

## ISSUES EXHIBIT

NOTICE: If you have any questions or comments regarding the *Issues Exhibit*, please contact David Julyan, the community facilitator for this process, at (202) 367-0800 or via email at [julandjul@aol.com](mailto:julandjul@aol.com).

The Foggy Bottom/West End Advisory Neighborhood Commission (ANC2A), the District's Office of Planning (OP), and The George Washington University (GW) cosponsored the summer's voluntary and informal process. The process is intended to capture community and OP inputs and perspectives as GW prepares its *conceptual framework* for moving forward with the future of the Foggy Bottom campus including Square 54.

This *Issues Exhibit* is a tool used to identify, categorize, and address any issue raised by any participant during the process. Each Issue is categorized as one or more of the following types: Information (I), Policy (P), or Design (D). **The purpose of this exhibit is to capture every issue raised during the summer and ensure that each issue stays with the project as it proceeds.** It is not intended to provide full presentation or resolution of any specific issue.

The *Issues Exhibit* provides an opportunity for any cosponsor (and for matters relating to the process, the facilitator) to comment on any issue identified, but cosponsors are not obligated to do so.

Different issues will be addressed at different stages of the process. Information issues are addressed with factual responses. Information issues in the current *Issues Exhibit* that are not yet addressed will be addressed in the future. Design issues are being taken into consideration as GW's team prepares its *conceptual framework* and formal submission to the District government. Policy issues are identified and will be addressed as part of the District's regulatory process or be the subject of future discussions and exchanges.

The *Issues Exhibit* is intended as a working tool. Nothing included or missing from the *Exhibit* should be viewed as "controlling" or "agreed to" or "binding."

The language and intent of any specific listing may need discussion to provide context.

ZONING COMMISSION  
CASE No. 06-12  
EXHIBIT No. 69

## GW FOGGY BOTTOM CAMPUS AND NEIGHBORHOOD STUDY: ISSUES EXHIBIT

### TOPIC ONE: PROCESS AND HISTORICAL CONTEXT

ISSUE	CATEGORY	RESPONSE/COMMENT
1. How are stakeholder interests being captured and mapped?	<i>Information</i>	<i>Comments are from ANC2A (ANC), GW (GW), OP (OP) or Community Facilitator David Julyan (DJ).</i> Stakeholder interests and input are being captured and recorded through this <i>Issues Exhibit</i> . All issues raised by any participant are included. These issues have been gathered through open community meetings, "office hours" meetings with the Community Facilitator and project architects, letters, phone calls, and e-mails from members of the community, and various other sources. Community members can include additional issues or concerns on this issues exhibit by contacting Community Facilitator David Julyan at <a href="mailto:julandjul@aol.com">julandjul@aol.com</a> or 202.367.0800. [DJ August 12, 2005]
2. What is the campus plan process and history? Synopsise how we got here.	<i>Information</i>	The George Washington University Foggy Bottom Campus Plan: Years 2000-2009 provides a framework to guide the development of the Foggy Bottom campus. The redevelopment potential of the old GW hospital site (Square 54), however, has created an opportunity for GW to explore additional planning options for future development of the Foggy Bottom campus. To this end, at the recommendation of the DC Office of Planning (OP), GW retained Ehrenkrantz, Eckstut & Kuhn Architects (EE&K) to evaluate and envision the future development of the campus in the broader context of the surrounding Foggy Bottom/West End neighborhoods, with the goal of developing a plan that achieves shared benefits for the Community, the District, and the University. Also in conjunction with the Office of Planning, GW convened an Urban Land Institute (ULI) panel in May 2005 to evaluate the development potential of Square 54 in the context of the campus and the Foggy Bottom and West End neighborhoods. OP and GW have stressed the importance of broad community involvement throughout this study and planning process. [GW August 12, 2005].
3. What is the outreach effort being followed to encourage participation?	<i>Information</i>	Through the efforts of the co-sponsors (GW, OP & ANC 2A) and the Community Facilitator, broad community input and participation in this process is sought. Community meetings and office hours are advertised in local papers, notices are posted on community list serves, and announcements are sent to community members who have requested to be informed of planning process activities. In addition, regularly scheduled community public meetings are supplemented with additional meetings with groups, associations, and individuals. Any interested group or individual should contact Community Facilitator David Julyan at <a href="mailto:julandjul@aol.com">julandjul@aol.com</a> or 202.367.0800 for more information. [DJ August 12, 2005]
4. How can participants get access to documents and presentations?	<i>Information</i>	All material presented at the community meetings, meeting summaries, this issues exhibit, and all other relevant documents created as part of this process are posted on the dedicated community planning process website ( <a href="http://www.neighborhood.gwu.edu">www.neighborhood.gwu.edu</a> ). These materials are also available at the community meetings and upon request. Please contact Community Facilitator David Julyan at <a href="mailto:julandjul@aol.com">julandjul@aol.com</a> or 202.367.0800 to request a copy of any materials related to this process. [DJ August 12, 2005].
5. How can participants get direct access to consultants during the planning process?	<i>Information</i>	Contact David Julyan or attend "Office Hours" held periodically throughout the summer and announced at the dedicated website. In addition, Bell and Julyan (and other consultants as needed) are available to meet with groups, associations, and individuals. Please contact Community Facilitator David Julyan at <a href="mailto:julandjul@aol.com">julandjul@aol.com</a> or at 202.367.0800 for more information. [DJ August 12, 2005].
6. How can participants get information regarding planning experts & consultants?	<i>Information</i>	Background on EE&K Architects was provided at the May 4th community meeting and resumes for David Julyan (Julyan & Julyan) and Matthew Bell & Stanton Eckstut (EE&K) have been posted on the community planning process website ( <a href="http://www.neighborhood.gwu.edu">www.neighborhood.gwu.edu</a> ). [GW August 12, 2005]

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ISSUE	CATEGORY	RESPONSE/COMMENT <i>Comments are from ANC2A (ANC), GW (GW), OP (OP) or Community Facilitator David Julyan (DJ).</i>
7. What is EEK's scope of work?	<i>Information</i>	The EEK scope of work has been posted on the community planning process website ( <a href="http://www.neighborhood.gwu.edu">www.neighborhood.gwu.edu</a> ). [GW August 12, 2005]
8. Where is the process going?	<i>Information</i>	The process for the summer is to go from identifying issues and concerns to developing design principles to introducing concept designs to providing a conceptual <i>framework</i> . Each step will include multiple opportunities for community interaction. The work product expected at the end of this process is GW's <i>conceptual framework</i> , so GW is the final decision maker regarding its content. That also means that no one participating in this process is committed to supporting GW's framework. The desired goal is a framework that reflects what happens over the summer and provides all parties with a place of departure for the next step. In addition, this <i>Issues Exhibit</i> is a tool that captures, categorizes, and provides information for any issue raised by any participant. It is a tool that can be used in the future. "Moving forward" with the framework (after the summer) will include following the District's applicable regulatory process, including formal review and action by OP, the Zoning Commission, ANC2A and other relevant parties [DJ August 12, 2005].
9. Who are the stakeholders?	<i>Information</i>	The three co-sponsors for this series of summer community meetings include (1) Foggy Bottom/West End Advisory Neighborhood Commission (ANC 2A), (2) the DC Office of Planning (OP), and (3) The George Washington University (GW). "Stakeholders" include representatives of the community (e.g., residents, local businesses, churches, ANC 2A, special interest civic associations and organizations, and other organizations and institutions with an interest in the future development of GW's Foggy Bottom campus and its relationship to the surrounding Foggy Bottom and West End communities), OP and other city agencies (including the Zoning Commission, Office of the Deputy Mayor for Planning and Economic Development, District Department of Transportation, Department of Consumer and Regulatory Affairs, Historic Preservation Review Board, as well as federal entities such as the National Capital Planning Commission and National Park Service), and GW (including faculty, staff, students, alumni, and the board of trustees). Other key players in the process include Community Facilitator David Julyan, GW Campus & Neighborhood Study planning & design consultants EEK Architects, and the Square 54 developer team of Boston Properties & KSI Services, Inc. [GW August 12, 2005]
10. Are District and Federal agencies being brought into the process to make sure that strategies for growth are consistent with other plans for the District and so that important issues are vetted (i.e. traffic, environmental matters, etc.)?	<i>Information</i>	The District's Office of Planning is a co-sponsor and active participant in this current planning process. Other District and federal agencies have been consulted and will take a more active role as the planning and regulatory processes continue. [DJ August 12]
11. Will a regulatory mechanism be established to guarantee that the strategy for growth will be adhered to by GW?	<i>Policy</i>	Currently, GW is required to comply with various conditions of the Foggy Bottom Campus Plan order. Moving forward, GW is seeking to establish specific compliance, reporting, and enforcement mechanisms to ensure that the strategy for growth set forth in the Campus Plan amendment is adhered to. [GW November 1, 2005]
12. Will a regulatory mechanism be established to guarantee that GW is abiding by its campus plan.	<i>Policy</i>	The existing BZA Campus Plan order includes significant compliance and enforcement mechanisms. GW is required to biannually report basic data on University operations and GW must also demonstrate compliance with each of the BZA conditions before receiving zoning approval or building permits.

