

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
Z.C. ORDER NO. 21-28
Z.C. Case No. 21-28
The George Washington University
(2022-2031 Mount Vernon Campus Plan @ Square 1374, Lot 850)
March 7, 2022

Pursuant to notice, at its March 7, 2022 public hearing, the Zoning Commission for the District of Columbia (the “Commission”) considered the application (the “Application”) of The George Washington University (the “Applicant” or “University”) requesting the following relief under the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations (“DCMR”), Zoning Regulations of 2016, to which all references are made unless otherwise specified) for Lot 850 in Square 1374 (“Campus”) to approve the 2022-2031 campus plan for The George Washington University’s Mount Vernon Campus (the “2022 Campus Plan”):

- Approval pursuant to Subtitle U § 203.3, Subtitle X § 101.8, and Subtitle Z § 302 for special exception approval of a campus plan

The Campus is located in the R-1-A and R-1-B Zone Districts. The Commission conducted the public hearing in accordance with Subtitle Z. For the reasons below, the Commission hereby **APPROVES** the application and authorizes a summary order pursuant to Subtitle Z § 604.7 as the decision is not adverse to any party to this proceeding.

SUMMARY ORDER

FINDINGS OF FACT

I. BACKGROUND

PARTIES

1. The following were automatically parties to this proceeding pursuant to Subtitle Z § 4035:
 - The Applicant; and
 - Advisory Neighborhood Commission 3D (“ANC 3D”), in which the Campus is located and so an “affected ANC” per Subtitle Z § 101.8
2. The Commission received no requests for party status.

NOTICE

3. Pursuant to Subtitle Z § 302.6, the Applicant mailed a Notice of Intent to file the Application (Exhibit [“Ex.”] 3) to ANC 3D and the owners of all property within 200 feet of the Campus on November 5, 2021.

4. Pursuant to Subtitle Z § 402, the Office of Zoning (“OZ”) sent notice of the March 7, 2022 public hearing on January 5, 2022 to:
 - The Applicant;
 - ANC 3D;
 - ANC 3D06, whose district includes the Campus;
 - The Ward 3 Councilmember, whose ward includes the Campus;
 - The Office of the ANCs,
 - The Office of Planning (“OP”);
 - The District Department of Transportation (“DDOT”);
 - The Department of Energy and Environment (“DOEE”);
 - The Department of Consumer and Regulatory Affairs (“DCRA”);
 - The Office of Zoning Legal Division;
 - The Chair and At-Large Members of the Council of the District of Columbia; and
 - The owners of property within 200 feet of the Campus.
5. OZ also published notice of the public hearing in the January 7, 2022 *D.C. Register* as well as on the calendar on OZ’s website. (Ex. 5-7.)

PROPERTY

6. The Campus consists of approximately 23 acres of land area and is bounded by W Street NW, Foxhall Road NW, and Whitehaven Parkway NW.
7. The Campus is improved with a mix of academic, administrative, residential, campus life, and athletic facilities.

II. THE APPLICATION

8. The Application proposed a revised campus plan with the following key characteristics:
 - Maintain the existing enrollment limitations of a headcount of 1,725 students on a daily basis, a full-time equivalent headcount of 1,100 students on a daily basis, and a limit of 800 students with housing assignments at the Campus;
 - Four new development sites, including a new academic building, a new residence hall, a new wellness building, and an enclosure of the existing pool, consisting of a net new 122,329 square feet of gross floor area and increasing the total density of the Campus to approximately 0.51 FAR;
 - Other campus improvements and enhancements, including conversion of the tennis courts into a track and multipurpose facility, new bleachers at the soccer/lacrosse and softball fields; new lights at the softball fields, and campus roadway and pedestrian pathway improvements; and
 - Approximately 200 vehicular parking spaces.Ex. 2A.
9. The Applicant asserted that it met the requirements for special exception approval of a campus plan under Subtitle U § 203.3 and Subtitle X, Chapter 1, which are necessary to

establish a case for special exception approval of a campus plan in a residential zone. (Ex. 2A, 8A, 11, 25.)

