

December 20, 2021

**VIA IZIS**

Anthony Hood, Chairperson  
District of Columbia Zoning Commission  
441 4<sup>th</sup> Street, NW, Suite 200-S  
Washington, DC 20001

Re: **Application of The George Washington University for Approval of the  
Campus Plan 2022-2031**

Dear Chairperson Hood:

On behalf of The George Washington University (the “University” or “Applicant”), enclosed please find an application for approval of a campus plan for the years 2022-2031 (“2022 Campus Plan”) for the University’s Mount Vernon Campus, located at 2100 Foxhall Road, NW (Square 1374, Lot 850) (the “Mount Vernon Campus”). The 2022 Campus Plan was prepared in collaboration with the George Washington University Mount Vernon Community Partnership (“MVCP”) through a series of monthly meetings since February, 2021.

This application was filed electronically via the Interactive Zoning Information System (“IZIS”) on December 20, 2021. In satisfaction of the requirements set forth in 11 DCMR Subtitle Z, Section 302, the application includes the following:

- Completed application form;
- Statement of the Applicant;
- Authorization Letter;
- Surveyor’s plat;
- Certificate of Notice; and
- List of property owners within 200 feet of the property.

In addition, a check for the filing fee of \$6,500, made payable to the D.C. Treasurer, has been sent under separate cover. The University looks forward to presenting this application to the Zoning Commission. Please feel free to contact the undersigned if you have any questions or comments.

Respectfully Submitted,

/s/  
David M. Avitabile

/s/  
Lee Sheehan

Initials

Enclosure



(Revised 8/6/19)



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:  1<sup>st</sup> Stage  2<sup>nd</sup> 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: George Washington University

Owner's Address: 1918 F Street, NW, Washington, DC 20052

Owner's Signature:

Date: 12/02/2021

Owner's Name:

Owner's Address:

Owner's Signature:

Date:

Owner's Name:

Owner's Address:

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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.

THE GEORGE WASHINGTON UNIVERSITY  
MOUNT VERNON CAMPUS  
2022 – 2031 CAMPUS PLAN

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FILING DATE: DECEMBER 20, 2021

THE GEORGE WASHINGTON UNIVERSITY  
2022 MOUNT VERNON CAMPUS PLAN

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## SECTION 1 FOREWORD AND EXECUTIVE SUMMARY

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The George Washington University's Mount Vernon Campus ("Mount Vernon Campus" or "Mount Vernon") is an integral part of the GW experience, offering a traditional residential campus environment in a setting that is readily accessible to, but clearly distinctive from, GW's Foggy Bottom campus. The intimate scale of Mount Vernon's built environment corresponds with and complements the surrounding Foxhall and Berkeley neighborhoods, as its rolling green hills and open spaces provide myriad opportunities for outdoor recreation and social interaction—as well as study and peaceful respite—for members of the university community and neighborhood residents alike.

Since GW acquired Mount Vernon College in 1999, the campus has experienced notable change, evolving from a single-sex residential college to a fully integrated co-educational living and learning campus. The 2022 Campus Plan supports the thoughtful development of academic, residential, and co-curricular programs with strategic enhancements to physical spaces that will strengthen the identity of the campus as an "urban retreat" that provides wellness and recreation opportunities in addition to academic resources for students who take part in the rich campus life the Mount Vernon Campus offers. In addition, the 2022 Plan specifically prioritizes expanding opportunities for neighbors and the surrounding community to participate in a wide array of events and programs and utilize the facilities associated with the campus.

Guided by the principles developed through the University's comprehensive Strategic Campus and Facilities Master Planning effort, the 2022 Campus Plan purposefully seeks to preserve the distinctive character of Mount Vernon Campus and enhance the quality of life for those who live in the neighborhoods surrounding campus. To that end, the Plan:

- maintains the same student enrollment levels approved in the 2010 Campus Plan;
- proposes a development plan substantially reduced in scale from the development program approved in the 2010 Campus Plan;
- addresses accessibility challenges caused by campus topography and improves campus circulation with new walkways and a centralized transportation hub; and
- reinforces commitments regarding off-campus impacts while expanding opportunities for members of the surrounding neighborhood to benefit from the resources of Mount Vernon,

all in a manner that continues to respect and enhance the residential neighborhoods surrounding the campus.

## SECTION 2 OVERVIEW OF GW'S MOUNT VERNON CAMPUS

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### 2.1 History of The George Washington University Mount Vernon Campus

The George Washington University is a leading international research university founded in 1821 and located in the heart of the nation's capital. In 1999, the university acquired Mount Vernon College, creating The George Washington Mount Vernon Campus. The campus, which was home to Mount Vernon Seminary prior to its operation as Mount Vernon College, is located at 2100 Foxhall Road in northwest Washington DC.

At the time of its founding in 1868, Mount Vernon Seminary reflected the growing movement toward the education of young women. The institution evolved throughout the next 50 years, and the academic program expanded to a four-year secondary education program and a two-year junior college program. The Seminary and College purchased 2100 Foxhall Road in 1945, and through the 1940s and 1950s constructed the original red brick buildings—including the academic quad, residence halls, and gymnasium—that define the character of the campus.

Today, the 23-acre Mount Vernon Campus offers a traditional residential campus experience in a setting that is clearly distinctive from GW's urban Foggy Bottom campus, but yet is readily accessible to all the diverse opportunities that the vibrant District of Columbia has to offer. The scale of Mount Vernon's built environment corresponds with and complements the original campus structures and surrounding Foxhall and Berkeley neighborhoods, and its unique wooded and open spaces provide opportunities for outdoor activity and recreation for members of the university community and neighborhood residents alike.

EXHIBIT A: Aerial Photograph of Campus

EXHIBIT B: Existing Campus Facilities

EXHIBIT C: Existing Campus Land Uses

### 2.2 Academic Programs

The Mount Vernon Campus offers a variety of academic programs, residential learning communities, and cultural and civic opportunities that enrich the academic and co-curricular experiences of students. As the home to the University Writing Program, all first-year students who reside on both Mount Vernon and Foggy Bottom Campuses take their University Writing classes at Mount Vernon. First-year students enrolled in the highly competitive GW Honors Program are housed together at Mount Vernon's West Hall, and take part in a rich residential program that provides an array of social and unique out-of-classroom opportunities to complement the vibrant, rigorous Honors Program curriculum.

The Mount Vernon Campus is also home to a growing number of innovative and specialized living and learning communities for undergraduate students who want to combine a small-college experience with the resources of a major research university, including programs

focused on global connections, sustainability, politics and values, and civic leadership. GW honors the legacy of Mount Vernon Seminary and Mount Vernon College through the Elizabeth Somers Women's Leadership Program, a premier residential learning community of first-year female students who reside in Somers Hall and participate in specialized coursework throughout their time at GW. The widely-recognized program provides guided academic opportunities for students to collaborate with their undergraduate peers, faculty, and post-doctoral fellows on a variety of exciting cross-disciplinary themes and initiatives, while also supporting individual research projects and other academic challenges.

In addition to these undergraduate academic programs, Mount Vernon Campus is home to the Forensic Science graduate program, and also hosts classes across diverse disciplines including Geography, History, Music, and Theatre.

### 2.3 Campus Life and Student Housing

In addition to classroom, laboratory, and other instructional spaces, the Mount Vernon Campus houses its own library, a black box theater, and dining facilities that support and enhance the residential campus experience. The unique wooded and open green space areas of the Mount Vernon Campus allow for a wide range of outdoor amenities, including a low ropes course, walking trails, gardens, and a variety of gathering spaces.

The Mount Vernon Campus fosters a vibrant student life experience. Students and community members alike participate in annual campus traditions including Mount Vernon Harvest, Fountain Day, and the Women's Leadership Conference. Monthly cultural heritage celebrations, student theater and dance performances, discussion series, distinguished lectures, athletic competitions, and residence hall programs are a few of the many activities that enliven and enrich the Mount Vernon experience.

Six residence halls currently serve as home to the first-year students residing on Mount Vernon Campus. Clark Hall, Cole Hall, Hensley Hall, Merriweather Hall, Somers Hall, and West Hall provide a diverse variety of living arrangements, ranging from traditional shared rooms to suite-style spaces. Together, the residential housing program accommodates 690 undergraduate students, 3 full-time professional residential staff and one Faculty-in-Residence. The tight-knit community atmosphere among the six undergraduate residence halls at Mount Vernon encourages students to forge bonds that last throughout their time at GW and beyond.

### 2.4 Athletic Programs

Mount Vernon's athletic and recreation resources are a significant asset to the University and to the surrounding community as well. The GW Mount Vernon Athletics Facility opened in 2001 and is home to the Colonials' varsity men's and women's soccer, women's lacrosse, and women's softball teams. The facility includes a synthetic turf surface for soccer and lacrosse which was renovated in summer 2021, a softball diamond which was renovated in summer 2015, a six-lane, 25-yard outdoor pool, and 11 lighted tennis courts. In addition to these outdoor athletic facilities, Lloyd Gymnasium, located on the southern side of campus

along Whitehaven Parkway, serves the health and wellness needs of the Mount Vernon Campus community. Lloyd was substantially renovated in the summer of 2015 and 2019 and provides access to free weight and cardiovascular equipment.

In 2004, the Mount Vernon Campus hosted its first Atlantic 10 conference championship, where the GW men's soccer team defeated rival Temple for their second championship in three years. The Atlantic 10 Women's Lacrosse Championship was held at Mount Vernon in 2006, and returned again in 2015. In 2016, Mount Vernon hosted the Atlantic 10 Softball Championship, during which multiple televised games were broadcast by American Sports Network for the first time in the program's history.

In addition to varsity athletics, GW also offers a wide range of health, fitness, and recreational programs—including club sports, intramurals, group exercise classes, aquatics programs, and personal training sessions—to meet the variety of needs and interests of GW's diverse campus population. These dynamic programs foster broad participation and encourage active lifestyles, provide a healthy release from academic rigor, and help develop lifelong habits of physical activity.

As discussed more fully in section 4.2.3 below, the increasing demand for space for these athletic and recreational pursuits cannot currently be met by the limited facility space available at the Mount Vernon Campus.

## 2.5 Cultural and Civic Engagement

During their time at Mount Vernon, students become an active and contributing part of the diverse communities within the District of Columbia. Student Life on the Mount Vernon Campus places an emphasis on developing a connection to the District and promotes diversity, equity, and inclusion through a wide range of programs, activities, and academic offerings. Advancing racial equity, developing cultural competencies, and providing service opportunities for students to interact and engage with those whose identities and perspectives are different from their own are core components of the Mount Vernon Campus student experience.

Signature programs, such as monthly cultural heritage celebrations including Diwali, Lunar New Year, and the annual Black Heritage Celebration bring students and local community members together to encourage cultural exchange and integration of understanding. Through campus initiatives and community engagement efforts, students on the Mount Vernon Campus develop and strengthen appreciation for the diverse ethnic, racial, and cultural identities reflected throughout the District.

In addition to opportunities for cultural engagement, Mount Vernon students participate in programs intentionally offered to encourage them to explore and experience the neighborhoods of DC. Service is a value instilled in all GW students and offers a means for students to actively learn from and contribute to the DC community. Mount Vernon is home to the Civic House residential living and learning community, a partnership with GW's Nashman Center for Civic Engagement & Public Service, where students develop strong

competencies related to service and actively participate in service initiatives throughout the District. Beyond the Civic House community, all first-year students participate in a Day of Service during their first week on campus in the fall semester, and Mount Vernon residents perform service at a variety of sites including schools, community centers, and local agencies supporting residents in the District who are most in need. During the spring semester, Mount Vernon students join other members of the GW community to participate in the Martin Luther King, Jr. Day of Service, focused on performing service at sites throughout the city.

## 2.6 Community Context and Engagement

Since 1999, The George Washington University has worked collaboratively with neighbors in the surrounding Foxhall and Berkeley communities to maintain positive and mutually beneficial relationships. The University currently convenes quarterly meetings to share updates on campus events, report on annual campus enrollment and related Campus Plan requirements, and provide a forum for community members to discuss their perspectives directly with GW administrators and staff.

The Office of Government and Community Relations regularly distributes a neighborhood newsletter to keep members of the community updated about university events, neighborhood benefits, and important developments on campus. The Mount Vernon Campus Neighbors webpage at <https://neighborhood.gwu.edu/mount-vernion-neighbors> also provides a wide range of up-to-date campus information in an easy-to-use and readily accessible format.

In addition to residential neighbors, the University works closely with nearby institutions, including Saint Patrick's Episcopal Day School, The Lab School, and Our Lady of Victory School, to provide field and facility space and other opportunities for programmatic collaboration. Partnerships also extend to support summer camps and programs enjoyed by youth who live in the surrounding neighborhoods and throughout the District. These efforts are carefully managed and coordinated to ensure that any potential adverse impacts on the surrounding residential community associated with noise, traffic, and other considerations are appropriately and proactively mitigated.

EXHIBIT D: Campus Neighborhood Context

EXHIBIT E: Compliance with the 2010 Campus Plan Conditions of Approval

## SECTION 3 PLANNING FOR THE FUTURE

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### 3.1 GW Strategic Campus and Facilities Master Plan

Throughout 2020, GW lead a comprehensive and collaborative process to develop its first-ever Strategic Campus and Facilities Master Plan, reflecting the institution's priority on thoughtful, long-range planning as a means to define and articulate the vision and guiding principles for GW's physical development planning. The process also established standards for a unified campus identity to create a stronger sense of place among GW campuses that reflects the University's values.

Recognizing the unique attributes of the Mount Vernon Campus and informed by a wide range of university and community stakeholders, the Strategic Campus and Facilities Master Plan yielded overarching guiding principles aimed at improving the Mount Vernon Campus experience for students, faculty, staff, and residents of the surrounding residential neighborhoods as well. These principles include:

- Reaffirming GW's commitment to supporting thriving academic programming and enhancing the residential experience at the Mount Vernon Campus;
- Leveraging Mount Vernon Campus' existing strengths as an urban campus retreat focused on community, recreation and wellness;
- Making better use of campus open spaces for teaching, recreation, social interaction, nature, and sustainable technologies;
- Improving the pedestrian experience by clarifying circulation and providing universal accessibility across the campus;
- Developing new facilities and open spaces that are compatible with the scale and character of the existing campus and surrounding residential community; and
- Actively maintaining perimeter landscapes for trails, passive recreation, and wellness gardens, while further enhancing the privacy of homes in adjacent residential neighborhoods through effective vegetative screening and buffers.

The outcomes of the Strategic Campus and Facilities Master Plan process have shaped the priorities set forth in the 2022 Mount Vernon Campus Plan, and will continue to inform GW's planning efforts moving forward to help realize a vision for the campus that will benefit the GW and surrounding communities for generations to come.

### 3.2 Development of the 2022 Mount Vernon Campus Plan: A Collaborative Neighborhood Planning Process

In February 2021, GW launched a series of community meetings aimed at working transparently and collaboratively to develop the 2022 Mount Vernon Campus Plan. Specifically, the goal of his effort was to ensure that the Campus Plan enhances the living and learning experience for the GW community and at the same time responds to issues of community concern and increases opportunities for those who live in the surrounding neighborhoods to take advantage of all the campus has to offer.

The George Washington University Mount Vernon Community Partnership was established to provide a forum for discussion, information sharing, and problem solving in connection with the development of the 2022 Campus Plan. Input from community stakeholders was actively encouraged and pursued through a series of focused working groups on a range of topics including student enrollment, campus development, use of athletics facilities, buffers and landscaping, and transportation.

To support this effort, GW established a dedicated webpage where members of the university and surrounding community can easily access up-to-date information about the Campus Plan, including presentation materials, meeting summaries, university contact information, and additional planning documents.

As a result of this collaborative effort, the University released a preliminary Campus Plan Framework on September 3, 2021 for review by members of the Community Partnership and any other interested stakeholders. Neighborhood residents voiced strong concerns with the proposed lighting of the soccer/lacrosse field included in the Framework and also requested that GW improve its enforcement of off-campus parking requirements that will be carried forward from the 2010 Campus Plan. In response, as detailed in Section 4.2.3, GW deleted the proposed lighting of the soccer/lacrosse field from drafts of the 2022 Campus Plan, and, as discussed more fully in Section 4.3.3, the University has implemented enhanced policies to incentivize on-campus parking and improve enforcement of the off-campus parking prohibition.

#### EXHIBIT F: Community Engagement Process

## SECTION 4 THE 2022 MOUNT VERNON CAMPUS PLAN

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Guided by the principles developed through the University's comprehensive Strategic Campus and Facilities Master Planning process and the collaborative efforts of The George Washington University Mount Vernon Community Partnership, the 2022 Campus Plan purposefully seeks to preserve the distinctive character of Mount Vernon Campus. To that end, the Plan maintains the same student enrollment levels approved in the 2010 Campus Plan; proposes a development plan substantially reduced in scale from the development program approved in the 2010 Campus Plan; aims to address accessibility challenges caused by campus topography and improve campus circulation with new walkways and a centralized transportation hub; and reinforces commitments regarding off-campus impacts while expanding opportunities for members of the surrounding neighborhood to benefit from Mount Vernon's unique open spaces and recreational facilities, all in a manner that continues to respect and enhance the residential neighborhoods surrounding the campus.

### 4.1 Campus Population

Over the past ten years, student enrollment at the Mount Vernon Campus has consistently remained below the headcount and full-time equivalent (FTE) enrollment caps established in the 2010 Campus Plan. GW recognizes the importance that maintaining predictability and certainly with respect to student population carries for residents of the neighborhoods surrounding campus. The University also understands and appreciates that student enrollment has a significant impact on preserving the unique character of the Mount Vernon Campus—an objective that is of great importance to the GW community as well as members of the surrounding residential neighborhoods. In light of these important considerations, **GW has determined that it will not seek to increase the student enrollment levels approved in the 2010 Campus Plan.**

Accordingly, under the 2022 Campus Plan, 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, the number of students who have housing assignments on the Mount Vernon Campus shall not exceed 800 students. Evidence of compliance with these student enrollment requirements will continue to be reported at the Mount Vernon Quarterly Community Meetings convened between representatives of the University and members of the community.

The faculty and staff population at the Mount Vernon Campus currently totals approximately 120 employees and is expected to remain relatively consistent over the term of the Campus Plan.

### EXHIBIT G: Student Enrollment

### 4.2 Development Plan and Campus Character: A Vibrant Living and Learning Community Within an Urban Campus Retreat



As noted above, the Mount Vernon Campus has a distinctive character and scale that integrates with and corresponds to the residential neighborhoods and institutional uses that surround the campus. To effectively maintain this important balance and context, the University will make careful use of its existing campus resources through strategic renovation and maintenance efforts, and additional campus development has been thoughtfully considered and intentionally limited to address specifically identified university needs and priorities.

The resulting development program proposed in the 2022 Campus Plan calls for four new development sites. The proposed development sites and their key attributes (including land use, maximum gross floor area, maximum lot coverage, maximum number of stories, and maximum height) are illustrated in EXHIBIT H: Proposed Development Sites, EXHIBIT I: Proposed Campus Land Uses, and EXHIBIT J: Development Program Summary | FAR and Lot Coverage Analysis. Additional details regarding each of these four development sites will be appropriately addressed as part of the further processing review process set forth pursuant to Subtitle X Section 101 the Zoning Regulations.

The 2022 Campus Plan also calls for other campus improvements to athletic fields, campus pathways, and campus circulation. These improvements are shown on EXHIBIT K: Proposed Athletic and Recreational Facilities, EXHIBIT O: Proposed Campus Pathways and Pedestrian Circulation, and EXHIBIT X: Proposed Campus Circulation, Parking, and Loading Facilities, and they are noted on EXHIBIT J: Development Program Summary. As these are not new buildings or uses, GW anticipates constructing these improvements based on the Commission's review and approval of this Campus Plan (i.e., without further processing approval).

#### 4.2.1 New Academic Space

The scale and location of proposed development sites are guided by the key objectives of maintaining the residential scale of the campus, working with and responding to existing topography, and ensuring universal accessibility to campus facilities. In order to support the academic programming opportunities that are unique to the Mount Vernon Campus, including the innovative living and learning communities for undergraduate students described in Section 2.2, **Site 1** will provide approximately 20,000 square feet of classroom, lab, and administrative support space in a three-story building very much in keeping with the scale of the surrounding built environment. Site 1 aligns with the development parameters approved for Site A2 in the approved 2010 Campus Plan.

#### 4.2.2 Additional Student Housing

GW has identified that an increasing number of undergraduate students wish to take advantage of the unique Mount Vernon residential experience. **Site 2**, which would add approximately 100 beds of additional student housing, addresses this demand while maintaining a campus student population well within the enrollment caps established in the 2010 Campus Plan. Site 2 aligns in gross floor area, lot coverage, and height with Site R1 in

the approved 2010 Campus Plan, and is strategically located within the central core of the campus.

#### 4.2.3 Enhanced Athletics and Recreational Facilities

As discussed above, Mount Vernon's athletic and recreation resources are a significant asset to the university and to the surrounding community as well. However, while the existing athletic fields at Mount Vernon are scheduled to near capacity on a daily basis, significant and growing demand for the facilities—from university users as well as community partners and neighborhood schools—cannot be sufficiently met. In addition to the varsity programs which currently utilize the facilities, GW students participate in 41 different club sports teams, 18 of which are outdoor programs that currently compete for very limited remaining field time at the Mount Vernon Campus. As a result, club teams currently rent and travel to non-GW facilities in excess of 250 field hours each year. GW also supports an active intramural program which does not currently have any access to the Mount Vernon facilities because of the extremely limited availability. All of these athletic and recreational sports programs are institutional priorities, as such programs are widely recognized as playing an integral role in supporting students' overall physical and mental health and well-being.

In order to address this demonstrated demand, the 2022 Mount Vernon Campus Plan includes several strategic improvements to the existing facilities and the development of new athletic facilities, as illustrated in EXHIBIT K: Proposed Athletic and Recreational Facilities.

In terms of new campus development, **Site 3** includes a new Wellness Building of up to 24,000 square feet of gross floor area to provide additional recreational and wellness program space. Also incorporated in Site 3 is an open-air loggia of up to 6,200 square feet of gross floor area connecting West Hall to the proposed Wellness Building and a new central campus transportation hub (described more fully in Section 4.3 below), all of which will activate the center of campus. **Site 4** is a new structure of up to 30,000 square feet of gross floor area that would enclose the existing outdoor pool and provide additional support space, allowing year-round use of the pool facility for members of the university community as well as neighborhood residents.

The Plan proposes to substantially enhance existing outdoor athletic facilities, by converting the tennis courts into a running track with a multi-purpose infield, and replacing existing seating with new bleachers at the soccer/lacrosse field and the softball field. Over the term of the Plan, other improvements may be undertaken, including reurfing the playing fields and replacing scoreboard equipment, to ensure that the facilities continue to provide safe and well-maintained conditions for GW varsity sports as well as recreational use, and also meet the demands and requirements associated with NCAA competition. As part of the tennis court conversion project, the eight lighting fixtures that currently illuminate the courts would be reduced to six fixtures. In addition, the Plan proposes the installation of specialized lighting equipment at the softball field. All of the field light fixtures would include glare shields to control light spillage and ensure that impacts on nearby residential

properties are effectively minimized. Proposed campus lighting concepts are illustrated in EXHIBIT L: Campus Lighting.