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requirements?		Moving forward, GW is seeking to establish specific compliance, reporting and enforcement mechanisms to clearly demonstrate its compliance with the requirements of the Campus Plan. [GW November 1, 2005]
13. How does this process differ from the earlier attempt to establish a mediated process?	<i>Information</i>	The community based planning process, as originally conceived, was a structured, mediated process to gather community and university stakeholder input. Despite the efforts of all involved, the parties were unable to develop a framework for dialogue upon which all parties could agree. The University continues to be committed to engaging all community stakeholders in an open and inclusive planning process. [GW August 12, 2005]
14. Why did the Foggy Bottom Association withdraw from the earlier mediated process?	<i>Information</i>	The community facilitator asked the Foggy Bottom Association (FBA) how they would like to respond to this question and FBA President Joy Howell provided the following response: "At the request of the Office of Planning, the FBA agreed to participate in formal negotiations with the University regarding the future use of Square 54. The University refused to participate in such negotiations. The 'listening sessions' planned by the University were not binding and, in fact, merely an exercise in public relations." [DJ October 20, 2005] The University has consistently been and remains committed to an open and inclusive planning process designed to gather the input of all interested stakeholders. This commitment has resulted in the series of meetings co-sponsored by the ANC-2A, Office of Planning, and GW. [GW November 1, 2005]
15. How are the plans for future development for the Foggy Bottom campus and Square 54 being coordinated and integrated?	<i>Information</i>	Plans for future development of the Foggy Bottom campus and Square 54 are closely linked. Commercial development on Square 54 is contingent on the University achieving a plan for accommodating its future academic and housing needs on other sites on campus – which will require an increase to the campus FAR (density) cap. This process is assessing issues such as design, traffic, environmental, parking, and loading comprehensively for both the campus and Square 54. [GW, August 12, 2005]
16. Can the community be assured that this is a transparent and open process?	<i>Information</i>	The co-sponsors are committed to an open and transparent process. David Julyan serves as the Community Facilitator to ensure that all parties have an opportunity to make their opinions heard and to be kept informed throughout the process. The community is encouraged to participate in this process through meetings, office hours sessions, direct telephone and e-mail contact with David Julyan, and via the community based planning process website, <a href="http://www.neighborhood.gwu.edu">www.neighborhood.gwu.edu</a> , where all materials are available for public review. [DJ August 12, 2005]
17. What is satisfactory compliance of campus plan requirements for GW to be able to develop Square 54 with commercial uses?	<i>Policy</i>	The Office of Planning has indicated that GW must satisfactorily demonstrate the ability to accommodate its forecasted academic and housing space needs on the balance of campus in order to develop Square 54 for commercial purposes. [GW November 1, 2005]
18. Why is the University seeking to develop Square 54 with commercial uses?	<i>Information</i>	GW views commercial development of Square 54 as an opportunity to create shared benefits for the community, the District, and the University. For the community, a "town center" development provides community-serving retail and a vibrant neighborhood place. For the District, commercial mixed-use

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ISSUE	CATEGORY	RESPONSE/COMMENT
		<p><i>Comments are from ANC2A (ANC), GW (GW), OP (OP) or Community Facilitator David Julyan (DJ).</i></p> <p>development creates jobs, generates tax revenues, and consistent with the Mayor's housing initiatives, will bring additional residents to the District. For the University, commercial mixed-use development of Square 54 will add to the dynamic nature of the urban experience of GW students, faculty and staff and provide a key opportunity for GW to fund its academic and housing development requirements. [GW August 12, 2005]</p>

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TOPIC TWO: STUDENT HOUSING

ISSUE	CATEGORY	RESPONSE/COMMENT
1. How many students live on campus?	<i>Information</i>	<i>Comments are from ANC2A (ANC), GW (GW), OP (OP) or Community Facilitator David Julyan (DJ).</i> As of the Spring 2005 Campus Plan reporting date, 5,152 full-time undergraduate students resided on campus. [GW August 12, 2005] The University does not currently offer an on-campus housing program for graduate students. [GW November 1, 2005]
2. What is the percentage of students required to be housed on the Foggy Bottom campus?	<i>Information</i>	Pursuant to the BZA Campus Plan order, by August 31, 2006 GW is required to make available beds on campus for 70% of full-time undergraduate students up to an enrollment of 8,000, plus one bed for each full-time undergraduate student enrolled in excess of 8,000. As of the Spring 2005 census date, GW housed 67% of its Foggy Bottom undergraduate students on campus. Through new construction (Square 103) and other housing initiatives, the University will continue to comply with the student housing condition. [GW August 12, 2005]
3. What ownership interests does GW have in private apartment buildings?	<i>Information</i>	The University has a 28.55% ownership interest in Columbia Plaza. The University owns one unit in the President Condominium at 2141 [corrected from 2201 included in prior response] Eye Street, NW and owns one unit in the Jefferson House at 922 24 <sup>th</sup> Street, NW. [GW August 12, 2005].
4. What equal opportunity and other laws and GW rules apply for students living in any development in which GW has an interest (and future development on Square 54)?	<i>Information/Policy</i>	The University actively enforces anti-discriminatory practices in facilities in which it exercises ownership or control. [GW August 12, 2005]
5. What are the plans for Mount Vernon campus and what impacts will those plans have on the Foggy Bottom Campus (and vice versa)?	<i>Information/Policy</i>	The Mount Vernon campus is subject to its own separate Campus Plan. The University is in the preliminary stages of evaluating options for the potential replacement of an existing residence hall (Pelham) at the Mount Vernon campus. The development options under consideration are consistent and in accordance with the approved Mount Vernon Campus Plan. [GW August 12, 2005] GW continues to evaluate and explore various options for future residential and academic facilities at the Mount Vernon campus to enhance the undergraduate living and learning environment that is contemplated by the Mount Vernon Campus plan. Developing additional housing on the Mount Vernon campus may alleviate some of the student housing demand on the Foggy Bottom campus. [GW November 1, 2005]
6. What strategies can be considered to address student behavior concerns?	<i>Information/Policy</i>	To address these types of issues, GW has established a community concern line, neighborhood action team, and the office of off-campus student affairs (OCSA). OCSA strives to encourage personal responsibility, neighborhood courtesy, and civic involvement by educating students about their rights in and responsibilities to the greater community beyond the campus boundaries and providing resources and information to help students make good decisions when they are off campus. In partnership with the Office of Student Judicial Services, OSCA also initiates disciplinary action when appropriate. Moving forward, GW is seeking to establish an Advisory Committee to foster consistent communication between the University and the community, which is a condition of the existing Campus Plan. It is anticipated that the Advisory Committee would work to identify, address and resolve these types of student behavior issues. [GW November 1, 2005]

