

Certificate of Presentation to the Advisory Committee

I HEREBY CERTIFY that the University's proposed redevelopment of Square 102B was presented to the Advisory Committee for consideration, at a regularly scheduled Advisory Committee meeting on August 29, 2011, at least 30 days prior to the filing of this application, as required by Zoning Commission Order No. 06-11/06-12.

Copies of the meeting minutes are attached to this Certificate.

A handwritten signature in black ink, consisting of a large loop followed by a series of smaller loops and a long horizontal stroke, positioned above a solid horizontal line.

Susi Cora

The George Washington University

MEETING NOTES for the GW/COMMUNITY ADVISORY COMMITTEE

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

Meeting #16/Quarter 3 – August 29, 2011 – 6:30 pm -- Saint Mary's Court, Lower Level

1) WELCOME & INTRODUCTIONS

Britany Waddell of The George Washington University opened the meeting at 6:30 p.m. by noting this 16th quarterly meeting was being held in compliance with Condition P-7 of GW's *2007 Foggy Bottom Campus Plan (2007 FBCP)*. She said notices of the meeting had been sent via letter and/or email to the six Commissioners on the Foggy Bottom Advisory Neighborhood Commission 2A (ANC 2A), as well as leadership of the Foggy Bottom Association (FBA) and the West End Citizens Association (WECA). Additional outreach to publicize this meeting included:

- Advertisement placed in the August 17, 2011 edition of *The Foggy Bottom Current*;
- Email invite sent to approximately 400 members on the FRIENDS listserv, as well as distributed via the Foggy Bottom Alert Neighborhood listserv;
- Notice placed on five pages of GW's neighborhood website www.neighborhood.gwu.edu;
- Email reminders sent to attendees of previous GW Community Advisory Committee meetings.

Next, representatives of GW who have been appointed by the University as members of the Advisory Committee introduced themselves, including: Alicia Knight (formerly, Alicia O'Neil), GW Senior Associate Vice President for Operations; Susi Cora, GW Director of Campus Planning; Peter Konwerski, GW Dean of Students; Tara Pereira, Assistant Dean of Students, and; Britany Waddell, GW's Director of Community Relations. Following this, attendees introduced themselves, including: community members Randy Clarke, Mahnee de Silva, Ken Durham, Hashim El-Tinay, Lionel Gloster of St. Mary's Episcopal Church, Sandra Hoexter, Barbara Kahlow, Mary Francis Kornak, Sara Maddux, James Morris, Don Meyer, Courtney Oddman, Anne Savage, Maria Sebanstiani, Ann Sloatman, Steve Timilin, and Paul Winick; Priya Anand of the GW Hatchet; GW representatives Peter Chew, Leah Kreimer, Associate Dean of Students Tim Miller, Maggie New of Elliot School, John Ralls, and Eric Selbst. Waddell concluded introductions by noting the minutes from the two previous meetings (2011 Quarter 2 meeting held on 05/09/11) had been completed and posted on several locations of GW's neighborhood website, www.neighborhood.gwu.edu

2) CAMPUS PLAN AND CAMPUS DEVELOPMENT UPDATES

2a) Other 2007 FBCP initiatives

2a i) Historic Preservation Plan: Cora noted that this update is given at each quarterly meeting of this group and noted there was no change in status since the previous meeting, GW has complied with both historic preservation requirements included in Condition P-9 of the *2007 FBCP*: 1) GW filed six individual landmark nominations which were approved and designated as landmarks by DC's Historic Preservation Review Board (HPRB) at its January 28, 2010 hearing; 2) GW submitted background information last year to the DC Office of Planning's Historic Preservation Office (HPO) which is assisting with the DC Historic Preservation Office's application for a new historic district to be concentrated in the southern half of GW's Foggy Bottom Campus. Initial stakeholder outreach was recently initiated by DCHPO, including two community meetings (July 22, 2011 and August 3, 2011). Cora encouraged attendees to consider attending future meetings or contacting DCHPO with additional questions/concerns.