III. RESPONSES TO THE APPLICATION

OP

10. By report dated February 25, 2022, the D.C. Office of Planning (“OP”) concluded the application met the requirements of the Zoning Regulations for approval of a campus plan and recommended approval of the 2022 Campus Plan. (Ex. 15.) OP recommended such approval be conditioned on the conditions proffered by the University.

DDOT

11. By report dated February 25, 2022, the District Department of Transportation (“DDOT”) concluded that it had no objection to the 2022 Campus Plan provided the University implement its proposed Transportation Demand Management plan (“TDM Plan”) for the life of the Project, with certain revisions requested by DDOT. At the public hearing, the University submitted updated conditions of approval incorporating the TDM Plan, with revisions made in response to DDOT’s report, and DDOT confirmed that the updated TDM Plan was acceptable to DDOT. (Ex. 25; Tr. Mar. 7, 2022 at __.)

ANC 3D

12. By report dated February 2, 2022, ANC 3D lauded the University’s extensive community engagement as well as responsiveness to neighborhood concerns and supported the Application. (Ex. 12, 17.)

Other Participants

13. At the hearing, a GW student and a representative of the Mount Vernon Campus Neighbors, a group consisting of over 90% of the neighbors on W Street NW and Berkeley Terrace NW who reside in the area immediately adjacent to the Campus, testified in support of the 2022 Campus Plan. (Tr. March 7, 2022 at __; see also Ex. 18, 20.)

CONCLUSIONS OF LAW

AUTHORITY

1. Pursuant to the authority granted by the Zoning Act, approved June 20, 1938 (52 Stat. 797, as amended; D.C. Official Code § 6-641.01 (2018 Repl.)), the Commission may approve an application for special exception approval of a campus plan consistent with the requirements of Subtitle U § 203.3, Subtitle X, Chapter 1, and Subtitle Z § 302.
2. Pursuant to Subtitle X § 101.8, approval of a campus plan is required as a prerequisite to special exception approval for “further processing” approval of a new construction of a college or university building. Such plan shall be for the campus as a whole and show the location, height, and bulk of all present and proposed improvements including, but not limited to:

- Buildings and parking and loading facilities;
 - Screening, signs, streets, and public utility facilities;
 - Athletic and other recreational facilities; and
 - A description of all activities conducted or to be conducted on the campus and the capacity of all present and proposed campus development.
3. Subtitle X, Chapter 1 includes specific criteria for special exception approval of a campus plan in addition to the general special exception criteria referenced in Subtitle X § 101.14.
 4. Pursuant to Subtitle X § 100.2, the purpose of the campus plan regulations is to:
 - a. *Promote well planned and designed educational campuses;*
 - b. *Encourage long-term facilities planning for these uses;*
 - c. *Minimize negative impacts of campuses on surrounding residential areas; and*
 - d. *Provided consistency and transparency to the campus planning process.*
 5. Section 8 of the Zoning Act of 1938 (D.C. Official Code § 6-641.07(g)(2) (2018 Repl); *see also* Subtitle X § 901.2) authorizes the granting of special exceptions, as provided in the Zoning Regulations, where, in the judgement of the reviewing entity, the special exception:
 - *Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map;*
 - *Will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Map; and*
 - *Complies with the special conditions specified in the Zoning Regulations.*
 6. For the relief requested by the Application, the “specific conditions” are those of Subtitle X Chapter 1.
 7. Pursuant to Subtitle U § 203.3 and Subtitle X § 101.1, the Commission has reserved to itself the right to approve special exceptions for education use by a college or university.
 8. Relief granted through a special exception is presumed appropriate, reasonable, and compatible with other uses in the same zoning classification, provided the specific regulatory requirements for the relief requested are met. In reviewing an application for special exception relief, the Commission’s discretion is limited to determining whether the proposed exception satisfies the requirements of the regulations and “if the applicant meets its burden, the [Commission] ordinarily must grant the application.” (*First Washington Baptist Church v. D.C. Bd. of Zoning Adjustment*, 423 A.2d 695, 701 (D.C. 1981) (quoting *Stewart v. D.C. Bd. of Zoning Adjustment*, 305 A.2d 516, 518 (D.C. 1973)).)
 9. In approving a campus plan, the Commission’s “responsibility is ‘to determine whether a reasonable accommodation has been made between the University and the neighbors which does not interfere with the legitimate interests of the latter’ (or, we are constrained to add, with the legally protected interests of the former). *Pres. and Dirs. of Georgetown*

