

Certificate of Presentation to the Campus Plan Advisory Committee

I HEREBY CERTIFY that the University's proposed redevelopment of Square 77, Site 77A was presented to the Campus Plan Advisory Committee for consideration, at a regularly scheduled Campus Plan Advisory Committee meeting on November 7, 2012, at least 30 days prior to the filing of this application, as required by Zoning Commission Order No. 06-11/06-12.

Copies of the minutes of the meeting are attached to this Certificate.

A handwritten signature in black ink, consisting of a stylized 'S' followed by a long, wavy horizontal line.

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Susi Cora

The George Washington University

## MEETING NOTES for the GW/COMMUNITY ADVISORY COMMITTEE

(as called for in the 2007 Foggy Bottom Campus Plan, Condition P-7)

Meeting #21/Quarter 4 – November 7, 2012 – 6:30 pm

Saint Mary's Court, Lower Level

### **1) WELCOME & INTRODUCTIONS**

Britany Waddell of The George Washington University opened the meeting at 6:30 p.m. The meeting began with introductions starting with those from GW who have been appointed by the university as members of the Advisory Committee, including: Andrew Goretsky who is a Director in GW's Center for Student Engagement and who oversees off-campus student affairs, the Graduate, Distance, and Professional Student Experience program, and the Outdoor Summit leadership program; Alicia Knight, GW Senior Associate Vice President for Operations; Susi Cora, GW Director of Campus Planning, and; Britany Waddell, GW's Director of Community Relations. Following this, attendees introduced themselves, including: community members Lionel Gloster, Barbara Kahlow, Sara Maddux, James Morris, Marina Streznewski, Anne Savage, Billy Wright; GW students Jacob Thayer of GW's Residence Hall Association, and ANC Commissioners-elect Patrick Kennedy and Jackson Carnes; and GW staff Richard Livingstone, Maggie New, and John Ralls.

### **2) CAMPUS PLAN AND CAMPUS DEVELOPMENT UPDATES**

**2a) Other 2007 FBCP initiatives:** *Historic Preservation Plan:* Cora said there had been no change in status since the last meeting – the university filed the applications for six landmark nominations and we continue to support the Office of Planning's work on creating a new historic district. *Streetscape Plan:* Cora said GW submitted a draft plan to DDOT and continues to work with DDOT representatives.

#### **2b) Updates on campus development projects:**

***2b i) School of Public Health and Health Services/Square 39:*** Cora began with an overview of the site, located between New Hampshire Avenue to the east, 24<sup>th</sup> Street to the west, Washington Circle and K Street to the north, and Eye Street to the south. Construction work has started, site excavation is well underway, and it is expected the project will be completed in late 2013, in time for classes to begin in the spring 2014 semester. There will be seven stories above grade and two below. In response to a question from Kahlow about the staging areas, Knight said they are usually allowed throughout the duration of a project. Kahlow suggested having a construction project staffer on site during rush hour to help direct traffic. Maddux said road repairs also underway by DC Government were adding to the congestion. Morris and Kahlow asked questions about Square 54/The Avenue and the hours of operation for the public green space which was an amenity of the project. Cora said that she and Kahlow met earlier this year with a representative of Boston Properties and that there had been no reports of issues since that time. Knight said that she thought this issue had been resolved after this meeting but, since it was being shared at this meeting, GW will follow-up on the issue again.

***2b ii) Science and Engineering Hall/Square 55:*** Cora said the project is well underway and expected to be complete and open for classes in January 2015.

***2b iv) George Washington University Museum on site 102B:*** Cora began with a summary of the project as had been provided at a previous meeting, including project schedule (completion in fall 2013), overall building program and construction status. Kahlow asked about recent articles in the Washington Post about potential opportunities between the Corcoran Museum and GW. Knight said she was not aware of any official information on this issue but she would update this group if she was made aware of something and also that, to her knowledge, there had not been any discussions about having Corcoran Museum physically present in the new GW Museum. Kennedy asked about retail opportunities for the Science and Engineering Hall and Knight said the process of tenant selection had not begun and it would not occur until at least 2013. Kennedy asked if there would be a café in the museum and Knight said there would not be a retail food venue in the museum.

***2b iv) Law Learning Center Garage on Square 103:*** Cora reviewed project highlights, including: portions of this project are scheduled to open in late 2012, including below-grade garage

parking; later in 2013 there will be an open outdoor area on the ground level of this project (the “roof” of the below-grade garage), as well as some interim surface level parking spaces which will be utilized temporarily until the opening of the below-grade parking structure in the Science and Engineering Hall. Cora said the surface lot would cease operations upon receipt of the Certificate of Occupancy for the Science and Engineering Hall site.

**2b v) Site 75A on Square 75:** Cora said the ANC had recently passed a resolution on this project and the university will continue to work with the ANC and the President Condo Association on issues of mutual interest. Morris asked if the university would consider relocating the project’s garage/loading entrance to Pennsylvania Avenue. Cora had multiple meetings with Office of Planning (OP) and District Department of Transportation (DDOT) during the design phase of this project, including specific conversations about the location of public spaces and entrances. She said DDOT was clear that they would not support locating the garage entrance on Pennsylvania Avenue.

### **3) GENERAL CAMPUS DEVELOPMENT UPDATES**

**3a) Gelman Library entry renovation:** Cora said interior work began in late spring and exterior work commenced in late summer on this project which will move the library’s main entrance from existing H Street location to Kogan Plaza via a main staircase and also ADA accessible ramp leading to the second floor which is being entirely renovated into a new “entrance level” with significant new spaces for student gathering, studying, and meeting. Knight said Starbucks will stay in its existing location and the current Gelman entrance on H Street will be used for the entrance to the Churchill collection on Gelman’s Floor 1 (construction will begin after the entry project is finished). She said design for this is in the early conceptual phase.