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ISSUE	CATEGORY	RESPONSE/COMMENT <i>Comments are from ANC2A (ANC), GW (GW), OP (OP) or Community Facilitator David Julyan (DJ).</i>
7. Where are the most appropriate locations for on-campus student residence halls?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
8. What are the University plans with respect to future use of off-campus housing facilities?	<i>Policy</i>	GW has established a task force that is currently evaluating potential future uses (other than undergraduate student housing) for HOVA and the Aston. With respect to City Hall (the former St. James), the University has limited flexibility with respect to alternative uses given the fact that the facility is leased and not owned by GW; however, the University is currently exploring potential future uses of City Hall permissible under the existing lease agreement. [GW August 12, 2005] See also page 7, response #17 below regarding Columbia Plaza. [GW November 1, 2005]
9. What can be done to address the location, co-existence, and behavior issues with non-student residents?	<i>Policy</i>	To address these types of issues, GW has established a community concern line, neighborhood action team, and the office of off-campus student affairs (OCSA). OCSA strives to encourage personal responsibility, neighborhood courtesy, and civic involvement by educating students about their rights in and responsibilities to the greater community beyond the campus boundaries and providing resources and information to help students make good decisions when they are off campus. In partnership with the Office of Student Judicial Services, OSCA also initiates disciplinary action when appropriate. Moving forward, GW is seeking to establish an Advisory Committee to foster consistent communication between the University and the community, which is a condition of the existing Campus Plan. It is anticipated that the Advisory Committee would work to identify, address and resolve these types of student behavior issues. [GW November 1, 2005]
10. What are the security issues for student housing and how are they being met?	<i>Policy</i>	GW is committed to working to create a safe and secure campus environment. University Police Department (UPD) officers regularly patrol the campus, including all residence halls. GWorld ID cards are required for both building and elevator access. In addition, community facilitators reside in all campus residence halls, which are monitored by security cameras. [GW November 1, 2005]
	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
11. What is GW's commitment to meeting academic and housing needs and requirements on the Foggy Bottom campus?	<i>Policy</i>	GW desires to accommodate its future academic and housing space needs within the existing Campus Plan boundaries. However, this is not possible under the current FAR cap of 3.5. An increase in FAR to approximately 4.5 would allow GW to accommodate its forecasted academic and housing needs within the campus boundaries. [GW August 12, 2005]
12. Will GW's Virginia property be used for housing students?	<i>Information/ Policy</i>	GW's Virginia campus is located in Ashburn, Virginia, approximately 30 miles from the Foggy Bottom campus. The Virginia campus houses a variety of research and graduate education programs as well as a portion of the University's administrative functions. Undergraduate education and housing is not offered or planned at the Virginia Campus. [GW August 12, 2005]
13. How can GW minimize adverse impact of student housing on residential areas?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005].
14. How can GW design to minimize noise and negative	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]

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impacts?		
15. How can GW be encouraged to design attractive facilities?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
16. What is the current headcount/enrollment number and what are the growth plans?	<i>Information</i>	As of fall 2004, Foggy Bottom total student body headcount was 18,783, and for spring 2005 the Foggy Bottom student headcount was 17,639. The University will manage its enrollment so as to continue to comply with the BZA Campus Plan order. [GW August 12, 2005]
17. What is GW's future plan for students living at Columbia Plaza?	<i>Information/ Policy</i>	While GW plans to focus on increasing student housing on campus, the University intends to maintain its investment in Columbia Plaza, as well as the right to refer students for a limited number of units in Columbia Plaza. Under this program students are subject to all rules and regulations of the University, including the student code of conduct, in addition to the rules set forth in their lease agreements. In the future, GW intends to focus the Columbia Plaza housing program on graduate students. Students who otherwise meet the leasing criteria of Columbia Plaza may also reside there, consistent with the rights of any other tenant. [GW November 1, 2005]
18. Is it necessary to increase Floor Area Ratio (FAR) across the board or could it be increased lot by lot?	<i>Information</i>	Pursuant to the District's current Campus Plan regulations, FAR is aggregated campus-wide (with respect to residentially-zoned property). While the Campus Plan regulations do not specifically provide for increasing FAR on a lot by lot basis, the University's plan specifically identifies sites on campus upon which density could appropriately be accommodated and thus allocates the increase in FAR in a strategic manner. Certain zoning procedures can address increasing density on specific lots (e.g., Planned Unit Development). [GW November 1, 2005]
19. Does GW seek to achieve 2M SF on campus in addition to 1M SF total? If so, why not ask for an increase in 3M SF in total?	<i>Information</i>	The University forecasts that it will require an additional 2 million square feet of academic and student housing facilities on the Foggy Bottom Campus. Under the existing FAR cap, GW has approximately 450,000 developable square feet of space remaining on campus (assuming commercial development of Square 54); if Square 54 is not developed for commercial uses, that figure would increase to 850,000 square feet. Under either scenario, the University will not be able to accommodate its forecasted needs under the existing FAR cap. The University is seeking the right to increase its FAR cap to accommodate 1,550,000 <i>additional</i> square feet of academic and housing space on campus, which will allow for the commercial development of Square 54 to achieve shared benefits for the community, the District, and the University. The total square footage for development on the Square 54 site has not been finalized and continues to be studied and evaluated by the developer team. [GW November 1, 2005]
20. Can student dorms and sites for "after hours" activities not be located on any University border? Can a one block buffer between student housing and non-student community be created?	<i>Policy</i>	In locating and designing future residence halls, GW will carefully evaluate and consider locations and designs that will limit the impact on existing non-University residences located nearby. [GW November 1, 2005]
	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]

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21. Can all dorms be relocated to the campus "core" with inward or courtyard facing design?	<i>Policy</i>	In locating and designing future residence halls, GW will carefully evaluate and consider locations and designs that will limit the impact on existing non-University residences located nearby. [GW November 1, 2005]
	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
22. Can dorms be designed so that ingress/egress is away from non-student residents?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]

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### TOPIC THREE: PHYSICAL ENVIRONMENT

ISSUE	CATEGORY	RESPONSE/COMMENT
1. What are the alternatives to further building on the Foggy Bottom Campus?	<i>Policy</i>	Comments are from ANC2A (ANC), GW (GW), OP (OP) or Community Facilitator David Julyan (DJ). The University has over the past several years and will continue to take steps to migrate certain functions that are not essential to the operation of the Foggy Bottom campus to other locations, including the Mount Vernon and Virginia campuses, as well as to leased space in appropriately-zoned areas. [GW November 1, 2005]
2. How will GW maintain and enhance the historic character of individual buildings?	<i>Policy</i>	GW's proposed development program will continue the University's longstanding efforts to maintain and preserve particular buildings of noted historical significance (e.g., Woodhull House, Lisner Auditorium, the Lenthall Houses), and develop new facilities that are compatible with the scale and character of the diverse campus neighborhood. [GW November 1, 2005]
3. How will "green buildings" and best practices for conservation (Square 54 and campus) be addressed?	<i>Policy</i>	Boston Properties and KSI Services, Inc. regularly utilize LEED best practices and design in their projects and intend to incorporate "green" design elements in the Square 54 project. For example, the team is currently evaluating the feasibility of utilizing a green roof system as part of its design. GW is also exploring opportunities to incorporate environmentally sensitive and energy-efficient practices in its development program. [GW November 1, 2005]
	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework and the Square 54 developer team. [DJ August 12, 2005]
4. How will GW respect the historic fabric of the neighborhood and build to enhance it?	<i>Policy</i>	GW's proposed development program will continue the University's longstanding efforts to maintain and preserve particular buildings of noted historical significance (e.g., Woodhull House, Lisner Auditorium, the Lenthall Houses), and develop new facilities that are compatible with the scale and character of the diverse campus neighborhood. [GW November 1, 2005]
	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
5. Can GW improve bus shelters and streetscape?	<i>Policy</i>	GW Facilities Management staff makes great efforts to create an attractive campus environment through landscaping and streetscape improvements. DDOT and WMATA are responsible for the maintenance of Metro bus shelters. [GW November 1, 2005]
	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
6. How can the issues of minimizing homeless living and crime be addressed?	<i>Policy</i>	GW is committed to working with the MPD and other authorities to help address crime and homelessness issues. These efforts include creating an active street life on campus, encouraging student, staff, and community safety awareness, as well as regular UPD patrols. [GW November 1, 2005]
	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
7. How will open spaces for all -- students, residents, and others -- (e.g., tables and chairs) be improved and enhanced?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
8. How will GW enhance green space to encourage pedestrian use (walkways)?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]

