

October 18, 2023

VIA IZIS

Sharon Schellin, Secretary
D.C. Zoning Commission
Office of Zoning
441 4th Street, NW, Suite 200-S
Washington, DC 20001

Re: **Application of the George Washington University (the “University”) for an Amendment to the Campus Plan, Modification of a First-Stage PUD, Second-Stage PUD, and a Modification to an Existing Further Processing for the Smith Center Addition at the Foggy Bottom Campus**

Dear Ms. Schellin:

On behalf of the University, enclosed please find an application for an amendment to the University’s 2007 Foggy Bottom Campus Plan (“**Campus Plan**”), a modification of the University’s First-Stage Planned Unit Development (“**PUD**”), approval of a Second-Stage PUD, and a modification to an existing further processing approval. The zoning actions will facilitate the renovation and construction of a minor addition to the Charles E. Smith Center to accommodate a dedicated practice court and related facilities for the men’s and women’s basketball teams.

The application package meets the filing requirements detailed in Subtitle Z, Chapter 3 of the Zoning Regulations, and includes the following materials:

- Exhibit A Form 100;
- Exhibit B Agent Authorization Letter;
- Exhibit C Surveyor’s Plat;
- Exhibit D Property Owners’ List;
- Exhibit E Notice of Intent to Surrounding Property Owners and Certificate of Notice;
- Exhibit F Transportation Statement;
- Exhibit G FAR Report;

- Exhibit H Foggy Bottom Campus Plan Compliance Report;
- Exhibit I Streetscape Plan Progress Report;
- Exhibit J Off-Street Parking Census;
- Exhibit K Transportation Management Plan Status Report;
- Exhibit L Certificate of Presentation to Advisory Committee and Meeting Minutes;
- Exhibit M List of Outsourcing Activities;
- Exhibit N Proposed Plans;
- Exhibit O Comprehensive Plan and Racial Equity Analysis; and
- Exhibit P Zoning Map.

Two sets of preprinted labels for the surrounding property owners and parties, and a check for \$10,920, which represents the filing fee in this matter (\$6,500 filing fee for amendment of the Campus Plan, \$3,250 filing fee for further processing of the Campus Plan, \$520 filing fee for the modification of the first-stage PUD, and \$650 filing fee for the second-stage PUD) will be sent under separate cover.

Please feel free to contact Dave at (202) 721-1137 if you have any questions regarding the above. We look forward to the Commission's consideration of this matter at an upcoming public hearing.

Respectfully Submitted,

/s/ David M. Avitabile
David M. Avitabile

/s/ Lee S. Templin
Lee S. Templin

Enclosures

Certificate of Service

The undersigned hereby certifies that copies of the foregoing documents were delivered via electronic mail to the following addresses on October 18, 2023.

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/s/ Lee S. Templin
Lee S. Templin

THE GEORGE WASHINGTON UNIVERSITY
CHARLES E. SMITH CENTER ADDITION



BY THE GEORGE WASHINGTON UNIVERSITY

APPLICATION TO THE
DISTRICT OF COLUMBIA ZONING COMMISSION FOR REVIEW AND APPROVAL OF
CAMPUS PLAN AMENDMENT, MODIFICATION OF A FIRST-STAGE PUD, SECOND-
STAGE PUD APPROVAL, AND MODIFICATION OF FURTHER PROCESSING
APPROVAL

OCTOBER 18, 2023

DEVELOPMENT TEAM

Applicant	The George Washington University 1918 F Street NW Washington, DC 20037
Architect	DLR Group 701 8 th Street, NW, Suite 700 Washington, DC 20001
Transportation Engineer	Wells & Associates 1110 Bonifant Street, Ste 210 Silver Spring, MD 20910
Civil Engineer	Wiles Mensch Corporation 11860 Sunrise Valley Drive, Suite 200 Reston, VA 20191
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EXHIBITS

<u>Description</u>	<u>Exhibit</u>
Compliance with Second-Stage PUD Requirements	Included herein
Application Forms	A
Agent Authorization Letter	B
Surveyor's Plat	C
Property Owners' List	D
Notice of Intent to Surrounding Property Owners and Certificate of Notice	E
Transportation Statement	F
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I. INTRODUCTION

A. *Summary of Requested Action*

This statement and the attached documents support the application of the George Washington University (“**University**”) to the Zoning Commission for review and approval of an amendment to the University’s 2007 Foggy Bottom Campus Plan (“**Campus Plan**”) and a modification of the University’s First-Stage Planned Unit Development (“**PUD**”) (together, “**Campus Plan/PUD**”) as well as a Second-Stage PUD and modification to an existing further processing approval. The zoning actions will facilitate the renovation and construction of a minor addition to the Charles E. Smith Center (“**Smith Center**”) to accommodate a dedicated practice court and related facilities for the men’s and women’s basketball teams (“**Project**”). Although the Project will increase the gross floor area of the Smith Center by only approximately 1,485 net square feet, (a percentage increase of approximately 2.3%), based on guidance from the Office of Planning, the University is processing the additional density as a second-stage PUD, which then triggers the requirements to amend the Campus Plan and First-Stage PUD to make the Smith Center a “Development Site.”

The affected property is known as 600 22nd Street NW (Square 57, Lot 56) (“**Property**”). The Property is located in the RA-4 Zone District and within the boundaries of the Campus Plan/PUD. The Property is designated for residential/campus life/athletic uses under the Campus Plan/PUD. The Smith Center received further processing approval from the BZA in 1973 pursuant to BZA Application No. 11297. The Property is not designated as a development site in the Campus Plan/PUD for the Foggy Bottom campus. The U.S. Commission of Fine Arts also reviews the Project under the Shipstead-Luce Act.

To implement the proposed project, the University proposes the following zoning actions:

- An amendment to the Campus Plan and modification to the related First-Stage PUD to designate the Property as a “Development Site”;
- Second-stage PUD approval of the proposed Project; and
- Modification of the existing further processing approval to accommodate the Project.

Approximately 1,485 net new square feet of gross floor area devoted to university use will be created as a result of this application.

This PUD application is consistent with the District of Columbia Comprehensive Plan, D.C. Law 24-20, 10A DCMR (Planning and Development) § 100 et seq. (2021), as well as numerous goals and policies of the District of Columbia and the Foggy Bottom Campus Plan. The Property is located in the Institutional Land Use Category on the Future Land Use Map and the Generalized Policy Map. This Project will benefit the District by furthering public benefits and project amenities outlined in the Campus Plan / PUD, including sustainable design elements in new construction and landscape improvements in the public right-of-way. The University will use the second-stage PUD process to achieve relief from the lot occupancy provisions of the Zoning Regulations.

Submitted in support of this application are completed application forms, copies of the notices of intent to file the zoning actions, which were mailed to surrounding property owners and parties (with the certification of mailing and list of property owners), architectural drawings, plans, and elevations of the proposed project, and a map depicting the Zone Districts for the property and surrounding area. As set forth below, this statement and the attached documents meet the filing requirements for a modification of significance to an approved Campus Plan and related First-Stage PUD, second-stage PUD application, and a modification of significance to an

approved further processing application under Subtitle Z Sections 300 and 700 of the District of Columbia Zoning Regulations.

B. The Applicant

The Property is owned by the George Washington University. The University, which was founded in 1821 and has been located in the Foggy Bottom neighborhood since 1912, combines the resources of a major international research university with the dynamics of a vibrant, urban setting in the heart of the nation’s capital. GW’s location is key to its mission and critical to its success, as the opportunities and resources surrounding the campus attract outstanding students, faculty, and staff to GW and also help shape some of the University’s most successful academic, research, and clinical programs. By capitalizing on its location, GW delivers an educational experience that is distinctive and rewarding – encouraging students to take advantage of opportunities in international finance, public policy, democratic governance, and many other pursuits that are truly unique to DC.

C. Project Goals and Objectives and the Benefits of Using the PUD Process

Consistent with the goals of the approved Foggy Bottom Campus Plan and related First-Stage PUD, additional density on the Foggy Bottom campus is processed as a PUD. The intent of this requirement was to ensure design review over major new construction and substantial renovations resulting in meaningful net increases in density. The Project increases the gross floor area of the Smith Center by approximately 2.3% and only affects a portion of the interior floor area of the building; however, based on guidance from the Office of Planning, the University concluded that the Project should not proceed for consideration as a “minor deviation” under

Subtitle A, Section 304 or as a “minor renovation” under Condition P-2 of the Campus Plan/PUD Order, but rather as a second-stage PUD under the Campus Plan/PUD. Accordingly, the PUD process is an appropriate way to effectuate the proposed Project in a manner that is consistent with the Zoning Regulations and the Campus Plan / PUD.

The PUD process outlined in Subtitle X, Chapter 3 of the Zoning Regulations serves as an appropriate development tool for the Project, as the PUD structure allowed for the implementation of the University’s “grow up, not out” strategy as well as the provision of meaningful public benefits and other commitments in exchange for the additional density and flexibility gained from the PUD process. Further, the PUD process provides the community and District agencies with the tools needed to ensure that the Project is well-designed and best meets the needs of the community while making sure that the density and uses are appropriate and the architecture is compatible with the surrounding neighborhood.

D. Development Timetable

The University intends to begin construction of the Project in October 2024 with completion in August 2025.

II. OVERVIEW OF THE FOGGY BOTTOM CAMPUS PLAN AND FIRST-STAGE PUD

In the Campus Plan/PUD Order, the Commission approved a new Campus Plan for the University's Foggy Bottom Campus as a means to provide for predictable, planned growth consistent with surrounding development patterns and guided by smart growth and transit-oriented development principles. The proposed Campus Plan incorporated a development plan, known as "Grow Up, Not Out," in reference to an effort to accommodate the University's forecasted academic and student housing needs within the existing Campus boundaries. The Campus Plan calls for increased density targeted at specific development sites within the Campus boundaries that are generally concentrated towards the core of the Campus, away from residential areas. The additional space is required to advance the University's academic mission and enhance the quality of its educational programs through new facilities that will address evolving technological and academic program needs as well as increase the number of on-campus beds.

In conjunction with the Campus Plan, the University sought and received First-Stage approval for a PUD for the Foggy Bottom Campus. The approved First-Stage PUD identifies 16 development sites referenced in the Campus Plan as future Second-Stage PUD projects, and it identifies the uses, height, gross floor area, and lot occupancy for each Second-Stage PUD development site. In addition, a PUD-related Map Amendment for many of these development sites was approved in conjunction with the First-Stage PUD. These sites and uses were individually evaluated and selected based on each site's current use and condition, suitability for redevelopment, existing campus use patterns, and the University's overall forecasted space requirements. The Commission recognized that the campus-wide PUD would provide certain project amenities and public benefits, including an advisory committee to foster communication

between the University and community representatives, streetscape improvements, sustainable development features, commitments to historic preservation and neighborhood-serving retail activity on certain portions of the Campus, construction of below-grade parking at various sites dispersed through campus, and off-campus commitments, all of which were determined as part of the First-Stage approval.

Since the approval of the Campus Plan/PUD in 2007, the University has moved forward with the implementation of many of the proffered benefits and amenities outlined in the conditions of the Commission's Order. These amenities include: the creation of the proposed historic district and related landmark designations for large portions of the Campus; the cessation of use of off-campus properties for undergraduate student housing; the implementation of streetscape improvements; commitment to sustainable design (which include one certified LEED Platinum building and eight certified LEED Gold buildings and renovation projects on the Foggy Bottom Campus) and the creation of new retail spaces along I Street.

The University has also advanced the implementation of the Campus Plan/PUD and has received approval from the Commission for five major development projects that include two new academic buildings, a new residence hall, a new museum, and a new parking garage. In addition, pursuant to the Campus Plan/PUD, the University and its development partners have secured approval for the redevelopment of commercial/investment sites along Pennsylvania Avenue, which have transformed the corridor with a vibrant mix of commercial office, residential and ground-activating retail and restaurant uses. The most recent approved development at 2100 Pennsylvania Avenue NW recently delivered and has been occupied by office and retail tenants.

Stewardship of existing campus facilities is also an important priority for the University. Independent of the Campus Plan/PUD, the University recently renovated administrative office space at 1922 F Street NW and the student residences at Thurston Hall, in the same square. Attention to existing buildings includes investment properties as well; the University's development partners recently made meaningful renovations to the commercial office and retail spaces at 2000 Pennsylvania Avenue NW, now known as "Western Market", as well as the mixed-use buildings at 2100 Pennsylvania Avenue NW and 2200 Pennsylvania Avenue NW.

III. THE PROPOSED PUD PROJECT

A. Site Location and Existing Building

The Property consists of approximately 52,835 square feet of land area. It is a rectangular parcel bounded by G Street on the north, 22nd Street on the east, and F Street on the south. The Property is located within the University's Foggy Bottom campus and in the Foggy Bottom/West End neighborhood of Ward 2, within the jurisdiction of Advisory Neighborhood Commission 2A ("ANC 2A"). The Foggy Bottom-GWU Metrorail station is located two blocks north of the Property.

The Property is improved with the existing Smith Center, which was constructed in the mid-1970s and renovated in 2011. The Smith Center is the University's primary athletic facility for the majority of its intercollegiate athletic programs. (The Lerner Health and Wellness Center serves as the general fitness center for the bulk of the University population.) The Smith Center contains the primary court used by the men's and women's basketball program; the use of this space is shared with other athletic programs such as gymnastics and volleyball and for other University events requiring a large gathering space, such as convocation, concerts, and career fairs. The Smith Center also contains other athletic facilities, such as weight rooms and training facilities for student athletes as well as specialized facilities such as a natatorium (pool) used by aquatic athletic programs. Finally, the Smith Center contains support facilities (such as locker rooms) and administrative offices as well as other related campus life uses.

Other University uses and buildings are located to the west, north, and east of the Smith Center. Property to the south includes property owned by the University and other residential properties.

B. Project Description

Currently, the Smith Center's court is used by the men's and women's basketball programs as well as for practices and competitions by other athletic programs and by other University programs. When there are conflicts, practice for the basketball programs is displaced to the Lerner Health and Wellness Center's courts, which in turns displaces use of those facilities by other members of the University population.

Therefore, the University proposes to renovate a portion of the existing Smith Center to create new practice facilities for the basketball programs, including a dedicated double-height practice court. The creation of dedicated practice facilities for basketball programs is increasingly common in intercollegiate athletics, and the new space will allow the University to remain competitive with its peers.¹ As shown on the architectural plans, elevations, and drawings attached as Exhibit N in this application, a nine-foot deep bumpout is proposed on the north side of the Smith Center to make the existing space wide enough to accommodate the footprint of the court. The Project will also allow for the footprint of an existing upper-story auxiliary gym located above the new practice court to be expanded. No other changes are proposed to the facility.

Architecturally, the proposed bumpout will generally replicate the existing northern façade, with a regularized window and spandrel system articulated and framed by metal paneling. However, the new façade system will use high-performance, low-e insulated glazing that provides a significant increase in performance over the current decade-old system. Other improvements associated with the Project include a new high-efficiency HVAC system and LED

¹ The Commission may recall it approved dedicated training facilities for Georgetown University's basketball programs in Case No. 07-23 (2007), as modified by Case No. 07-23B (2012).

lighting for the practice court. The minor nature of the Project does not trigger the District's stormwater management regulations or Green Area Ratio requirements.

Therefore, the Smith Center will generally appear similar to current conditions when viewed from G Street (which is within the campus). An egress ramp that runs along the northern façade partially within private property before angling toward the public sidewalk will be relocated so that it runs along the façade bumpout yet remains within public space. The new ramp will be located entirely within the public parking area and will be bracketed by building entrance and egress improvements on either side, so it will not interrupt or otherwise adversely affect pedestrian travel along the clear sidewalk.

To effectuate the renovation and make room for the practice court, the University will decommission the existing aging natatorium and related facilities and re-accommodate aquatic athletic programs to off-campus facilities. (The existing natatorium does not meet regulation minimums for some sports so competitions are frequently held at alternate facilities.) The elimination of the natatorium will also reduce the energy and water consumption of the Smith Center.

C. Development Parameters Under the Zoning Regulations

The Property is currently located within the RA-4 Zone District, which permits a maximum height of 90 feet, and lot occupancy of 75%. FAR for the Property is aggregated with other residentially-zoned Property throughout the campus, which was anticipated to reach no more than 3.69 FAR upon full buildout of the Campus Plan/PUD.

The existing Smith Center has a height of 45 feet, a gross floor area of 64,973 square feet, and a lot occupancy of 77%. The proposed Project will increase the gross floor area of the Smith Center by approximately 1,485 square feet (2.3%) to 66,458 square feet. The Project will

also increase the lot occupancy of the Smith Center to approximately 79%. The proposed addition will have a height of approximately 34 feet, which matches the existing height of this portion of the Smith Center.

The following tabulation of development data highlights the Project’s compliance with the Zoning Regulations.

Table 1: Compliance With the Zoning Regulations

	<u>Zoning Requirements</u> (per Campus Plan / PUD)	<u>Existing Building</u>	<u>Proposed Project</u>
<u>Height</u>	90 feet	45 feet	34 feet
<u>Gross Floor Area*</u>		64,973 SF	66,458 SF
<u>Lot Occupancy</u>	75%	77%	79%
<u>Rear Yard</u>	15 feet	55’8”	46’8
<u>Parking</u>	Per Campus Plan	Per Campus Plan	N/A
<u>Bike Parking</u>	Per Campus Plan	Per Campus Plan	N/A
<u>Loading</u>	Per Campus Plan	Per Campus Plan	N/A
<u>GAR</u>	0.3	N/A	N/A

* FAR is aggregated on the residentially-zoned portions of the Campus. The Campus Plan/PUD approved a 3.69 FAR for the Campus; with the construction of the Project and the completion of all other approved construction, the Campus will have a 3.11 FAR.

Rear Yard. The Smith Center is currently set back from the street lot line along G Street by approximately 10’8”. This area is considered to be part of the Project’s “rear yard” and will remain compliant with the rear yard requirements after the completion of the Project. The Smith Center fronts on three streets and accordingly may measure its rear yard from the center line of the street at the rear of the lot. 11-F DCMR Section 305.2. Therefore, the Smith Center’s existing rear yard is approximately 55’8” feet as measured to the center line of G Street. The Project will

reduce the rear yard depth to approximately 46'8" feet, which is still more than triple the rear yard requirement of 15 feet.

Parking, Bicycle Parking, and Loading. Additions to an existing building of less than 25% do not trigger a vehicle or bicycle parking requirement (and, in any event, parking is established under the Campus Plan). 11-C DCMR Sections 704.1 and 802.5; see also Sections 701.12 and C 802.9. Similarly, an addition of less than 25% does not trigger the loading requirements. 11-C DCMR Section 901.6.

Green Area Ratio. GAR does not apply to additions and interior renovations of existing structures that does not exceed 100% of the assessed value of the building. 11-C DCMR Section 601.3.

D. Flexibility under the PUD Guidelines

The PUD process was created to allow greater flexibility in planning and design than is possible under conventional zoning procedures. Subtitle X Section 303.1 specifically allows the Zoning Commission to grant relief from any building development standard as part of the PUD process. Here, the University seeks flexibility from the lot occupancy requirement.

Lot Occupancy. The Smith Center currently exceeds the maximum permitted lot occupancy for the RA-4 Zone. The Project will increase the building's lot occupancy by two percentage points to 79%. The increase is minor and necessary to allow for the adaptive reuse of the natatorium into the practice court, since the size of the bumpout is driven by the required width of the practice court, and other uses in the building preclude expanding the double-height space in the other direction. Given the orientation of the Smith Center along three streets, the minor increase will not have impacts on the light and air of property to the north (which in any event is owned by the University).

IV. PLANNING ANALYSIS

A. *Land Use Impact*

As detailed in Exhibit Q, the proposed PUD is fully consistent with the goals and policies of the Comprehensive Plan for the District of Columbia, which designates the Property for Institutional land use. The PUD will allow for the adaptive renovation of the existing athletic center to meet the University's programmatic needs. The PUD is also consistent with the goals of the approved Campus Plan, which calls for developing modernized facilities to continue to attract top-tier students and envisions G Street as a location for new construction that complements the existing built environment. The increased lot occupancy is also not inconsistent with the Campus Plan, which envisions lot occupancies of 90% for academic and other non-residential building types.

B. *Zoning Impact*

The proposed amendment to the Campus Plan, modification of the First-Stage PUD, Second-Stage PUD, and modification of further processing for the Project are all consistent with the intent of the Zoning Regulations and carry out the purposes of Subtitle X, Chapter 3, which is to encourage well-planned, efficient, and attractive development that exceeds what is achievable under matter-of-right development. Here, the PUD process, through the lens of the Campus Plan/PUD, allows the Commission to review an admittedly minor increase in density that allows for the renovation of a portion of the Smith Center in order to ensure that it is consistent with the goals of the Campus Plan. As noted above, while the lot occupancy will exceed the 75% maximum in the RA-4 Zone, the proposed 79% lot occupancy is within the Campus PUD/PUD's anticipated lot occupancy for nonresidential buildings and, in any event, the existing building already exceeds the lot occupancy limit.

C. Environmental and Facilities Impact

The proposed Project is a minor addition that will have no adverse environmental, infrastructure, or facilities impacts. Indeed, the Project will include a number of features that will enhance the energy efficiency of the Smith Center. As set forth on the transportation statement prepared by Wells & Associates and included as Exhibit E, the Project will have no adverse impact on transportation infrastructure or patterns.

V. SATISFACTION OF STANDARDS FOR A CAMPUS PLAN

As discussed above, the University requests approval of an amendment to the Campus Plan to designate the Smith Center as a development site as well as modification of further processing approval for the Project, which each require that the University demonstrate satisfaction of the standards of approval under Subtitle X, Section 101 of the Zoning Regulations. Furthermore, pursuant to Condition No. P-15 in the Campus Plan/PUD, the University must demonstrate how it satisfies the conditions of approval for a campus plan for the approval of the Second-Stage PUD. These standards are addressed below.

A. *Subtitle X Evaluation Standards*

The proposed campus plan amendment and the Project each satisfy the standards for approval of a campus plan, pursuant to Subtitle X, Section 101, as follows:

- X § 101.1 – As demonstrated herein, the proposed Project satisfies the standards of this chapter. The Property has already been approved for use as an athletic center pursuant to the original 1973 further processing approval.
- X § 101.2 – The Project is located so that it is not likely to become objectionable to neighboring property because of noise, traffic, parking, number of students, or other objectionable conditions. The Project accommodates the proposed practice court within the existing Smith Center, where it will be co-located with other similar uses. The activities that will take place within the practice court already take place within the Smith Center, so there will be no change in impact. The bumpout is located on G Street, oriented toward the center of campus and away from surrounding residential properties, so it will not have any perceived objectionable visual or other impacts.

To accommodate the Project, the University will need to relocate the existing athletic programs that use the natatorium. The University is currently in the process of evaluating and developing a plan for relocating such uses, most likely to an off-campus location where they will not create objectionable impacts on the surrounding neighborhoods.

- X § 101.3 – Not applicable, as the uses in the Project are not commercial uses.

