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August 19, 2019

VIA IZIS

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

**Re: Application of the George Washington University (the “University” or
“Applicant”) for Further Process for a Building on the Foggy Bottom
Campus – Thurston Hall, 1900 F Street NW (Square 122, Lot 825)
 (“Property”)**

Dear Ms. Schellin:

On behalf of the Applicant, enclosed please find two copies of an application, and ten copies of the plans, for Further Processing for the above-referenced Property. The Further Processing application will facilitate the redevelopment of the Property to a newly renovated residence hall critical to the University’s first-year experience.

The application was filed electronically through the Interactive Zoning Information System (IZIS) on August 19, 2019. The application packages filed online and enclosed herein meet the filing requirements detailed in Chapter 3 of Subtitle Z of the Zoning Regulations, and include the completed application forms, copy of the notice of intent to file the application that was mailed to surrounding property owners and parties (with certification of mailing and list of property owners), and plans showing the proposed renovation.

Also attached to this letter are two sets of preprinted labels for the surrounding property owners and parties, and a check for \$3,250 for the Further Processing, which represents the filing fee in this matter.

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Please feel free to contact Dave at (202) 721-1137 or Meghan at (202) 721-1138 if you have any questions regarding the above. We look forward to the Commission's consideration of this matter at an upcoming public hearing.

Very truly yours,


David M. Avitabile


Meghan Hottel-Cox

Enclosures

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document will be sent by first-class mail or hand delivery to the following addresses on August 19, 2019.

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Meghan Hottel-Cox



Renovation of Thurston Hall

By The George Washington University

APPLICATION TO THE DISTRICT OF COLUMBIA
ZONING COMMISSION FOR FURTHER PROCESSING

August 19, 2019

DEVELOPMENT TEAM

Applicant	The George Washington University 1918 F Street, NW Washington, DC 20052
Architect	VMDO Architects 200 E Market Street Charlottesville, VA 22902
Civil Engineer	Wiles Mensch Corporation 11860 Sunrise Valley Drive Suite 200 Reston, VA 20191
Transportation Consultant	Gorove/Slade 1140 Connecticut Avenue NW Suite 600 Washington, DC 20036
Land Use Counsel	Goulston & Storrs 1999 K Street, NW, 5 th Floor Washington, DC 20006

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I. INTRODUCTION

A. *Summary of Requested Action*

This document supports the application of The George Washington University (“University” or “Applicant” or “GW”) to the Zoning Commission for further processing under the 2007 Foggy Bottom Campus Plan for the property known as Square 122, Lot 825 (“Subject Property,” “Property,” or “Thurston”). The Subject Property is the site of Thurston Hall, a residence hall with approximately 1,080 beds. The University plans to undertake a full renovation of Thurston in order to transform the building which has been and continues to be a defining part of the first-year student experience. The newly transformed building will foster greater engagement and a sense of community among students. In connection with the interior renovation, the University will enhance the building’s courtyard and cover it with an overhead canopy and construct a habitable penthouse with interior communal gathering spaces (“Project”). Once completed, Thurston will provide approximately 825 beds in a truly modern student residence providing a dining venue, student gathering spaces, and quality rooms for students.

The Subject Property is located on the Foggy Bottom Campus and is also located in the Institutional Land Use category on the Future Land Use Map. The Property is located in the MU-2 Zone District. The proposed mix of uses is consistent with the residential designation for Thurston under the Campus Plan/PUD and it does not increase the gross floor area of the existing building. Typically, a building renovation would not require zoning approval, but here the proposed penthouse and canopy structures, and relief related to those structures, triggers the need for further processing approval and related zoning relief from the lot occupancy as well as the penthouse setback, enclosure, and height provisions of the Zoning Regulations. The University will retain the existing exterior of the building and is working with the Commission of Fine Arts

(“CFA”) and the Historic Preservation Review Board (“HPRB”) to ensure the design of the Project is consistent with the surrounding context.

The University intends to start construction not later than Summer 2020. Construction is anticipated to be complete in time for the renovated Thurston Hall to reopen to students by Fall 2022. To accommodate the loss of beds in Thurston during renovation, the University has prepared a Temporary Housing Plan that identifies steps the University will take to minimize any adverse impact on the surrounding community related to student housing during the renovation. This plan ensures that first-year and second-year students will remain housed on campus while continuing to address undergraduate student housing demand through a combination of (1) a planned undergraduate enrollment decrease, (2) existing on-campus beds, and (3) the use of two off-campus properties for undergraduate housing (“Temporary Housing Plan”). In order to implement this Temporary Housing Plan, the Applicant has submitted three applications to modify the Campus Plan, First-Stage PUD, and the PUD for 1959 E Street, which should be considered in connection with this further processing application. These modifications provide details of the Temporary Housing Plan during the two-year renovation and request relief from relevant conditions where necessary.

B. The Applicant

The Subject Property is owned by The George Washington University. The University, which was founded in 1821 and has been located in the Foggy Bottom neighborhood since 1912, combines the resources of a major international research university with the dynamics of a vibrant, urban setting in the heart of the nation’s capital. The University’s location is key to its mission and critical to its success, as the opportunities and resources surrounding the Campus attract outstanding students, faculty, and staff to the University and also help shape some of its

most successful academic, research, and clinical programs. By capitalizing on its location, the University delivers an educational experience that is distinctive and rewarding – encouraging students to take advantage of opportunities in international finance, public policy, democratic governance, and many other pursuits that are truly unique to DC.

The Foggy Bottom Campus is generally located in the RA-4 Zone District and other zones, such as the MU-2 Zone, where university use is permitted pursuant to 11-U DCMR § 203.3 and 11-X DCMR § 101.1, provided that a campus plan has been approved for the campus. In Order No. 06-11/06-12, the Commission approved a new campus plan for the University’s Foggy Bottom Campus as a means to provide for predictable, planned growth consistent with surrounding development patterns and guided by smart growth and transit-oriented development principles. In conjunction with the Campus Plan, the University sought and received first-stage approval for a PUD for the Foggy Bottom Campus. The approved first-stage PUD identifies sixteen development sites referenced in the Campus Plan as future second-stage PUD projects, and identifies the uses, height, gross floor area, and lot occupancy for each second-stage PUD development site. The Campus Plan also includes a focus on providing “modernized facilities” for a “world-class university” and creating a “living and learning community” with a key focus on housing. Ensuring the University’s housing stock is competitive, designed for the modern student, and creates a positive student housing experience is critical to these goals of the Campus Plan. It is equally essential to the benefits of the PUD, including in particular commitments to reduce the University’s use of off-campus properties to meet its long-term housing needs. By renovating and modernizing Thurston Hall, a critical piece of most students’ housing experience, the University is furthering the Campus Plan and PUD.

C. *The Zoning Process*

The Property is located within the boundaries of the Foggy Bottom Campus Plan and it is zoned MU-2, which requires special exception approval for university use. Accordingly, this Application is filed as an application for further processing of an approved campus plan under Subtitle X, Section 101 of the Zoning Regulations. Typically, interior renovation projects of an existing building do not require zoning approval under this section when the use of the building remains the same as what is shown in the campus plan. However, the addition of the penthouse and canopy require further processing approval and trigger a need for related special exception relief from the lot occupancy and penthouse regulations, which are also sought as a part of this Application.

Although the Property is within the boundaries of the University's related First-Stage PUD, no PUD approval is required for the Project. Under Conditions P-2 and P-14 of the order approving the First-Stage PUD, only development sites resulting in a change in use or material increase in gross floor area require second-stage PUD approval; neither of those circumstances is present here. Notwithstanding this, the University has included the information that would otherwise be required under Condition P-16 of the order for a development site as a part of this application.

II. THE PROJECT

A. *Site Location*

The Subject Property is located at the southeastern edge of the Campus at 1900 F Street NW. The Subject Property consists of approximately 27,600 s.f., or approximately 0.63 acres, of land area. The Subject Property is a rectangular parcel located in the northeast corner of Square 122 and fronts on both F Street NW and 19th Street NW. The Subject Property is improved with Thurston Hall, a 1,080-bed residence hall serving first-year students at the University. The Property is located in the GWU/Old West End Historic District. The Foggy Bottom-GWU Metrorail station is approximately ½ a mile from the Subject Property.

The Property is located in a transitional area between the Campus and residential community to the west and the downtown commercial core to the east. To the west of the Subject Property are 1918 and 1922 F Street, University buildings housing administrative offices. To the south of the Subject Property is Mitchell Hall, another residential dormitory housing many first-year students. Also in Square 122 is an academic building housing the Elliott School of International Affairs, a residence hall, 1959 E Street NW, and a Courtyard by Marriott hotel. To the north and east are a mix of government and institutional office buildings, including the home of the University President at 1925 F Street. The surrounding area consists of other office buildings, University uses, and some larger apartment buildings.

The Property is located in the MU-2 Zone District. Properties immediately to the west and south are also located in the MU-2 Zone District. Properties further to the north and west are generally located in the RA-4 and RA-5 Zone District. Properties to the east are located in the D-5 and D-6 zone District, or are unzoned because they are owned and used by the United States government.

B. *Project Description*

Thurston Hall was constructed in 1929 as an apartment building; since 1964, the building has served as a residence hall for students at the University. Currently, Thurston Hall provides 1,080 beds; it houses approximately 40% of the first-year class and it is a critical element of the college experience for many University students. However, the 91-year-old building needs a full renovation to update, reconfigure, and improve the room layout. Upon completion, the renovated Thurston will provide approximately 825-850 beds configured as single and double rooms that align with preferred accommodations for first-year residential communities. The renovation will also create improved multi-purpose social and learning spaces throughout the building as well as re-introduce a 250-seat dining venue and student space in the lower level. Together, the renovated Thurston Hall will deliver the quality first-year living and learning experience the University seeks to provide its students.

As shown on the architectural plans, elevations, and drawings attached as Exhibit O (the “Plans”), the University will retain the vast majority of the exterior structure of Thurston, except for the creation of a “notch” in the building’s south elevation that will increase daylight and usability of both the inner courtyard and the interior building spaces adjacent to that courtyard. To facilitate increased use of the courtyard and terraces created by the notch, the University will construct a transparent canopy over these spaces to partially enclose them and allow for extended use beyond sunny and temperate days. The University will also construct a new habitable penthouse space containing indoor student gathering space on the building roof, along with new mechanical equipment and structures. Sustainable features, including 785 square feet of green roof and 2,850 square feet of solar panels, will also be integrated into the roof as a part of the addition.

The renovation of Thurston hall aligns with the University's values of responsible stewardship and sustainability. Broadly, the Project is currently designed to a minimum level of Silver under LEED v4. The renovation of Thurston Hall will maintain important connections to the existing public transportation, rideshare, walking, riding and carshare networks, and will avoid creating any additional vehicle parking. The existing bicycle parking will be replaced in the reconfigured basement, and new short-term bicycle parking will be provided in enhanced streetscape buffers.

Given the correlations between indoor environmental quality and occupant health, the design focuses heavily on providing exceptional air quality. This means implementing good pollutant control through architectural and mechanical design, providing increased ventilation rates, and making material selections that support indoor air quality goals. The design is also driven by a desire to increase visual connections both within the building and to the surrounding neighborhood and to increase access to daylight inside the building. Within the scope of the renovation, the Project will deliver energy savings through reduced lighting power density and a high-performance kitchen. The Project anticipates achieving potable water reductions through rainwater reuse (cooling towers, irrigation) and careful equipment and fixture selections.

The open-air courtyard with canopy aligns with multiple Project goals. From a health and wellness standpoint, it provides a respite/recovery space for building occupants that allows them to experience the outdoors (with known health benefits from natural light, temperature and air movement variability) while sheltering them from the bustle of the city streets. In terms of sustainability, the canopy and courtyard fenestration will be designed to bring daylight into the common spaces while mitigating heat gain and limiting the amount of resources needed to construct the canopy itself.

The Project's primary pedestrian entrance will remain on F Street. In connection with the Project, the University will replace the streetscape surrounding the Project consistent with the approved campus streetscape standards. In addition, the University will create space for additional outdoor seating around the main building entrance on F Street, which will create better gathering and street-activating spaces and frame the entrance to Thurston. The landscaped berm surrounding the building will otherwise be generally maintained, with additional egress and access pathways to the renovated lower level added in the northwest and southeast corners of the building as shown on the Plans. Service and delivery access will continue to be provided from the private loading alley at the rear. The Project will feature approximately 37 long-term bicycle parking spaces in the lower level of the building as well as 28 short-term bicycle parking spaces in the surrounding streetscape.

Broadly, the Project remains consistent with the use, height, and bulk requirements of the Campus Plan and Zoning Regulations. The use within the Project is consistent with the Subject Property's residential/campus life designation under the approved Campus Plan. The Project slightly reduces the gross floor area of Thurston from 190,430 square feet to 186,789 square feet, reducing the Property's floor area ratio ("FAR") from 6.89 to 6.77. And the Project will maintain the building's existing height of 86.5 feet, with an additional penthouse.

C. *Agency Coordination*

The University has discussed the Project with staff at the Historic Preservation Office ("HPO") and the Commission of Fine Arts ("CFA") and has modified the Project in response to HPO and CFA's feedback and will continue these discussions. The University anticipated that it will present the proposed design to the Historic Preservation Review Board ("HPRB") and CFA at their September 2019 public meetings.

The alterations to the public space surrounding the Project will also require review by public space officials. The University anticipates seeking concept review of these alterations in Fall 2019 as well, prior to any public hearing on the zoning application.

III. ZONING RELIEF

Although the Project is generally consistent with the Zoning Regulations, some relief is required to accommodate the canopy and rooftop changes associated with the Project. First, the canopy will increase the lot occupancy of the Project to approximately 84%, which exceeds the maximum permitted lot occupancy of 80% in the MU-2 Zone District. This requires special exception approval pursuant to Subtitle G, Section 308. Second, the canopy will require relief from the penthouse height and setback requirements, which requires special exception approval pursuant to Subtitle C, 1504.1. Third, although the remaining penthouse structures all comply with the 1:1 setback requirement, the University requests relief from the height and enclosure requirements to accommodate the height of the cooling towers, again through a special exception pursuant to Subtitle C, Section 1504.1.

A. Lot Occupancy Relief

The MU-2 Zone District allows a lot occupancy of 80% for residential uses. Thurston has an existing lot occupancy of 73.4%. The Project will result in a lot occupancy of approximately 84% due to the addition of the canopy to create the three-season student lounge in the courtyard. Pursuant to Subtitle G, Sections 308 and 1200, relief from the lot occupancy requirements can be granted as a special exception provided that the relief is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and the relief will not tend to adversely the use of neighboring properties.

Here, the lot occupancy relief meets the applicable standards. Even though the area under the canopy is not enclosed, it nevertheless counts as “building area,” which means it counts toward lot occupancy and brings the site’s lot occupancy up to approximately 84%. The footprint of the building will remain at 73%, meaning that the amount of open space on the

property experienced on every level will remain below the maximum permitted lot occupancy required by the Zoning Regulations for the MU-2 Zone. Indeed, the addition of the notch will actually increase the amount of light and air on the property and particularly within the interior courtyard, and the transparent canopy will maintain that light yet increase the usability of that open space. If anything, the proposed alterations further the general intent of the Zoning Regulations and Maps because they improve the quality and usability of the open space on the Project.

For the same reasons, the proposed relief will not adversely affect neighboring properties. Because the lot occupancy increase is attributable to the covering over the interior courtyard on the Property, it will not alter significantly the relationship between Thurston Hall and surrounding properties. The bulk and amount of open space between these buildings will remain the same. Further, the neighboring properties in the same block as Thurston are also University properties, so the improved experience at Thurston will directly or indirectly benefit the university use on those properties.

B. Penthouse Relief

Broadly, the penthouse regulations establish certain requirements for roof structures:

- 1) C 1500.6 – 1500.8: All penthouses and mechanical equipment is within a single enclosure; the enclosure should equal or exceed the height of the enclosed equipment.
- 2) C 1500.9: Three different heights are permitted: one for penthouse habitable space, one for penthouse mechanical space, and one for uncovered screened equipment.
- 3) C 1502: Generally, all penthouses and other roof structures are set back 1:1 from the edge of the roof on which they sit.

Here, the current residence hall contains a number of unenclosed mechanical equipment, some of which does not meet the minimum setback requirements under the current Zoning Regulations.

Cooling Tower Height and Enclosure. Generally, the proposed renovations will improve the building's compliance by enclosing all equipment and ensuring that all penthouses and mechanical equipment comply with the minimum setback requirement. However, the University does require some relief from the penthouse requirements to accommodate the height of the proposed cooling towers. The cooling towers, each 19 feet tall, would require an enclosing screen wall of equal or greater height. However, the cooling towers require a significant amount of distance between the structure and enclosure to allow for air circulation, which would result in an enclosure wall that would not meet the 1:1 setback requirement at the southwest corner of the Project. Furthermore, the cooling towers are significantly taller than the other mechanical equipment on the roof. Rather than extend the height of the entire screen wall to match the height of the cooling towers and trigger a need for setback relief, the University proposes to maintain the lower screen wall height around the cooling towers and maintain compliant setbacks. This requires two areas of relief for the cooling towers: relief from the enclosure height requirement of Subtitle C, Section 1500.8, and relief from Subtitle C, Section 1500.9 to allow the cooling towers to achieve a different height than the rest of the screened equipment.

Canopy Height and Setback.¹ The Project's canopy also triggers the need for relief from the penthouse height and setback requirements. First, the canopy exists as a fourth structure on

¹ Generally, rooftop canopy elements such as trellises and awnings subject to the setback requirements of Subtitle C, Section 1502 but are not otherwise considered to be "penthouses" subject to the other limitations set forth in Chapter 15. However, given the significance of the proposed canopy element of the Project and its integration into the fundamental operation of the Project, we have treated it as a full penthouse structure and evaluated it for compliance with all requirements of Chapter 15.

the roof, independent of the other penthouse structures and enclosures, at a different height from the habitable, mechanical, and screened penthouse areas. This requires relief from the penthouse height requirements of Subtitle C, Section 1500.9. Second, while the canopy generally meets or exceeds the setback requirements on the most visible sides of the building (the north, west, and east facades), the canopy necessarily extends all the way to the south of the building so that it fully covers the terrace below, protecting the interior courtyard from excessive precipitation. This requires relief from the setback requirements of Subtitle C, Section 1502.

Subtitle C, Section 1504.1 allows relief from the setback requirements and enclosure requirements as a special exception subject to certain conditions. As set forth below, the proposed flexibility from the penthouse requirements meets these conditions and warrants approval.

- (a) *The strict application of the requirements of this chapter would result in construction that is unduly restrictive, prohibitively costly, or unreasonable, or is inconsistent with building codes;*

Given the scale and size of the residence hall, the University proposes to use cooling towers as the most efficient means of accommodating the Project's HVAC means. As set forth in manufacturer recommendations, the proposed cooling towers require a minimum of three feet from a 50% open screen or 8 feet 3 inches from a solid wall on either side to accommodate air intake and circulation, which then establishes the location of the screen wall. The proposed location of the cooling towers thus presents a dilemma: either enclose with a full-height screen wall and violate the setback requirements or enclose with a setback-compliant screen wall and violate the enclosure height requirements. The University's design team evaluated alternative locations for the cooling towers further east, which would have allowed for a compliant enclosure, but concluded it would be infeasible because the cooling towers would come too close

to the canopy element, which needs to overlap the edges of the building in order to effectively cover over the exposed areas below.

Similarly, requiring the canopy to match the height of one of the other penthouse structures and comply with the setback requirements at the rear of the building is unreasonable. The canopy needs to be elevated above the other penthouse structures in order to overlap the building and properly enclose the spaces below. This means the canopy must be different and taller in height than the other penthouse elements. And in order to provide adequate weather protection over the seventh-floor terrace, the canopy must extend to the rear of the building rather than be set back from the edge of the building. The terrace itself is approximately 27-feet deep, which means that a setback-compliant terrace would be exposed enough to the elements to preclude use in inclement weather.

(b) The relief requested would result in a better design of the roof structure without appearing to be an extension of the building wall;

The proposed relief is minor and results in a better building design. With respect to the cooling tower enclosure, the proposed relief is an appropriate compromise that reduces the required wall height around one element of the mechanical equipment and ensures the penthouses are minimized. And the canopy is separated from the building wall by 17 feet, creating a clear visual separation between the canopy and the wall.

(c) The relief requested would result in a roof structure that is visually less intrusive;

The cooling tower relief directly leads to the roof structure that is visually less intrusive, as it negates the need for a 19-foot high screen wall around all of the enclosed areas. The canopy height relief does not, in general, result in a canopy that is visible at all, given that it is set back from the north, west, and east walls beyond the required minimum 1:1 setback. Although the rear setback relief for the canopy does mean that the canopy is more visible than if it were set

back, the canopy is not “intrusive” given the overall low visibility of this alley-facing façade, the transparency and lightness of the canopy element itself, and the fact that the canopy “reads” as a logical covering element over the exposed terrace.

- (d) *Operating difficulties such as meeting D.C. Construction Code, Title 12 DCMR requirements for roof access and stairwell separation or elevator stack location to achieve reasonable efficiencies in lower floors; size of building lot; or other conditions relating to the building or surrounding area make full compliance unduly restrictive, prohibitively costly or unreasonable;*

Again, the required distances around the cooling towers and the desire to cover the seventh-floor roof terrace are operating difficulties that make full compliance unduly restrictive and unreasonable.

- (e) *Every effort has been made for the housing for mechanical equipment, stairway, and elevator penthouses to be in compliance with the required setbacks; and*

With the exception of the canopy, the Project meets all of the setback requirements, including for the cooling towers themselves. As stated above, the canopy is not set back only to the extent necessary to cover the seventh-floor terrace and the rear of the building.

- (f) *The intent and purpose of this chapter and this title shall not be materially impaired by the structure, and the light and air of adjacent buildings shall not be affected adversely*

The intent and purpose of the penthouse regulations and the Zoning Regulations are not materially impaired by the requested relief. On the whole, the building will read as compliant, particularly on the street-facing north and east facades. The limited relief associated with the cooling towers is located at the southwest corner of the building, which is in the center of the square surrounded by other University uses; given that it adheres with the setback requirements and results in a lower enclosure, it will have less impact on light and air than a compliant structure. The canopy relief will also not adversely impact the requirements of the Regulations. Again, the canopy will generally not be visible except on the south façade, which is along a

narrow alley opposite another University building. The canopy is transparent and so its proposed height and setback relief has no appreciable impact on light and air.

IV. FURTHER PROCESSING REQUIREMENTS

A. *College or University which is an Academic Institution of Higher Learning*

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

B. *The Use is Located so that it is Not Likely to Become Objectionable to Neighboring Property*

For the reasons set forth below, the University's Project the Subject Property is not likely to become objectionable to neighboring property.

1. Noise

As discussed in detail during the Campus Plan/PUD process, activities within the Campus Plan boundaries are located and designed to minimize objectionable impacts on the neighboring community. In the Campus Plan/PUD Order, the Commission concluded that the University's student conduct initiatives intended to minimize noise generated by its student population were appropriate and effective in avoiding objectionable impacts due to noise. Order at 8-9 (FOF 34-35). As detailed in the attached Compliance Report, the University has continued to maintain and refine these measures to address these potential impacts. The proposed Project furthers these goals providing improved undergraduate student beds on campus and concentrating modern student housing within the Campus boundaries.

The proposed Project will not result in an increase in noise impacts. First, Thurston Hall is located at the eastern edge of the campus, away from the residential neighborhood. Its closest neighbors are office buildings and another University residence hall. Second, the proposed Project will "de-densify" the building and reduce the number of beds from approximately 1,080 beds to approximately 825 beds while increasing areas for student congregation and socialization within the building, which will reduce the impact of students both within the Project and

traveling to and from the Property. Third, the proposed exterior improvements will not result in an increase in noise. While the Project will create improved outdoor spaces in the courtyard, they are located within the center of the building, which minimizes their impact on other properties. The proposed penthouse space will be entirely internal; no outdoor occupiable space is proposed on the roof, which will ensure no noise impacts from the proposed penthouse addition.

2. Traffic

In the Campus Plan/PUD Order, the Commission concluded that the existing and future levels of service surrounding the Foggy Bottom Campus were acceptable and that the University would not impose objectionable traffic impacts provided it continued to implement transportation management measures. Order at 9-10 (FOF 39-42). As discussed herein and in the attached Exhibit K, the University has continued to maintain and supplement its TMP measures to minimize traffic impacts.

Consistent with the approved Campus Plan/PUD, the proposed Project will not impose objectionable traffic impacts. The Project will not contain any parking, consistent with the current plan. Overall, the Project will likely generate less trips by all modes given the reduction in student population. The reintroduction of the dining venue will generate few additional trips because the students who will use the facilities are anticipated to be building residents already located on the Property; even if other students were to use the dining venue they would be coming from other locations on Campus. The Project also includes secured bicycle storage and short-term bicycle parking adjacent to the building, which will help encourage this non-auto mode of transportation. Finally, the Project will maintain the existing loading berth in the private alley at the rear of the building, which will provide a space for off-street service and delivery activity.

3. Number of Students or Other Objectionable Conditions

As described by the Commission in the Campus Plan/PUD Order and reaffirmed in the Order on Remand, the Commission found that the Campus Plan would not create objectionable conditions due to the number of students. Here, the Project will ultimately not increase the student population, significantly alter the built campus, or otherwise change the campus populations in a way that will change the Commission's conclusion that the number of students associated with the Campus Plan does not create objectionable conditions. Specific to the Property, the Project will result in approximately 200 fewer beds within the residence hall, which will mean fewer students within the Project and traveling to and from the Property. Moreover, the Project will create meaningful areas for student socialization and congregation within the residence hall, ranging from the new outdoor terraces to the dining venue to the penthouse, as well as smaller lounge and study areas on each floor, which will provide students with inward-focused community-building spaces and reduce any external impacts.

C. Compliance with the Maximum Bulk Requirement

As demonstrated in the attached FAR Report in Exhibit G, upon completion of the proposed Project and all other developments pending Zoning Commission approval, the FAR for the residentially-zoned portions of the Campus will be 3.12, which is well within the permitted FAR of 3.69 approved in the First-Stage PUD.

D. Submission of a Plan for Developing the Campus as a Whole

The University's plan for developing the Campus as a whole, as required under Section 11-X DCMR § 101.8, was approved by the Zoning Commission in the Campus Plan/PUD Order, affirmed by the Court of Appeals, and re-affirmed by the Commission on remand with respect to the methodology for counting the number of students on the Foggy Bottom Campus. The approved Campus Plan includes details on buildings, parking, and loading facilities; screening,

signs, streets, and public utility facilities; athletic and other recreational facilities; and a description of all activities and of the capacity of all present and proposed development. The Project continues to provide residence and campus life uses on the Property at the heights and densities shown in the Campus Plan, and so it remains fully consistent with the approved Campus Plan.

E. Interim and Off-Campus Land Use

As noted above, the construction of the Project will require the complete shutdown of Thurston Hall for two academic years, which means that the 1,080 beds currently provided on the Property must be accommodated by other means. The University has developed a detailed Temporary Housing Plan to accommodate the shift in student population due to the temporary loss of beds at Thurston. The Temporary Housing Plan consists of the following elements:

- First-year students currently housed in Thurston Hall will be accommodated in other on-campus residence halls. So, too, will second-year students, ensuring that the University continues to comply with its Campus Plan commitment to house all first- and second-year students on campus. To ensure this commitment is met, the University has requested temporary relief from a condition of the 1959 E Street PUD, to allow second-year students to live in that residence hall. This relief is pending approval in Z.C. Case No. 01-17E.
- As a part of a separate strategic planning process, the University is implementing a voluntary reduction in the undergraduate student population. This reduction will commence this fall and continue during the renovation of Thurston in Fall 2020 and Fall 2021, which will reduce the number of beds that need to be replaced by at least 200.
- To meet the remaining bed needs, the University proposes to use The Aston at 1129 New Hampshire Avenue for approximately 250 beds limited to upper-class undergraduate students, and use the hotel at One Washington Circle to provide approximately 305 beds, again limited to upper-class undergraduate students. These uses will require temporary relief from a condition of the Campus Plan to allow off-campus beds to count toward the mandatory on-campus bed requirement, which is pending approval in Z.C. Case No. 06-11Q, and require temporary suspension of a condition of the related First-Stage PUD to allow undergraduate students in the Aston, which is pending approval in Z.C. Case No. 06-12Q.