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9. How will GW vary the street wall?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
10. Can there be a better crossing at Washington Circle?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, however these issues will require the cooperation of the District Department of Transportation and the National Park Service, which has jurisdiction over Washington Circle. [DJ August 12, 2005]
11. Can the chains be removed from the grass at Washington Circle?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
12. Will the new development be compatible with existing buildings?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
13. What are the costs/benefits of green building?	<i>Information</i>	Building a "green building" increases initial construction costs, while benefits may include energy savings costs over the long term. Boston Properties and KSI Services, Inc. currently incorporate LEED best practices and design into their projects and are evaluating the feasibility of integrating green building concepts into the Square 54 design. GW is also exploring opportunities to incorporate these practices in its development program. [GW November 1, 2005]
14. How is GW working to identify a guide for growth that demonstrates GW can accommodate projected growth within the campus boundary (including square feet, massing and use)?	<i>Information</i>	The Office of Planning has indicated that GW must demonstrate the ability to accommodate its forecasted academic and student housing space needs on campus in order to develop Square 54 for commercial purposes. EE&K has been retained to develop a plan for future campus development that meets this mandate, while taking into account the context of the surrounding neighborhoods. The design principles and concepts and the conceptual framework of this development plan have been discussed throughout this process, and can be viewed at the planning process website, <a href="http://www.neighborhood.gwu.edu">www.neighborhood.gwu.edu</a> . [GW November 1, 2005]
15. How is GW working to ensure that the integrity of the surrounding neighborhood will be maintained?	<i>Information</i>	GW's proposed development program will continue the University's longstanding efforts to maintain and preserve particular buildings of noted historical significance (e.g., Woodhull House, Lisner Auditorium, the Lenthall Houses), and develop new facilities that are compatible with the scale and character of the diverse campus neighborhood. Furthermore, GW's development plan promotes University development within its existing campus and not into the surrounding neighborhood. [GW November 1, 2005]
	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
16. What is the plan for a neighborhood town center and retail area in Foggy Bottom/West End?	<i>Information</i>	The developer team's proposal as presented at the July 26, 2005 community meeting sets forth a "town center" concept that includes office, residential, and retail uses. GW has also proposed developing a retail corridor extending from the Foggy Bottom metro stop to the Shops at 2000 Penn. (See July 26 <sup>th</sup> meeting presentations on <a href="http://www.neighborhood.gwu.edu">www.neighborhood.gwu.edu</a> ) [GW August 12, 2005]
17. Will GW work to incorporate exceptional design in all new construction? How will new buildings be articulated?	<i>Policy</i>	GW seeks to incorporate outstanding design in all of its new construction. [GW, August 12, 2005]
	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]

**GW FOGGY BOTTOM CAMPUS AND NEIGHBORHOOD STUDY: ISSUES EXHIBIT**

ISSUE	CATEGORY	RESPONSE/COMMENT <i>Comments are from ANC2A (ANC), GW (GW), OP (OP) or Community Facilitator David Julyan (DJ).</i>
18. How will property be maintained and how can GW help the community maintain a cleaner physical environment (i.e. trash pick up)?	<i>Information</i>	The Office of Facilities Management makes great efforts to maintain and enhance the campus environment. In addition, each year GW students participate in the Foggy Bottom Clean-Up, a student-led effort to keep our neighborhood clean. GW strives to maintain an attractive campus, and will continue to work with the community and District in connection with specific beautification efforts. [GW November 1, 2005]
	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
19. Is GW seeking transfer of development rights for any sites? Are there transfer of development receiving zones in Foggy Bottom?	<i>Information</i>	GW is not seeking to transfer any development rights. While the University is seeking increased density in order to accomplish the goal of "grow up, not out", this would not involve transferring any development rights from some other location or transferring rights from the campus to another location. [GW November 1, 2005]
20. Can GW take anything they want in Foggy Bottom under eminent domain?	<i>Information</i>	GW does not have the ability to exercise the power of eminent domain. The power of eminent domain can only be exercised by a governmental authority. [GW November 1, 2005]
21. What is the plan for School Without Walls?	<i>Information</i>	For several years, representatives of the University and DC Public Schools have explored the potential for development of a partnership that would provide for renovation of existing School Without Walls facility by DCPS and construction by the University of a new residence hall on F Street (on parcels already owned by DCPS and GW). A memorandum of understanding between the parties has recently been approved by the GW Board of Trustees and the DC Public School system. The parties are planning to file the appropriate applications, including a zoning application to rezone the site, in order to accomplish this shared goal. [GW November 1, 2005]
22. The character of F Street warrants the same sort of focused attention as G, H, and I Streets.	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
23. Will G, H, and I Streets be closed?	<i>Policy/Information</i>	The proposed development plan does not call for closing G, H, or I Streets. [GW, November 1, 2005]
	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
24. What is included and excluded in the campus boundaries (i.e. St Mary's Court and IMF should not be included)?	<i>Information</i>	The boundaries of the GW Foggy Bottom Campus Plan were established by the Board of Zoning Adjustment in the 2000 Campus Plan case (Application No. 16553-I). The boundaries of the campus are shown graphically in the "Design Concepts" presentation from the July 26 <sup>th</sup> community meeting (see <a href="http://www.neighborhood.gwu.edu">www.neighborhood.gwu.edu</a> ). In seeking to create -- to the extent reasonably possible -- a rational and predictable boundary line, certain non-GW properties are included within the Campus Plan boundaries. Properties within the boundaries that are not owned by GW are not subject to the Campus Plan regulations and restrictions, and those properties enjoy the same rights of any other privately-owned properties not located within the Campus Plan boundaries. [GW, November 1, 2005]
25. Could non-University owned buildings included in the campus boundary be excluded while	<i>Policy</i>	The boundaries of the GW Foggy Bottom Campus Plan were established by the Board of Zoning Adjustment in the 2000 Campus Plan case (Application No. 16553-I). The boundaries of the campus are shown graphically in the "Design Concepts" presentation from the July 26 <sup>th</sup> community meeting (see

