



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON D.C.

DIRECTOR

OFFICE OF COMMUNITY RELATIONS

February 1, 2011

Advisory Neighborhood Commission 2A
c/o West End Library
1101 24th Street, NW
Washington DC, 20037

VIA USPS AND ELECTRONIC MAIL

Members of the Commission:

Thank you for hearing the December 15, 2010 and the January 19, 2011 presentations of GW's proposed Sq 103 Law Learning Garage project. We are in receipt of the ANC2A resolution to take "no position" and your letter to the Zoning Commission dated January 20, 2011. We welcome this opportunity to provide the following responses and clarifications.

Please let us know if there are further questions. GW is proud of its constructive relationship with the ANC2A and we are committed to continued dialogue on all University projects, as well as other matters of mutual concern.

Construction Management

- Construction: As GW has done with all of its projects, we will work with our contractors to develop a construction plan for the site and share the information with the ANC and anyone who is interested. This plan is currently being developed for the Square 103 project.
- Regarding specific impact on traffic, we can say now that GW does not anticipate a need to close lanes on 20th or 21st Street. GW will, however, seek to close the curb lane and sidewalk along G Street. The public alley will remain open during construction.
- Construction hours will conform to the D.C. regulatory requirement to limit construction to the time between 7AM and 7PM on Monday through Saturday.
- GW will designate and make available a point of contact for all construction-related questions or concerns. GW will also provide regular updates on construction progress at its quarterly Campus Plan Advisory Committee meetings and on its neighborhood website.
- More information regarding the construction contact list and construction updates will be made available at least 7 days prior to the commencement of excavation activity.

ZONING COMMISSION
District of Columbia

CASE NO. 06-11A/06-12A
ZONING COMMISSION
EXHIBIT NO. 30
CASE NO. 06-11A/06-12A
EXHIBIT NO. 30

a function of Government, International and Corporate Affairs

Pedestrian Activity at the Alley Access Points

- The current plans call for stop signs to control vehicular traffic exiting the public alley at 20th and 21st Street. In response to the concerns raised by the ANC, GW is currently evaluating whether additional measures should be planned to accommodate pedestrian activity at the alley intersections with 20th and 21st Streets. The design team, along with the traffic consultant, is currently exploring other options for mitigation and will work with DDoT on final recommendations.

Parking Management

GW is finalizing its parking migration plan and will share details of the plan at the February 2011 ANC presentation on the redevelopment of the University Parking Garage for a Science and Engineering Complex.

Broadly, the plan is to continue to meet the parking needs of University, students, faculty, staff and visitors by (1) reallocating parkers to various garages located on the Foggy Bottom Campus and (2) utilizing spaces at the Kennedy Center on a temporary basis.

- Upon approval of the 2007 Campus Plan, GW began planning for the construction of new parking spaces that would replace the parking anticipated to be lost with the demolition of the University Parking Garage.
 - Specifically, 180 spaces were included in South Hall, and an additional 362 spaces (462 including valet capacity) will be added when Square 54 comes online later this spring.
 - When completed, Square 103 will add 392 parking spaces, (not including 58 temporary surface spaces) and Square 55 (the Science and Engineering Complex) will add 327 spaces (379 spaces including valet capacity)
 - In total, GW will have constructed 1,261 striped spaces, which essentially decentralizes UPG's 1,252 striped capacity.
- During the interim period while Square 103 is under construction, GW will utilize the resources listed above to maintain compliance with the 2,800 minimum parking space requirement.
 - As it has done in the past, GW plans to enter into a lease with the Kennedy Center to provide additional capacity for University use (currently planned as 350 spaces, but may vary depending on University needs). The spaces will be available during the day, when University demand is at its peak and Kennedy Center demand is at its nadir.
 - GW is also discussing the possibility of leasing additional parking within Square 54, which is located on campus.
- Once Square 103 is completed, the University will be able to bring online 392 parking spaces in the garage as well as the 58 interim surface spaces.

Environmental Impacts

Generally speaking, the parking planned for Square 103 does not represent new parking for the campus – rather, the parking spaces and associated vehicles are already present on campus and are being relocated from the University Parking Garage and other locations. So campus wide, there is no net increase in air quality impacts.

- The environmental impact study (EIS) that is undertaken in conjunction with the processing of building permits addresses air quality and other environmental topics.

Fraternity House

- In order to construct the project, GW is under contract to acquire the fraternity-owned property within the project site. This potential acquisition was specifically identified in the 2007 Campus Plan / PUD.
- GW has a purchase/sale agreement with the fraternity that provides the fraternity with a new property that they will own, within the campus plan boundaries at the corner of 22nd & F Streets. The property is currently being renovated for the fraternity's use and the students slated to live in the property are currently being housed in campus residence halls.
- Lambda Chi Alpha had occupied 2020 G Street prior to the closure of the property. This fraternity currently has space in International House, a residence hall located at 2201 Virginia Avenue.

Net Effect of Final Development on classroom space, students, and staffing

General Comments

The 2007 Campus Plan established the general plan for various University uses across campus. The Plan also established maximum student and faculty/staff populations and the Zoning Commission determined that these maximums would not have "objectionable impacts" due to noise, traffic, or parking.

- The Zoning Commission approved the Campus Plan and First-Stage PUD based in part on the University's need for more academic space for its current and planned new programs. Thus, the Plan approved new and improved space needed to accommodate technology, stay competitive with peer institutions, and attract and retain talented students and faculty.
- The University does not manage its student or faculty/staff populations on a building-by-building basis. Rather, it does so across the entire campus, due to the population caps imposed by the campus plan.
- The 2007 Campus Plan set population caps for the overall campus and is therefore not managed on a building-by-building basis. One of the stated Campus Plan goals was the *Need for Space*, that the Plan was not aimed at

accommodating increased populations beyond those which were already approved under the previous Plan. Rather, that *facilities* growth was required to further GW's core academic mission and enhance the quality of the University's educational programs.

Impact of the Project

- The project includes one story of below-grade program space for the law school. This program space is primarily additional academic/administrative space for existing law school-related programs and users.
- The space is not likely or intended to add new students or faculty/staff.

Impact of the Final Development

- As is discussed in the application, the University has not yet begun to design or plan the second phase of the site, which is the above-grade academic/administrative building. Once the University moves forward with that project, it will be able to provide detail on the increase in classroom space.
- As is discussed above, the University does not manage its populations on a building-by-building basis, but rather across the campus. To the extent that new faculty/staff or students are associated with the new space in the second phase of the project, the impacts associated with those people were already addressed by those caps during the Campus Plan / PUD, which looked in detail at the noise, traffic, parking and other impacts associated with the caps.
- That said, when the University is prepared to move forward with the above-ground improvements, we will be able to provide additional detail on the particular program space associated with the new space as well as the types of users who will be located in the new facility. We will certainly keep the ANC updated when this occurs.

Sincerely,



Britany Waddell
Director, Community Relations



Susi Cora
Director, Campus Planning