- With the above temporary measures, the University will strive to continue to provide the number of beds required under the Campus Plan. While the University may fall short of its commitment to provide 1 bed for each full-time undergraduate over 8,000 students, it will nevertheless ensure that beds are provided for at least 70% of its full-time Foggy Bottom undergraduate population. Again, relief from this condition is pending before the Zoning Commission.

The University has requested that the Commission consider the Temporary Housing Plan applications together with this further processing request together at a single public hearing so that a complete overview of the University's plans can be presented in one hearing, and the process for considering the Applications can be streamlined moving forward.

F. Compliance with the Policies of the District Elements of the Comprehensive Plan

As discussed in detail in Section V below, this application complies with the policies and goals of the Comprehensive Plan.

G. The Proposed Buildings are within the Floor Area Limit for the Campus as a Whole

As discussed above, the Project will reduce the existing FAR for the Property by 0.6. As demonstrated in the attached FAR Report in Exhibit G, following the completion of the Project and all other developments pending Zoning Commission approval, the FAR for the residentially-zoned portions of the Campus will be 3.12, which is well within the permitted FAR.

H. Referral to the District of Columbia Office of Planning, District Department of Transportation, and the Department of Energy and Environment

The University has met with the D.C. Office of Planning and the District Department of Transportation regarding the Project and intends to meet with the Department of Energy and Environment prior to the public hearing. Additionally, the application will be referred to all three agencies for their review and report.

I. The Application is in Harmony with the General Purpose and Intent of the Zoning Regulations and Zoning Map

As detailed by the Project's compliance with all of the standards noted above, the application is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map. The Project's use, massing, and height are all within the matter-of-right limits in the MU-2 Zone District. Further, the Project is consistent with the Campus Plan/PUD approval where the entire Campus Plan/PUD was deemed in harmony with the regulations and map.

J. The Application will not tend to Adversely Affect the use of Neighboring Property

As detailed above, the Project will not tend to adversely affect the use of neighboring properties. This is particularly true because the Project will not change the use or the exterior footprint of Thurston. Additionally, the Project will actually result in a reduction in the total number of students living at the Property, which will lessen the Project's impact on surrounding properties. Further, the surrounding properties are either other University properties or office buildings, lessening the potential impact of the Project.

V. COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Project is consistent with and fosters numerous goals and policies in the Comprehensive Plan.

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

D.C. Code § 1-301.62 (2006). The Commission previously found that the Campus Plan/PUD was consistent with the Comprehensive Plan and would further the objectives and policies of the Plan including the land use, urban design, and preservation elements of the Plan, as well as the Ward 2 elements. See Order at 16-17 (FOF 68-69). The Project significantly advances these purposes by providing enhanced on-campus housing, promoting historic preservation, and furthering the social and economic development of the District through the continued improvement of the University.

A. *Land Use Maps*

The Property is located in the Institutional land use category on both the Future Land Use and Generalized Policy maps. The Framework Element provides guidelines for using the Future Land Use and Generalized Policy Maps. This Element states that the Future Land Use map should be interpreted “broadly” and that zoning for an area should be guided by the Future Land Use Map interpreted in conjunction with the text of the Plan. The Element states that, for institutional land, “change and infill can be expected on each campus consistent with campus plans,” 10 DCMR § 223.22, and changes should be “comparable in density or intensity to those

in the vicinity, unless otherwise stated in the Comprehensive Plan Area Elements or in an approved Campus Plan.” 10 DCMR § 226.1(h).

In its consideration of the Campus Plan/PUD, the Commission found that Campus built environment was compatible and consistent with the Institutional land use designation of the Campus and the character of the surrounding neighborhood. Here, the proposed renovation Project is consistent with the approved Campus Plan and is compatible with the nearby mix of high-density commercial, institutional, and residential uses.

B. Land Use Element

The Land Use element includes a series of policies applicable to institutional uses. It notes that these institutions make an important contribution to the District economy, with colleges and universities alone spending over \$1.5 billion annually and employing tens of thousands of workers. Policy LU-3.2.1 calls for support of ongoing efforts by District institutions to mitigate their traffic and parking impacts through the promotion of alternatives to driving such as bicycling and other transportation demand management measures. Policy LU-3.2.2 encourages large institutions such as universities to be corporate role models as they improve the physical environment through high-quality architecture and design and expanded use of sustainable building methods. The proposed Project will further the above goals and policies.

C. Other Citywide Elements

Implementation of the approved Foggy Bottom Campus Plan will continue to permit the University’s Foggy Bottom Campus to thrive and evolve, which furthers important policies and goals of the Education and Economic Development Elements of the Comprehensive Plan. Most notably, the Project furthers Educational Element goals for improved on-campus student

housing. See Policy EDU-3.3.4. Implementation of the approved Campus Plan through this Project is also consistent with Education Element policies that encourage University development through the campus plan process and attention to community issues and concerns. Policy EDU-3.3.2; EDU-3.3.3. Furthermore, the specific features of this Project implement the Education Element's call for good "corporate citizenship" by universities through commitments to high-quality design and inclusion of low-impact development features. See Policy EDU-3.2.2; see also Policy LU-3.2.2. The Project also includes measures intended to mitigate traffic and parking impacts including additional bicycle parking, which is supported by the Comprehensive Plan's Education Element. See Policy EDU-3.3.5.

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

The Project will also further other citywide elements of the Comprehensive Plan, including the Historic Preservation, Transportation, and Environmental Protection Elements.

- The Project furthers goals and policies of the Historic Preservation Element that call for the appropriate preservation of historic buildings, adaptive reuse of historic structures, and compatible new development that is suitable to the historic context. See Policy HP-2.4.4. The Project is not inconsistent with Policy HP-2.4.5, which calls for the protection of historic building integrity and compatible development in context, because the Project includes a revised berm more consistent with the surrounding public parking. As discussed above, the Project has been extensively discussed with HPO staff. Consistent with Action HP-2.4.A, the University will seek concept review of the Project design at HPRB's September meeting.
- Consistent with the policies of the Transportation Element, the Project reinforces the University's continued commitment to transit-oriented development anchored by the Foggy Bottom-GWU Metrorail station, as well as encouragement of transportation

demand management and pedestrian- and bicycle-related improvements. See T-2.2 – T-2.4; T-3.1 – T-3.2. In particular, this Project provides improvements to the pedestrian streetscape, short-term bicycle parking, and bicycle storage in the basement, thus fulfilling “action” items of the Comprehensive Plan. See Action T-2.2.C; Action T-2.3.A.

- The proposed Project incorporates many of the features called for in the Environmental Element, including approximately 785 square feet of green roof and 2,850 square feet of solar panels, as well as a commitment to at least LEED Silver Certification. See Policies E-3.1.1 to E-3.1.3. In particular, the Plan recommends that provisions for energy efficiency be considered with respect to planning and zoning standards. See E-2.2.5.

Finally, the Campus Plan is consistent with the Near Northwest Area Element. Most

importantly, the Project will provide quality on-campus beds that will attract students on the

Foggy Bottom campus, consistent with Policy NNW-2.5.2.

VI. CAMPUS PLAN APPLICATION REQUIREMENTS

This application satisfies all of the filing requirements of 11-Z DCMR § 302.10, as detailed below:

- a) Application Form: Attached as Exhibit A is the completed application form.
- b) Surveyor's Plat: Attached as Exhibit C is a certified surveyor's plat.
- c) Facilities Plan: This Statement and the Plan include all details regarding the existing conditions at the Property and the proposed conditions resulting from the Project. Attached as Exhibit G is the FAR Report for the University after the Project's completion.
- d) Student Count: The current student counts are set forth in the most recent Compliance Report, which is attached as Exhibit H.
- e) Employee Count: The current employee count for the University is set forth in the most recent Compliance Report, which is attached as Exhibit H.
- f) Neighborhood Context: As detailed in Section IV above, the Project has limited impacts on the Foggy Bottom and West End neighborhood given its location at the periphery of the Campus adjacent to the commercial core. Potential noise, traffic, and student impacts, including those tied to the Project's improved outdoor spaces, are identified and addressed herein. As detailed in Exhibit L, the University has commenced significant community outreach regarding the Project.
- g) Comprehensive Accessibility: The University has engaged with DDOT to outline the scope of the transportation report that will be required to evaluate the Project's limited transportation impacts. Prior to the public hearing, the University will file a Transportation Report and will coordinate with DDOT regarding the Project.
- h) Conservation: As detailed in this Statement, the Project was designed to respect the surrounding historic context and includes meaningful sustainability measures. The Project will also undergo HPRB, CFA, and public space review to ensure conservation.
- i) Landscape/Open Space: As detailed in this Statement, the Project includes improvements to the public parking including vegetation. Additionally, the courtyard provides open space for students at the University.
- j) Streetscape Treatment: As detailed in this Statement and in the Plans, the Project includes improvements to the streetscape which will go through the public space approval process as well.

- k) Campus Programs: The Project does not impact the Campus programs previously identified in the approved Campus Plan. The Project provides residential and campus life uses consistent with the Campus Plan for the Property.
- l) DC Public School Students: The number of DC public school students enrolled in classes at the University are identified in the Compliance Report.
- m) Property Owner List: Attached as Exhibit D is the property owner list.
- n) Other Information: All other information regarding the Project is included in this Statement, the Plans, and related exhibits included.

In addition, even though this is not a development site subject to the requirements of the First-Stage PUD for the Campus, the University has included all of the information required in connection with second-stage PUDs in the interest of consistency and transparency.

VII. CONCLUSION

For the foregoing reasons, the University submits that the enclosed application meets the standards of Subtitle X, Chapter 1 and Subtitle Z, Chapter 3 of the Zoning Regulations; is unlikely to become objectionable to neighboring property because of noise, traffic, parking, number of students, or other objectionable conditions; is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps; and will not tend to affect adversely the use of neighboring property. Therefore, the further processing application should be approved and adopted by the Zoning Commission.

Accordingly, the University respectfully requests that the Zoning Commission schedule a public hearing at the earliest possible date for this application coordinated with the two Modification applications referenced herein.

Respectfully submitted,

GOULSTON & STORRS, PC

_____/s/_____

David M. Avitabile

_____/s/_____

Meghan Hottel-Cox

Date: August 19, 2019

EXHIBIT A



BEFORE THE ZONING COMMISSION
FOR THE DISTRICT OF COLUMBIA



FORM 100 – APPLICATION SIGNATURE PAGE

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

PUD: 1st Stage 2nd Stage Consolidated

Modification: Minor Consequence Significance

Map Amendment

Design Review

Campus Plan

Time Extension

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

Owner's Name: David M. Avitabile, on behalf of The George Washington University

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

Owner's Signature: *David Avitabile/mehc*

Date: 8/12/19

Owner's Name:

Owner's Address:

Owner's Signature:

Date:

Owner's Name:

Owner's Address:

Owner's Signature:

Date:

Owner's Name:

Owner's Address:

Owner's Signature:

Date:

Owner's Name:

Owner's Address:

Owner's Signature:

Date:

Owner's Name:

Owner's Address:

Owner's Signature:

Date:

Owner's Name:

Owner's Address:

Owner's Signature:

Date:

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

EXHIBIT B

July 10, 2019

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

Re: George Washington University – Thurston Hall Renovations and Related Modifications to the Campus Plan / PUD and 1959 E Street PUD Applications to the Zoning Commission for Approval – Letter of Authorization

Honorable Members of the Commission:

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

Respectfully Submitted,



Alicia Knight
Senior Associate Vice President for Operations
The George Washington University

EXHIBIT C

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., April 26, 2019

Plat for Building Permit of: SQUARE 122 LOT 825

Scale: 1 inch = 40 feet

Recorded in Book A & T Page 1742

Receipt No. 19-04544 Drawn by: L.E.S.

Furnished to: DIANA HERNDON

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

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

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

I also hereby certify that:

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

Plats issued by the Office of the Surveyor will be valid for a period of two years from the date of issuance.

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

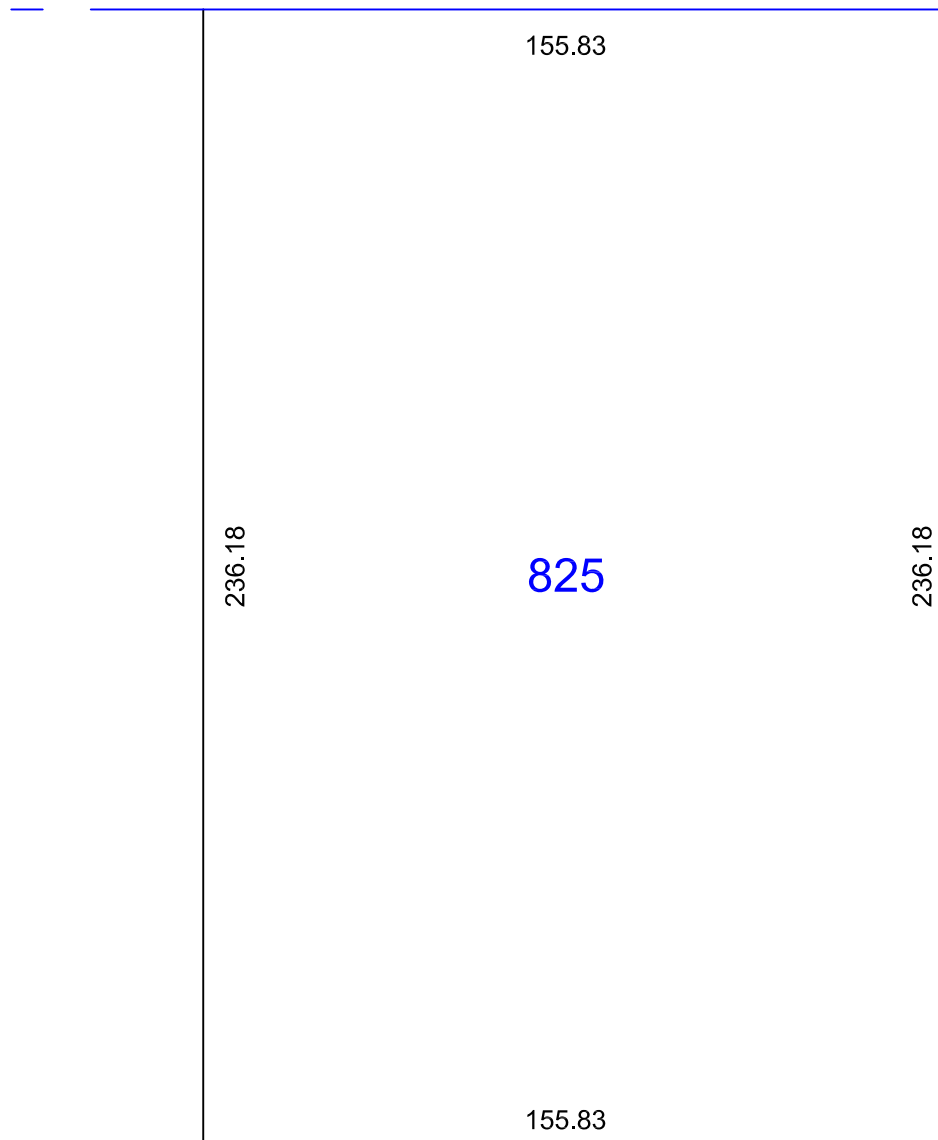
Signature: _____ Date: _____

Printed Name: _____ Relationship to Lot Owner: _____

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

Surveyor, D.C.

F STREET, N.W.



SCALE: 1:40

EXHIBIT D

NAME AND MAILING ADDRESS OF THE OWNERS OF ALL PROPERTY WITHIN 200
FEET IN ALL DIRECTIONS FROM ALL BOUNDARIES OF THE PROPERTY INVOLVED
IN THE APPLICATION
[GWU – THURSTON]

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
121	820	600 19 th Street NW	International Bank for Reconstruction & Development 1818 H Street NW Washington DC 20433-0001
122	25	515 20 th Street NW	All States Hotel Company LLC 1666 K Street NW, Suite 430 Washington DC 20006-1223
142	25	601 19 th Street NW	Organization of American States (OAS) 1889 F Street NW Washington DC 20006-4400
143	800	1803-1811 E Street NW	Mr. Peter May National Park Service United States of America 1100 Ohio Drive SW Washington DC 20242 ANC 2A c/o West End Library 2301 L Street NW Washington DC 20037 Foggy Bottom Association Marina Streznewski, President 904 New Hampshire Avenue NW Washington DC 20037 West End Citizens Association c/o Barbara Kahlow 800 25 th Street NW Washington DC 20037

EXHIBIT E

EXHIBIT E

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Further Processing Application for the George Washington University (the “University”) was mailed to Advisory Neighborhood Commission (“ANC”) 2A and to the owners of all property within 200 feet of the perimeter of the Subject Property (hereinafter defined) on April 19, 2019, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Section 300.7. The Notice of Intent was sent to all owners within 200 feet of the Property.

The University has commenced extensive community outreach regarding the proposed renovation of Thurston Hall. In addition to the outreach focused on the Temporary Housing Plan outlined in 06-11Q and 06-12Q, the University made presentations about the Thurston renovation plans at the following meetings, including the following ANC meetings bolded below:

- Campus Plan Advisory Committee (CPAC) – Presentation regarding Thurston Hall Renovations – June 17, 2019
- **ANC 2A July Meeting – Presentation regarding Thurston renovations and Further Processing – July 17, 2019**

The University also met with the Office of Planning, the Commission of Fine Arts, and the Historic Preservation Office in March 2019, April 2019, and July 2019.

As a result of these meetings, the University has revised its plans for the Thurston renovation. This includes:

- Simplifying the roof structure plans;
- Including additional green space in the public parking area;
- Adding short term bicycle parking;
- Revising the canopy to not overhang the rear of the building; and
- Refining the “notch” design to better incorporate with the building facade.

The University will continue to consider and address comments from the community and agencies.

/s/
David M. Avitabile

NOTICE OF INTENT TO FILE A ZONING APPLICATION
APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR
MODIFICATION TO CONDITIONS OF AN APPROVED CAMPUS PLAN AND FIRST-
STAGE PUD IN Z.C. ORDER NO. 06-11/06-12 AND
FURTHER PROCESSING APPROVAL AND RELATED RELIEF

APRIL 19, 2019

The George Washington University (“University”) gives notice of its intent to file applications for (1) approval of modifications to the approved conditions of its 2007 Foggy Bottom Campus Plan and related First-Stage PUD (“Campus Plan / PUD”) for its Foggy Bottom campus “Campus”) and (2) further processing approval and related relief for the renovation of Thurston Hall.¹ The proposed modifications relate to the conditions of the approved Campus Plan / PUD as a whole, and accordingly the entire Campus is the subject of the modification application. Thurston Hall, an undergraduate residence hall that currently provides approximately 1,080 beds for first-year students, is located at 1900 F Street NW and is known as Square 122, Lot 825 (“Property”). The Property is improved with a 9-story residence hall that contains approximately 183,194 square feet of gross floor area (6.64 FAR) and occupies approximately 20,443 square feet of building area (74%). The Property consists of approximately 27,600 square feet, or approximately 0.63 acres, of land area.

The Campus is located in a number of zone districts, including the RA-4, RA-5, MU-2, and MU-9 Zone Districts; through the Campus Plan / PUD, certain sites have been rezoned to the MU-9 and MU-30 Zone Districts. The Campus is located in the Institutional and High Density Commercial Land Use categories on the Future Land Use Map of the District of Columbia Comprehensive Plan (“FLUM”). The Property is located in the MU-2 Zone District and the Institutional Use Category on the FLUM.

The University proposes to renovate Thurston Hall and anticipates the renovation will take up to two years. During renovation, approximately 1,080 beds will be removed from the University’s undergraduate housing supply. Accordingly, the University has developed a Temporary Housing Plan to accommodate students during this period, which, in addition to utilizing a limited number of available beds in existing on-campus residential buildings, is outlined below:

- The University will provide approximately 250 undergraduate beds for third-year and fourth-year students in The Aston, located at 1129 New Hampshire Avenue, NW.

¹ The University will file two applications: one for the Campus Plan modifications required to implement the Temporary Housing Plan and one for the Thurston Hall further processing approvals.

(This will require relief from Condition P-8(b) of the Campus Plan / PUD, which otherwise does not permit undergraduates at The Aston.)

- The University will secure housing for approximately 300 third-year and fourth-year undergraduate students in hotel rooms at the One Washington Circle hotel, located at 1 Washington Circle, NW.
- The University will house second-year students in the residence hall located at 1959 E Street NW. (This will require a modification of Condition 8 of Z.C. Order No. 746-C.)
- The University will seek to reduce the on-campus bed requirement to 70% of its full-time Foggy Bottom undergraduate population, inclusive of beds provided at The Aston and One Washington Circle. (This will require a modification of Condition C-6 of the Campus Plan / PUD.)

As noted, some components of the Temporary Housing Plan will require temporary relief from the requirements of the Campus Plan / PUD or other zoning approvals. The relief described above is requested only during the two-year period during which Thurston will be renovated (academic year Fall 2020 – Spring 2021, and Fall 2021 – Spring 2022). Beginning in Fall 2022, the above relief will terminate, and the associated conditions will return to effect.

Concurrent with approval of the Temporary Housing Plan, the University will also seek further processing approval under the 2007 Campus Plan for proposed alterations to Thurston Hall. The proposed renovations are designed to improve the student experience and include (1) an overhead canopy to partially enclose the courtyard and permit three-season use and (2) habitable penthouse space containing communal gathering spaces (“Project”).² In connection with further processing approval, relief from the lot occupancy requirements is sought to permit the enclosure over the courtyard. Following the completion of the proposed renovations, Thurston will provide approximately 825 beds. Thurston Hall will remain a height of 87 feet and have a gross floor area of approximately 179,572 square feet (for a floor area ratio of 6.51). The renovated Thurston will have a lot occupancy of approximately 85% with the enclosure, though the base footprint of each floor of the building will be approximately 75%, which is within the 80% lot occupancy limit in the MU-2 Zone. Loading access will continue to be provided from 19th Street NW. The proposed use, height, and density are all consistent with the approved Campus Plan.

Representatives of the University have engaged the leaders of Advisory Neighborhood Commission (“ANC”) 2A, the West End Citizens Association (“WECA”), and the Foggy

² Because the Thurston Hall project is a renovation that does not increase the gross floor area of the existing building, a second-stage PUD is not required.

Bottom Association (“FBA”) in initial discussions regarding the Temporary Housing Plan and the Project. To this end, the Temporary Housing Plan and the Project were introduced at the Campus Plan Advisory Committee (“CPAC”) meeting on March 18, 2019 and at a regularly-scheduled ANC 2A meeting on March 20, 2019. Pursuant to Subtitle Z, Section 300.9 and 302.8, the University will present the proposed modification and further processing applications to ANC 2A at an upcoming public meeting. The University is available to discuss the proposed applications with all interested groups and individuals.

The applications will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapters 1 and 3, and Subtitle Z, Sections 300.1, 302.1 and 704.1 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended), not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Sections 300.7 and 302.6 of the Zoning Regulations. The architect for the Project is VMDO Architects. The land use counsel is Goulston and Storrs. If you require additional information regarding the applications, please contact David Avitabile at davitabile@goulstonstorrs.com or 202-721-1137.

EXHIBIT F

Facilities Analysis

Domestic Water Demand

The proposed Project will renovate an existing building with approximately 188,000 square feet of gross floor area. Domestic water demand is expected to decrease given the reduction from 1,080 beds to approximately 825-850 beds. Water demand is expected to be met through existing services. This service consists of 4" water main to the building, which shall be equipped with dual backflow preventers inside the building. Domestic water booster pumps will be provided to supply a minimum of 30 psi at the upper most recent flush valve located in the building.

Fire Service Demand

Fire Service Demand is expected to be met based on existing conditions at the Property, which include a 8-inch fire service entrance pipe connecting to the main at 19th street. This pipe is sufficient based on the sizing requirements of NFPA-13 and NFPA-14 with a velocity of not more than 15 fps. The flow capacity will be based on the supply demand of the most hydraulically remote sprinkler zone plus inside/outside hose stream demands. For standpipe systems, fire service sizing criteria shall be based on the flow demand of the fire pump capacity at 150% rating, for testing in compliance with NFPA-25. Piping shall be sized to provide at least 10-psig net positive suction head pressure at the full demand.

Sanitary Sewer Demand

A sanitary waste and vent system will be provided for all domestic fixtures in the building. Plumbing fixtures will be drained by gravity through conventional soil, waste and vent stacks, building drains and building sewers to the street sewer. A sewage ejector pump located in mechanical room in the basement, will lift up the waste from the basement level and drain it to the main sanitary pipe that is routed under the slab at the first level. All fixtures will be trapped and vented to atmosphere. Vents will be extended through the roof.

The sanitary waste system will be designed to maintain a minimum slope of 1/8" per foot throughout the system. The main sanitary pipe discharged from the building will be minimum of 6" and sized based on calculating by the total number of fixture units as determined by the local plumbing code. Building sanitary mains will extend from the building to the site sanitary mains. All design and installation will be in accordance with the International Plumbing Code and will be coordinated with the D.C. Water.

Stormwater Management

Consistent with DOEE's requirements, the stormwater management system for the Project will be designed to hold 1.2" of rainfall from the impervious areas of the site. The proposed BMP will be a rainwater harvesting utilizing a cistern for cooling tower make-up to meet DOEE stormwater management requirements.

Solid Waste Services

Solid waste and recycling materials generated by the Project will be collected by a private trash collection contractor.

Electrical Services

Primary electric service will be derived from PEPCO grid located at 19th Street NW and PEPCO will utilize the existing transformer to generate 480/277V secondary building utilization voltage. The electrical contractor shall utilize the existing underground vault per PEPCO standards to house the transformers and bushole. The primary system service capacity will be designed to serve the calculated connected load of the facility. PEPCO will provide primary distribution transformers and make termination at primary side of transformer at a charge to the Owner. Feeders from secondary of PEPCO transformer will be installed through underground ductbanks from transformer vaults into the basement level electrical space. The feeders will be terminated at the main service entrance rated switchboard, with a capacity of 3000A (Residence Hall).

All electrical systems will be designed to comply with the D.C. Energy Code. The transformer vaults and underground ductbanks will be installed in accordance with PEPCO's design guidelines.

Energy Conservation

The Project will be constructed in full compliance with Article 24 (Energy Conservation) of the D.C. Building Code. Conformance to code standards will minimize the amounts of energy needed for the heat, ventilation, hot water, electrical distribution, and lighting systems contained in the structure. The building will have high efficiency chillers. The HVAC system strategy is to reduce the overall airflow required and thereby the total energy consumed by the building. The ventilation system will employ CO₂ sensors to regulate the outside air brought into the building. Similarly, high efficiency electrical system components will be provided. A daylight control system will be provided to minimize the use of electrical lighting when ambient light is available for illumination. A monitoring system will be provided for utilities for the building.

The Project will also include 4,000 square feet of photovoltaic cells, which are expected to produce 35 kW of energy, representing < 1% of the Project's energy needs.

Erosion Control

Sediment and erosion control will be implemented during excavation and during construction per the District Department of Environment standards and specifications. Tree protection, inlet protection, dust control and construction entrance are the methods being use for this Project.

Transportation Demand

The Project will not have an adverse impact on the facilities that it will rely on for service, largely because there will be a decreased number of trips to and from the Property due to the decreased bed count. The Foggy Bottom-GWU Metrorail station as well as numerous Metrobus lines—and the DC Circulator—all service the Foggy Bottom Campus, and it is expected that students, faculty, staff, and visitors will continue to utilize public transit. The Project will also improve the Campus' bicycle facilities through the provision of new long-term and short-term bicycle storage, which will promote the expanded use of cycling.