Throughout the planning process, lighting of the soccer/lacrosse field was identified as a priority for GW, particularly in light of the demand for field space by university groups as well as neighborhood partners. However, in light of concern voiced by members of the community, GW has elected not to pursue lighting for the soccer/lacrosse field as part of this Campus Plan.

#### 4.2.4 Universal Accessibility with an Enhanced Pedestrian Experience

A key goal of the 2022 Campus Plan is to improve campus accessibility and elevate the pedestrian experience. Existing campus topography, as illustrated in EXHIBIT M, is characterized by steep slopes that divide existing open spaces. These conditions have historically presented challenges in providing comprehensive connectivity and accessibility throughout the Mount Vernon Campus. In addition, roadway configurations and traffic patterns have emphasized a vehicular-focused circulation network that does not optimize the pedestrian experience.

The Plan seeks to significantly improve pedestrian conditions and promote a welcoming and inclusive campus environment, prioritizing universal accessibility in the design of pathways and connections to provide safe and barrier-free routes to existing open spaces, wooded areas, landscaped features, athletic facilities, and campus buildings. As part of this campus-wide effort, vehicles will be removed from the center of campus allowing existing vehicular roads to be pedestrianized, and proposed new pathways through the woodland areas of campus will expand the breadth of the campus experience for students, faculty, staff, and visitors. These new pathways would complement, not compete with, the challenging slopes on campus, forming pleasant, landscaped walkways that provide new and more direct cross-campus connections.<sup>1</sup> The positive impacts of these proposed pedestrian circulation improvements are illustrated in EXHIBIT N: Existing Campus Pathways and Pedestrian Circulation and EXHIBIT O: Proposed Campus Pathways and Pedestrian Circulation.

#### 4.2.5 Campus Landscape and Open Space

The pedestrian experience will be further improved by enhancing open space and landscaped areas of the campus. The original character of the East Quad and Hillside will be preserved, and more wooded areas of the campus will be activated with outdoor learning spaces and garden amenities. In addition, perimeter edges that serve as important buffers between the campus and adjacent residential neighborhoods will be maintained and enhanced.

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<sup>1</sup> With respect to the pathways and roadways around the campus quadrangle, the University will work closely with the District of Columbia Historic Preservation Office to ensure that any modifications are compatible with the historic character of the quadrangle.

The University will continue to preserve the existing setbacks along the perimeter of the campus established in the 1999 Campus Plan and reaffirmed in the 2010 Campus Plan. These “protected areas” consist of natural woodland and managed landscaped areas, and provide a natural, effective buffer between the campus and the surrounding residential community. GW will also continue to enhance plantings within the buffer areas and along the campus edges, including replacing trees and vegetation as necessary and on a regular and ongoing basis. The University will also maintain a fenced campus perimeter, with the exception of areas that serve as campus entrances. Fencing shall be set back and located in the landscape buffer to minimize visual impact to adjacent residential neighbors.

The health and vitality of the Mount Vernon Campus tree canopy is of paramount concern to the University as well as members of the surrounding residential community. Accordingly, GW goes to great lengths to protect and enhance the more than 1,000 trees of 80 different species that are found throughout the campus—including large stature trees, American hardwoods, evergreens, and ornamental varieties. Tree planting and maintenance efforts, including cooperative initiatives with organizations such as Casey Trees, will continue over the term of the 2022 Campus Plan.

EXHIBIT P: Existing Landscape and Streetscape Elements

EXHIBIT Q: Proposed Landscape and Streetscape Elements

EXHIBIT R: Campus Tree Inventory and Canopy Assessment

#### 4.2.6 Sustainability Integration

As an anchor institution in the District of Columbia, GW maintains a steadfast commitment to sustainability. A key objective of GW’s Strategic Campus and Facilities Master Plan and the 2022 Mount Vernon Campus Plan is to build upon and strengthen the foundation and vision for sustainability that GW has developed over the last decade through further refinement of performance targets and strategies. In order to support GW’s stated goal of achieving carbon neutrality by 2030, the University has taken a number of institution-wide steps. As one major example, in 2019 the University entered into a power purchase agreement pursuant to which the University now meets over 50% of its energy needs through renewable solar power.

Campus-specific measures tailored to the needs of each GW campus are also critical to achieving the University’s institutional sustainability objectives. To this end, the University will pursue a wide range of strategies in connection with the implementation of the 2022 Mount Vernon Campus Plan including the following:

##### *Campus Buildings*

- Design the four proposed developments to a minimum of LEED Gold (a commitment GW has already demonstrated at the Mount Vernon Campus, as both Ames Hall and West Hall are certified LEED Gold)
- Evaluate building design to incorporate solar or other on-site renewable energy sources
- Evaluate opportunities to utilize fully electric building design in new construction as well as explore for the renovation of existing buildings

### *Transportation*

- Provide a minimum of three EV charging stations on campus
- Provide additional short-term and long-term bicycle parking spaces on campus
- Consider electrification of fleet vehicles and campus shuttles

### *Green Space*

- Utilize native plantings
- Integrate stormwater infrastructure into green space
- Explore campus community garden to encourage healthy nutrition

### *Campus Community Behavior*

- Integrate sustainability and sustainable education into “urban retreat” aspects of campus
- Consider expanding composting on campus
- Continue to restrict single-use plastics consistent with university-wide policy and commit to net-zero waste on campus

### *Regulations and Other Considerations*

- All relevant decisions will be evaluated in consideration of DC Building Energy Performance Standards (BEPS)
- All relevant decisions will be evaluated in consideration of GW’s goal of achieving STARS Platinum

This comprehensive set of strategies underscores GW’s commitment to the holistic integration of sustainability practices and policies into its operations, management decisions, and community impact over the term of the 2022 Campus Plan. These sustainability initiatives and their implementation throughout campus are illustrated in EXHIBIT S: Sustainability Plan.

### *Stormwater Management*

Over the term of the 2022 Campus Plan, GW will continue to proactively manage natural watershed and site-generated runoff on the Mount Vernon Campus. Prior to 2000, the campus’ stormwater management system relied primarily on the free flow of water over the campus and secondarily on connections to the city’s stormwater system. Since that time, the University has made substantial drainage improvements that have significantly improved stormwater management conditions on campus. Moving forward, as new building, landscape, and roadway improvements are pursued over the term of the 2022 Campus Plan, the University will incorporate enhancements that will continue to improve stormwater quantity and quality control and effectively manage all natural watershed and site-generated runoff on the Mount Vernon Campus. In connection with these efforts, the University will evaluate opportunities to exceed DC stormwater regulations to capture and reuse stormwater for irrigation, toilet flushing, and cooling tower make-up/process water.

### EXHIBIT T: Stormwater Management Plan

#### 4.2.7 Preservation of Historic Resources

The 2022 Mount Vernon Campus Plan carefully considers and respects the history and heritage of the campus. Proposed buildings have been sensitively sited and appropriately scaled to complement the residential character of the campus, and contributing architectural resources and important open spaces, such as the original campus quadrangle, will be actively preserved and maintained.

As part of the development of the 2010 Campus Plan, GW worked closely with the DC Historic Preservation Office (HPO) to research and document the history of Mount Vernon Seminary and Junior College and the development of the Mount Vernon Campus and carefully consider the impacts of future campus development on architectural and archaeological resources on the campus. As a result of this collaborative undertaking, GW and the HPO entered into a Programmatic Agreement for the Treatment of Architectural and Archaeological Resources at the Mount Vernon Campus in August 2016, which is attached as EXHIBIT U: Historic Resources. For the 2022 Campus Plan, the University proposes to continue to abide by the terms and conditions of the Programmatic Agreement, or an updated version thereof as may be developed with HPO, for the term of the 2022 Campus Plan.

#### 4.3 Comprehensive Transportation Planning

The 2022 Campus Plan takes a comprehensive approach to address and effectively manage transportation impacts. In conjunction with this Campus Plan application, the University has prepared a Transportation Statement that provides a multi-modal evaluation and assessment of current and future transportation operations with a focus on high-quality site design, transit accessibility, and effective Transportation Demand Management (TDM) planning. GW's transportation objectives and priorities, while detailed more fully in the Transportation Statement, are outlined below.

##### 4.3.1 Campus Circulation, Service, and Loading

In accordance with the terms of the 2010 Campus Plan, all regular vehicular traffic is required to access campus from the primary entrance at Whitehaven Parkway. Use of the secondary Whitehaven Parkway access and western perimeter road is limited to emergency vehicles, campus facilities and security vehicles, service vehicles making deliveries to West Hall, vehicles picking-up/dropping-off disabled students who reside in West Hall, and vehicles for special events and activities. Pedestrian access to the Mount Vernon Campus is limited to W Street and Whitehaven Parkway.

##### EXHIBIT W: Existing Campus Circulation, Parking and Loading Facilities

A key priority of the 2022 Campus Plan is redesigning roadways in the center of campus as pedestrian-only pathways and streamlining and simplifying the routing of the Mount Vernon Campus Shuttle. Specifically, as illustrated in EXHIBIT X: Proposed Campus Circulation,

Parking and Loading Facilities, the Plan proposes a new, centralized pick-up/drop-off turnaround location between the Clock Tower and Ames Hall. This new approach to campus circulation would eliminate the circuitous vehicular loop that exists today while still providing convenient access to the center of campus and the proposed network of accessible pedestrian pathways. The geometry of the turnaround will accommodate multiple shuttle vehicles arriving or departing at once to ensure effective operation in peak-demand conditions. It is intended to be designed as a shared space with differing pavement delineating vehicular paths and ample space on all sides for pedestrians to navigate safely and comfortably.

With respect to parking, no significant changes in the current on-campus inventory of approximately 200 spaces (164 of which are located in the existing parking garage structure) are anticipated over the term of the 2022 Campus Plan.

#### 4.3.2 Transportation Demand Management (TDM)

Comprehensive TDM planning will remain a priority for GW over the term of the 2022 Campus Plan. Specifically, the University will maintain its robust Mount Vernon Campus Shuttle service that provides frequent and convenient access between GW's Mount Vernon and Foggy Bottom Campuses for the GW community as well as neighborhood residents, and greatly reduces the traffic impact on the surrounding residential community. As detailed more fully in the university's Transportation Statement, GW will continue to work closely with DDOT and members of the community to ensure that campus TDM policies and programs effectively support and incentivize a variety of sustainable travel modes—including walking, biking and transit—for students, faculty, staff and campus visitors.

The TDM Plan will build upon current strategies and strengthen the University's commitment to foster multi-modal transportation. Specifically, the TDM plan will:

- Provide a Transportation Coordinator for the Mount Vernon Campus;
- Enhance the existing Mount Vernon Express shuttle operation by providing more efficient on-campus circulation;
- Provide a minimum of three electric vehicle charging stations on campus;
- Provide short- and long-term bicycle parking on campus;
- Establish protocols for Annual Transportation Performance Monitoring.

#### 4.3.3 Off-Campus Parking

GW will continue to maintain and actively enforce the off-campus parking policy established in Condition 4 of the 2010 Mount Vernon Campus Plan Order of Approval that affirmatively requires all students, faculty, staff, and vendors who drive to the campus to park on the Mount Vernon Campus, and will also extend that requirement to university-related campus visitors. GW will continue to prohibit, to the extent permitted by law, students, faculty, staff, and vendors from parking on the streets adjacent to and surrounding the campus. To accomplish these purposes, GW shall employ a system of administrative actions, penalties,

and fines for violations, however the University has no authority to tow or remove cars parked on public streets. GW shall also prohibit construction employees, contractors, and subcontractors from parking on the streets adjacent to and surrounding the campus through a contract provision or similar mechanism.

GW takes the obligation to comply with these parking commitments seriously, and, in response to feedback received from members of the community, implemented two significant policy modifications in Fall 2021 specifically aimed at incentivizing on-campus parking and discouraging parking on neighborhood streets, including:

- Providing reciprocal parking privileges for Foggy Bottom Campus parking permit holders who also park at the Mount Vernon Campus
- Providing an initial period of free parking for all non-GW parking permit holders at the Mount Vernon Campus before hourly parking rates apply

These measures are expected to serve as a strong disincentive to park in the surrounding community. In addition, during 2022 GW will install video cameras at W Street and Whitehaven Parkway to assist in the identification of unauthorized parkers on these neighborhood streets and support GW's enforcement of the off-campus parking restrictions.

GW will continue to work collaboratively with members of the community to evaluate the efficacy of these programs over the term of the 2022 Campus Plan to ensure that the off-campus parking policies are effectively monitored and consistently enforced.

#### 4.4 Off-Campus Life and Neighborhood Quality of Life Efforts

The 2022 Campus Plan will maintain GW's demonstrated commitment to mitigating campus impacts and enhancing the quality of life for those who reside in the neighborhoods surrounding campus. Underscoring this commitment, GW considers efforts to be responsive to issues and concerns raised by members of the community, as well as compliance with the conditions set forth in the 2010 Campus Plan, as key institutional priorities. Teams from across various university departments including the Division of Student Affairs, Division of Safety and Facilities, Office of Government and Community Relations, and Department of Athletics work collaboratively and proactively to mitigate potential impacts associated with the operation of the campus, and strive to be promptly responsive to residents' concerns when issues do arise.

EXHIBIT E outlines GW's compliance with all conditions of the 2010 Campus Plan, and Section 6 below details GW's proposed conditions of approval for the 2022 Campus Plan. The proposed conditions underscore the University's continued commitment to mitigate objectionable impacts associated with the campus and maintain the quality of life for members of the surrounding residential community through specific monitoring, compliance, and enforcement measures.



## SECTION 5 COMPLIANCE WITH THE DISTRICT OF COLUMBIA CAMPUS PLAN REGULATIONS

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As set forth below, the 2022 Mount Vernon Campus Plan complies with all requirements of Subtitle X of the Zoning Regulations.

### 5.1 Subtitle X Section 101.1: Educational Use by a College or University

The George Washington University was chartered as an educational institution of higher education by act of Congress dated February 9, 1821.

### 5.2 Subtitle X Section 101.2: The Uses Shall Be Located So They Are Not Likely to Become Objectionable to Neighboring Property

For the reasons set forth below, GW's use of the Mount Vernon Campus is not likely to become objectionable to neighboring property.

Noise and Lighting. As with prior plans, proposed buildings on the Mount Vernon Campus (EXHIBIT H: Proposed Development Sites and EXHIBIT I: Proposed Campus Land Uses) have been located to minimize noise and lighting impacts on surrounding residential properties. The proposed new residential building (Site 2) is located on the interior of the campus and proposed new athletic facilities (Sites 3 and 4) are located on the southern portion of the campus, each away from the residential neighbors to the west, north, and east. While a new academic building (Site 1) is proposed on the northern side of the campus, the building's comparatively lower-intensity use will generate less noise; furthermore, its location will serve as a buffer between the service roadway and the residential neighbors along W Street.

The 2022 Campus Plan also carries forward measures that reduce lighting and noise impacts from campus uses, particularly at the athletic fields, which are shown on EXHIBIT K: Proposed Athletic and Recreational Facilities. Perhaps most importantly, after extensive discussion with surrounding neighbors, GW agreed not to include lighting of the soccer/lacrosse field, which is located closest to the residential neighbors, in the 2022 Campus Plan. GW has proposed to install lights on the softball field, which is located in the southeast corner of the campus and at a comparatively lower elevation, thus reducing impacts on residential neighbors. GW will also maintain lighting on the multipurpose field that will replace the tennis courts, and in doing so will reduce the number of lighting fixtures from 8 to 6 fixtures. All lighting will include glare shields to control light spillage as well as timer controls to ensure that established cut-off times are met.

Under the 2022 Campus Plan, GW will continue existing measures intended to reduce noise impacts, such as limitations on the use of amplified sound, as well as commit to new protocols, such as controlling the placement of sound speakers and establishing real-time monitoring to ensure that maximum sound levels are not exceeded. This will mitigate potential noise impacts from the use of the various outdoor athletic facilities. GW will also enclose the pool, which will reduce noise impacts from pool activities. Finally, GW will

maintain landscape surrounding the campus, which will further buffer sound and light impacts.

Traffic and Parking. GW has engaged Wells + Associates to prepare a detailed transportation analysis of the impacts of the 2022 Campus Plan. Because the new plan maintains the same enrollment headcount and FTE caps as the existing plan, no significant impacts on traffic are anticipated. GW will enhance its existing Transportation Demand Management Plan with additional measures, such as providing electric vehicle charging stations and additional short- and long-term bicycle parking throughout campus. GW will also maintain limits on special events as well as measures to control traffic and parking during those events.

The University intends to maintain the same campus entrances as in the current plan (i.e., primary and secondary entrances on Whitehaven Parkway with an emergency-only access point on W Street), which will focus all regular campus traffic on Whitehaven Parkway, away from the residential neighborhoods. As a part of the 2022 Campus Plan, GW will reorganize and reduce the number of internal campus roadways, instead focusing all shuttle bus traffic on a centralized turnaround located at the southern end of the campus. This will eliminate shuttle bus traffic circling through the center of campus. The perimeter road will be maintained with regular access restricted to university service vehicles.

GW will maintain its existing parking supply of approximately 200 spaces, which will continue to accommodate the parking demand of the campus population. To mitigate potential off-campus parking impacts, the University will maintain and enhance existing policies, and will require all students, faculty, staff, vendors, and visitors who drive to park on campus and prohibit the same from parking off campus. The University has recently adopted two new measures—reciprocal parking privileges for Foggy Bottom and Mount Vernon Campus parking permit holders and an initial period of free on-campus parking for non-permit holders—to further incentivize on-campus parking. Finally, the University will install video cameras on W Street and Whitehaven Parkway, which will assist in identifying unauthorized parkers on neighborhood streets. These measures eliminate any incentive for shorter-term visitors to park in the neighborhood and will ameliorate any lingering issues with off-campus parking.

Number of Students. The 2022 Campus Plan carries forward the enrollment caps and methodology established in the 2010 Plan, which means that the number of students will not increase above a level that the Commission previously found acceptable. Similarly, the 2022 Campus Plan proposes a level of campus development that is below that which the Commission approved in the previous plan. Finally, as set forth herein, GW has agreed to implement multiple additional measures to mitigate the light, noise, traffic, parking, and other impacts that could result from student, faculty, staff, and visitors to the campus.

### 5.3 Subtitle X Sections 101.3 and 101.4: Analysis of Incidental Commercial Uses

Other than a student-serving dining hall and coffee shop, there are no commercial uses at the Mount Vernon campus.

## 5.4 Subtitle X Sections 101.5 Through 101.7 and 101.12: Campus Development Standards

Subtitle X, Section 101.5 permits a maximum 1.8 FAR for development in an R-1 zone. As set forth on EXHIBIT J: Development Program Summary | FAR and Lot Coverage Analysis, the existing FAR of the campus is 0.38 and the proposed FAR of the campus will be 0.51, assuming all development proposed in the 2022 Plan is added to the existing campus FAR. This is well below the 1.8 FAR limit. There are no public streets or alleys within the campus boundary that affect this FAR calculation.

Section 101.5 also permits a maximum height of 50 feet; this can be increased to a height of 90 feet pursuant to Subtitle D, Section 207.5, which permits increased height provided that the building is set back from lot lines at least one foot for each foot of height over 50 feet. The building heights set forth on EXHIBIT J comply with these limitations.

## 5.5 Subtitle X Section 101.8: Plan for Campus as a Whole, Showing the Location, Height and Bulk, Where Appropriate, of All Present and Proposed Improvements

The 2022 Campus Plan constitutes a plan for the Mount Vernon Campus as a whole. As shown on Exhibits H and I and set forth in Exhibit J, the Plan shows the use, location, height, and bulk of all present and proposed improvements.

### 5.5.1 Buildings, Parking, And Loading Facilities

The 2022 Plan calls for the construction of four buildings: an academic building, a residential building, a wellness building, and enclosure and support facilities for the existing pool, as shows in EXHIBIT H, EXHIBIT I, and EXHIBIT J.

Proposed development includes:

- Academic/Administrative: 20,000 square feet of gross floor area
- Residential/Campus Life/Athletic: 112,200 square feet of gross floor area

Campus parking and loading facilities will be maintained as illustrated in EXHIBIT W: Existing Campus Circulation, Parking and Loading Facilities and EXHIBIT X: Proposed Campus Circulation, Parking and Loading Facilities.

### 5.5.2 Screening, Signs, Streets, And Public Utility Facilities

As shown on EXHIBIT Q: Proposed Landscape and Streetscape Elements, the 2022 Campus Plan calls for the maintenance of the vegetated buffer surrounding the majority of the campus, which effectively screens the campus from the residential uses to the west, north, and east. Adjustments to proposed campus pathways and roadways (a key component of the 2022 Campus Plan) are shown on EXHIBIT O and EXHIBIT X. Campus wayfinding and signage is shown on EXHIBIT V.

### 5.5.3 Athletic and Other Recreational Facilities

EXHIBIT K shows proposed athletic and other recreational facilities, including the new wellness building and pool enclosure (which will each require further processing approval). EXHIBIT K also identifies new bleachers (including a potential shade cover at the soccer/lacrosse field); a new track and multipurpose field to replace the existing tennis courts; lighting at the track/multipurpose field and softball field; and potential replacement scoreboards at the softball and soccer/lacrosse fields (all of which will not require further processing approval). EXHIBIT L: Campus Lighting shows proposed lighting for the softball and multipurpose fields.

### 5.5.4 Description of All Activities Conducted or to be Conducted on the Campus, and the Capacity of All Present and Proposed Campus Development

A description of all activities conducted on the campus is included in Section 2 of this Campus Plan and are shown on EXHIBIT B: Existing Campus Facilities and EXHIBIT C: Existing Campus Land Uses of the Plan. Proposed activities are discussed in Section 4 of this Plan and are shown on EXHIBIT H, EXHIBIT I, and EXHIBIT K. EXHIBIT G: Student Enrollment details population capacity through the student enrollment methodology and caps, and EXHIBIT J provides a detail accounting of the gross floor area of all existing and proposed development. The capacity of all present and proposed development is sufficient to meet the needs of these activities for the term of this Campus Plan.

### 5.5.5 Satisfaction of Filing Requirements Enumerated in Subtitle Z Section 302.10

The 2022 Campus Plan and related documents include all information required pursuant to Subtitle Z, Section 302.10, including plans that provide information on existing and proposed facilities (Sections 4.2.1, 4.2.2, 4.2.3 and Exhibits B, C, H, I, J, and K), student and employee counts (Section 4.1), details on neighborhood context and mitigation (Section 4.2.3 and Exhibits D, L, P, Q, and R), comprehensive accessibility (Section 4.3 and Exhibits N and W), conservation (Sections 4.2.6, 4.2.7, and Exhibits S, T, and U), landscape/open space (Section 4.2.5 and Exhibits P and Q), streetscape treatment (including signage/wayfinding) (Section 4.2.4 and Exhibits N, O, V, W, and X), and an explanation of all programs on campus (Section 2).