- X § 101.4 – The proposed uses are directly related to the educational mission of the University and they are consistent with the Property’s Institutional Land Use designation.
- X §§ 101.5 – 101.7 – The addition will be within the 90-foot height limit and even with the additional density, the University will remain within the 3.69 FAR for residentially-zoned property approved as a part of the Campus Plan/PUD. The proposed additional density is within the campus itself, and public streets and alleys were excluded from the above FAR calculation.
- X § 101.8 –As described herein, the Project is generally consistent with and furthers the 2007 Campus Plan.
- X § 101.9 – The Smith Center has already received further processing approval; the modification to that original approval is sought here along with a concurrent second-stage PUD.
- X § 101.10 – Not applicable.
- X § 101.11 – As described below in Exhibit O, the Project will promote various elements and policies of the Comprehensive Plan, and it will not be inconsistent with the Comprehensive Plan.
- X § 101.12 – With the construction of the Project, the FAR for the residentially-zoned portions of the Campus will be 3.11 FAR, and the FAR for the Campus as a whole will be 4.31 FAR, each of which is within the limit established by the Campus Plan/PUD, as modified by this application.
- X § 101.13 – The University has already met with the Office of Planning (“OP”) regarding the Project and will continue to work with OP as well as other relevant agencies as this application proceeds.
- X § 101.14 – As described above and throughout this statement, the proposed Project will not adversely affect neighboring properties. It is a minor addition to accommodate the renovation of a portion of an existing building with a use that already takes place within that building and has been previously approved under the special exception standards. Accordingly, the Project will be in harmony with the purpose and intent of the Zoning Regulations and Maps. Further, as described herein, this application satisfies the conditions for special exception standards in Subtitle X § 101.
- X § 101.15 – Not applicable. (As a side note, the extensive amount of time and process required here for what amounts to a very minor addition with no change in

building use or impact suggests consideration of a threshold for permitted minor deviations that is larger than 450 square feet.)

- X § 101.16 – Not applicable.

B. *Subtitle Z Filing Standards*

The campus plan amendment application satisfies the filing requirements of Subtitle Z, Section 302.

- Notice (Z §§ 302.6 – 302.8): As stated on the certification attached as Exhibit E, the University provided notices of its intent to file zoning application to (1) ANC 2A; (2) owners of all property within 200 feet of the proposed development site; and (3) the Foggy Bottom Association and West End Citizens Association, each of which were parties to the initial Campus Plan/PUD. The University also presented the application to ANC 2A after mailing of the notice at its September 20, 2023 public meeting. The application has also been presented to the Campus Plan Advisory Committee.
- Filing Information (Z § 302.10): The application contains all required information that is pertinent to the campus plan amendment requested herein, as follows:
 - Z § 302.10(a): The application form was completed through IZIS.
 - Z § 302.10(b): A Surveyor’s plat is attached as Exhibit C.
 - Z § 302.10(c): Information regarding existing and proposed conditions (including details on building mass, height, density, and use) is shown on the plans attached as Exhibit N.
 - Z §§ 302.10(d)-(e): Not applicable here, as no changes to student or employee counts are proposed (and, in any event, such counts consistent with the approved campus plan methodology are included in the most recent Fall 2023 Compliance Report attached as Exhibit H).
 - Z § 302.10(f): Information on surrounding neighborhood context is included in this statement and shown on the plans attached as Exhibit N.
 - Z § 302.10(g): The Project does not materially affect the existing use of the Smith Center. A transportation statement regarding the limited impact of the Project is included as Exhibit F.
 - Z § 302.10(h): The Property is not located within a historic district, though it is subject to CFA review and has been submitted for conceptual review concurrent

with the zoning application. The Project's sustainability features are addressed in the PUD portions of the statement.

- Z § 302.10(i): Not applicable.
- Z § 302.10(j): The existing streetscape is unaffected by the Project. The Project will adjust the location of an accessibility ramp that is already located within the public parking area adjacent to the sidewalk.
- Z §§ 302.10(k)-(l): Not applicable.
- Z § 302.10(m): A list of the names and addresses of the property owners within 200 feet of the Property is included in Exhibit D.

VI. PUD EVALUATION STANDARDS

A. *Second-Stage PUD Requirements*

This application complies with the process and requirements set forth in Subtitle X, Chapter 3 of the Zoning Regulations for review of a modification to a First-Stage PUD as well as for review of a Second-Stage PUD application. Specifically, this application complies with the requirements of Subtitle X, Section 300 and Subtitle Z, Section 300 as follows:

- Area Requirement (X § 301). The First-Stage PUD encompasses approximately 1,669,744 square feet of land area, which exceeds the minimum area requirement for a PUD in the RA-4 Zone District, as set forth in Subtitle X § 301.
- Notice (Z § 300.7 – 300.9; 300.11(e); 300.12(d)). As stated on the certification attached as Exhibit E, the University provided notices of its intent to file zoning application to (1) ANC 2A; (2) owners of all property within 200 feet of the proposed development site; and (3) the Foggy Bottom Association and West End Citizens Association, each of which were parties to the initial Campus Plan/PUD. The University also presented the application to ANC 2A after mailing of the notice at its September 20, 2023 public meeting. The application has also been presented to the Campus Plan Advisory Committee.
- Filing Information (Z §§ 300.11 and 300.12): The application includes all required information, including:
 - Z §§ 300.11(a) and 300.12(a). The application form was completed in IZIS.
 - Z §§ 300.11(b) and 300.12(b). A Surveyor's Plat is included in Exhibit C.
 - Z § 300.11(c). Maps showing the location of the project as well as existing, proposed, and surrounding zoning are included as part of Exhibit N and Exhibit P.
 - Z §§ 300.11(d), 300.12(c), and 300.12(j). This statement provides detailed information on the location, number, size, and types of uses to be located in the Project, as well as the Project's related features and impacts. Further, this statement addresses consistency of the application with the intent and purposes of the Zoning Regulations, the PUD process, and the Campus Plan / PUD.
 - Z §§ 300.11(f)-(g) and 300.12(e)-(h). Included in Exhibit N are the plans, elevations, and sections that are relevant to the extent of the Project, including a detailed site plan; detailed landscaping plan; floor plans, elevations, and sections of the project; and a final detailed circulation plan.

- Z §§ 300.11(h) and 300.12(k). A list of the names and addresses of the property owners within 200 feet of the Property is included in Exhibit D.

B. Additional Filing Requirements from Conditions of Approval

Approval of the Campus Plan / PUD in Order No. 06-11/06-12 was based on a number of conditions that govern future second-stage PUD applications for development sites within the approved Campus Plan. The University's compliance with these conditions is briefly discussed as follows:

- Condition P-14: Second-Stage PUD Required for Development Resulting in Additional Density or a Change in Use. Condition P-14 requires that, except for minor renovation projects including those necessary to address building code compliance, no development on Campus resulting in additional density or change in use is permitted unless approved by the Commission as a Second-Stage PUD. Such development is limited to the sites identified in the Campus Plan / PUD at the uses, zoning, gross floor area, lot occupancy, and height called for in the approved plan.

Here, the University has requested modification of the First-Stage PUD as well as a related Campus Plan amendment to designate the Smith Center as a Development Site, which thus allows the proposed Project to be approved as a second-stage PUD consistent with this condition.

- Condition P-15: Satisfaction of Further Processing Standards. The standards have been addressed in Section V above.
- Condition P-16(a): Compliance with the Zoning Regulations and Approved Campus Plan. As detailed herein, the application complies with the applicable provisions of the Zoning Regulations as well as the contents of the approved Campus Plan, as amended.
- Condition P-16(b): Demonstration that Use, Height, Bulk, and Design is Sensitive to and Compatible with Adjacent and Nearby non-University Owned Structures and Uses. The proposed Project is minor and matches the height of the existing Smith Center. In any event, there are no non-University owned structures and uses near the location of the proposed addition.
- Condition P-16(c): Interim Leased Space for Activities Either Displaced by Construction or Intended to be Located Permanently in the Completed Structure. As noted above, the University is developing a plan to accommodate existing university uses that will be displaced by construction.

- Condition P-16(d): FAR Report. As detailed in the report attached as Exhibit G, the University's existing FAR of residentially-zoned property within the Foggy Bottom Campus Plan boundaries is 3.11 FAR. Upon completion of the proposed improvements as well as all other improvements currently pending before or approved by the Zoning Commission as well as under construction, the University's FAR of residentially-zoned property on the Foggy Bottom Campus will be 3.11 FAR. This FAR Report will be submitted directly to OP and the Zoning Administrator.
- Condition P-16(e): Foggy Bottom Campus Plan Compliance Report. The University's Fall 2023 Compliance Report is attached as Exhibit H and demonstrates full compliance with the approved Campus Plan, as amended.
- Condition P-16(f): Streetscape Plan Implementation Progress Report. As detailed on the progress report attached as Exhibit I, the University has worked with DDOT, OP, and other District agencies, as well as community representatives, to implement the streetscape components of the Campus Plan / PUD.
- Condition P-16(g): Off-Street Parking Space Census. The University continues to meet its requirement to provide at least 2,800 off-street parking spaces. As detailed on the parking census attached as Exhibit J, as of September, 2023 the University provided a total of 3,079 off-street parking spaces. A full accounting of the existing number of off-street parking spaces is attached as Exhibit J.
- Condition P-16(h): Transportation Management Program Status Report. Led by its Transportation Management Coordinator, the University has implemented a comprehensive transportation management plan ("TMP") to promote alternatives to driving and eliminate adverse traffic and parking impacts. As detailed on the status report attached as Exhibit K, the University has successfully publicized and promoted transportation alternatives.
- Condition P-16(i): Advisory Committee Consultation. The University presented the Project to the Advisory Committee at a regularly-scheduled meeting on September 18, 2023. Notice of the meeting was provided to ANC 2A, FBA, and WECA, as well as through publication in the Foggy Bottom Current and via electronic notice. The Project was the featured topic of discussion at the meeting. Certification of the presentation to the Advisory Committee as well as copies of the meeting minutes are attached as Exhibit L. The University also introduced the project to ANC 2A at the ANC's regularly-scheduled September 20, 2023 public meeting. The University will continue to engage the Advisory Committee, ANC 2A and representatives of the Foggy Bottom/West End community regarding the project leading up to the public hearing.
- Condition P-16(j): List of Outsourcing Activities. The University has not, in any 30-day period since the filing of Z.C. Case No. 06-11S in February, 2020, terminated 50 or more Foggy Bottom faculty or staff who were assigned to a specific University department or unit and then permanently replaced them with contractors or other persons not employed by the University.

- Condition P-17: Substantial Compliance. As demonstrated by the attached Compliance Report, the University is in substantial compliance with the conditions of the Campus Plan / PUD.

C. Public Benefits and Project Amenities

Subtitle X § 305.5 provides categories of public benefits and project amenities for review by the Zoning Commission. The objective of the PUD process is to encourage high-quality development that provides public benefits and project amenities by allowing applications greater flexibility in planning and design than may be possible under matter-of-right zoning. This Project fulfills the goals of the PUD process because it ensures that the additional density added to the Smith Center is reviewed by the Zoning Commission in the context of the Campus Plan/PUD, which delivered benefits ranging from historic preservation to improved streetscape and enhanced commitments regarding off-campus properties.

Here, the Project does not seek a significant amount of additional density, but it will utilize good sustainable design practices that will increase the energy efficiency and performance of the Smith Center. Specific features include the new high-performance, low-e insulated glazing, a new high-efficiency HVAC system, and LED lighting for the practice court. All of these elements constitute public benefits under Subtitle X, Section 305.5(k). (Prior to this Project, the University recently installed 14,000 square feet of solar panels on the Smith Center in 2018/2019, which further demonstrates the University's commitment to the sustainable design and performance benefits of the Campus Plan/PUD independent of individual projects.)

VII. CONCLUSION

For the foregoing reasons, the University submits that the enclosed applications meet the standards of Subtitle X, Chapters 1 and 3 as well as Subtitle Z, Chapter 3 of the Zoning Regulations; are consistent with the purposes and intent of the Zoning Regulations and Map; will enhance the health, welfare, safety, and convenience of the citizens of the District of Columbia; satisfy the requirements for approval of the included applications; provide significant public benefits; and advance important goals and policies of the District of Columbia. Therefore, the amendment to the Campus Plan, modification of the First-Stage PUD and related Zoning Map amendment, and Second-Stage PUD should be approved and adopted by the Zoning Commission.

Accordingly, the University respectfully requests that the Zoning Commission consider the applications together and set down the PUD components for a public hearing at the earliest possible date.

Respectfully submitted,

GOULSTON & STORRS

_____/s/_____

David M. Avitabile

_____/s/_____

Lee S. Templin

Date: October 18, 2023

EXHIBIT A



BEFORE THE ZONING COMMISSION
FOR THE DISTRICT OF COLUMBIA



FORM 100 – APPLICATION SIGNATURE PAGE

All Zoning Commission applications shall be filed through the Interactive Zoning Information System (IZIS). Pursuant to Subtitle Z §§ 300.5, 301.4, and 302.4, please use Form 100 to provide the name(s), address(es), and signature(s) of each owner of property included in the area to be developed, or of the owner's authorized agent.

PUD: 1st Stage 2nd Stage Consolidated

Modification: Minor Consequence Significance

Map Amendment

Design Review

Campus Plan

Time Extension

I/We hereby certify that the information contained on the application for the relief filed with the Zoning Commission is true and correct to the best of my/our knowledge, information, and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of more than \$1,000 or 180 days' imprisonment or both. (D.C. Official Code § 22 2405.)

Owner's Name:

Owner's Address:

Owner's Signature:

Date:

Owner's Name:

Owner's Address:

Owner's Signature:

Date:

Owner's Name:

Owner's Address:

Owner's Signature:

Date:

Owner's Name:

Owner's Address:

Owner's Signature:

Date:

Owner's Name:

Owner's Address:

Owner's Signature:

Date:

Owner's Name:

Owner's Address:

Owner's Signature:

Date:

Owner's Name:

Owner's Address:

Owner's Signature:

Date:

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THIS FORM WILL NOT BE ACCEPTED.

EXHIBIT B

October 16, 2023

D.C. Zoning Commission
441 4th Street, N.W.
Suite 200S
Washington, DC 20001

Re: **George Washington University – Smith Center Renovation
Applications to the Zoning Commission for Approval – Letter of
Authorization**

Honorable Members of the Commission:

As a duly authorized representative of George Washington University ("GWU"), the owner of property located in the GWU campus (the "Property"), I hereby authorize the law firm of Goulston & Storrs to file zoning applications for the Property and appear at all proceedings before the Zoning Commission on behalf of the undersigned owner concerning the above-referenced applications.

Respectfully Submitted,



George Washington University

EXHIBIT C

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., February 4, 2020

Plat for Building Permit of: SQUARE 57 LOT 56

Scale: 1 inch = 40 feet

Recorded in Book 160 Page 165

Receipt No. 20-02475 Drawn by: A.S.

Furnished to: DIANA HERNDON

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have/have not (*circle one*) filed a subdivision application with the Office of the Surveyor;
- 4) I have/have not (*circle one*) filed a division of lots application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

Plats issued by the Office of the Surveyor will be valid for a period of two years from the date of issuance. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

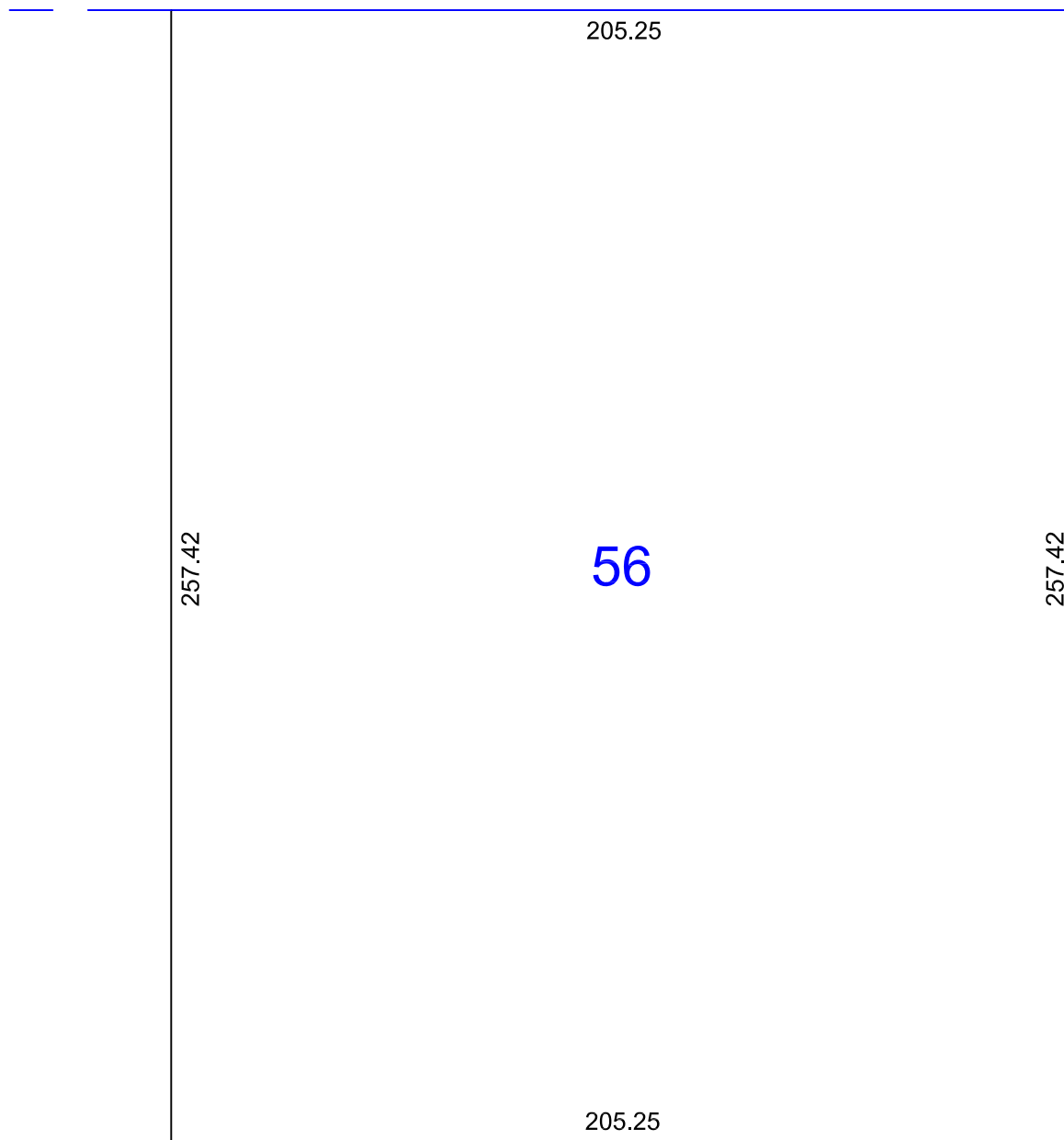
Signature: _____ Date: _____

Printed Name: _____ Relationship to Lot Owner: _____

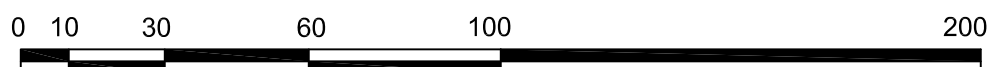
If a registered design professional, provide license number _____ and include stamp below.

Surveyor, D.C.

G STREET, N.W.



F STREET, N.W.



SCALE: 1:40

EXHIBIT D

**NAME AND MAILING ADDRESS OF THE OWNERS OF
ALL PROPERTY WITHIN 200 FEET IN ALL DIRECTIONS FROM ALL BOUNDARIES OF
THE PROPERTY INVOLVED IN THE APPLICATION
[GW – SMITH CENTER]**

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
43	7	604 23 rd Street NW	Donald W. Kreuzer
43	8	602 23 rd Street NW	600 23 rd Street NW
43	9	600 23 rd Street NW	Washington DC 20037-2701
58	7	2210 F. Street NW	Patrick A. O'Boyle Roman Catholic Archbishop of Washington 2210 F Street NW Washington DC 20005
58	8	2212 F. Street NW	Abdo F Street LLC
58	805	2224 F Street NW	1416 14 th Street, NW Washington DC 20005
58	11	524-526 22 nd Street NW	Educational Fndn for Gamma ETA Inc. c/o Brian Burnham 922 Malta Lane Silver spring MD 20901-1135
58	804	518 22 nd Street NW	Richard S. Sines, Trustee Elizabeth U. Sines, Trustee 3717 Woodley Road, NW Washington DC 20016-5037
79	806	2133 G Street NW	Severina Maria Ambrogi, Trustee of the Severina Maria Ambrogi Living Trust 2601 N. Harrison Street Arlington VA 22207-1601
80	30	621 22nd Street NW	Alpha Pi Board Control c/o Bill Christian 210 M Street SW Washington DC 20024-3602
80	841	2130 G Street NW	District of Columbia Public Schools 825 N. Capitol Street NE, 9 th Floor Washington DC 20002-4210
81	74	2148 F Street NW	2148 F Street NW LLC c/o Jay Gross 1716 14 th St NW Ste 300 Washington DC 20009-7831

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
81	78	2156 F Street NW	Epsilon Housing Trust Incorporated Berlin Corcoran & Rowe LLP PO Box 1414 Washington DC 20052-0001
81	103	515 22nd Street NW	515 22 nd Street NW Ground Owner LLC 1114 Avenue of the Americas New York NY 10036-7703
81	841	2152 F Street NW	Christopher Hanback, Trustee 1372 McDonald Road, #494 Shady Side MD 20764-9225 Foggy Bottom Association c/o John George PO Box 58087 Washington, DC 20037-8087 West End Citizens Association c/o Barbara Kahlow 800 25th Street NW #704 Washington, DC 20037 ANC 2A c/o West End Library 2301 L Street NW Washington DC 20037 Evelyn Hudson ANC 2A09 725 24 th St NW Apt # 316 Washington, DC 20037 ANC 2A05 c/o Jim Malec, ANC 2A Chairperson 2301 N St NW Apt # 106 Washington, DC 20037 Dasia Bandy ANC 2A07 2135 F St NW Apt # 1013 Washington, DC 20037

**Owned by Applicant:
Square 42 Lot 55
Square 43 Lot 26
Square 56 Lot 30
Square 57 Lot 55
Square 58 Lot 1, 5, 6, 802, 803
Square 79 Lot 63, 808, 862
Square 80 Lot 27-29, 42-47, 56, 811, 820, 822-824
Square 81 Lot 75, 81

EXHIBIT E

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File A Zoning Application for an Amendment to the Campus Plan, Modification of the First-Stage Planned Unit Development (“PUD”), Approval of a Second-Stage PUD, and Modification of a Further Processing Application for the George Washington University (“University”) was mailed to Advisory Neighborhood Commission (“ANC”) 2A and to the owners of all property within 200 feet of the perimeter of the Property (hereinafter defined) on August 9, 2023, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Section 300.7. The Notice of Intent was sent to all owners within 200 feet of the Property.

The University has commenced community outreach regarding the proposed renovation of the Smith Center. The University made presentations at the following meetings, including the following ANC meeting bolded below:

- Campus Plan Advisory Committee (CPAC) – Presentation regarding Smith Center Renovation – September 18, 2023
- **ANC 2A September Meeting – Presentation regarding Smith Center Renovation – September 20, 2023**

The Commission of Fine Arts considered the Smith Center proposed renovation on October 17, 2023.