EXHIBIT G

FAR Report

Existing FAR (August 2019)						R-5-D/E			C-3-C		SP-2		PUD		Total Campus			
Square	Lot	Building Name	Street Number	Description		Land Area	GFA	FAR	Land Area	GFA	Land Area	GFA	Land Area	GFA	Land Area	GFA	FAR	
101	58	2000 Penn. Ave NW	2000-2040 Penn. Ave NW	Correction to GFA (as part of 2019 ZC filing)														
79	64	Gelman Library	2140 H Street, NW	Reconfiguration of entry (GFA approved by ZA)			147											
101	63	2013 H Street, NW	2013 H Street, NW	Acquisition					5,373	29,252								
41	40	Ross Hall Stair Tower		New construction (GFA approved by ZA)			3,094											
101	839	Lindy's Red Lion	2140 I Street, NW	Acquisition							875	1,490						
Total Modifications						-223,557	-392,402		36,421	559,808	-29,369	-209,335	242,146		1,613,052			
--	--	Foggy Bottom Campus		Existing FAR (August 2019)		1,236,712	3,880,692	3	169,557	1,420,190	46,970	271,175	242,146		1,613,052	1,695,385	7,185,109	4

Proposed FAR Under Development						R-5-D/E			C-3-C/C-4		SP-2		PUD		Total Campus			
Square	Lot	Building Name	Street Number	Description		Land Area	GFA	FAR	Land Area	GFA	Land Area	GFA	Land Area	GFA	Land Area	GFA	FAR	
42	820,840	GW Leased Space at GW Hillel	2300 H Street NW	Proposed Campus Plan Minor Modification			6,750											
75	TBD	2100 Penn Redevelopment	2100 Pennsylvania Avenue NW	Subdivision, Proposed PUD Site					50,780	449,401								
	50	2100 Penn (Existing)	2100 Pennsylvania Avenue NW	Subdivision, Demolition					-39,718	-259,997								
	51	Rice Hall	2121 I Street NW	Subdivision, Demolition														
Total Modifications						-11,062	-63,700											
Total Campus						1,225,650	3,823,742	3.12	180,619	1,609,594	46,970	271,175	242,146		1,613,052	1,695,385	7,317,563	4.32

Proposed FAR Upon Completion of 1900 F Street, NW						R-5-D/E			C-3-C/C-4		SP-2		PUD		Total Campus			
Square	Lot	Building Name	Street Number	Description		Land Area	GFA	FAR	Land Area	GFA	Land Area	GFA	Land Area	GFA	Land Area	GFA	FAR	
122	825	Thurston Hall	1900 F Street, NW	Adjustment to Existing Conditions								7,236						
122	825	Thurston Hall	1900 F Street, NW	Proposed Further Processing Application								-3,641						
Net Modifications						0	0	0	0	0	0	3,595	0		0	0	0	
Total Modifications Including Previously Proposed Projects						-11,062	-66,950	0	11,062	189,404	0	-3,695	0		0	0	0	0
Total Campus						1,225,650	3,823,742	3.12	180,619	1,609,594	46,970	274,770	242,146		1,613,052	1,695,385	7,321,158	4.32

Notes
 *This set of numbers consolidates all actions on Square 75 that were previously shown separately, including adjustment to existing conditions per civil survey

EXHIBIT H

**THE GEORGE
WASHINGTON
UNIVERSITY**

WASHINGTON, DC

**Foggy Bottom Campus Plan Interim Compliance Report
Foggy Bottom Campus Plan (2007)
Zoning Commission Case Nos. 06-11 and 06-12
(as outlined in Condition C-16)**

The George Washington University

April 15, 2019

**Foggy Bottom Campus Plan Interim Compliance Report
Foggy Bottom Campus Plan (2007)
(as outlined in Condition C-16)
April 15, 2019**

Table of Contents

Compliance Report (by Condition):

Condition C-4:	Foggy Bottom Campus Student Population	3
Condition C-5:	Foggy Bottom Campus Faculty & Staff Population	5
Condition C-6:	On-Campus Undergraduate Student Housing	6

Attachments

- Attachment A: Methodology for Calculation of Foggy Bottom Campus Student Populations**
- Attachment B: Audit Report dated January 16, 2019, by Walker & Company, LLP**
- Attachment C: Methodology for Calculation of Foggy Bottom Campus Faculty & Staff Populations**
- Attachment D: Methodology Supporting Undergraduate Student Housing Numbers**

Condition C-4: Foggy Bottom Campus Student Population

Condition:

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

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

Note that students taking all of their courses at the Corcoran are not specifically deducted from this number as they are not included in the “Foggy Bottom/Mount Vernon Campus Total Student Body” by virtue of their courses not being located on the Foggy Bottom or Mount Vernon Campuses.¹
 - ii. **“Foggy Bottom student full-time equivalent”** shall be determined by assigning a fraction to part-time students included in the Foggy Bottom student headcount number based on the number of credits they are taking compared to a full-time course load and adding the number of full-time students. Currently, the full-time course load for undergraduates is 12 credits, and the full-time course load for graduate and professional students is 9 credits. Formulas for determining full-time equivalents may change over the term of the proposed Foggy Bottom Campus Plan depending on program requirements or the restructuring of the academic calendar.
- b. An audit of the Foggy Bottom student headcount and Foggy Bottom student full-time equivalent reported pursuant to Condition C-15 herein shall be conducted in a manner and by a firm previously approved by the Zoning Administrator and reported to the Advisory Committee. The audit shall be completed by January 10 of the year following each report submitted pursuant to Condition C-15 herein.
- c. Compliance with this condition shall be based upon the data reported for the most recent semester in either the Foggy Bottom Campus Plan Compliance Report required in Condition C-15 or in the Interim Foggy Bottom Campus Plan Compliance Report required by Condition C-16.

GW Response:

	Fall 2018 ²	Spring 2019 ³
Foggy Bottom Student Headcount	18,043	17,390
Foggy Bottom Student Full-Time Equivalent (FTE)	16,302	15,322

Notes:

Note 1 - Language that is underscored represents new text that was approved on May 4, 2015 per Zoning Commission Case no. 06-11N.

Note 2 - Data as of the GW census date, October 6, 2018.

Note 3 - Data as of the GW census date, February 23, 2019.

For the methodology for calculation of Foggy Bottom campus student populations see Attachment A.

For a copy of the audit of Fall 2018 Foggy Bottom campus student population called for in Condition C-4b, see Attachment B.

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

Condition:

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

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

GW Response:

	Fall 2018 ¹	Spring 2019 ²
Foggy Bottom Faculty & Staff Headcount	6,601	6,700
Foggy Bottom Faculty & Staff Full-Time Equivalent (FTE)	5,292	5,316

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

Notes:

Note 1 - Data as of the GW census date, October 6, 2018.

Note 2 - Data as of the GW census date, February 23, 2019.

Condition C-6: On-Campus Undergraduate Student Housing

Condition:

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

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

GW Response:

	Fall 2018 ¹	Spring 2019 ²
Full-Time Foggy Bottom Undergraduate Students	9,275	8,360
On-Campus Beds Available to Full-Time Foggy Bottom Undergraduates³	7,073	7,073
On-Campus Beds Occupied by Full-Time Foggy Bottom Undergraduates⁴	6,648	6,345

University-Supplied Off-Campus Beds WITHIN the FB/WE Area⁵	257	257
University-Supplied Off-Campus Beds WITHIN the FB/WE Area Occupied by FT Foggy Bottom Undergraduates	16 ⁶	0
University-Supplied Off-Campus Beds OUTSIDE the Foggy Bottom/West End Area	0	0
University-Supplied Off-Campus Beds OUTSIDE the Foggy Bottom/West End Area Occupied by FT Foggy Bottom Undergraduates	0	0

For the methodology supporting undergraduate student housing numbers see Attachment D.

Notes:

Note 1 - Data as of the GW census date, October 6, 2018.

Note 2 - Data as of the GW census date, February 23, 2019.

Note 3 – Based on the number of full-time Foggy Bottom Undergraduate Students, GW was required to make available to full-time Foggy Bottom Undergraduates 6,875 beds in Fall 2018 and 5,960 beds in Spring 2019.

Note 4 – GW housed 53 part time undergraduates in Foggy Bottom residence halls in Spring 2019. These students are not included in the full-time GW bed counts as they are taking less than 12 credits. These students are typically completing their last semester at GW, are exchange students, or students with medical or personal conditions that preclude full time attendance during a given semester.

Note 5 – Of the university supplied off-campus beds within the Foggy Bottom/West End area. Zero (0) beds were available to undergraduate students in Spring 2019. The remaining beds were made available to GW graduate students.

Note 6 – A significant water leak at Guthridge Hall (an on-campus residence hall) required GW to immediately re-house 16 students to the Aston (off-campus housing) for the remainder of the Fall 2018 term. Notices of this emergency action were shared with ANC2A and the DC Zoning Administrator. The remaining beds were made available to GW graduate students.

**Foggy Bottom Campus Plan Interim Compliance Report
April 15, 2019**

**Foggy Bottom Campus Plan Interim Compliance Report
Foggy Bottom Campus Plan (2007)
(as outlined in Condition C-16)
April 15, 2019**

ATTACHMENTS

ATTACHMENT A – Methodology for Calculation of Student Populations

Foggy Bottom Student Headcount

	Fall 2018 ¹	Spring 2019 ²
Foggy Bottom/Mount Vernon Campus Total Student Body	19,695	19,174
Sum (plus):		
Foggy Bottom resident undergraduate students that take zero credits on the Foggy Bottom Campus	6	19
Foggy Bottom resident graduate students that take zero credits on the Foggy Bottom Campus	14	8
Less (minus):		
Study Abroad Students	393	535
Continuous Enrollment Students	280	303
Students that reside at the Mount Vernon Campus	677	671
Students that take all courses at the Mount Vernon Campus	68	68
Foggy Bottom faculty and staff accounted for under condition C-5 who are also enrolled in one or more courses at the Foggy Bottom campus.	225	207
School Without Walls students	29	27
Foggy Bottom student headcount	18,043	17,390

Foggy Bottom Student Full-Time Equivalent

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

Fall 2018 Foggy Bottom Student Full Time Equivalent (FTE) – 16,302

Spring 2019 Foggy Bottom Student Full Time Equivalent (FTE) – 15,322

Notes:

Note 1 - Data as of the GW census date, October 6, 2018.

Note 2 - Data as of the GW census date, February 23, 2019.

Note 3 – Per updated C-4 language approved by Zoning Commission Order No. 06-11N, C-4, Corcoran students who reside in on-campus beds on the Foggy Bottom Campus shall each be counted toward the Foggy Bottom student headcount. Note that students taking all of their courses at the Corcoran are not specifically deducted from this number as they are not included in the “Foggy Bottom/Mount Vernon Campus Total Student Body” by virtue of their courses not being located on the Foggy Bottom or Mount Vernon campuses.

Foggy Bottom Campus Plan Interim Compliance Report
April 15, 2019

ATTACHMENT B – Audit Report dated January 16, 2019 by Walker & Company, LLP

THE GEORGE WASHINGTON UNIVERSITY

FALL 2018 CENSUS DATA

and

Independent Accountant's Report



Walker & Co., LLP

Assurance, Business and Advisory Services

THE GEORGE WASHINGTON UNIVERSITY

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Walker & Company, LLP
Assurance, Business and Advisory Services

Independent Accountant's Report

Zoning Administrator
Department of Consumer and Regulatory Affairs
Government of the District of Columbia

We have examined the Fall 2018 Census Data submitted by The George Washington University (GW) to the District of Columbia Office of the Zoning Administrator in November, 2018. GW is responsible for the census data. Our responsibility is to express an opinion based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence supporting the classification of students in the enrollment methodology used by GW to report on compliance with the 2007 Foggy Bottom Campus Plan Zoning Order, dated October 26, 2007 and modified on May 4, 2015 (the "Zoning Order") and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion.

In our opinion, the Census Data referred to above presents, in all material respects, the "Foggy Bottom Student Head Count" and "Foggy Bottom Full-Time Equivalent" as defined in the Zoning Order, based on the enrollment methodology described in Note 2. This report is intended solely for the information use of The George Washington University and the District of Columbia Office of the Zoning Administrator and is not intended to be and should not be used by anyone other than these specified parties.

Walker & Co., LLP

January 16, 2019

**The George Washington University (GW) Census Data
Determination of Foggy Bottom Total Student Body Head Count
for Fall 2018**

Total GW Student Body Head Count	28,172
Less: Students not enrolled in courses at either the Foggy Bottom or Mount Vernon campuses and not in GW Housing	8,457
Foggy Bottom/ Mount Vernon Total Student Body Head Count	19,715
Less: Study Abroad Students	393
Continuous Enrollment Students	280
Students residing at the Mount Vernon Campus	677
Students taking all courses at the Mount Vernon Campus	68
School Without Walls	29
Foggy Bottom faculty and staff enrolled in one or more courses at the Foggy Bottom Campus who are already included in counts for faculty and staff.	225
Foggy Bottom Total Student Body Head Count	18,043
Foggy Bottom Total Student Body Full-Time Equivalents	16,302

See notes to census data and independent accountant's report.

THE GEORGE WASHINGTON UNIVERSITY
NOTES TO CENSUS DATA
Fall 2018

NOTE 1 BACKGROUND

The George Washington University (GW or University) has agreed to certain limits on various categories of student enrollment in connection with the request for zoning variances for its various real estate projects. These limits are carefully defined in the GW Zoning Order. This Zoning Order also outlines the manner in which the students are to be counted in categories on which limits have been placed. The provisions of the Zoning Orders are monitored by the Zoning Administrator for the District of Columbia.

NOTE 2 ENROLLMENT METHODOLOGY

The George Washington University defines the Total GW Student Body Head Count as all students, full-time and part-time, undergraduate, graduate and non-degree, enrolled in a creditable course at GW at the Foggy Bottom Campus, the Mount Vernon Campus, the Virginia Campus and other locations or via distance education. This total is reported to the U.S. Department of Education (Education) through the Integrated Post-Secondary Education Data System (IPEDS), the standard reporting mechanism for institutions of higher education within the United States. IPEDS defines parameters for including or excluding students from the official student enrollment counts.

GW derives the On Campus (Foggy Bottom/Mount Vernon) Total Student Body Head Count by subtracting from the Total GW Student Body Head Count students not enrolled in courses at the Foggy Bottom or Mount Vernon campuses. Campus location is determined by the geographic designation for each course in which a student is enrolled.

GW derives the Foggy Bottom Total Student Body Head Count (the Head Count), consistent with Condition C-4(i) of the Foggy Bottom Campus Plan Zoning Order dated October 26, 2007 (the Zoning Order), by subtracting from On Campus Total Student Body Head Count (i) students enrolled in study programs outside of the United States for the semester (“Study Abroad”), (ii) students taking no courses who are enrolled for administrative purposes allowing the student to maintain good standing for graduation (“Continuous Enrollment”), (iii) students residing at the Mount Vernon Campus, (iv) students taking courses only at the Mount Vernon Campus, and (v) Foggy Bottom faculty and staff accounted for under a separate section of the Zoning Order, condition C-5, who are also enrolled in one or more courses at the Foggy Bottom Campus.

GW derives the Foggy Bottom Total Student Body Full Time Equivalent, consistent with the Zoning Order, by counting students included in the Foggy Bottom Total Student Body Head Count once for each full-time student and as a fraction of full-time for a part-time student. The part-time student fraction is

See independent accountant’s report

THE GEORGE WASHINGTON UNIVERSITY
NOTES TO CENSUS DATA
 Fall 2018

NOTE 2 ENROLLMENT METHODOLOGY (Continued)

based on the number of credit hours constituting a full-time program for each classification of students. For undergraduates and non-degree students, a full-time program is 12 credit hours (thus a student taking 6 credit hours is counted as 0.5 FTE). For graduate students, a full-time program is 9 credit hours. For first professionals in the Law School, a full-time program is 12 credit hours.

All first professional students in the School of Medicine and Health Sciences (MD candidates) are considered full-time.

Students enrolled at GW and included in the Total GW Student Body Head Count reported through IPEDS are tracked among the elements contained in the Banner system, GW's enterprise-wide database application from which the census data was drawn. Attendees of any seminars and conferences not enrolled in a GW course are not maintained in the database and not reported to Education because they are not included in the IPEDS definition of students enrolled in creditable courses.

There were no counts available for such attendees and they are thus excluded from the census data presented here and in the semi-annual reports to the Office of the Zoning Administrator.

NOTE 3 DEFINITIONS

Student	An individual enrolled at GW as either an undergraduate, graduate, first professional (JD's and MD's), or persons enrolled in creditable courses offered by GW (e.g., foreign exchange and other non-degree students).
Enrollment	Students registered in at least one creditable course at GW are considered enrolled at GW.
Full Time Equivalent (FTE)	The number of full-time students (undergraduate, graduate, first professional and non-degree) and the total credit hours taken by part-time (including continuing research) students in each category divided by the relevant credit hours to be considered full-time (9 for graduate students and 12 for all others). All MD students are considered full-time.

See independent accountant's report

THE GEORGE WASHINGTON UNIVERSITY
NOTES TO CENSUS DATA
 Fall 2018

NOTE 3 DEFINITIONS (Continued)

Study Abroad	Students studying outside of the United States during the 2018 Fall Semester registering and paying full tuition for credit courses through GW. These students are considered to be in affiliated programs and included in the students reported to Education. Students studying abroad in non-GW programs paying only nominal fees to GW are considered to be in unaffiliated study abroad programs and are excluded from the total student body under the IPEDS definition.
School Without Walls	The School Without Walls (SWW) is a District of Columbia public high school located on District-owned property within the boundaries of GW’s Foggy Bottom Campus. Under a long-standing relationship between GW and SWW, students from the high school are permitted to take courses at GW. SWW students taking such courses are included in the data reported to the US Department of Education and the Total GW Student Body Head Count. However, these students are excluded from Foggy Bottom Total Student Body Head Count as reported under the Zoning Order since the SWW is located in the Foggy Bottom neighborhood.
Continuous Enrollment	Students enrolled for administrative purposes but not registered for, or taking any, creditable courses.

See independent accountant’s report

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

Foggy Bottom Faculty and Staff Headcount

	Fall 2018 ¹	Spring 2019 ²
Summation of:		
Regular full-time faculty and staff	4,274	4,257
Regular part-time faculty and staff	231	235
Wage account staff that are not Foggy Bottom students accounted for pursuant to Condition C-4	533	508
Temporary part-time faculty (excluding part-time clinical faculty who are not paid employees of the University)	1,059	1,181
Affiliated faculty employed by the Medical Faculty Associates	386	386
Visiting instructional and research faculty	118	133
Foggy Bottom Faculty and Staff Headcount	6,601	6,700

Foggy Bottom Faculty and Staff Full-Time Equivalent

Determined by assigning a fraction to part-time employees included in the Foggy Bottom faculty and staff headcount number based generally on the number of hours worked as compared to the standard 40-hour work week.

Fall 2018 Foggy Bottom Faculty and Staff Full-Time Equivalent (FTE) – 5,292

Spring 2019 Foggy Bottom Faculty and Staff Full-Time Equivalent (FTE) – 5,316

Notes:

Note 1 - Data as of the GW census date, October 6, 2018.

Note 2 - Data as of the GW census date, February 23, 2019.

ATTACHMENT D – Methodology Supporting Undergraduate Student Housing Condition Numbers

Determining Full-Time Foggy Bottom Undergraduate Students

	Fall 2018 ¹	Spring 2019 ²
Foggy Bottom/Mount Vernon Campus Total Student Body	19,695	19,174
Sum (plus):		
Foggy Bottom resident undergraduate students that take zero credits on Foggy Bottom Campus	6	19
Foggy Bottom resident graduate students that take zero credits on the Foggy Bottom Campus	14	8
Less (minus):		
Graduate students	6,350	6,259
First professionals (JDs, MDs)	2,229	2,205
Undergraduates taking fewer than 12 credits at the Foggy Bottom campus (and are not accounted for under the Mount Vernon Campus Plan Order, below)	434	851
Non-degree students	276	252
Full-time undergraduate study abroad students	384	502
Undergraduate continuous enrollment students	106	124
Full-time undergraduate students who reside on the Mount Vernon campus	661	648
Full-Time Foggy Bottom Undergraduate Students	9,275	8,360

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

	Fall 2018 ¹	Spring 2019 ²
Summation of:		
Beds available to undergraduate students in GW owned or leased properties within the campus plan boundary	7,052	7,052
Beds available to undergraduate students in fraternities, sororities, or other programs recognized by or affiliated with the University and located within the campus plan boundary	21	21
Total Number of On-Campus Beds Available to Undergraduates	7,073	7,073

On-Campus Beds Occupied by Full-Time Foggy Bottom Undergraduate Students – 6,398

Based on housing programs records of residence hall occupancy as of census date (February 23, 2019)

Notes:

Note 1 - Data as of the GW census date, October 6, 2018.

Note 2 - Data as of the GW census date, February 23, 2019.

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

FALL 2018 DATA ¹ University supplied beds within Foggy Bottom/West End Area	Total Number of Beds Available (Fall 2018)	Available to Full-Time Foggy Bottom Undergraduates (Fall 2018)	Occupied by Full-time Foggy Bottom Undergraduates (Fall 2018)
The Aston, 1129 New Hampshire Avenue, NW 2144 F Street, NW Columbia Plaza, VA Avenue NW between 23 rd & 24 th Streets	248 4 5 units	0 0 0 units	16 ³ 0 0 students
Totals	257	0	16

SPRING 2019 DATA ² University supplied beds within Foggy Bottom/West End Area	Total Number of Beds Available (Spring 2019)	Available to Full-Time Foggy Bottom Undergraduates (Spring 2019)	Occupied by Full-time Foggy Bottom Undergraduates (Spring 2019)
The Aston, 1129 New Hampshire Avenue, NW 2144 F Street, NW Columbia Plaza, VA Avenue NW between 23 rd & 24 th Streets	248 4 5 units	0 0 0 units	0 0 0 students
Totals	257	0	0

Notes:

Note 1 - Data as of the GW census date, October 6, 2018.

Note 2 - Data as of the GW census date, February 23, 2019.

Note 3 – In September 2018, a significant water leak at Guthridge Hall (on-campus residence hall) required GW to immediately re-house 16 students to the Aston (off-campus housing) for the remainder of the Fall 2018 term. The University notified the ANC2A and the DC Zoning Administrator of this emergency action in October 2018.

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

	Fall 2018	Spring 2019
University Supplied Beds Outside Foggy Bottom/West End Area	0	0
University Supplied Beds Outside Foggy Bottom/West End Area Occupied by Full-Time Undergraduates	0	0

EXHIBIT I

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

Condition:

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

GW Response:

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

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

EXHIBIT J

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

Condition:

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

GW Response:

The number of available University-provided off-street parking spaces located in areas covered under this condition as of November, 2018: **3,035**. Spaces include striped self-park, assigned valet, and interim off-campus leased parking spaces.

THE GEORGE WASHINGTON UNIVERSITY PARKING SERVICES				
On Campus Parking			Nov-18	
<i>Lot #</i>	<i>Lot Name</i>	<i>Self-Park</i>	<i>Valet Parking</i>	<i>Total Spaces</i>
1	Law Learning - G St Garage	392	0	392
3	Lot 3	38	16	54
4	Academic Center Garage	220	60	280
5	Elliot School	198	0	198
6	Amsterdam Hall Garage	59	0	59
7	Ambulatory Care Center Garage	103	0	103
9	Media & Public Affairs Garage	64	0	64
12	Tompkins Lot	20	0	20
14	Ross Hall Garage	102	20	122
15	Old Main	0	0	0
16	Funger/Duques Hall Garage	168	0	168
17	Shenkman Hall	90	0	90
18	South Hall	180	0	180
20	Dakota	37	0	37
21	Health & Wellness Garage	112	0	112
2	Science and Engineering Hall	327	66	393
MC	Marvin Center Garage	170	126	296
Square 54	The Avenue	362	100	462
International House	International House	5	0	5
Total		2,647	388	3,035

EXHIBIT K

Status Report on Condition C-14 (Transportation Management Plan)

Condition:

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

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

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

GW Response:

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

Most importantly, the Campus is located adjacent to many public transit opportunities, including Metrorail, and the University encourages the use of public transit for employees and visitors alike. Since 2007 the University has participated in pre-tax Metro SmartBenefits. As a commitment to sustainability GW has installed electric car charging stations in parking facilities and these stations provide convenience for those that choose to drive electric vehicles to campus.

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

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

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

The University has continued to encourage bike use and currently provides space for approximately 940 bicycles through surface bike racks/loops and secure interior building racks throughout the Foggy Bottom Campus. Showers and changing areas are provided in buildings throughout campus. Furthermore, the University is encouraging bike sharing through Capital Bikeshare, which has recently installed several locations on and near the Foggy Bottom Campus. The University offers faculty and staff a discounted annual rate on Capital Bikeshare membership. In addition, with the implementation of the University's Climate Action Plan (CAP) in the spring of 2010, other initiatives such as a telecommuting program for GW staff and faculty have been instituted in an effort to reduce single-occupancy-trips and reduce vehicle trips on Campus.

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

The University combined the responsibilities for transportation and parking initiatives to allow for a comprehensive approach to campus transportation matters. As such, coordination of all transportation activity on all three of GW's campuses (Foggy Bottom, Mount Vernon and Virginia) is managed through the department of Business and Auxiliary Services. Oversight of the Transportation Management Plan is the responsibility of this department.

In order to enhance access to information regarding transportation alternatives, a transportation factsheet link is posted online to provide information and campus transportation options (<https://transportation.gwu.edu/gw-carpool-incentive>). Other online information includes links to commuter connections (to encourage carpooling or public transit use), Metro pass sale information, and other sources of information. This resource is also at key locations on all GW campuses through resource center/kiosks.

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

EXHIBIT L

Certificate of Presentation to the Advisory Committee

I HEREBY CERTIFY that the University's proposed renovation of Thurston Hall located at 1900 F Street, NW, Square 122 was presented to the Advisory Committee for consideration, at a regularly scheduled Advisory Committee meeting on March 18, 2019 and again on June 17, 2019, at least 30 days prior to the filing of this application, as required by the Zoning Commission Order No. 06-11/06-12.

Copies of the meeting minutes are attached to this Certificate.

A handwritten signature in black ink, appearing to read 'Susi Cora', is written on a light-colored background.

Susi Cora

Director, Campus Planning

**Meeting Minutes for meeting #46 (Quarter 1) of
GW Community Advisory Committee (aka Campus Plan Advisory Committee/CPAC)
Room 101 Corcoran Hall on Monday, March 18, 2018 @ 6:30 pm**

1=Welcome & Introductions

The meeting opened at 6:30 p.m. with introductions of individuals supporting GW for the Advisory Committee, including: Alicia Knight, Senior Associate Vice President for Operations; Associate Dean of Students Colette Coleman; Susi Cora, Director of Campus Planning; Christine Anthony, GW's Office of Student Rights & Responsibilities; Kevin Days, Director of Community Relations. GW staff attendees were Maralee Csellar, and John Ralls; The Foggy Bottom Advisory Neighborhood Commission (ANC 2A) was represented by Commissioner James Harnett and Vice Chair Patrick Kennedy; The West End Citizens Association (WECA) was represented by Sara Maddux; and, the Foggy Bottom Association was represented by President Marina Streznewski.

2=Campus Plan and campus development updates

2ai.-Historic Preservation Plan: As previously reported GW has complied with historic preservation requirements as part of the 2007 Foggy Bottom Campus Plan (2007 FBCP).

2aii.-Foggy Bottom Campus Streetscape Plan: Cora said she did not have an update but has noted some striping on the H Street crosswalk that needs retouching.

2bi.-Site 75A on Square 75 (2112 Penn Ave): This site is a commercial investment property located on Pennsylvania Avenue between 21st and 22nd Streets being developed by Skanska USA and was delivered earlier this year. Skanska has announced that North Italia (an upscale Italian restaurant) and Flower Child (more informal with menu options including organic, gluten-free, and vegetarian/vegan dishes) have both opened in this building. Also, the law firm of Cleary Gottlieb will relocate from 2000 Penn to this building.

