

Exhibit A: Summary of Campus Plan PUD Benefits and Amenities

The implementation of the University’s “*Grow Up, Not Out*” development strategy, informed by the open and inclusive community-based planning process and as articulated in the *Foggy Bottom Campus Plan: 2006 – 2025*, offers shared and lasting benefits for the Community, the District, and the University. These significant benefits and amenities warrant the planning flexibility sought through the PUD process. The following information is provided to more fully articulate and define the scope and, as appropriate and quantifiable, the monetary value associated with various proffered amenities:

1. Streetscape Plan

The Streetscape Plan sets forth a framework for future streetscape improvements to occur over the next two decades in accordance with the fundamental planning concepts outlined in the *Foggy Bottom Campus Plan: 2006 – 2025*. Consistent with the Campus Plan, the Streetscape Plan reflects the diversity of the Foggy Bottom campus – particularly the primary “campus streets” (I, H, and G Streets) – and focuses on areas of the campus where University activity is concentrated. The proposed Streetscape Plan defines three “layers” of streetscape elements, which build from a “base” layer that establishes and supports GW identity across the entire campus; to an “enhanced” layer that provides for paving and planting improvements to reinforce the presence of University activity; to a “premium” layer which celebrates the character and identity of the campus in key locations. Section 5 of the Streetscape Plan proposes a framework for the implementation of various streetscape elements over the twenty-year term of the *Foggy Bottom Campus Plan: 2006 – 2025*, as specific development projects are completed and as funding becomes available.

In response to comments raised during the Campus Plan hearings, the University has developed the following block by block streetscape implementation plan that provides for appropriate streetscape improvements to be made to all “enhanced” streetfronts to meet the standards set forth in the proposed Streetscape Plan. This plan takes into account the fact that certain streetfronts within the “enhanced” streetscape layer (e.g., the south side of I Street between 21st and 20th Streets; the west side of 23rd Street between F and G Streets) have already been improved as part of past GW development projects and currently meet the Streetscape Plan standards.

- Square 39** No specific streetscape improvements to Square 39 beyond existing conditions are contemplated under the proposed Streetscape Plan, however appropriate streetscape improvements will be made in connection with the redevelopment of site 39A.

- Square 40** Enhancements to existing streetscape conditions will be made to the west side of 23rd Street between I Street and Washington Circle in connection with the completion of the proposed Square 54 redevelopment (which is the subject of a separate consolidated PUD application).

- Square 41** Streetscape improvements consistent with the proposed Streetscape Plan will be made to the west side of 23rd Street between I and H Streets by the completion of

the development associated with sites 41A and 41B. Specific implementation timing and sequencing will depend on construction logistics and staging requirements associated with the planned development projects.

- Square 42** Streetscape improvements consistent with the proposed Streetscape Plan will be made to the west side of 23rd Street between H and G Streets within the first ten years following approval of the proposed *Foggy Bottom Campus Plan: 2006 – 2025*.
- Square 43** Streetscape improvements on Square 43 are already consistent with the proposed Streetscape Plan.
- Square 54** Extensive streetscape and public space improvements have been proposed as part of the plan for the redevelopment of Square 54 (which is the subject of a separate consolidated PUD application).
- Square 55** Streetscape improvements consistent with the proposed Streetscape Plan will be made to all streetfronts included in Square 55 by the completion of the development associated with sites 55A1 and 55A2. Specific implementation timing and sequencing will depend on construction logistics and staging requirements associated with the planned development projects.
- Square 56** Streetscape improvements consistent with the proposed Streetscape Plan will be made to the east side of 23rd Street between G and H Streets, the south side of H Street between 22nd and 23rd Streets, and the portion of the west side of 22nd Street between G and H Streets that does not currently meet the standards set forth in the Streetscape Plan in connection with the development of site 56A.
- Square 57** Streetscape improvements consistent with the proposed Streetscape Plan will be made to the south side of G Street between 23rd and 22nd and on the west side of 22nd Street between F and G Streets by the end of the term of the proposed *Foggy Bottom Campus Plan: 2006 – 2025*.
- Square 75** Enhancements to existing streetscape conditions will be made to the east side of 22nd Street between I Street and Pennsylvania Avenue in connection with the completion of the proposed Square 54 redevelopment (which is the subject of a separate consolidated PUD application). Streetscape improvements consistent with the proposed Streetscape Plan will be made to the north side of I Street between 22nd and 21st Streets in connection with the development of site 75B.
- Square 77** Streetscape improvements consistent with the proposed Streetscape Plan will be made to all streetfronts included in Square 77 by the completion of the development associated with sites 77A, 77B, and 77C. Specific implementation timing and sequencing will depend on construction logistics and staging requirements associated with the planned development projects.