/s/ Lee S. Templin
Lee S. Templin

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR APPROVAL OF AN AMENDMENT TO THE CAMPUS PLAN, MODIFICATION OF THE FIRST-STAGE PUD, APPROVAL OF A SECOND-STAGE PUD, AND MODIFICATION OF FURTHER PROCESSING APPROVAL

August 9, 2023

The George Washington University (“University”) gives notice of its intent to file a series of applications seeking approval for the University’s construction of a small addition to the Charles E. Smith Center (“Smith Center”), which is located at 600 22nd Street NW (Square 57, Lot 56) (“Property”). The Property is located within the boundaries of the University’s Foggy Bottom campus and it is subject to both the 2007 Foggy Bottom Campus Plan and related campus-wide First-Stage PUD (“Campus Plan/PUD”). The building’s original construction was approved through a further processing under a prior campus plan. As a result, the Applications necessary to effectuate the proposed addition include: (1) amendment of the 2007 Foggy Bottom Campus Plan; (2) modification of the related First-Stage PUD; (3) second-stage PUD approval; and (4) modification of significance to the existing further processing approval for the Smith Center.¹

The Smith Center is the University’s primary athletic facility for its intercollegiate athletic programs as well as related administrative and campus life uses. It is a three-story building containing approximately 67,973 square feet of gross floor area. The Property consists of approximately 52,835 square feet, or approximately 1.2 acres, of land area. The Property is located in the RA-4 Zone District. The Campus Plan/PUD identifies the site as continuing to remain as in residential/campus life/athletic use. It is not identified as a development site. The Property is located in the Institutional Land Use category on the Future Land Use Map of the District of Columbia Comprehensive Plan.

The University proposes to improve the Smith Center to create a new practice court and support facilities for the men’s and women’s basketball programs (“Project”). While the new facilities will be largely accommodated within the existing building, the Project requires the construction of a small addition on the north façade of the Center, along G Street, to fully accommodate the footprint needed for the new spaces. The Project will increase the gross floor area of the Smith Center by approximately 1,485 square feet (or approximately 2.2%) to approximately 66,458 square feet, for a total floor area ratio of 1.26 FAR. The proposed addition will increase the total lot occupancy of the Smith Center from approximately 77% to approximately 79%. The addition will not exceed the height of the existing Smith Center. No other changes are proposed to exterior design of the Smith Center.

¹ The proposed application is the same as an application that was previously filed in early 2020 but withdrawn following setback.

The Smith Center originally received further processing approval from the D.C. Board of Zoning Adjustment in Application No. 11297 (1973). Condition P-2 of the Campus Plan/PUD generally requires that any additional density or change in use on campus be approved as a second-stage PUD. The Campus Plan/PUD outlined sixteen development sites for new construction or redevelopments, and it also lays out an exception to the second-stage PUD requirement for “minor renovation” projects. The Campus Plan/PUD did not, however, anticipate more significant renovation projects that are not minor but do not constitute a major construction or redevelopment projects that are characteristic of a typical development site. Accordingly, in order to proceed with the Project, the University must request that the Property be designated as a new “development site” through amendment to the Campus Plan and modification of the First-Stage PUD. The University must also request that the proposed 1,485 square-foot addition be approved as a second-stage PUD and through modification of the existing further processing approval.

The Project is otherwise consistent with Condition P-2, which requires that new developments are “substantially in conformance with the Campus Plan” and “consistent with the primary use and zoning designations” for the site. The proposed addition is a modernization project that is necessary to help the basketball programs remain competitive with their peers, many of whom have recently constructed or renovated facilities devoted to dedicated practice courts. It is therefore consistent with the current use of the site and furthers the continued propose use of the Smith Center as an athletic and campus life center. The University is in the process of evaluating other uses and programs within the Smith Center that will be impacted by the Project and developing a plan for accommodating such uses.

Representatives of the University will engage the leaders of Advisory Neighborhood Commission 2A (“ANC 2A”), the West End Citizens Association (“WECA”) and the Foggy Bottom Association (“FBA”) regarding the project. Pursuant to Subtitle Z, Sections 300.9 and 302.8 as well as the requirements of the Campus Plan/PUD, the University intends to present the Project to both the Campus Plan Advisory Committee (“CPAC”) and to ANC 2A at upcoming meetings. The University also expects to reach out to WECA and FBA at upcoming meetings, and the University is available to discuss the proposed Applications with all interested groups and individuals.

The Applications will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapters 1 and 3 and Subtitle Z, Sections 300 and 302 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended), not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Sections 300.7 and 302.6 of the Zoning Regulations. The project architect is DLR Group. The land use counsel is Goulston & Storrs. If you require additional information regarding the Applications, please contact David Avitabile (202-721-1137).

EXHIBIT F

WELLS + ASSOCIATES

MEMORANDUM



650 Massachusetts Avenue NW
Suite 600
Washington, DC 20001
202-978-5222
WellsandAssociates.com

TO: Aaron Zimmerman, DDOT

FROM: Jami L. Milanovich, P.E.

COPY: Tara Olson, The George Washington University
Adam Aaronson, The George Washington University
Dave Avitabile, Goulston & Storrs

RE: George Washington University Charles E. Smith Center Addition
Transportation Statement

DATE: October 10, 2023

INTRODUCTION

The George Washington University proposes a modest expansion to the Charles E. Smith Center, the home to the University's Department of Athletics and Recreation. The Smith Center is located on Square 57, Lot 56 and is bounded by G Street on the north, 22nd Street on the east, F Street on the south, and Townhouse Row on the west. Currently, the Smith Center occupies 64,973 SF of GFA. With the proposed addition, the GFA would increase to 66,458 SF, an increase of just 1,485 SF (or 2.3 percent). The addition will be constructed on the northern portion of the building fronting G Street, as shown on Figure 1.

The proposed addition will be entitled through an amendment to the University's Campus Plan, modification of the 1st Stage PUD and existing further processing approval, and a new 2nd Stage PUD. In conjunction with the application, this memorandum summarizes the transportation characteristics of the site, evaluates the anticipated impact of the proposed expansion, and describes proposed changes to public space.

SITE ACCESS AND CIRCULATION

Vehicular and bicycle parking requirements for the University are governed by the University's Foggy Bottom Campus Plan (ZR16 §701.12 and §802.9), which dispersed parking for the University throughout campus at several locations. In accordance with the Campus Plan, no vehicular parking is provided at the Smith Center. Visitors are directed to park one block north at Science and Engineering Hall on the northwest corner of the 22nd Street/H Street intersection. Notwithstanding the fact that vehicle and bicycle parking are determined through the Campus Plan, the proposed addition would not otherwise trigger additional vehicle or bicycle parking since the addition increases the area of the existing building by less than 25 percent (ZR16 §704.1 and §802.5).

WELLS + ASSOCIATES

MEMORANDUM

Vehicular access is limited to service and delivery vehicles, which access the site at two locations, as shown on Figure 2. A 12-foot curb cut on G Street near the northwest corner of the building provides access to a loading dock. An 11-foot curb cut on F Street near the southwest corner of the building provides access to a service space and access to the rear of Townhouse Row. Since the proposed addition increases the square footage of the building by less than 25 percent, no additional loading facilities would be required (ZR16 §901.6).

Pedestrians can access the site at multiple locations. Pedestrian access points are located at all four corners of the building and at the center of the 22nd Street façade. As a result of the addition along the northern façade of the building, an existing ADA ramp will need to be relocated. The existing ADA ramp cuts diagonally through public parking space and private property and then runs parallel to the building on private property, as shown on Figure 3A. The reconfigured ramp will parallel the existing building in public parking space, as shown on Figure 3B. The portion of the ramp currently in public space is in a landscaped area, and the proposed ramp in public space will be located in the same landscaped area. The reconfigured ramp will not impinge on the sidewalk.

TRIP GENERATION IMPACTS

The Smith Center serves as the home to the majority of the University's intercollegiate athletic programs. The Lerner Health and Wellness Center provides for fitness activities associated with the general University population (including faculty, staff, and students).

The proposed expansion of the Smith Center, coupled with the removal of the existing pool in the facility, will allow for the installation of a practice basketball court, a weight/cardio room, and associated storage room and office. Currently, the existing basketball court in the Smith Center serves a variety of teams, including the men's and women's basketball teams. When conflicts for the space arise, practice for the men's and women's basketball teams are relocated to the Lerner Health and Wellness Center (located on the northwest corner of the 23rd Street/G Street intersection). As a result of the addition, the basketball functions will be consolidated under one roof. With the removal of the pool, water sports currently using the Smith Center will be relocated to an off-campus facility, to be determined.

The Smith Center also is used for other athletic events requiring a large gathering space, including convocation, concerts, and career fairs. The proposed expansion would not change the frequency or size of these events.

Due to the nature of the proposed expansion, the programs using the Smith Center will not substantially change. Likewise, the number of visitors to the Center is not expected to

WELLS + ASSOCIATES

MEMORANDUM

substantially change. Sporting and other events that draw visitors outside of the University are expected to remain unchanged, with the exception of the relocation of water sports to an off-campus facility. As a result, the pedestrian and vehicular trip generation for the building is not expected to materially change as a result of the proposed expansion.

CONCLUSIONS

In conclusion, the proposed addition to the Charles E. Smith Center is not expected to materially impact the trip generation for the facility. The proposed addition will require an existing ADA ramp along the northern façade of the building, partially in public space, to be reconfigured within the existing public parking area. The reconfigured ramp will not impact the existing sidewalk, thus pedestrian traffic along G Street will not be impacted.

I trust that this memorandum adequately addresses the transportation issues related to the proposed addition. Please do not hesitate to contact me at (202) 556-1113 or jlmlanovich@wellsandassociates.com with any questions.

S:\Projects - s drive\9000-9499\9167 GW Smith Center (2023)\Transportation Statement_Smith Center Expansion.docx

FIGURES

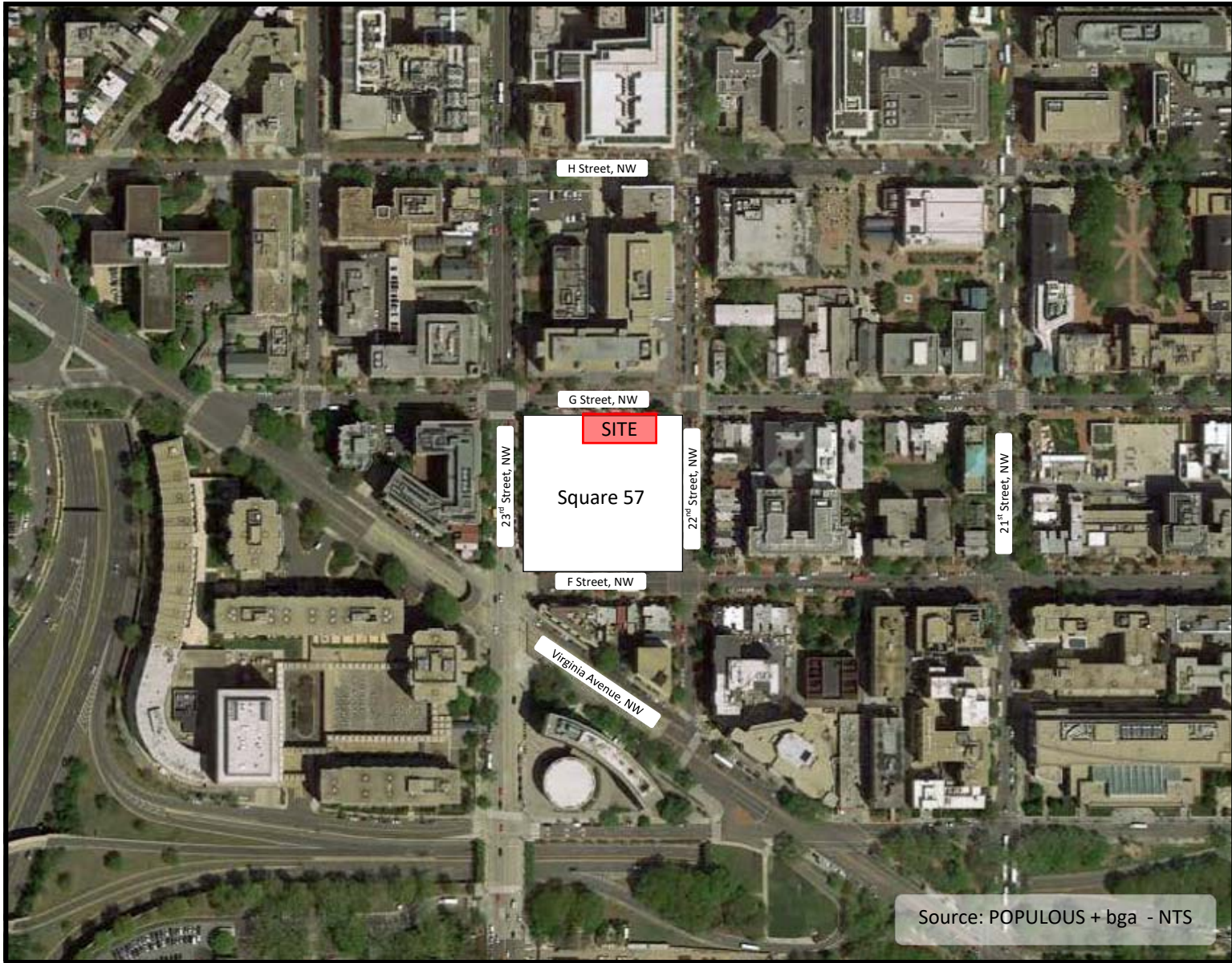


Figure 1
Site Location



NORTH

The George Washington University
Washington, DC



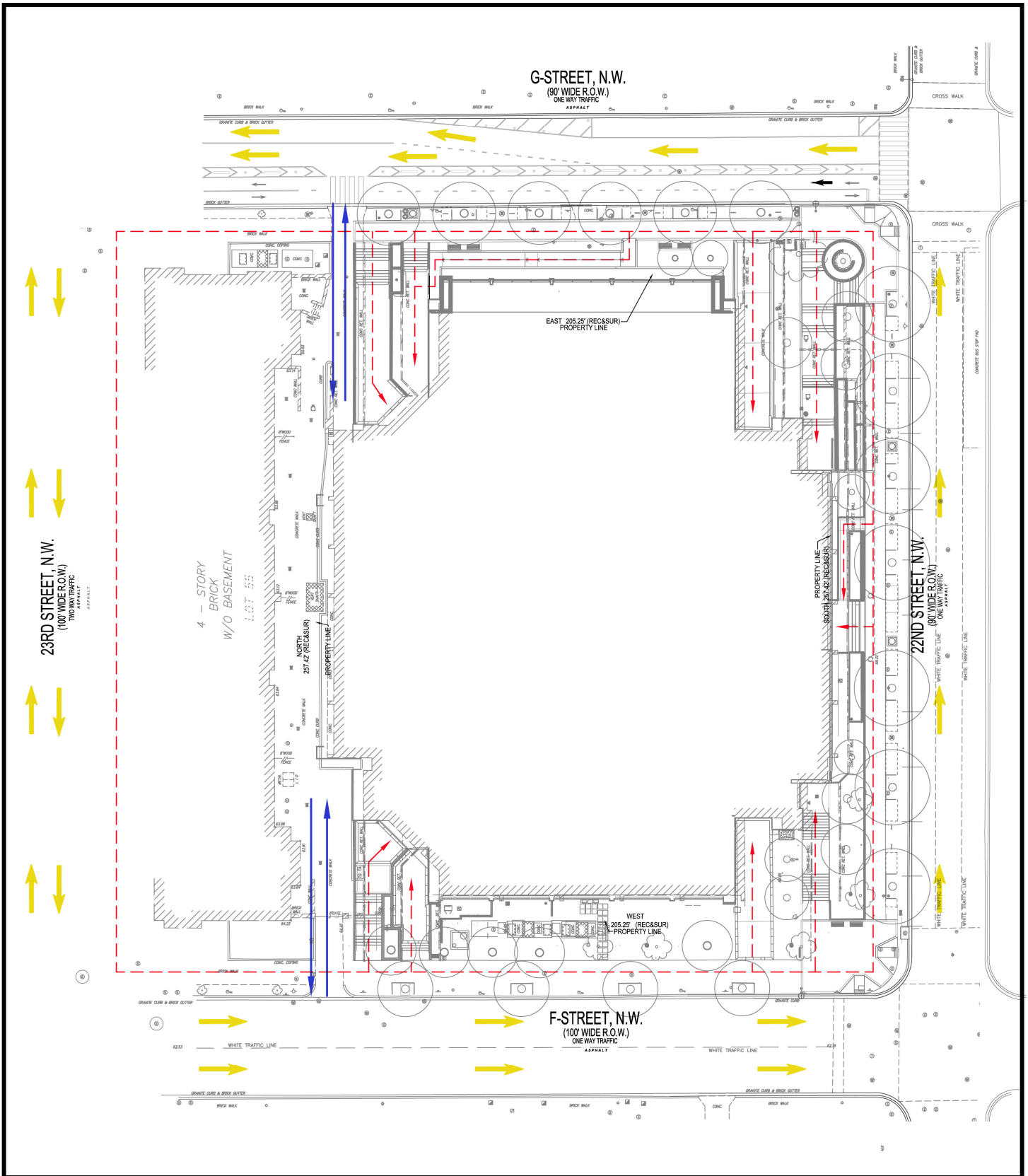


Figure 2
Site Access

LEGEND:

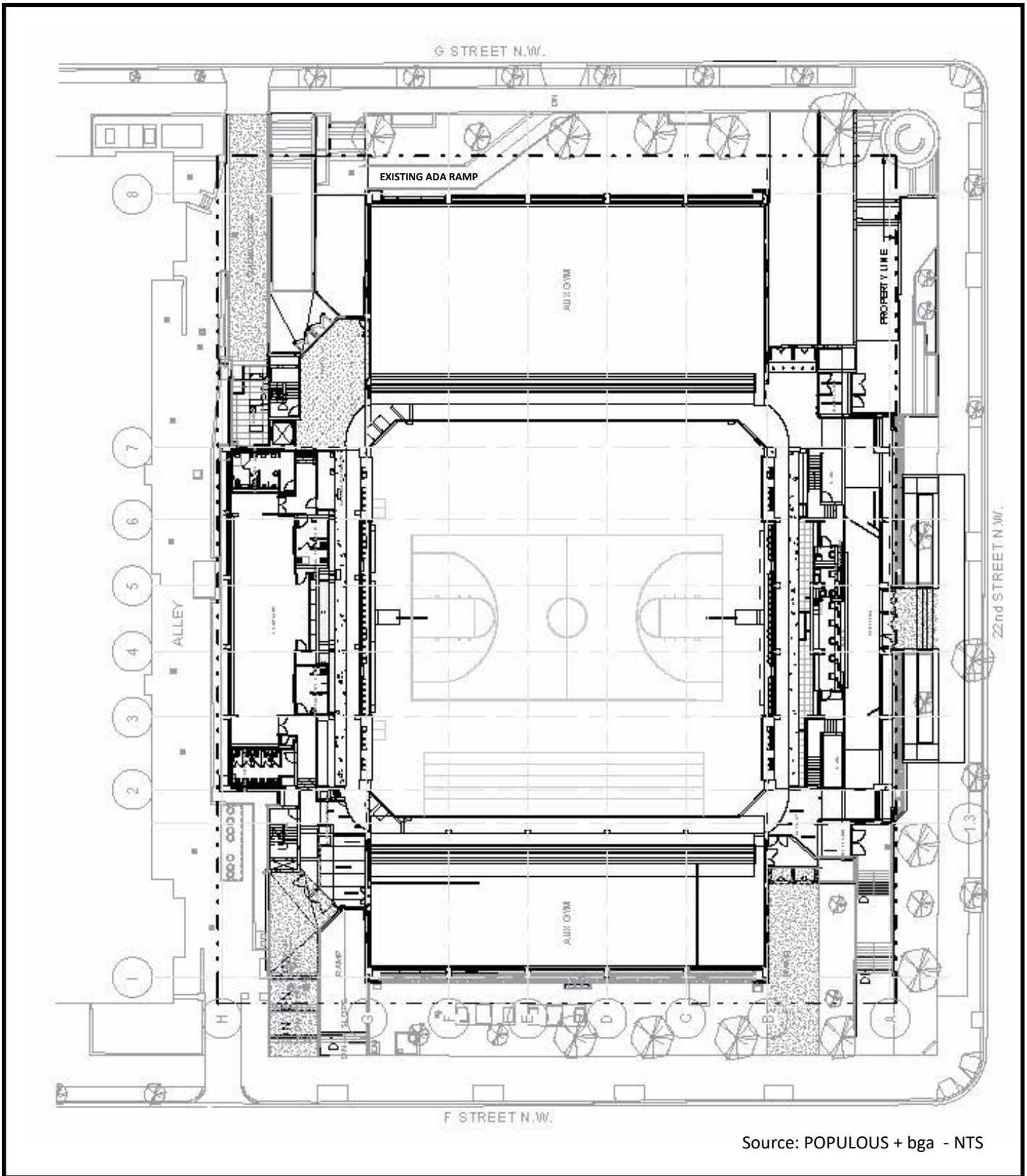
-  VEHICULAR PATH
-  PEDESTRIAN PATH
-  STREET DIRECTION



NORTH

**The George Washington University
Washington, DC**





Source: POPULOUS + bga - NTS

Figure 3A
Existing ADA Ramp



NORTH

The George Washington University
Washington, DC



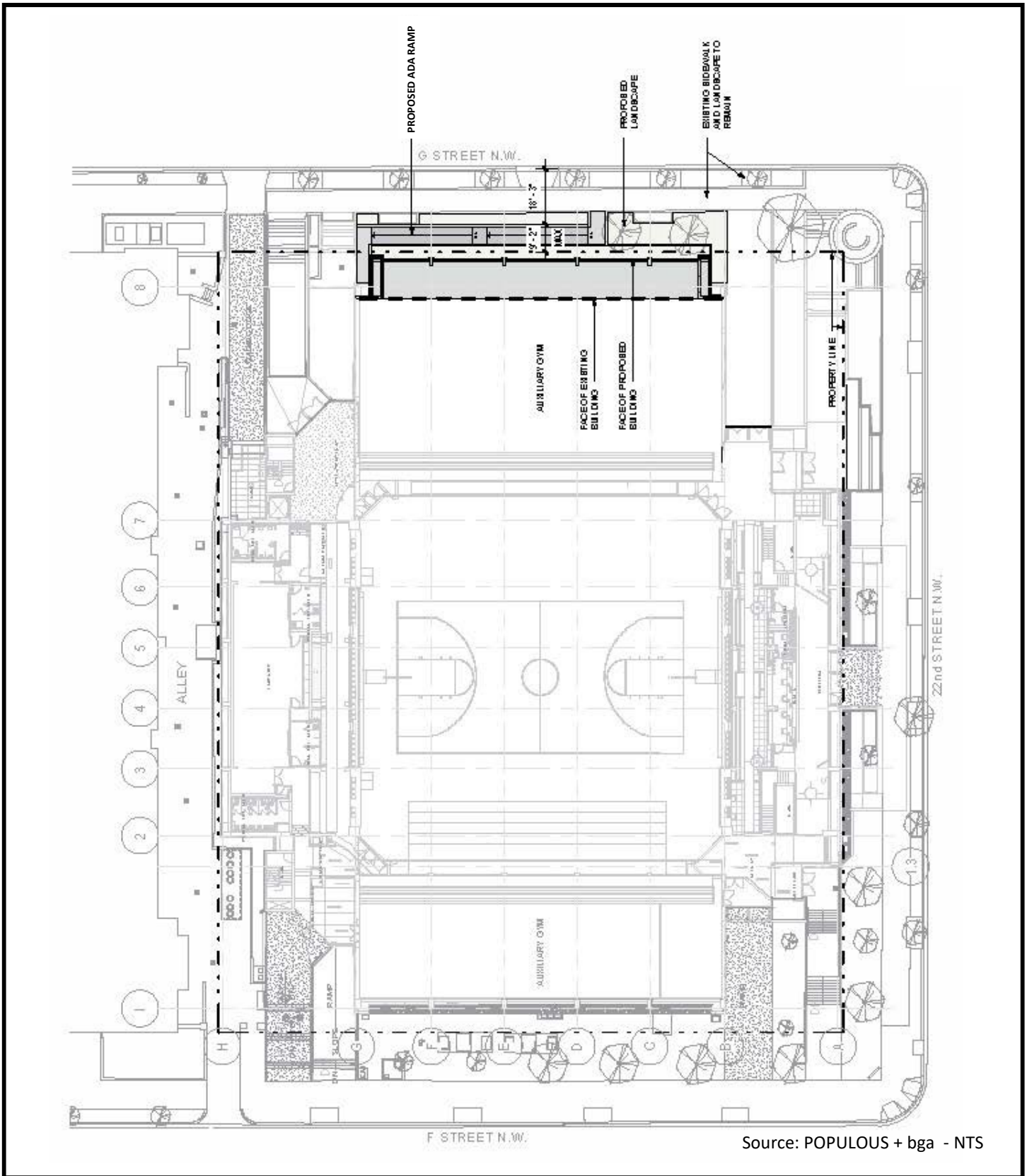


Figure 3B
Proposed ADA Ramp



NORTH

The George Washington University
Washington, DC



EXHIBIT G

FAR Report

Existing FAR (October 2023) - Changes since Feb 2020 FAR Report Listed Below					R-5-D/E			C-3-C		SP-2		PUD		Total Campus		
Square	Lot	Building Name	Street Number	Description	Land Area	GFA	FAR	Land Area	GFA	Land Area	GFA	Land Area	GFA	Land Area	GFA	FAR
122	30	Thurston Hall	1900 F Street, NW	Subdivision*: Removal of Canopy Element						2	-2,010					
77	51	837 22nd Street, NW	837 22nd Street, NW	Demolition of Existing Building		-2,262										
79	63	Staughton Hall	707 22nd Street, NW	Demolition of Existing Building		-14,810										
--	--	Foggy Bottom Campus		Existing FAR (October 2023)	1,225,650	3,806,670	3.11	180,619	1,609,594	46,972	272,760	242,146	1,613,052	1,695,387	7,302,076	4.31