2bii.-Site 75B on Square 75 (2100 Penn Ave): The development consists of a 420,000 square foot trophy office building and 30,000 square feet of neighborhood-serving retail. Rice Hall staff will be relocated by the end of 2018 and 2100 Penn will be vacated mid 2019. 1922 F Street (formerly known as Old Main) is where a large number of Rice Hall staff were relocated in early 2019 as well as 1918 F Street (former offices for Alumni Relations). There are no updates as to potential new retail at this site as it is too early in the process.

2c-GW On-Campus Summer Project Renovations/Work: Cora said six buildings will be included in the summer program and include selected window replacement at Munson and Fulbright, full window replacement at FSK and other buildings getting improvements such as HVAC upgrades and bathroom improvements. Additionally, there will be work throughout campus academic buildings including

3=Overview of GW's planning for renovations of Thurston Hall

Knight began the presentation by noting that at the last Advisory meeting it was shared GW is looking at housing for first year students including both a new residence hall at 20th and H Streets to house apx. 320+ students and a future renovation of Thurston Hall. Knight said that since the last meeting, GW President LeBlanc has decided that improving the student experience and, in particular, the experience of first year students would be better enhanced by focusing solely on the renovation of Thurston Hall. As such, the university has suspended efforts for the proposed Square 101A residence hall at 20th & H Streets and is solely focused on the renovation of Thurston Hall in order to make improvements to the first-year student experience. The following information and responses during an extended discussion with meeting attendees:

- GW has no intention of asking for relief from enrollment cap or any other Campus Plan commitments.
- The number of required beds is calculated on the number of full time (FT) undergraduates. The requirement is to house 70% of students up to an enrollment of 5,600 FT undergraduate students and then 1 bed for every additional student over 5,600. This currently yields a blended 74% of FT undergraduates housed. Under the temporary Thurston renovation period this percentage would be approximately 70% of FT undergraduates housed.

- This project necessitates an interim housing plan that seeks to 1) be least disruptive and 2) use the most GW-based resources. In order to achieve this goal GW wishes to:
 - Continue to house first and second year students on campus
 - House these students through increases such as moving doubles to triples where capacity exists
 - Ask for relief from Campus Plan conditions so that 3rd and 4th year undergraduate students could be housed at The Aston (currently graduate housing) and utilize One Washington Circle to temporarily accommodate students in a long-term stay type of arrangement
 - Include 2nd year students at 1959 E Street which currently is limited to 3rd and 4th year students
- GW is currently working on the design and the renovation schedule, but it is early so no definite plans have been established. The potential for improvements to the center courtyard have been discussed.
- The GW Board of Trustees has not yet approved the project in its entirety but current updates to the Board have been favorably received and full Board approval is anticipated at their May meeting.
- Commissioner Kennedy asked if the renovation was a “total gut” and Knight compared it to the renovation of Lafayette Hall where modernization of elevators and utilities occurred, and rooms were reconfigured.
- Architect interviews have taken place and GW will know better what the renovation might achieve in 3-4 weeks.
- Thurston is a contributing building to the historic district so there are limits to what may be changed to the exterior of the building. Given this, an initial meeting with DC’s Office of Planning and its Historic Preservation staff will soon be scheduled. One concept is not a substantial change but will explore alterations to the south façade adjacent to Mitchell to allow for more light into the structure— also a concept that looked at removal of the berms of the building to allow more light in and activate more of the outdoor space
- A General Contractor is not yet selected but it is expected that work will take place Monday through Saturdays throughout the project duration. Some discussions are taking place to see if there is any renovation work that could be done prior to May 2020.
- It was proposed that 1959 E St’s PUD be permanently modified to allow 2nd year students to live at the residence hall. Sara Maddux said GW should continue to only house juniors and seniors at this location. Knight said because of GW’s self-imposed 3rd year residence requirement, the university is proposing this change to provide flexibility as enrollment fluctuates making logistics cumbersome.
- Marina Streznewski asked for clarification on what students live in Aston Hall and Knight confirmed that it currently houses a mix of approximately half graduate students and half law school students. She added that there were nine vacant rooms this year in the Aston that were used to temporarily house undergraduate students displaced when a major pipe burst occurred in Guthridge Hall.
- Commissioner Harnett shared that GW engaged Brailsford & Dunleavy to develop an initial program for the renovation. The architect selection committee included two student representatives. Once an architect is under contract focus groups and student engagement sessions will commence similar to how GW has done with previous projects.
- Kennedy asked if GW students will occupy all of One Washington Circle Hotel and Knight confirmed that it is anticipated the students will hotel at the entire facility and the management company will continue to manage operations since the university does not intend to transition this building to residential student housing. It is also anticipated that the restaurant will continue to be open to the public. Generally, the room capacity is two students per room.
- In response to a question from Kennedy, Knight said that while GW still has a limited partnership at Columbia Plaza it does not plan to sue this for undergraduate being relocated due to this project.
- Knight said that after anticipated Board of Trustees approval in May, a Zoning application for Thurston further processing and housing relief and it is anticipated that the notice of intent would go out in beginning of April.
- At this time, the university needs agreement on zoning relief by next February to align with housing assignments.

- In response to a question from Kennedy as to potential environmental remediation, Knight confirmed this project would undergo initial testing and appropriate remediation measures would be taken.
- Streznewski asked the university to not make the balconies operational while students are using the building.

4=Additional campus updates

In response to a question about monitoring conduct of off-campus students, Christine Anthony, GW's Office of Student Rights & Responsibilities said GW continues to address misconduct by off-campus students and have resolved many in both Foggy Bottom and also Georgetown.

Associate Dean of Student Coleman said the annual Off Campus Student Housing Fair was held on February 5 and included information on how to be a good neighbor. Coleman also shared information regarding upcoming spring student activities including: April 12 – Spring Fling in University Yard; April 27 – spring fling in Smith Center; April 29 last day of spring classes; May 1 makeup; May 2 and 3 = reading day; May 6-14 finals; May 19-comencement on the mall.

Coleman also noted that first year orientation (previously known as Colonial Inauguration) has moved from June to August and that some of move-in would occur on a weekday – given the logistics of doing move in on workday is very different from a weekend, the university is working to mitigate any potential traffic/pedestrian impacts. It was agreed further information about this would be shared at the next meeting of this group.

Streznewski said she has been working with GW and DC's Office of Clean City to coordinate a May 9 "clean up" day where DC Government brings a roll-off dumpster for bulk disposals and GW would collect donations of re-useable items as part of its annual Green Move Out program in its residence halls which collect tens of thousands of items each year as students are leaving their residence hall at end of the academic year for donation to local charities.

Knight shared an additional GW update regarding the liquor license the university has historically had at Marvin Center. Since the university removed catered food services in 2016, this license has been in safekeeping but now GW is seeking to transfer this license to the Smith Center so there would be potential for concessions at events such as Parents/Alumni Weekend or when major sporting events are held at the Center. She said that the multi-purpose liquor license at Marvin Center also allowed for sales of spirits/liquor but the focus at Smith Center would be beer and wine. She added that this request would be made in coming months, but she wanted to share now with this group.

5=Public Comments

Maddux shared several items including: Her concern that DC Government's proposed creation of a dedicated bicycle lane might not leave enough room at 21st and G Streets; a reiteration of previous request for tour groups to be mindful of other pedestrians and leave enough room on the sidewalks; a request for information to be shared regarding street closures related to graduation.

With regards to selection of date for meeting #47 of this group in 2nd quarter (April-June) of 2019, it was decided to continue with the standard meeting time of holding meeting before a monthly ANC 2A meeting, in this case Monday June 17, 2019 in advance of the ANC's June 19, 2019 meeting. With no further comments the meeting was adjourned.

**Meeting Minutes for meeting #47 (Quarter 2) of
GW Community Advisory Committee (aka Campus Plan Advisory Committee/CPAC)
Room 204 Corcoran Hall on Monday, June 17, 2018 @ 6:30 pm**

1=Welcome & Introductions

The meeting opened at 6:30 p.m. with introductions of individuals supporting GW for the Advisory Committee, including: Alicia Knight, Senior Associate Vice President for Operations; Associate Dean of Students Colette Coleman; Susi Cora, Director of Campus Planning; Christine Anthony, Director of GW's Office of Student Rights & Responsibilities; Kevin Days, Director of Community Relations. GW staff attendees were Maralee Csellar, and John Ralls; The Foggy Bottom Advisory Neighborhood Commission (ANC 2A) was represented by ANC Coordinator Peter Saaco, Commissioner James Harnett and Vice Chair Patrick Kennedy; The West End Citizens Association (WECA) was represented by President Sara Maddux and WECA Secretary/Treasurer Barbara Kahlow; Foggy Bottom Association President Marina Streznewski; Foggy Bottom Neighbors included Susan Armbruster; Zach Schonfeld, GW Hatchet staff writer and Dean Whitelaw, GW Hatchet staff photographer; GW students included Nina Clark, Residence Hall Association President Trinity Diaz, Kendall Kirk, Jessica Layton, Samira Carter, Student Association President SJ Matthews, and Colin Medwick.

2=Overview of GW's planning for renovations of Thurston Hall

Cora began with a general overview of the site/building location as well as stressing all images/renderings being shown were concept/draft and not final. Highlights from her review of current building renderings included:

- A new courtyard opened up by removing sections of several floors on the south side of the Thurston facing the loading dock and side of adjacent building Mitchell Hall (referred to informally during the meeting by attendees as "the notch" and noted in minutes below);
- Streetscape improvements on exterior grounds to enhance connections between students and city;
- An open-air canopy over the courtyard which provides fresh air and allows use of the courtyard for the majority of the year;
- A requested setback for the canopy on the south side of the building adjacent Mitchell and loading area – current drawings are for a special exception which is within height requirements;
- An increase in daylight at the courtyard that enhances visual connectivity of the building;
- An occupiable penthouse positioned toward F Street to be a space for student meetings and study;
- Additional areas for students to be outside the building and sit/study and be more integrated into the surrounding neighborhood and city (Kahlow and Maddux shared concern that there not be any amplified sound emitted from the building into these areas).

The meeting then focused on a series on questions from the attendees including:

- Regarding the decline in total beds in the hall after the renovation, Kennedy asked how many beds were being lost due to the "notch" on the south side to open the courtyard and how many due to other factors. Cora said some would be lost due to the notch/courtyard but also since the renovated building will offer significantly more community space – she said that there is a strong desire from university leadership that every floor is its own "neighborhood" and be connected to other floors/neighborhoods;
- Harnett asked about number of beds/bed configurations in each room after renovation and Coleman said it would likely be singles and doubles;
- In response to a question from Harnett as to locations of kitchens, Coleman said community kitchens will be on each floor;
- Kennedy asked if notch idea had been run by DC's Historic Preservation Office and Cora confirmed it had been discussed with DC HPO and other government agencies during this initial design phase. In response to a related Kennedy question as to if any of the courtyard notch would be visible from the street, Cora said only a small portion would be visible and the architecture would provide a 'visual history' of the previous façade;
- In response to questions related for near-term next steps on the project, Cora said the university continues discussions this summer with various DC and federal agencies including, Historic Preservation Office, DC Department of Transportation, Commission on Fine Arts and Office of Planning. She said the intent is to an application for Further Processing later this summer along with a

modification to 2007 Foggy Bottom Campus Plan and the 1957 E Street PUD this month with an expectation they will be heard together;

- Maddux asked about loading and servicing of the building and if any measures would be taken to mitigate impacts. Cora said it will likely occur as it currently does with a trash compactor servicing Thurston and Mitchell Halls to remain in same area between the two halls. She added that the introduction of dining services in Thurston will mean an anticipated increase in deliveries– with likely two to three larger deliveries weekly for food service and several smaller deliveries during the week. Kennedy noted there used to be a full-service cafeteria in Thurston so food service is consistent. Knight agreed and added the university was working with a traffic consultant as well to determine how to mitigate impacts;
- In response to a question of whether meeting space would be open to general public, Cora said the intention is for these interior spaces to be for students;
- In response to questions as to why the courtyard is being designed for use in three and not four seasons, Cora said current building design best practices now emphasize on “biophilia,” which promotes the benefits of fresh air and daylight. Knight added that all three final architects in the design competition featured enhanced atrium spaces and the university favored the open proposal since the majority of existing open spaces on campus are public and the new courtyard would provide space for student’s exclusive use;
- With regard to the reduction in beds from current 1080 to approximately 825 beds, a chart was shared (see attached fact sheet) detailing how the university would continue to provide beds as required by its 2007 Foggy Bottom Campus Plan. Other discussion points shared by Coleman, Cora, Days and Knight on this issue included:
 - GW has no intention of asking for relief from enrollment cap or any other Campus Plan commitments and the below measures are temporary and not to extend beyond a two-year period;
 - The number of required beds is calculated on the number of full time (FT) undergraduates. The requirement is to house 70% of students up to an enrollment of 5,600 FT undergraduate students and then 1 bed for every additional student over 5,600. This currently yields a blended 74% of FT undergraduates housed. Under the temporary Thurston renovation period this percentage would be approximately 70% of FT undergraduates housed.
 - This project necessitates an interim housing plan that seeks to 1) be the least disruptive and 2) use the most GW-based resources. In order to achieve this goal GW wishes to:
 - Continue to house first and second year students on campus and within campus boundaries;
 - House students using existing capacity. For example, utilizing triple rooms that are currently being used as doubles;
 - Ask for relief from Campus Plan conditions so that 3rd and 4th year undergraduate students could be housed at The Aston (currently graduate housing and converting single rooms to doubles) and utilize One Washington Circle to temporarily accommodate students in a long-term stay type of arrangement;
 - Include 2nd year students at 1959 E Street which currently is limited to 3rd and 4th year students;
 - Increasing number of students in study abroad program in the fall;
 - Other measures such as relocating certain on-campus staff residents are also being considered.
 - The university recently announced a new goal of reducing undergraduate student enrollment.
 - GW is not proposing any long-term campus relief associated with Thurston Hall and is only proposing a maximum of 2 years of relief.
- Streznewski asked if and how the Mount Vernon Campus figure into the proposed housing plan. Knight responded that last fall MVC was nearly full optimized and anticipates that to continue. Streznewski thanked GW for providing detailed numbers on the proposed housing plan.
- Kahlow asked how many second-year students would be housed in 1959. Knight responded that GW would provide the number of beds available in 1959 E Street.
- Harnett commented that Fulbright had been converted from triples to quads and requested details on the locations of the halls where these students would be housed.

- Armbruster asked if GW was considering relocating any students to its VSTC campus and Knight said no for several reasons, including that VSTC is a research and administrative campus with no on-campus housing and the lengthy commute time prohibits it from being useful;
- Knight said GW intends to start construction in summer 2020 and reoccupy not later than fall 2022 and potentially as early as fall 2021. Kahlow asked about the use of One Washington Circle Hotel (1WC) after this time and Knight said GW is not proposing to change it to an operating asset.
- Coleman spoke regarding student life considerations at Aston Hall and 1WC, including:
 - Expectations of students at 1WC and Aston will be same as on campus;
 - Both buildings will have student Resident Advisors (5 in each building) + professional staff coordinators and faculty in residence (similar to staffing levels in on-campus buildings);
 - Neither the swimming pool nor balconies at 1WC will be available to students;
 - The restaurant at 1WC will remain open and accept GWorld;
 - 1WC front desk operations will maintain its staffing including hotel concierge and, the Aston will have a mix of GWPD, student security assistants and community officers (similar to on-campus residence halls) who will work in coordination with DC MPD;
 - Students will have to complete GW's required online "How To Be A Good Neighbor" course or have a hold will be placed on their student account.
 - New programming changes this fall for student residence hall staff will focus on increased floor rounds to ensure student behavior is not in conflict with the sense of community;
 - 1WC access to residential rooms will be via hotel front desk during operating hours and tap access after-hours using a hotel issued key and not GWorld.
 - After-hours noise at 1WC and Aston will be monitored and acted upon in the same manner as on-campus halls.
 - Streznewski said she is concerned about how recent revisions to GW's student code of conduct may have weakened this policy and Coleman said the change was made to provide flexibility needed to hold students more accountable.
 - Maddux asked for scooter and bike safety be included in GW's good neighbor training.

The presentation concluded with discussion of several items associated with the project, including:

- In response to a question from Kennedy as to if the stop for the touring bus would be relocated during this time, Knight said she had no objections to the ANC making this recommendation.
- GW noted that the housing of second-year students at 1959 E St would be temporary, not permanent as originally proposed.

3=Campus Plan and campus development updates

3a. Other 2007 Foggy Bottom Campus Plan Initiatives

3ai.-Historic Preservation Plan: As previously reported GW has complied with historic preservation requirements as part of the 2007 Foggy Bottom Campus Plan (2007 FBCP).

3aii.-Foggy Bottom Campus Streetscape Plan: Cora said she did not have an update but noted some striping on the H Street crosswalk was touched up recently.

3b. General GW updates

3bi.-GW On-Campus Summer Project Renovations/Work: Cora said there are currently six buildings included in GW's summer renovation efforts including selected window replacement at Munson and Fulbright Halls, full window replacement at FSK Hall and other buildings getting improvements such as painting, carpet upgrades and blinds replacement as well as other improvements such as HVAC and bathroom improvements.

3bii. GW Hillel building including zoning and regulatory approvals associated with GW's proposed long-term tenancy in proposed developed GW Hillel building: Cora said commencing the start of demolition work the university will, as a courtesy, provide project updates at neighborhood.gwu.edu but stressed that this was not a university managed project.

Harnett asked for status of demolition at 2100 Pennsylvania Avenue and Rice Hall and Cora said demolition work would begin this summer at Rice Hall and later in the fall at 2100 Pennsylvania Avenue with anticipated completion of demolition in late 2019. Maddux expressed appreciation for the terrific plantings around campus this spring.

4=Additional campus updates

4a. Update on GW's ABRA application for Charles E. Smith Center: Regarding the liquor license the university has historically had at Marvin Center, Knight said that since the university removed catered food services in 2016, this license has been in safekeeping but now GW is seeking to transfer this license to the Smith Center so there would be potential for concessions at events such as Parents/Alumni Weekend or when major sporting events are held at the Center. She said that the multi-purpose liquor license at Marvin Center also allowed for sales of spirits/liquor but the focus at Smith Center would be beer and wine. She added that this request would be made in coming months, but she wanted to share now with this group. Knight said that as she mentioned at last the CPAC meeting, GW is filing an application to transfer the ABC license from Marvin Center to Smith Center. She said the university is working with ABRA and we expect notification in DC Register and to the ANC will occur in coming weeks.

4b. Update regarding GW's fall move-in and orientation for first-year students: Coleman said the New Student Orientation (formerly Colonial Inauguration) has moved from June to August so the way GW manages move-in has changed – on a typical move in day all students moved in on one day but now it will be divided into three parts which should significantly relieve traffic concerns, including early move in for first year students on August 18 and remaining first year students move in on August 21 and remaining students move in on August 24.

5=Public Comments

Stresnewski asked if there was any new information about GW's potential for finding a new hospital provider and Days said there was not.

Maddux shared several items including: Her concern that DC Government's proposed creation of a dedicated bicycle lane might not leave enough room at 21st and G Streets; a reiteration of previous request for tour groups to be mindful of other pedestrians and leave enough room on the sidewalks; a request for information to be shared regarding street closures related to graduation.

With regards to selection of a date for meeting #48 of this group in 3rd quarter (July-Sept) of 2019, it was decided to continue with the standard meeting time of holding meeting before a monthly ANC 2A meeting, in this case Monday Sep 15, 2019 in advance of the ANC's Sep 17, 2019 meeting. There was also discussion as to anticipated dates for remaining 2019 CPAC meeting #49 and it was agreed to tentatively has this on the Monday before the November ANC meeting.

With no further comments, the meeting was adjourned.

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

AGENDA

Meeting #47 (Quarter 2) – Room 204 Corcoran Hall
Monday, June 17, 2019 @ 6:30 pm

1. Welcome & Introductions

2. Overview of GW's planning for renovations of Thurston Hall

- i. Overview of GW's planning for renovations of Thurston Hall, including plans to accommodate students during the construction period;

3. Campus Plan and campus development updates

- a. Other 2007 Foggy Bottom Campus Plan initiatives
 - i. Preservation Plan
 - ii. Foggy Bottom Campus Streetscape Plan
- b. General GW updates
 - i. GW Summer projects: ongoing work on six buildings will include selected window replacement at Munson and Fulbright with full window replacement at FSK. Other buildings will undergo painting, carpet upgrades and blinds replacement as well as other improvements such as HVAC and bathroom improvements.
 - ii. GW Hillel building including zoning and regulatory approvals associated with GW's proposed long-term tenancy in proposed developed GW Hillel building

4. Additional Campus Updates

- a. Update on GW's ABRA application for Charles E. Smith Center;
- b. Update regarding GW's fall move-in and orientation for first-year students;
- c. Other Important dates/upcoming campus events

5. Public Comments

6. Selection of date for next meeting and tentative dates for the following 3 quarters

- a. **Meeting #48** of this group in 3rd quarter (June-Sep) of 2019 (potentially Monday Sep 16?)
- b. tentative dates for 4th quarter 2019 (Oct-Dec), 1st quarter 2020 (Jan-March) and 2nd quarter 2020 (April-June)

EXHIBIT M

List of Outsourcing Activities

Condition:

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

GW Response:

No “outsourcing activities” have occurred in any 30 day period since the April 2017 filing of the Square 75, lots 50 and 51 Second-Stage PUD application.

EXHIBIT N

List of Publicly Available Maps, Plans, and Other Documents

1. Exhibits herein.
2. Zoning Regulations and Zoning Map of the District of Columbia.
3. District of Columbia Comprehensive Plan.
4. Metrobus and Metrorail Maps.
5. Orders of the District of Columbia Zoning Commission.
6. George Washington/West End Historic District Design Guidelines.
7. The 2007 George Washington University Foggy Bottom Campus Plan and First Stage PUD (available online at <http://neighborhood.gwu.edu>).

EXHIBIT O

THURSTON HALL RENOVATION

ZONING FURTHER PROCESSING SUBMITTAL



SHEET	TITLE
1	COVER PAGE & TABLE OF CONTENTS
2	ZONING TABULATION
3	REAR YARD DIAGRAMS
4	LOT OCCUPANCY DIAGRAMS
5	PENTHOUSE DIAGRAMS
6	ZONING MAP
7	FOGGY BOTTOM CAMPUS PUD & SITE AERIAL PHOTO
8	EXISTING SURVEY
9	CURRENT THURSTON HALL
10	CONTEXT PHOTOGRAPHS
11	CONTEXT PHOTOGRAPHS
12	IMMEDIATE STREET CHARACTER
13	EXISTING & PROPOSED ELEVATIONS
14	EXISTING & PROPOSED ELEVATIONS
15	MASSING & COURTYARD - AERIAL VIEWS
16	OVERALL - AERIAL VIEWS
17	COURTYARD VISION
18	NORTH/SOUTH SECTION LOOKING WEST
19	EAST/WEST SECTION LOOKING SOUTH
20	PLANS
21	PLANS
22	PLANS
23	PLANS
24	PLANS
25	PLANS
26	PLANS
27	PROPOSED NORTH ELEVATION
28	PROPOSED EAST ELEVATION
29	PROPOSED SOUTH ELEVATION
30	PROPOSED WEST ELEVATION
31	VIEW FROM F STREET LOOKING SOUTHEAST
32	VIEW FROM FAR F STREET LOOKING SOUTHEAST
33	VIEW FROM CORNER OF 19TH AND F STREET LOOKING SOUTHWEST
34	VIEW FROM 19TH STREET LOOKING SOUTHEAST
35	VIEW FROM FAR F STREET LOOKING SOUTHEAST
36	VIEW FROM FAR 19TH STREET LOOKING NORTHWEST
37	VIEW FROM 19TH STREET LOOKING NORTHWEST
38	PROPOSED ALTERATION IN SOUTH ELEVATION
39	PROPOSED ALTERATION IN SOUTH ELEVATION
40	PROPOSED ALTERATION IN SOUTH ELEVATION
41	SITE PLAN
42	EXISTING SECTIONS
43	PROPOSED SECTIONS
44	PROPOSED SECTIONS
45	PROPOSED F ST ENTRANCE STREETSCAPE
46	PROPOSED F ST STREETSCAPE
47	PROPOSED 19TH ST STREETSCAPE
48	PROPOSED STREETSCAPE AT CORNER OF F ST AND 19TH ST

HEIGHT AND AREA

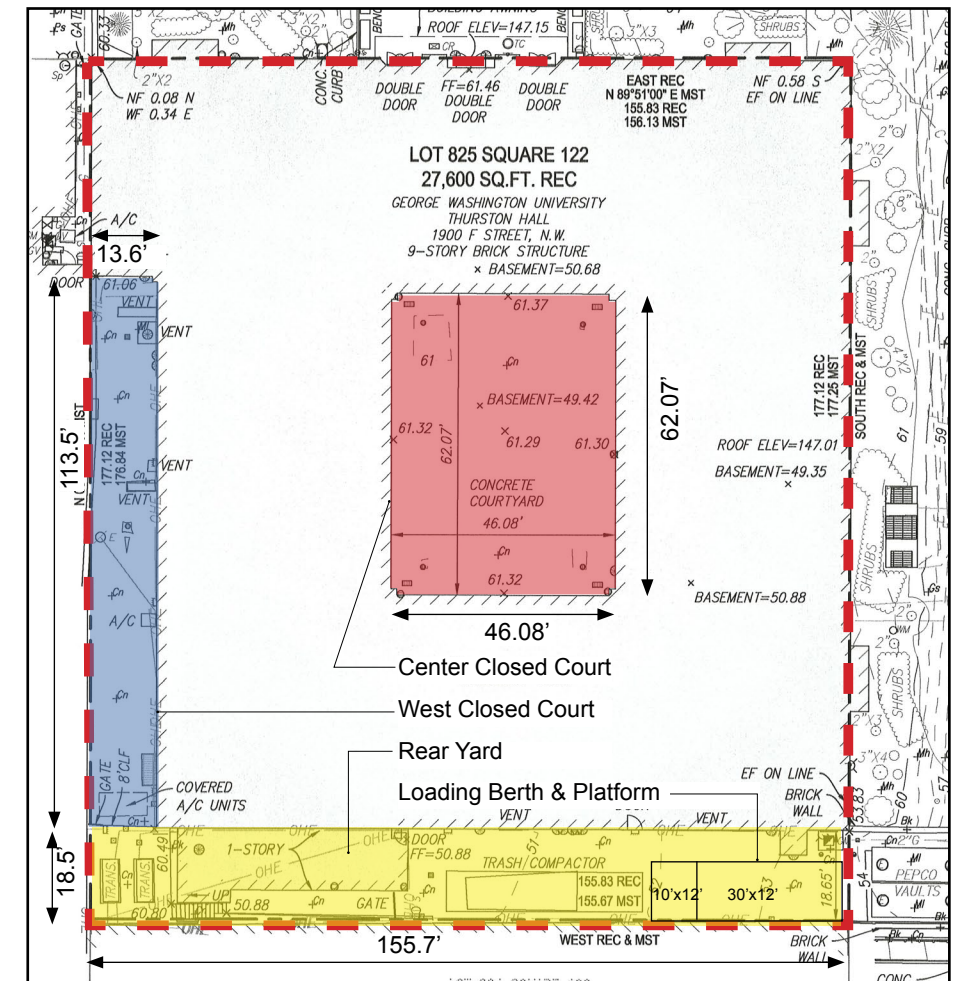
Zoning Category	MU-2
Square	122
Lot	825
Site Area	27,600 sf
Gross Floor Area (Existing)	190,430 sf
Gross Floor Area (Proposed)	186,789 sf
F.A.R. (Existing)	6.89
F.A.R. (Proposed)	6.77
<i>Per Subtitle X, FAR is aggregated on a university campus</i>	
G.A.R. (Required)	0.3
G.A.R. (Provided)	TBD
<i>Per Subtitle C, Section 601.7, project is exempt from GAR. Information provided for reference only</i>	
Building Height (Permitted)	90'
Building Height (Existing)	86.5'
Building Height (Proposed)	86.5'
Building Area @ Ground Floor (Existing)	20,243 sf
Building Area @ Ground Floor (Proposed)	23,120 sf
Lot Occupancy (Permitted)	80%
Lot Occupancy (Existing)	73.3%
Lot Occupancy (Proposed)	83.8%
<i>Relief requested, see sheet 4</i>	
Area Schedule by floor (excluding penthouse)	
Penthouse	3,934 *
Level 9	18,243
Level 8	18,718
Level 7	19,384
Level 6	19,384
Level 5	20,474
Level 4	20,474
Level 3	20,474
Level 2	20,501
Level 1	23,320
Basement	5,817