### 5.6 Subtitle X Sections 101.9 And 101.15: Further Processing for Specific Buildings, Structures, and Uses

As required by Subtitle X, Section 101.9, the University will return to the Commission for further processing approval for the four new buildings proposed in the 2022 Campus Plan, as shown on EXHIBIT H and detailed on EXHIBIT J. Other minor improvements to the campus athletic facilities, pathways, and roadways described on Exhibit J and shown on other exhibits (i.e., EXHIBIT K, EXHIBIT Q, and EXHIBIT X) are approved under this Campus Plan and will be constructed pursuant to the Plan; during permit review by DCRA the Office of the Zoning Administrator will review the permits to confirm that the proposed changes are consistent with the Commission's approval in this 2022 Campus Plan.

Renovations of existing buildings will also be permitted without further processing approval. To the extent that renovations or other alterations require modest additions that result in minor increases in gross floor area, the University requests flexibility to secure approval from the Commission for such minor additions as a “modification of consequence” (that is, without a hearing).

#### 5.7 Subtitle X Section 101.10: No Interim Use of Land or Improved Property Proposed

No interim use of land is proposed.

#### 5.8 Subtitle X Section 101.11: Compliance with the Comprehensive Plan

The Mount Vernon Campus is categorized as Institutional on the Future Land Use Map of the District of Columbia Comprehensive Plan (“Comp Plan”) and designated for Institutional Uses on the Generalized Policy Map. The Comp Plan indicates that “change and infill can be expected” on institutional sites consistent with campus plans. 10-DCMR § 225.22. Consistent with these designations, the 2022 Campus Plan incorporates a number of positive changes, including traffic mitigation measures that promote walkability, new academic space to support the many academic opportunities the campus offers, and improved athletic facilities that will benefit both the university population and the surrounding community.

The Comp Plan calls for a commitment to furthering goals of racial equity and resiliency and recognizes the importance educational institutions play in managing this growth. § 219.1. “Washington, DC has some of the country’s highest disparities in income, education, and access to jobs and housing by race.” 304.4. The Comp Plan outlines a number of avenues by which the University can address racial equity and resiliency, including “transportation, housing, employment, income, asset building, geographical change, and socioeconomic outcomes.” § 213.10. The 2022 Campus Plan creates equitable opportunities through its employment offerings.

The 2022 Campus Plan is consistent with the Land Use Element of the Comp Plan. Policy LU-2.3.5 recognizes the importance of institutional uses to the “economy, character, history, livability, and future” of the District and encourages institutions to proactively address transportation and outside use of facilities. As outlined in this 2022 Campus Plan, the University has collaborated with the neighborhood to develop its plans for the outdoor athletic facilities. The University has responded to community concerns and elected not to pursue lighting on the soccer/lacrosse field and to reduce the tennis court lighting. The 2022 Campus Plan also furthers the goals of Policy LU-3.3.1 by pedestrianizing the center of campus and streamlining the Mount Vernon Campus Shuttle routes.

The design of the campus minimizes any objectionable impacts on the neighborhood, promoting Policy LU-3.3.3. The wooded areas will be enhanced with outdoor learning spaces and wellness gardens and the University will continue to preserve the natural buffers along the campus perimeter. With more than 1,000 trees situated on campus, the University takes great care in protecting and maintaining the natural landscape. Policy E-2.1.2.

The 2022 Campus Plan will focus on improving traffic circulation and prioritizing alternative transportation modes, consistent with the Transportation Element and racial equity goals of the Comp Plan. The Comp Plan notes that transportation systems should be designed “through a racial equity lens, [to] reduce barriers to access, and increase transportation accessibility and mobility.” § 400.11. The Campus Plan will enhance transportation accessibility through increased bicycle opportunities, a streamlined Mount Vernon Campus Shuttle routing, and improving pedestrian accessibility on campus. The University will provide both short- and long-term bicycle parking. Policy T-2.3.5. The TDM Plan that accompanies this Campus Plan will incorporate electric vehicle charging stations, supporting the goals of Policy T-5.2.2, and will improve walkability throughout the campus, including the replacement of central vehicular roads with pedestrian pathways. Policy T-2.5.4; Policy EDU-3.3.5. The University will also continue to discourage off-campus parking and has enacted measures to encourage parking on-campus, such as providing reciprocal parking privileges with Foggy Bottom Campus parking permit holders, providing an initial period of free parking for non-GW parking permit holders, and incorporating contract clauses that prohibit construction employees or contractors from parking on adjacent streets. Policy T-1.1.8.

The Economic Development Element emphasizes the importance of post-secondary institutions as one of the core industries in the District. Policy ED-1.1.1. The Comp Plan recognizes The George Washington University as one of the top two largest private organization employers. § 710.1. The 2022 Campus Plan enhances the growth of the University and will contribute to the economic health of the District as a whole. Policy ED-2.4.1.

The 2022 Campus Plan advances the policies set forth in the Education Element of the Comp Plan. Specifically, the University will continue to partner with nearby schools, including Saint Patrick’s Episcopal Day School, The Lab School, and Our Lady of Victory School, to provide students with collaborative opportunities as well as sharing athletic and classroom space. Policy EDU-3.2.1. The Mount Vernon Campus also provides the surrounding community with access to the University’s athletic facilities and events and has engaged closely with the neighborhood in developing the 2022 Campus Plan, thus strengthening the “town-gown” relationship. Policy EDU-3.2.4; 3.3.1.

The Comp Plan’s “resilience goals focus on inclusive growth that benefits all residents, preparing for the impacts of climate change, and embracing advances in technology while minimizing the negative impacts of change.” § 213.4. The 2022 Campus Plan incorporates environmental strategies that contribute to a “climate-adaptive” and “resilient Washington DC.” § 304.9. By integrating high quality design and sustainability with plans to incorporate renewable energy sources, electric building design and committing to a LEED Gold or higher standard, the 2022 Campus Plan strives to improve the sustainability of the District. The University has a goal to achieve carbon neutrality by 2030, advancing the Comp Plan’s goal of incentivizing net-zero buildings. Policy E-3.2.2. The University is committed to the elimination of single-use plastics and also exploring expanded composting, other

renewable strategies, and integrating stormwater infrastructure into green space. Policy EDU 3.2.2.

The 2022 Campus Plan continues to be consistent with the Rock Creek West Planning Area. The proposed redevelopment is limited in scale with enhanced maintenance of the bordering landscape, which provides a natural buffer to the surrounding residential community. The University will maintain the same student enrollment levels approved in the 2010 Campus Plan and will continue to preserve the peaceful campus environment Mount Vernon provides. Policy RCW-1.1.8.

5.9 Subtitle X Section 101.13: Referral to the District of Columbia Office Of Planning, Department of Transportation, and Department of The Environment

The 2022 Campus Plan will be referred to OP, DDOT, and DOEE for their review and report. GW has already met with representatives of all of the agencies to discuss the Plan, and the Plan as filed reflects feedback from each agency.

5.10 Subtitle X Section 101.14: Application is in Harmony with the Zoning Regulations

For all of the reasons set forth herein, the 2022 Campus Plan is in harmony with the Zoning Regulations and will not adversely affect the use of neighboring property.

5.11 Subtitle X Section 101.16: A Further Processing of a Campus Building Shall Not be Filed Simultaneously with a Full Campus Plan Application

No further processing application is sought simultaneously with this 2022 Campus Plan.

## SECTION 6 PROPOSED CONDITIONS OF APPROVAL

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GW has agreed to carry forward all of the relevant conditions of approval of the 2010 Campus Plan, and has also proposed supplemental conditions to address additional considerations that have been discussed during the Community Partnership planning process over the past several months. As a result of this collaborative effort, GW proposes the following conditions of approval for the 2022 Mount Vernon Campus Plan:

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.

- 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 20<sup>th</sup> of each year.
- 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.

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 48<sup>th</sup> 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.

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 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.

- 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 reserve one parking space for a car-sharing service and within twelve (12) months of approval of this Campus Plan, install a minimum of three (3) car charging stations on campus.
  - f. The University shall implement The George Washington University Mount Vernon Campus Transportation Demand Management Plan entered into the Zoning Commission record for the 2022 Campus Plan at Exhibit \_\_\_\_ [forthcoming].
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 with multiple components and large free-standing speakers 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 are not exceeded.
  - e. A sound meter will be installed in the University's press box to allow for real-time monitoring of dB levels.

- 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 the University Police Department, 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 and activity.
7. Lighting. The University shall comply with the lighting guidelines set forth in EXHIBIT 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.
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. 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. 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 and to owners of property abutting or directly across the street from the Campus at least one week prior to the meetings.
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. For the term of this Campus Plan, the University shall continue to abide by the terms and conditions of the Programmatic Agreement between the District of Columbia Historic Preservation Office and The

George Washington University for Treatment of the Architectural and Archaeological Resources at The Mount Vernon Campus executed by the parties on August 8, 2016 and included as EXHIBIT U, as may be amended by agreement of the parties.

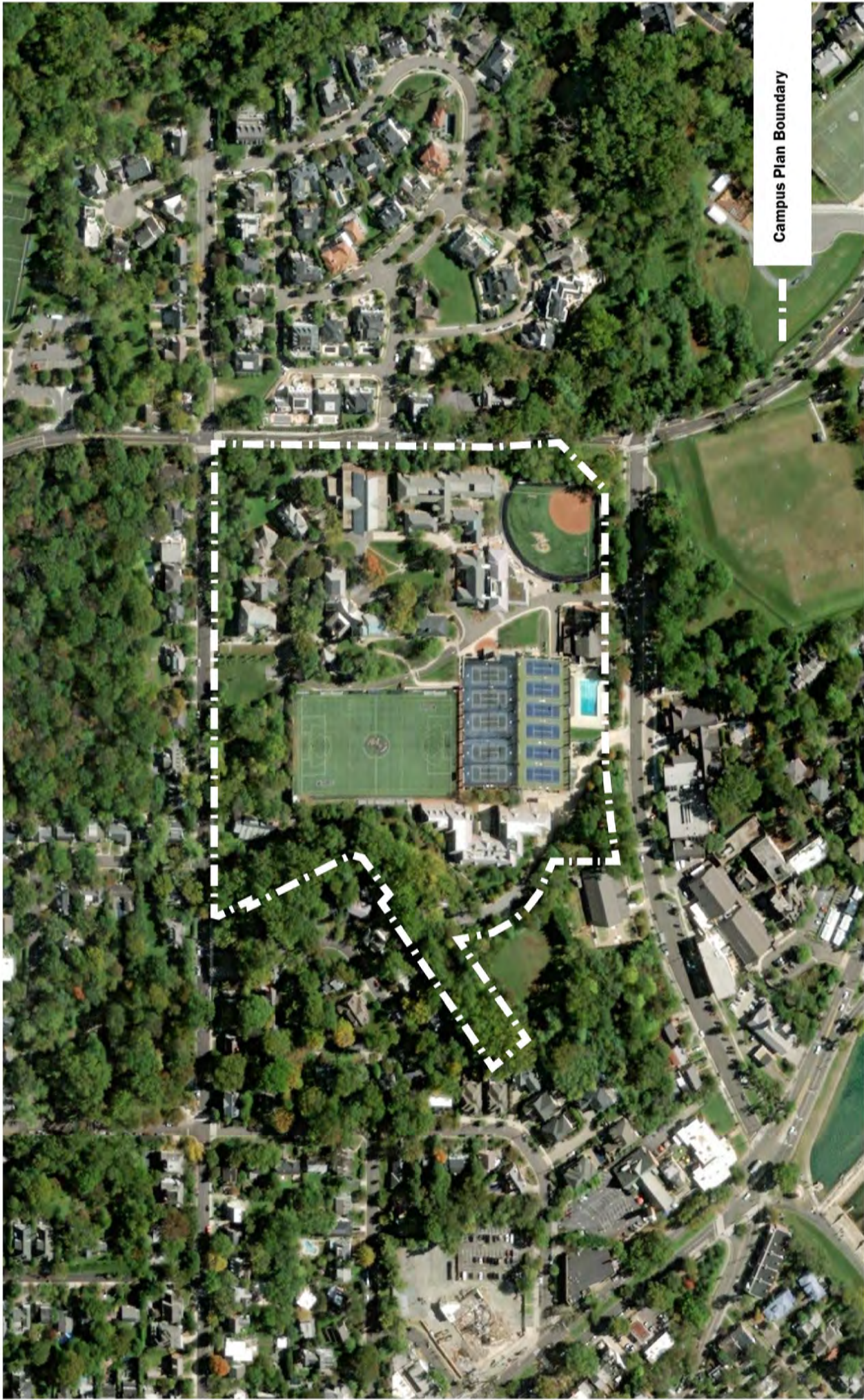
12. Minor Additions. The University shall be permitted to construct modest increases in gross floor area as a modification of consequence (i.e., without further processing approval), provided that the Zoning Commission shall retain its ability, pursuant to Subtitle Z, 703.17, to determine whether the addition 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.

## SECTION 7 CONCLUSION

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As detailed throughout this submission, the 2022 Mount Vernon Campus Plan reflects input and feedback that has been actively sought from and constructively provided by a wide range of stakeholders. Specifically, the Plan was shaped by the direct involvement of several residents of the surrounding community over the past several months through the Mount Vernon Campus Plan Community Partnership planning effort.

As a result of this collaborative planning process, and guided by the principles developed through the University's comprehensive Strategic Campus and Facilities Master Planning effort and additional strategies aimed specifically at proactively managing impacts associated with the campus, the 2022 Campus Plan will meet the needs of the GW community, preserve the distinctive character of the Mount Vernon Campus, and enhance the quality of life for those who live in the neighborhoods surrounding campus.



Campus Plan Boundary





## EXISTING CAMPUS FACILITIES

- 1 - Soccer / Lacrosse Field
- 2 - Tennis Courts
- 3 - Softball Field
- 4 - Lloyd Gymnasium
- 5 - West Hall
- 6 - Merriweather Hall
- 7 - Clark Hall
- 8 - Hensley Hall
- 9 - Cole Hall
- 10 - Somers Hall
- 11 - Webb Building
- 12 - Academic Building
- 13 - Eckles Library
- 14 - Acheson Science Center
- 15 - Ames Hall
- 16 - Florence Hollis Hand Chapel



**EXISTING CAMPUS LAND USES**

-  Academic / Administrative
-  Residential / Campus Life / Athletic

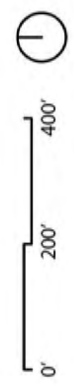
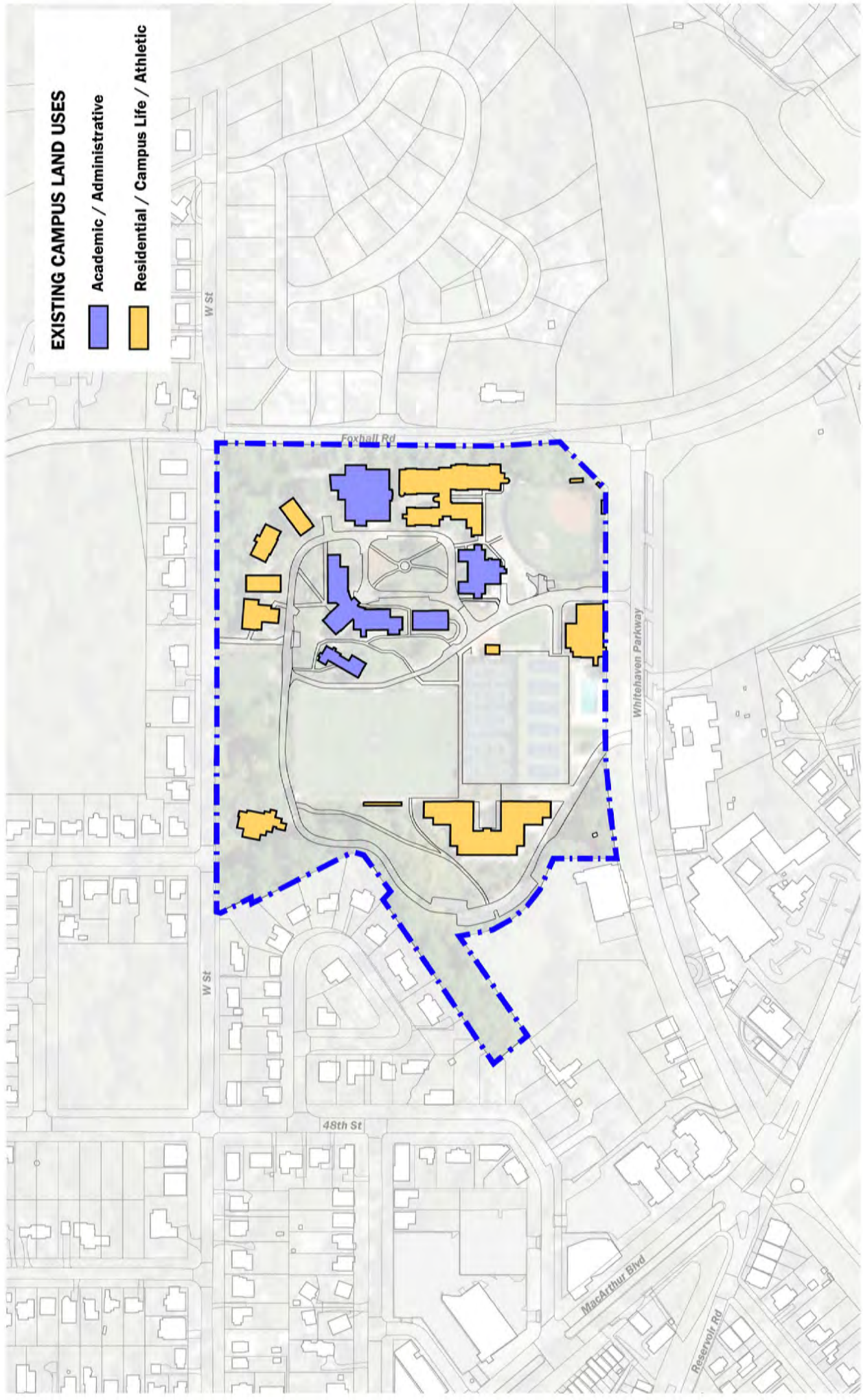


EXHIBIT C : EXISTING CAMPUS LAND USES

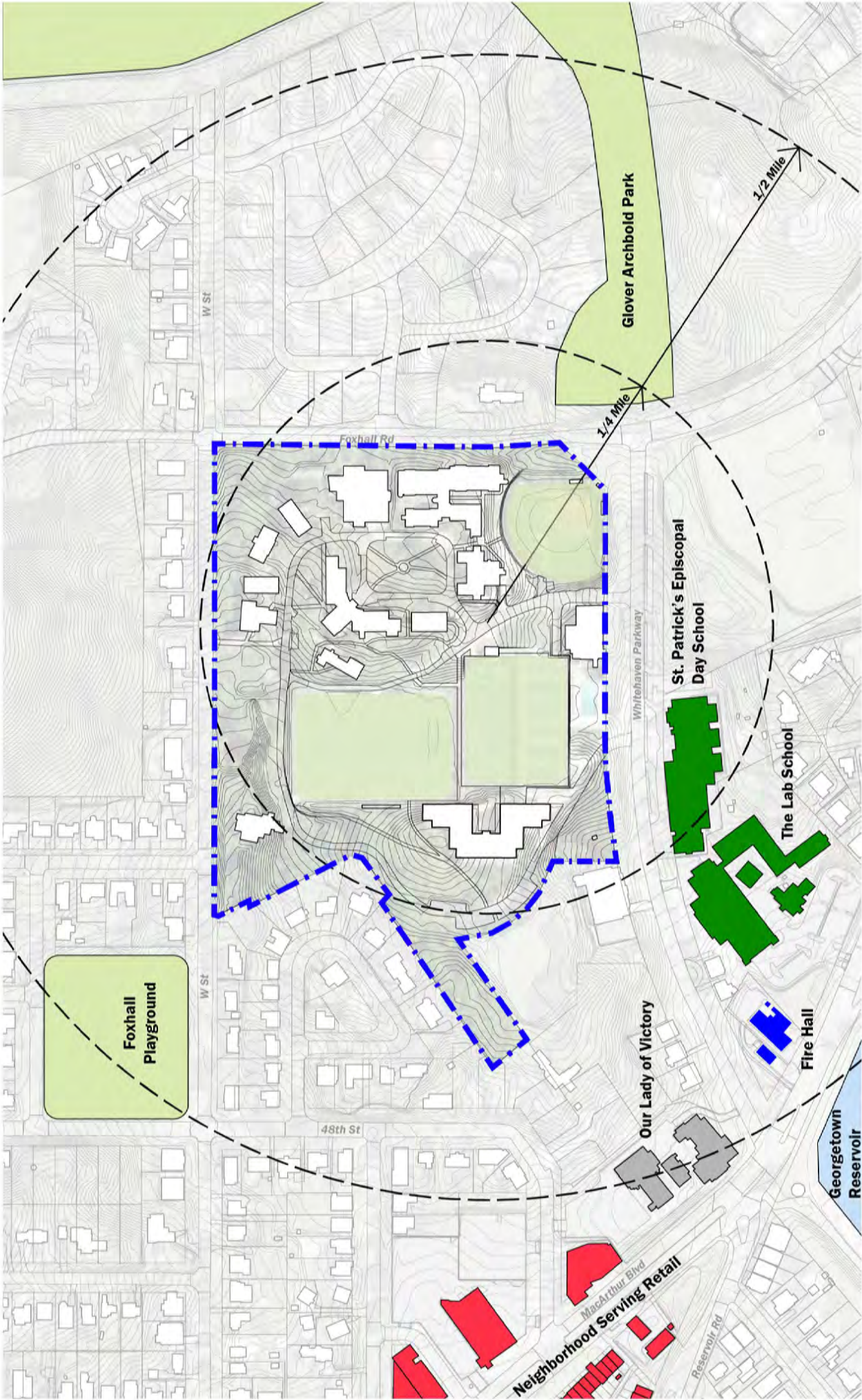


EXHIBIT D : CAMPUS NEIGHBORHOOD CONTEXT



EXHIBIT E: COMPLIANCE WITH 2010 CAMPUS PLAN CONDITIONS OF APPROVAL

<b>C#</b>	<b>CONDITION REQUIREMENT</b>	<b>COMPLIANCE STATUS</b>
1.	<u>Ames Hall Renovation and Addition</u> . The Ames Hall Renovation and Addition shall be developed in accordance with the plans and materials submitted by the University marked as Tab C of Exhibit 9 of the record, as modified by the plans submitted as Exhibit 18 of the record and included in Tab A of the University's post-hearing submission (Ex. 31).	<b>In compliance; Ames Hall Renovation and Addition were completed in accordance with plans as required</b>
2a.	<u>Campus Development</u> . The University shall be permitted to construct additional density as described in the 2010 Plan, provided that the proposed development is substantially in conformance with the 2010 Plan as follows: a. The location of each building shall be limited to the locations identified on Tab H of the 2010 Plan. (Ex. 2.)	<b>In compliance; Ames Hall Renovation and Addition and Pelham Hall Redevelopment (West Hall) were completed in conformance with the 2010 Campus Plan</b>
2b.	b. The uses within each building shall be substantially in conformance with Tab I of the 2010 Plan (Ex. 2) (as modified by Tab E of Exhibit 9 of the record). <sup>2</sup>	<b>In compliance</b>
2c.	c. The height, gross floor area, and lot coverage of each building shall be consistent with the Development Program Summary in Tab J of the 2010 Plan (Ex. 2) (as modified by Tab A of Exhibit 9 of the record and Tab B of the University's post-hearing submission (Ex. 31)).	<b>In compliance</b>
2d.	d. The design shall conform to the Design Guidelines attached as Tab O of the 2010 Plan (as modified by Exhibits 21 and 31 of the record).	<b>In compliance (See perimeter enhancements, stormwater management, and noise and lighting improvements below)</b>
2e.	e. Other campus improvements shall be completed in accordance with the Implementation Schedule attached as Tab V of the 2010 Plan (Ex. 2) (as modified by Exhibits 20 and 31 of the record).	<b>In compliance (See perimeter enhancements, stormwater management, and noise and lighting improvements below)</b>
	<i>Perimeter Enhancements</i> . The University will file for permit and diligently pursue completion of the perimeter enhancements in the following timeframes: ▪ Within 6 months of approval of the 2010 Mount Vernon Campus Plan, GW will file for necessary permits to (1) replace and relocate campus perimeter fencing and (2) add landscaping to the Foxhall perimeter as shown on Exhibit L of the Campus Plan; following permit submission, GW will diligently pursue completion of these items acknowledging that implementation of landscaping	<b>Complete</b>