Proposed FAR Under Development - None at this time					R-5-D/E (RA-4)			C-3-C/C-4		SP-2		PUD		Total Campus		
Square	Lot	Building Name	Street Number	Description	Land Area	GFA	FAR	Land Area	GFA	Land Area	GFA	Land Area	GFA	Land Area	GFA	FAR
<i>Total Modifications</i>																
Total Campus					1,225,650	3,806,670	3.11	180,619	1,609,594	46,972	272,760	242,146	1,613,052	1,695,387	7,302,076	4.31

Proposed FAR Upon Completion of 600 22nd Street, NW					R-5-D/E (RA-4)			C-3-C/C-4		SP-2		PUD		Total Campus		
Square	Lot	Building Name	Street Number	Description	Land Area	GFA	FAR	Land Area	GFA	Land Area	GFA	Land Area	GFA	Land Area	GFA	FAR
57	56	Charles E Smith Center	600 22nd Street, NW	Adjustment to Existing Conditions		1,485										
<i>Net Modifications</i>					0	1,485	0	0	0	0	0	0	0	0	0	0
<i>Total Modifications Including Previously Proposed Projects</i>					0	1,485	0	0	0	0	0	0	0	0	0	0
Total Campus					1,225,650	3,808,155	3.11	180,619	1,609,594	46,972	272,760	242,146	1,613,052	1,695,387	7,303,561	4.31

EXHIBIT H

**THE GEORGE
WASHINGTON
UNIVERSITY**

WASHINGTON, DC

**Foggy Bottom Campus Plan Compliance Report
Foggy Bottom Campus Plan (2007)
Zoning Commission Case Nos. 06-11 and 06-12
as directed by Condition C-15**

The George Washington University

November 20, 2022

**Foggy Bottom Campus Plan Compliance Report
Foggy Bottom Campus Plan (2007)
as directed by Condition C-15
November 20, 2022**

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Attachments:

- Attachment A: Methodology for Calculation of Student Populations**
- Attachment B: Methodology for Calculation of Foggy Bottom Campus Faculty & Staff Populations**
- Attachment C: Methodology Supporting Undergraduate Student Housing Numbers**
- Attachment D: Materials Evidencing GW's Efforts related to Off-Campus Housing Opportunities**
- Attachment E: Materials Evidencing GW's Efforts related to the 24/7 Hotline**
- Attachment F: Materials Evidencing GW's Efforts related to the Good Neighbor Program**
- Attachment G: Detailed Information regarding Local Address Information**
- Attachment H: Detailed data regarding the number of off-street parking spaces per garage**
- Attachment I: Materials Evidencing GW's Efforts related to Transportation Management**

Condition C-4: Foggy Bottom Campus Student Population: Fall 2022

Condition:

For the duration of this Plan, Foggy Bottom student headcount shall not exceed 20,000 students, and Foggy Bottom student full-time equivalent shall not exceed 16,553.

a. *For the purposes of these Conditions,*

i. **“Foggy Bottom student headcount”** shall be defined as the number of GW students in the “Foggy Bottom/Mount Vernon Campus Total Student Body”, minus: study abroad students, continuous enrollment students, students that reside at the Mount Vernon Campus, students that take all of their courses at the Mount Vernon Campus, and Foggy Bottom faculty and staff accounted for pursuant to Condition C-5 herein who are also enrolled in one or more courses at the Foggy Bottom campus. Notwithstanding the foregoing, students who reside in on-campus beds on the Foggy Bottom Campus shall each be counted toward the Foggy Bottom student headcount.

Note that students taking all of their courses at the Corcoran are not specifically deducted from this number as they are not included in the “Foggy Bottom/Mount Vernon Campus Total Student Body” by virtue of their courses not being located on the Foggy Bottom or Mount Vernon campuses.¹

ii. **“Foggy Bottom student full-time equivalent”** shall be determined by assigning a fraction to part-time students included in the Foggy Bottom student headcount number based on the number of credits they are taking compared to a full-time course load and adding the number of full-time students. Currently, the full-time course load for undergraduates is 12 credits, and the full-time course load for graduate and professional students is 9 credits. Formulas for determining full-time equivalents may change over the term of the proposed Foggy Bottom Campus Plan depending on program requirements or the restructuring of the academic calendar.

b. *An audit of the Foggy Bottom student headcount and Foggy Bottom student full-time equivalent reported pursuant to Condition C-15 herein shall be conducted in a manner and by a firm previously approved by the Zoning Administrator and reported to the Advisory Committee. The audit shall be completed by January 10 of the year following each report submitted pursuant to Condition C-15 herein.*

c. *Compliance with this condition shall be based upon the data reported for the most recent semester in either the Foggy Bottom Campus Plan Compliance Report required in Condition C-15 or in the Interim Foggy Bottom Campus Plan Compliance Report required by Condition C-16.*

GW Response:

	Spring 2022 ¹	Fall 2022 ²
Foggy Bottom Student Headcount	16,065	17,028
Foggy Bottom Student Full-Time Equivalent (FTE)	14,508	15,632

Methodology for calculation of Foggy Bottom campus student populations in Attachment A.

Note 1 – Data as of the GW census date, February 19, 2022.

Note 2 – Data as of the GW census date, October 8, 2022.

Condition C-5: Foggy Bottom Campus Faculty & Staff Population

Condition:

For the duration of this Plan, the Foggy Bottom faculty and staff population shall not exceed a total of 12,529 on a headcount basis, and 10,550 on a full-time equivalent basis.

- a. *For the purposes of these Conditions,*
 - i. **“Foggy Bottom faculty and staff headcount”** shall include: regular full-time faculty and staff; regular part-time faculty and staff; wage account staff that are not Foggy Bottom students accounted for pursuant to Condition C-4; temporary part-time faculty (excluding part-time clinical faculty who are not paid employees of the University); affiliated faculty employed by the Medical Faculty Associates; and visiting instructional and research faculty. For the purposes of these Conditions, Foggy Bottom faculty and staff shall not include faculty and staff whose primary office locations are not on the Foggy Bottom campus; employees of non-GW owned or controlled entities which are located on the Foggy Bottom campus; and contractors that provide ancillary campus-related service functions who are not employees of the University.
 - ii. **“Foggy Bottom faculty and staff full-time equivalent”** shall be determined by assigning a fraction to part-time employees included in the Foggy Bottom faculty and staff headcount number based generally on the number of hours worked as compared to the standard full-time 40-hour work week.
- b. *Compliance with this condition shall be based upon the data reported for the most recent semester in either the Foggy Bottom Campus Plan Compliance Report required in Condition C-15 or in the Interim Foggy Bottom Campus Plan Compliance Report required by Condition C-16, whichever is the most current.*

GW Response:

	Spring 2022 ¹	Fall 2022 ²
Foggy Bottom Faculty & Staff Headcount	6,023	6,029
Foggy Bottom Faculty & Staff Full-Time Equivalent (FTE)	4,759	4,798

For the methodology for calculation of Foggy Bottom campus faculty and staff populations, see Attachment B.

Note 1 – Data as of the GW census date, February 19, 2022.
 Note 2 – Data as of the GW census date, October 8, 2022.

Condition C-6 and Condition 15: On-Campus Undergraduate Student Housing

Condition:

For the duration of the Plan, the University shall make available on-campus beds for full-time Foggy Bottom undergraduate students equivalent to 70% of the full-time Foggy Bottom undergraduate student population up to an enrollment of 8,000, plus one bed per full-time Foggy Bottom undergraduate student over 8,000. Compliance with this condition shall be based upon the data reported for the most recent semester in either the Foggy Bottom Campus Plan Compliance Report required in Condition C-15 or in the Interim Foggy Bottom Campus Plan Compliance Report required by Condition C-16, whichever is the most current.

- a. *For the purposes of this Condition,*
 - i. *“full-time Foggy Bottom undergraduate students” shall be defined as follows:*
 - A. *Until the fall 2010 semester or until the completion and occupancy of the next University residence hall project proposed in accordance with the Foggy Bottom or Mount Vernon Campus Plans, whichever event first occurs, the term shall mean the number of students in the “Foggy Bottom/Mount Vernon Campus Total Student Body”¹ minus graduate students, first professionals (JDs and MDs), undergraduates taking fewer than 12 credit hours at the Foggy Bottom campus, non-degree students, full-time undergraduate study abroad students, undergraduate continuous enrollment students, and full-time undergraduate students accounted for under the Mount Vernon Campus Plan Order (BZA Order No. 16505), which does not differentiate between resident and non-resident students.*
 - B. *Once either of the above-described events occurs, the terms shall have the same meaning as above, except only full-time undergraduate students who reside on the Mount Vernon Campus plan will be subtracted from the “Foggy Bottom/Mount Vernon Campus Total Student Body.”*
 - ii. *The term “on-campus beds” shall include beds available to full-time Foggy Bottom undergraduate students in any property in which the University has an ownership, leasehold, or contractual interest, or beds otherwise occupied by full-time Foggy Bottom undergraduate students in fraternities, sororities, or other programs recognized by or affiliated with the University and located within the campus plan boundary.*

The University’s efforts with respect to this Condition shall be monitored by the Advisory Committee.

GW Response:

	Spring 2022 ¹	Fall 2022 ²
Full-Time Foggy Bottom Undergraduate Students	7,613	8,555
On-Campus Beds Available to Full-Time Foggy Bottom Undergraduates	6,330	6,568
On-Campus Beds Occupied by Full-Time Foggy Bottom Undergraduates	5,334	6,054

University-Supplied Off-Campus Beds WITHIN the FB/WE Area	557	6
University-Supplied Off-Campus Beds WITHIN the FB/WE Area Occupied by FT Foggy Bottom Undergraduates	487	0
University-Supplied Off-Campus Beds OUTSIDE the Foggy Bottom/West End Area	0	0
University-Supplied Off-Campus Beds OUTSIDE the Foggy Bottom/West End Area Occupied by FT Foggy Bottom Undergraduates	0	0

For the methodology supporting undergraduate student housing numbers, see Attachment C.

Note 1 – Data as of the GW census date, February 19, 2022.
 Note 2 – Data as of the GW census date, October 8, 2022.

Evidence of Compliance with Condition C-8 (Off-Campus Housing Information Program)

Condition:

The University shall maintain a program to provide its students who are eligible to live off-campus with information about housing opportunities outside the Foggy Bottom/West End Area. The University's efforts with respect to this Condition shall be monitored by the Advisory Committee."

GW Response:

Information regarding housing opportunities both within and outside the Foggy Bottom/West End area is provided on the off-campus student affairs website. These functions are managed through several offices in the Division for Student Affairs, including Health Promotions & Education and GW Campus Living and Residential Education.

Apartment listings and other off campus housing opportunities may be found at <http://www.gwoffcampus.com>.

The off-campus student affairs website can be found at: <https://offcampus.students.gwu.edu>. The current edition of the Guide to Living Off-Campus is also posted on this webpage.

For screen prints from the off-campus student affairs website, see Attachment D.

Evidence of Compliance with Condition C-9 (Student Conduct Programs)

Condition:

The University shall use disciplinary interventions for acts of misconduct by students living off-campus in the Foggy Bottom/West End Area, even if the students are not in properties owned or controlled by the University. The University shall act on incident reports by residents, ANC 2A, community associations, building management, building association boards, University security officers, and the Metropolitan Police Department. The University shall maintain an outreach program with neighboring apartment buildings to education management companies and tenant associations on the University's disciplinary program and its reporting requirements to facilitate effective use of its programs. The University's efforts with respect to this Condition shall be monitored by the Advisory Committee.

GW Response:

All incident reports where students are identified are acted on through the Office of Student Rights & Responsibilities. Responses ranging from warning letters and conversations to student conduct charges and hearings have been implemented. The University's Statement on Student Rights and Responsibilities and the Code of Student Conduct treats off-campus violations with the same seriousness as on-campus violations (i.e., there is no lesser conduct charge for violations off-campus than on-campus). The University holds students to same level of accountability regarding charging and sanctioning regardless of their residential location.

GW representatives from the Office of Government & Community Relations and other offices as needed regularly attend meetings of the Foggy Bottom-West End Advisory Neighborhood Commission 2A and community associations. The University hosts "Building Managers Meetings" throughout the academic year in order to keep open the lines of communication between the University and properties where students reside.

Evidence of Compliance with Condition C-10 (24/7 Hotline)

Condition:

The University shall maintain and publicize (through appropriate written and/or electronic publications) a hotline available 24 hours per day, seven days per week to receive calls about student conduct issues and safety and security concerns. The University shall maintain a log of all calls received and all actions taken, including all referrals made. The University shall maintain its Crimes Tips Hotline (presently 994-TIPS), where calls can be made anonymously to a recorded “tip” line. Calls needing a more immediate response shall be directed to the University police (presently 994-6110) 24 hours per day, seven days per week. The University police will aid off-campus complainants in obtaining assistance from the Metropolitan Police Department. Reports of improper off-campus student conduct will also be referred to the appropriate University departments for their attention. This process shall be fully described on the University website, published catalogs, and student handbooks. The University’s efforts with respect to this Condition shall be monitored by the Advisory Committee.”

GW Response:

The best way for community members to bring GW-related concerns to our attention is to use the online reporting tool located at <https://neighborhood.gwu.edu/contact-us>. If a community member prefers to call, they may dial the 24-Hour Community Concern Hotline (202- 994-6110), which is monitored by the GW Police Department (GWPD). The University is committed to being a good neighbor and working with members of the community to respond to complaints regarding student behavior. When the complaint involves student behavior that occurs off campus, which is outside of GWPD’s jurisdictional boundaries, GWPD will enlist the assistance of the Metropolitan Police (“MPD”) to respond to the complaint. If a community member wishes to offer information anonymously, the University maintains a Crimes Tips Hotline 202-994-TIPS, which monitored directly by the GW Chief of Police.

For both on-campus and off-campus concerns, the University will follow up with the community member regarding the complaint if contact information is provided. The Hotline is advertised and described online on the GW Neighborhood website. Information can be found at: <https://neighborhood.gwu.edu/contact-us>.

The University’s trash policy allows off-campus trash violations to be processed as violations to the Statement on Student Rights and Responsibilities as defined by the Office of Student Rights & Responsibilities (OSRR). Potential violations reported to the university are investigated by OSRR which then communicates with student- residents when they fail to meet their responsibilities within the community.

GW publishes an annual Community Concern Report, which can be found online here at <https://offcampus.students.gwu.edu/community>, as well as the GW Neighborhood website at this location <http://neighborhood.gwu.edu/community-concern-reports>.

For screen prints from the Off-Campus Student Affairs website, see Attachment D.

Attachment E provides screen prints from the Neighborhood.gwu.edu website.

Evidence of Compliance with Condition C-11 (Good Neighbor Program)

Condition:

The University will maintain a mandatory program for its students that will address “good neighbor” issues, educating students about appropriate conduct in the off-campus community. This program will especially emphasize objectionable noise both inside and outside of buildings, restricted parking in the Foggy Bottom/West End Area, illegal underage drinking, and respect for personal and real property of the residential and private business communities. The University’s efforts with respect to this Condition shall be monitored by the Advisory Committee”

GW Response:

Students at GW is held accountable through the student conduct process as stated in the Statement on Student Rights and Responsibilities and Code of Student Conduct, which addresses both on and off-campus behavior. Furthermore, all students who make the transition from on-campus to off-campus housing have copies of the GW Guide to Living Off-Campus and the Statement on Student Rights and Responsibilities made available to them at the graduate student services fair, the off-campus housing fair, or at graduate orientation. It is also accessible through a link on the off-campus student affairs website: <https://offcampus.students.gwu.edu/guide-living-campus>. The Statement on Student Rights and Responsibilities is included in Attachment F.

The university has developed its “Being a Good Neighbor” online orientation that has been delivered to undergraduate students who either live on or off-campus. This required orientation addresses issues that include, but are not limited to, objectionable noise, restricted parking in the Foggy Bottom/West End Area, illegal underage drinking, and respect for personal and real property of the residential and private business communities.

Each year the GW Division of Student Affairs works with GW and DC partners to host an Off-Campus Student Services Fair. The GW Police Department, Office of Student Rights & Responsibilities (SRR), and several off-campus partners are some of the participants. Students attended the event and are provided with different types of information pertaining to living off campus, including how to be a good neighbor. And, this fall, SSR sent a “Good Neighbor” message to remind students of the importance of being a good neighbor and to raise awareness of their behavior. This letter is posted in on-campus residence halls and emails targeted to specific events such as Halloween are distributed to off-campus students. See message included in Attachment F.

In partnership with the Foggy Bottom Association, we have developed materials to distribute to students in the near neighborhoods both in hard copy, through events, and electronically.

The University will update the content of these sessions and documents, regularly, to react to emerging issues related to good neighbor issues.

See Attachment F for materials evidencing GW’s efforts in this area.

Evidence of Compliance With Condition C-12 (Local Address Information)

Condition:

The University shall gather information about the local addresses of the full-time Foggy Bottom undergraduate population. The University shall compile and report the number of full-time Foggy Bottom undergraduate students residing in (1) Foggy Bottom/West End outside the campus boundaries; (2) the District of Columbia outside both the campus boundaries and the Foggy Bottom/West End Area, organized by postal codes; (3) Maryland; and (4) Virginia.

GW Response:

	Fall 2022
Full-Time Foggy Bottom Undergraduates residing in Foggy Bottom/West End outside the campus boundaries	1278
Full-Time Foggy Bottom Undergraduates residing in the District of Columbia outside both the campus boundaries and the Foggy Bottom/West End Area	2411
Full-Time Foggy Bottom Undergraduates residing in Maryland	950
Full-Time Foggy Bottom Undergraduates residing in Virginia	2,779

For detailed data regarding local address information, see Attachment G.

Evidence of Compliance With Condition C-13 (Off-Street Parking Inventory)

Condition:

The University shall continue to provide at least 2,800 off-street parking spaces, including proposed spaces to be dedicated for university use on Square 54 and all University-owned parking spaces on Square 122 (specifically including the parking lot and garage spaces at Old Main located at 1922 F Street, NW). The number of off-street parking spaces required to be provided may be increased in any subsequent further processing order pursuant to this plan if necessary to mitigate the adverse impact of the approved uses on the University's parking resources. The University shall monitor its utilization of University parking facilities to determine usage patterns and conduct an ongoing assessment of parking needs.

GW Response:

Number of University-provided off-street parking spaces located in areas covered under this condition: 3,079 Fall 2022

For detailed information regarding the number of off-campus parking spaces per garage, see Attachment H.

Evidence of Compliance With Condition C-14 (Transportation Management Plan)

Condition:

The University shall maintain, and periodically update, its comprehensive Transportation Management Plan ("TMP") addressing traffic and parking associated with events on campus that are attended by a significant number of persons not normally associated with the University and the campus. The transportation management plan shall include the following:

- a. *Measures to schedule events at times that reduce conflicts with other traffic and other demands for parking.*
- b. *Measures to discourage travel by private automobile and encourage travel by public transportation.*
- c. *Measures to encourage persons who drive to park in commercial or University parking garages.*
- d. *Designation of a Transportation Management Coordinator responsible for implementing and monitoring the TMP program.*
- e. *Promotion of various technology initiatives (currently including, e.g., the use of video conferencing, podcasts, online library resources, the Bb@GW on-line course management system based on the Blackboard Learning System™, and administrative document management system) to reduce the need for physical movement to and between the Foggy Bottom and other GW campuses.*
- f. *Evaluation of opportunities to provide access and links through appropriate website portals to allow members of the University community to purchase transit fare media, including SmarTrip fare cards and bus passes, online.*
- g. *As necessary throughout the term of the Campus Plan, when existing parking facilities are being renovated or redeveloped, utilization of attendant parking at various campus parking facilities to ensure that campus parking demands are adequately met.*

These measures and their efficacy and appropriateness given changes in programs, technology, and parking demand shall be regularly reviewed, evaluated, and updated over the twenty-year term of the Campus Plan. The TMP shall be submitted to and reviewed by the Advisory Committee on an annual basis.

GW Response:

The University has had a transportation management plan in place on its Foggy Bottom Campus for a number of years. A variety of measures are used to limit transportation demand and eliminate adverse traffic and parking impacts.

Most importantly, the Foggy Bottom Campus is located adjacent to many public transit opportunities, including: Foggy Bottom-GWU Metrorail station on campus and easy access to Farragut West and Farragut North stations; numerous Metrobus locations on and near campus as well as one of DC's circulator routes; numerous Capital Bikeshare stations on and near campus. Given these options, the University encourages public transit and transportation alternatives for students, employees and visitors alike.

Since 2007 the University has participated in pre-tax Metro SmartBenefits. Beginning in 2021, GW has joined the Washington Metropolitan Area Transit Authority's (WMATA) U•Pass program, providing full-time students with unlimited use of Metrorail and Metrobus for a discounted, flat fee. As a commitment to sustainability GW has installed electric car charging stations in parking facilities and these stations provide convenience for those that choose to drive electric vehicles to campus.

GW also encourages students, faculty and staff to utilize car sharing to accommodate the occasional requirement for automobile transportation whether for university business or personal

matters. Carpooling programs and car sharing companies have been promoted through flyers and

information provided at university fairs and events. Since 2007 the University has worked to promote car sharing memberships.