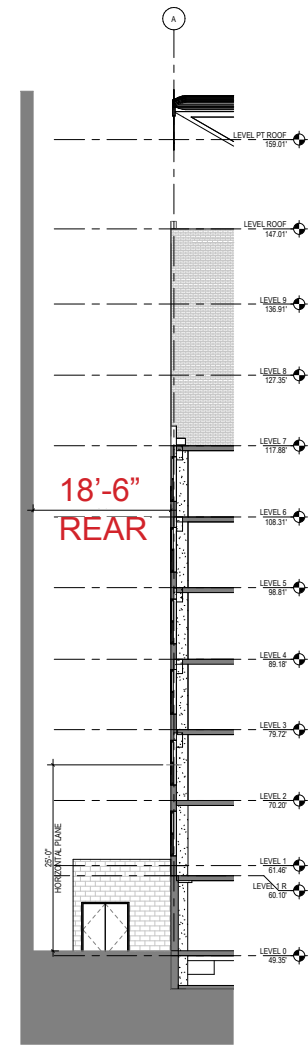
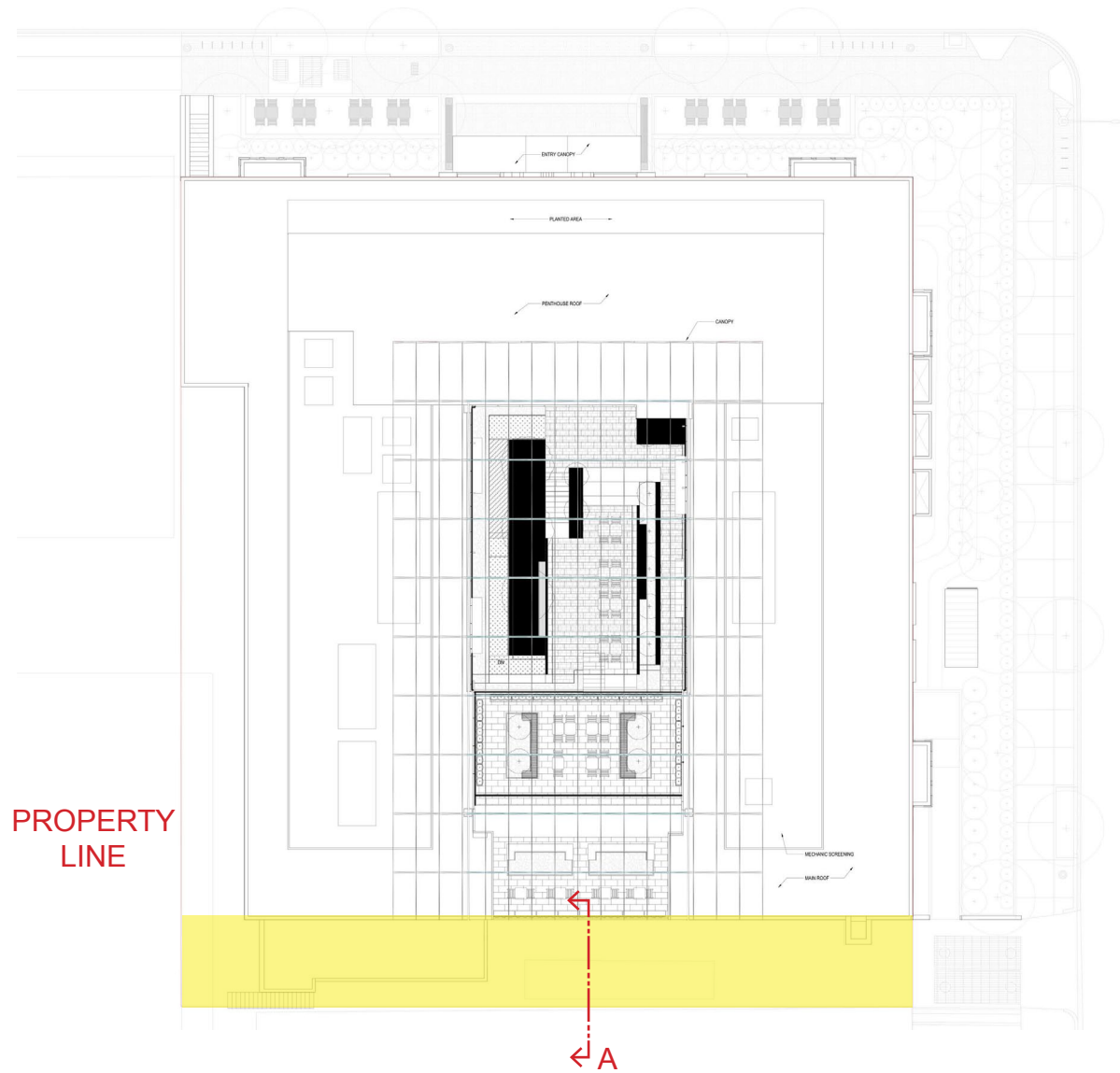
COURTS AND YARDS

Rear Yard Setback (Required)		<i>2.5in/ft of vertical distance from mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, 12' min.</i>
Existing Required Setback	20.2'	
Existing Setback	18.5' (13.3' @ chimney)	
Proposed Required Setback	20.2'	
Proposed Setback	18.5' (13.3' @ chimney)	
Closed Court Min. Width (Required)		<i>4 in/ft of height of court, 15' min.</i>
Closed Court Min. Area (Required)		<i>Twice the square of the required width of court dimension; 350 sq. ft. min.</i>
Center Closed Court		
Existing Height	86.7'	
Required Min. Width + Area	28.9' / 1,670 sf	
Existing Width + Area	46.08' / 2,860 sf	
Proposed Height	100.5'	
Required Min. Width + Area	33.5' / 2,245 sf	
Proposed Width + Area	45.08' / 2,713 sf	
West Closed Court		<i>No Charge Proposed</i>
Existing Height	87'	
Required Min. Width + Area	29' / 1,682 sf	
Existing Width + Area	13.57' / 1,543 sf	
Penthouse Height/Setbacks		Varies, see sheet 5
<i>Relief requested, see sheet 5</i>		

PARKING AND LOADING

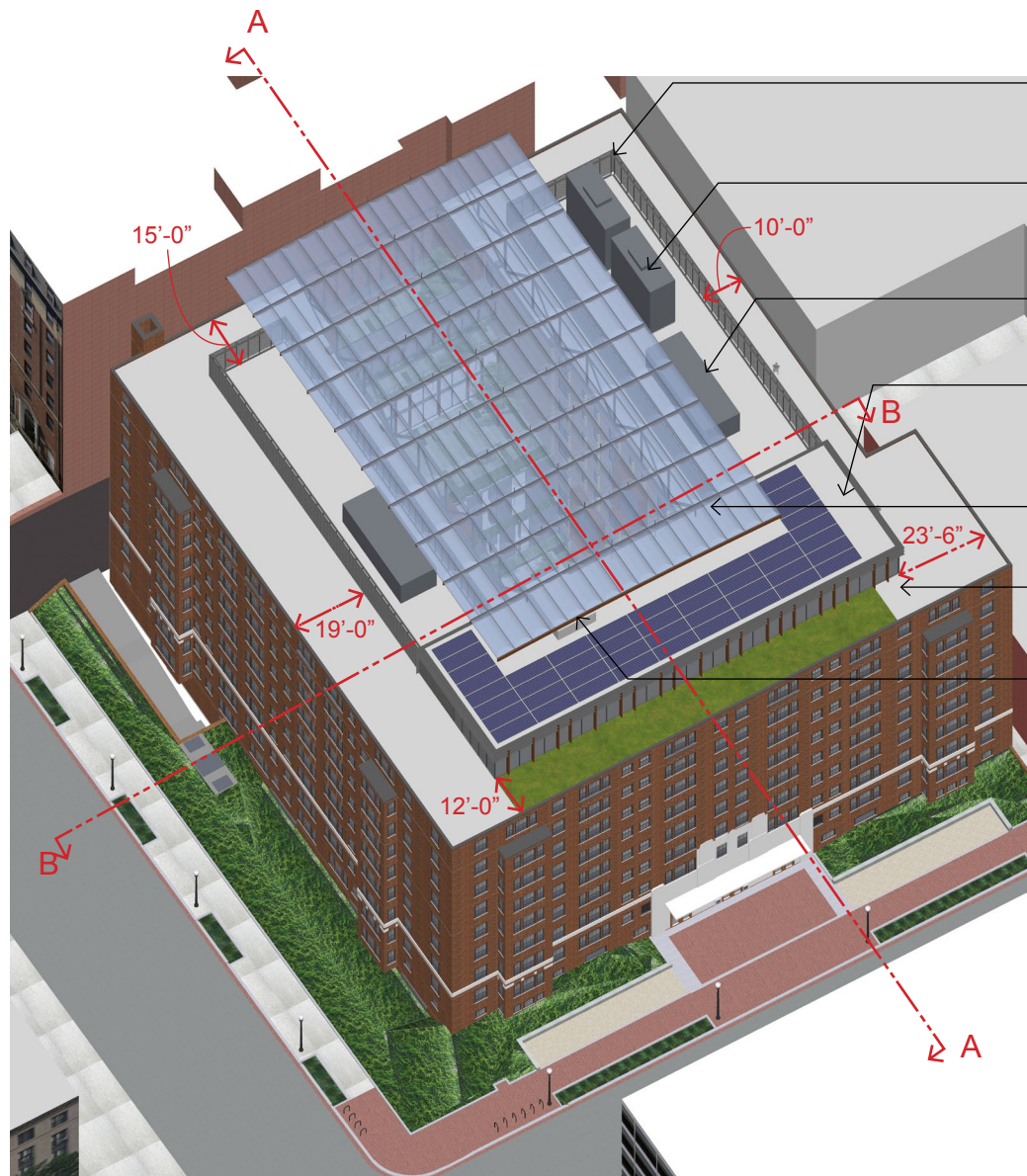
	Long Term	Short Term
Bike Parking (Existing)	36	0
Bike Parking (Proposed)	37	28
<i>Per Subtitle C, Section 802.9, bicycle parking is per the approved Campus Plan, and per Section 802.6, no additional bike parking is required.</i>		
Vehicle Parking (Existing)	None Provided	
Vehicle Parking (Proposed)	None Provided	
<i>Per Subtitle C, Section 701.12, parking is per the approved Campus Plan.</i>		
Loading Berths (Existing)	One 30'x12' berth and 7100 sf platform area	
Loading Berths (Proposed)	One 30'x12' berth and 7100 sf platform area	
<i>Per Subtitle C, Section 901.7, no additional loading is required.</i>		



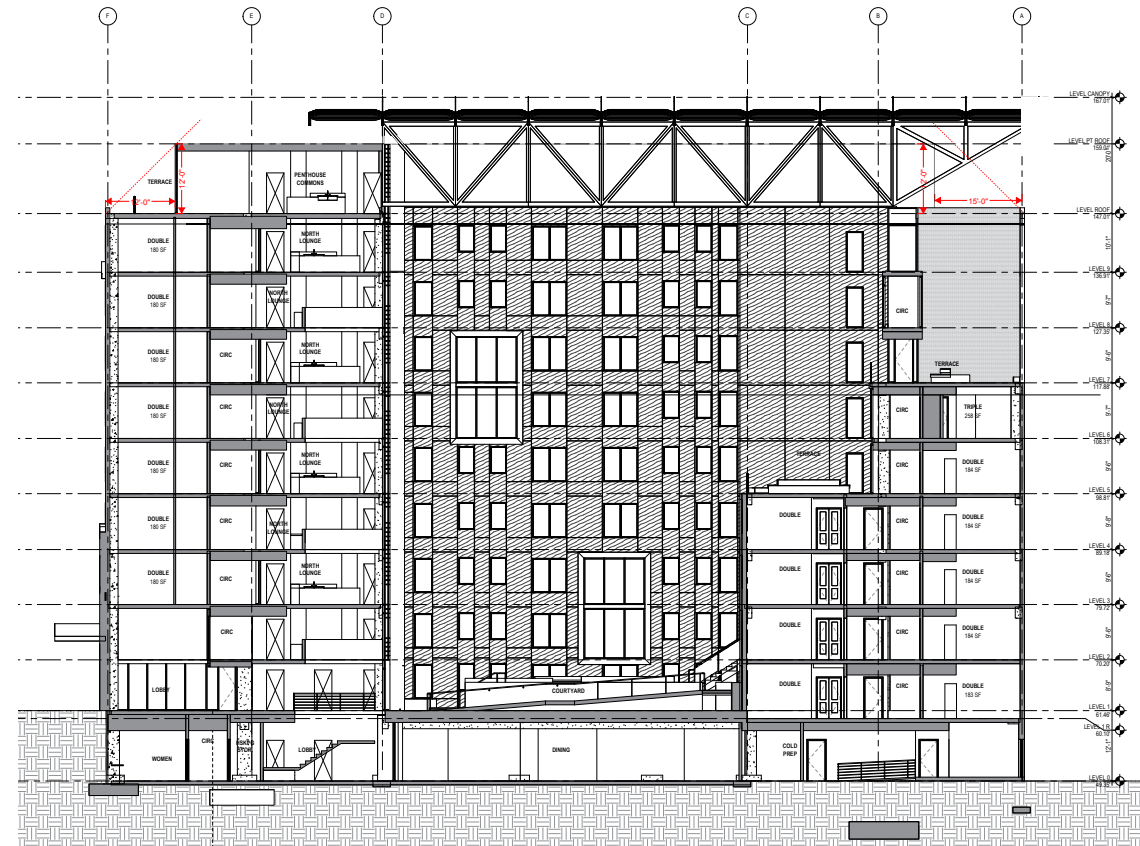




Total Lot Area	27,600 sf
Building Area @ First Floor (Existing)	20,243 sf
Building Area @ First Floor (Proposed)	23,120 sf
Lot Occupancy (Permitted)	80%
Lot Occupancy (Existing)	73.3%
Lot Occupancy (Proposed)	83.8%
Area Exceeding Lot Occupancy Limitation	1,049 sf



- MECHANICAL SCREEN
10'-0" HIGH
- COOLING TOWERS
19'-0" HIGH
- DOAS
10'-0" HIGH
- HABITABLE PENTHOUSE
12'-0" HIGH
- CANOPY, TOP OF STRUCTURE
20'-0" HIGH
- VEGETATED ROOF
- ELEVATOR OVERUN
15'-0" HIGH



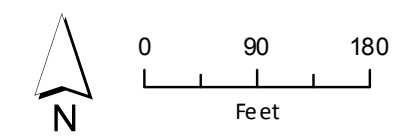
A - A



B - B



Zoning Map of the District of Columbia

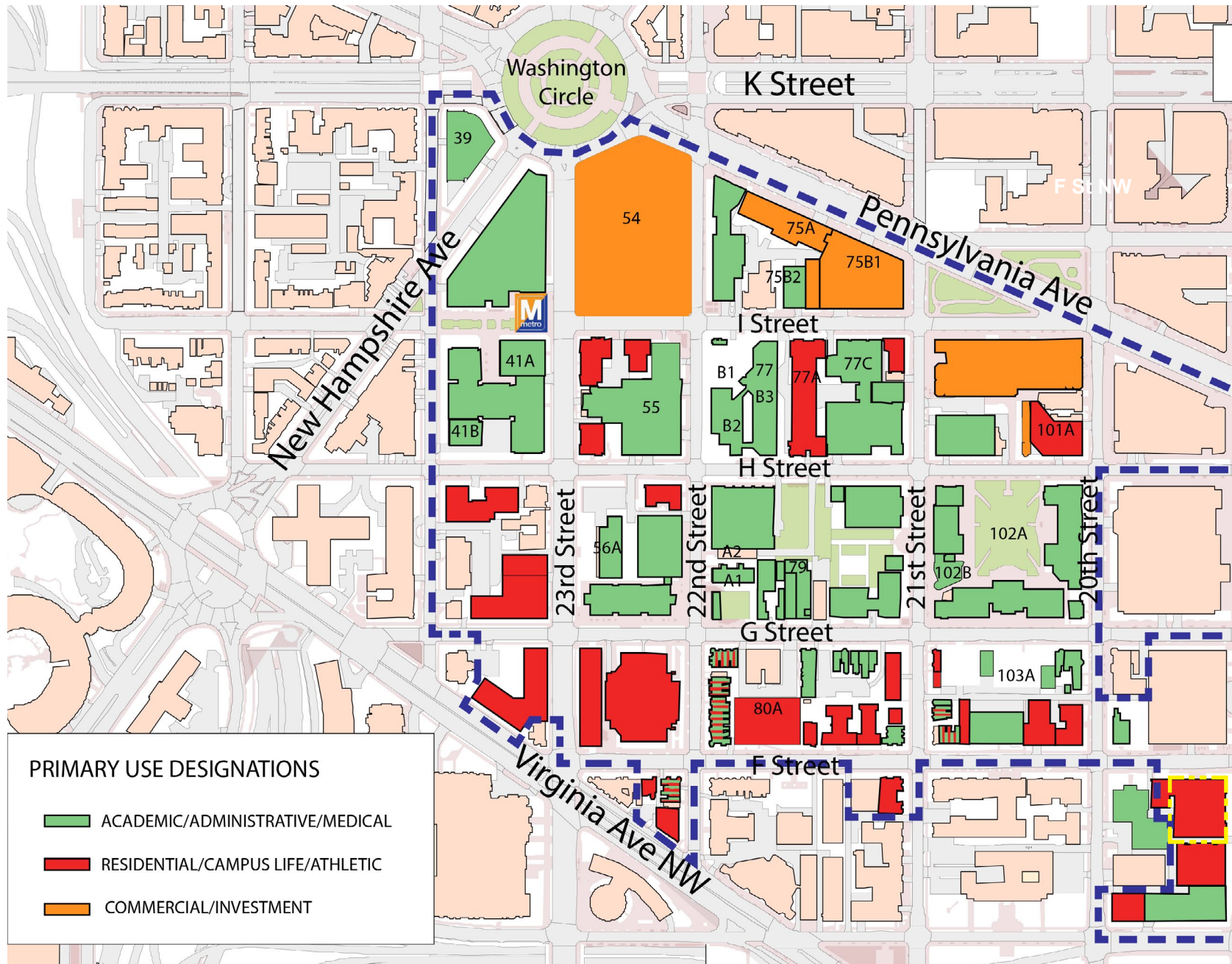


Extracted from Online Zoning Information published by the District of Columbia Office of Zoning, DCGIS, and Office of the Chief Technology Officer (OCTO)
Exported on: 6/20/2019

To certify zoning on any property in order to satisfy a legal requirement, contact the office of Zoning at the address listed below.

District of Columbia Office of Zoning,
441 4th St NW, Suite 200 South, Washington, DC 20001

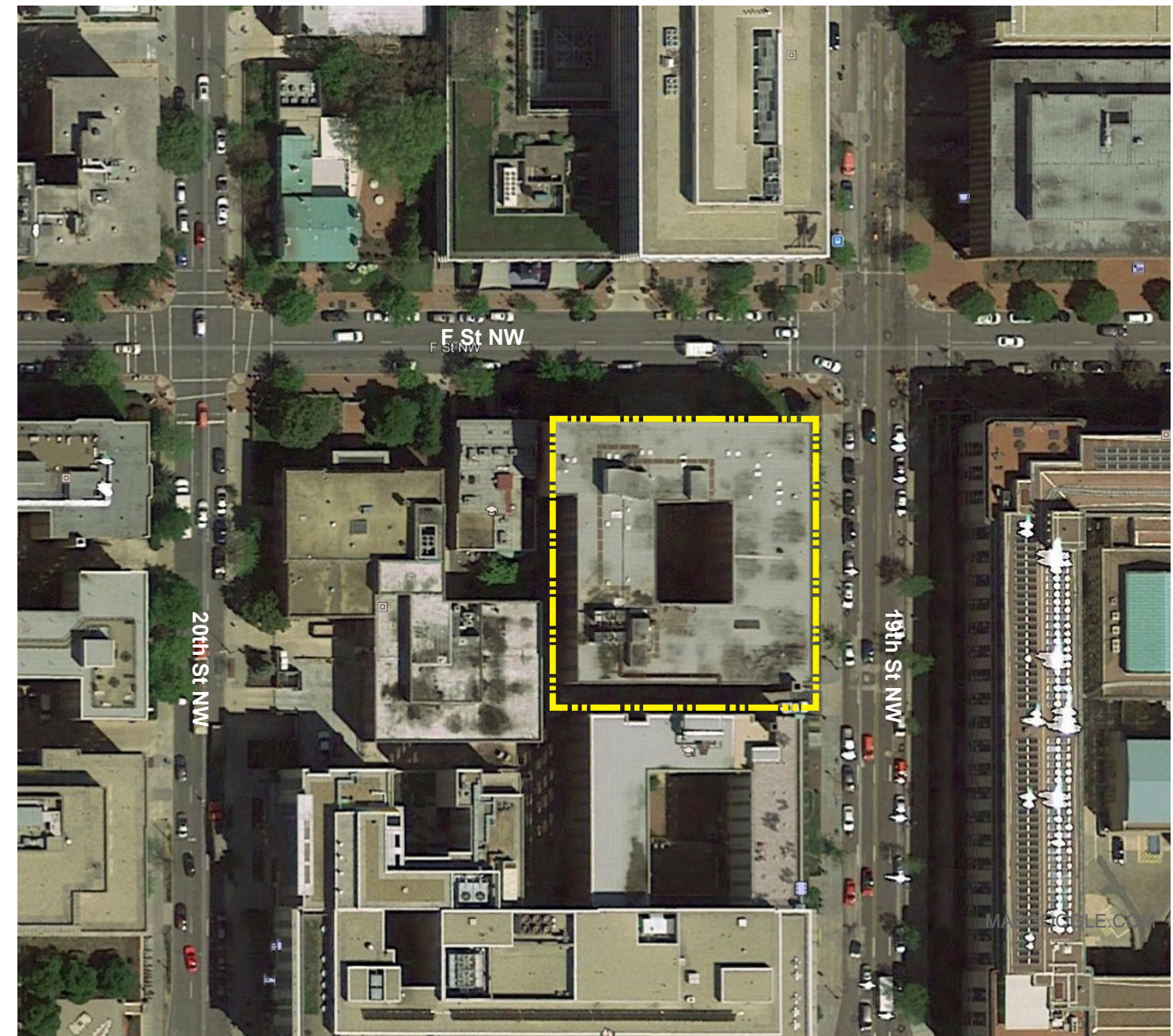




PRIMARY USE DESIGNATIONS

- ACADEMIC/ADMINISTRATIVE/MEDICAL
- RESIDENTIAL/CAMPUS LIFE/ATHLETIC
- COMMERCIAL/INVESTMENT

USE DESIGNATIONS CAMPUS PUD



AERIAL PHOTO



EXISTING INTERIOR COURTYARD



THURSTON HALL RENOVATION
THE GEORGE WASHINGTON UNIVERSITY - WASHINGTON, DC



NE CORNER THURSTON HALL, 19TH & F STREET, NW

CURRENT THURSTON HALL
FURTHER PROCESSING SUBMITTAL

SHEET: 9
07.31.2019





1. GENERAL SERVICES ADMINISTRATION



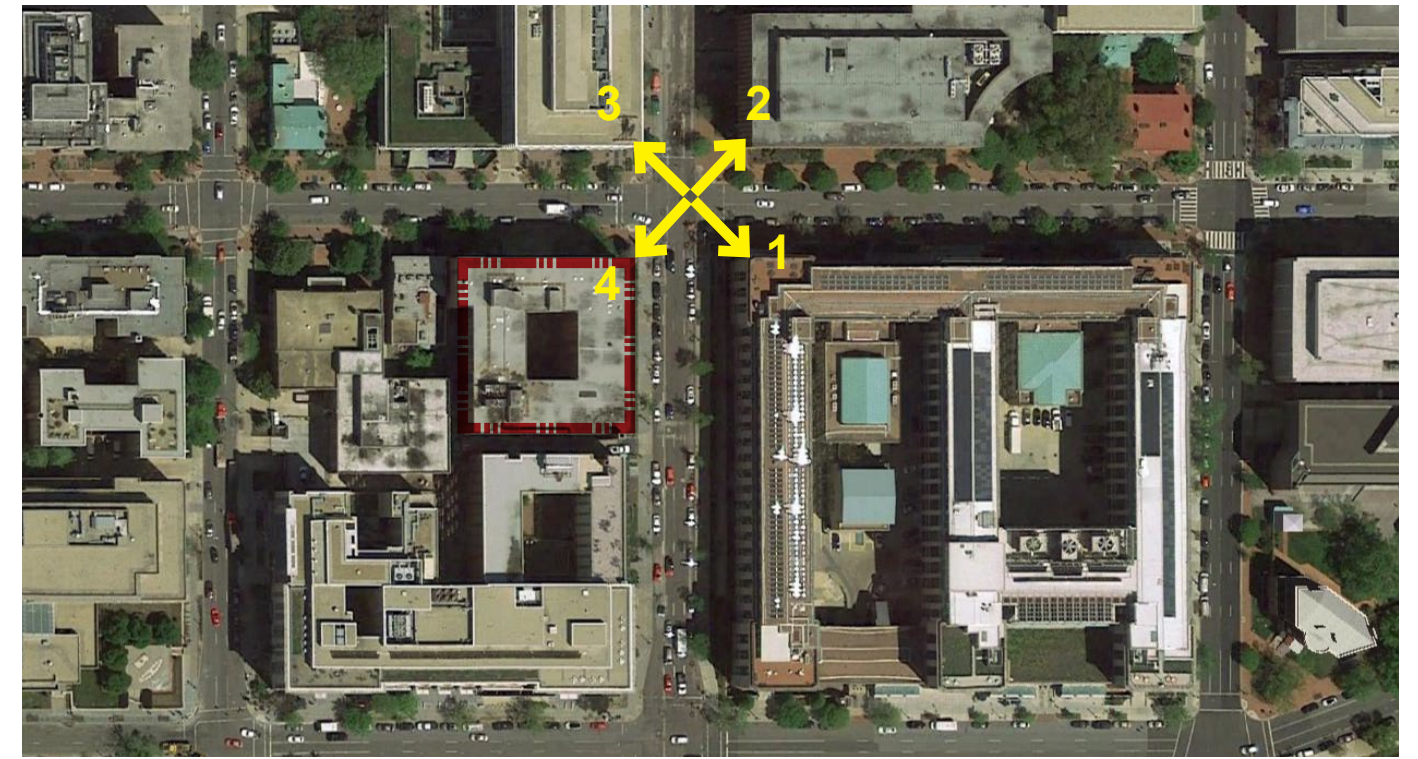
2. ORGANIZATION OF AMERICAN STATES



3. DEPARTMENT OF STATE



4. GW THURSTON RESIDENCE HALL



MAP.GOOGLE.COM



1. LOOKING EAST - F STREET



2. LOOKING NORTH - 19TH STREET



3. LOOKING WEST - F STREET



4. LOOKING SOUTH - 19TH STREET

MAP.GOOGL.COM



SIDEWALK ALONG 19TH STREET LOOKING NORTH



SIDEWALK ACROSS F STREET LOOKING NORTH



SIDEWALK ALONG 19 STREET LOOKING SOUTH



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION





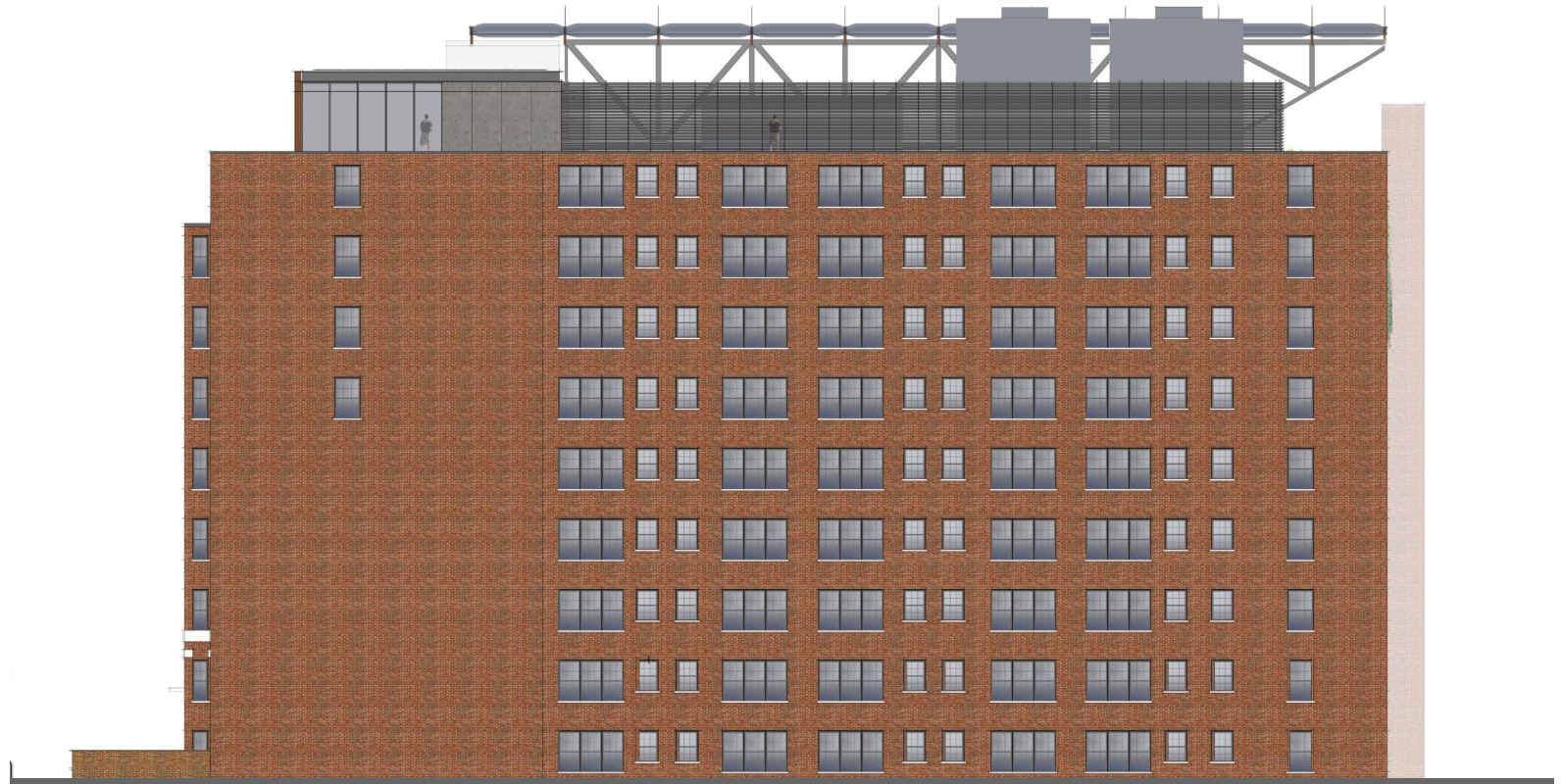
EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