C#	CONDITION REQUIREMENT	COMPLIANCE STATUS
	items may be reasonable delayed to allow for proper planting season.	
	<p><i>Perimeter Enhancements.</i> Prior to the issuance of a certificate of occupancy for the Ames Hall Renovation Project (A4), GW will file for necessary permits to implement the proposed W Street entrance modifications as shown on Exhibit L of the 2010 Plan. It is specifically noted and agreed that these improvements are directly linked to approval of the University's plan to develop A2 - the development site adjacent to the W Street entrance. Upon completion of the W Street modifications, GW will:</p> <ul style="list-style-type: none"> <li>▪ File for permit to demolish the campus sign at W Street and Foxhall Road.</li> <li>▪ File for permit to add directional signage to the west side of Foxhall Road to direct southbound vehicles to the Whitehaven entrance.</li> </ul>	<b>Complete</b>
	<p><i>Perimeter Enhancements.</i> Within 1 year of approval of the 2010 Plan, GW will file for necessary permits to make enhancements to the primary Whitehaven entrance to the campus, replace the signage at Whitehaven Parkway and Foxhall Road, and add a sidewalk from the primary Whitehaven entrance east to Foxhall Road, as shown on Exhibit L of the Campus Plan.</p>	<b>Complete</b>
	<p><i>Stormwater Management.</i> The University will file for permit and diligently pursue completion of stormwater management improvements in the following timeframes:</p> <ul style="list-style-type: none"> <li>▪ Prior to the issuance of a certificate of occupancy for the Ames Hall Renovation and Addition Project (A4) and in connection with the closure of the W Street entrance, GW will file for permits necessary to remove the W Street parking lot and replace it with a combination of lawn and landscaping to improve natural stormwater infiltration, as shown on Exhibit L of the 2010 Plan.</li> </ul>	<b>Complete</b>
	<p><i>Stormwater Management.</i></p> <ul style="list-style-type: none"> <li>▪ As part of the permitting process for new projects developed on the campus, GW will install new stormwater management facilities to handle stormwater run-off as shown on Exhibit P of the 2010 Plan. The selection of specific stormwater management technologies will be subject to approval by DDOE, and specific improvements will be implemented with the construction of new buildings.</li> </ul>	<b>Complete with respect to all new development projects</b>
	<p><i>Noise and Lighting Improvements.</i> The University will file for permit and diligently pursue completion of noise and lighting improvements in the following timeframes:</p>	<b>Complete</b>

C#	CONDITION REQUIREMENT	COMPLIANCE STATUS
	<ul style="list-style-type: none"> <li>▪ The University will install a 10-foot wall at the north end of the soccer field, which will minimize the impact of noise from sporting events. Design of the wall will commence upon filing of the 2010 Plan. Within three months of filing this application with the Zoning Commission, GW will file for permit to construct the wall, and it will diligently pursue the project to completion.</li> </ul>	
	<p><i>Noise and Lighting Improvements.</i></p> <ul style="list-style-type: none"> <li>▪ The University will mitigate noise generated by mechanical equipment located between Eckles Library and Foxhall Road by either (a) relocation, replacement or improvement of equipment, or (b) construction of a sound-attenuating wall. Within three months of filing of the 2010 Plan with the Zoning Commission, the University will file for the permits necessary to implement the selected solution, and it will diligently pursue the project to completion.</li> </ul>	<b>Complete</b>
	<p><i>Noise and Lighting Improvements.</i></p> <ul style="list-style-type: none"> <li>▪ Within 1 year of approval of the 2010 Plan, GW will file for necessary permits to install automatic timers on the tennis court lights.</li> </ul>	<b>Complete</b>
2f.	f. No building permit shall be filed for the A2 building until a certificate of occupancy has been issued for the A1 building.	<b>In compliance</b>
3.	<p><u>Student Enrollment.</u> Upon the approval of the 2010 Plan, the Mount Vernon student headcount shall not exceed 1,650 on a daily basis, and the Mount Vernon full-time equivalent shall not exceed 1,050 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. Beginning in Fall 2015 and for the remainder of the term of the 2010 Plan, the Mount Vernon student headcount shall not exceed 1,725 students on a daily basis and the Mount Vernon full-time equivalent shall not exceed 1,100 on a daily basis. For purposes of this condition:</p> <p>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.</p> <p>b. The "Mount Vernon full-time equivalent" shall be defined as follows:</p> <p>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.</p>	<p><b>In compliance:</b></p> <ul style="list-style-type: none"> <li>▪ <b>The Mount Vernon Campus Student Headcount for Fall 2021 is 1325</b></li> <li>▪ <b>The Mount Vernon Campus Student FTE for Fall 2021 is 893</b></li> <li>▪ <b>The number of Mount Vernon Campus Students with housing assignments on the Mount Vernon Campus for Fall 2021 is 674</b></li> </ul>

C#	CONDITION REQUIREMENT	COMPLIANCE STATUS
	<p>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 2010 Mount Vernon Campus Plan depending on program requirements or the restructuring of the academic calendar.</p> <p>c. Evidence of compliance with this condition for the fall semester and previous spring semester shall be made available to the quarterly meeting group outlined in Condition 10 on or before November 20<sup>th</sup> of each year.</p> <p>d. Evidence of compliance with this condition for the fall semester and previous spring semester shall be made available to the quarterly meeting group outlined in Condition 10 on or before November 20<sup>th</sup> of each year.</p>	
4	<p><u>Access and Circulation.</u></p> <p>a. The eastern Whitehaven Parkway entrance shall be the primary vehicular entrance to the campus for all regular vehicular traffic and shall be the exclusive vehicular entrance the primary Whitehaven Parkway entrance in accordance with the Implementation Schedule.</p> <p>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 the Pelham Hall redevelopment project) and vehicles making deliveries to the Pelham Hall redevelopment project. The University shall be permitted to use the Secondary Whitehaven Access Road for non-University vehicles for special events and activities.</p> <p>c. The University shall restrict the regular use of the section of the perimeter road identified in Exhibit R of the 2010 Plan to regular use by University vehicles only (e.g., facilities and security vehicles and limited pick-up or drop-off for disabled</p>	<b>In compliance</b>

C#	CONDITION REQUIREMENT	COMPLIANCE STATUS
	<p>students who may reside in the Pelham Hall redevelopment project). Further, the University shall limit the regular use of that section of the perimeter road to one-way traffic (westbound and southbound). The University shall be permitted to use that section of the perimeter road for two-way traffic as well as by non-University vehicles for special events and activities.</p> <p>d. The University shall close the W Street vehicular entrance to the campus in accordance with the Implementation Schedule. Once any required permits have been issued and construction has been completed, 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.</p>	
5a.	<p><u>Traffic and Parking.</u></p> <p>a. Vern Express.</p> <p>i. Shuttle Routes. The University shall continue to operate the "Vern Express" shuttle bus between the Foggy Bottom Campus and Mount Vernon Campus. The primary route from the Mount Vernon Campus shall be from the Whitehaven entrance 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 48<sup>th</sup> Street.</p> <p>ii. Shuttle Size. The University shall limit the size of its regular daily fleet of the "Vern Express" 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 return to the ANC to modify this condition.</p>	<b>In compliance</b>
5b.	<p>b. The University shall require all students, faculty, staff, and vendors to park on the Mount Vernon Campus. The University shall prohibit, to the extent permitted by law, students, faculty, staff, and vendors from parking on the streets adjacent to and surrounding the Mount Vernon Campus. To</p>	<b>In compliance</b>



<b>C#</b>	<b>CONDITION REQUIREMENT</b>	<b>COMPLIANCE STATUS</b>
	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.	
5c.	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.	<b>In compliance</b>
5d.	d. The University shall use reasonable efforts to provide advance notification of parking availability on campus and encourage other University-related visitors to park on the Mount Vernon Campus.	<b>In compliance</b>
5e.	e. The University shall reserve one parking space for a car-sharing service.	<b>In compliance; car sharing parking space is located adjacent to Merriweather Hall</b>
5f.	f. The University shall adhere to the existing and proposed Transportation Management Plan and Parking Management Plan provisions outlined on pages 25, 26 of Tab S of the 2010 Plan. (Ex. 2.) In addition, in conjunction with the construction of each development site, the University shall evaluate opportunities for additional bicycle parking.	<b>In compliance; the Mount Vernon Campus parking inventory includes 201 lined parking spaces:</b> <ul style="list-style-type: none"> <li>▪ <b>Parking Garage: 164</b></li> <li>▪ <b>West Hall: 29</b></li> <li>▪ <b>Webb Hall: 8</b></li> </ul>
6a.	<u>Landscaping.</u> a. The University shall adhere to the perimeter landscaping plan attached as Tab K of the 2010 Plan (Ex. 2) in accordance with the Implementation Schedule.	<b>In compliance; landscaping elements planted consistent with the Implementation Schedule; supplemental plantings also scheduled to be planted in 2022.</b>
6b.	b. The University shall adhere to the perimeter fencing and pathways plan attached as Tab M of the 2010 Plan (Ex. 2) in accordance with the Implementation Schedule.	<b>In compliance</b>
7.	<u>Noise.</u> a. No sound amplification systems with multiple components and large free-standing speakers shall be permitted on the soccer field or tennis courts after 7:00 p.m. unless an official overtime is declared. Notwithstanding the foregoing, the University shall be permitted to use such sound amplification systems on the soccer field for up to 12 non-athletic special events per year (with additional special events permitted if approved at the quarterly community meeting described in Condition 10). b. No scheduled activities or sound amplification systems shall be permitted on the soccer field or	<b>In compliance</b>

<b>C#</b>	<b>CONDITION REQUIREMENT</b>	<b>COMPLIANCE STATUS</b>
	<p>tennis courts 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.</p> <p>c. The University shall maintain and publicize its "hot-line" telephone number to the University Police Department, which shall be provided to ANC 3D, ANC 2E, 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 and activity.</p>	
8.	<u>Lighting</u> . The University shall comply with the lighting guidelines set forth on Tab N of the 2010 Plan. (Ex. 2.).	<b>In compliance</b>
9.	<p><u>Sustainability and Stormwater Management</u>.</p> <p>a. The University shall design and construct each new building to achieve, as a minimum, the equivalent of certification under the LEED-NC 3.0 rating system.</p> <p>b. The University shall adhere to the stormwater management plan attached as Tab P of the 2010 Plan (Ex. 2) and construct improvements in accordance with the Implementation Schedule.</p>	<b>In compliance</b>
10.	<u>Quarterly Meetings</u> . The University shall continue to maintain a community liaison program consisting of representatives of the University, ANC 3D, and the neighborhood. 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. 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 and to owners of property abutting or directly across the street from the Campus at least one week prior to the meetings.	<b>In compliance</b>
11	<p><u>Special Events</u>. 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.</p> <p>a. Weekday evening performance events expected to draw more than 100 Visitors shall begin no earlier than 7:00 p.m.</p> <p>b. In the absence of unforeseen circumstances, such as inclement weather or scheduling conflicts, the</p>	<b>In compliance</b>

<b>C#</b>	<b>CONDITION REQUIREMENT</b>	<b>COMPLIANCE STATUS</b>
	<p>University shall avoid scheduling weekday athletic events that are expected to draw over 100 Visitors to begin during the peak commuter traffic times.</p> <p>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.</p> <p>d. The University shall employ campus personnel as necessary to facilitate smoothflow of traffic into and out of the campus during these Events.</p> <p>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.</p> <p>f. The University shall use good faith efforts to provide advance written, fax, or e-mail notice of these Events to its neighbors. Extracurricular events such as performances or athletic events shall not require such notice as long as such activities involve and are for the benefit of student teams or other groups of the University.</p> <p>g. This condition shall not apply to the use of the pool or tennis courts.</p>	
12.	<p><u>Treatment of Potential Historic Resources.</u> Before any application for further processing is filed under the approved 2010 Plan (not including Ames Hall), the University shall submit the following documents to HPO:</p> <p>a. An inventory of all buildings on the Mount Vernon Campus including their dates of construction, architect, description of construction and materials, and identifying alterations and additions.</p> <p>b. In consultation with HPO, an analysis of the Campus to determine areas of higher and lower interest for potential historic and archaeological resources.</p> <p>c. In consultation with HPO, treatment plans specific to the needs of each area, provided.</p> <p>i. The treatment plan for areas of the Campus that are of higher historical interest shall outline a process for consultation with the HPO, establish standards for treatment of buildings in these areas, and include provisions for dispute resolution.</p> <p>ii. Treatment plans for each will also identify lists of certain activities that are exempt from review.</p>	<b>In compliance</b>

## EXHIBIT F: COMMUNITY ENGAGEMENT PROCESS

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The George Washington University Mount Vernon Community Partnership was established to provide a forum for discussion, information sharing, and problem solving in connection with the development of the 2022 Campus Plan. In support of this dedicated and focused effort, GW has created Advisory Working Groups to collaborate with neighbors on various aspects of the campus planning process. Each Working Group Committee was led by university and community co-chairs and was comprised of representatives from the community and university.

To support this effort, the university established a dedicated webpage where members of the university and surrounding community can easily access up-to-date information about the Campus Plan, meeting summaries, university contact information, and additional planning documents.

The following list includes (in reverse chronological order) all working group meetings convened in connection with GW's 2022 Mount Vernon Campus Plan:

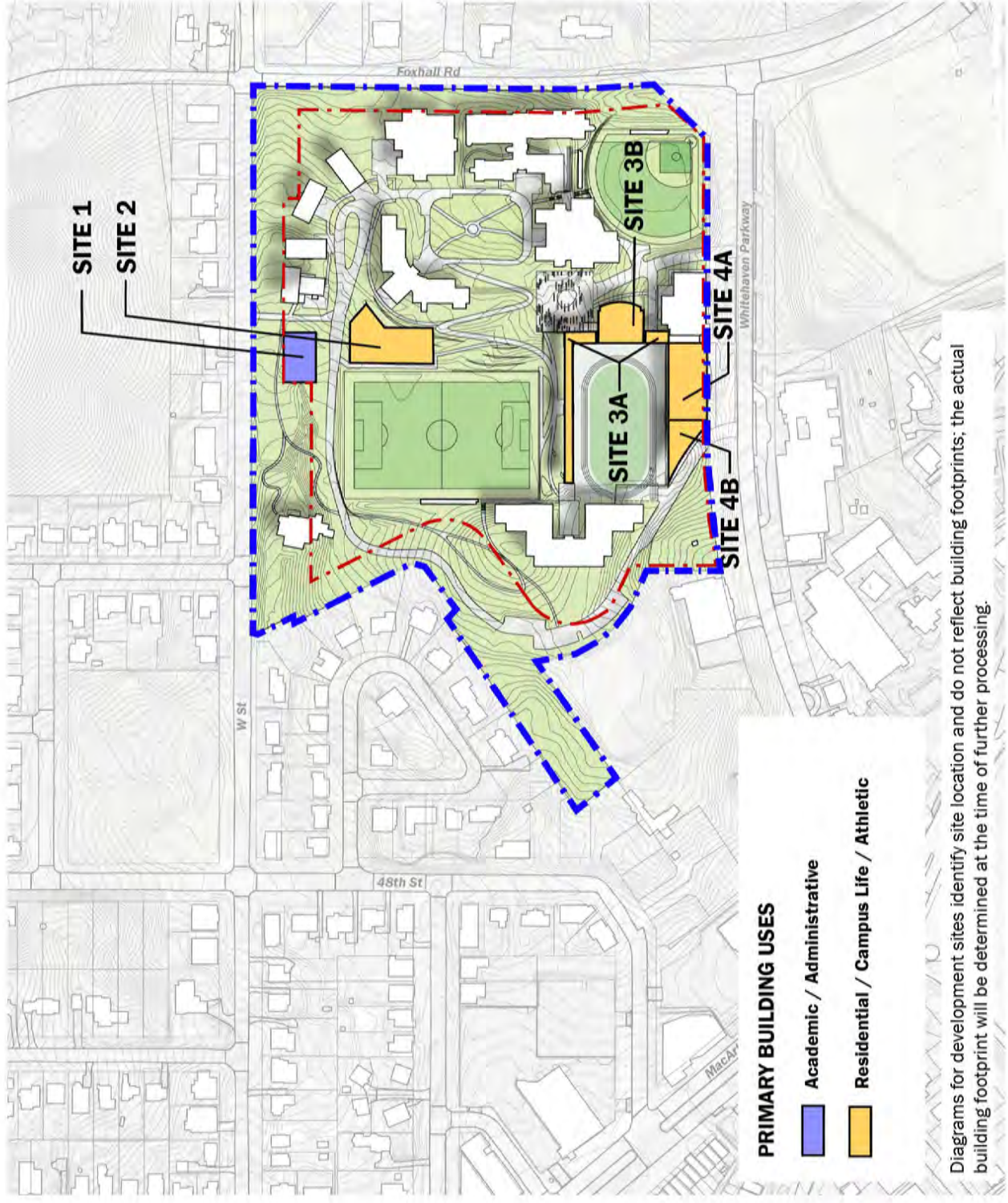
- November 4, 2021: Combined Working Group Meeting
- September 22, 2021: Combined Working Group Meeting
- September 8, 2021: Combined Working Group Meeting
- August 11, 2021: Combined Working Group Meeting
- July 28, 2021: Combined Working Group Meeting
- July 14, 2021: Facilities and Transportation Working Group Meeting
- June 9, 2021: Facilities and Transportation Working Group Meeting
- May 26, 2021: Safety and Community Life Working Group Meeting
- May 12, 2021: Facilities and Transportation Working Group Meeting
- April 28, 2021: Safety and Community Engagement Working Group Meeting
- April 14, 2021: Facilities and Transportation Working Group Meeting
- March 31, 2021: Community Engagement Working Group Meeting
- March 24, 2021: Transportation and Parking Working Group Meeting
- March 18, 2021: Student Life and Safety Working Group Meeting
- March 10, 2021: Facilities Planning Working Group Meeting
- February 25, 2021: Campus Plan Community Engagement Kick-Off

## EXHIBIT G: STUDENT ENROLLMENT

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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.

- 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 2021 Mount Vernon Campus Plan depending on program requirements or the restructuring of the academic calendar.
- c. Evidence of compliance with the student housing requirement for the fall semester and previous spring semester shall be made available at the Quarterly Community Meeting before November 20<sup>th</sup> of each year.
- 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.



**SITE 1**  
Academic Site (2010 Campus Plan Site A2)

Maximum GFA: 20,000 sf  
Maximum Lot Coverage: 7,300 sf  
Maximum Stories: 3  
Maximum Height: 53'

**SITE 2**  
Residence Hall (2010 Campus Plan Site R1)

Maximum GFA: 50,000 sf  
Maximum Lot Coverage: 15,000 SF  
Maximum Stories: 4  
Maximum Height: 68'  
Proposed Beds: Approximately 100

**SITE 3**  
Wellness Pavilion

3A: Open Air Loggia  
Maximum GFA: 6,200 sf  
Maximum Lot Coverage: 6,200 sf  
Maximum Stories: 1  
Maximum Height: 20'

3B: Wellness Building  
Maximum GFA: 24,000 sf  
Maximum Lot Coverage: 8,000 sf  
Maximum Stories: 3  
Maximum Height: 60'

**SITE 4**  
Pool Enclosure and Support Facilities

4A: Pool Enclosure  
Maximum GFA: 25,000 sf  
Maximum Lot Coverage: 12,500 sf  
Maximum Stories: 2  
Maximum Height: 50'

4B: Support Facilities  
Maximum GFA: 5,000 sf  
Maximum Lot Coverage: 5,000 sf  
Maximum Stories: 1  
Maximum Height: 25'

**PRIMARY BUILDING USES**

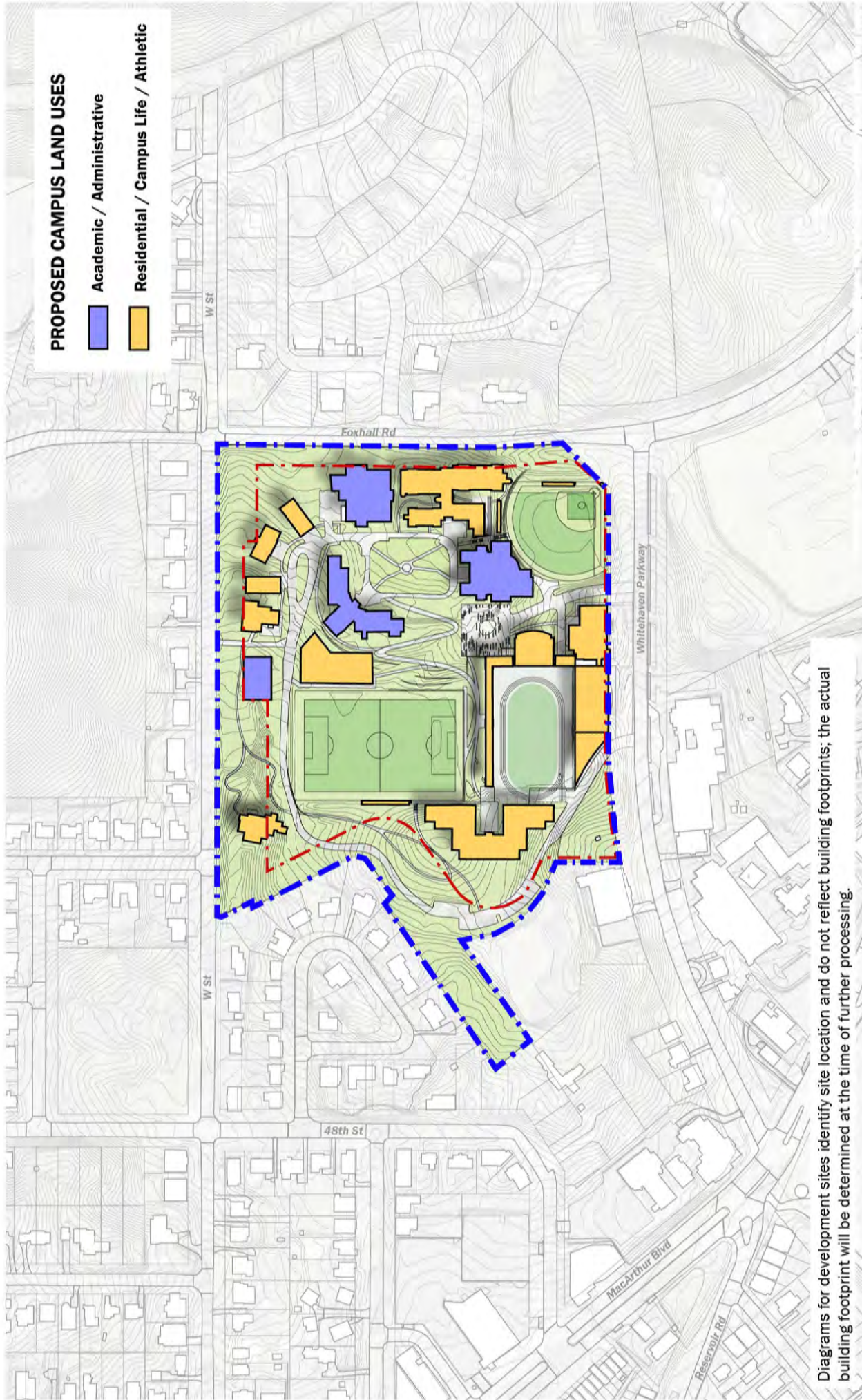
- Academic / Administrative
- Residential / Campus Life / Athletic

Diagrams for development sites identify site location and do not reflect building footprints; the actual building footprint will be determined at the time of further processing.