College v. D.C. Bd. of Zoning Adjustment, 837 A.2d 58 __ (D.C. 2003), quoting *Glenbrook Road v. D.C. Bd. of Zoning Adjustment*, 605 A.2d 22, 32 (D.C. 1992).

CAMPUS PLAN APPROVAL

10. Based on the record before the Commission, the Commission concludes that the Applicant has met the burden of proof pursuant to Subtitle U, Section 203.3, Subtitle X, Chapter 1, and Subtitle Z § 302 and that the requested special exception approval can be granted. The 2022 Campus Plan is not likely to become objectionable to neighboring property because of noise, traffic, parking, number of students, or other objectionable conditions, will be in harmony with the general purpose and intent of the Zoning Regulations, and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map.

“GREAT WEIGHT” TO THE RECOMMENDATION OF OP

11. The Commission must give “great weight” to the recommendation of OP pursuant to § 13(d) of the Office of Zoning Independence Act of 1990, effective September 20, 1990 (D.C. Law 8-163); D.C. Official Code § 6-623.04 (2001) and Subtitle Z § 405.8 (*Metropole Condo Ass’n v. D.C. Bd. of Zoning Adjustment*, 141 A.3d 1079, 1087 (D.C. 2016)).
12. The Commission finds persuasive OP’s analysis of the Application as compliant with the requirements for special exception approval of the 2022 Campus Plan, and the Commission concurs with OP’s recommendation to approve the Application.

“GREAT WEIGHT” TO THE ANC REPORT

13. The Commission gives “great weight” to the issues and concerns raised in a written report of the affected ANC that was approved by the full ANC at a properly-noticed meeting that was open to the public pursuant to § 13(d) of the Advisory Neighborhood Commissions Act of 1975, effective March 26, 1976 (D.C. Law 1-21); D.C. Official Code § 1-309.10(d) (2012 Repl.); see Subtitle Z § 406.2. To satisfy the great weight requirement, the Commission must articulate with particularity and precision the reasons why an affected ANC does or does not offer persuasive advice under the circumstances (*Metropole*, 141 A. 3d at 1087). The District of Columbia Court of Appeals has interpreted the phrase “issues and concerns” to “encompass only legally relevant issues and concerns.” (*Wheeler v. D.C. Bd. of Zoning Adjustment*, 395 A.2d 85, 91 n.10 (D.C. 1978) (citation omitted)).
14. The Commission finds persuasive the ANC Report’s support for the Application and notes the ANC’s conclusion that the University had responded to the issues and concerns raised by its constituents. The Commission concurs with the ANC’s support of the Application.
15. Since ANC 3D, the only party other than the Applicant, did not oppose the Application, the Commission determined that it could grant the Applicant’s request for a summary order pursuant to Subtitle Z § 604.7.

DECISION

It is therefore **ORDERED** that the 2022 Campus Plan and the level of University operation it describes until December 31, 2031 be **APPROVED** subject to the following conditions:

1. Campus Development. The University shall be permitted to construct additional density as described on EXHIBIT J of the 2022 Campus Plan following further processing approval, provided that the proposed development is substantially in conformance with the 2022 Campus Plan as follows:
 - a. The location of each building shall be consistent with the locations identified in EXHIBIT H.
 - b. The uses within each building shall be substantially in conformance with EXHIBIT I.
 - c. The height, gross floor area, and lot coverage of each building shall be consistent with the Development Program Summary in EXHIBIT J.