University populations are primarily encouraged to utilize public transportation. University parking is priced at market rates. Those faculty staff and students who drive to campus are encouraged to park in university garages by allowing for parking fees to be paid by payroll deduction (for regular parkers) or via funds deposited onto the GWorld card. The university regularly schedules special events, including athletic events and entertainment events at times outside of the peak traffic hours.

The University has continued to encourage bike use and currently provides space for approximately 940 bicycles through surface bike racks/loops and secure interior building racks throughout the Foggy Bottom Campus. Showers and changing areas are provided in buildings throughout campus. Furthermore, the University is encouraging bike sharing through Capital Bikeshare, which has recently installed several locations on and near the Foggy Bottom Campus. The University offers students, faculty and staff a discounted annual rate on Capital Bikeshare membership. The university worked at length with DC Government officials to expand this discount to students in 2019.

In addition, with the implementation of the University's Climate Action Plan (CAP) in the spring of 2010, other initiatives are being explored in an effort to reduce single-occupancy-trips and reduce vehicle trips on Campus. For instance, in 2013 the University initiated a telecommuting program for GW staff and faculty.

The University currently utilizes technology to limit required trips between its campuses, including online library sources, use of the Bb@GW on-line course management system based on the Blackboard Learning Systems, videoconferencing for administrative meetings, teleconferences and other similar technologies. In cases where transportation between campuses is necessary, GW provides regular shuttle service between its Mount Vernon and Foggy Bottom campuses via The Vern Express as well as regular shuttle service to the Virginia Science & Technology Campus from Foggy Bottom to limit individual vehicle trips.

In order to enhance access to information regarding transportation alternatives, the transportation link below provides information and campus transportation options business-services.gwu.edu/faculty-staff-parking. Other online information includes links to alternative transportation transportation.gwu.edu/alternative-transportation-services (to encourage public transit use), Metro pass sale information, and other sources of information. This resource is also at key locations on all GW campuses through resource center/kiosks.

Truck Management Plans are currently in place and will be updated as GW carries out new development on its campus.

For information evidencing GW's efforts in this area, see Attachment I.

**Foggy Bottom Campus Plan Compliance Report
Foggy Bottom Campus Plan (2007)
as directed by Condition C-15**

ATTACHMENTS

ATTACHMENT A – Methodology for Calculation of Student Populations

Foggy Bottom Student Headcount

	Spring 2022 ¹	Fall 2022 ²
Foggy Bottom/Mount Vernon Campus Total Student Body	17,571	18,586
Sum (plus):		
• Foggy Bottom resident undergraduate students that take zero credits on the Foggy Bottom Campus	14	4
• Foggy Bottom resident graduate students that take zero credits on the Foggy Bottom Campus	6	1
Less (minus): ³		
• Study Abroad Students	354	255
• Continuous Enrollment Students	255	317
• Students that reside at the Mount Vernon Campus	630	714
• Students that take all courses at the Mount Vernon Campus	52	40
• Foggy Bottom faculty and staff accounted for under condition C-5 who are also enrolled in one or more courses at the Foggy Bottom campus.	204	208
• School Without Walls students	31	29
Foggy Bottom student headcount	16,065	17,028

Foggy Bottom Student Full-Time Equivalent

Determined by assigning a fraction to part-time students included in the Foggy Bottom student headcount number based on the number of credits they are taking compared to a full-time course load and adding the number of full-time students. Currently, a full-time course load for undergraduates is 12 credits, and the full-time course load for graduate and professional students is 9 credits.

Fall 2022 Foggy Bottom Student Full Time Equivalent (FTE) – 15,632

Spring 2022 Foggy Bottom Student Full Time Equivalent (FTE) – 14,508

Note 1 - Data as of the GW census date, February 19, 2022.

Note 2 - Data as of the GW census date, October 8, 2022.

ATTACHMENT B – Methodology for Calculation of Foggy Bottom Campus Faculty & Staff Population

Foggy Bottom Faculty and Staff Headcount¹

	Spring 2022 ²	Fall 2022 ¹
Summation of:		
Regular full-time faculty and staff	3,764	3,844
Regular part-time faculty and staff	193	175
Wage account staff that are not Foggy Bottom students accounted for pursuant to Condition C-4	499	524
Temporary part-time faculty (excluding part-time clinical faculty who are not paid employees of the University)	1,058	1,001
Affiliated faculty employed by the Medical Faculty Associates	385	360
Visiting instructional and research faculty	124	125
Foggy Bottom Faculty and Staff Headcount	6,023	6,029

Fall 2022 Foggy Bottom Faculty and Staff Full-Time Equivalent (FTE) – 4,798

Spring 2022 Foggy Bottom Faculty and Staff Full-Time Equivalent (FTE) – 4,759

Note 1 – Data as of the GW census date, October 8, 2022.

Note 2 – Data as of the GW census date, February 19, 2022.

ATTACHMENT C – Methodology Supporting Undergraduate Student Housing Condition Numbers

Determining Full-Time Foggy Bottom Undergraduate Students

	Fall 2022 ¹	Spring 2022 ²
Foggy Bottom/Mount Vernon Campus Total Student Body	18,586	17,571
Sum (plus):		
• Foggy Bottom resident undergraduate students that take zero credits on Foggy Bottom Campus	4	14
• Foggy Bottom resident graduate students that take zero credits on the Foggy Bottom Campus	1	6
Less (minus):		
• Graduate students	5,900	5,615
• First professionals (JDs, MDs)	2,412	2,393
• Undergraduates taking fewer than 12 credits at the Foggy Bottom campus (and are not accounted for under the Mount Vernon Campus Plan Order, below)	396	813
• Non-degree students	333	158
• Full-time undergraduate study abroad students	235	310
• Undergraduate continuous enrollment students	58	71
• Full-time undergraduate students who reside on the Mount Vernon campus	702	618
Full-Time Foggy Bottom Undergraduate Students	8,555	7,613

On-Campus Beds Available to Full-Time Foggy Bottom Undergraduate Students

	Fall 2022 ¹	Spring 2022 ²
Summation of:		
• Beds available to undergraduate students in GW owned or leased properties within the campus plan boundary	6,553	6,315
• Beds available to undergraduate students in fraternities, sororities, or other programs recognized by or affiliated with the University and located within the campus plan boundary	15	15
Total Number of On-Campus Beds Available to Undergraduates	6,568	6,330

On-Campus Beds Occupied by Full-Time Foggy Bottom Undergraduate Students – 6,054

Note 1 – Data as of the GW census date, October 8, 2022.

Note 2 – Data as of the GW census date, February 19, 2022.

Number of off-campus University-supplied beds within the Foggy Bottom/West End Area

FALL 2022 DATA¹ University supplied beds within Foggy Bottom/West End Area	Total Number of Beds Available (Fall 2022)	Available to Full-Time Foggy Bottom Undergraduates (Fall 2022)	Occupied by Full-time Foggy Bottom Undergraduates (Fall 2022)
<ul style="list-style-type: none"> • 2144 F Street, NW • Columbia Plaza, 2400 Virginia Avenue, NW 	<p style="text-align: center;">4</p> <p style="text-align: center;">2</p>	<p style="text-align: center;">0</p> <p style="text-align: center;">0</p>	<p style="text-align: center;">0</p> <p style="text-align: center;">0</p>
Totals	6	0	0

SPRING 2022 DATA² University supplied beds within Foggy Bottom/West End Area	Total Number of Beds Available (Spring 2022)	Available to Full-Time Foggy Bottom Undergraduates (Spring 2022)	Occupied by Full-time Foggy Bottom Undergraduates (Spring 2022)
<ul style="list-style-type: none"> • The Aston, 1129 New Hampshire Avenue, NW • 2144 F Street, NW • Columbia Plaza, 2400 Virginia Avenue NW • One Washington Circle 	<p style="text-align: center;">220</p> <p style="text-align: center;">4</p> <p style="text-align: center;">2</p> <p style="text-align: center;">330</p>	<p style="text-align: center;">220</p> <p style="text-align: center;">0</p> <p style="text-align: center;">0</p> <p style="text-align: center;">330</p>	<p style="text-align: center;">194</p> <p style="text-align: center;">0</p> <p style="text-align: center;">0</p> <p style="text-align: center;">232</p>
Totals	556	550	426

Note 1 – Data as of the GW census date, October 8, 2022.

Note 2 – Data as of the GW census date, February 19, 2022.

University Supplied Beds Outside the Foggy Bottom/West End Area, University Supplied Beds Available to Full-Time Undergraduates Outside the Foggy Bottom/West End Area and University Supplied Beds Outside the Foggy Bottom/West End Area Occupied by Full-Time Undergraduates

	Fall 2022	Spring 2022
University Supplied Beds Outside Foggy Bottom/West End Area	0	0
University Supplied Beds Outside Foggy Bottom/West End Area Occupied by Full-Time Undergraduates	0	0

ATTACHMENT D: Materials Evidencing GW's Efforts related to Off-Campus Housing Opportunities



OFF CAMPUS STUDENT AFFAIRS

DIVISION FOR STUDENT AFFAIRS



- ABOUT
- FINDING A HOME
- COMMUNITY
- TENANT RESPONSIBILITIES
- SAFETY

Welcome to Off-Campus Student Affairs!



The Office of Off-Campus Student Affairs (OCSA) extends community building and learning beyond the campus of the George Washington University by providing resources, services, and programs designed to assist and guide students in navigating the process of moving from residential living on campus to independent living in the surrounding community. Our office is committed to educating students on how to become active and responsible members in their surrounding communities.

[Read More](#)



[Give Today](#)

Off-Campus End of the Semester Reminders

As the semester ends we know that some of you will be moving out of your off-campus residence or thinking about sub-leasing your residence over the break. Click below and you'll find some helpful tips for navigating this process successfully and tips if your residence will remain vacant over the break. Get some rest and have a safe summer.

[End of the Semester Tips and Reminders](#)

COVID-19 Information

If you are seeking to terminate a lease as a result of the Coronavirus pandemic, please refer to this [informational document\(PDF\)](#) provided by the Office of the Tenant Advocate

D.C. Students seeking to terminate lease after school shut-down

Questions on How to Dispose of Something in DC? There's an App for That!

New App Take the Guesswork Out of Trash & Recycling

It's not always easy remembering which items are recyclable, which items require scheduling a bulk pick-up, and which items are considered household hazardous waste. To take the guesswork out of waste disposal and recycling, the Department of Public Works (DPW) has created a [new web app](#) that allows residents to type in almost any item they can think of, after which they will be provided with information on how that item should be properly disposed of, recycled, reused or composted in the District.

*DPW collects large, bulky items by appointment from residential households that receive DPW trash collection service. To make an appointment, please call the Mayor's Citywide Call Center at 311 or visit www.311.dc.gov.

Begin Your Housing Search

D.C. Tenants' Rights Center



ARE YOU HAVING ISSUES WITH YOUR LANDLORD?

THE D.C. TENANTS' RIGHTS CENTER CAN HELP!

YOU HAVE RIGHTS AS A TENANT

We provide low cost legal services to tenants in the District of Columbia.

Call us to schedule a consultation!



D.C. TENANTS' RIGHTS CENTER

4205 11th St. NW, Suite 200
WASHINGTON, DC 20001
(202) 681-6871
ADMIN@DC.TENANTS.CC.Org
DCTENANTS.ORG

Link:

[For more information, click here!](#)

Quiet Zone Campaign



GW's [Off-Campus Housing website](#) and our Guide to Living Off-Campus are two excellent resources to start your search and find housing options.

The GW's Off-Campus Housing website help you find listings for both undergraduate and graduate students, as well as looking for roommates.

[Visit our GW's Off-Campus Housing website](#)

Whether you are an undergraduate moving off-campus, a new transfer student, or a graduate student moving to DC for the first time, the Guide to Living Off-Campus is written with your needs in mind.

[Check out our Guide to Living Off-Campus](#)

Be Aware.
Be Responsible.
Be A Good Neighbor.

As a member of The George Washington University community, you have a responsibility to be a good neighbor. This means being respectful, courteous, and considerate of others. It also means being a good neighbor to the environment. Please do not litter, and please do not use illegal substances. For more information, please visit [www.gwu.edu/~offcampus](#).

THE GEORGE WASHINGTON UNIVERSITY

[* Read more](#)

Trash and Recycling Collection Guidelines

Be A Good Neighbor Mandatory Training

One of the great benefits of attending The George Washington University is our location in the Foggy Bottom/West End and Foxhall communities. We enjoy numerous cultural activities, excellent shopping, restaurants, and entertainment opportunities. As a member of the GW, Foggy Bottom/West End and Foxhall communities, we all have a responsibility to be good citizens and good neighbors.

Online Orientation

The primary goal of this annual required training is to enable you to understand your rights and responsibilities as a citizen of the Foggy Bottom and Washington, DC communities. With this knowledge you can contribute to creating an environment that embraces the concept of community and respect. You can complete the training at your own pace and start and stop the training.

When you [sign in to the training](#), please be sure to use your Name and Student ID.

Dear Off-Campus Student,

As the semester ends we know that some of you will be moving out of your off-campus residence or thinking about sub-leasing your residence over the break.

[* Read More](#)

Be A Good Neighbor, Be Aware of the Trash and Recycling Guidelines in the District of Columbia!

[* Read More](#)



Quick Links

- [* Guide to Living Off Campus](#)
- [* Tenant Responsibilities](#)
- [* Off-Campus Housing Fair](#)
- [* Apartment Checklist](#)
- [* Neighborhoods](#)
- [* GW Student Code of Conduct](#)

Off-Campus Student Affairs

Office for Student Life
Division for Student Affairs

University Student Center
800 21st Street, NW
Suite 505
Washington, DC 20052
Phone: 202-994-6555 | Fax: 202-994-9133
ocsa@gwu.edu

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OFF CAMPUS STUDENT AFFAIRS

DIVISION FOR STUDENT AFFAIRS



- ABOUT
- FINDING A HOME**
- COMMUNITY
- TENANT RESPONSIBILITIES
- SAFETY

You are here: [Home](#) / Finding a Home

- BEGIN YOUR SEARCH
- NEIGHBORHOODS
- APARTMENT CHECKLIST
- OFF CAMPUS HOUSING FAIR
- FREQUENTLY ASKED QUESTIONS

Finding a Home

Finding a home in the District of Columbia can be an exciting, yet stressful process. The resources contained here will help you make a decision on where to live.

- [Begin Your Search](#)
- [Neighborhoods](#)
- [Repetitive Concern Policy](#)
- [Apartment Checklist](#)
- [Off-Campus Housing Fair](#)



[Give Today](#)

Off-Campus Student Affairs

Office for Student Life
Division for Student Affairs

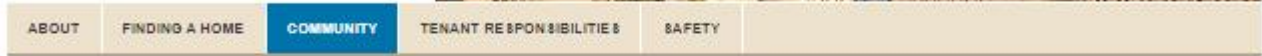
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You are here: [Home](#) / [Community](#)

- BEING A GOOD NEIGHBOR ORIENTATION
- LIVING IN THE NATION'S CAPITAL
- COMMUNITY CONTACTS
- VOTER REGISTRATION
- PETS
- CAMPUS INVOLVEMENT
- QUIET ZONE CAMPAIGN

Community

Living in the District of Columbia community is an important part of being a GW student. As such, please refer to the resources listed to the left to make sure you are getting the most out of your experience living in the District of Columbia.

- [Pets](#)
- [Quiet Zone Campaign](#)
- [Voter Registration](#)
- [Campus Involvement](#)
- [Living in the Nation's Capital](#)
- [Community Contacts](#)
- [Annual Report](#)



[Give Today](#)

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OFF CAMPUS STUDENT AFFAIRS

DIVISION FOR STUDENT AFFAIRS



- ABOUT
- FINDING A HOME
- COMMUNITY
- TENANT RESPONSIBILITIES**
- SAFETY

You are here: [Home](#) / Tenant Responsibilities

- THE HOUSING CODE
- INSPECTING A PROPERTY
- SIGNING A LEASE
- JOINT AND SEVERAL LIABILITY
- SECURITY DEPOSITS
- RENTER'S INSURANCE
- ROOMMATE AGREEMENTS
- REPETITIVE CONCERN POLICY

Tenant Responsibilities

State and local laws vary regarding the specific rights and responsibilities of tenants. However, there are some general responsibilities you assume when entering into a rental relationship. The following should be taken as general guidelines.

Pay your rent

You have to pay your rent on time without the landlord having to remind you.

Sign and keep a copy of the lease

You must be given a copy of the lease (rental agreement) within one month of the date you move in. Even if your landlord does not give you a copy of the lease, you are agreeing to the terms of the lease by occupying the apartment or paying the rent. Whether or not you have a copy, you are bound by the terms of the lease that you signed.

Follow the terms of the lease

You and the landlord must follow the terms of the lease. The only way you can be evicted before your lease is up is if you do not obey the terms of the lease.

Write down what damages there are to the apartment when you move in

You are responsible for documenting and providing your landlord a written list or checklist, listing everything that is wrong with your apartment when you move in. When you move out, if there are damages to the apartment that were not listed during those first five (5) days, you will be held responsible. The landlord has the right to charge you for the damages.

Agree to reasonable entry of your apartment by the landlord

If the landlord has a good reason, you must allow him or her to enter your apartment. Some good reasons are to:

- Inspect the property,
- Make repairs or decorate,
- Make alterations or improvements,
- Supply necessary or agreed services, or
- Show the apartment to prospective or actual purchasers, mortgagees, tenants, workmen, or contractors.

The landlord can enter the apartment without your consent in emergency situations. The landlord must not abuse the right of entrance or use it to harass you. The landlord can only enter at reasonable hours of the day, except in an emergency and the landlord must tell you before he plans to enter your apartment.

Keep your apartment in good condition

You must:

- Obey building and housing codes affecting health and safety.
- Keep the apartment as clean and safe as the conditions permit.
- Remove garbage, ashes, and waste in a clean and safe manner into the appropriate containers.
- Keep all plumbing fixtures in the apartment you use as clean as their condition permits.
- Notify the landlord of any repairs that need to be done to the apartment as soon as possible. The notice must be in writing and dated.
- Use all utilities and all electrical, plumbing, sanitary, heating, ventilation, air-conditioning, and other facilities and appliances including elevators on the property in a correct manner.
- Be responsible for your conduct and the conduct of other persons on the property whether known by you or not.
- Abide by all rules and regulations imposed by the landlord.



[Give Today](#)

You must NOT:

- Deliberately or carelessly destroy, deface, damage, impair, or remove any of the property or permit any person to do so whether known by you or not.
- Remove or tamper with a properly working smoke detector.

Give proper notice before moving

You have to give your landlord a written notice in advance of the time you move out. Your lease should state how much time is enough notice. Usually you must give the landlord written notice that you plan to move at least 30 days before the rent is due. If you have a week-to-week lease then you must give a 10-day notice.

Provide correct information on your rental application

If you give false information on your application, the landlord has the right to end your lease.

Check out this great resource about Renter's Rights below:



Off-Campus Student Affairs

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OFF CAMPUS STUDENT AFFAIRS

DIVISION FOR STUDENT AFFAIRS



- ABOUT
- FINDING A HOME
- COMMUNITY
- TENANT RESPONSIBILITIES
- SAFETY**

You are here: [Home](#) / [Safety](#)

- LOCKS & ALARMS
- CRIME WATCH
- FIRE PRECAUTIONS
- TOXIC SUBSTANCES IN THE HOME
- SIDEWALKS
- EMERGENCY PREPAREDNESS

Safety

Most students living off-campus rent apartments or group houses and as a consequence, live in group-living situations somewhat similar to residence hall life on campus. As with residence hall living, two of the major concerns in off-campus housing are security breaches and life safety hazards. However, since off-campus residents are without [GW University Police](#) personnel and residence hall staff, they must bear greater responsibility for their own safety. If you are an off-campus resident, you must be much more aware of possible dangers than those who live on campus.

Personal Safety

Living in a city can offer residents tremendous opportunities and resources, but also provide some challenges regarding personal safety. Just as in any city, residents of the District of Columbia should take precautions to ensure their safety in the District. Among other things, you should:

1. **Always carry a form of personal identification with you.** This is particularly important in Washington, DC because of the amount of federal and local security that is utilized in the District.
2. **Be wary of isolated spots**—laundry rooms, underground garages, parking lots, offices after business hours. Walk with a friend, co-worker, or security guard, particularly at night.
3. **Always keep jewelry and other valuables out of sight.**
4. **Keep a firm grip on your purse.** Use a purse with a secure clasp, and keep the purse close to your body with a hand on the clasp.
5. **Carry your wallet inside your coat or side pants pocket, never in your rear pants pocket.**
6. **Park your car in busy, lighted areas.**
7. **Always lock your car and take the key with you.** Consider using an anti-theft device for your car.
8. **Be aware of your surroundings when using the ATM machine.** Look around before conducting a transaction. If you see anyone or anything suspicious, cancel your transaction and go to another ATM. If you must use an ATM after hours, make sure it's well-lit.
9. **Wherever you are, stay alert and tuned in to your surroundings**—on the street, in an office building or shopping mall, driving, waiting for a bus or subway.
10. **Trust your instincts.** If something or someone makes you uneasy, avoid the person or leave.
11. **Know the neighborhoods where you live and work.** Check out the locations of police and fire stations, public telephones, hospitals, and restaurants, or stores that are open late.
12. **Never open your door to strangers.** Offer to make an emergency call while someone waits outside. Check the identification of sales or service people before letting them in. Don't be embarrassed to phone for verification.
13. **Know your neighbors,** so you have someone to call or go to if you're uncomfortable or frightened.
14. **If you come home and see a door or window open, or broken, don't go in.** Call the police from a cell phone.



[Give Today](#)

Off-Campus Student Affairs

Office for Student Life
Division for Student Affairs

University Student Center
800 21st Street, NW
Suite 505
Washington, DC 20052
Phone: 202-994-6555 | Fax: 202-994-9133
ocsa@gwu.edu

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ATTACHMENT E: Materials Evidencing GW's Efforts related to the 24/7 Hotline

Contact Us

Community Concerns Hotline

202-994-6110 (Foggy Bottom)

202-242-6110 (Mount Vernon)

If it is an emergency please dial 911 for MPD.

Off-Campus Student Behavior

Submit a report about off-campus student behavior to GW Office of Student Rights and Responsibilities.

[Online Report Form](#)

Facility & Maintenance Issues

Report facility and maintenance issues on either the Foggy Bottom and Mount Vernon Campuses.

[Facility & Maintenance Ticket](#)



Office of Government and Community Relations

1918 F Street, NW
Terrace Level
Washington, D.C. 20052
Office: 202-994-9132
Fax: 202-994-3622
ogcr@gwu.edu

Kevin Days

Director of Community Relations
kdays@gwu.edu
Office: 202-994-3201
Mobile: 202-725-6426

Gabrielle Sosa

Assistant Director of Government Relations
gabriellesosa@gwu.edu
Office: 202-994-5743

The Office of Government and Community Relations



In October 2004, GW established the Office of District of Columbia and Foggy Bottom/West End Affairs to coordinate and cultivate the University's relationship with its neighbors, primarily in the Foggy Bottom/West End neighborhood. Today, under the name [Office of Government and Community Relations \(OGCR\)](#) our mission remains fundamentally the same. In addition to promoting collegial relationships and dialogue among the university, neighbors, DC government and others, the office also serves as the central intake point for community issues, and works to ensure a timely and effective response.