**PROPOSED CAMPUS LAND USES**

 Academic / Administrative

 Residential / Campus Life / Athletic



Diagrams for development sites identify site location and do not reflect building footprints; the actual building footprint will be determined at the time of further processing.

**THE GEORGE WASHINGTON UNIVERSITY  
2022 MOUNT VERNON CAMPUS PLAN  
DEVELOPMENT PROGRAM SUMMARY**

**Site Area 970,655**

Year	2010 Campus Plan Projects	Additional GFA	Total Campus GFA	Total Campus FAR	Building Height (Feet)	Building Stories	Building Coverage	Total Campus Lot Coverage	Total Campus Lot Coverage %
2010	2010 Campus Plan Baseline		347,558	0.36				195,750	20.17%
2010	Ames Hall Addition	26,886	374,444	0.39	45'	3	9,655	205,405	21.16%
2010	<b>Demolish Gatehouse</b>	<b>(995)</b>	<b>373,449</b>	<b>0.38</b>	-	-	<b>(1,500)</b>	<b>203,905</b>	<b>21.01%</b>
<b>Total Existing Campus Development November 2021</b>			<b>373,449</b>	<b>0.38</b>				<b>203,905</b>	<b>21.01%</b>
<b>Total Existing &amp; Approved 2010 Campus Plan Development</b>			<b>498,057</b>	<b>0.51</b>				<b>243,805</b>	<b>25.12%</b>
<b>Maximum Allowable Pursuant to Zoning Regulations</b>			<b>1,747,179</b>	<b>1.80</b>				<b>388,262</b>	<b>40.00%</b>

Use Category	Proposed 2021 Campus Plan Projects and Building Demolition	Maximum Building GFA	Total Campus GFA	Total Campus FAR	Maximum Building Height (Feet)	Maximum Building Stories	Maximum Building Coverage	Total Campus Lot Coverage	Total Campus Lot Coverage %
<b>2021 CAMPUS PLAN PROJECTS SUBJECT TO FURTHER PROCESSING APPROVAL</b>									
A/A	Site 1: Academic Building at W Street	20,000	393,449	0.41	55'	3	7,300	211,205	21.76%
R/CL/A	Site 2: New Residence Hall	50,000	443,449	0.46	68'	4	15,000	226,205	23.30%
R/CL/A	Site 3A: Open Air Loggia	6,200	449,649	0.46	20'	1	6,200	232,405	23.94%
R/CL/A	Site 3B: Wellness Pavilion	24,000	473,649	0.49	60'	3	8,000	240,405	24.77%
R/CL/A	Site 4A: Pool Enclosure	25,000	498,649	0.51	50'	2	12,500	252,905	26.06%
R/CL/A	Site 4B: Support Facilities	5,000	503,649	0.52	25'	1	5,000	257,905	26.57%

<b>2021 CAMPUS PLAN PROJECTS NOT SUBJECT TO FURTHER PROCESSING APPROVAL</b>									
R/CL/A	Athletic Field Bleachers	0	0				0	0	
R/CL/A	Shade Cover at Soccer/Lacrosse Field Bleachers	2,000	505,649	0.52	25'	1	2,000	259,905	26.78%
R/CL/A	Outdoor track and Multi-Purpose Field (Replacing Existing Tennis)	0	505,649	0.52	-	-	0	259,905	
R/CL/A	Lights at Softball Field and Outdoor Track	0	505,649	0.52	70'	-	0	259,905	
R/CL/A	Scoreboards at Athletic Fields	0	505,649	0.52	30'	-	0	259,905	
-	Modified Campus Pathways	0	505,649	0.52	-	-	0	259,905	
-	New Bus Turnaround	0	505,649	0.52	-	-	0	259,905	
A/A	<b>Demolish Webb Hall</b>	<b>(3,600)</b>	<b>502,049</b>	<b>0.52</b>	-	-	<b>(3,300)</b>	<b>256,605</b>	<b>26.44%</b>
A/A	<b>Demolish Acheson Science Center</b>	<b>(6,271)</b>	<b>495,778</b>	<b>0.51</b>	-	-	<b>(3,700)</b>	<b>252,905</b>	<b>26.06%</b>
<b>Proposed 2021 Campus Plan Development</b>		<b>122,329</b>					<b>49,000</b>		
<b>Total Existing &amp; Proposed 2021 Campus Plan Development</b>			<b>495,778</b>	<b>0.51</b>				<b>252,905</b>	<b>26.06%</b>
<b>Maximum Allowable Pursuant to Zoning Regulations</b>			<b>1,747,179</b>	<b>1.80</b>				<b>388,262</b>	<b>40.00%</b>
<b>GFA/FAR/Lot Coverage Remaining After Full 2021 Campus Plan Buildout</b>			<b>1,251,401</b>	<b>1.29</b>				<b>135,357</b>	<b>13.94%</b>

**2021 Campus Plan Proposed Development By Use**

A/A	Academic/Administrative	Gross GFA	Net GFA
R/CL/A	Residential/Campus Life/Athletic	20,000	10,129
		112,200	112,200
		<b>132,200</b>	<b>122,329</b>

**12.13.2021**



# ATHLETIC AND RECREATION FACILITIES

- A - Existing Soccer/ Lacrosse Field to remain**
  - New bleachers to replace existing seating; may include a shade structure that could result in up to 2,000 square feet of gross floor area
  - Existing scoreboard; equipment may be replaced in current location
- B - Track/ Multi-Purpose Field to replace Tennis Courts**
  - Tennis courts currently lit with 8 light fixtures; Track to be lit with 6 light fixtures.
- C - Softball Field to remain**
  - 4 new light fixtures
  - New bleachers to replace existing seating
  - Existing scoreboard; equipment may be replaced in current location
- D - Lloyd Gymnasium to remain**
- E - New Pool Enclosure and Support Facilities**
- F - New Wellness Pavilion**
- G - Spectator Viewing Lawn Area**

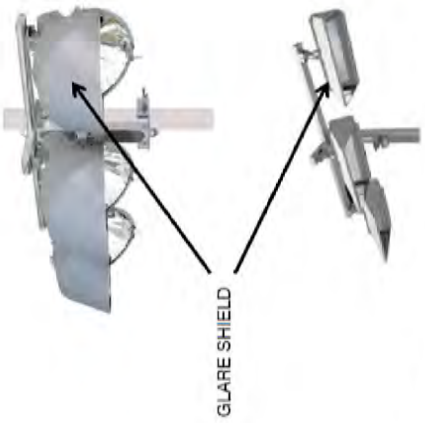
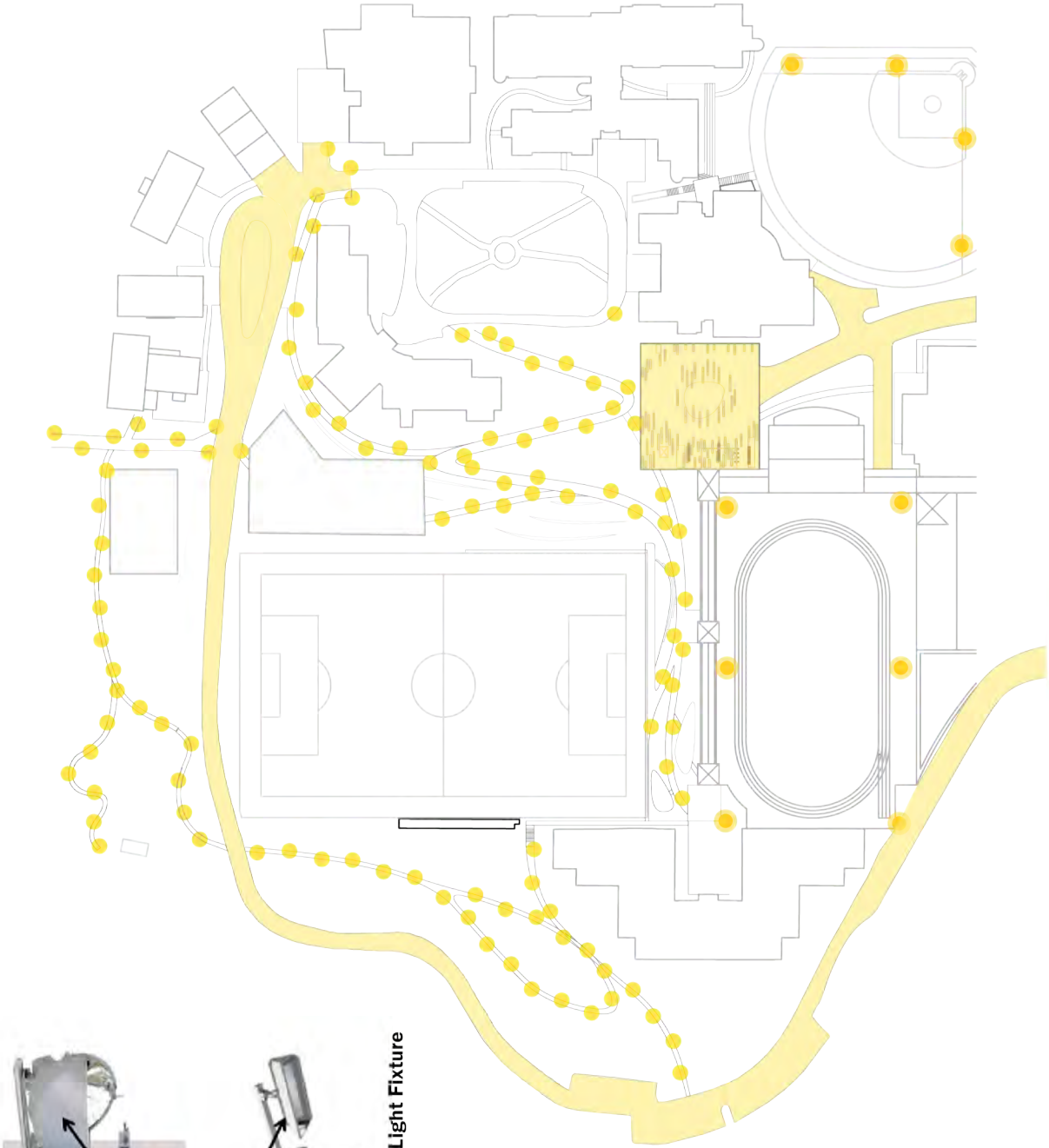
- Field Lights
- Scoreboards
- Bleachers



Diagrams for development sites identify site location and do not reflect building footprints; the actual building footprint will be determined at the time of further processing.

**CAMPUS LIGHTING**

- Pedestrian Path Lighting
- Vehicular Path Lighting
- Athletic Field Lighting



**Example of Athletic Field Light Fixture**

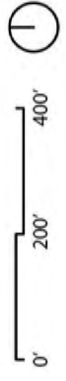
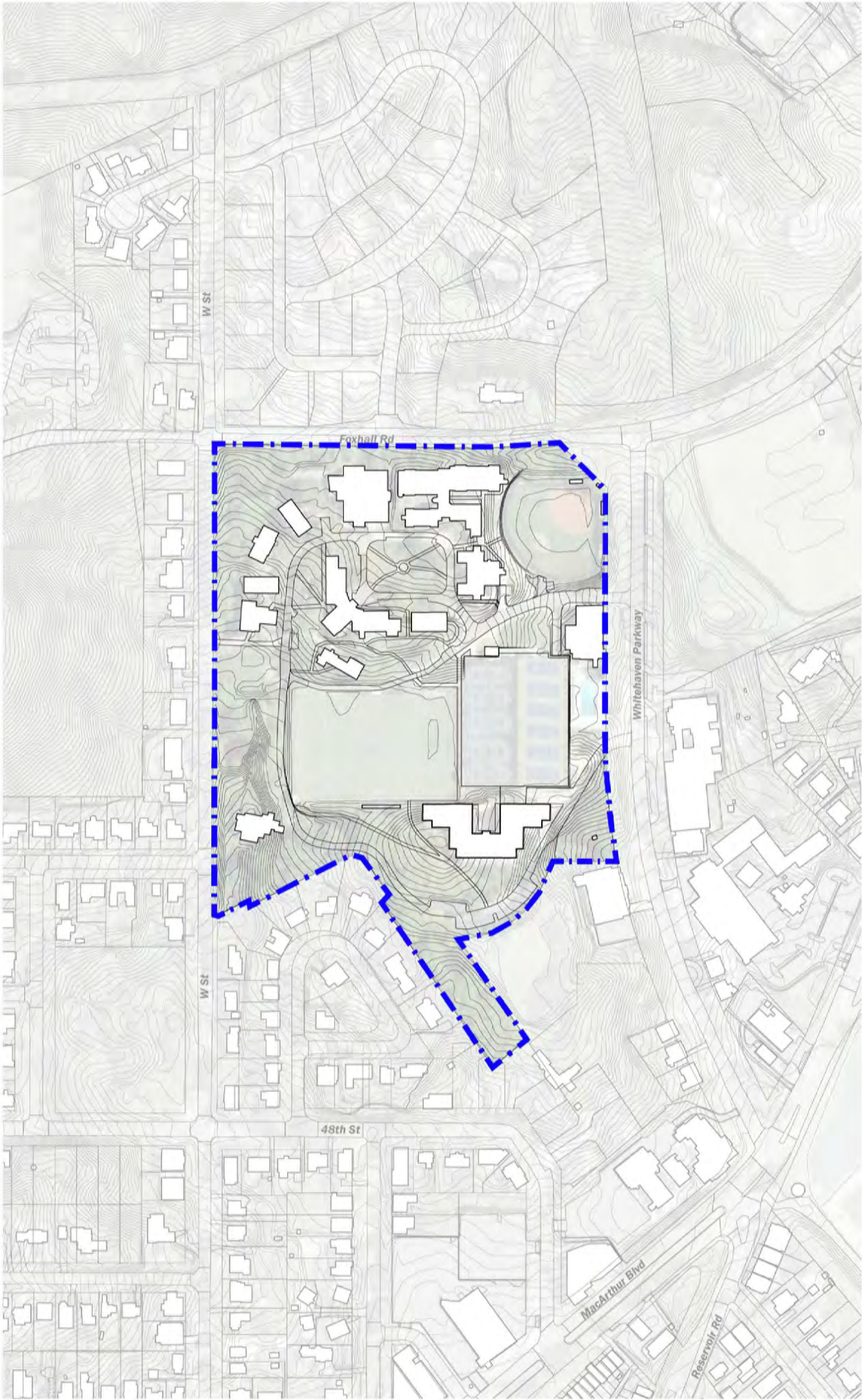
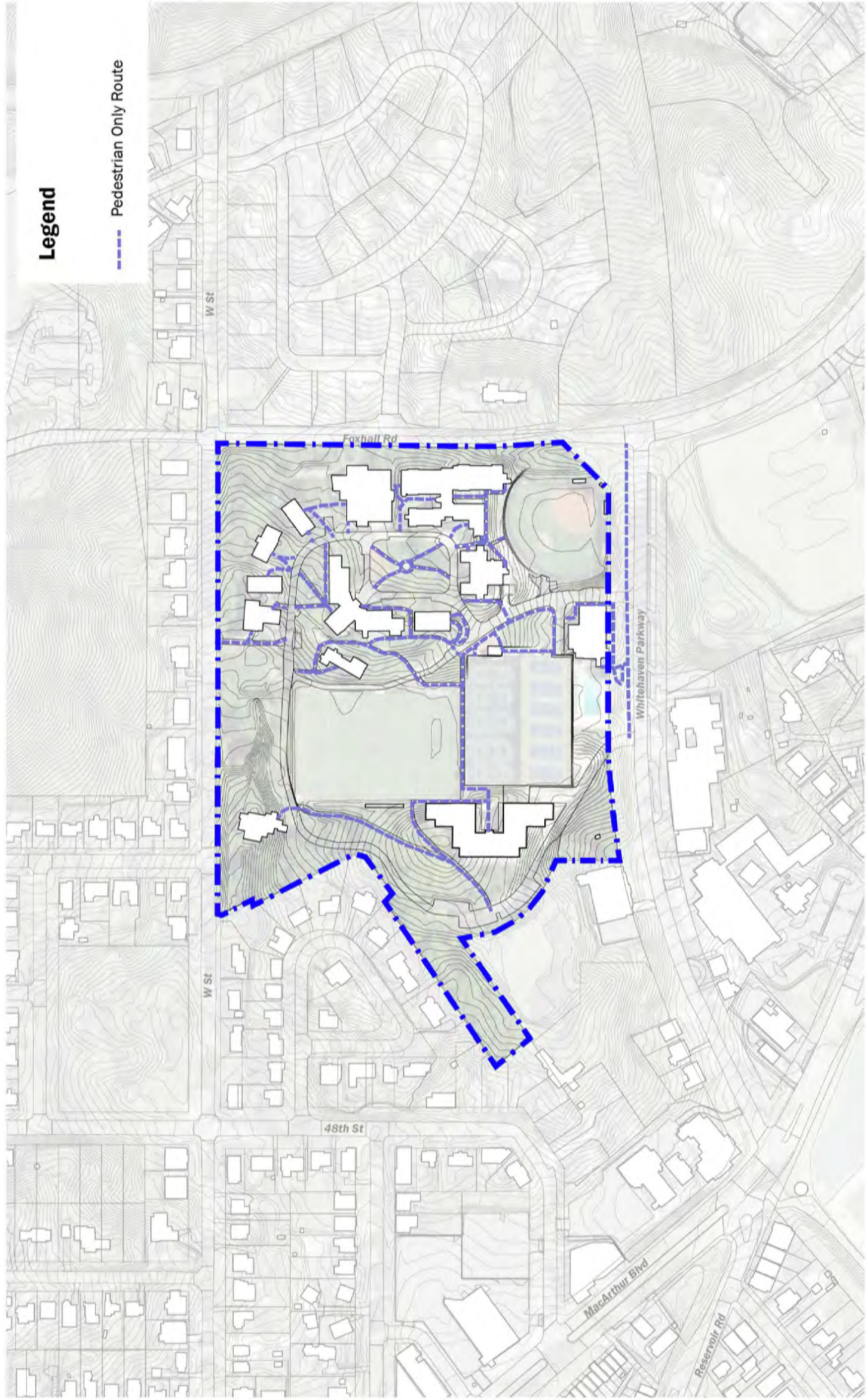