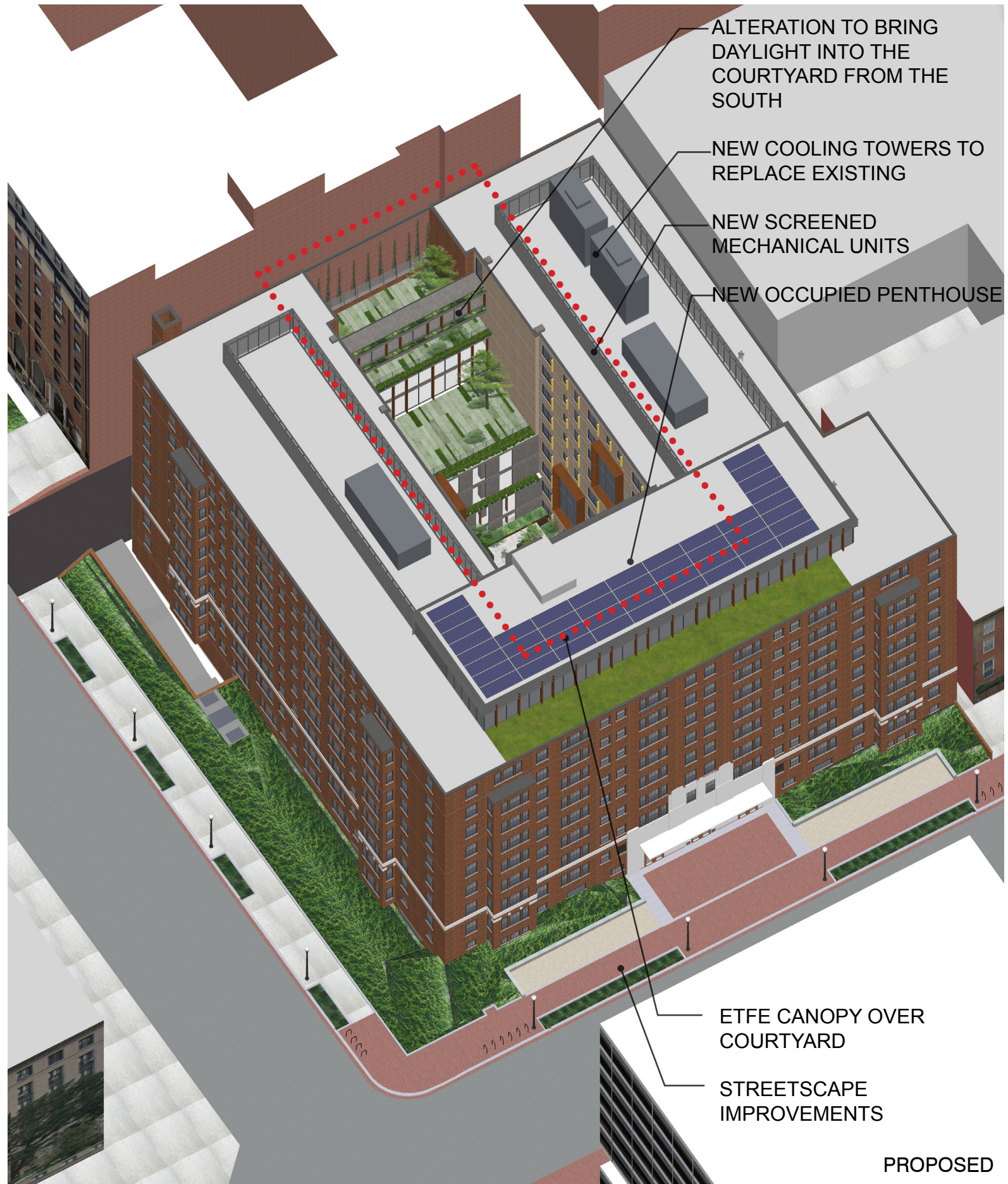


EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION





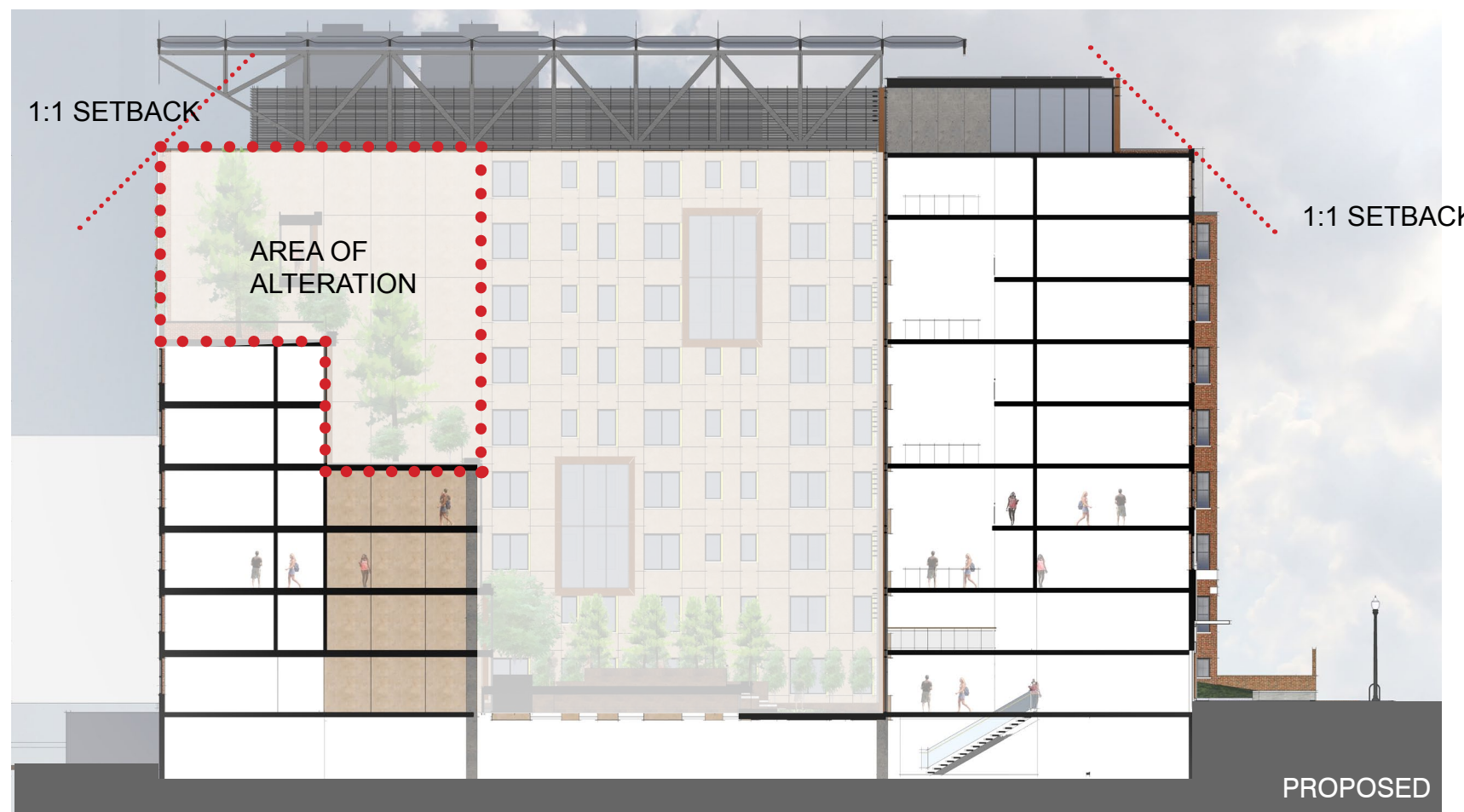
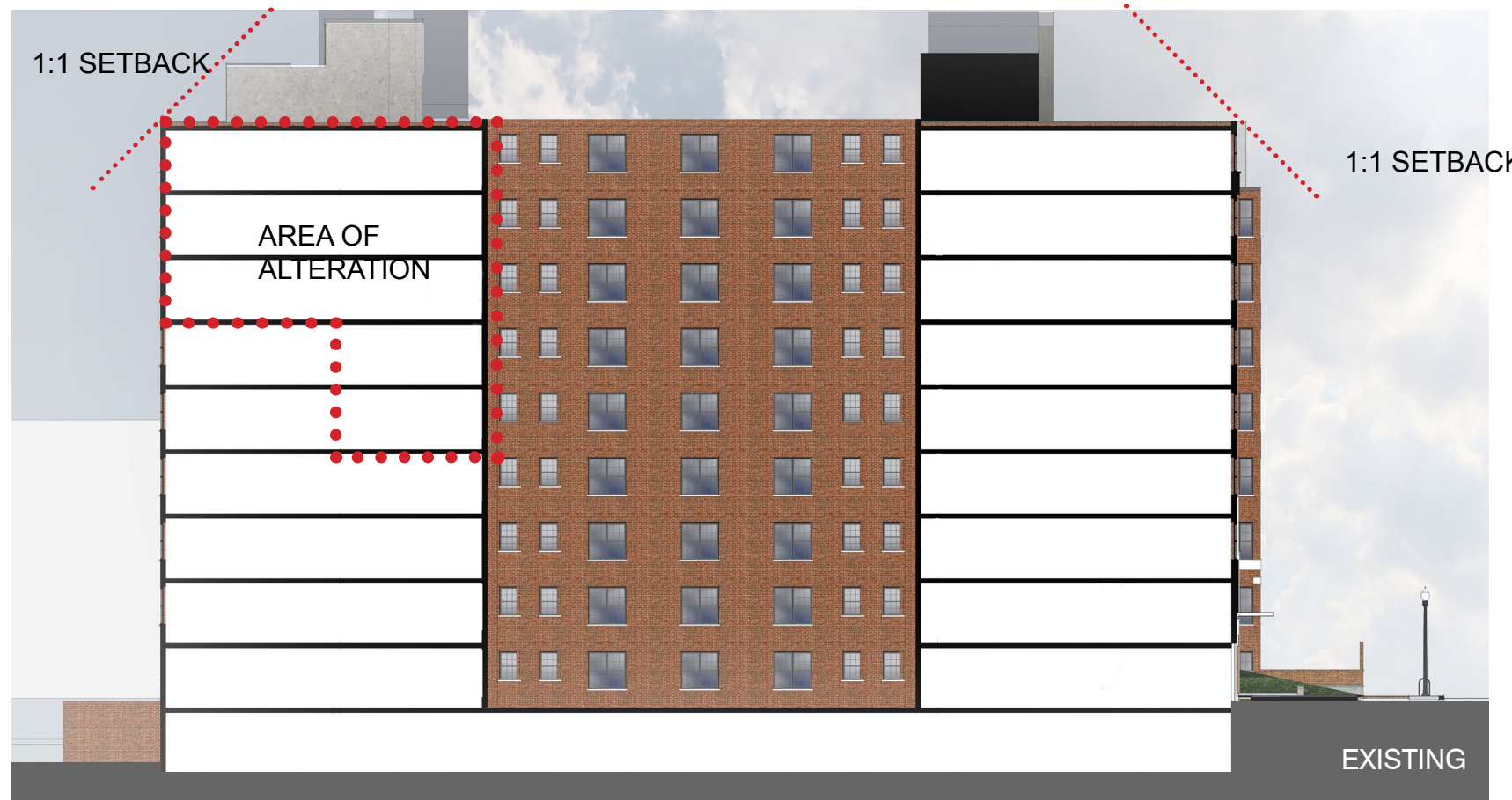


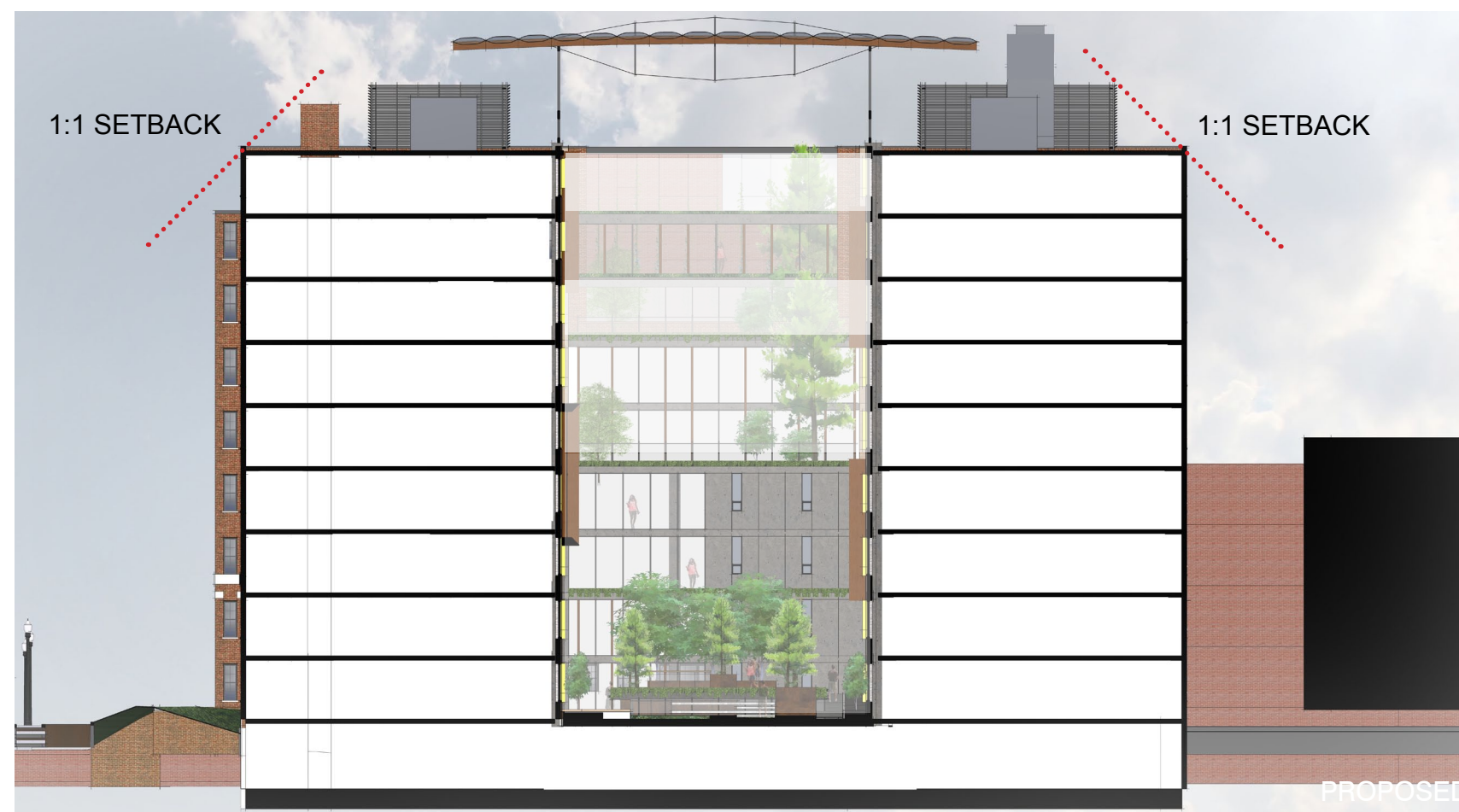
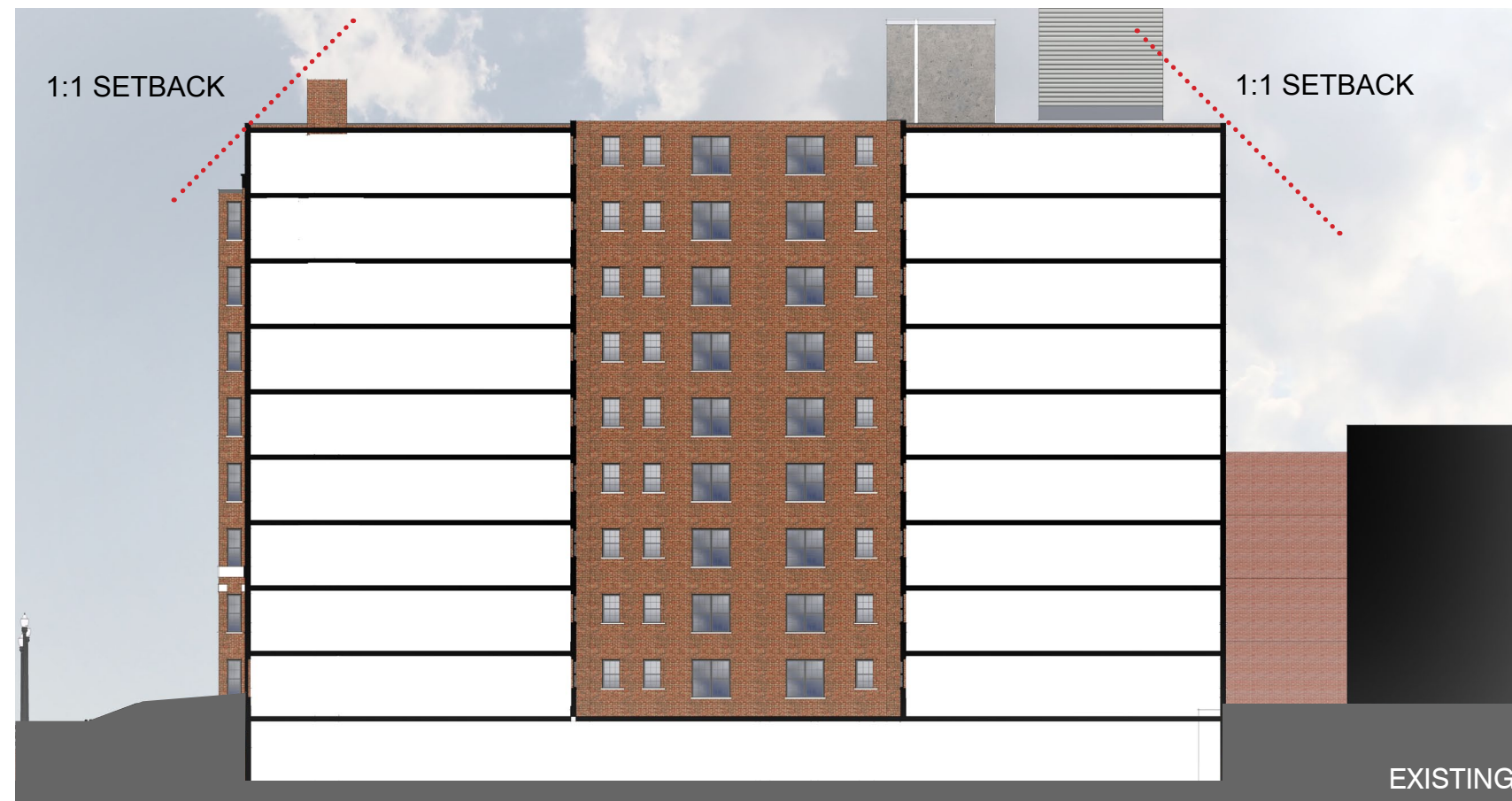


EXISTING



PROPOSED







- DINING SEATING
- DINING SERVING
- DINING PREPARATION
- DINING SERVING CIRCULATION
- BUILDING CIRCULATION
- BUILDING SUPPORT
- BEDROOM
- APARTMENT
- OFFICE SUITE
- LOUNGE / STUDY
- COMMON

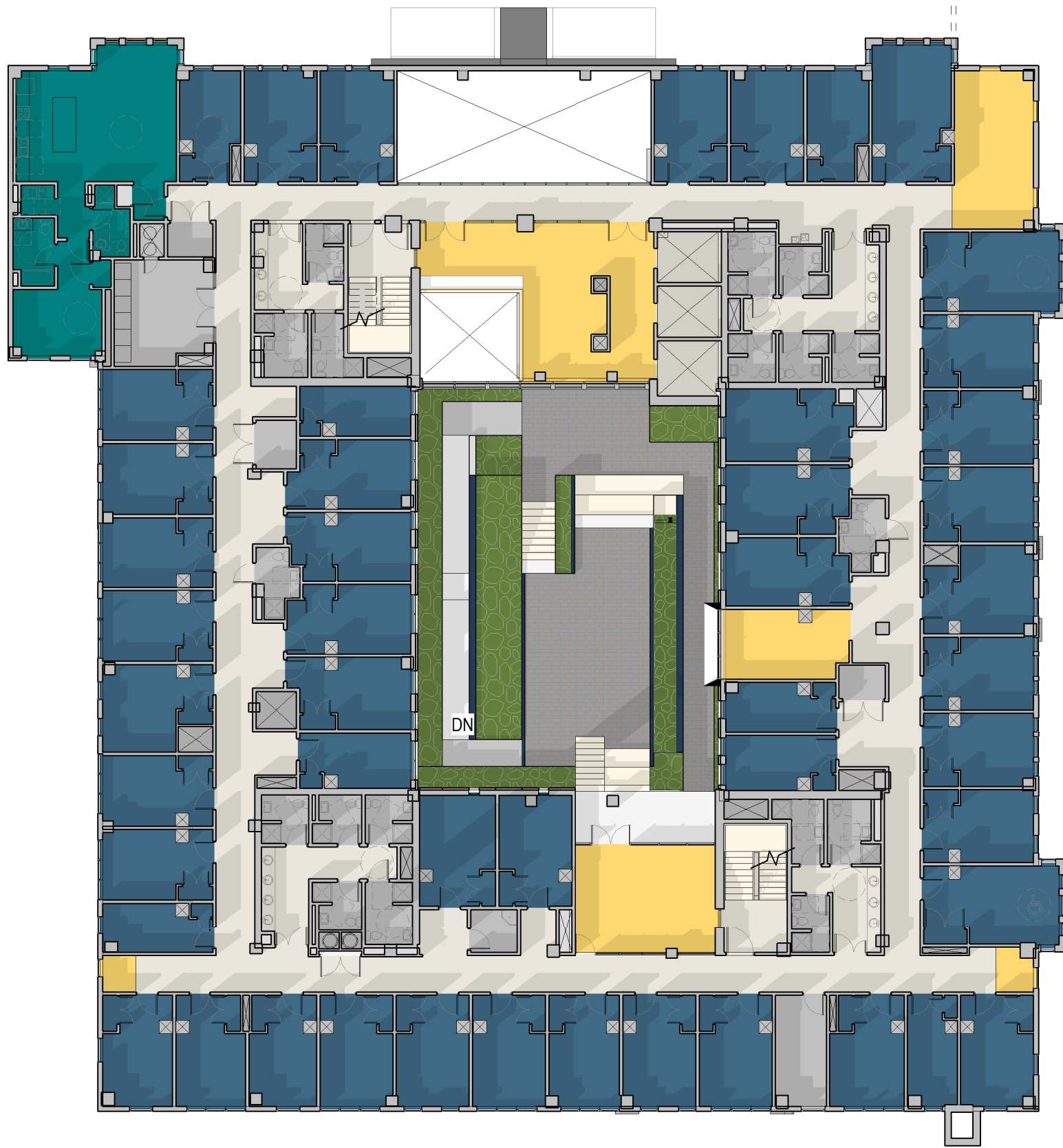
size and configuration of interior spaces is conceptual only and subject to change