The other athletic facility, pathway, and roadway improvements set forth on EXHIBIT J shall be permitted to be constructed pursuant to this Campus Plan provided the athletic facilities are consistent with EXHIBIT K, the pathway improvements are consistent with EXHIBIT O, and the roadway improvements are consistent with EXHIBIT X.

2. Student Enrollment. The Mount Vernon Campus student headcount shall not exceed 1,725 students on a daily basis, and the Mount Vernon Campus full-time equivalent shall not exceed 1,100 students on a daily basis. Of these students, the number of students who have housing assignments on the Mount Vernon Campus shall not exceed 800 students. For purposes of this condition:
 - a. The “Mount Vernon student headcount” shall be defined as students who have a housing assignment at the Mount Vernon Campus or are enrolled in a credit-bearing course on the Mount Vernon Campus.
 - b. The “Mount Vernon full-time equivalent” shall be defined as follows:
 - i. Students who have a housing assignment at the Mount Vernon Campus or take a full-time course load at Mount Vernon shall each be counted as one full-time equivalent student.
 - ii. Full-time equivalency will be determined by counting all full-time students as one and then adding up the total number of course credits enrolled on the campus by part-time students and dividing by a full-time course load (generally 12 credits), with the exception that all “Mount Vernon Residents” will equal one student (on every day of the week) for both headcount and FTE counting purposes. Currently, the full-time course load for undergraduate students is 12 credits and the full-time

course load for graduate students is 9 credits. Formulas for determining full-time equivalents may change over the term of the 2022 Mount Vernon Campus Plan depending on program requirements or the restructuring of the academic calendar. If the University wishes to change the formulas, the University will inform ANC3D.

- c. Evidence of compliance with this condition for the fall semester and previous spring semester shall be made available at the quarterly community meeting detailed in Condition 9 on or before November 20th of each year. If the University identifies a failure of compliance with this condition, the University will inform ANC3D as soon as practicable.
- d. During the summer months, the Mount Vernon summer headcount (defined as all students who have a housing assignment on the Mount Vernon Campus, all students who are enrolled in a credit-bearing course on the Mount Vernon Campus, and all participants in a University-authorized event on the Mount Vernon Campus) shall not exceed 1,725 on a daily basis. This limit shall not apply to the use of the pool or tennis courts.

3. Access and Circulation.

- a. The eastern Whitehaven Parkway entrance (the “Primary Whitehaven Access Road”) shall be the primary vehicular entrance to the campus for all regular vehicular traffic, and shall be the exclusive vehicular entrance to the campus for students, faculty, and visitors.
- b. The University shall restrict the regular use of the western Whitehaven Parkway entrance (the “Secondary Whitehaven Access Road”) to University vehicles (e.g., facilities and security vehicles and limited pick-up or drop-off for disabled students who may reside in West Hall) and vehicles making deliveries to West Hall. The University shall be permitted to use the Secondary Whitehaven Access Road for non-University vehicles for special events and activities.
- c. The University shall restrict the regular use of the perimeter road identified in EXHIBIT X to regular use by University vehicles only (e.g., facilities and security vehicles and limited pick-up or drop-off for disabled students who may reside in campus residence halls). The University shall be permitted to use the perimeter road for non-University vehicles for special events and activities.
- d. The University shall not use the W Street entrance for regular vehicular access but shall be permitted to use the W Street entrance for pedestrian access as well as for emergency vehicle access, vehicle access during extreme situations, and vehicular access for student move-in and move-out, with student move-in and move-out being limited to not more than four days per year. The University shall continue to allow neighborhood use of the W Street Gate but shall be permitted to restrict access as needed to address health, safety, or security concerns, such as during a public health emergency.