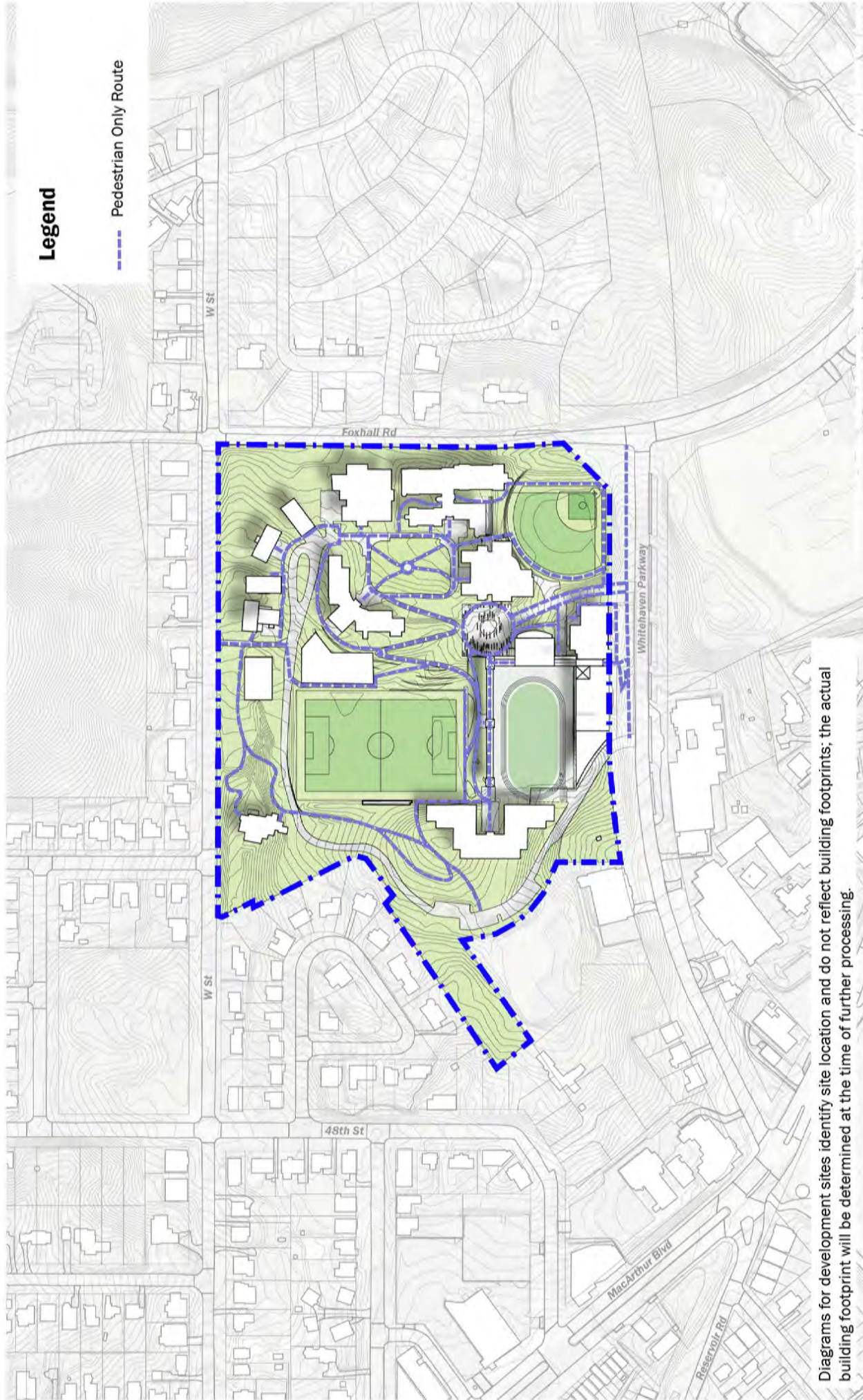
EXHIBIT M : CAMPUS TOPOGRAPHY



**Legend**

— Pedestrian Only Route





**Legend**

--- Pedestrian Only Route

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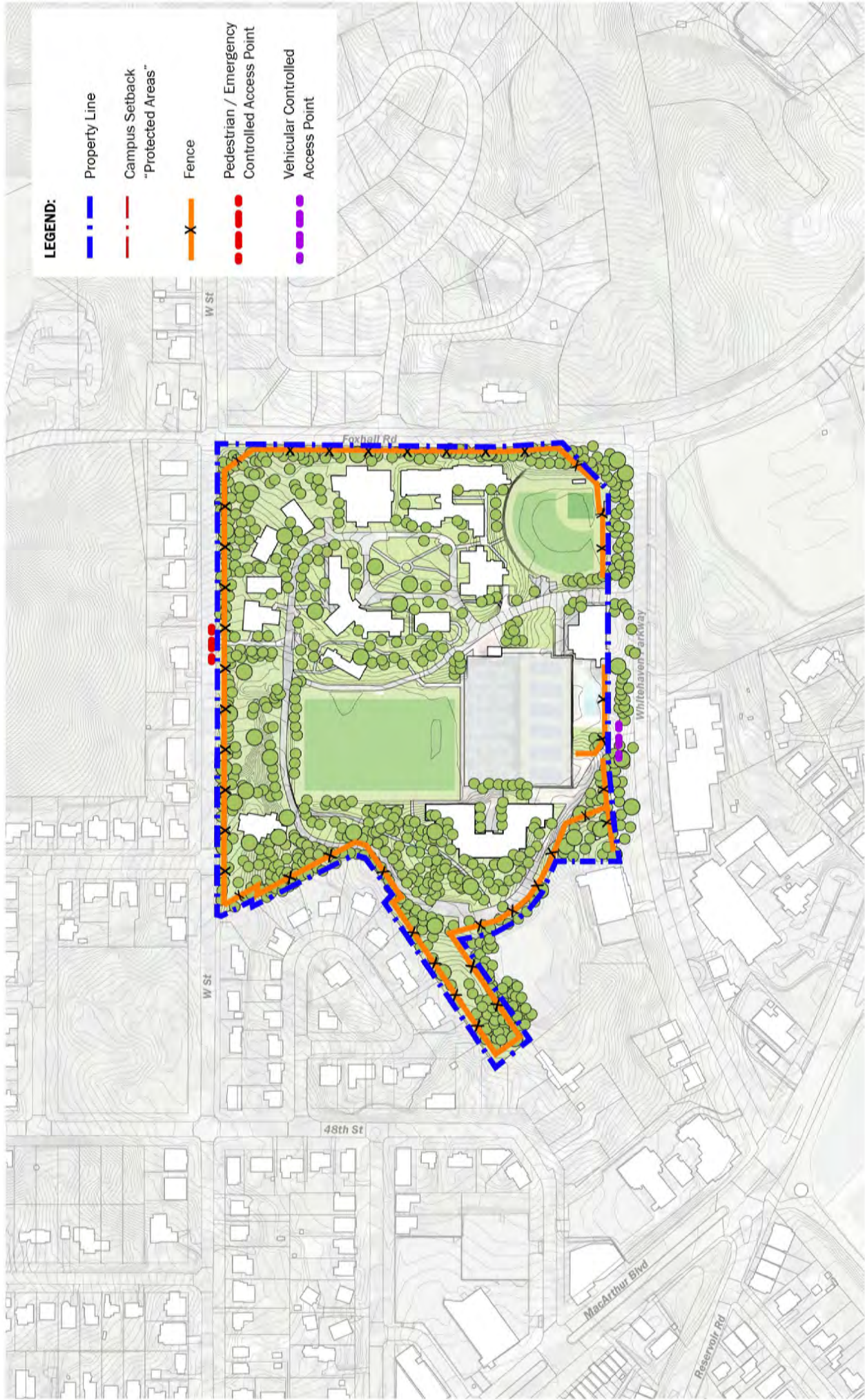
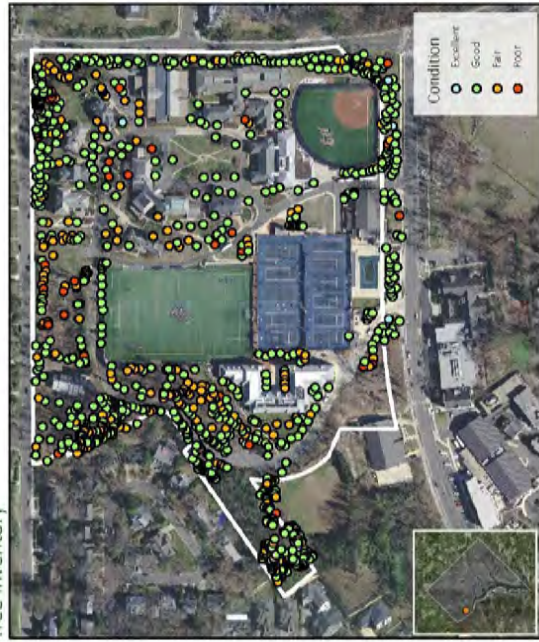


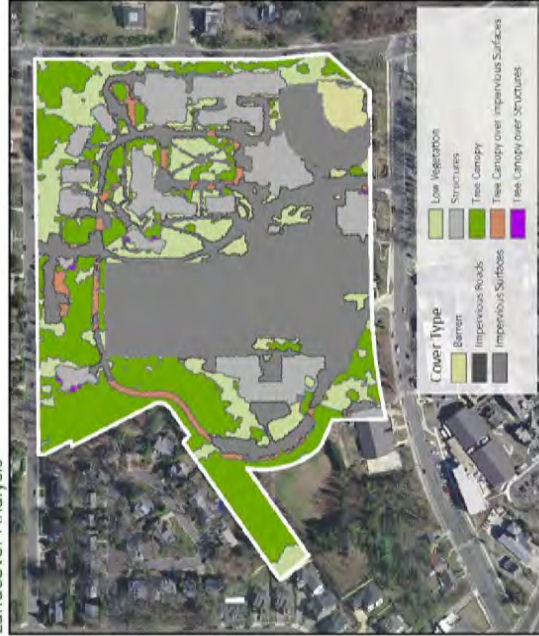
EXHIBIT P : EXISTING LANDSCAPE AND STREETScape ELEMENTS



Tree Inventory



Landcover Analysis



Canopy Assessment





## GREEN BUILDINGS AND ENERGY MANAGEMENT

- A** LEED Gold Buildings
- B** Energy Conservation pilot programs
- C** Rooftop Solar Panels
- D** 1 - Individual building-level water meters
- 2** - Individual building level and sub-metered energy meters; smart metering throughout

## GROUNDS MAINTENANCE

- E** Green Roofs
- F** Rain Gardens & special stormwater management features
- G** Planting of native and adaptive plant species
- H** Permeable Pavers

## PURCHASING, DINING, AND OPERATIONS

- I** Zero Waste Policy
- J** Sustainable Purchasing Policy
- K** Sustainable Dining Initiatives
- L** Green Office Program
- P** Low Carbon Construction Material Procurement

## TRANSPORTATION

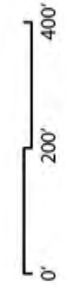
- M** EV Charging stations
- N** Biodiesel GWU shuttle
- O** LED BUG-rated site lighting
- Q** Bike parking and sharing

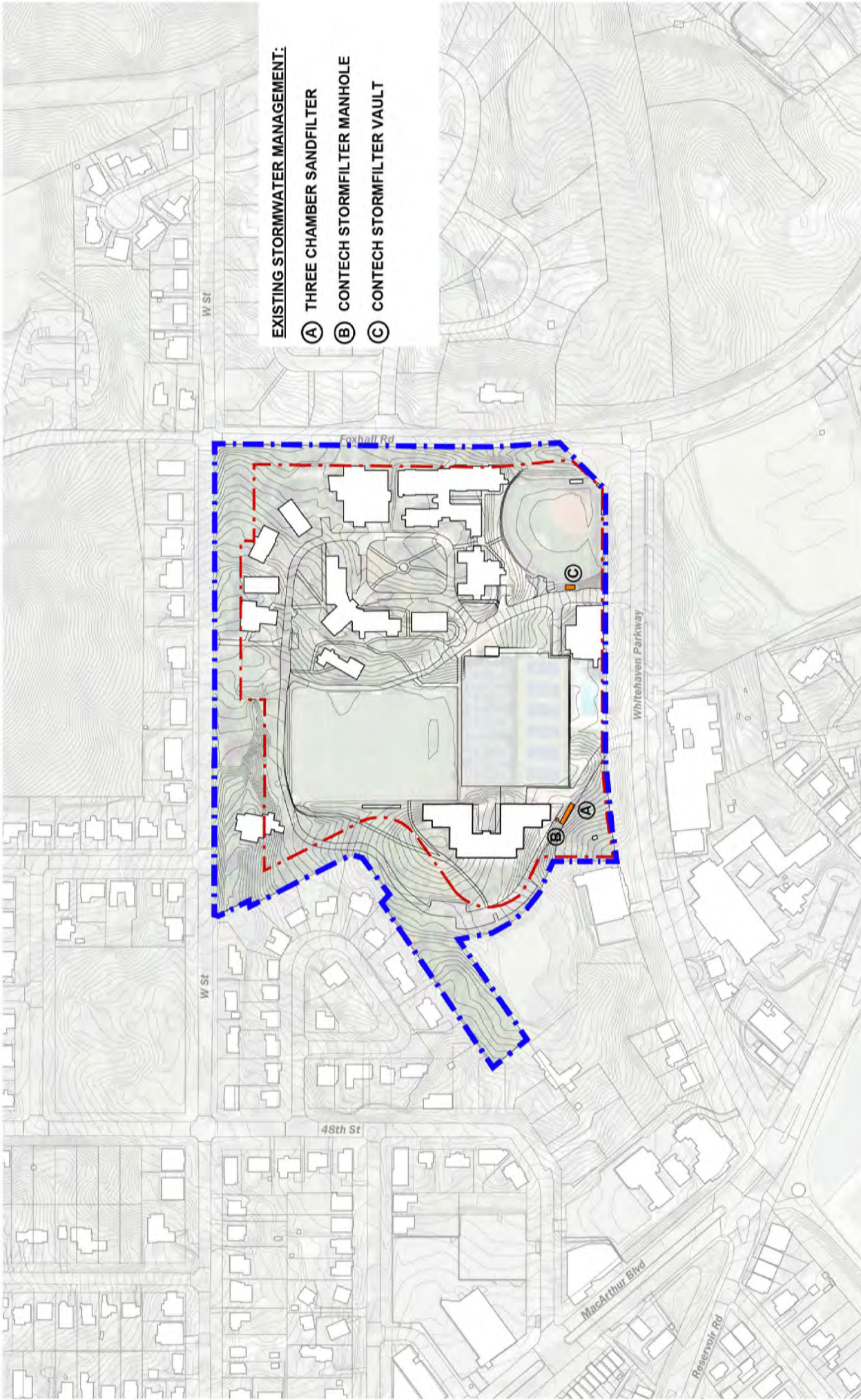


### THROUGHOUT CAMPUS:

- B** **G** **I** **J** **L** **M** **N** **P** **Q**

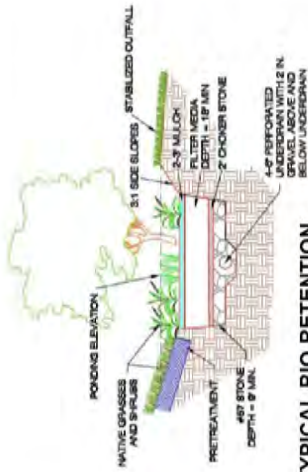
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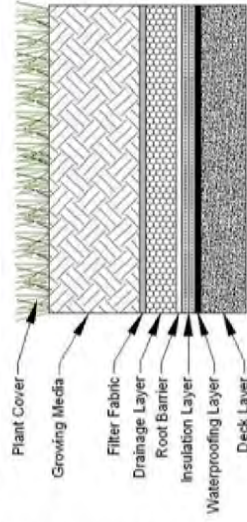
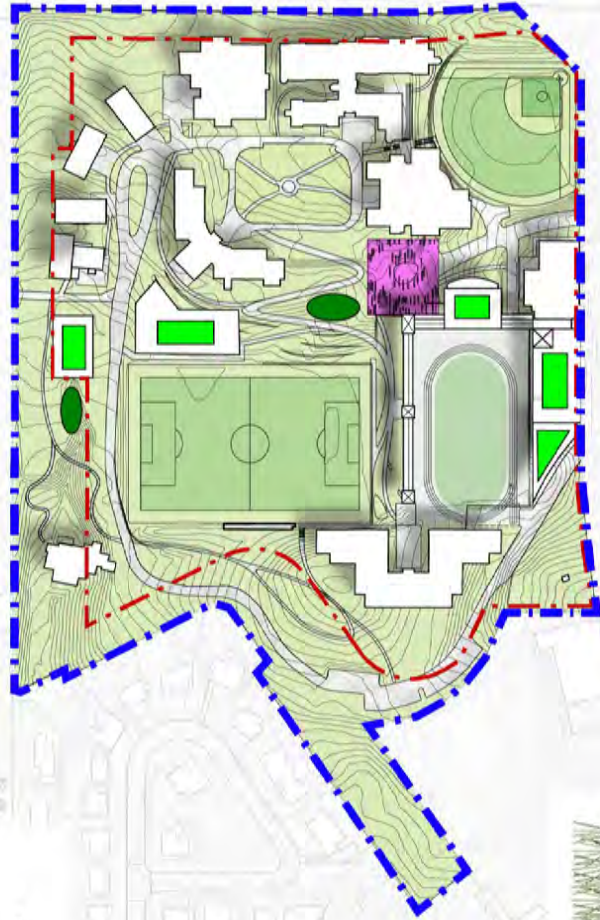


**PROPOSED STORMWATER MANAGEMENT:**

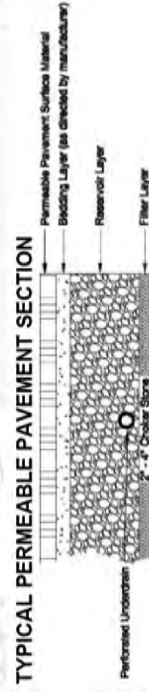
- 1. BIO-RETENTION
- 2. GREEN ROOF
- 3. PERMEABLE PAVING



**TYPICAL BIO-RETENTION**



**TYPICAL GREEN ROOF SECTION**



**TYPICAL PERMEABLE PAVEMENT SECTION**

**TYPES OF SCENARIOS WHERE DOE STORMWATER MANAGEMENT RULES AND REGULATIONS APPLY:**

**I. MAJOR LAND DISTURBING ACTIVITY (MLD)**

- Any activity that disturbs 5,000 square feet or greater of land area.
- Retention Requirement: Site is required to retain the first 1.2" of rainfall on site.
- Detention Requirement:

- a. 2 Year Storm: Control Peak Discharge to pre-development conditions.

- b. 15 Year Storm: Control Peak Discharge to pre-project conditions.

**II. MAJOR SUBSTANTIAL IMPROVEMENT (MSI)**

- Construction costs for building renovation or addition are greater than or equal to 50% of the pre-project assessed value of the structure AND combined footprint of the structure(s) exceed the cost threshold and any land disturbance are greater than or equal to 5,000 square feet.

- Retention Requirement: Site is required to retain the first 0.8" of rainfall on site.

- No Detention Requirement is required.

Diagrams for development sites identify site location and do not reflect building footprints; the actual building footprint will be determined at the time of further processing.

## EXHIBIT U: HISTORIC RESOURCES

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As part of the development of the 2010 Campus Plan, GW worked closely with the DC Historic Preservation Office (HPO) to research and document the history of Mount Vernon Seminary and Junior College and the development of the Mount Vernon Campus and carefully consider the impacts of future campus development on architectural and archaeological resources on the Campus.

As a result of this collaborative undertaking, GW and the HPO entered into this Programmatic Agreement for the Treatment of Architectural and Archaeological Resources at the Mount Vernon Campus in August of 2016. The University and HPO are currently working collaboratively to update the Programmatic Agreement to extend for the term of the 2022 Campus Plan.

**Programmatic Agreement between the District of Columbia  
Historic Preservation Office and The George Washington University for the  
Treatment of the Architectural and Archaeological Resources at the Mount Vernon Campus**

**WHEREAS**, The George Washington University (“**GW**”) has received approval of its Campus Plan (“2010 Campus Plan”) for its Mount Vernon Campus (“**Campus**”) at 2100 Foxhall Road, NW in Case No. 09-19 before the District of Columbia Zoning Commission (“**ZC**”); and

**WHEREAS**, GW has undertaken research on the history of Mount Vernon Seminary and Junior College and the development of the Campus, the existing buildings, and the potential for archaeological resources on the Campus; and

**WHEREAS**, GW has consulted with the District of Columbia Historic Preservation Office (“**HPO**”) about the development of the 2010 Campus Plan and has agreed to consider the potential impacts of that plan on architectural and archaeological resources on the Campus; and

**WHEREAS**, GW and HPO concur that the core of the Campus largely retains its feeling as a small-scale, mid-twentieth century educational institution and that some buildings and areas of the Campus merit some special consideration with respect to their treatment; and

**WHEREAS**, GW and HPO consulted to develop this Programmatic Agreement (“**PA**”) for the purpose of establishing mechanisms for implementing various treatment approaches and review procedures for certain projects affecting certain buildings and areas of the Campus for the purpose of respecting the mid-twentieth century appearance and impression of the Campus; and

**WHEREAS**, in consideration of the implementation of such treatment approaches and review procedures HPO agrees that it will not seek designation of the Campus as a District of Columbia landmark or historic district listed in the District of Columbia Inventory of Historic Sites (“**Inventory**”) or nomination of the Campus for listing in the National Register of Historic Places (“**NRHP**”) and that it shall use its best efforts to discourage any third party for submitting an application for such designation or listing for the term of this PA; and

**WHEREAS**, reviews carried out pursuant to this PA shall be accomplished by HPO and only HPO unless otherwise specified herein; and

**WHEREAS**, GW and HPO are together and hereinafter referred to as the Signatories (“**Signatories**”); and

**NOW THEREFORE**, HPO concurs that the execution and implementation of this PA evidences GW’s appropriate consideration of and response to such historic preservation concerns that may exist with respect to the Campus.

**STIPULATIONS**

**I. General Provisions and Administrative Conditions**

- A.** The terms of this PA are binding on the Signatories, their successors, and assigns.

- B.** The Exhibits attached hereto and incorporated herein have been reviewed and approved by the Signatories and are listed in Attachment A.
- C.** GW shall meet with HPO on an annual basis, or as project planning necessitates, to provide information on:
  - i. Proposed development of Development Sites shown in Exhibit H of the 2010 Campus Plan (“Development Sites”);
  - ii. Pending projects that are not considered as Exempt Activities as listed in Exhibit 1; and
  - iii. Review of projects under HPO review that have been completed since the last meeting.
- D.** The provisions of the 2010 Campus Plan that identify development sites on the Campus and buildings to be demolished shall govern, and shall not be altered or affected by this PA. The demolition of Cole, Webb, and Acheson Halls, the Gatehouse, and the rear portion of Ames Hall are specifically permitted under this PA.
- E.** GW will provide HPO full documentation of projects subject to HPO review under this PA. HPO shall be complete its review within thirty (30) calendar days, unless otherwise specified or agreed to by the Signatories. If HPO fails to respond in writing within thirty (30) calendar days GW may presume that HPO does not object to proposal(s) contained in the submitted documents and that such work may proceed in accordance with such documents.
- F.** If HPO objects to a project, HPO and GW shall make best efforts to resolve the objection.
- G.** Notifications, submissions, and responses pursuant to this PA shall be in writing, including by electronic mail.
- H.** All time periods shall be in calendar days unless otherwise specified.
- I.** The Signatories shall annually provide to each other current contact information for the person or persons responsible for implementation of this PA.
- J.** HPO shall not seek designation of the Campus as a District of Columbia landmark or historic district or listing of the Campus in the NRHP and shall discourage any such effort by a third party for the term of this PA.
- K.** This PA addresses only work affecting the exterior of buildings subject to this PA. Interior renovations do not come under the jurisdiction of this PA.

II. The Quad

- A. GW and HPO concur that the Quad, surrounded as it is with mostly mid-twentieth century buildings and as shown in Exhibit 2, is the character-defining feature of the Campus. GW and HPO concur that this space shall be maintained as a landscaped open space and that the character of the buildings that define its perimeter should be maintained per section ~~H.A.1-2~~ III.B. 1-2 below. *DM 9/16/2016* *Am 9/16/16* *9/16/2016* *Am 9/16/16*
- B. GW shall maintain the Quad circulation road and sidewalks in accordance with the existing road and sidewalks and may construct new hardscape in accordance with Exhibit M of the 2010 Campus Plan. Hardscape materials are identified in Exhibit 1 and proposed materials that deviate from this Exhibit will be subject to review by HPO.

III. Identification and Treatment of Buildings

A. Identification

The 23-acre Mount Vernon Campus was originally the home of the Mount Vernon Seminary and Junior College. Established in 1946, the Seminary and Junior College campus developed buildings around the Quad in a simple, stripped College Colonial Revival architectural style. As such, this PA focuses on maintaining the character of the Quad through appropriate maintenance of buildings identified in II.A above.

For the purposes of this PA the Mount Vernon Campus buildings not identified as Development Sites are classified as Category One, Two, or Three.

1. Category One  
These buildings date from the original period of construction of the Mount Vernon Seminary or are of architectural significance, such as the Hand Chapel which is an early example of Modern design in Washington, DC.
  - Academic Building
  - Main structure of Somers Hall
  - Front portion of Ames Hall
  - Hand Chapel
2. Category Two  
These buildings are compatible with the character of the Campus but do not contribute to the original mid-twentieth century character of the Campus.
  - Merriweather, Clark, and Hensley Halls
  - Eckles Library
  - The east side addition of Somers Hall
  - Lloyd Gym
3. Category Three
  - West Hall and proposed new buildings and additions pursuant to the 2010 Campus Plan are not considered to contribute to the mid-twentieth century character of the Campus.