1918 F Street NW, Terrace Level
Washington, DC 20006

Phone: 202-994-9132

ogcr@gwu.edu

Collaboration of this website with:

[Office of Government & Community Relations](#) &

[Facilities Planning, Construction, and Management](#)



ATTACHMENT F: Materials Evidencing GW's Efforts related to the Good Neighbor Program



Office of Student Rights & Responsibilities

Dear GW Student:

One of the great benefits of attending **The George Washington University** is our location in Washington, DC. We enjoy numerous cultural activities, as well as excellent restaurants and entertainment opportunities. You have the privilege of living in one of the exciting and influential cities in the world and have chosen this year to live off campus. I wanted to take this opportunity to reach out to you and welcome you to the Foggy Bottom community.

As a member of **The George Washington University** community you are expected to comply with all local, state, and federal laws, and the *GW Code of Student Conduct*. The Code applies to all students whether you live on or off campus, and can found online at <https://studentconduct.gwu.edu/code-student-conduct>. Please remember that the actions of one individual can have an impact on the lives and reputation of all GW students.

In addition to the Code, I wanted to remind you that you are required to complete the *Being A Good Neighbor* online training program. Please carefully review the information in the training and take advantage of the resources available to ensure that you are a positive, contributing member of the university and the local DC community. This training is available to you through Blackboard. For more information about that training, contact Saray Smalls, Senior Health Promotions Associate, saraysmalls@gwu.edu.

Nothing will influence your quality of life more than being a good neighbor. Here are five easy steps for being a good neighbor.

1. Be friendly and introduce yourself to your neighbor. Start with a smile and a hello! Offer to exchange contact information. Open lines of communication make it easier to address small concerns before they become big issues.
2. Be conscious of your noise levels, especially during early and late hours, and in warm weather with open windows. Notify your neighbor before a gathering and ask them to contact you if you are too loud. Then, be sure that whoever is the designated contact has their phone on and is in a state to respond to neighbors' concerns. This shows respect and builds trust.
3. Be clean. Keep porch/stoop, lobby, hallway, laundry, and common spaces clean and free of trash and clutter.
4. Treat your neighbors and their children with respect. Watch your words and behavior; they will appreciate it.
5. Watch out for safety in your community. Be observant and report any suspicious behavior to the police. Keep your house or building safe by keeping doors locked.

Another way to be a good neighbor is to get involved in the community. Living off campus gives you the unique opportunity to get involved in the neighborhood. We encourage you to explore your new neighborhood, and if you live nearby in Foggy Bottom, come out to our next FRIENDS meeting. The FRIENDS group has the goal of establishing a positive dialogue between the university and the community, we facilitate open communication and cooperation. For more information about that meeting, please email Kevin Michael Days, Director of Community Relations at kdays@gwu.edu or visit <https://neighborhood.gwu.edu/friends>.

Hope to see you there!

Best,

A handwritten signature in blue ink that reads "Christy Anthony".

Christy Anthony
Director of Student Rights and Responsibilities

Division of Student Affairs | 812 20th Street, NW | Washington, DC 20052
t 202-994-6757 f 202-994-3051 rights@gwu.edu studentconduct.gwu.edu

To access the full Statement on Student Rights and Responsibilities, go to:
<https://studentconduct.gwu.edu/code-student-conduct-0>



Compliance & Outreach

The George Washington University, founded in 1821 and rooted in the Foggy Bottom, West End, Foxhall Village and Berkeley Terrace neighborhoods, coordinate and cultivate the University's relationship with its neighbors. The University recognizes that a thriving community is a key component of the GW experience for those who study, teach, research, and work here. Our campus compliance and outreach efforts reflect this value and our commitments are products of that commitment.

Compliance



The University is committed to complying with the conditions set forth in the DC Zoning Commission's [Order of Approval](#) for the 2007 Foggy Bottom Campus Plan. The University's compliance initiatives include many elements, such as the Streetscape Plan and the Historic Preservation Plan, as well as:



- Transitioning use of facilities outside the campus plan boundaries to uses other than undergraduate housing – including conversion of Hall on Virginia Avenue and The Aston to graduate residence halls;
- Agreeing to not purchase additional residentially-zoned properties outside of the Campus Plan boundaries in the Foggy Bottom/West End area for a use other than investment purposes or which would be limited to the University population;
- Conducting an annual audit of Foggy Bottom student enrollment counts in coordination with the DC Zoning Administrator;
- Providing bi-annual reports on the University's compliance with Campus Plan conditions;
- Holding quarterly meetings of the GW/Community Advisory Committee.

Being a Good Neighbor

The Office of Government and Community Relations along with the Office of Off-Campus Student Affairs is committed to educating students on how to become active and responsible members of the surrounding community. Together, we work to develop and enact educational initiatives for our students.



Building Managers

Each quarter, staff from the Office of Government and Community Relations and Office of Student Rights and Responsibilities meet with building managers from local properties to discuss issues of concern unique to apartment-style living.



Community Advisory Committee

A key component of the *2007 Foggy Bottom Campus Plan* is the creation of the GW/Community Advisory Committee for the purpose of "fostering consistent communication between the university and the Foggy Bottom and West End communities, discussing issues of mutual interest and proposing solutions to problems that exists or arise in implementing the approved Foggy Bottom Campus Plan."



Community Concerns Report

The George Washington University is committed to being a good neighbor and working with members of the community to respond to complaints regarding student behavior both on-campus and off-campus.



1918 F Street NW, Terrace Level
Washington, DC 20006

Phone: 202-994-9132

ogcr@gwu.edu

Collaboration of this website with:

[Office of Government & Community Relations](#) &

[Facilities Planning, Construction, and Management](#)



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ATTACHMENT G: Detailed Information Regarding Local Address Information

Local Address Information for Foggy Bottom Students not living in GW-housing¹

Full-Time Foggy Bottom undergraduate Students Residing in Foggy Bottom/West End outside the Campus Plan Boundaries		1278
District of Columbia outside the Foggy Bottom Campus Plan boundaries and outside Foggy Bottom/West End		2411
20001	251	
20002	267	
20003	179	
20004	14	
20005	143	
20006	423	
20007	193	
20008	135	
20009	347	
20010	102	
20011	68	
20012	20	
20015	20	
20016	62	
20017	25	
20018	20	
20019	20	
20020	15	
20024	93	
20032	13	
20064	1	
Maryland		950
Virginia		2,779

ATTACHMENT H: Detailed data regarding the number of off-street parking spaces per garage

THE GEORGE WASHINGTON UNIVERSITY PARKING SERVICES				
On Campus Parking			November 2022	
<i>Lot #</i>	<i>Lot Name</i>	<i>Self-Park</i>	<i>Stack Parking</i>	<i>Total Spaces</i>
1	Law Learning Center/G St Garage	392	49	441
2	Science and Engineering Hall (2300 block of H St)	327	52	379
3	Lot 3 (20 th & H Streets)	38	0	48
4	Academic Center Garage	226	65	291
5	Elliot School	198	35	233
6	Amsterdam Hall (formerly "New Hall")	59	8	67
7	Ambulatory Care Center	103	10	113
9	Media & Public Affairs G	64	12	76
12	Tompkins Hall (23 rd and H Streets)	20	0	25
14	Ross Hall Garage	115	20	135
15	1922 F Street (formerly Old Main)	63	0	63
16	Funger/Duques Hall Garage	168	27	195
17	Shenkman Hall (formerly Ivory Tower)	90	12	102
18	South Hall (Square 80)	180	20	200
20	Dakota	37	0	37
21	Health & Wellness Garage	116	16	132
23	University Student Center (formerly Marvin) Garage	170	20	190
Square 54	The Avenue/2200 Penn (Square 54)	362	0	362
International House	International House (formerly Riverside Towers)	5	0	5
Total		2,733	346	3,079

Notes: Data as of the GW census date, October 8, 2022.

ATTACHMENT I: Materials Evidencing GW's Efforts related to Transportation Management



Transportation & Logistics Services

MVC Late-Night Lyft

GW has partnered with Lyft for late-night ride options for Mount Vernon Campus Students from Midnight - 7AM. To make sure you have enrolled in the Lyft program, check your email and sign up using the invitation link you received. If you are unable to find the invitation, please reach out to us at tve@gwu.edu. For more details please visit [MVC Late-Night Lyft](#).





[Alternative Transportation](#)



[Fleet](#)



[Waste Management](#)

Transit Screen

The screenshot displays a mobile application interface for transit information. On the left, there are three location-based panels: 'Funger Hall' with 'VSTC VSTC Express' (51 min), 'Tompkins Hall' with 'VEX The Mount Vernon Express' (15, 21 min), and 'The Quad'. On the right, there is a weather forecast section with icons for 'Partly Cloudy', 'Partly Cloudy', 'Cloudy', and 'Cloudy', and temperature readings for 'Now' (57°), '12 pm' (59°), '1 pm' (60°), and '2 pm' (60°). Below the weather is a blue banner that says 'HELLO my name is TransitScreen' and a text box stating 'I'm here to give live information about all the transportation options around here.'

GW Safe Ride



GW Safe Ride provides free and safe rides to GW students, faculty and staff within the Foggy-Bottom campus. This service helps to enhance the level of safety and quality of our community. GW Safe Ride operates from 7 PM to 4 AM every day. The service will be closed during designated university holidays. For more information, download the app!

[GW Rider for Apple](#)

[GW Rider for Android](#)

GW Shuttles



GW Shuttles provides free shuttle services between the Foggy Bottom Campus, the Mount Vernon Campus, and the VSTC Campus. These shuttles offer a convenient means for students, faculty, and staff to travel between the campuses and access GW facilities. For more information & schedules, click on the links provided.

[Mt. Vernon Express Schedule](#)

[VSTC Express Schedule](#)

Transportation and Logistics Services

Division of Safety and Facilities

Email Us

[Fleet](#)

[Moving & Relocation](#)

[Waste Management](#)

[Shuttles](#)

Quick Links

[Parking](#)

[GW Police](#)

[GW Travel](#)

[U•Pass](#)

Quick Links

[Lost and Found](#)

[GW Safe Ride](#)

202-994-RIDE



Parking

Parking Services maintains the garages and lots at the Foggy Bottom, Mount Vernon and Virginia Science and Technology campuses along with [Transportation Services](#) which provides access to our three main campuses.

Currently we have 24 garages and lots on the Foggy Bottom campus, one main garage on the Mount Vernon campus and a main lot at each of our Virginia Science and Technology Campus buildings.



Manage Your Parking Account

To access your parking account, login using your GW NetID and password. In your parking account, you will be able to add vehicle information, purchase a parking permit, and pay or appeal citations.

[Manage Your Parking Account](#)

Pay Your Parking Ticket

Make sure you have the citation number, corresponding vehicle license plate number/state, and desired payment method. If you wish to appeal a citation, you will need to login to your parking account (using your GW NetID and password), or if you're a visitor, create a guest account.

[Pay Your Parking Ticket](#)



Touchless Ticket Dispenser

Visitors

Wave your hand across the ticket sensor (next to the "press the ticket button") rather than pressing the button to retrieve your entry parking ticket.

GW Monthly & Debit Parker

While scanning your GWorld access card, please refrain your hand or arm from waiving towards the sensor. Extend your hand directly to the card reader and tap for entry.

What if a Ticket Comes Out When I've Tapped my Card?

Debit Parker- Keep your ticket and upon exit, scan your entry ticket, the cost of parking will appear, then tap your GWorld card or insert your card for payment if prompted.

Monthly Parker- Keep your ticket and upon exit, scan your entry ticket, press intercom for parking staff assistance.

Faculty & Staff Parking	Visitor Parking
Contractor Parking	Student Parking

Business Services Finance Division	2013 H Street, NW Washington, D.C. 20052	dining@gwu.edu parking@gwu.edu upass@gwu.edu licensing@gwu.edu	GWorld Dining Partners Shop the GW Campus Store Sustainable GW Facilities, Planning, Construction, & Management at GW
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EXHIBIT I

Progress Report on Condition P-10 (Implementation of Streetscape Plan)

Condition:

Upon the effective date of this Order and the expiration of any appeal period, the University shall proceed within sixty (60) days to initiate the process to obtain necessary approvals of the proposed Streetscape Plan from DDOT. The costs and resources associated with the implementation of building identifiers (e.g., flags, awnings, and placards), street furniture (e.g., benches, trash receptacles, bike racks, and emergency call stations), way-finding elements (e.g., campus maps, directional signage, and location symbols), street banners (e.g., pedestrian, vehicular, and thematic banners often mounted on street light posts), and distinctive design elements (e.g., public art, plaques, busts, clocks, paving medallions, and mid-block crossing treatments) as set forth in the proposed Streetscape Plan will be the responsibility of the University. The costs and resources associated with the implementation of other streetscape elements – including sidewalk paving materials, street lighting fixtures, and certain plantings (particularly street trees) – may be allocated among the University, DDOT, and, as appropriate and available, other outside sources (including organizations or foundations such as Casey Trees for campus street trees). The University shall work with DDOT with respect to planning for future District streetscape improvement projects that impact the Foggy Bottom campus, and the specific allocation and contribution of costs associated with such improvement projects will be made on a project-by-project basis. Streetscape improvements associated with development projects identified in the Campus Plan and first-stage PUD shall be funded by the University and shall be specifically addressed as part of the second-stage PUD application for each project.

GW Response:

Starting in March 2009, the University re-engaged EE&K Architects (the planners who prepared the Campus Plan PUD) to redevelop proposals for a master plan to implement the streetscape components of the Campus Plan PUD. The University met with representatives of the community as well as DDOT, OP, and other District agencies to solicit feedback on the plan, including two community meetings in May and June 2009. Following a Preliminary Design Review Meeting with representatives of multiple District agencies and disciplines in September 2007 and again in December 2009, the University incorporated DDOT and neighborhood comments into a revised Streetscape Plan that was resubmitted to DDOT in August 2010. In November 2010, the University developed and submitted a permitting and maintenance agreement for incorporating and maintaining components in public space. Both the Streetscape Plan and the agreement are currently with DDOT.

To date, the University has completed streetscape improvements associated with the development of sites on Squares 39, 40, 42, 54, 55, 57, 75, 77, 80, 103 and 122. In addition, the University has completed streetscape improvements on the west side of 23rd Street between Eye and Washington Circle and the east side of 22nd Street between Eye and Pennsylvania Avenue.

EXHIBIT J

Status Report on Condition C-13(b) (Off-Street Parking Census)

Condition:

The University shall continue to provide at least 2,800 off-street parking spaces, including proposed spaces to be dedicated for University use on Square 54 and all University-owned parking spaces on Square 122 (specifically including the parking lot and garage spaces at Old Main located at 1922 F Street, N.W.) The number of off-street parking spaces required to be provided may be increased in any subsequent further processing order pursuant to this plan if necessary to mitigate the adverse impact of the approved uses on the University's parking resources. The University shall monitor its utilization of University parking facilities to determine usage patterns and conduct ongoing assessment of parking needs.

GW Response:

The number of available University-provided off-street parking spaces located in areas covered under this condition as of September 2023: **3,079**. Spaces include striped self-park, assigned valet, and interim off-campus leased parking spaces.

THE GEORGE WASHINGTON UNIVERSITY PARKING SERVICES				
On Campus Parking			September 2023	
<i>Lot #</i>	<i>Lot Name</i>	<i>Self-Park</i>	<i>Stack Parking</i>	<i>Total Spaces</i>
1	Law Learning Center/G St Garage	392	49	441
2	Science and Engineering Hall (2300 block of H St)	327	52	379
3	Lot 3 (20 th & H Streets)	38	0	48
4	Academic Center Garage	226	65	291
5	Elliot School	198	35	233
6	Amsterdam Hall (formerly "New Hall")	59	8	67
7	Ambulatory Care Center	103	10	113
9	Media & Public Affairs G	64	12	76
12	Tompkins Hall (23 rd and H Streets)	20	0	25
14	Ross Hall Garage	115	20	135
15	1922 F Street (formerly Old Main)	63	0	63
16	Funger/Duques Hall Garage	168	27	195
17	Shenkman Hall (formerly Ivory Tower)	90	12	102
18	South Hall (Square 80)	180	20	200
20	Dakota	37	0	37
21	Health & Wellness Garage	116	16	132
23	University Student Center (formerly Marvin) Garage	170	20	190
Square 54	The Avenue/2200 Penn (Square 54)	362	0	362
International House	International House (formerly Riverside Towers)	5	0	5
Total		2,733	346	3,079

EXHIBIT K

Evidence of Compliance with Condition C-14 (Transportation Management Plan)

Condition:

The University shall maintain, and periodically update, its comprehensive Transportation Management Plan ("TMP") addressing traffic and parking associated with events on campus that are attended by a significant number of persons not normally associated with the University and the campus. The transportation management plan shall include the following:

- a. Measures to schedule events at times that reduce conflicts with other traffic and other demands for parking.*
- b. Measures to discourage travel by private automobile and encourage travel by public transportation.*
- c. Measures to encourage persons who drive to park in commercial or University parking garages.*
- d. Designation of a Transportation Management Coordinator responsible for implementing and monitoring the TMP program.*
- e. Promotion of various technology initiatives (currently including, e.g., the use of video conferencing, podcasts, online library resources, the Bb@GW on-line course management system based on the Blackboard Learning System™, and administrative document management system) to reduce the need for physical movement to and between the Foggy Bottom and other GW campuses.*
- f. Evaluation of opportunities to provide access and links through appropriate website portals to allow members of the University community to purchase transit fare media, including SmarTrip fare cards and bus passes, online.*
- g. As necessary throughout the term of the Campus Plan, when existing parking facilities are being renovated or redeveloped, utilization of attendant parking at various campus parking facilities to ensure that campus parking demands are adequately met.*

These measures and their efficacy and appropriateness given changes in programs, technology, and parking demand shall be regularly reviewed, evaluated, and updated over the twenty-year term of the Campus Plan. The TMP shall be submitted to and reviewed by the Advisory Committee on an annual basis.

GW Response:

The University has had a transportation management plan in place on its Foggy Bottom Campus for a number of years. A variety of measures are used to limit transportation demand and eliminate adverse traffic and parking impacts.

Most importantly, the Foggy Bottom Campus is located adjacent to many public transit opportunities, including: Foggy Bottom-GWU Metrorail station on campus and easy access to Farragut West and Farragut North stations; numerous Metrobus locations on and near campus as well as one of DC's circulator routes; numerous Capital Bikeshare stations on and near campus. Given these options, the University encourages public transit and transportation alternatives for students, employees and visitors alike.

Since 2007 the University has participated in pre-tax Metro SmartBenefits. Beginning in 2021, GW has joined the Washington Metropolitan Area Transit Authority's (WMATA) U•Pass program, providing full-time students with unlimited use of Metrorail and Metrobus for a discounted, flat fee. As a commitment to sustainability GW has installed electric car charging stations in parking facilities and these stations provide convenience for those that choose to drive electric vehicles to campus.

GW also encourages students, faculty and staff to utilize car sharing to accommodate the occasional requirement for automobile transportation whether for university business or personal matters. Carpooling programs and car sharing companies have been promoted through flyers and

information provided at university fairs and events. Since 2007 the University has worked to promote car sharing memberships.

University populations are primarily encouraged to utilize public transportation. University parking is priced at market rates. Those faculty staff and students who drive to campus are encouraged to park in university garages by allowing for parking fees to be paid by payroll deduction (for regular parkers) or via funds deposited onto the GWorld card. The university regularly schedules special events, including athletic events and entertainment events at times outside of the peak traffic hours.

The University has continued to encourage bike use and currently provides space for approximately 940 bicycles through surface bike racks/loops and secure interior building racks throughout the Foggy Bottom Campus. Showers and changing areas are provided in buildings throughout campus. Furthermore, the University is encouraging bike sharing through Capital Bikeshare, which has recently installed several locations on and near the Foggy Bottom Campus. The University offers students, faculty and staff a discounted annual rate on Capital Bikeshare membership. The university worked at length with DC Government officials to expand this discount to students in 2019.

In addition, with the implementation of the University's Climate Action Plan (CAP) in the spring of 2010, other initiatives are being explored in an effort to reduce single-occupancy-trips and reduce vehicle trips on Campus. For instance, in 2013 the University initiated a telecommuting program for GW staff and faculty.

The University currently utilizes technology to limit required trips between its campuses, including online library sources, use of the Bb@GW on-line course management system based on the Blackboard Learning Systems, videoconferencing for administrative meetings, teleconferences and other similar technologies. In cases where transportation between campuses is necessary, GW provides regular shuttle service between its Mount Vernon and Foggy Bottom campuses via The Vern Express as well as regular shuttle service to the Virginia Science & Technology Campus from Foggy Bottom to limit individual vehicle trips.

In order to enhance access to information regarding transportation alternatives, the transportation link below provides information and campus transportation options business-services.gwu.edu/faculty-staff-parking. Other online information includes links to alternative transportation transportation.gwu.edu/alternative-transportation-services (to encourage public transit use), Metro pass sale information, and other sources of information. This resource is also at key locations on all GW campuses through resource center/kiosks.

Truck Management Plans are currently in place and will be updated as GW carries out new development on its campus.

For information evidencing GW's efforts in this area, see Attachment I.

EXHIBIT L

Certificate of Presentation to the Advisory Committee

I HEREBY CERTIFY that the University's proposed addition to the Charles E Smith Center located at 600 22nd Street, NW, Square 57 was presented to the Advisory Committee for consideration, at a regularly scheduled Advisory Committee meeting on September 18, 2023, at least 30 days prior to the filing of this application, as required by the Zoning Commission Order No. 06-11/06-12.

Copies of the meeting minutes are attached to this Certificate.

A handwritten signature in black ink, appearing to read 'Baxter A. Goodly', with a stylized flourish extending to the right.

Baxter A. Goodly

Senior Associate Vice President | Facilities Planning, Construction, and Management

CPAC Meeting Notes

Monday, Sept. 18, 2023 | 6:30 pm | Hybrid Format: Online & In-Person

1. Introductions

From GW

- Gabrielle Sosa
- Adam Aaronson
- Maralee Csellar
- Christy Anthony
- Seth Weinschel
- James Tate
- Renee McPhatter
- Tara Olsen
- Brian Snyder (online)

Community Introductions

- Sarah Maddox
- Christopher ? , A guest of Sarah's, on the Board from Monroe House
- Will Crain, FBA
- John Sector, WECA
- Barbara
- Ed Comer, ANC Commissioner (online)
- John George, President of FBA (online)
- Bill Kincaid, WECA (online)
- Yannik, ANC Commissioner (online)

2. Fall Semester Calendar Overview

3. Public Safety Update – Implementation of Arming GWPB with James Tate

Chief Tate discussed updates of the Arming Policy around the implementation of phase 1 and timeline moving into phase 2.

Chief Tate also provided community members with a recap of the “Shelter in Place” order the week prior. He would like to implement more active shooter training and review building access following the incident.

Questions:

- John Sector: About I Street Mall. Seeing an increase in police activity meaning GW and MPD police stationed at 23rd Street, often times in an SUV.
 - o *Chief Tate* described an incident of a car pulling over and a person who had been shot fell out of car to get to hospital. Second incidents in less than a week, FB Metro had to evacuate. They were all on I Street Mall. In consultation with MPD, placed an officer there to help with visibility and proximity to assist in an incident.

- John George: As the community becomes more aware of GWPD becoming more armed. Even though more GWPD officers are armed, are we supposed to call 911 or GWPD?
 - o Call 911. We monitor 911 calls, but calling 911 first is best.
- John George Follow-up: Do you have any updates on the search for the escaped person?
 - o No official updates. I'm hearing things on the news like you are.
- John George Follow-up: Thank you for participating in our next FBA meeting.
- Will Crain: I'm a neighbor but I'm also a landlord to students. What is GW's role in responding to off-campus student residences.
 - o Jurisdictionally, we cannot respond to incidents off-campus. MPD can ask us for assistance if they want extra help. MPD would still be the lead, but we would help them connect.
- Will Crain: What about public places that are quasi public and maybe GW or maybe public property. I.e.: The park benches outside of Milken on the Circle.
 - o That's an MPD response. It's off-campus.
- Will Crain: When you are in your cars with your tinted windows, it is a bit closed off from the world. Can you get some cars w/non-tinted windows for community relation purposes.
 - o Point taken. I'd like to have a further discussion off-line.