4. Traffic and Parking.

a. Mount Vernon Campus Shuttle

- i. Shuttle Routes. The University shall continue to operate the Mount Vernon Campus shuttle bus between the Foggy Bottom Campus and Mount Vernon Campus. The primary route from the Mount Vernon Campus shall be from the Primary Whitehaven Access Road to Foxhall Road to Canal Road and the Whitehurst Freeway towards Foggy Bottom. Alternate routes may be used in the event of emergencies or significant traffic delays along the primary route, but shall not include W Street and 48th Street.
- ii. Shuttle Size. The University shall limit the size of its regular daily fleet of the Mount Vernon Campus Shuttle to mini-buses, a category of shuttle bus vehicles generally seating between 22 and 33 passengers. The University shall not use coach buses as part of its regular daily fleet. Larger vehicles may be used in the case of special events, emergencies, or other similar circumstances. Should the University seek to modify the types of buses used in its fleet, the University will discuss the request at a quarterly community meeting detailed in Condition 9 and return to ANC3D to modify this condition.
- iii. Hours. The shuttle will continue to operate 24 hours per day, seven day per week with 5 to 10 minute headways during peak periods. The University may adjust this schedule for holidays, as well as in response to public health and operational emergencies.
- iv. The University shall continue to allow neighborhood use of the Mount Vernon Campus Shuttle but shall be permitted to restrict access as needed to address health, safety, or security concerns, such as during a public health emergency.

b. The University shall require all students, faculty, staff, vendors, and visitors to park on the Mount Vernon Campus. The University shall prohibit, to the extent permitted by law, students, faculty, staff, vendors, and visitors from parking on the streets adjacent to and surrounding the Mount Vernon Campus. To accomplish these purposes, the University shall continue to employ a system of administrative actions, penalties, and fines for violations, but has no authority to tow or remove cars parked on public streets. Efforts to actively incentivize on-campus parking and enforce off-campus parking restrictions shall include:

- i. Providing reciprocal parking privileges for Foggy Bottom Campus parking permit holders who also park at the Mount Vernon Campus.

- ii. Providing an initial period of at least one hour of free parking for all non-GW parking permit holders at the Mount Vernon Campus before hourly parking rates apply.
 - iii. By December 31, 2022, install video cameras at W Street and Whitehaven Street to assist in the identification of unauthorized parkers on neighborhood streets. Such cameras shall be placed so that none are directed towards or can intrude into any neighboring homes.
 - iv. Twice a year, the University will present a report of violations of this condition including details regarding the administration actions taken and penalties or fines levied.
- c. The University shall prohibit construction employees, contractors, and subcontractors from parking on the streets adjacent to and surrounding the Mount Vernon Campus through a contract provision or similar mechanism.
 - d. The University shall provide information on its website regarding transportation options for the Mount Vernon Campus, including the availability of parking on campus.
 - e. The University shall continue to reserve one parking space for a car-sharing service, subject to availability of car sharing services, and, within 12 months of the approval of the 2022 Campus Plan, as evidenced by a final, unappealable written order, equip the four spaces currently reserved for electric/low emissions vehicles with four car charging stations on campus.
 - f. Within 12 months of the approval of the 2022 Campus Plan, the University will fund a new 19-dock Capital Bikeshare station on or near campus with one-year maintenance and operations expenses. As planned by DDOT, the CaBi station will be located within in the layby lane on the north side of Whitehaven Parkway adjacent to the campus or in a location to be determined in consultation with DDOT.
 - g. The University shall implement The George Washington University Mount Vernon Campus Transportation Demand Management Plan as set forth below. The University will report annually at a Quarterly meeting and to ANC3D on its implementation of the Plan.
 - i. TDM Coordinator – The University will identify a Transportation Coordinator(s) for the planning, construction, and operations phases of development. The Transportation Coordinator(s) will act as a point of contact with DDOT, goDCgo, and Zoning Enforcement.
 - ii. Special Event Shuttles – The University will continue to provide shuttle service for special events on a by-request basis. University departments or organizations can request shuttle service for a special event by providing

the time and date of the event, the duration of the event, drop-off and pick-up locations, number of passengers, any special accommodations or needs (e.g. ADA lifts), and a point of contact.