**3b) Ross Hall new stair tower and utility upgrades:** Cora said this project will provide a new Research Center for Neglected Diseases of Poverty on floors 5 and 6. The renovation also includes upgrades to the central utility plant in the basement levels that will support the new research center; strengthen the infrastructure within Ross Hall and serve the future Science and Engineering Hall. An additional stair tower will also be added to the building to support the new research configuration.

**3c) Law Learning Clinic Townhomes:** Cora said this project is in progress and scheduled to be completed this spring for GW Law School to move into before summer 2013. Knight said work on the three historic townhomes has taken longer than anticipated due to structural issues in existing historic buildings that necessitated additional reinforcement. Knight said the university has been working to get additional information from PEPCO about the nighttime work they have been doing in the vicinity of this project.

In response to a question on a different issue, Knight clarified that the work at 22<sup>nd</sup> and Eye Street was by the DC Government to install the long delayed traffic light. Knight said the university is glad this installation is occurring and is working to aid the process while also mitigating its impact on the adjacent construction site. Kennedy asked for an update on WASA’s anticipated work on to repair water mains along H Street and Knight said she would look into this.

### **4) FEATURED DISCUSSION: REVIEW OF DEVELOPMENT PLANS FOR A NEW RESIDENTIAL FACILITY ON SITE 77A ON SQUARE 77**

Knight said the university has received feedback about the desire of neighbors to be engaged early in the process and this is why these preliminary design concepts were being shared at this meeting. She said the project retains portions of the West End, Crawford, and Schenley Residence Halls which are contributing to the proposed historic district. The first-stage PUD of the 2007 FBCP approved preservation of portions of these buildings connected to a new building with a height up to 110’ and a total project GFA of 316,500 SF allowing approximately 847 beds.

Cora shared a proposed conditions showing the layout of the site and stressed the designs being shared tonight are still in progress but they do give an idea of what the university is thinking about generally for design of the project. Cora shared a north and south elevation and described the building mass. She noted the space between Crawford and Schenley Halls will be set back so as to complement

the existing structures. Kennedy asked if this project would come before ANC 2A and Knight confirmed it would. Cora showed several versions of the west elevation (the side facing academic center) that details how the architect is seeking to modulate the building's exterior by using different materials/designs elements to break down the mass of this facade. Cora next shared a building section plan that showed how space would be allocated in the building, including affinity housing in the retained structures. The plans for the project as currently designed also allow the university to expand its commitment to the Eye Street Retail Corridor by adding a retail venue on the ground floor of West End's Eye Street entrance with additional venues in the project's lower levels. She said it's anticipated there will be 80,000 square feet below grade programmable space with approximately the same amount of retail space as is currently in Ivory Tower. Thayer asked if Knight would be willing to speak to student groups as to how the building should look on the exterior and Knight said she would be glad to do that. Cora said GW would go before ANC in December in advance of the project's HPRB hearing. Knight said the approximately 850 beds to be on this site will replace what is currently on campus and also ensure GW's continued compliance with the student housing commitments in the 2007 FBCP when the lease for City Hall expires in 2016.

Sara Maddux asked where the students currently living in Crawford, Schenley and West End residence halls will be housed during the renovation and Knight said the details of this transition were being finalized but the university is developing a plan to accommodate these students within its existing inventory of residence halls. Kennedy asked if ingress and egress of the building had been determined/if existing entry doors would continue to be used and Knight said the existing entrances would likely remain open but it was not certain if they would continue being main entrances or if these doors would lead to a portion of the building such as below grade space or specific affinity housing. Kennedy asked if this development would preclude future development of Site 77C above the Betts Theater in the Marvin Center and Knight said it did not. Thayer asked if this project could be connected to either the Academic Center or Marvin Center – Knight said this has been discussed but it was challenging given security issues and structural layouts of the buildings and she noted how initial thoughts about parking on the site were no longer being pursued due to the different elevations of each building. In response to Thayer's question about bed inventory, Knight said GW has historically had additional capacity available but, given demand for the newer types of housing, this project has potential to retain additional students on campus. Savage complimented the quality of GW's residence halls and also the university students who have been renting homes this year in her neighborhood and with whom she has developed cordial relationships by inviting new student neighbors over to her house to make introductions. Stresneski said she had done the same thing and also found it helpful.

## **5) OTHER CAMPUS UPDATES**

Goretsky gave an update on a number of upcoming GW campus activities, including: November 10 is first home basketball game; Fall 2012 end of semester activities -- annual Midnight breakfast for students on December 11, the last day of classes was to be December 7 but now December 10 to allow for makeup days due to Hurricane Sandy, final exam dates are December 12-21; Spring 2013 Semester activities in January -- Welcome back week January 14-21, spring orientation on January 10-11, the first day of classes on January 14; Regarding the 2013 Presidential Inaugural activities, the university will have residence hall guest restrictions similar to four years ago limiting each student to two guests which must be registered in advance; the annual MLK Day of Service activities were being postponed until January 26 to accommodate inaugural activities.

## **6) PUBLIC COMMENT & ADJOURNMENT**

Maddux thanked the university for successfully hosting its 10<sup>th</sup> annual FRIENDS block party on October 20, 2012. Knight noted that 22<sup>nd</sup> Street between F & G Streets would be closed during the afternoon of November 10 to accommodate the annual tailgate block party in conjunction with the first home basketball games of the season.

With no further comments, the meeting adjourned at 7:20 p.m.