**GW FOGGY BOTTOM CAMPUS AND NEIGHBORHOOD STUDY: ISSUES EXHIBIT**

ISSUE	CATEGORY	RESPONSE/COMMENT <i>Comments are from ANC2A (ANC), GW (GW), OP (OP) or Community Facilitator David Julyan (DJ).</i>
University owned buildings outside the boundaries be included?		<a href="http://www.neighborhood.gwu.edu">www.neighborhood.gwu.edu</a> ). In seeking to create -- to the extent reasonably possible -- a rational and predictable boundary line, certain non-GW properties are included within the Campus Plan boundaries. Properties within the boundaries that are not owned by GW are not subject to the Campus Plan regulations and restrictions, and those properties enjoy the same rights of any other privately-owned properties not located within the Campus Plan boundaries. University buildings falling outside of the boundary must conform with the zoning for those individual sites, as is the case for non-University owned buildings. [GW, November 1, 2005]
26. What are the building heights surrounding campus?	<i>Information</i>	Building heights surrounding campus range widely, reaching as high as 130 feet along Pennsylvania Avenue. A map that illustrates heights for buildings on GW's Foggy Bottom campus as well as for adjacent off campus properties is being developed by GW and EE&K and will be posted on the <a href="http://www.neighborhood.gwu.edu">www.neighborhood.gwu.edu</a> website. [GW, November 1, 2005]
27. More thought should be given to 24 <sup>th</sup> Street.	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
28. Can GW clearly state that its new development plan calls for campus uses to be drawn into the core of campus?	<i>Policy</i>	The proposed plan seeks to accommodate GW's forecasted housing and academic space needs on campus, and concentrate many of the most intensive of those uses in the central core of the campus. The University's ability to effectuate this goal will depend upon obtaining the increase in overall FAR necessary to "grow up, not out". [GW, November 1, 2005]
29. Exterior lighting of GW buildings should remove or minimize bright lights shining into residential buildings. Review overnight interior lighting policy and eliminate or minimize negative impact on nearby residents.	<i>Policy</i>	Safety and security are primary concerns when designing lighting. GW will review its current interior lighting policies, and, with respect to future development, will explore lighting designs that minimize direct impact on existing private residential buildings. GW is seeking to establish an Advisory Committee to foster consistent communication between the University and the community, which is a condition of the existing Campus Plan. It is anticipated that the Advisory Committee would work to identify, address and resolve these types of issues. [GW, November 1, 2005]
	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
30. Could the parking garage, Square 55, be retail grocery?	<i>Policy</i>	At this time, GW plans to utilize Square 55 for university purposes. Consistent with the design principles and concepts developed through this planning process calling for the creation of a retail corridor along I Street, some ground floor retail is also intended; however, the amount of retail space on that site would not be sufficient to support a full-service grocery. A full-service grocery store is contemplated as part of the retail program for Square 54. [GW, November 1, 2005]
31. What would be the impact of a cancer center on Washington Circle? (i.e. traffic)	<i>Information</i>	GW is working with a transportation consultant to gather data from other clinics in DC (and comparable urban areas) to further evaluate these impacts. [GW, November 1, 2005]
	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
32. How can the University work to minimize the negative impact on public space during construction?	<i>Policy</i>	GW intends to include a "public notices" section on the <a href="http://www.neighborhood.gwu.edu">www.neighborhood.gwu.edu</a> website which will keep the community informed of construction and other University activities that may impact public space. GW is also seeking to establish an Advisory Committee to foster consistent communication between the University and the community, which is a condition of the existing Campus Plan. It is

**GW FOGGY BOTTOM CAMPUS AND NEIGHBORHOOD STUDY: ISSUES EXHIBIT**

ISSUE	CATEGORY	RESPONSE/COMMENT <i>Comments are from ANC2A (ANC), GW (GW), OP (OP) or Community Facilitator David Julyan (DJ).</i>
		anticipated that the Advisory Committee would be a forum to address these matters. GW will also continue to work with ANC-2A to address construction-related issues and ensure proper notice is given to the community throughout construction. [GW, November 1, 2005]
33. How have sites been selected for development/re-development in the EE&K plan?	<i>Information</i>	The proposed development sites include undeveloped sites within the campus as well as sites where existing campus buildings could be utilized more efficiently. The proposed locations of particular uses have been determined based on existing use patterns on campus, adjacencies with other facilities, the surrounding character of the campus and neighborhood, the planning principles developed throughout this process, and input from the community and District agencies. [GW, November 1, 2005]
34. How will location of new academic uses be determined?	<i>Information</i>	GW is working with EE&K to determine a plan for future development that will accommodate forecasted academic and housing space needs within the existing campus and locate these uses in appropriate areas of the campus. The proposed locations of particular uses have been determined based on existing use patterns on campus, adjacencies with other facilities, the surrounding character of the campus and neighborhood, the planning principles developed throughout this process, and input from the community and District agencies. [GW, November 1, 2005]
35. What will branding look like on I Street? Should it be changed?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
36. What are the boundaries in which campus police have jurisdiction to patrol?	<i>Information/ Policy</i>	UPD has jurisdiction over activities which occur on GW property. If the violation takes places on GW property, UPD will respond and forward a report to the appropriate campus departments. If the concern involves non-GW property, UPD will notify the Metropolitan Police Department and forward a report to the appropriate campus departments. Through the UPD, GW maintains a 24-hour community concern hotline. If residents have a GW-related concern they may call 202-994-6110 (or 202-994-TIPS for anonymous calls). [GW November 1, 2005]
37. How will GW be encouraged to maintain and enhance historic character of individual buildings and respect the historic fabric of the community?	<i>Policy</i>	GW's proposed development program will continue the University's longstanding efforts to maintain and preserve particular buildings of noted historical significance (e.g., Woodhull House, Lisner Auditorium, the Lenthall Houses), and develop new facilities that are compatible with the scale and character of the diverse campus neighborhood. [GW November 1, 2005]

## GW FOGGY BOTTOM CAMPUS AND NEIGHBORHOOD STUDY: ISSUES EXHIBIT

### TOPIC FOUR: OFF-CAMPUS FACILITIES

ISSUE	CATEGORY	RESPONSE/COMMENT
1. What GW functions and programs are in off-campus commercial facilities in DC?	<i>Information</i>	<i>Comments are from ANC2A (ANC), GW (GW), OP (OP) or Community Facilitator David Julyan (DJ).</i> GW utilizes space in off-campus commercial facilities for various purposes (primarily administrative uses), consistent with the commercial zoning of each site. [GW November 1, 2005]
2. What are the tax and revenue implications to the city of moving GW administrative uses to off-campus facilities?	<i>Information</i>	When the University leases space in commercial buildings off-campus, GW is treated as any other tenant and the University's use of the leased property does not affect the property tax or other tax liabilities of the building's owners or operators. [GW November 1, 2005]
3. What is GW considering for uses of its off-campus properties?	<i>Policy</i>	GW has established a task force that is currently evaluating potential future uses (other than undergraduate student housing) for HOVA and the Aston. With respect to City Hall (the former St. James), the University has limited flexibility with respect to alternative uses given the fact that the facility is leased and not owned by GW; however, the University is currently exploring potential future uses of City Hall permissible under the existing lease agreement. [GW August 12, 2005]
4. What are GW's options for administrative and other relocations?	<i>Policy</i>	The University has over the past several years and will continue to take steps to migrate certain functions that are not essential to the operation of the Foggy Bottom campus to other locations, including the Mount Vernon and Virginia campuses, as well as to appropriately-zoned leased space. [GW November 1, 2005]
5. What are the trade-offs between location and density?	<i>Policy</i>	If GW is permitted to "grow up" on campus through additional density allowances, university uses can be located on campus rather than outside the campus. [GW November 1, 2005]
6. Does GW plan to withdraw from HOVA, St. James, Aston and Columbia Plaza?	<i>Policy</i>	GW has established a task force that is currently evaluating potential future uses (other than undergraduate student housing) for HOVA and the Aston. With respect to City Hall (the former St. James), the University has limited flexibility with respect to alternative uses given the fact that the facility is leased and not owned by GW; however, the University is currently exploring potential future uses of City Hall permissible under the existing lease agreement. At this time, GW intends to maintain its investment in Columbia Plaza. [GW August 12, 2005]
7. What ownership does GW have in individual houses and does GW plan to purchase and lease any more probate housing in Foggy Bottom?	<i>Information/ Policy</i>	The University owns properties of many types within its campus boundaries. GW's May 4, 2005 presentation provides a map outlining GW's property ownership in Foggy Bottom (both inside and outside of its Campus Boundaries) and can be found at <a href="http://www.neighborhood.gwu.edu">www.neighborhood.gwu.edu</a> . [GW November 1, 2005] <i>Note: The co-sponsors are currently seeking clarification on the second part of this issue referencing "probate housing".</i>
8. How will GW's plans impact St. Mary's Court and St. Mary's Church?	<i>Policy</i>	GW's enjoys a close and beneficial neighborhood relationship with both St. Mary's Court and St. Mary's Church. GW's development plans for the Foggy Bottom campus should not adversely impact either St. Mary's Court or St. Mary's Church. [GW November 1, 2005]
	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
9. Will GW sell its off campus dorms (HOVA, etc.) to get its framework approved?	<i>Policy</i>	GW has established a task force that is currently evaluating potential future uses (other than undergraduate student housing) for HOVA and the Aston. With respect to City Hall (the former St. James), the University has limited flexibility with respect to alternative uses given the fact that the facility is leased and not owned by GW; however, the University is currently exploring potential future uses of