- Square 79 Streetscape improvements consistent with the proposed Streetscape Plan will be made to all streetfronts included in Square 79 by the completion of the development associated with sites 79A1, 79A2, and 79A3. Specific implementation timing and sequencing will depend on construction logistics and staging requirements associated with the planned development projects.
- Square 80 Streetscape improvements consistent with the proposed Streetscape Plan will be made to the south side of G Street between 22nd and 21st Streets and to the North side of F Street between 22nd and 21st Streets in connection with the recently-approved DCPS/GW School Without Walls joint PUD application. Streetscape improvements consistent with the proposed Streetscape Plan will be made to the east side of 22nd Street between G and F Streets by the end of the term of the proposed *Foggy Bottom Campus Plan: 2006 – 2025*.
- Square 101 Streetscape improvements consistent with the proposed Streetscape Plan will be made to the north side of H Street between 21st and 20th Streets in connection with the development of site 101A.
- Square 102 Streetscape improvements consistent with the proposed Streetscape Plan will be made to the south side of H Street between 21st and 20th Streets in connection with the development of site 102A, and to the north side of G Street between 21st and 20th Streets by the end of the term of the proposed *Foggy Bottom Campus Plan: 2006 – 2025*.
- Square 103 Streetscape improvements consistent with the proposed Streetscape Plan will be made to the south side of G Street between 21st and 20th Streets in connection with the development of site 103A.

The University estimates that the cost to implement the sidewalk, curb and gutter improvements associated with the Streetscape Plan as set forth above (in current dollars) will exceed \$5.5 million. In addition, street trees and lighting improvements are estimated to cost approximately \$1.1 million (in current dollars).¹

2. Sustainable Development Planning and Design Principles

As set forth in previous supplemental filings, the Campus Plan provides an approach to future campus development that is consistent with sustainable development and neighborhood planning standards advanced by the U.S. Green Building Council (USGBC), the Congress for New Urbanism (CNU), and the Natural Resources Defense Council (NRDC).

In addition, over the past several months, the University's Facilities Planning department has been working to develop and compile *GW Facilities Standards and Guidelines*. These standards will reflect the University's continued commitment to balance environmental responsibility,

¹ It is anticipated that DDOT will share to some extent in the costs associated with the installation and maintenance of street trees and lighting improvements.

resource efficiency, occupancy comfort and well-being, and community sensitivity. Specifically, as part of this ongoing effort, the University will explore the implementation of greywater and stormwater management practices, particularly with respect to future streetscape, landscape and irrigation improvements.

The George Washington University is committed to incorporating sustainable design elements into new campus developments. In connection with each second-stage PUD application under the proposed Campus Plan, the University will provide an overview of specific environmentally-sensitive features which are to be incorporated into the design and construction of the proposed project, as well as those features which may be further explored and considered for implementation.

3. Historic Preservation Plan

Over the past decades, the University has maintained a strong commitment to preserving important architectural and historic resources on the Foggy Bottom campus. During this time, a number of existing buildings on the campus have been listed with the National Register of Historic Places or have been identified as DC Historic Sites. As a result, the existing built environment of the campus provides a diverse composition of old and new structures of varying scale and design. As set forth in the proposed Campus Plan, the University, working closely with the Historic Preservation Office (“HPO”) and a team of architectural historians, has developed a comprehensive Foggy Bottom Campus Preservation Plan which proposes a historic district on the Foggy Bottom campus as well as the landmark designation of several additional campus buildings.

The University has assumed the expenses associated with the preparation and submission of the multiple landmark applications and the preparation of the historic district application for submission by the Historic Preservation Office. It is anticipated that these expenses themselves will total approximately \$100,000. Because this effort and expense has been undertaken by the University, HPO staff resources are available to address other worthy preservation projects benefiting the District. Furthermore, future GW expenditures associated with the heightened maintenance associated with these structures, though difficult to specifically quantify, will be significant and ongoing.

The designation of landmarks and historic districts is a long-term if not permanent endeavor, and its impact and benefits will certainly extend well beyond the twenty-year term of the proposed Foggy Bottom Campus Plan as well as subsequent Campus Plans. The implementation of this far-reaching and unprecedented preservation commitment will preserve and protect the historic built environment of the GW campus and the larger neighborhood for the benefit of the University community, the Foggy Bottom and West End communities, and the entire city.