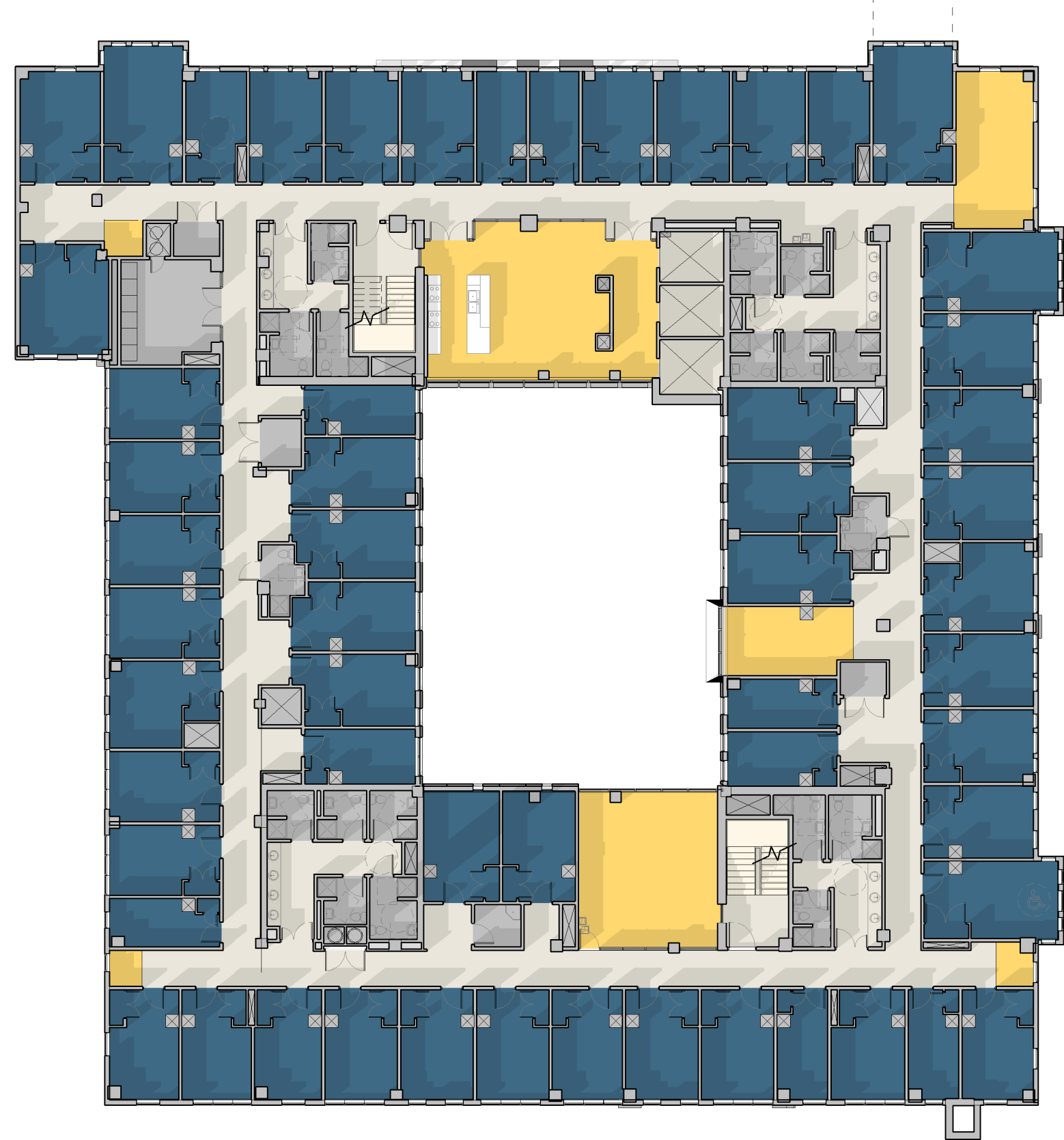
FIRST FLOOR

- DINING SEATING ■
- DINING SERVING ■
- DINING PREPARATION ■
- DINING SERVING CIRCULATION ■
- BUILDING CIRCULATION ■
- BUILDING SUPPORT ■
- BEDROOM ■
- APARTMENT ■
- OFFICE SUITE ■
- LOUNGE / STUDY ■
- COMMON ■

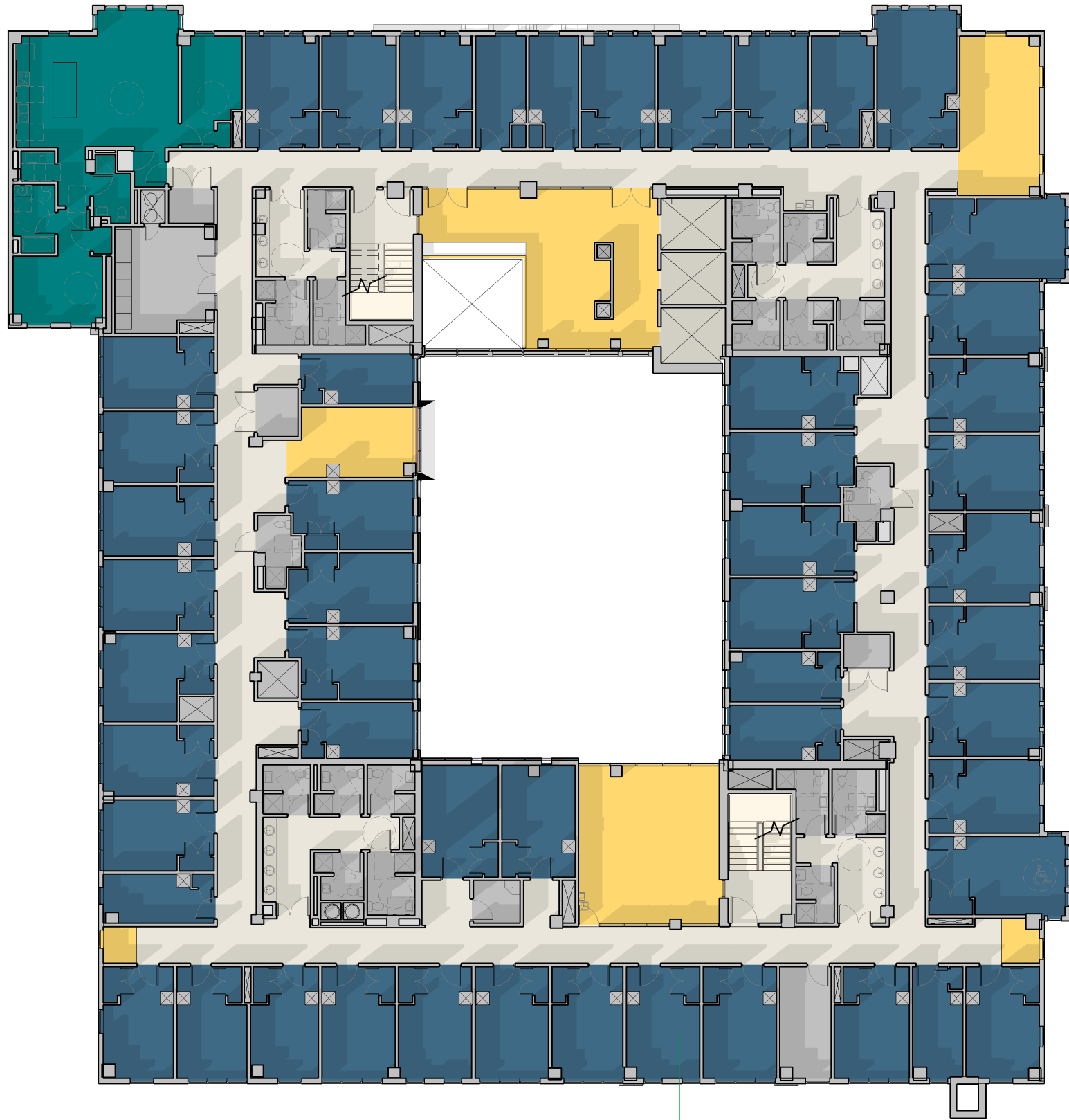
size and configuration of interior spaces is conceptual only and subject to change