2a ii) Streetscape Plan: Cora said a final draft of GW's proposed plan was submitted earlier this year to District Department of Transportation (DDOT) Public Space for its review and this plan was similar to previous versions shared with the community at previous meetings of this group as well as at various community meetings dating back to 2006. Cora reiterated information shared at previous community meetings:

- This Streetscape Plan will guide how GW develops sidewalks and public spaces on its campus during the 20-year span of the *2007 FBCP*;

- Major plan features include concrete paving on north/south streets and brick paving on east/west streets – the selection of these materials reinforces the pedestrian nature of the east/west campus streets;
- Initial drafts of the project were well received by the DC Government with a final draft of the Streetscape Plan submitted to DDOT and other key DC agencies in February 2010 after incorporating final suggestions made during the DC Government's December 2009 Preliminary Design Review Meeting;
- The anticipated conclusion of the DC Government's review process will be an agreement between GW and DDOT that will create standardization and predictability in the placement of streetscape components and improvements.
- Cora said the recent streetscape work around the Charles E. Smith Center is indicative of the future work that will be done on the campus. She said the next streetscape improvements would be across from Square 54: the west side of 23rd by the GW Hospital and the east side of 22nd Street next to the Medical Faculty Associates buildings between Eye Street and Pennsylvania Avenue.

Ken Durham asked when the public would have an opportunity to comment on the streetscape plan. Cora explained that the Streetscape Plan was developed through numerous discussions and presentations throughout the 2005 Community Based Planning Process to prepare GW's draft 2007 *FBCP*. The university has since conducted ongoing outreach and updates as the Streetscape Plan was refined and developed through continued collaboration between representatives of the university, DCOP, and DDOT, as well as with the participation and input of interested stakeholders. Open community meetings were held in both 2006 and 2009 to discuss the draft plan and additional updates have since been provided at the quarterly GW/Community Advisory Committee meetings – as noted in meeting minutes posted online at neighborhood.gwu.edu. Maddux confirmed she participated in previous meetings that focused on some of the issues raised by Durham, including: types of bricks to be used, placement of bicycle racks, types of plantings, and use of non-invasive plants. Cora said it was her understanding these issues had been addressed but she would check into this and follow up with Durham. Cora reiterated that neighbors are welcome to provide input at any time.

2.b) Updates on campus development projects:

2.b.i) School of Public Health and Health Services/Square 39A: Knight began with an overview of the site which is located between New Hampshire Avenue to the east, 24th Street to the west, Washington Circle and K Street to the north and Eye Street to the south. Project highlights are:

- The project's second-stage PUD application was successfully approved by the DC Zoning Commission at its public hearing on June 16 (with final publication of order in DC Register pending). GW anticipates beginning construction in early 2012 and opening in late 2013/early 2014.
- This project will replace the site's current Warwick Memorial Building (which is used for various functions of GW's Medical School and Hospital) and surface parking lot with a new home for GW's School of Public Health and Health Services.
- The project is anticipated to include seven above grade and two below grade floors to house academic offices and classrooms as well as a penthouse for rooftop mechanical equipment. The building's main entrance will face New Hampshire Avenue to orient primary pedestrian activity toward the Foggy Bottom Campus.
- The building's current occupant, the hospital's radiation oncology department, plans to relocate to commercially-zoned office space in the nearby business district.
- The project's design will allow for retention and expansion of the public park on the southern edge of the site, an extremely important community concern during approval process for the 2007 *FBCP*.

- Location of delivery/loading areas is still being discussed with DC Government officials and existing ZipCar parking spaces on this site would be relocated nearby. Cora noted the update to the streetscape improvements and said GW is in discussions with DDOT about replacing the loading dock with an on-street loading zone since the loading dock would require trucks to “back in” to the loading dock.