4. I Street Retail Corridor

The proposed Campus Plan contemplates the creation of a unique and dynamic retail corridor along I Street, providing key neighborhood-serving retail services. The I Street retail corridor concept, coupled with the retail program included in the proposed mixed-use development on

Square 54, would help create a critical mass of retail extending from the Foggy Bottom-GWU Metro to The Shops at 2000 Penn. This effort would be implemented over time by including ground floor retail in University facilities as they are redeveloped – and would provide opportunities for a variety of retailers, specifically small local and “mom and pop” establishments, as University retail venues are often smaller in scale and retail rents charged by the University are generally below average market. Given these considerations, estimated rents for retail space along the proposed I Street retail corridor are expected to be approximately \$25/sf (comparable to the grocery store rents contemplated on Square 54). The overall cost to GW of providing this amenity is the difference between the revenues generated from I Street retail rents and the cost of occupying other space (as a tenant) at an estimated \$40/sf (average). Based on this analysis, it is estimated the value of the I Street Retail Corridor amenity exceeds \$4 million.²

5. Below-Grade Parking

The proposed Campus Plan provides for the elimination of the above-grade University Parking Garage (located at 22nd and I Streets) as well as other surface lots and the construction of underground parking facilities at various sites dispersed throughout the campus. The elimination of surface parking as proposed by the Campus Plan will reduce stormwater runoff, allow for more efficient utilization of existing space resources, and enhance the campus environment by distributing traffic and improving pedestrian safety. This element of the Campus Plan results in substantial costs in excess of those associated with providing spaces at or above grade. In current dollars, construction costs associated with below grade parking is estimated at \$58,000 per space.

6. Off-Campus Commitments

Among the key community benefits associated with the new Campus Plan are the proposed conditions with respect to off-campus properties.

Specifically, proposed Condition 8 limits the University’s rights with respect to acquisition and use of residentially-zoned properties outside of the Campus Plan boundaries in the Foggy Bottom/West End area. While this commitment would not preclude the purchase of properties for investment purposes, it would restrict the University from purchasing a residentially-zoned property within the Foggy Bottom/West End area and changing its use to one limited to the University population. As detailed more fully in the Applicant’s previous submissions, this condition represents a significant commitment made by the University at the behest of the Office of Planning and directly responds to concerns raised by ANC 2A in connection with the 2000 Campus Plan case.

Furthermore, proposed Condition 14 calls for a specific schedule for transitioning the use of off-campus residence halls, including the Hall on Virginia Avenue, The Aston, Columbia Plaza (with respect to units over which GW maintains certain designation rights as part of GW’s

² This analysis assumes a cap rate of 6.0%

undergraduate student housing program), and City Hall. This condition has been proffered in direct response to issues raised by members of the community early in the community-based planning process.

The University is in a position to make these substantial commitments as a result of the opportunities created by the scope of the proposed development plan set forth in the *Foggy Bottom Campus Plan: 2006 – 2025* – which will accommodate not only GW’s forecasted academic needs on-campus but will also provide for additional on-campus undergraduate student housing.

7. Enhanced Campus Plan Conditions

As a result of the community-based planning process and ongoing discussions with the Office of Planning, the University has proposed a comprehensive set of Campus Plan conditions that far exceed those adopted by other institutions in the District of Columbia. These conditions include definitions that provide additional clarity and specificity to the University’s commitments and promote transparency with respect to issues of Campus Plan compliance. Pursuant to the proposed conditions, GW will provide biannual reports which are tied to the University’s census date to ensure complete, accurate and verifiable data on student enrollment. By contrast, most District universities, to the extent they are required to report such data at all, submit reports only when filing zoning applications or on an annual basis. Significantly, the University has agreed to participate in an annual audit of Foggy Bottom student enrollment to be conducted by an auditor approved by the Zoning Administrator, a process not required of any other local institution.

In addition, the conditions set forth an appropriate methodology for including in the Foggy Bottom student enrollment count certain students who take classes at the Mount Vernon campus. While other institutions exclude students on satellite campuses completely from the enrollment counts associated with their main campus, GW has proposed to exclude from its Foggy Bottom enrollment only those students who reside at the Mount Vernon Campus, or who take all of their courses there. This approach appropriately measures student impact while promoting the continued use of satellite campuses as a means to accommodate the space and growth needs of the District’s universities.

In all, these specific public amenities, along with the other myriad benefits discussed at length during the Campus Plan hearings, more than adequately warrant the planning flexibility sought through the PUD process.