services used by some students in GW’s Jewish community. Days shared that he had, via GW’s Office of Student Experience, offered on-campus space to the students so that their events would not have to be held at this off-campus site. Days confirmed that he would again offer GW Chabad students an alternate location to meet.

-The was an extended discussion on recent change of ownership of the Foggy Bottom Grocery (aka FoBoGro) to Cathy Martens who assumed management of the property in the summer.

-Cora also shared that GW’s fall compliance report has been posted online as well as the Community Concern Report for the previous academic year and Days agreed to share a link to the community concern report with Kahlow.

-Kahlow and Maddux shared concerns with the recent proposal by GW Hospital (majority operated by United HealthCare) to increase beds. Maddux communicated her opinion that the arrangement with UHC was unfair to the university and Kahlow shared her thanks for a recent letter by GW senior officials outlining the university’s opposition to the proposed expansion.

-Sacco expressed his appreciation for GW’s recent completion of the new pedestrian mid-block crosswalk in the 2000 block of H Street.

7.-Selection of date for meeting #46 of this group in 1st quarter (Jan-Mar) of 2019

The date selection was tentatively confirmed for the standard meeting time of holding meeting before a monthly ANC 2A meeting, in this case Monday March 18, 2019 in advance of the ANC’s March 20, 2019 meeting. With no further comments the meeting was adjourned.