**GW FOGGY BOTTOM CAMPUS AND NEIGHBORHOOD STUDY: ISSUES EXHIBIT**

ISSUE	CATEGORY	RESPONSE/COMMENT
		<i>Comments are from ANC2A (ANC), GW (GW), OP (OP) or Community Facilitator David Julyan (DJ). City Hall permissible under the existing lease agreement. [GW August 12, 2005]</i>

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TOPIC FIVE: SQUARE 54

ISSUE	CATEGORY	RESPONSE/COMMENT <i>Comments are from ANC2A (ANC), GW (GW), OP (OP) or Community Facilitator David Julyan (DJ).</i>
1. Does GW have transfer development rights with redevelopment of Square 54?	<i>Information</i>	The contemplated development plan for Square 54 does not involve any transfer of development rights. [GW August 12, 2005]
2. What alternatives to commercial development of Square 54 should GW consider?	<i>Policy</i>	GW has proposed an integrated strategy that calls for accommodating its future academic and housing needs on the Foggy Bottom campus to permit the use of Square 54 for a mixed-use commercial development comprised of residential, retail, and office uses. Revenue generated by commercial development on Square 54 is essential for the University to fund its academic mission including accommodating its forecasted academic and housing needs on the Foggy Bottom campus. [GW November 1, 2005]
3. What are other funding options for GW? (i.e. GW re-approach the DC government to pass legislation that would provide dormitory construction bonds)	<i>Policy</i>	GW's options for funding its operational and capital requirements are generally limited to incurring additional debt, increasing operating revenues, or increasing endowment payout through additional fundraising. Each of these options has significant economic consequences and limitations. Utilizing already owned property to generate revenue for the University's educational mission is a funding alternative that diversifies the revenue stream and is a practice followed by many colleges and universities. [GW November 1, 2005]
4. Parking – how much and for whom? Needs to be fully vetted and explained.	<i>Policy/ Information</i>	The Square 54 developer team is currently working with a traffic and parking consultant to determine parking needs as well as design and operation of the parking garage. [GW November 1, 2005]
	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and the Square 54 developer team. [DJ August 12, 2005]
5. What is the mix of uses that can be considered for the site?	<i>Policy</i>	GW has proposed an integrated strategy that calls for accommodating its future academic and housing needs on the Foggy Bottom campus to permit the use of Square 54 for a mixed-use development comprised of market residential, retail, and office uses. [GW November 1, 2005]
6. What community serving retail options (e.g., grocery) are being considered?	<i>Information</i>	A combination of neighborhood serving retail, a grocery store, and a potential civic use are currently being considered for the retail program on Square 54. The developer team will evaluate various restaurant concepts that may become part of the Square 54 retail program. [GW August 12, 2005]
7. How can Square 54 be connected to Washington Circle? Can signage be improved?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and by the Square 54 developer team. [DJ August 12, 2005]
8. Will Square 54 be pedestrian-friendly unlike the IMF building?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and by the Square 54 developer team. [DJ August 12, 2005]
9. How can 23 <sup>rd</sup> Street be improved?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and by the Square 54 developer team. [DJ August 12, 2005]
10. Can there be a Metro connection across 23rd Street?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and by the Square 54 developer team. [DJ August 12, 2005]
11. How will Square 54 connect to campus?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and by the Square 54 developer team. [DJ August 12, 2005]
12. How will Square 54 use green roof/sustainable design concepts?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and by the Square 54 developer team. [DJ August 12, 2005]

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ISSUE	CATEGORY	RESPONSE/COMMENT <i>Comments are from ANC2A (ANC), GW (GW), OP (OP) or Community Facilitator David Julyan (DJ).</i>
13. What would a "town center" concept look like and mean?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and by the Square 54 developer team. [DJ August 12, 2005]
14. Will the development be "one enormous building"?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and by the Square 54 developer team. [DJ August 12, 2005]
15. Will there be diversity of use and architecture?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and by the Square 54 developer team. [DJ August 12, 2005]
16. Will this project improve access to river?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and by the Square 54 developer team. [DJ August 12, 2005]
17. What is the relationship to the Kennedy Center?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and by the Square 54 developer team. [DJ August 12, 2005]
18. Will there be a "walkover" to Washington Circle?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and by the Square 54 developer team. [DJ August 12, 2005]
19. Will the configuration of traffic at Washington Circle be reviewed?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and by the Square 54 developer team. [DJ August 12, 2005]
20. Are family-sit down restaurants that will serve the community being considered for the retail program?	<i>Information</i>	A combination of neighborhood serving retail, a grocery store, and a potential civic use are currently being considered for the retail program on Square 54. The developer team will evaluate various restaurant concepts that may become part of the Square 54 retail program. [GW, August 12, 2005]
	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and the Square 54 developer team. [DJ August 12, 2005]
21. Is it a basic assumption that in order to achieve commercial development on Square 54 the University must develop a plan for achieving its future growth needs (academic and housing) on other sites on campus?	<i>Policy</i>	GW desires to accommodate its future academic and housing space needs within the existing Campus Plan boundaries and to use Square 54 for commercial purposes. However, this is not possible under the current FAR cap of 3.5. An increase in FAR to approximately 4.5 would allow GW to accommodate its forecasted academic and housing needs within the existing campus. [GW August 12, 2005]
22. Why does GW not use Square 54 for campus needs? Would this alleviate the need to increase the FAR for the campus?	<i>Information/ Policy</i>	GW has proposed an integrated strategy that calls for accommodating its future academic and housing needs on the Foggy Bottom campus to permit the use of Square 54 for a mixed-use development comprised of market residential, retail, and office uses. GW views commercial development of Square 54 as an opportunity to create shared benefits for the community, the District, and the University. For the community, a "town center" development provides community-serving retail and a vibrant neighborhood place. For the District, commercial mixed-use development creates jobs, generates tax revenues, and consistent with the Mayor's housing initiatives, will bring additional residents to the District. For the University, commercial mixed-use development of Square 54 will add to the dynamic nature of the urban experience of GW students, faculty and staff and provide a key opportunity for GW to fund its academic mission including meeting its academic and housing development requirements. Even if Square 54 is used for University purposes, there is not enough developable square footage remaining on campus under the current 3.5 FAR cap to accommodate GW's forecasted academic and housing space needs. [GW, November 1, 2005]