- iii. U-Pass – The University will explore the continuation of its trial U-Pass program, which provides full-time undergraduate, graduate, and professional (law and medical) students unlimited use of Metrorail and Metrobus for a discounted flat rate fee.
- iv. Bicycle Racks – The University will replace the two existing grid-style racks with inverted-U racks (providing at least equal capacity) and will install an additional 10 inverted-U bicycle racks in the garage within 12 months of approval of the 2022 Campus Plan as evidenced by a final, unappealable written order. Additional long-term and short-term bicycle parking will be provided with each new building constructed as part of the 2022 Campus Plan. The number of long-term and short-term spaces will be determined in conjunction with the further processing applications for each building. The minimum number of spaces will be in accordance with ZR16.
- v. CaBi Partnership – A discounted Capital Bikeshare membership will continue to be offered to GW students.
- vi. Mount Vernon Campus Bike Rental – Bike Rental will continue to be available for GW students from the Department of Athletics and Recreation at the West Hall fitness center on the lower level.
- vii. Remote/Hybrid Work – As part of the University’s COVID protocol, certain employees are eligible for full-time remote or hybrid work arrangements with supervisor approval. The University will assess the results of this pilot program and determine whether continue it as a long-term workforce strategy.
- viii. Flexible Work Arrangements – The University will continue to allow flexible work arrangements to support the work-life balance of its staff on a pre-approved basis. The University currently offers the following flexible work arrangements:
 - **Adjusted Meal Period:** An arrangement that allows a full-time staff member to extend his or her meal period up to a maximum of two hours, but still work a full day;
 - **Compressed Two Week Work Period:** An arrangement that permits a full-time exempt work staff member to work an 80 hour two week work period during 9 days and have the tenth day off;

- **Compressed Work Week:** An arrangement that allows full time exempt and non-exempt staff members to work 40 hours in less than five working days;
 - **Teleworking:** An arrangement that allows staff members to work from home or an alternative work site, utilizing technology.
- ix. Shopping Cart Loan Program – The University will continue its shopping cart loan program, which allows students to borrow a shopping cart from the UPD for use nearby stores upon presenting a GWorld card. This program enables students on foot to conveniently bring packages to Campus eliminating the need to use cars for this purpose.
- x. Student Parking Prohibitions – Freshmen and sophomores will continue to be prohibited from having cars.
- xi. Carpool Incentive Program – The University will continue to provide discounted parking rates for vehicles registered as a carpool.
- xii. Parking for Carpools – Within 12 months of the approval of the 2022 Campus Plan, as evidenced by a final, unappealable written order, the University will designate with signs and/or pavement markings a minimum of three parking spaces for registered carpools. The designated spaces will be conveniently located near the elevator lobby.
- xiii. Performance Monitoring – During the fall semester each year, the University shall conduct an annual transportation performance monitoring study, which shall include the following:
- A mode split survey of Mount Vernon Campus employees,
 - Vehicular trip generation counts at the two campus driveways on a typical weekday from 7:00 AM to 10:00 AM and from 3:30 PM to 6:30 PM,
 - On campus vehicle and bicycle parking occupancy from 8:00 AM to 8:00 PM on a typical weekday,
 - Mount Vernon Campus Shuttle ridership for a typical week during the fall semester,
 - A summary of TDM measures in effect,
 - The number of students enrolled and faculty/staff employed at the time the study was conducted, and
 - Communications from ANC 3D and/or other community meetings regarding traffic issues and the University’s response.