4. Community Benefits Overview – Updates

- Gabrielle gave an update regarding community benefits, including the return of the GW Audit Program Update.
 - o John George: We are promoting this through our channels.
 - Gabrielle: thanks for your support and please continue to push out.
 - o Will Crain: What was the decision behind the 60 years age or older requirement? Is there a way for alumni to take classes?
 - Gabrielle: All alumni are allowed to audit classes. The 60 age is partly to help make sure that we prioritize room for GW students to participate.

5. Student Affairs Update w/Christy Anthony

- Christy reported out on SRR reports of student conduct on- and off-campus. Since start of school year, received 3 reports from neighbors with complaints that are currently being resolved. Reminded neighbors to not wait to report. Reporting early can help GW staff to educate before escalation.
- Thanked neighbors who shared photos of a student and neighbor gathering.
 - o Sarah – more education on use of scooters and bikes on sidewalks. Also, when they walk three abreast, they don't move. I've seen them bump into families with strollers. Also, they don't pay any attention to red light/green light.
 - Christy – we added information to the neighbor training about scooter and bike training. We'll add info about daylight savings to one of our off-campus notifications.
 - o John George – Extensive clean-up adjacent to GW Campus as part of GW Day of Service. Can you get a message to off-campus students about the day of service?

Also, he has a GW student intern working for him trying to identify ways to increase membership in the Foggy Bottom Association.

- Christy – share info with rights@gwu.edu
- Will Crain – The off-campus housing be a good neighbor. Can I take that test too?
 - Christy - YES.
- Will Crain - Do students know their rights as a tenant? – Happy to do more education on that in our ongoing outreach.

6. Campus Plan and Construction Management Updates

a. Update regarding business and real estate, including;

- Campus Store & USC Dining updates.
- Lease for Mitchell Hall 7-11 is up in May and we will add a different concept in that space. Hope to announce that in Spring.

b. Historic Preservation Plan Update – No Updates

c. Smith Center Project Update

- Overview of the planning and zoning/permit timeline

D. I Street Mall Updates

- Removing the raised plant beds – to mitigate rats and a visibility issue at night. Put in pavers, benches, lights, etc. Early stages of concept so limited design. The trees would stay, it's the large raised planter beds will be going away.

E. Other Projects

- Corcoran/Flagg Building continued work on the roof.
- Tompkins Shuttle Stop got lights.
- USC Garage getting new sprinklers.

7. Community Forum

- Will Crain: Does GW Hospital attend these meetings?
 - No. They do not.

8. Next CPAC Meeting – January 2024 and will be hybrid

EXHIBIT M

List of Outsourcing Activities

Condition:

A list of “outsourcing activities” that have occurred since the last second-stage application. For the purposes of this Condition, “outsourcing activities” shall be defined as termination within any 30-day period of 50 or more Foggy Bottom faculty or staff who are assigned to a specific University department or unit and are permanently replaced with contractors or other persons not employed by the University to perform on the Foggy Bottom campus the services of the terminated faculty or staff.

GW Response:

No “outsourcing activities” have occurred in any 30-day period since the February 2020 filing of Z.C. Case No. 06-11S.

EXHIBIT N

CHARLES E. SMITH RENOVATION

The George Washington University – Square 57

October 18, 2023



CHARLES E. SMITH RENOVATION

The George Washington University – Square 57
October 18, 2023



NOTES:

NORTHEAST CORNER AT THE INTERSECTION OF G STREET AND 22ND STREET

KEY PLAN



CHARLES E. SMITH RENOVATION

The George Washington University – Square 57

October 18, 2023



NOTES:

NORTHEAST CORNER AT THE INTERSECTION OF G STREET AND 22ND STREET

KEY PLAN



CHARLES E. SMITH RENOVATION

The George Washington University – Square 57
October 18, 2023



NOTES:

NORTHWEST CORNER OF G STREET AT ALLEY

KEY PLAN



CHARLES E. SMITH RENOVATION

The George Washington University – Square 57

October 18, 2023



NOTES:

ADA ACCESSIBLE RAMP FROM G STREET SIDEWALK
LEADING DOWN TO LEVEL 02 - AREA LEVEL ENTRY
DOORS

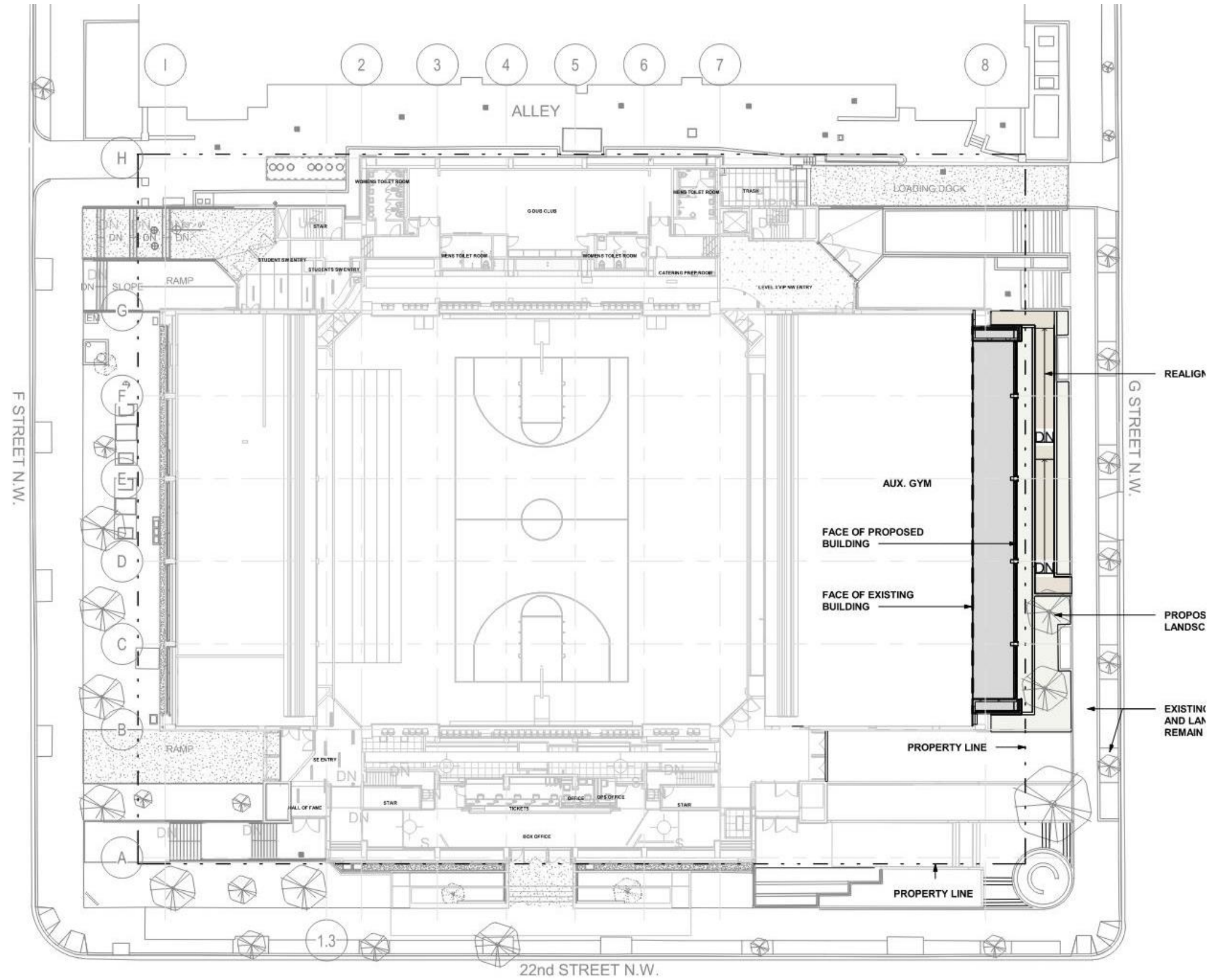
KEY PLAN



CHARLES E. SMITH RENOVATION

The George Washington University – Square 57

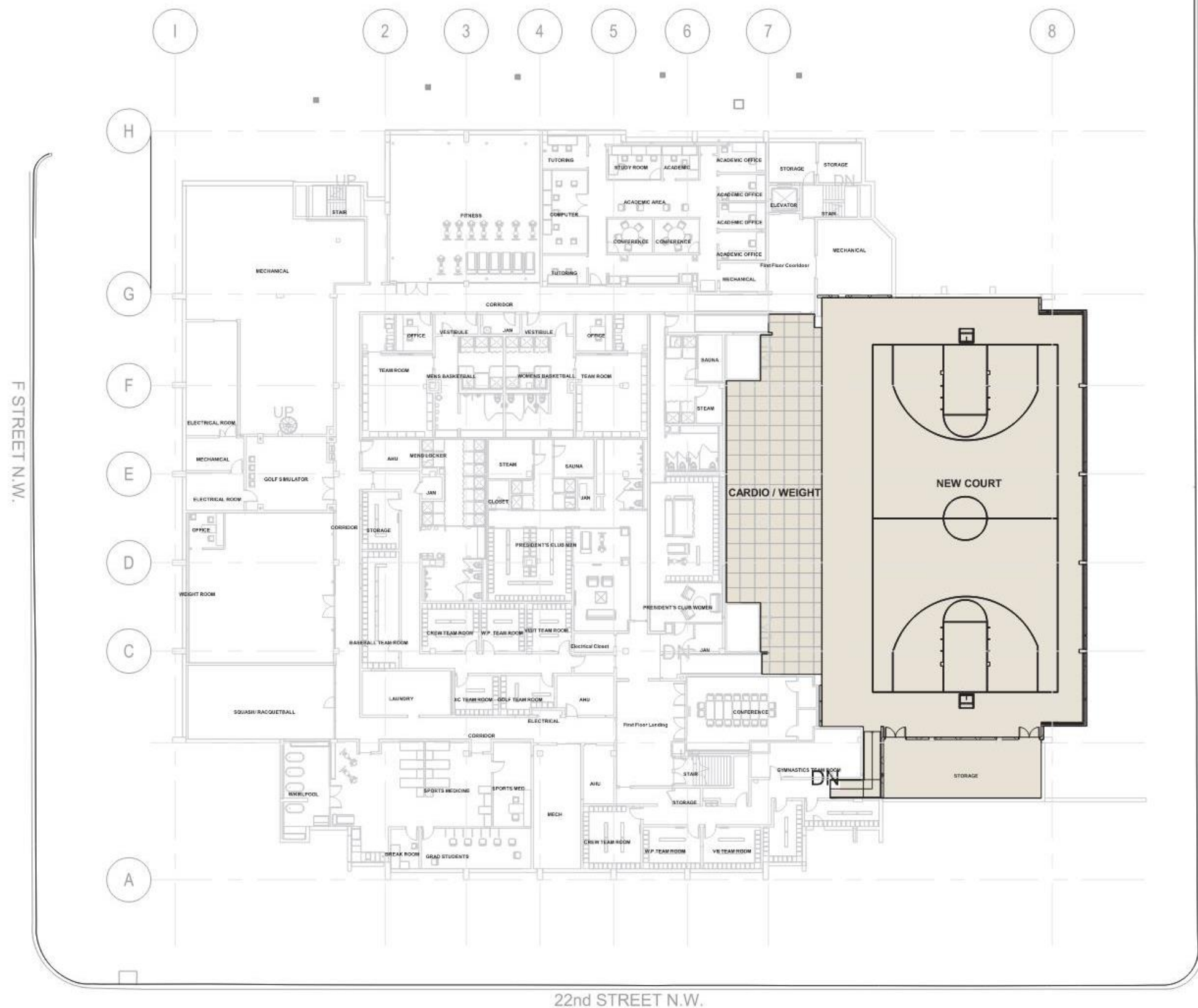
October 18, 2023



CHARLES E. SMITH RENOVATION

The George Washington University – Square 57

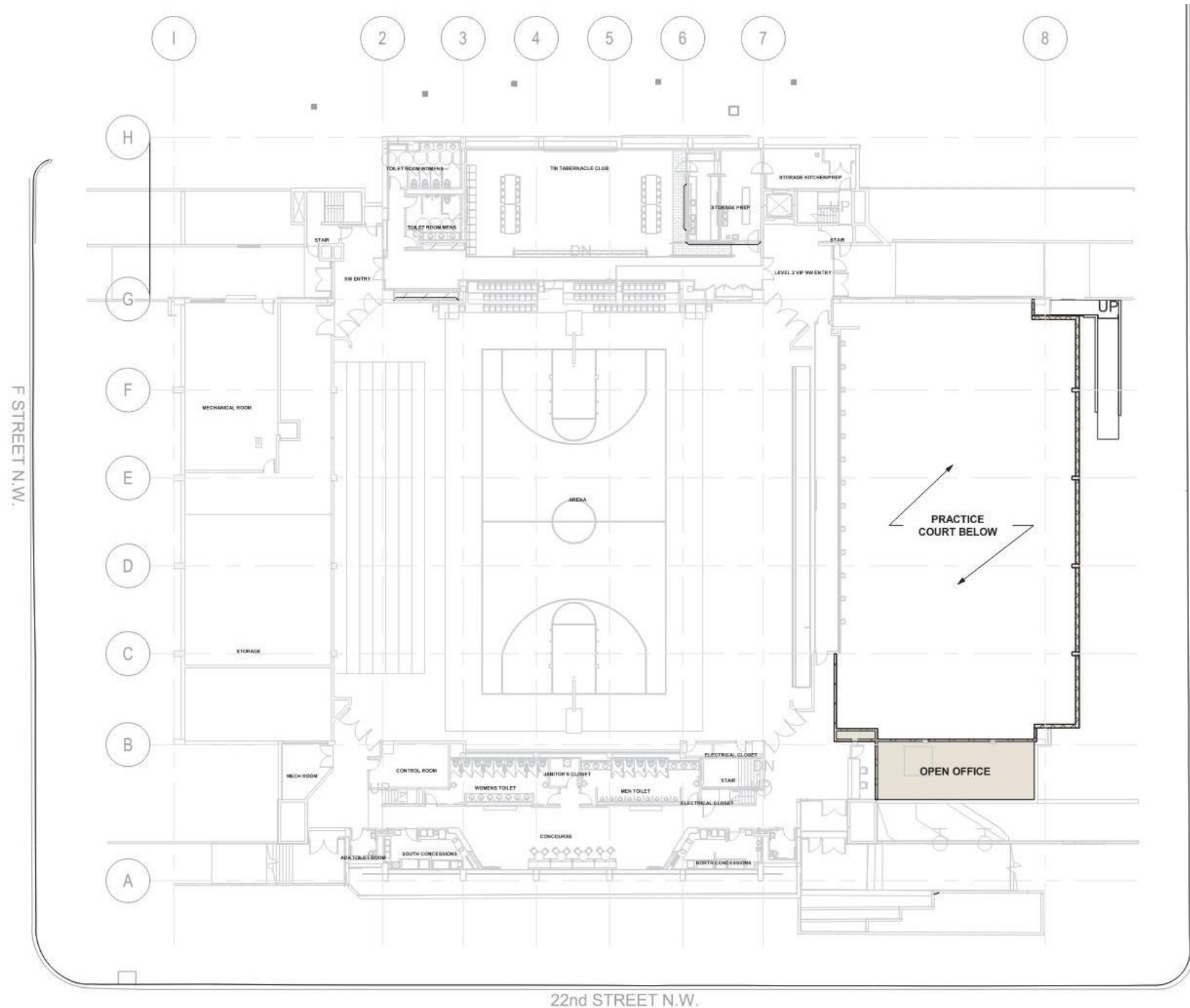
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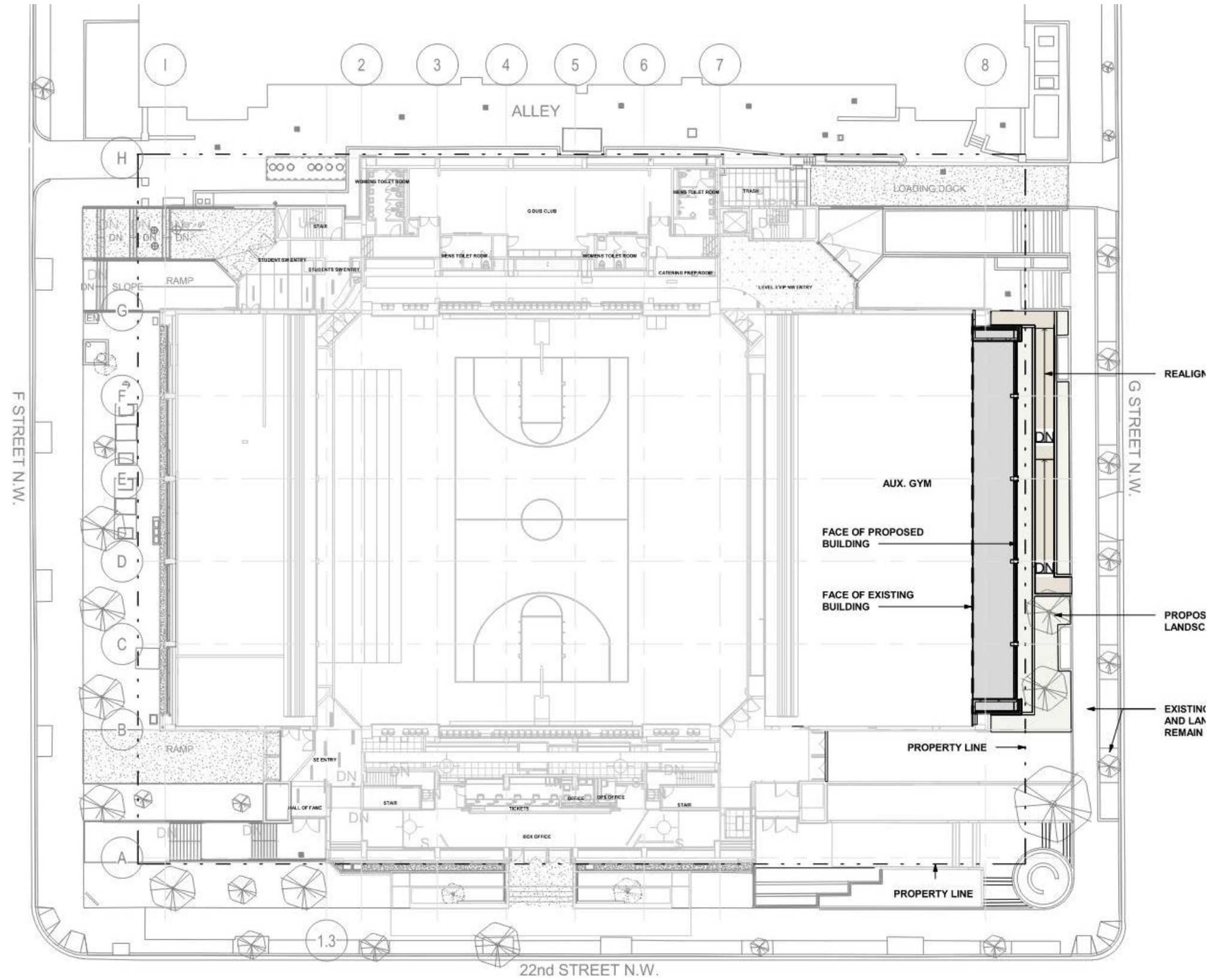
The George Washington University – Square 57

October 18, 2023



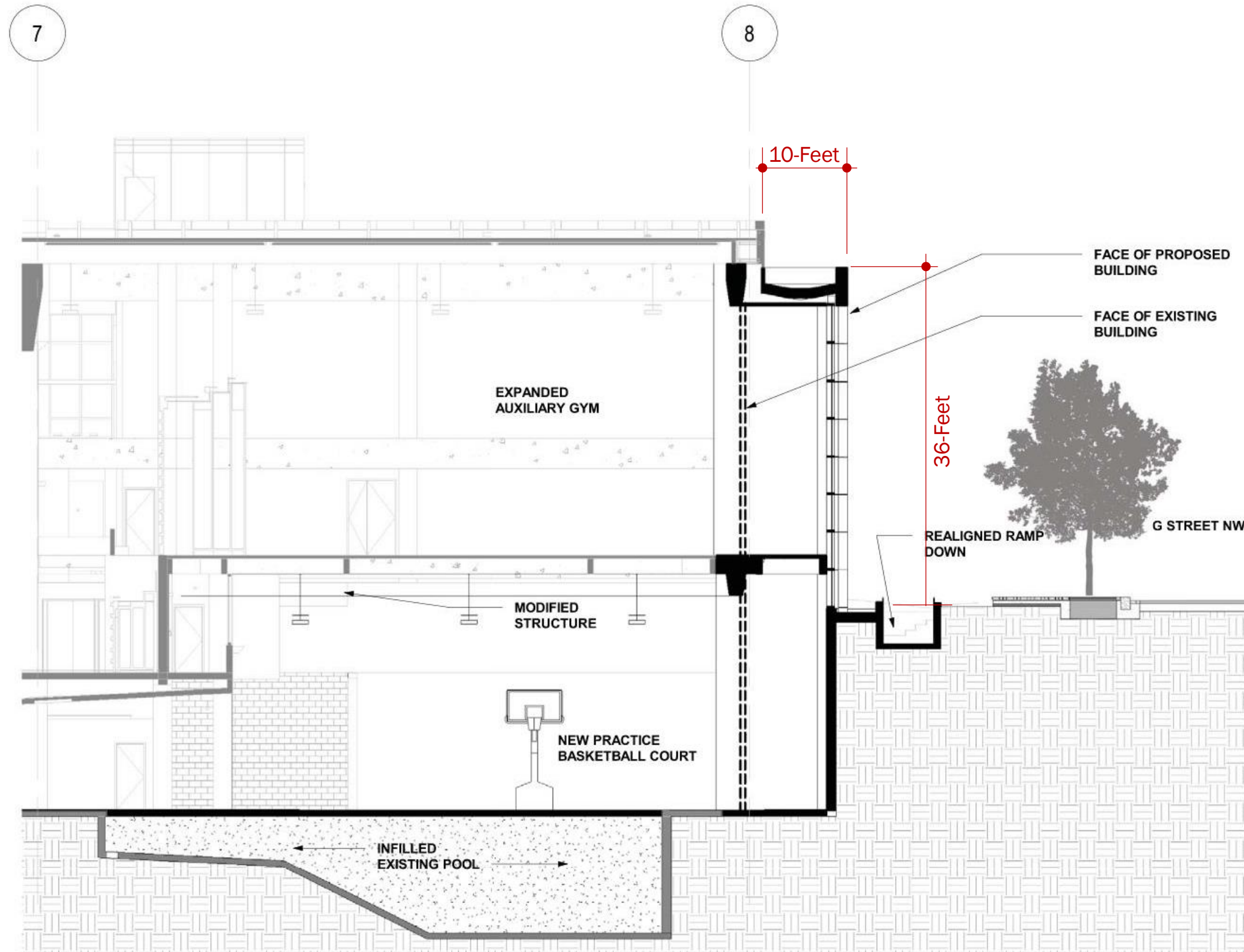
CHARLES E. SMITH RENOVATION

The George Washington University – Square 57
October 18, 2023



CHARLES E. SMITH RENOVATION

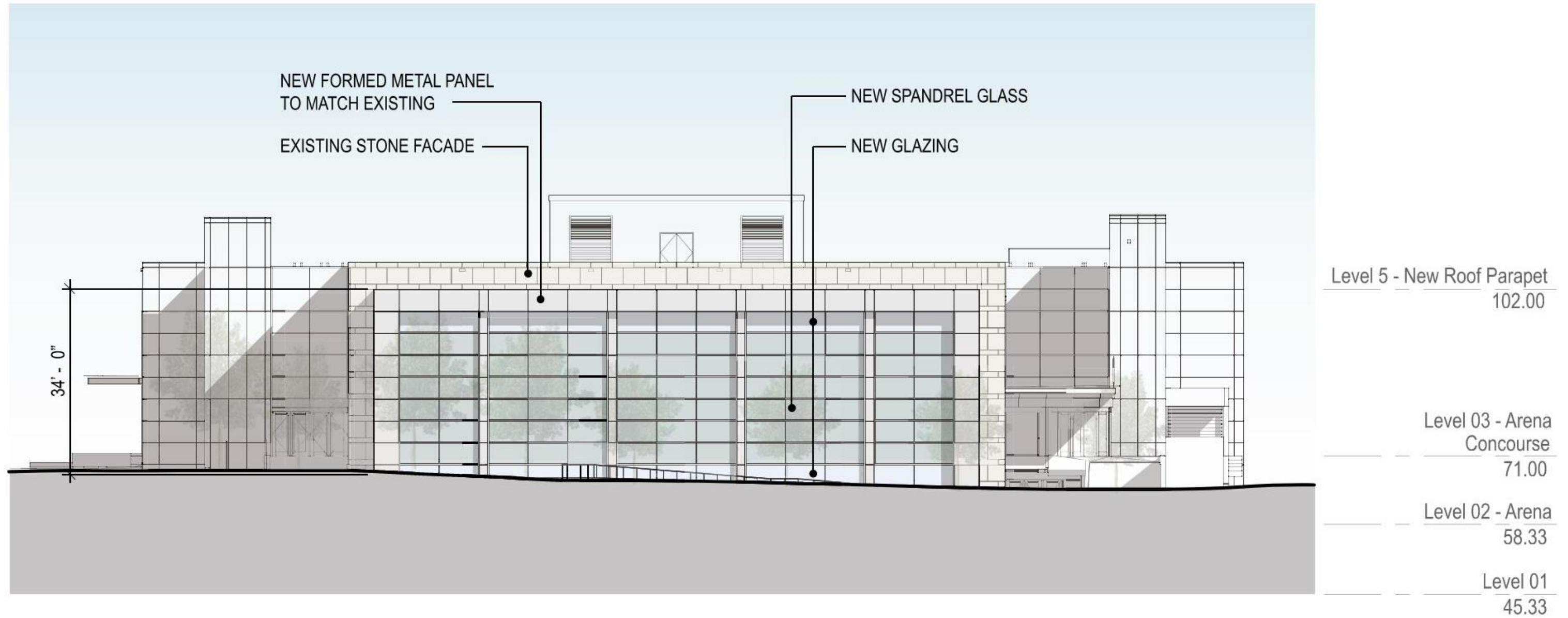
The George Washington University – Square 57
October 18, 2023