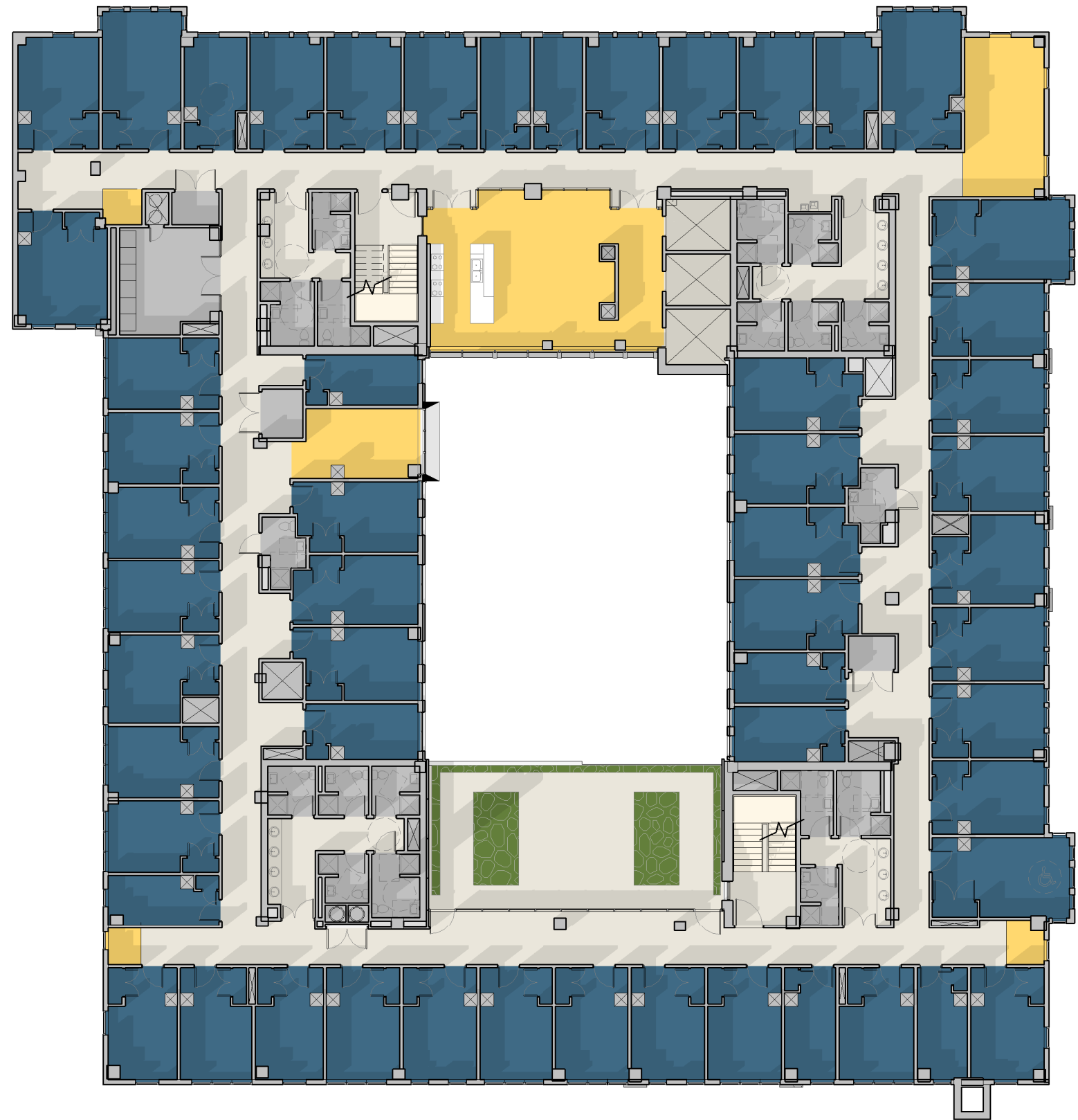
SECOND FLOOR



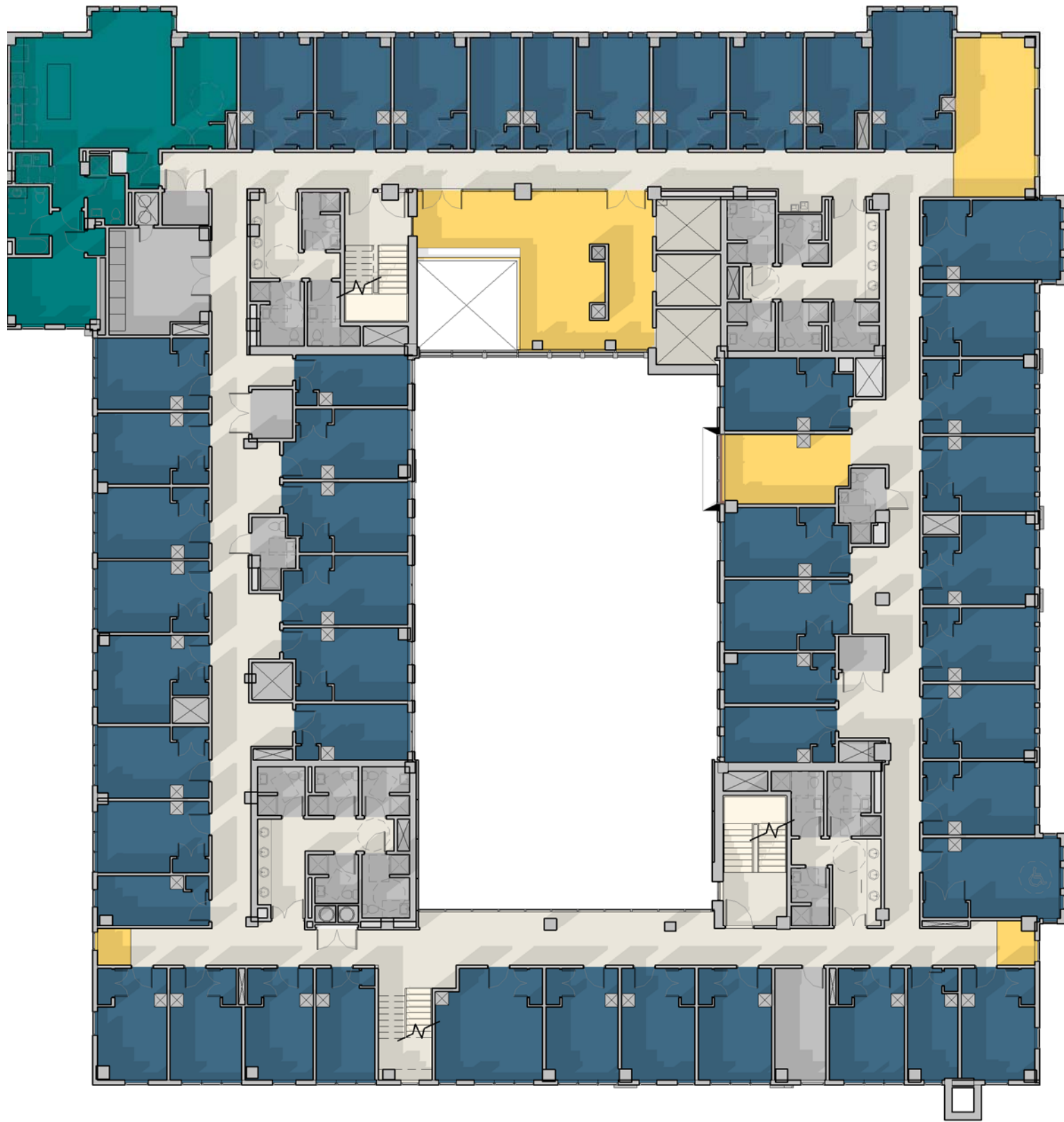
THIRD FLOOR



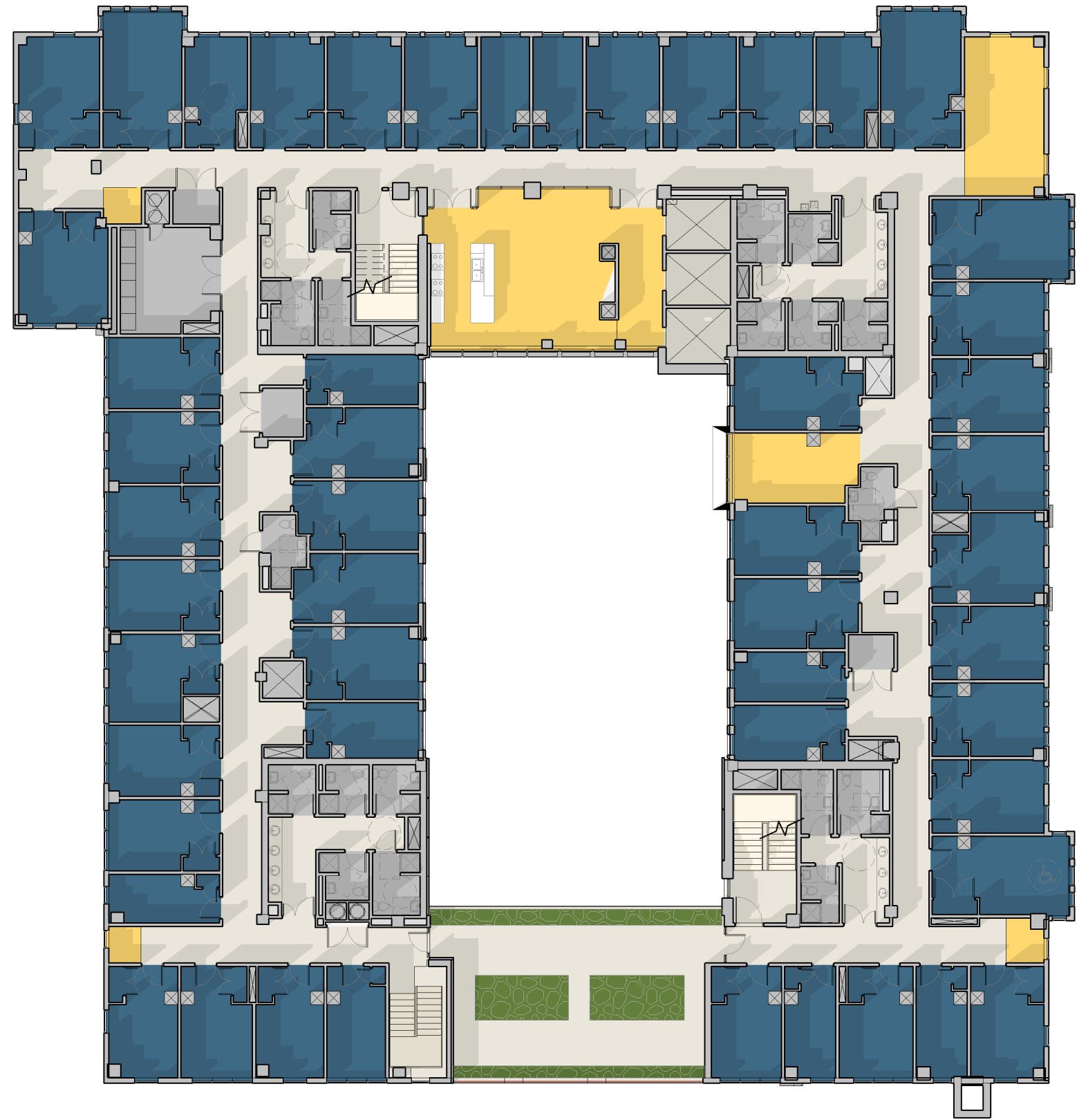
FOURTH FLOOR



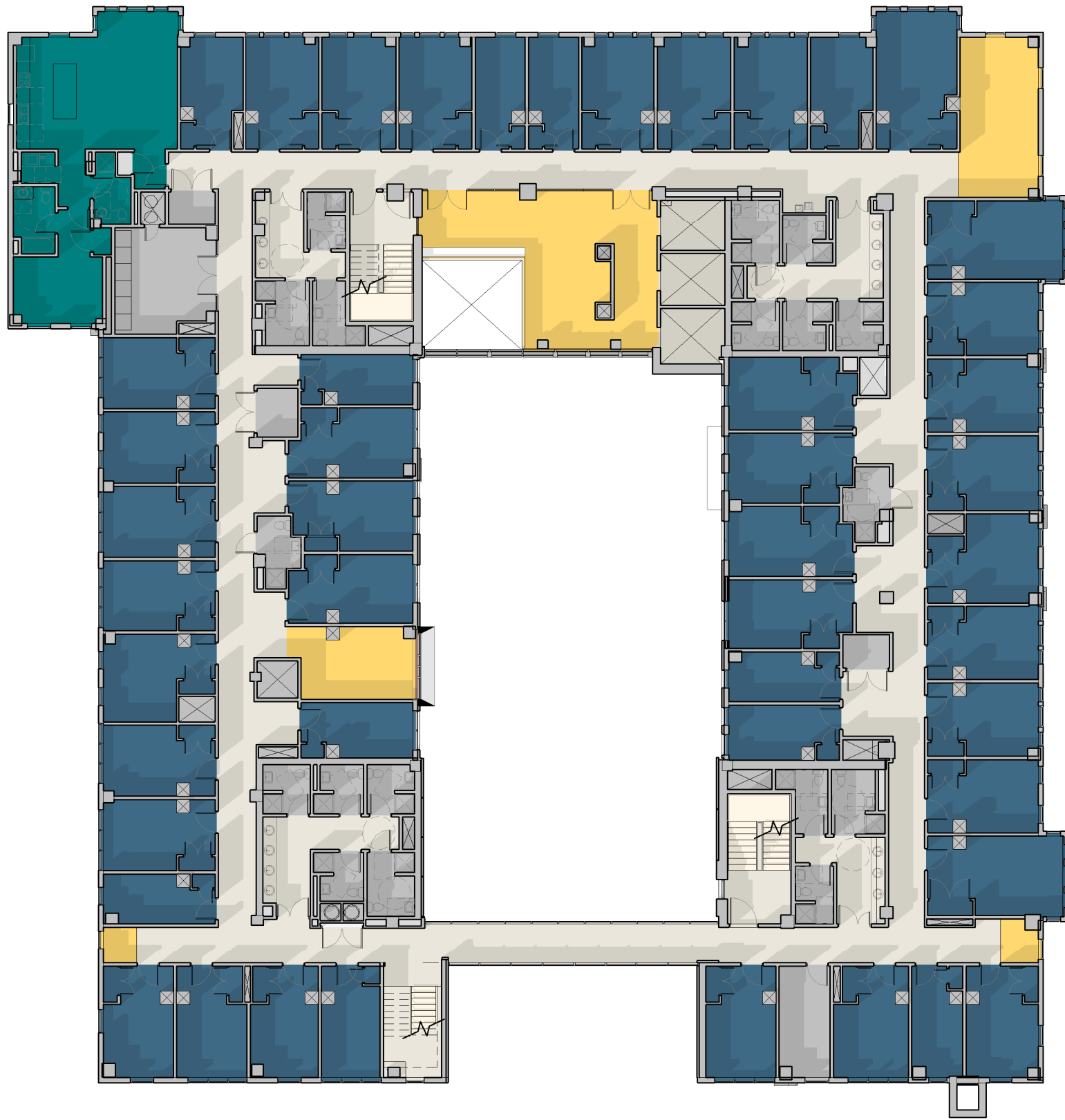
FIFTH FLOOR



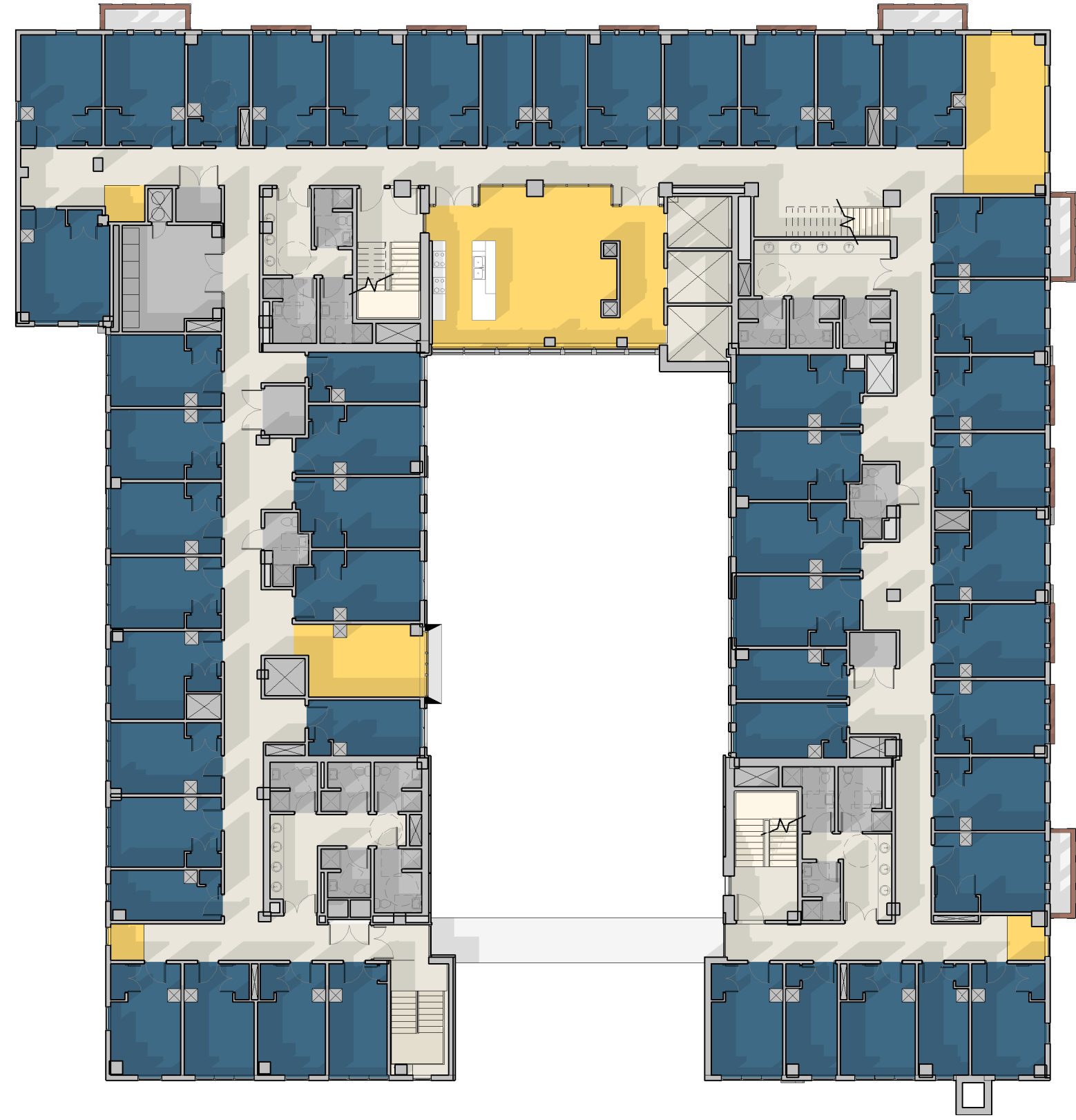
SIXTH FLOOR



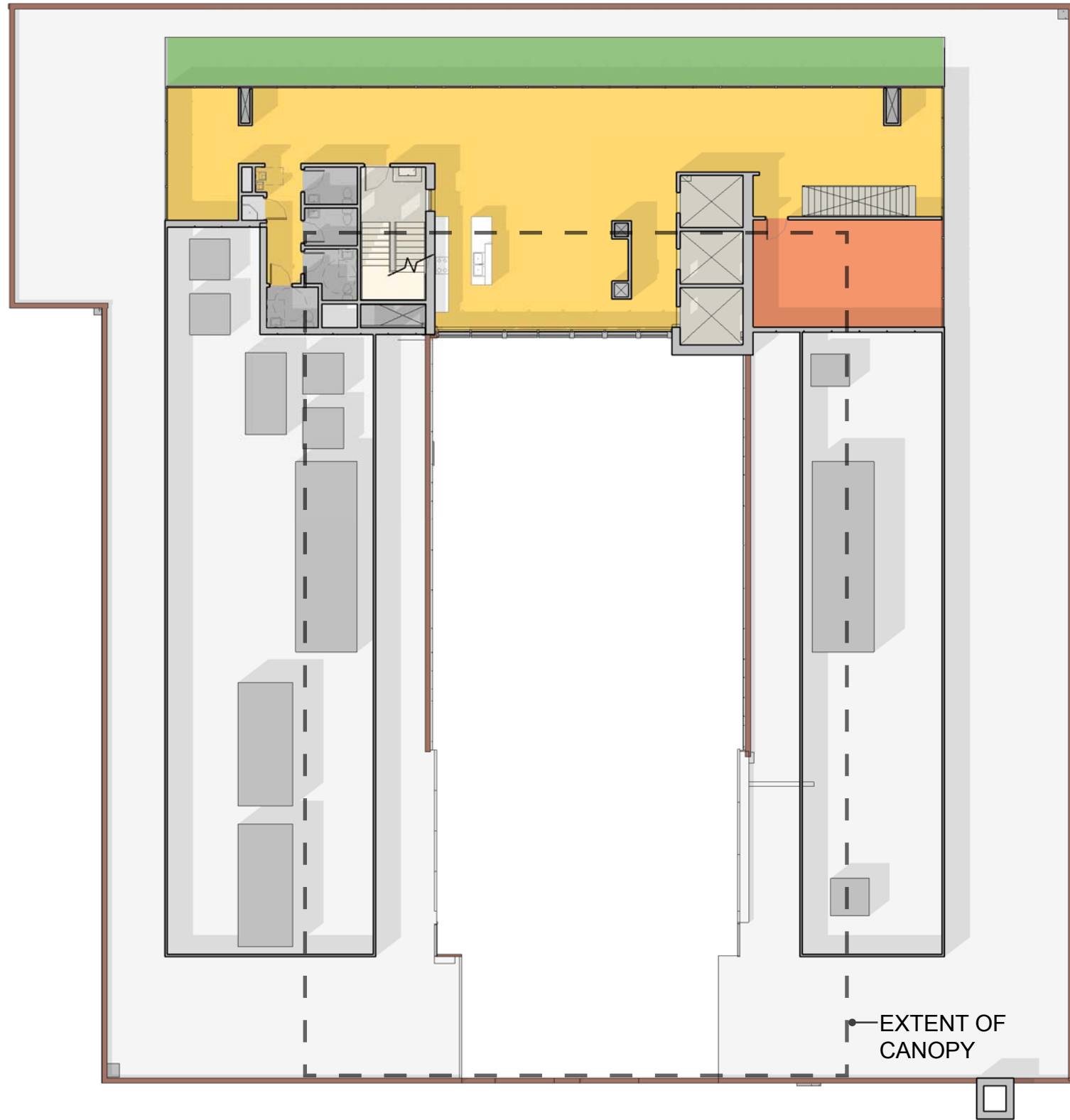
SEVENTH FLOOR



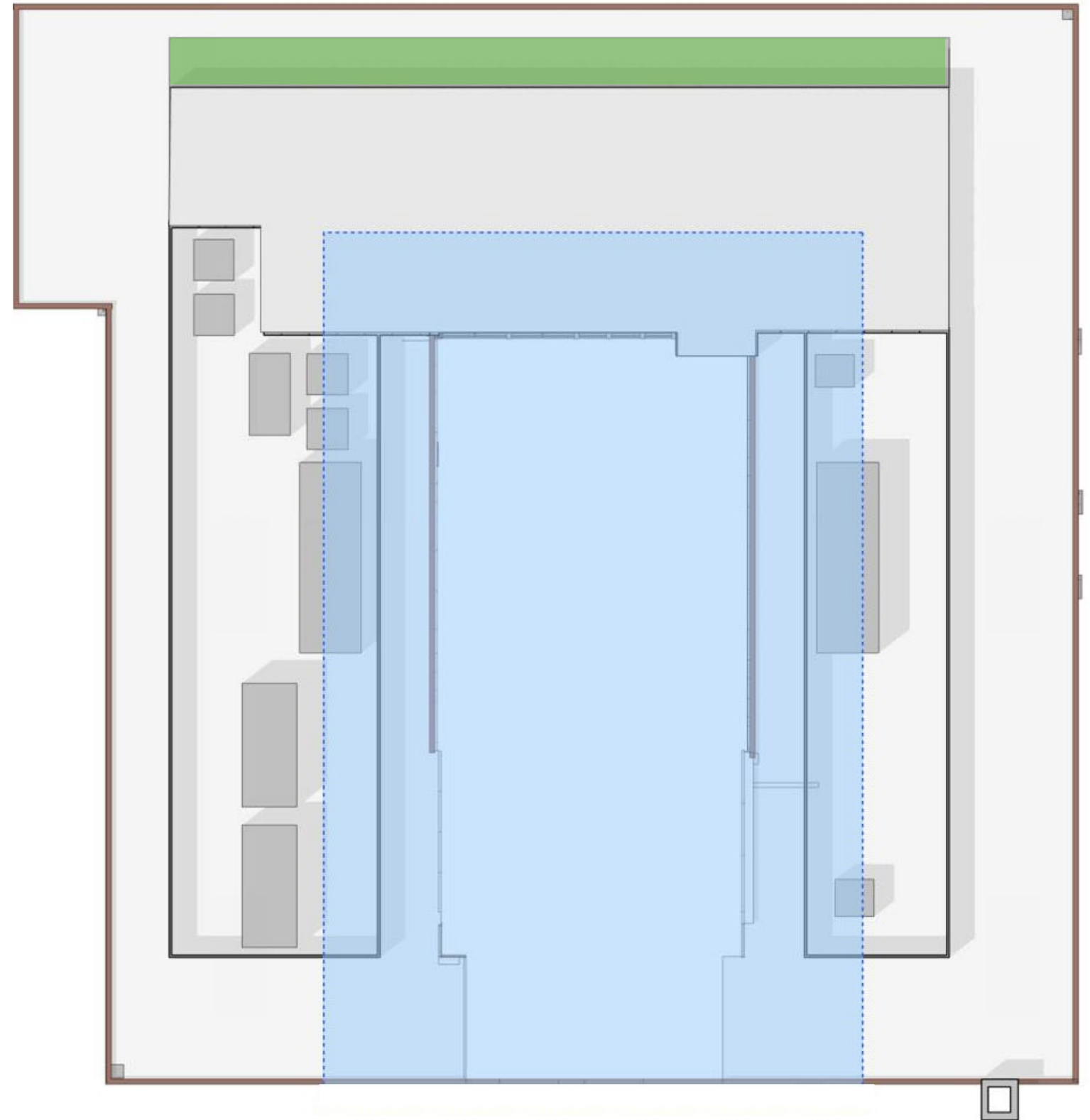
EIGHTH FLOOR



NINTH FLOOR



PENTHOUSE



ROOF / CANOPY











EXISTING



PROPOSED





EXISTING



PROPOSED





EXISTING



PROPOSED





EXISTING



PROPOSED





EXISTING



PROPOSED





EXISTING



PROPOSED





EXISTING



PROPOSED



THURSTON HALL RENOVATION
THE GEORGE WASHINGTON UNIVERSITY - WASHINGTON, DC

VIEW FROM 19TH STREET LOOKING NORTHWEST
FURTHER PROCESSING SUBMITTAL

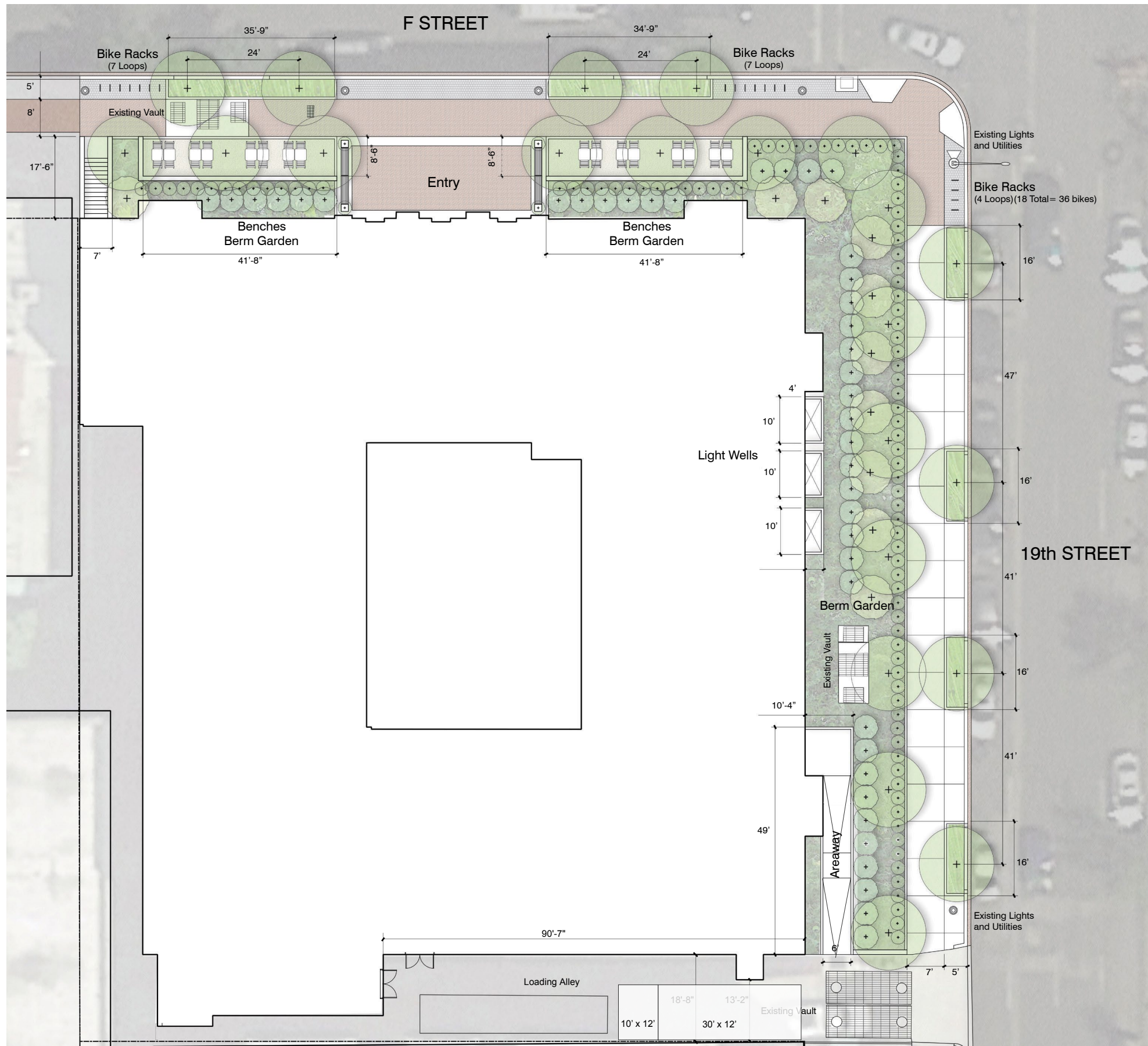
SHEET: 37
07.31.2019

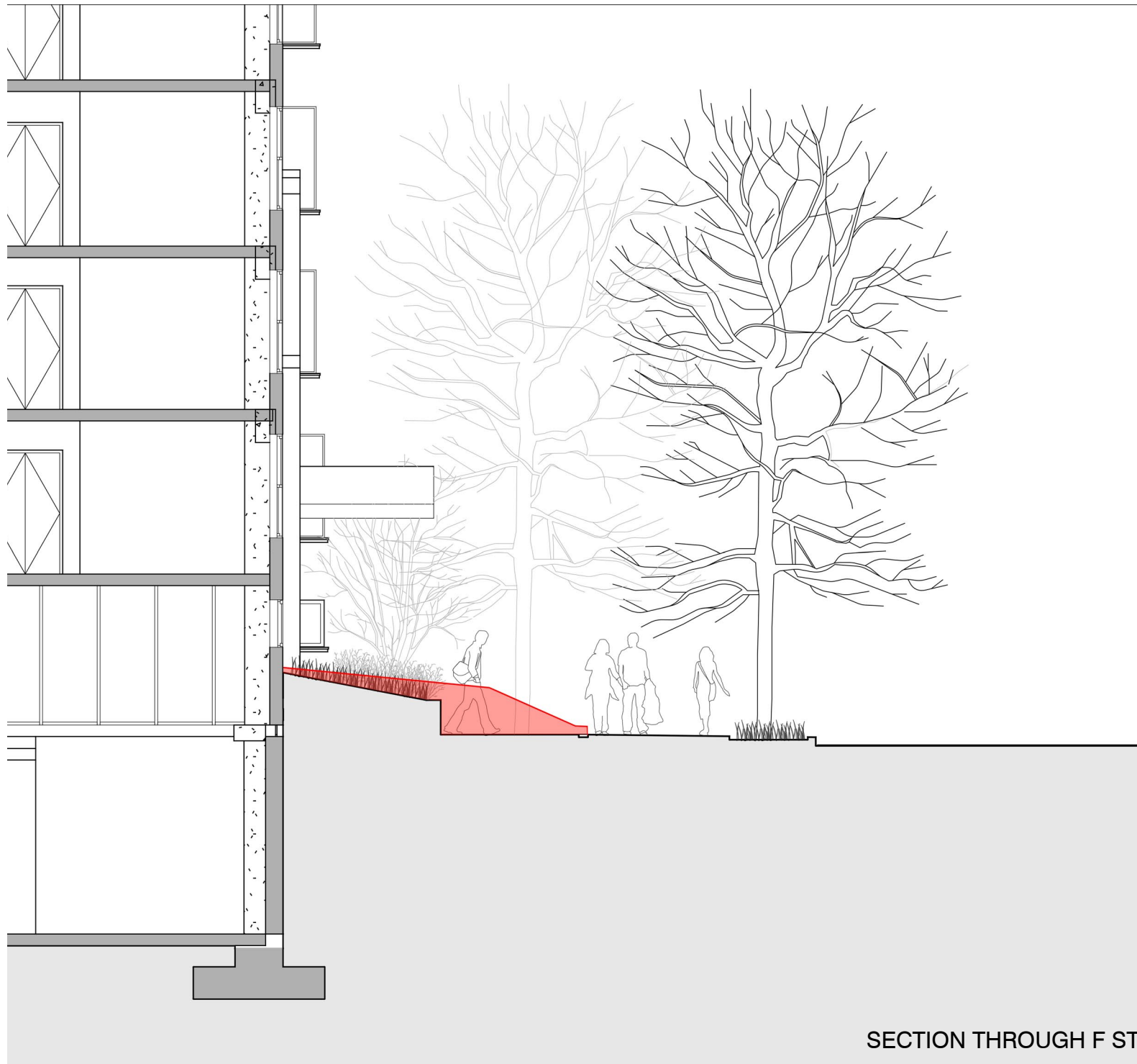




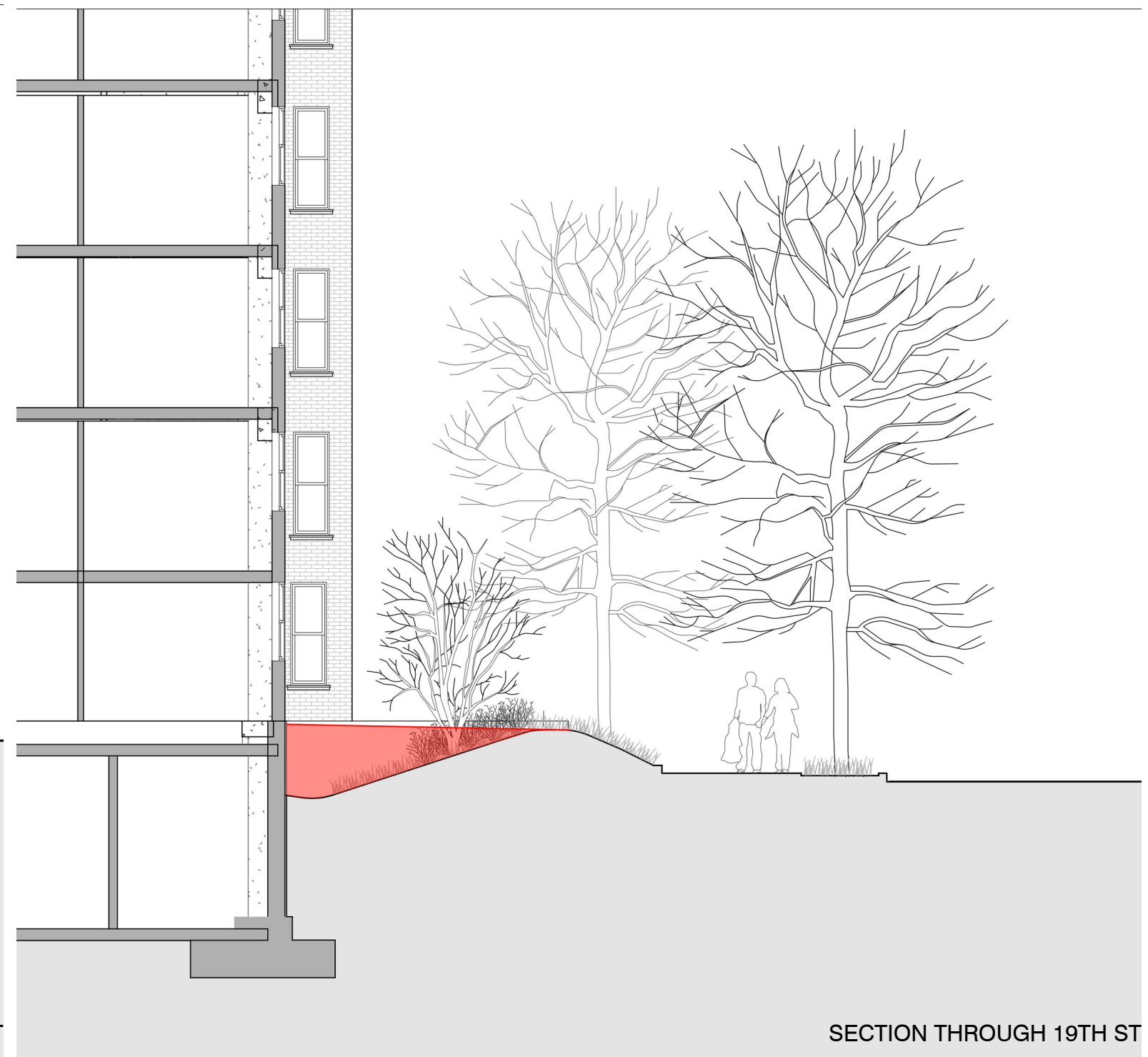






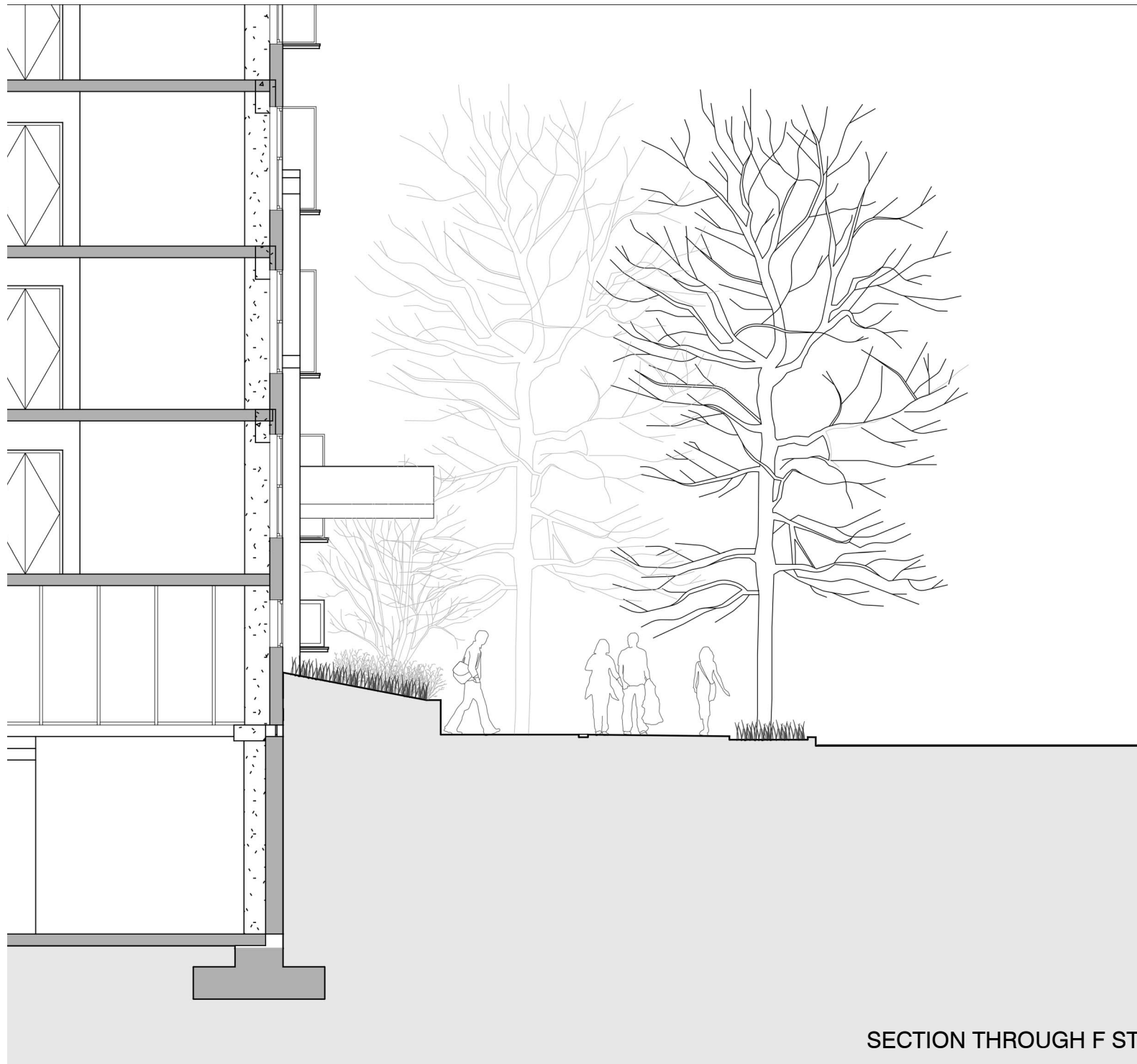


SECTION THROUGH F ST



SECTION THROUGH 19TH ST



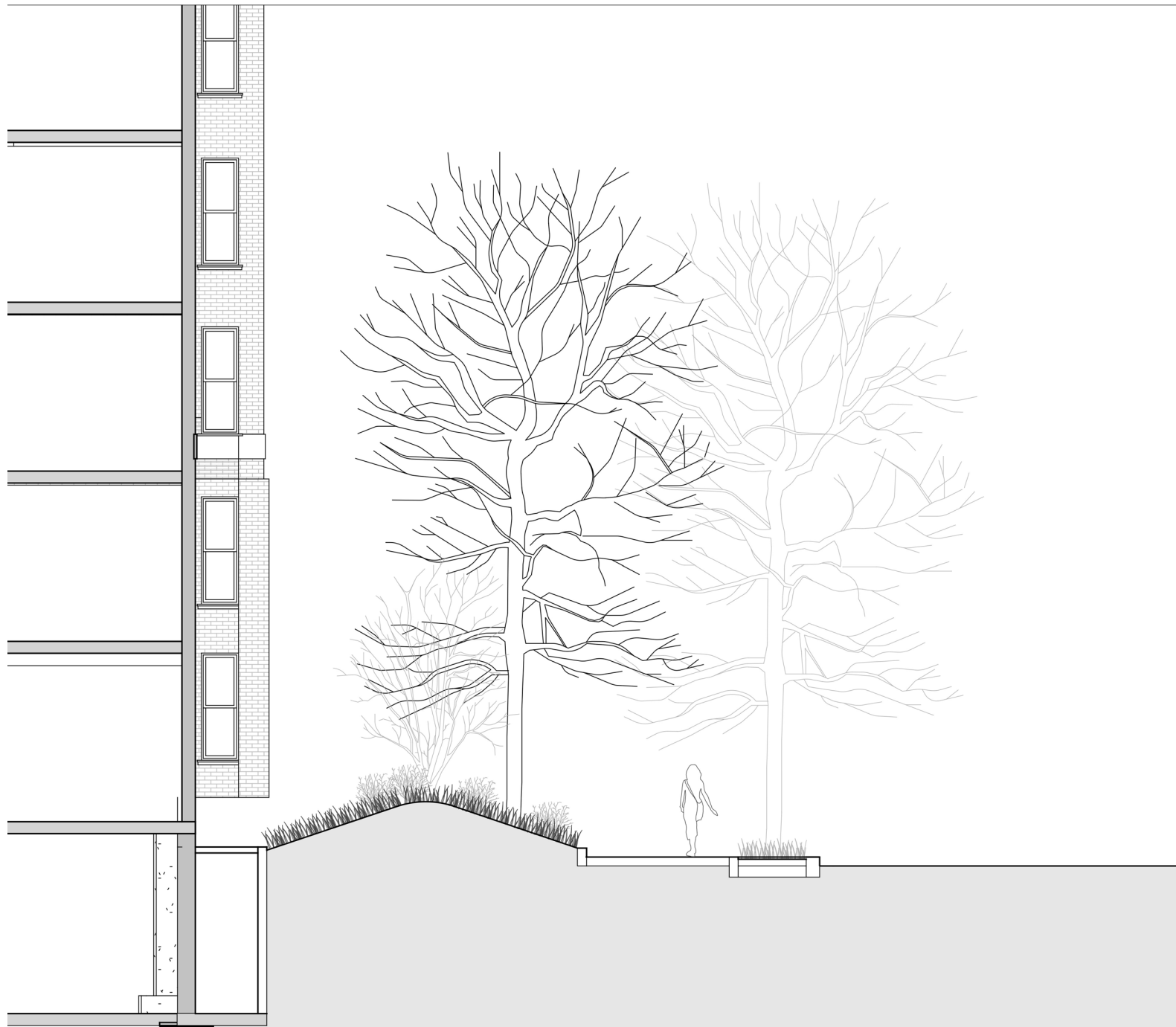


SECTION THROUGH F ST

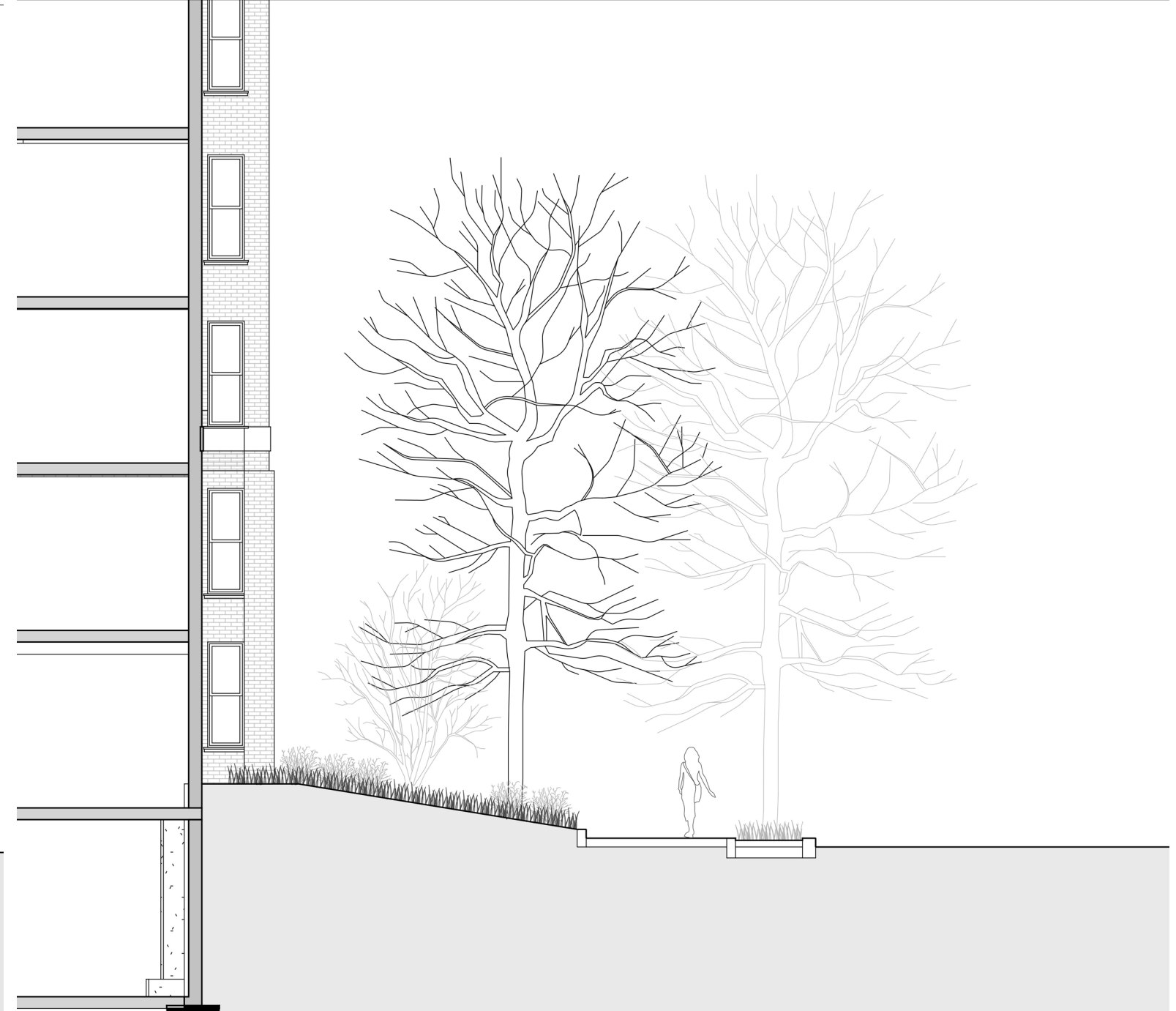


SECTION THROUGH 19TH ST





SECTION THROUGH 19TH ST LIGHTWELL



SECTION THROUGH 19TH ST