The first monitoring study will be used to establish the University’s baseline auto vs. non-auto mode splits. Through the continued implementation of the University’s TDM plan, the University will endeavor to reduce its single-occupant vehicle (SOV) mode split in

furtherance of the City's non-auto mode share goals, as outlined in MoveDC and the City's Comprehensive Plan. Each year, the University will use the data collected from the monitoring studies to inform and adjust the University's TDM plan and will use resources available through goDCgo to endeavor to achieve a reduction in its SOV mode split.

A report detailing the information identified above will be submitted to ANC 3D and DDOT no later than December 31st of each year, beginning in 2023.

5. Landscaping. The University shall maintain and, as necessary, replace, replant, and/or repair the perimeter landscaping and fencing elements illustrated in EXHIBIT Q.
6. Noise. The University shall comply with the following in order to mitigate noise impacts associated with the campus:
 - a. No sound amplification systems shall be permitted on the soccer/lacrosse field or tennis courts/track and multi-purpose field after 7:00pm, and after 9:00 p.m. on the softball field, unless an official overtime in a GW varsity game is declared or in the case of a special event as described in Condition 6.c. below.
 - b. No scheduled activities or sound amplification systems shall be permitted on the soccer/lacrosse field or tennis courts/track and multi-purpose field before 8:00 a.m. on weekends. Notwithstanding the foregoing, the University shall be permitted to use such facilities prior to 8:00 a.m. for set-up activities.
 - c. Events with amplified sound are limited to GW varsity games, including pre-game/warm-up period and no more than twelve (12) additional special events per calendar year (with additional special events permitted if approved at the quarterly community meeting described in Condition 9).
 - d. The University will maintain placement of sound system speakers to minimize adverse impacts on adjacent residential properties and set volume control levels on the amplified sound system to ensure that maximum dB levels of 60 at the campus property line nearest to the source of the amplified sound are not exceeded.
 - e. The University will install equipment to allow for realtime monitoring of dB levels at the campus property line nearest to the source of the amplified sound.
 - f. The University will maintain and enhance existing vegetative and landscape elements between the soccer/lacrosse field and neighboring properties to help buffer and mitigate sound.
 - g. Communication and Engagement with Neighbors
 - i. The University will provide neighbors with weekly notification of upcoming events scheduled on the athletic fields, and will also provide

updates if modifications to the schedule occur as a result of weather impacts or other unexpected changes.

- ii. The University will provide neighbors with the phone number and e-mail address for an identified university staff member who be onsite and available for neighbors to contact directly during all events on the athletic fields that use amplified sound.
- iii. The University shall maintain and publicize its “hot-line” telephone number to a Mount Vernon campus official, which shall be provided to ANC 3D, the Foxhall Citizens Association, and the Palisades Citizens Association. The hot-line shall continue to be made available to neighbors who wish to call with questions or concerns regarding campus noise, activity, or any other concerns.

7. Lighting. The University shall comply with the lighting guidelines set forth in EXIHBIT L as well as the following provisions:

- a. The University shall install specialized field lighting fixtures for the proposed track facility (which will replace the existing lighted tennis courts) and softball field that meet applicable NCAA regulations and are also specifically equipped with glare shields and/or other effective mitigation components to control light spillage and minimize the impacts of the field lighting on neighboring residences.
- b. Field lighting fixtures at the existing softball field, existing tennis courts, and proposed track facility shall be timer-controlled to ensure that established cut-off times are met (unless required to be extended by declared overtime in a GW varsity game).
- c. Lights at the existing softball field, existing tennis courts, and proposed track facility will be turned off when the facilities are not in use.
- d. During this Campus Plan, no field lighting shall be installed or may illuminate the soccer/lacrosse field.

8. Sustainability and Stormwater Management.

- a. The University shall design and construct each new building to achieve, as a minimum, the equivalent of LEED Gold certification under the LEED-NC 4.0 rating system.
- b. The University shall adhere to the stormwater management plan attached as EXHIBIT T.