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ISSUE	CATEGORY	RESPONSE/COMMENT <i>Comments are from ANC2A (ANC), GW (GW), OP (OP) or Community Facilitator David Julyan (DJ).</i>
23. Does GW seek to achieve 1 M SF on the site and could an additional 1.0 FAR be put on Square 54?	<i>Information</i>	The developer team continues to study and evaluate the Square 54 site to determine the appropriate square footage for the project. [GW, November 1, 2005]
24. What is the site area for Square 54?	<i>Information</i>	The site area for Square 54 is approximately 116,000 square feet. [GW, August 12, 2005]
25. What are the real estate tax implications for commercial development on Square 54?	<i>Information</i>	If Square 54 is developed for commercial purposes as opposed to university uses, the property would be fully taxable under DC law. This would include property taxes, as well as taxes on the income of the residents and for-profit business tenants. [GW, November 1, 2005]
26. Will residential housing on the site be offered to middle income individuals on a mandatory basis?	<i>Policy</i>	The proposed residential component of the Square 54 project will include a significant percentage of affordable/workforce housing units. GW and the developer team will work with the Zoning Commission and Office of Planning in connection with the Planned Unit Development (PUD) approval process to determine the appropriate percentage of affordable dwelling units that will ultimately be included in the project. [GW, November 1, 2005]
27. 130' and 110' seem out of scale and unrealistic. What is the appropriate scale for development on Square 54?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and the Square 54 developer team. [DJ August 12, 2005]
	<i>Policy</i>	Pennsylvania Avenue is a major commercial corridor which currently includes structures 130' in height; the proposed design scales back to 110' heights on the east, west and south sides of the site, relating to the surrounding built environment. The Square 54 developer team continues to study the appropriate heights for the Square 54 site. [GW November 1, 2005]
28. Who is served by development on Square 54 (community, students, new residents, etc.)?	<i>Information</i>	The community, the District, and the University would all be served and benefit from commercial development of Square 54. The developer team's proposal includes neighborhood serving retail and market residential apartments for both the neighborhood and the University population. The town center concept is meant to achieve a vibrant neighborhood place that would create jobs, generate tax revenues, and bring additional residents to the District. [GW August 12, 2005]
	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and the Square 54 developer team. [DJ August 12, 2005]
29. Will Square 54 be excluded from campus plan boundaries?	<i>Policy</i>	At this time, it is contemplated that Square 54 will not be excluded from the Campus Plan boundary. Under the terms of the development agreement between GW and Boston Properties/KSI, Square 54 would be developed under a 60 year ground lease at the expiration of which the land and improvements will revert to GW. GW currently owns other commercially-zoned investment properties that are located within its Campus Plan boundary along Pennsylvania Avenue (e.g. 2000 Pennsylvania Avenue and 2100 Pennsylvania Avenue). [GW November 1, 2005]
30. Why are the residential buildings proposed for the site going to be market rate instead of student dorms (i.e. student housing at 22 <sup>nd</sup> Street could replace student housing in	<i>Information</i>	GW has proposed an integrated strategy that calls for accommodating its future academic and housing needs on the Foggy Bottom campus to permit the use of Square 54 for a mixed-use development comprised of residential, retail, and office uses. GW seeks to accommodate up to 1,000 additional beds on campus. Using the residential buildings proposed for Square 54 for market apartments will bring additional, tax-paying residents to the District consistent with the mayor's housing initiatives. [GW November 1, 2005]

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ISSUE	CATEGORY	RESPONSE/COMMENT <i>Comments are from ANC2A (ANC), GW (GW), OP (OP) or Community Facilitator David Julyan (DJ).</i>
Columbia Plaza)?		
31. How will the buildings be designed? Will glass and openness be components? Will they be articulated?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and the Square 54 developer team. [DJ August 12, 2005]
32. Is a national grocery store part of the redevelopment plan? If so, how big?	<i>Information</i>	A grocery store is currently being considered for the retail program on Square 54. According to the developer team, grocery store space requirements for this type of development project range in size from approximately 9,000 to 55,000 square feet. [GW, August 12, 2005]
33. What is the timeline for opening the complex and what is the timeline for opening retail space vs. office and residential?	<i>Information</i>	The timeline for groundbreaking and opening is dependent on many variables and is therefore not certain at this time. Following District regulatory approvals, construction of the complex could take roughly 2 to 3 years to complete. [GW November 1, 2005]
34. Is Square 54 going to be a LEED (Leadership in Energy and Environmental Design) project?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and the Square 54 developer team. [DJ August 12, 2005]
	<i>Policy</i>	Boston Properties and KSI Services, Inc. currently incorporate LEED best practices and design into their development projects and intend to do in connection with this project. The team is currently evaluating the feasibility of utilizing a green roof system for the office and residential components on Square 54. [GW November 1, 2005]
35. Will green space be open to the community?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and the Square 54 developer team. [DJ August 12, 2005]
	<i>Policy</i>	It is anticipated that public spaces will be included in the redevelopment plan for Square 54. [GW, November 1, 2005]
36. Due to light and noise issues could the entry for the grocery store be moved from 22 <sup>nd</sup> and I Street closer towards Pennsylvania Avenue along 22 <sup>nd</sup> Street?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and the Square 54 developer team. [DJ August 12, 2005]
37. Where will the loading dock be located? How will it be designed? How will it operate?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and the Square 54 developer team. [DJ August 12, 2005]
	<i>Information</i>	It is anticipated that the loading dock will be located underground and on the interior of the site, with access from the eastern side of Square 54 along 22 <sup>nd</sup> Street. The Square 54 developer team is currently working with a traffic and parking consultant to determine the appropriate design and operation for the loading dock. [GW, November 1, 2005]

**GW FOGGY BOTTOM CAMPUS AND NEIGHBORHOOD STUDY: ISSUES EXHIBIT**

ISSUE	CATEGORY	RESPONSE/COMMENT <i>Comments are from ANC2A (ANC), GW (GW), OP (OP) or Community Facilitator David Julyan (DJ).</i>
38. Can bicycle parking be accommodated on Square 54 as well as shower facilities?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and the Square 54 developer team. [DJ August 12, 2005]
	<i>Information</i>	Bicycle parking will be included in the Square 54 development. A public shower system will be evaluated, but given security-related issues, this amenity is less likely than others that will be included and addressed more fully as part of the PUD approval process. [GW, November 1, 2005]
39. How many residential units are proposed?	<i>Information</i>	The developer team's preliminary concept plan currently contemplates approximately 250 to 300 apartments. [GW, August 12, 2005]
40. How will disabled needs be met? For instance, is the proposed grocery store to have an escalator/elevator?	<i>Policy</i>	All elements (office, residential, retail) of the development will fully comply with ADA requirements, including appropriate access to the contemplated grocery store. [GW, November 1, 2005]
	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and the Square 54 developer team. [DJ August 12, 2005]
41. Could housing at Square 54 serve the elderly or those with health needs (i.e. assisted living/links to hospital)?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and the Square 54 developer team. [DJ August 12, 2005]
	<i>Policy</i>	The Square 54 residential apartment units will be available to elderly renters, however at this point an assisted living component is not contemplated. [GW, November 1, 2005]
42. What are the percentage of units that will be affordable dwelling units?	<i>Policy</i>	The proposed residential component of the Square 54 project will include a significant percentage of affordable/workforce housing units. GW and the developer team will work with the Zoning Commission and Office of Planning in connection with the Planned Unit Development (PUD) approval process to determine the appropriate percentage of affordable dwelling units that will ultimately be included in the project. [GW, November 1, 2005]
43. Since the Medical Faculty Associates building is not built up to the street front, the Square 54 project should not be built to the edge of the site.	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and the Square 54 developer team. [DJ August 12, 2005]
44. Why is the office building facing Washington Circle? Are uses at Square 54 in the right place?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and the Square 54 developer team. [DJ August 12, 2005]
	<i>Information</i>	The concept plan for Square 54 locates the office building on Washington Circle to be consistent with the commercial element that runs along Pennsylvania Avenue and K Street corridor. This approach is consistent with the Urban Land Institute recommendations for the site. [GW, November 1, 2005]
45. Will Square 54 provide a "corner statement" for the University?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework, and the Square 54 developer team. [DJ August 12, 2005]
46. How will new retail on Square 54 impact existing neighborhood retail?	<i>Information</i>	GW and the Square 54 developer team are seeking to develop a mix of community-serving retail for Square 54 site that will create a dynamic new "town center". The retail tenant mix will take into account the existing retail needs and demands of the Foggy Bottom and West End communities. [GW, November 1, 2005]