## II. The Quad

- A. GW and HPO concur that the Quad, surrounded as it is with mostly mid-twentieth century buildings and as shown in Exhibit 2, is the character-defining feature of the Campus. GW and HPO concur that this space shall be maintained as a landscaped open space and that the character of the buildings that define its perimeter should be maintained per section II.A.1-2 below.
- B. GW shall maintain the Quad circulation road and sidewalks in accordance with the existing road and sidewalks and may construct new hardscape in accordance with Exhibit M of the 2010 Campus Plan. Hardscape materials are identified in Exhibit 1 and proposed materials that deviate from this Exhibit will be subject to review by HPO.

## III. Identification and Treatment of Buildings

### A. Identification

The 23-acre Mount Vernon Campus was originally the home of the Mount Vernon Seminary and Junior College. Established in 1946, the Seminary and Junior College campus developed buildings around the Quad in a simple, stripped College Colonial Revival architectural style. As such, this PA focuses on maintaining the character of the Quad through appropriate maintenance of buildings identified in II.A above.

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  - Merriweather, Clark, and Hensley Halls
  - Eckles Library
  - The east side addition of Somers Hall
  - Lloyd Gym
3. **Category Three**
  - West Hall and proposed new buildings and additions pursuant to the 2010 Campus Plan are not considered to contribute to the mid-twentieth century character of the Campus.



## **B. Treatment**

The primary purpose of this PA is to identify the types of work on Campus buildings that can be accomplished by GW without prior review by HPO, and what types of work require consultation with HPO prior to work being undertaken. The intent of this effort is to allow GW to accomplish appropriate routine maintenance and repair work.

1. Work that requires HPO review:
  - Work on the primary or quad facing elevations of Category 1 buildings shall be reviewed by HPO for compatibility with the simple, stripped College Colonial Revival details on adjacent contributing buildings. These activities are not included in Exempt Activities (Exhibit 1).
2. Work not requiring HPO review:
  - Exempt Activities (Exhibit 1) identify maintenance and repair work that may be undertaken without prior review by HPO. These activities apply to all buildings on campus.
  - Work on Category 2 buildings that does not significantly alter the architectural character of the building or change the size of the building may be undertaken without prior review by HPO. Replacement of windows with new windows that are the same or similar to the existing or originals shall specifically be allowed.
  - Work on elevations of any building that are not visible from the Quad may be accomplished with no prior review by HPO.
  - No work on Category 3 buildings requires prior review by HPO.

## **IV. Development Sites**

- A.** The location and size (footprint, height, and square footage) of construction on Development Sites shall be consistent with the approved 2010 Campus Plan. Review of the design of such construction pursuant to this PA cannot reduce the size (total SF, height and building footprint) of said additions or new construction as specified in the approved Campus Plan.
- B.** Review by HPO under this PA shall be for the purpose of ensuring that construction is architecturally compatible with the buildings and the general character of the Campus Quad. Particular attention will be paid to primary elevations and elevations visible from the Quad.
- C.** GW shall consult with HPO at such time as it has conceptual design drawings for the construction of Development Sites. HPO may comment on the massing, materials, articulation, scale, and detailing of the exterior of the concept design. GW shall consider such comments made by HPO as it further develops the plans for the project. GW shall

provide to HPO a response to such comments, which may be in the form of a letter or revised drawings.

- D. GW shall submit to HPO final permit plans for construction on Development Sites for HPO review to ensure that GW considered and was responsive to HPO comments pursuant to Stipulation IV.C. above.

**V. Archaeology**

The Phase 1A Reconnaissance Survey conducted by Dr. Phillip Hill and Kathleen Rogers for areas of archaeological potential within the area shown in Exhibit 3 concluded that “no further archaeological work is recommended for the Mount Vernon Campus study area.” This recommendation is based upon the extensive disturbance that had been undertaken upon development of the Mount Vernon Seminary and Junior College.

**VI. Exempt Activities**

The Signatories concur that work identified in Exhibit 1 is consistent with *The Secretary of the Interior’s Standards for the Treatment of Historic Properties*, specifically using the *Guidelines for Rehabilitating Historic Buildings* (“Standards”) and that such work will have no negative effect on the architectural character or integrity of buildings on the Campus.

**VII. Amendments and Termination**

This PA may be amended or terminated by the Signatories. Any amendment or termination shall be in writing and only be effective upon the concurrence in writing of the Signatories. If this PA is amended, each Signatory shall attach their executed copy of the PA to their copy of the executed Amendment and together such documents shall be known as the “Amended PA,” which shall be the operative document.

**VIII. Effective Date and Duration**

This PA shall be effective upon its execution by the Signatories and the approval of the Campus Plan by the Zoning Commission and GW’s successful resolution of any appeals of that approval that may be filed. This PA shall be effective for the term of the approved Campus Plan, as defined by the Zoning Commission in its final order, and any amendments thereto unless otherwise agreed to by the Signatories.

\* \* \* \* \*

Programmatic Agreement Between the District of Columbia Historic Preservation Office and  
The George Washington University for the Treatment of the Architectural and Archaeological  
Resources at the Mount Vernon Campus

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Execution of this PA and implementation of its terms is evidence that GW has taken into account the possible effect of the 2010 Campus Plan on architectural and archaeological resources on the Campus and that HPO has participated in and concurs with the result of that process.

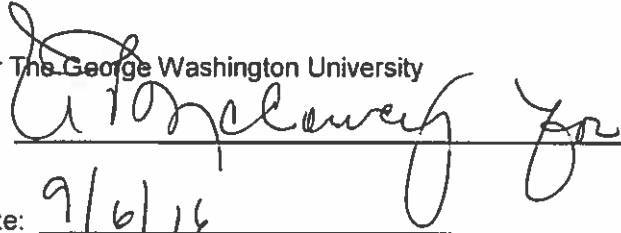
**SIGNATURES**

For the District of Columbia Historic Preservation Office

By:   
David J. Maloney

Date: 8/9/2016

For The George Washington University

By:   
Louis H. Katz

Date: 9/6/16  
Executive Vice President & Treasurer

**ATTACHMENT A**

- Exhibit 1 - Exempt Activities
- Exhibit 2 - Area of the Quad
- Exhibit 3 - Area of Phase 1A Reconnaissance Survey

## EXHIBIT 1

### Exempt Activities

As determined by HPO, GW, and its Consultants, the following activities can be carried out in accordance with the *Standards* and/or will have no negative effect on the character of the buildings located on the Quad, or on buildings identified in Section II.A. As such, these activities are exempt from review by HPO.

“In-kind” is defined as matching or very closely approximating appearance and design, including dimensions, profiles, color if integral to the material or otherwise significant, texture, materials, and other visual qualities of an existing feature or fabric. Replacement of original features or fabric shall only be undertaken when the feature or fabric to be replaced is deteriorated beyond repair.




1. General operation of and routine and cyclical maintenance to the exterior of buildings, including but not limited to:
  - (a) Repair of original or existing roofing material;
  - (b) In-kind replacement of original or existing roofing material, or replacement of later roofing material with a similar or more appropriate architecturally appropriate material;
  - (c) In-kind repair of gutters and downspouts where appropriate;
  - (d) Masonry repair using matching brick or stone and mortar that matches the original in composition, color, and joint size and profile;
  - (e) Caulking, weather-stripping, re-glazing, scraping and/or repainting of windows and doors;
  - (f) Replacement of inappropriate replacement windows and doors with architecturally appropriate windows and doors (based on type, light configuration, and general appearance);
  - (g) Replacement of glass to match to match existing material and design. Window glass may be double or triple glazed as long as replacement does not alter existing glazing rabbets.
  - (h) Maintenance of windows and doors, window and door frames and trim, jambs and moldings, cornices, and other architectural features through appropriate surface treatments such as cleaning, rust removal, removal of peeling and non-adhered paint, and reapplication of paint;
  - (i) Repair of wood window frames and sash by patching, splicing, consolidating or otherwise reinforcing or replacing in-kind those parts that are deteriorated beyond repair or are missing;

- (j) Installation of storm doors and windows provided they do not alter the historic openings in which they are installed and they conform to the shape, size, and configuration of existing historic or appropriate doors and windows; color shall match original or historically/architecturally appropriate color and storm doors shall be full-light;
  - (k) In-kind repair or replacement of original or architecturally appropriate door and window hardware and replacement or inappropriate existing door and window hardware with architecturally appropriate new door and window hardware;
  - (l) Damaged or deteriorated paint may be removed to the next sound layer, using the gentlest methods possible, such as hand scraping, hand sanding, or use of non-damaging chemical strippers. Abrasive methods such as sand and water blasting are not allowed. Unpainted masonry surfaces shall remain unpainted.
  - (m) Repairs, reconstruction, repainting, or refinishing of damage caused by casualty loss or vandalism provided materials and process used for such repair, reconstruction, repainting, or refinishing, are in-kind;
  - (n) Repair of exterior features such as stoops, porches, stairs, brackets, railings, posts/columns, flooring, and other decorative features and in-kind repair of same if features is deteriorated beyond repair;
  - (o) Repair or in-kind replacement of code required fire escapes that are not historic features;
  - (p) Removal or repair of existing exterior wiring, conduit, wiring devices, transformers, and related electrical systems;
  - (q) Replacement of existing exterior electrical or mechanical devices and equipment provided such changes do not affect any character-defining feature of the building or structure;
  - (r) Repair or in-kind replacement of original or appropriate siding, trim, shutters, light fixtures, and hardware and replacement of inappropriate trim, shutters, light fixtures, and hardware with architecturally appropriate trim, shutters, light fixtures, and hardware; and
  - (s) Changes to above-ground mechanical, electrical, and plumbing systems provided such changes do not affect any character-defining feature of the building or structure.
2. Repair or removal of awnings, railings, ramps, and other similar additions that are not original features.
  3. General operation of, and routine and cyclical maintenance of the Campus grounds, including but not limited to:

- (a) Repair, in-kind replacement, or installation of streets, sidewalks, curbing, storm drain structures, and paved surfaces such as patios, plazas driveways, and parking areas and lots as shown on Exhibit M of the 2010 Campus Plan;
  - (b) Repair or in-kind replacement of original or appropriate later site improvements;
  - (c) Replacement of inappropriate later site improvements with new elements that are compatible with the character of the Campus;
  - (d) Repair, in-kind replacement, or installation of fencing that is consistent with the character of the existing Campus;
  - (e) Maintenance (repair, replacement, upgrading, etc.) of utilities such as water, sewer, electrical, gas, and septic tanks;
  - (f) Installation of exterior communications cabling or low voltage lighting where vertical runs are primarily on the interior of the building;
  - (g) Removal, repair, or replacement of street, pathway and parking lot lighting that is consistent with the lighting guidelines described in Exhibit N of the 2010 Campus Plan;
  - (h) Removal, repair or replacement of street and site signage;
  - (i) Removal, repair/replacement of swimming pools, tennis courts, athletic equipment, and related recreational equipment;
  - (j) Removal of diseased, dead or unsalvageable trees and plant materials;
  - (k) Landscape planting, renewal, and replenishment on the Campus Quad that is compatible with the character and environment;
  - (l) Ground disturbance and excavation associated with the maintenance, repair, or waterproofing of building or structure foundations; and
  - (m) Repair, removal, or replacement of underground storage tank(s) where excavation for same is limited to the area of the original tank grave or trench and hydrocarbon-impacted soils extend no farther than twenty-four (24) inches in any direction from the tank grave or trench.
4. Replacement or installation of new hardscape shall be poured concrete to match existing or brick or other permeable paver.
5. Introduction of energy conservation measures and equipment that are not visible from the Quad.

## Exhibit 2: Area of the Quad



	Property Line
	Academic/ Administrative
	Residential/Campus Life/Athletic



## **Exhibit 3: Area of Phase 1A Reconnaissance Survey**

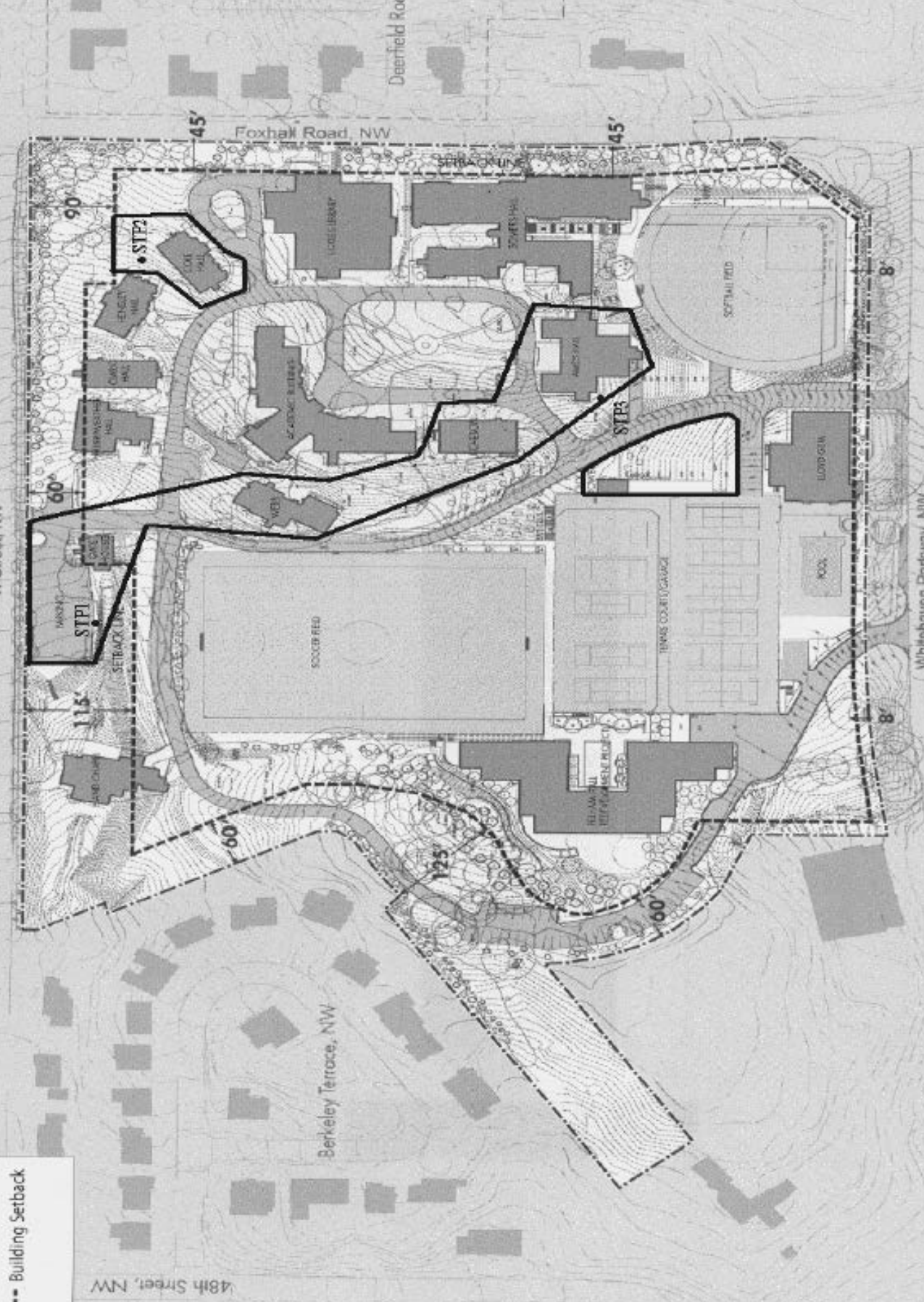


**LEGEND**

- = general study area
- = shovel test location

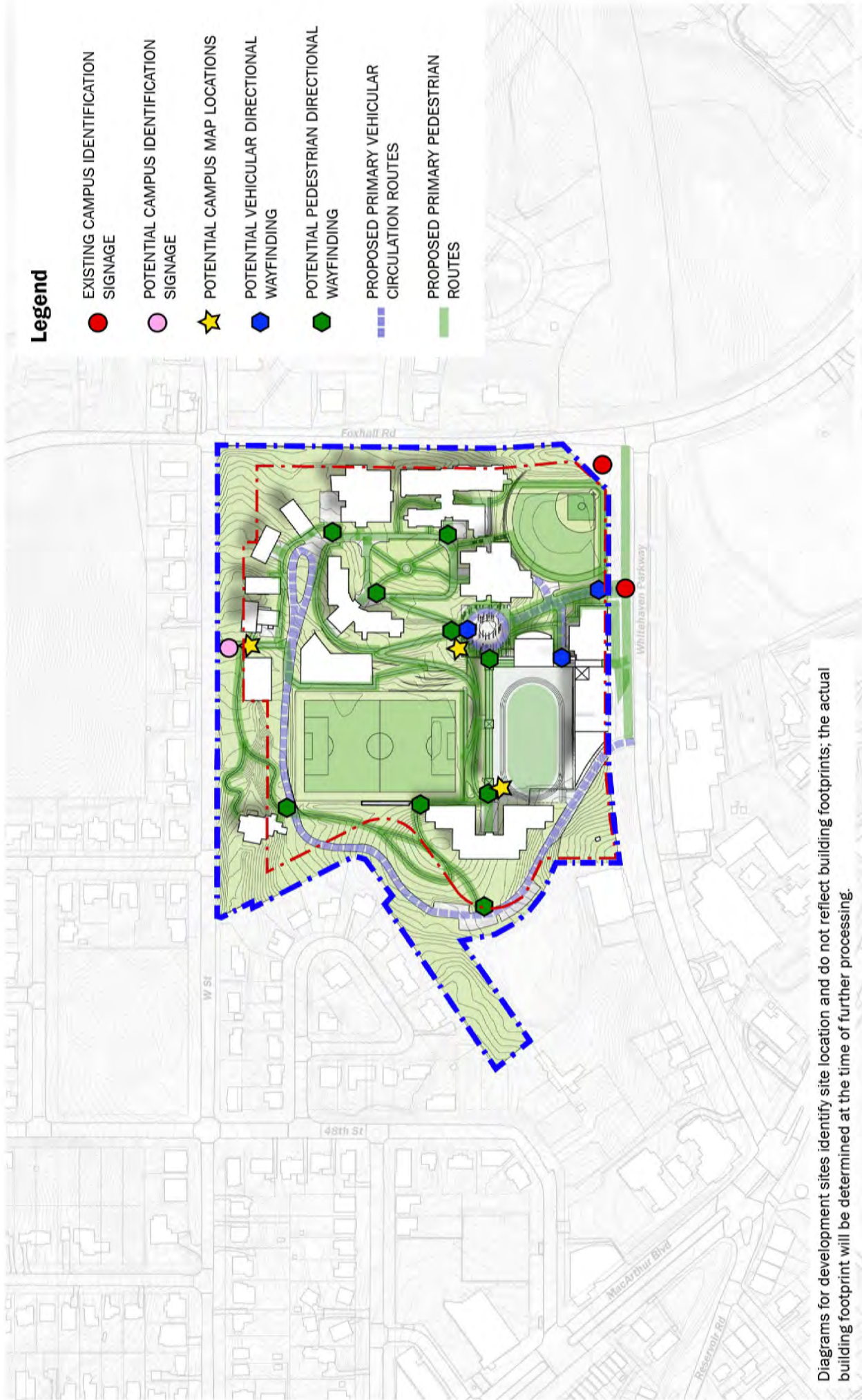
--- Property Line

--- Building Setback



### Legend

- EXISTING CAMPUS IDENTIFICATION SIGNAGE
- POTENTIAL CAMPUS IDENTIFICATION SIGNAGE
- ★ POTENTIAL CAMPUS MAP LOCATIONS
- POTENTIAL VEHICULAR DIRECTIONAL WAYFINDING
- POTENTIAL PEDESTRIAN DIRECTIONAL WAYFINDING
- PROPOSED PRIMARY VEHICULAR CIRCULATION ROUTES
- PROPOSED PRIMARY PEDESTRIAN ROUTES



Diagrams for development sites identify site location and do not reflect building footprints; the actual building footprint will be determined at the time of further processing.