Kahlow said she was pleased this project’s plan replaced the loading dock and the university had agreed to hours of operations for the dock, as well as segmented benches to be used on a portion of this site. Durham asked if GW would monitor to ensure there was no double parking on 24th Street and where the trash compactor would be located. Cora said that university operations would closely monitor and ensure compliance with the loading regulations so that traffic is not hindered by building operations. No dumpster or trash compactor will be located on site. Instead, the building’s trash will be removed via rolling bins to be picked up at the curb-side loading dock during scheduled times. Durham also shared his concern about the propensity of cars that run the red light at Washington Circle and New Hampshire Avenue and urged GW to recommend a traffic light at this location and/or proper fines. Winick said he has more of a problem with bicyclists not paying attention to driving rules than with vehicular drivers. Waddell said she would share these concerns with the office of Councilmember Jack Evans and other appropriate government officials. Kahlow said the National Park Service has convened a group of citizens and community groups to examine how the traffic lanes and pedestrian pathways could be reconfigured but they have had a problem with securing funding.

2b ii) Square 54- The Avenue/2200 Pennsylvania Avenue: Knight said this work on this project is nearing completion: commercial space is now 95% leased; residential move-ins continue to proceed; most retailers are now open: Whole Foods will open September 6 and two restaurants to be located along Washington Circle/Pennsylvania Avenue (Burger Tap & Shake and District Commons) are scheduled to open this fall. DeSilva asked if the courtyard is open to public use and Knight said a portion of the courtyard is reserved for use by building residents but the rest of the courtyard is open to the public during daytime hours.

2b iii) Science and Engineering Hall/Square 55: Cora summarized project highlights, including:

- This development site includes the existing University Parking Garage (55A1) as well as Building K (55A2) and was one of the 16 first-stage planned unit development (PUD) sites approved by the DC Zoning Commission as part of the *2007 FBCP*. The project had its public hearing on March 24 and received final approval by DC Zoning Commission this spring with final written order published in the DC Register on July 15, 2011.
- The new space will be consistent with the building’s approved academic/administrative/medical use designation and include departmental space for various physical science programs within GW’s Columbian College of Arts & Sciences and the School of Engineering & Applied Science as well as research and teaching space and collaborative areas which are currently located in 12 buildings throughout GW’s Foggy Bottom Campus and in existing leased space such as 1776 G Street.
- The approximately 400,000 square foot building will include eight above-grade floors with building height of 90’ on 23rd Street and 110’ feet on 22nd Street and a 90% lot occupancy in accordance with the approved 2007 FBCP and is fully compliant with the parameters set forth in the first-stage PUD. The building also includes two levels of below grade program space as well as parking for approximately 370 vehicles (accessible via a planned H Street entrance).
- Eye Street frontage of this project will include retail space (in accordance with the *2007 FBCP*) as well as access to the service court that consolidates all of the square’s loading activity into one area. The location of building entrances on all four sides of the building will enhance its status as a key on-campus pedestrian crossroads.

- Cora said in response to neighborhood concerns the John A Wilson memorial plaque will be moved from the Eye Street pocket park to the green space adjacent to the 23rd St entrance. Kornak asked where the parking spaces previously located in the University Parking Garage would be located. Cora reported that additional parking at the Kennedy Center and operational changes to other parking garages has enabled GW to remain in compliance with Campus Plan requirements. Specifically, the project at Sq 103 will contribute to the on-campus parking inventory upon its completion.

2b iv) Underground parking facility and Law Learning Center on Square 103: Cora reviewed project highlights, including:

- DC Zoning Commission gave its second and final approval on April 25, 2011 and the final written order was published in the DC Register on July 22, 2011. Initial site preparation activities are underway with construction expected to begin this fall.
- GW's submission for second-stage approval of this project includes only the below grade portion and when the above grade portion is pursued, these elements will be subject to a separate Zoning Commission hearing for second-stage approval. The timeline for the project's above grade second phase has not been finalized and will be determined by available programming and funding. However, the University will share information on the second phase with the GW/Community Advisory Committee, the ANC, FRIENDS, and the community before submitting any second-stage PUD application to the Zoning Commission.
- The project is on G Street between 20th and 21st Streets, NW between (and not including) three townhomes on the east (2000, 2002 and 2004) and Tonic Restaurant to the west with most of the project below-grade and main vehicular ingress/egress into the below grade parking via public alley running east/west parallel between F and G Streets, N.W.
- Ground level features include an entry pavilion, 60 ground-level parking spaces, and sustainable landscaping.
- An initial presentation of this project was made to ANC 2A at its March 2010 meeting and another presentation was made at the December 2010 meeting, prior to the February 3, 2011 Zoning Commission public hearing. This project is not anticipated to increase existing traffic conditions since the vehicles would not be new vehicles but existing drivers currently parking on the campus.