9. Quarterly Meetings. The University shall continue to maintain a community liaison program consisting of representatives of the University, ANC 3D, and the neighborhood.

- a. The University shall hold meetings of the community liaison members at least four times per year on the Mount Vernon Campus or similar location within the community.
 - b. In addition, prior to filing any application for further zoning approval with the Zoning Commission, the University shall present the action either at a regularly scheduled quarterly meeting or at a special meeting. Notice of the meetings shall be delivered to the ANC, placed on neighborhood listservs, and provided to owners of property abutting or directly across the street from the Campus at least one week prior to the meetings. The University shall also present the action at a public meeting of the ANC for its consideration and a possible recommendation to the Zoning Commission.
 - c. If the University identifies that it is not in substantial compliance with any of the conditions of this Campus Plan, the University shall report such compliance issue at the next quarterly meeting, and, as soon as practicable, to the ANC.
10. Special Events. In the absence of unforeseen circumstances, such as inclement weather or scheduling conflicts, the University shall avoid scheduling performances, athletic events, and other special events (“Events”) likely to attract large numbers of non-University visitors (“Visitors”) to the campus on weekdays during the peak commuter traffic times of 7:00 a.m. to 9:00 a.m. and 5:00 p.m. to 7:00 p.m.
- a. Weekday evening performance events expected to draw more than 100 Visitors shall begin no earlier than 7:00 p.m.
 - b. In the absence of unforeseen circumstances, such as inclement weather or scheduling conflicts, the University shall avoid scheduling weekday athletic events that are expected to draw over 100 Visitors to begin during the peak commuter traffic times.
 - c. The University shall publicize the availability of its shuttle service between the Mount Vernon Campus and the Foggy Bottom Metrorail Station to Visitors attending these Events.
 - d. The University shall employ campus personnel as necessary to facilitate smooth flow of traffic into and out of the campus during these Events.
 - e. The University shall work with area institutions in order to provide additional parking for unusual situations where modal choices of event attendees are likely to result in excessive parking demand.
 - f. The University shall use good faith efforts to provide advance written, fax, or e-mail notice of these Events to its neighbors.
 - g. This condition shall not apply to the use of the pool or tennis courts.

11. Treatment of Potential Historic Resources. Within sixty days of the issuance of the Mount Vernon Campus Plan Order, George Washington University shall submit an amendment to the *Programmatic Agreement between the District of Columbia Historic Preservation Office and the George Washington University for the Treatment of the Architectural and Archaeologic Resources at the Mount Vernon Campus* to the Historic Preservation Office for review and approval. The updated Programmatic Agreement shall be approved before the issuance of any building permits and/or before any ground disturbing activities occur across the property.
12. Minor Additions. The University shall be permitted to construct modest increases in gross floor area as a modification of consequence (i.e., without a public hearing), provided that the Zoning Commission shall retain its ability, pursuant to Subtitle Z, 703.17, to determine whether the modification properly qualifies as a modification of consequence, pursuant to Subtitle Z, 703, or whether a modification of significance or further processing and application is required. Prior notice to ANC3D will be provided for its consideration and possible recommendation to the Zoning Commission.

General

13. In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code §§ 2-1401.01 et seq. (Act), the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, gender identity or expression, familial status, family responsibilities, matriculation, political affiliation, genetic information, disability, source of income, or place of residence or business. Sexual harassment is a form of sex discrimination which is prohibited by the Act. In addition, harassment based on any of the above protected categories is prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action.

VOTE (March 7, 2022): 4-0-1(Anthony J. Hood, Robert E. Miller, Joseph S. Imamura, and Peter G. May to **APPROVE**, third Mayoral seat vacant, not voting)

In accordance with the provisions of Subtitle Z § 604.9, this Order No. 21-28 shall become final and effective upon publication in the *D.C. Register*; that is, on _____.