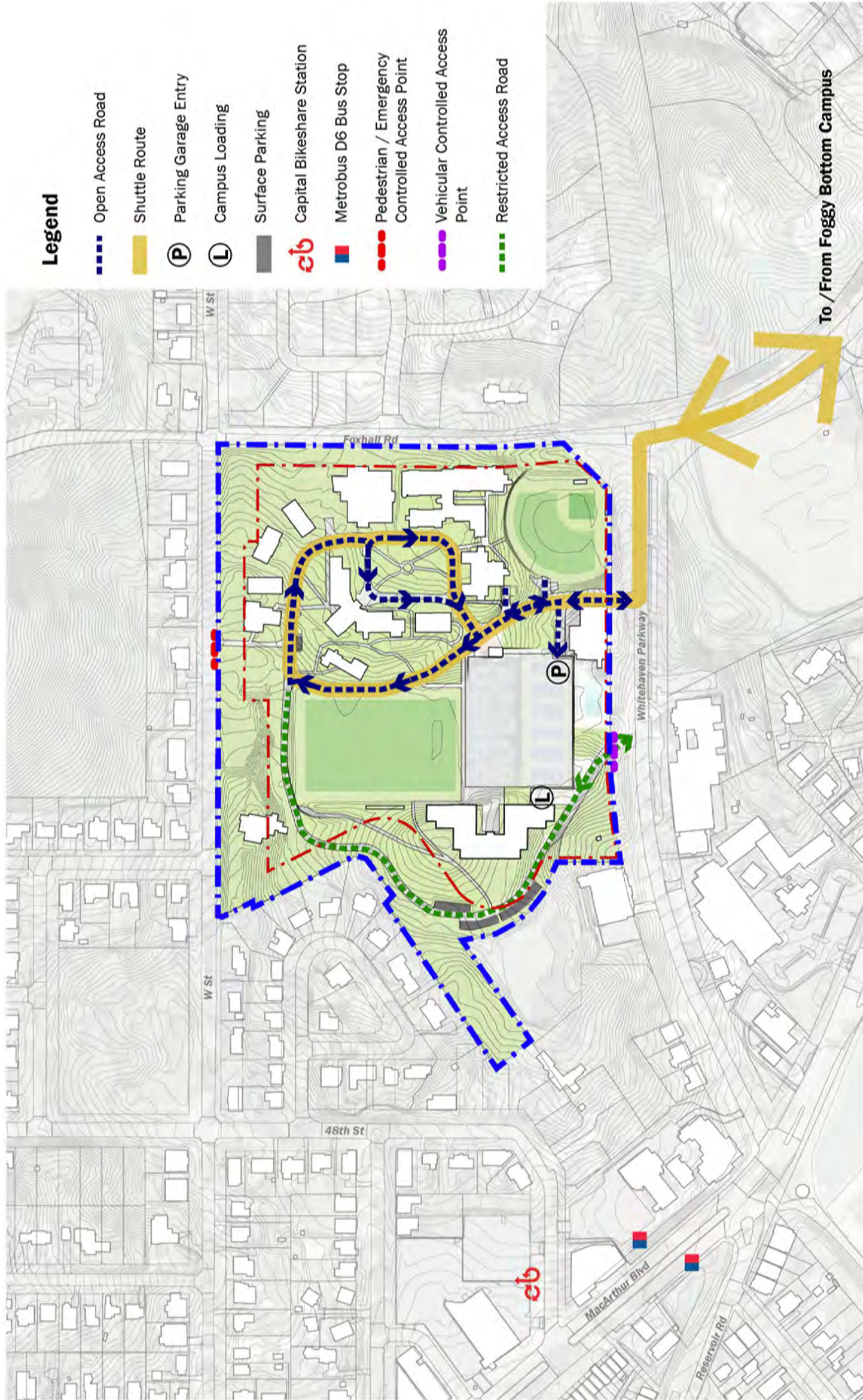
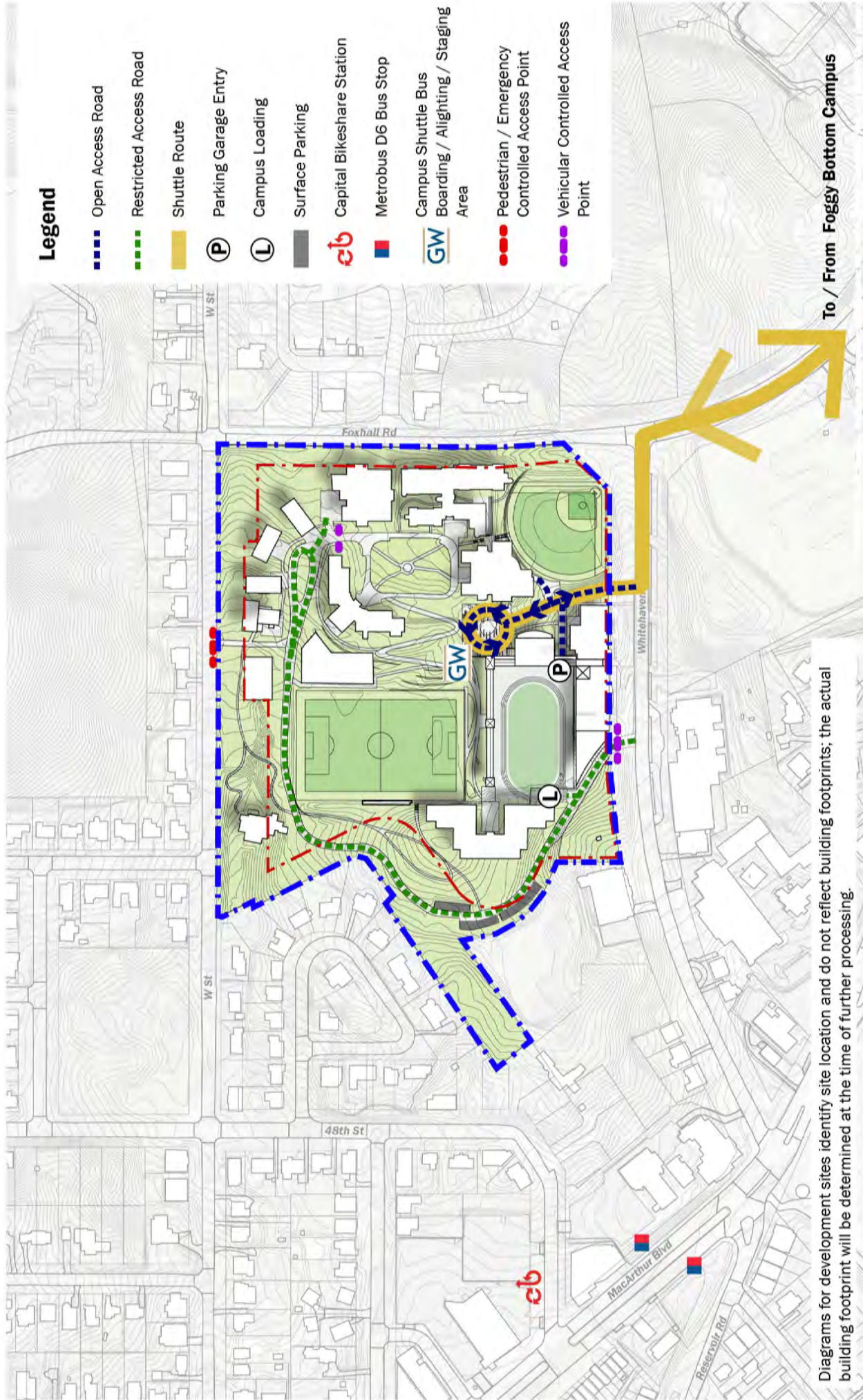


EXHIBIT W : EXISTING CAMPUS CIRCULATION, PARKING AND LOADING FACILITIES





December 14, 2021

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

Re: **George Washington University – 2021 Mount Vernon Campus Plan –  
Application 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,



Charles K. Barber  
Interim Vice President and General Counsel  
George Washington University

DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., July 8, 2021

Plat for Building Permit of: SQUARE 1374 Lot 850

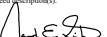
Scale: 1 inch = 100 feet

Recorded on Microfilm

Receipt No. 21-06444 Drawn by: A.S.

Furnished to: DIANA HERNDON

"I hereby certify that the dimensions and configuration of the lot(s) herein 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 to the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

  
Surveyor, D.C.

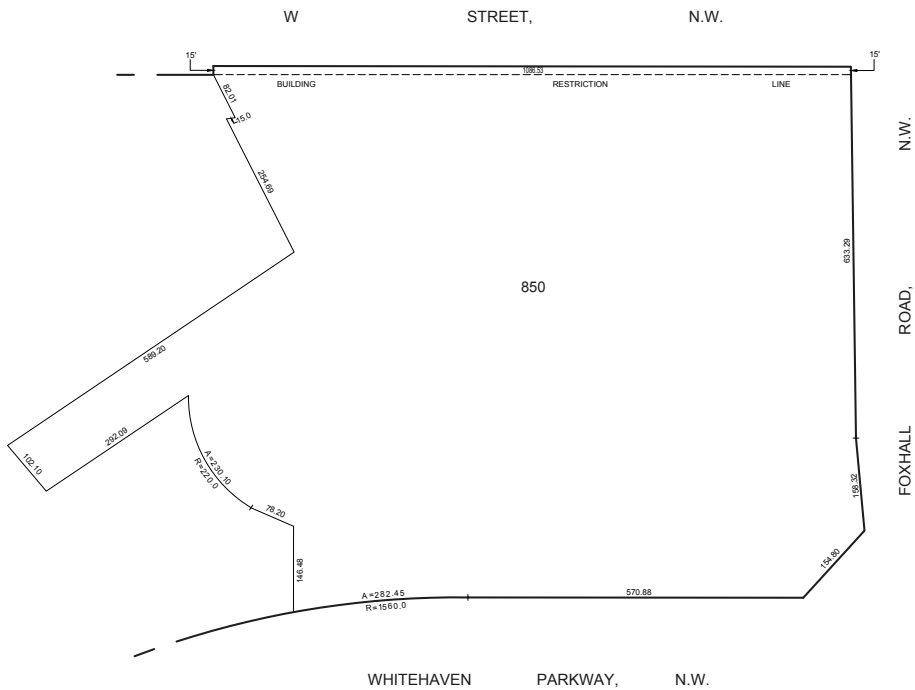
I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:  
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four 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 previous 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 below;  
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 ~~not~~ (circle one) filed a subdivision application with the Office of the Surveyor;  
4) I have ~~not~~ (circle one) filed a subdivision 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.  
The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DC ZRA accepts a Building Permit Application as complete.

I acknowledge that any inaccuracies 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 1103.2 of the Building Code (Title 22A of the DC MR) 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.





## CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Campus Plan for the years 2022 – 2031 (“2022 Campus Plan”) by the George Washington University (the “University” or “Applicant”) was mailed to Advisory Neighborhood Commission (“ANC”) 3D and to the owners of all property within 200 feet of the perimeter of the subject property on November 5, 2021, as required by the Zoning Regulations of the District of Columbia, 11 DCMR Subtitle Z, Section 302.6.

The 2022 Campus Plan evolved through a collaborative effort with the community. To develop the plan, the Applicant established the George Washington University Mount Vernon Community Partnership (“MVCP”). Through various Advisory Working Groups, the MVCP engaged the community in over a dozen collaborative meetings beginning in February, 2021. The Applicant also created a webpage with easily accessible information about the Campus Plan, meeting notes, and university contact information in order to effectively respond to community comment. In response to those comments, the University reversed its proposed lighting plan for the soccer/lacrosse field and bolstered its policies for enforcement of the off-campus parking prohibition. The University plans to continue this productive community engagement throughout the Zoning Commission approval process.

\_\_\_\_\_  
/s/  
David M. Avitabile

## **NOTICE OF INTENT TO FILE A ZONING APPLICATION**

### **APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR APPROVAL OF A CAMPUS PLAN**

NOVEMBER 5, 2021

The George Washington University (“University”) gives notice of its intent to file an application for approval of a campus plan for the University’s Mount Vernon Campus (“Campus” or “Property”). The Campus is bounded by W Street to the north, Foxhall Road to the east, Whitehaven Parkway to the south, and a residential development known as Berkeley Terrace to the west. The Campus is located between the Berkley and Foxhall Village Neighborhoods of Northwest DC in Ward 3, and is comprised of approximately 23 acres of land area. The Campus is located in the Institutional land use category on the Future Land Use Map. The Property is located in the R-1-A and R-1-B Zone Districts.

The Property is currently improved with a mix of academic, administrative, residential, campus life, and athletic uses. The Campus is currently governed by the 2010 Campus Plan, which was approved by the Zoning Commission pursuant to Z.C. Order No. 09-19 and extended until December 31, 2021 pursuant to COVID-related extensions.

The University seeks approval of a ten-year plan for years 2022 through 2031 (“2022 Campus Plan”) for the Campus. Over the past nine months, the University solicited extensive input on the Campus Plan through community partnership working groups focused on key areas such as facilities planning and campus development, athletic facilities, student life and safety, and transportation and parking. Furthermore, the University released a preliminary Campus Plan Framework on September 3, 2021 and received additional feedback regarding lighting and off-campus parking. The resulting Campus Plan, reflecting this input and feedback, consists of the following key elements:

- Campus Landscape Buffers. The University’s facility plan will focus on maintaining a landscape buffer between the Campus and the adjacent neighborhood as well as other controls to mitigate noise and lighting impacts from campus uses.
- Student Recreation and Wellness Facilities. The University plans to carry forward development site S1, a new student life/athletic building from the 2011 Plan as well as propose other improvements to improve and expand the recreation and wellness facilities on the campus. Lighting is proposed for the existing softball field and new track facilities but will not be proposed for the existing soccer/lacrosse field.
- New Residential and Academic Buildings. The University plans to carry forward development sites R1 and A2, a new residential building and a new academic building, from the 2011 Campus Plan.
- Transportation Network Changes. The University plans to eliminate interior roadways and reconfigure traffic circulation to improve walkability of the Campus and creating additional green spaces intended for passive recreation and student wellness. The

University has also integrated additional measures and policies to mitigate off-campus parking requirements.

The existing campus floor area ratio (“FAR”) is approximately 0.38, and the proposed campus FAR will be approximately 0.51 upon completion of all improvements in the 2022 Plan, which is within the permitted 1.8 FAR for the campus as a whole. The existing campus lot occupancy is approximately 21%, and the proposed lot occupancy for the campus will be approximately 26% upon completion of all improvements in the 2022 Plan, which is within the permitted lot occupancy of 40% of the campus as a whole. The height of proposed development sites will range from one story to four stories.

The Campus is located within the boundaries of Advisory Neighborhood Commission (“ANC”) 3D. Pursuant to Subtitle Z, Section 302.8 of the Zoning Regulations, the University will request an opportunity to present the 2022 Campus Plan to ANC 3D in the near future. The University is available to discuss the Campus Plan with all interested and affected groups and individuals.

This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 1 and Subtitle Z, Section 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, Section 302.6 of the Zoning Regulations. The master planner is Perkins Eastman DC. The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed campus plan application, please contact David Avitabile (202-721-1137).

**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**

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
1341	39	4411 W Street, NW	Ellen J Kolansky Trustee 4411 W Street, NW Washington, DC 20007-1152
1341	855	2207 Foxhall Road, NW	ETS of Washington LLC 2207 Foxhall Road, NW Washington, DC 20007-1145
1341	856	2209 Foxhall Road, NW	The Field School 2301 Foxhall Road, NW Washington, DC 20007-1147
1341	860	2203 Foxhall Road, NW	Karen B Dwyer Trustee & Jeffry Dwyer Trustee 2203 Foxhall Road, NW Washington, DC 20007-1145
1346	5	4414 W Street, NW	Lee Alexandra Trustee 4414 W Street, NW Washington, DC 20007-1100
1346	804	Foxhall Road, NW	Mr. Peter May National Park Service US Government Property 1100 Ohio Drive, SW Washington, DC 20242
1370	820	Whitehaven Parkway, NW	
1384	815	W Street, NW	
1346	833	4416 W Street, NW	David Amini 5125 Willet Bridge Road Bethesda, MD 20816-2810
1346	834	Foxhall Road, NW	Phillips Park LLC C/O Kelly Biggs 4416 W Street, NW Washington, DC 20007-1100
1346	838	Foxhall Road, NW	
1346	837	2105 Foxhall Road, NW	Samantha Schneck & Justin Schneck 4355 Embassy Park Drive, NW Washington, DC 20016-3608

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
1346	839	2101 Foxhall Road, NW	Molly Schupp & Raymond Schupp 2101 Foxhall Road, NW Washington, DC 20007
1346	840	4450 Deerfield Road, NW	Janie Song & David Song 4450 Deerfield Road, NW Washington, DC 20007-1118
1346	863	2101 Dunmore Lane, NW	William Baier Trustee 2101 Dunmore Lane, NW Washington, DC 20007-1104
1346	864	2105 Dunmore Lane, NW	Range Ltd 2105 Dunmore Lane, NW Washington, DC 20007-1104
1346	865	2109 Dunmore Lane, NW	Stephanie Lemer & Keith Lemur 3 Bethesda Metro Ctr, Ste 500 Bethesda, MD 20814-6364
1346	874	2001 Foxhall Road, NW	Chandra Singh Hardy Trustee 2001 Foxhall Road, NW Washington, DC 20007-2049
1346	916	2107 Foxhall Road, NW	Henna Raza Sandhu Trustee & Faheem Sandhu Trustee 2107 Foxhall Road, NW Washington, DC 20007-1102
1346	919	2109 Foxhall Road, NW	Hajeer Sabet 779 Ad Hoc Road Great Falls, VA 22066-2627
1346	920	4432 Chestnut Lane, NW	Ritu Ahuja Trustee 4432 Chestnut Lane, NW Washington, DC 20007-1110
1372	25	4759 Reservoir Road, NW	Lab School DC
1374	840	4749 Whitehaven Pkwy, NW	4759 Reservoir Road, NW Washington, DC 20007-1921
1372	817	4700 Whitehaven Parkway, NW	Saint Patrick's Protestant Episcopal Church
1374	15	4701 Whitehaven Parkway, NW	4700 Whitehaven Parkway, NW Washington, DC 20007-1554

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
1374	6	2007 48 <sup>th</sup> Street, NW	Sara Williams & Raymond Williams 2007 48 <sup>th</sup> Street, NW Washington, DC 20007-1553
1374	7	2005 48 <sup>th</sup> Street, NW	Cindra Smith & David Smith 2005 48 <sup>th</sup> Street, NW Washington, DC 20007-1553
1374	8	2003 48 <sup>th</sup> Street, NW	Joyalanda Lopez & Jose Murillo 2003 48 <sup>th</sup> Street, NW Washington, DC 20007-1553
1374	9	2001 48 <sup>th</sup> Street, NW	Dr Bandhana Bajaj & Timothy Schneidau 2001 48 <sup>th</sup> Street, NW Washington, DC 20007-1553
1374	10	4800 U Street, NW	Anne Odland & Stephen Odland 4800 U Street, NW Washington, DC 20007-1546
1374	11	4802 U Street, NW	Mira Merhi & Roy Khoury 4802 U Street, NW Washington, DC 20007-1546
1374	12	4804 U Street, NW	Elise Whang & Derek Whang 4804 U Street, NW Washington, DC 20007-1546
1378	2	4535 W Street, NW	Courtney Raizman & Noah Raizman 4535 W Street, NW Washington, DC 20007-1513
1378	3	4515 W Street, NW	Jacqueline Wyatt & Doyce Boech 4515 W Street, NW Washington, DC 20007-1513
1378	4	4541 W Street, NW	Barbara Zangler & Steven McClain 4541 W Street, NW Washington, DC 20007-1513
1378	5	4545 W Street, NW	Joann Gardner & Stephen Gardner 4545 W Street, NW Washington, DC 20007-1513

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
1378	6	4511 W Street, NW	Government of the Republic of Argentina 1600 New Hampshire Avenue, NW Washington, DC 20009-2512
1378	9	4509 W Street, NW	Government of the Representative of Namibia 1605 New Hampshire Avenue, NW Washington, DC 20009-2511
1378	10	4501 W Street, NW	Olivier Philippe Michel Joel Godron & Vassiliki Deliyianni 4501 W Street, NW Washington, DC 20007-1513
1378	12	2201 46th Street, NW	Christin Winchester & John Paul Winchester 2201 46th Street, NW Washington, DC 20007-1032
1378	801	4555 W Street, NW	Grace Lee & Edward Lee 4555 W Street, NW Washington, DC 20007-1513
1378	814	2209 46 <sup>th</sup> Street, NW	Tala Gardner & Khadijeh Shahlavi 8023 Iliff Drive Dunn Loring, VA 22027-1210
1378	816	Foxhall Road, NW	Government of Belgium
1378	818	Foxhall Road, NW	2300 Foxhall Road, NW
1378	824	2300 Foxhall Road, NW	Washington, DC 20007-1146
1378	820	2205 46 <sup>th</sup> Street, NW	Jaleh Hafizi 4301 Military Road, NW #302 Washington, DC 20015-2088
1378	829	2200 Foxhall Road, NW	Sheila Smith Griffin Trustee & Charles Pashayan Jr Trustee 2200 Foxhall Road, NW Washington, DC 20007-1144
1384	13	2216 46th Street, NW	Jill Hill 2216 46th Street, NW Washington, DC 20007-1031

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
1384	14	4615 W Street, NW	Martha Buck Bartlett Trustee 4615 W Street, NW Washington, DC 20007-1515
1384	803	2200 46th Street, NW	Theodore William Rosenak Trustee & Max William Rosenak Trustee 2444 Lakeside Drive Frederick, MD 21702-3156
1385	27	4743 Berkeley Terrace, NW	Patricia McCeney & J Hyatt 4743 Berkeley Terrace, NW Washington, DC 20007-1508
1385	28	4739 Berkeley Terrace, NW	Elyshia Oracki & Derrick Oracki 4739 Berkeley Terrace, NW Washington, DC 20007-1508
1385	41	4724 Berkeley Terrace, NW	Alison G Tennyson Trustee 4724 Berkeley Terrace, NW Washington, DC 20007-1507
1385	42	4736 W Street, NW	Rachel Manning & Scott Manning 4736 W Street, NW Washington, DC 20007-1516
1385	43	4727 Berkeley Terrace, NW	Elizabeth Bonner & Paul Bonner 4727 Berkeley Terrace, NW Washington, DC 20007-1508
1385	45	4746 Berkeley Terrace, NW	Burks Bingham Lapham Trustee 4746 Berkeley Terrace, NW Washington, DC 20007-1507
1385	46	4731 Berkeley Terrace, NW	Marie-Annick Oury, Trustee & Pierre Oury, Trustee 4731 Berkeley Terrace, NW Washington, DC 20007-1508
1385	47	4705 Berkeley Terrace, NW	Rachel Halsema & Andrew Evans 4705 Berkeley Terrace, NW Washington, DC 20007-1508
1385	815	4709 Berkeley Terrace, NW	Jan Margaret Aber 4709 Berkeley Terrace, NW Washington, DC 20007-1508



<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
1385	820	4713 Berkeley Terrace, NW	Deborah J. Smith 4713 Berkeley Terrace, NW Washington, DC 20007-1508
1385	823	4755 Berkeley Terrace, NW	Nuzhat Sultan-Khan 4201 Cathedral Avenue, NW #615W Washington, DC 20016-4946
1385	829	4759 Berkeley Terrace, NW	Michaella Belford & Patrick Belford 4759 Berkeley Terrace, NW Washington, DC 20007-1508
1385	835	2015 48 <sup>th</sup> Street, NW	Allen Freemyer & Windsor Freemyer 2015 48 <sup>th</sup> Street, NW Washington, DC 20007-1553
1385	840	4751 Berkeley Terrace, NW	Catherine Curlet & Alexander Curlet 4751 Berkeley Terrace, NW Washington, DC 20007-1508
1385	844	4700 Berkeley Terrace, NW	Jo Lynne Hough 4700 Berkeley Terrace, NW Washington, DC 20007-1507
1385	849	4747 Berkeley Terrace, NW	Maxime Weinstein 4747 Berkeley Terrace, NW Washington, DC 20007-1508
1385	850	4733 Berkeley Terrace, NW	Elizabeth Silva Roberts, Trustee & David Hunter Roberts, Trustee 4733 Berkeley Terrace, NW Washington, DC 20007-1508
1385	853	4715 Berkeley Terrace, NW	Ruth Tate & Danny Tate 4715 Berkeley Terrace, NW Washington, DC 20007-1508
1385	854	4606 W Street, NW	Maryam Rahmani & Payam Sharifi
1385	855	W Street, NW	4606 W Street, NW Washington, DC 20007-1514
1389	27	2032 48 <sup>th</sup> Street, NW	Susan Van Meter & Stephen Van Meter 2032 48 <sup>th</sup> Street, NW Washington, DC 20007-1552

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
1389	813	2034 48 <sup>th</sup> Street, NW	Margaret Adams & Thomas Adams 2034 48 <sup>th</sup> Street, NW Washington, DC 20007-1552
1389	828	2010 48 <sup>th</sup> Street, NW	Jacqueline Love-Baker & Steven Baker 2010 48 <sup>th</sup> Street, NW Washington, DC 20007-1552
1389	829	2000 48 <sup>th</sup> Street, NW	Emily Erkel & Baran Erkel 2000 48 <sup>th</sup> Street, NW Washington, DC 20007-1552
			ANC 3D P.O. Box 40846 Palisades Station Washington, DC 20016
			Jason Rao ANC 3D06 4508 Salem Lane, NW Washington, DC 20007
			Chuck Elkins ANC 3D01 4505 Lowell Street, NW Washington, DC 20016
			Katharine Nanavatty ANC 3D05 5000 Fulton Street, NW Washington, DC 20016
			J P Szymkowicz ANC 3D09 1543 44 <sup>th</sup> Street, NW Washington, DC 20007

\*\* SQ 1385 Lot 806 owned by Applicant