2b v) General Campus Development Updates

Renovation of the Charles E. Smith Athletic Center/Square 57: Cora said this project was near completion and summarized major project highlights: completion of phase one and two in 2009 included a major renovation of the building's interiors; phase three's renovation of the exterior façade and associated adjacent interior spaces are on track for completion. The final phase of landscape and hardscape improvements will take place over the next month.

Renovation of Lafayette Residence Hall (corner of Eye and 21st Streets): Cora said that while this site is identified in the 2007 FBCP as one of the 16 potential development sites, the building's soon-to-be-completed renovation will not utilize development rights to expand the building's footprint and increase gross floor area (GFA). Renovation began summer 2010 requiring closure of the building until project completion in summer 2011. Upgrades included a complete demolition of the building's interior (to the structure), installation of new elevators and life safety systems, reconfiguration of rooms, and exterior rehabilitation work (window replacement, minor roof work, masonry care and painting). Despite Lafayette Hall being "out of service" during the 2010-2011 academic year, GW continued to meet its commitments for provision of on-campus beds for undergraduate students.

3) FEATURED DISCUSSION: A PRESENTATION ON THE GEORGE WASHINGTON UNIVERSITY MUSEUM, PROPOSED TO BE LOCATED ON DEVELOPMENT SITE SQUARE 102B

University representatives began with a review of the project including the site's location on the east side of 21st Street between G and H Streets. The project will incorporate the Woodhull House at 2033 G Street and the adjacent open space bounded by the rear of the Woodhull House, Corcoran Hall, University Yard, and 21st Streets. The George Washington Museum will include collections fostered by the collaboration and partnership with the Textile Museum (currently located on S Street NW in DC's Sheridar Kalorama neighborhood) and GW's own collections, including the Albert H Small Washingtoniana Collection. The Museum has a tentative opening date of mid 2014. The Albert H Small Washingtoniana Collection will be featured in the Woodhull House, a historic building which currently houses the GW Police Department. The renovated Woodhull House will be connected to the new structure (of up to approximately 26,000 square feet of GFA per Site 102B in the 2007 FBCP). Kahlow asked if a museum use is consistent with the site's zoning use designation of academic/administrative. Knight responded that a museum is an educational resource that is consistent with the academic use designation. In addition, the University's agreement with the Textile Museum will integrate academic programs so that the GW Museum offers programmatic opportunities for GW students as well as fostering other scholarly activities and research. Knight reported the University anticipates filing zoning application for a second stage PUD application this fall and would return to the ANC before this filing. In response to Kahlow's question as to if a second stage PUD approval was appropriate for this project, Knight said this application is consistent with the first stage PUD and 2007 FBCP and will follow the same process as the other second stage PUD applications recently filed (including Squares 39, 55, and 103). She added that the amenities associated with all of these projects were discussed/agreed upon by the Zoning Commission's approval of the 2007 FBCP and that the second stage PUD approval process was not to expand on these amenities but determine if the project is compliant with the parameters set forth by the first stage PUD and 2007 FBCP.

Project manager Chew said the project currently includes two below grade levels and approximately 26,000 square feet of new above grade space for a total of approximately 40,000 square feet of new space (excluding Woodhull). Cora stressed this number is in fluctuation since the project is still in design. Chew shared preliminary project massing graphics with attendees and said the design would both minimize building massing on the University Yard frontage as well as ensure open access between 21st Street and University Yard. Chew then gave a brief description of components within the museum, including:

- Floor 1 will house entry components and a multipurpose room, as well as a small museum shop. A loading dock will also be located on the first floor and the University is currently working with DC officials regarding specific locations of loading and receiving areas but it proposed that these facilities be accessed via 21st Street
- E-1 level will include gallery space as well as learning and activity centers B-2 level will include mechanical space and a collections processing site that will complement the main processing of collections and storage to be located on GW's Virginia Science and Technology Campus (VSTC) in Ashburn, VA. Knight said the university is still in the early phases of planning for the VSTC collections conservation and processing center but this would be a place for scholars to go and examine collections. DeSilva asked if there is a shuttle service to VSTC and Knight confirmed the university does operate a shuttle between the two campuses that makes approximately five trips daily;
- Floor 2 will be devoted exclusively to galleries, including a high bay gallery for larger exhibits. This floor will also include the main connection between the new structure and the existing Woodhull House;
- Floor 3 will feature additional galleries
- Floor 4 will feature administrative offices for Museum staff

There will be three elevators, one in the existing Woodhull House and two in the new structure; Maddux asked if the university would relocate the rose garden currently located on the project site and Knight said the university is projecting to relocate them in the spring to a to-be-determined site on campus.

Kornak asked if there would be an admission fee. Chew said the Textile Museum has suggested a donation request but this is still being discussed.

Kornak asked if the multipurpose room will be available for open use by the neighborhood. Knight said that the room's operations have yet to be determined but university policy requires outside organizations/individuals be sponsored by an internal university department to ensure space usage is aligned with GW policies.

Clarke asked if the Albert H. Small Washingtonian collection would feature the Foggy Bottom neighborhood. Related, Durham said if the plan is to record Foggy Bottom history then the neighborhood should be included in this process. Knight said that she believes the collection is focused on the entire District of Columbia and was unsure about specific details related to Foggy Bottom.

4) OTHER CAMPUS UPDATES

Konwerski said the annual undergraduate move in was completed this past weekend and was expanded by one day to Friday August 26 as result of Hurricane Irene's passage through DC August 27-28. He added today was the first day of classes for the fall semesters and that students would be taking part in annual welcome week activities from now through September 10, including the September 4 Fall Fest, an annual outdoor concert held in University Yard. Maddux asked the university to monitor the level of noise and Konwerski agreed. He said the next Sunday (September 11) would be GW's annual Freshman Day of Service where more than 2,000 GW students would engage in community service and would conclude with a ceremony commemorating the 10th anniversary of September 11, 2001. Clarke expressed his appreciation for the university's successful effort to reduce noise in the neighborhood. DeSilva agreed and said she also noticed the improvement.

5) PUBLIC COMMENT & ADJOURNMENT

Maddux raised her concern about pedestrians on GW's campus increasingly disregarding traffic rules and regulations – ignoring traffic lights, jaywalking, using vehicular lanes of streets for walking or recreational activities. Waddell reiterated that her office has been in contact with numerous university offices regarding this concern and continues to work to address this ongoing problem.

Maddux said she is concerned about the pedestrian crossing at 22nd and H near construction of the Science and Engineering Hall. Cora said this would be shared with the project team.

Kahlow asked to remind tours conducted by GW's Office of Admission to leave adequate space on the sidewalk for pedestrian access around the groups. Pereira said she would follow-up on this and, following the meeting, shared this concern with various university officials.

De Silva re if students have to sign an agreement to abide by particular noise rules. Pereira said students do agree to a license agreement which obligates them to abide by the student code of conduct. She said her office also implements various programmatic initiatives to remind students about this commitment.

Kornak said she is concerned that disrepair of the sidewalk on the east side of 24th Street near the Eye Street Mall might create a tripping hazard. Durham agreed and asked Waddell if she could provide an update at the next FRIENDS meeting.

Anne Savage said she has a number of students living in the vicinity of her home and she has found them delightful. DeSilva commented she also has great neighbors. Durham echoed the previous positive comments and said GW's External Relations and Student Affairs have been very helpful but noted there are still concerns at Hughes Mews.

Kreimer said her office would be distributing a reminder about trash collection and tips for being a good neighbor to off campus students in the near future.

Kahlow thanked GW for not relocating its oncology center into a mixed use residential building. Knight said the hospital is working to find a new commercially-zoned location for this service, likely in the nearby business district.

With no further comments or questions, Waddell adjourned the meeting at approximately 7:15 p.m. and reminded attendees to review the minutes for tonight's and previous meetings on the neighborhood website.