CHARLES E. SMITH RENOVATION

The George Washington University - Square 57

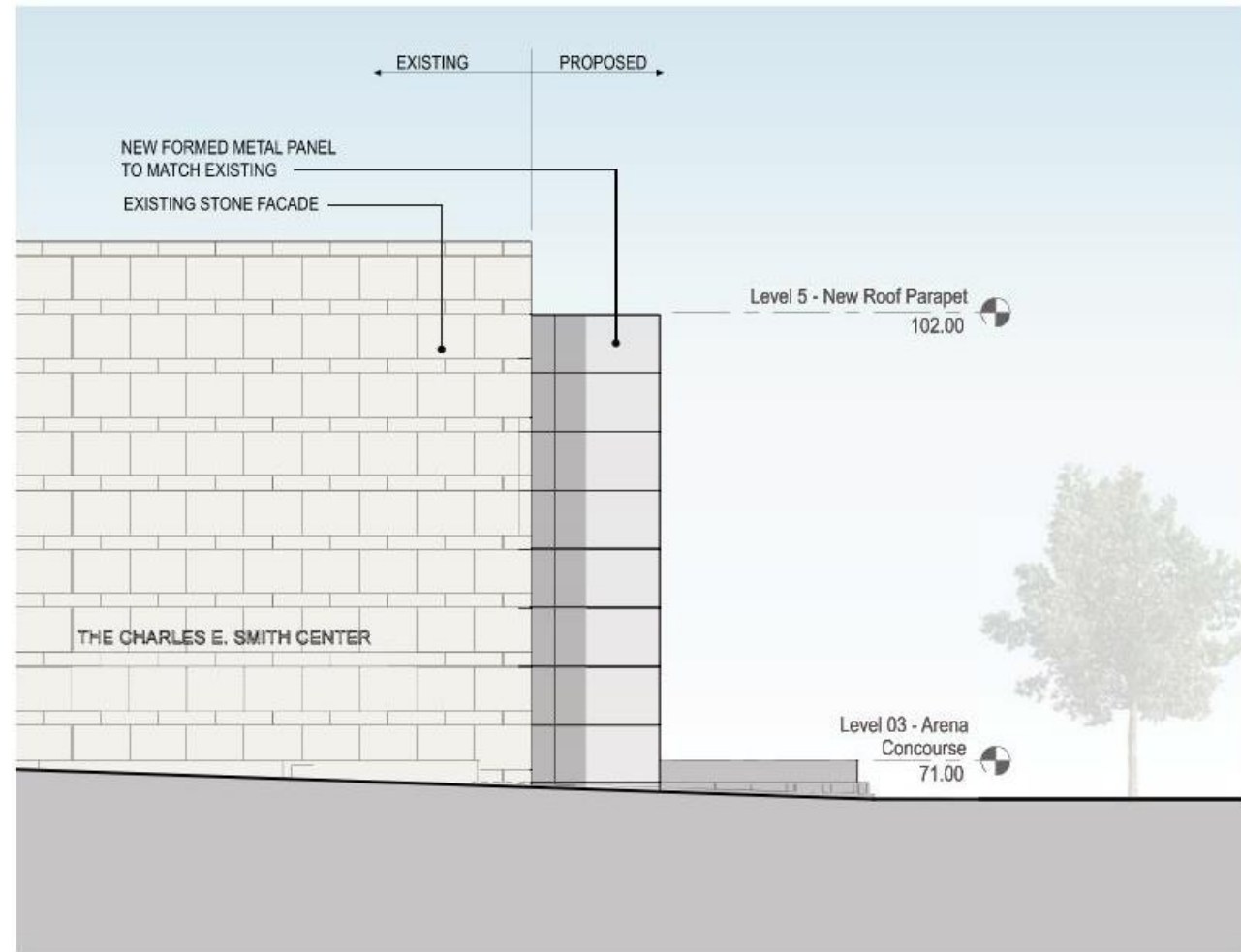
October 18, 2023



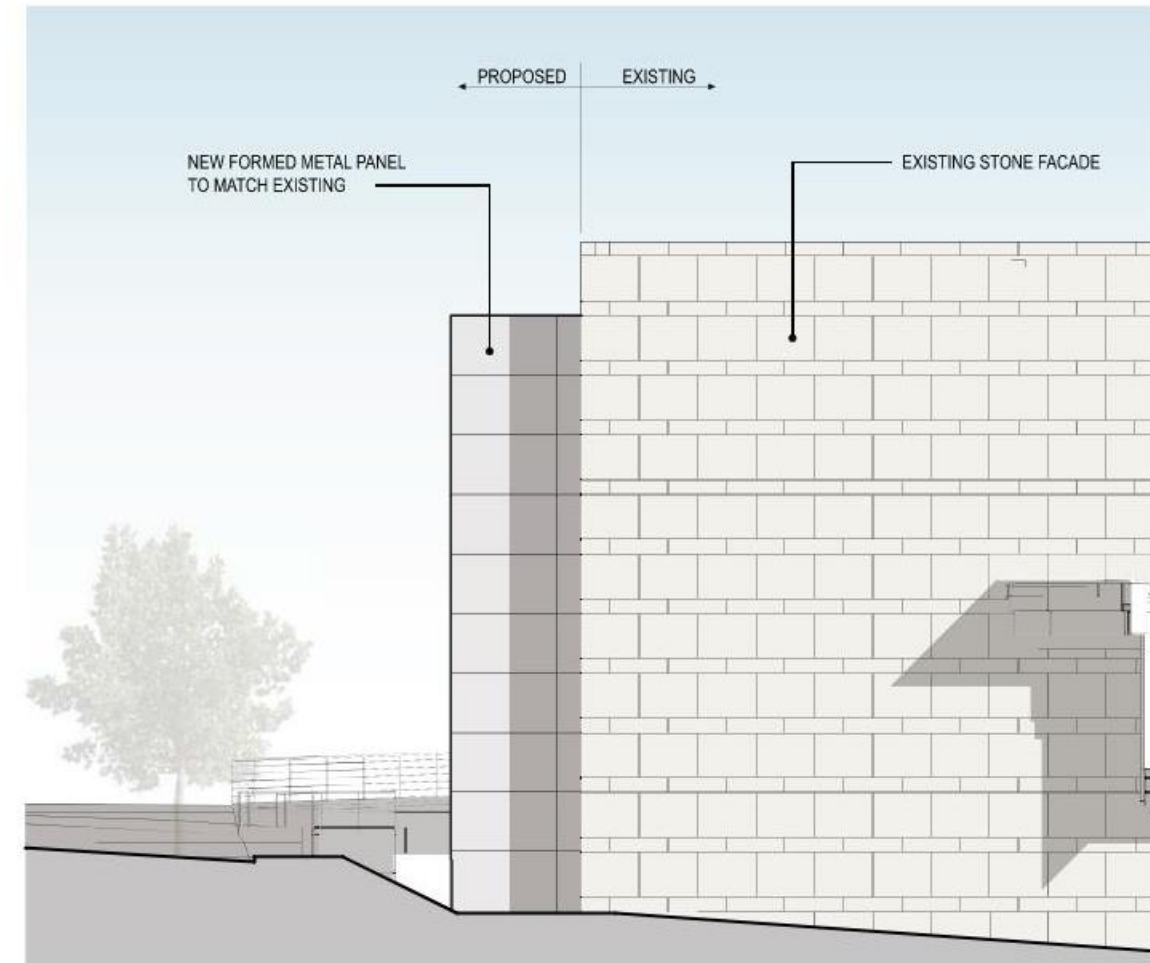
CHARLES E. SMITH RENOVATION

The George Washington University – Square 57

October 18, 2023



EAST ELEVATION



WEST ELEVATION

CHARLES E. SMITH RENOVATION

The George Washington University – Square 57

October 18, 2023



CHARLES E. SMITH RENOVATION

The George Washington University – Square 57
October 18, 2023



EXHIBIT 0

EXHIBIT O

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The proposed PUD is consistent with and fosters numerous goals and policies in the Comprehensive Plan (“**Comp Plan**” or “**Plan**”).

The purposes of the District elements of the Comprehensive Plan for the National Capital are to: (1) Define the requirements and aspirations of District residents, and accordingly influence social, economic, and physical development; (2) Guide executive and legislative decisions on matters affecting the District and its citizens; (3) Promote economic growth and jobs for District residents; (4) Guide private and public development in order to achieve District and community goals; (5) Maintain and enhance the natural and architectural assets of the District; and (6) Assist in the conservation, stabilization, and improvement of each neighborhood and community in the District.

D.C. Code § 1-306.01 (2006). The Commission previously found that the Campus Plan/PUD was consistent with the Comprehensive Plan and would further the objectives and policies of the Plan including the land use, urban design, and preservation elements of the Plan, as well as the Ward 2 elements. See Order No. 06-11/06-12 at 16-17 (FOF 68-69). The proposed Project continues to further these elements of the Plan by accommodating the University’s programmatic needs within the bounds of the Campus Plan.

A. Land Use Maps

The Property is located in the Institutional land use category on the Future Land Use Map (“**FLUM**”). Also, the Property is located in the Institutional category on the Generalized Policy Map (“**GPM**”). The Framework Element provides guidelines for using the FLUM and GPM; for institutional land, “change and infill can be expected on each campus consistent with campus plans,” 10 DCMR § 225.22, and changes in use should be “comparable in density or intensity to those in the vicinity, unless otherwise stated in the Comprehensive Plan Area Elements or in an approved Campus Plan.” 10 DCMR § 228.1(h).

In its consideration of the Campus Plan/PUD, the Commission found that the uses, buildings, and zoning changes described in the First-Stage PUD were compatible and consistent with the Institutional land use designation of the campus and the character of the surrounding neighborhood. Here, the Project is consistent with the FLUM as well as the approved Campus Plan, as amended, and it is compatible with the nearby mix of institutional and residential uses.

B. Land Use Element

The Land Use Element includes a series of policies applicable to institutional uses. It notes that these institutions make an important contribution to the District economy, with colleges and universities alone spending over \$1.5 billion annually and employing tens of thousands of workers. Policy LU-3.3.1 calls for support of ongoing efforts by District institutions to mitigate their traffic and parking impacts through the promotion of alternatives to driving such as bicycling and other transportation demand management measures. Policy LU-3.3.2 encourages large institutions such as universities to be corporate role models as they improve the physical environment through high quality architecture and design and expanded use of sustainable building methods. The proposed Project will further the above goals and policies.

C. Other Citywide Elements

Implementation of the approved Foggy Bottom Campus Plan will continue to permit the University's Foggy Bottom Campus to thrive and evolve, which furthers important policies and goals of the Economic Development and Education Elements of the Comprehensive Plan. It is consistent with Educational Element policies that encourage University growth and development through the campus plan process and attention to community issues and concerns. Policy EDU-3.3.2; EDU-3.3.3. Furthermore, the specific features of this Project implement the Education Element's call for good "corporate citizenship" by universities through commitments to high-

quality design and inclusion of sustainable development features. See Policy EDU-3.2.2; see also Policy LU-3.3.2. The Project also includes measures intended to mitigate traffic and parking impacts, which is supported by the Comprehensive Plan’s Education Element. See Policy EDU-3.3.5.

The Economic Development Element notes that educational services, as one of the 20 largest private sector industries as well as one of the top 15 projected high growth industries in the District, are a “core” District industry. See Policy ED-1.1.2. In recognition of this importance, the Comprehensive Plan specifically “supports growth in the higher education” sector based on its potential to create jobs and income opportunities as well as enhance District cultural amenities. See Policy ED-2.4.1.

Finally, the Project and Campus Plan are consistent with the Near Northwest Area Element. The Advisory Committee formed under the Campus Plan provides improved communication and coordination between the University and its neighbors, as called for under Policy NNW-2.5.1. Furthermore, the Campus Plan calls for increasing density on the campus to meet future space and facility needs, consistent with Policy NNW-2.5.3. At the same time, the Campus Plan and related First-Stage PUD include mitigation measures, benefits, and amenities designed to ameliorate the traffic, parking, housing, and other impacts of the University and improve the character of the area as a whole.

D. Racial Equity Analysis

Racial equity is a primary focus of the Comp Plan. As stated in the Framework Element, equity is both an “outcome and a process” and exists where all people share equal rights, access, choice, opportunities, and outcomes, regardless of characteristics such as race, class, or gender. It

is achieved by targeted actions and investments to meet residents where they are to create equitable opportunities.

The Commission evaluates certain zoning actions through a racial equity lens as part of its analysis to determine whether an action is “not inconsistent” with the Comp Plan. Equitable development is necessary to address the needs of underserved communities. § 218.3. The Comp Plan considers universities to be “cultural centers that can significantly contribute toward advancing equity goals.” § 1211.1. The Plan notes universities’ “deep historic imprint on the District” and their significant contribution to local diversity. § 1211.2.

The Project is a minor addition of approximately 1,500 square feet and will have a small impact on the University as a whole. The Project directly benefits the University’s basketball programs, improving their practice facilities and expanding the basketball court to fit regulation-size. The Project results in no residential or commercial displacement, although the University’s aquatic athletic program will be relocated to off-campus facilities. The Project’s minor impact on racial equity is mostly neutral with benefits accruing to the University’s basketball program. Both the men’s and women’s basketball teams consist of a majority of students from underrepresented populations. The Project will make this program more competitive, strengthening the opportunities for these students from underrepresented backgrounds.

The racial equity evaluation that follows was guided by the Commission’s Racial Equity Tool (published on February 3, 2023) and also informed by the D.C. Office of Planning’s (“**OP**”) Equity Crosswalk (effective August 21, 2021) (the “**Equity Crosswalk**”), which highlights Comp Plan policies and actions that explicitly address racial equity.

1. Evaluation of Comprehensive Plan Consistency

Table 1: Summary of Comp Plan Policies Advanced by the Proposed Zoning Action
Policies in <u>bold underlined</u> text denote policies that are specifically referenced in the OP Equity Crosswalk as being explicitly focused on advancing equity.
Near Northwest Area Element
NNW-1.1.4, 1.2.2, 1.2.4, 2.5.1, 2.5.3
Land Use Element
<u>LU-1.1.1</u> , LU-1.2.1, LU-2.3.5, LU-3.3.1, LU-3.3.2, LU-3.3.3
Transportation Element
T-1.1.4, T-1.1.8, T-1.3.1
Environmental Protection Element
E-3.2.3, E-3.2.7, E-6.7.1
Economic Development Element
ED-1.1.1, ED-1.1.2, ED-1.1.6, ED-2.3.2, ED-2.4.1, ED-2.4.2, ED-3.1.1,
Parks, Recreation, and Open Space Element
<u>PROS-1.3.7</u>
Urban Design Element
UD-2.2.1, UD-2.2.3, UD-2.4.1, UD-4.1.2
Educational Facilities
EDU-3.2.2, EDU-3.3.2, EDU-3.3.3, EDU-3.3.10, EDU-3.3.11

2. Racial Equity as a Process

The Framework Element states that racial equity is a process and that as the District grows and changes, it must do so in a way that builds the capacity of vulnerable, marginalized, and low-income communities to fully and substantively participate in decision-making processes and share in the benefits of growth. § 213.7. Equitable development is a participatory approach to meet the needs of underserved communities. *Id.*

The Property is located within the University’s Foggy Bottom campus in the West End neighborhood and surrounded by academic and office buildings as well as student dormitories. The University has long-standing ties with community organizations, including ANC 2A, the West End Citizens Association (“**WECA**”), the Foggy Bottom Association (“**FBA**”), and the Campus Plan Advisory Committee (“**CPAC**”). The University is committed to working with the

community. The University presented the Project to CPAC at its September 18, 2023 meeting and to ANC 2A on September 20, 2023. The University plans to continue this community engagement.

Attached as Exhibit L are meeting minutes from the CPAC meeting.

Table 2: Community Outreach and Engagement
Description of affected community (including defining characteristics).
The directly affected community includes the University’s student athletes, specifically its basketball program. It also includes its aquatic programs, which are in the process of being relocated. Indirectly, the affected community includes students and community members that attend games and events at the Smith Center as the expanded practice facilities will reduce scheduling pressure on the rest of the Smith Center. The arena accommodates up to 5,000 people and is used for basketball tournaments, concerts, graduations, and career fairs.
The basketball program, both men’s and women’s, has a diverse make-up with a majority of student athletes from underrepresented populations. The Project will help support these student athletes and improve their opportunities by making the basketball program more competitive.
Outreach methods utilized (including specific efforts employed to meet community needs and circumstances).
The University attended in-person meetings for both CPAC and ANC 2A on September 18, 2023 and September 20, 2023, respectively.
Members of the affected community that would potentially benefit from the proposed zoning action.
Students on the basketball teams will benefit from the expansion and renovation of the athletic center. The addition will expand the basketball practice courts such that they meet regulation size and the teams will have a dedicated place to practice on a full size court when the arena is in use for other events. The new basketball courts will also free up the arena for other university use or community events and programs. Having dedicated practice facility will allow the team to improve the practice experience, making the basketball program more competitive.
Members of the affected community that would potentially be burdened by the proposed zoning action.
The University is in the process of establishing a relocation plan for students that use the existing natatorium that will be decommissioned. The pool includes a shallow end which is not ideal for the sport of water polo so the team often trains and competes at alternate locations already.
Potential positive outcomes of the proposed zoning action identified by the affected community.
The Project will have positive outcomes through its enhancement of the athletic programs offered to students.
Potential negative outcomes of the proposed zoning action identified by the affected community.
During Project construction, there may be some construction-related impacts (including noise, truck trips, and potential dust). The Project is small in size, however, so these impacts will be minimal and short-lived.
Changes / modifications made to the proposed zoning action that incorporate / respond to input received from the affected community.

Input received from the affected community not incorporated into the proposed zoning action.
The ANC raised the question as to whether the application would include expanded community benefits. The Project is a <i>de minimis</i> addition of approximately 1,500 square feet of density to the Campus Plan, which approved approximately 1.5 million square feet. The Project offers intangible benefits to the community, including a more competitive basketball program and regulation-size space to host more games. Because the Project includes such a minor addition, this application is not an appropriate vehicle to meaningfully expand the community benefits.

3. Racial Equity as an Outcome

The Framework Element states that “equity is achieved by targeted actions and investments to meet residents where they are, to create equitable opportunities. Equity is not the same as equality.” § 213.6.

The Project supports the University’s intercollegiate basketball programs. Neighboring residents attend tournaments and the Center is a unifying centerpiece in the community. The enhanced basketball program benefits the student athletes, a majority of which are from underrepresented populations. This improvement of the program strengthens the academic opportunities offered to these students.

The following table correlates the Project with several equitable development indicators. As the table shows, the outcomes of the Project positively impact the Comp Plan’s racial equity goals.

Evaluation of Equitable Development Indicators			
Key:	Positive Impact to Racial Equity	Negative Impact to Racial Equity	Neutral Impact to Racial Equity
Indicator	Aspect(s) of Zoning Action Relating to Racial Equity		Potential Racial Equity Outcome
Displacement			
Physical	Will not cause any direct or indirect residential or commercial displacement. The Project consists of a minor addition to expand the intercollegiate athletic facilities		

Economic	Enhances the University’s athletic program, improving the basketball facilities to make the sports teams more competitive.	
Cultural	The Smith Center is an important part of the University’s athletic program.	
Housing		
Availability of Housing		
Preservation of Affordable Housing		
Housing Burden		
Larger Unit Size		
Employment		
Entrepreneurial Opportunities		
Job Creation		
Access to Employment		
Job training		
Transportation / Infrastructure		
Public space / Streetscape Improvements	Will lead to streetscape improvements concurrent with new construction	
Infrastructure Improvements		
Access to Transit		
Pedestrian Safety		
Education / Health / Wellness		
Schools	Will strengthen the University’s athletic program and the opportunities offered to its student athletes.	
Healthcare		
Open Space / Recreational	Improves students’ access to recreational programs and improves student health and wellness	
Environmental		
Environmental Changes		
Sustainable Design	Incorporates sustainable design features	
Resilient Design		
Remediation		
Access to Opportunity		
Neighborhood Retail and Service Uses		
Residential Amenities		
Arts & Culture		
Legal Services		

EXHIBIT P

ZONE MAP