## GW FOGGY BOTTOM CAMPUS AND NEIGHBORHOOD STUDY: ISSUES EXHIBIT

### TOPIC SIX: TRAFFIC, CIRCULATION AND ENVIRONMENTAL ISSUES

ISSUE	CATEGORY	RESPONSE/COMMENT
1. Can the "blue buses" be improved?	<i>Information</i>	<i>Comments are from ANC2A (ANC), GW (GW), OP (OP) or Community Facilitator David Julyan (DJ).</i> Georgetown Partnerships oversees the operation of the blue bus. They are responsible for making sure that schedules are adhered to, drivers have good behavior, and that buses adhere to a standard for cleanliness. [GW, August 12, 2005]
2. Is the air quality in general and at Square 54 at or near limits? Will it be improved or impaired?	<i>Information</i>	GW and the Square 54 developer team have retained traffic and environmental consultants to evaluate impacts associated with proposed development on the Foggy Bottom campus and Square 54. An assessment of current and projected air quality conditions will be included as part of this evaluation. [GW, November 1, 2005]
3. What will happen to the existing traffic problem at 24th into the West End (North of Pennsylvania Avenue)?	<i>Information</i>	GW and the Square 54 developer team have retained a traffic consultant to evaluate impacts associated with proposed development on the Foggy Bottom campus and on Square 54. [GW, November 1, 2005]
	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
4. What are the environmental impacts of building denser and higher?	<i>Information</i>	GW and the Square 54 developer team have retained traffic and environmental consultants to evaluate traffic and air quality issues associated with development on Square 54 and GW's Foggy Bottom campus. [GW, November 1, 2005]
	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
5. Will there be a policy with enforcement for tour bus parking at Columbia Plaza?	<i>Information</i>	Pursuant to DC law, buses are not permitted to idle longer than three minutes unless there are passengers inside. If members of the community observe infractions of traffic, parking or idling laws, they should contact DC's Office of Property Management at 202-727-1000. If this process does not yield a satisfactory response, Rick Rybeck, Deputy Associate Director for Transportation Policy and Planning, can be reached at 202-671-2325. [GW, August 12, 2005]
	<i>Policy</i>	DC law governs enforcement of tour bus parking and the District is responsible for enforcement of that policy. [GW, November 1, 2005]
6. Will parking be adequate, but not seen?	<i>Policy</i>	GW will maintain an adequate number of on-campus parking spaces on the Foggy Bottom campus and will develop a phasing plan to demonstrate compliance with the Campus Plan parking requirements. The proposed development plan calls for redistributing parking to underground facilities in various locations around campus rather than concentrating a large portion of parking spaces in one facility (e.g., the University Parking Garage). [GW, November 1, 2005]
7. How will underground parking impact air quality in the historic neighborhood?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
8. What is the relationship between uses and parking needs?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
9. What attention will be placed on bus stops and circulation?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
10. Parking – how much, where and for whom?	<i>Design</i>	This design issue will be addressed in the design principles and concepts under development by EEK Architects, and by the Square 54 developer team. [DJ August 12, 2005]

**GW FOGGY BOTTOM CAMPUS AND NEIGHBORHOOD STUDY: ISSUES EXHIBIT**

ISSUE	CATEGORY	RESPONSE/COMMENT <i>Comments are from ANC2A (ANC), GW (GW), OP (OP) or Community Facilitator David Julyan (DJ).</i>
	<i>Policy/ Information</i>	GW will maintain an adequate number of on-campus parking spaces on the Foggy Bottom campus and will develop a phasing plan to demonstrate compliance with the Campus Plan parking requirements. The proposed development plan calls for redistributing parking to underground facilities in various locations around campus rather than concentrating a large portion of parking spaces in one facility (e.g., the University Parking Garage). University Parking Services will continue to monitor and address the demand for faculty, staff, student, and visitor parking. [GW November 1, 2005]
11. Will GW review their policies on garbage removal and loading docks?	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
	<i>Policy</i>	GW has created a task force that will specifically look at issues associated with loading docks, particularly in regard to both enforcement and compliance. [GW, November 1, 2005]
12. How does DDOT/OP determine parking policy? (i.e. policy regarding traffic meters)	<i>Information</i>	None of the cosponsors are in a position to appropriately respond to this question. For more information on parking, and to determine who to contact about the issue, please see DDOT's website at <a href="http://www.ddot.dc.gov">www.ddot.dc.gov</a> . [GW, November 1, 2005]
13. What are the strategies to increase linkages to recreational and historical sites in the area (i.e. GW fund a shuttle bus)?	<i>Information</i>	Many organizations and institutions in the local area currently have shuttle buses that drop off and pick up at the Foggy Bottom-GWU Metro station. There are currently no plans to add an additional GW shuttle bus to provide access to recreational and historical sites in the area. [GW, November 1, 2005]
14. What are the strategies for ensuring that with additional development acceptable levels of air quality will be maintained or improved?	<i>Information</i>	GW and the Square 54 developer team have retained traffic and environmental consultants to evaluate impacts (including air quality) associated with proposed development on the Foggy Bottom campus and on Square 54. [GW, November 1, 2005]
15. Are Transit Oriented Development (TOD) planning principles helping to guide the plan for future development on the campus and Square 54?	<i>Policy</i>	The University and the Square 54 developer team have employed smart-growth and transit-oriented planning principles in connection with their respective development proposals. The design concepts that integrate these planning principles for the campus and Square 54 have been discussed throughout the community based planning process and can be viewed at <a href="http://www.neighborhood.gwu.edu">www.neighborhood.gwu.edu</a> [GW, November 1, 2005]
	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
16. How many parking places are there per student on campus?	<i>Information</i>	The Board of Zoning Adjustment (BZA) order requires a minimum of 2,800 on-campus parking spaces. Given the current Foggy Bottom student enrollment, there is approximately one space per three full time undergraduate students. The University does, however, have policies in place to discourage students from bringing vehicles to campus. [GW, August 12, 2005]
17. How many parking spaces are there for staff and faculty?	<i>Information</i>	On-campus parking spaces are not specifically identified exclusively for staff or faculty use. The University maintains an inventory of on-campus parking spaces in excess of the 2800 space minimum required under the Campus Plan. [GW November 1, 2005]
18. Can GW work with DDOT to make a better policy for Metro parking (i.e. increase residential parking on I & 22 <sup>nd</sup> Streets)?	<i>Policy</i>	GW can and will continue to work with DDOT to address various campus parking related issues. GW is seeking to establish an Advisory Committee to foster consistent communication between the University and the community, which is a condition of the existing Campus Plan. It is anticipated that the Advisory Committee would work to identify, address and resolve these types of issues. [GW, November 1, 2005]

**GW FOGGY BOTTOM CAMPUS AND NEIGHBORHOOD STUDY: ISSUES EXHIBIT**

ISSUE	CATEGORY	RESPONSE/COMMENT <i>Comments are from ANC2A (ANC), GW (GW), OP (OP) or Community Facilitator David Julyan (DJ).</i>
19. Will high density buildings be placed on the arterial roads (i.e. 23 <sup>rd</sup> Street)?	<i>Information</i>	Density is proposed to be highest adjacent to Foggy Bottom Metro, along 23 <sup>rd</sup> Street, at Washington Circle, and along Pennsylvania Avenue. [GW August 12, 2005]
	<i>Design</i>	This design issue will be taken into consideration by EE&K in the development of design principles, concepts and GW's conceptual framework. [DJ August 12, 2005]
20. How are the impacts of traffic and development being considered and evaluated for the southern end of 23 <sup>rd</sup> Street as well as other streets around the campus?	<i>Information</i>	GW and the Square 54 developer team have retained a traffic consultant to evaluate impacts associated with proposed development on the Foggy Bottom campus and on Square 54. [GW November 1, 2005]
21. Will GW allow its Foggy Bottom residents to ride its free shuttle?	<i>Information</i>	The general public is permitted to ride the "Vern Express." The shuttle bus runs between the Foggy Bottom Campus and the Mount Vernon Campus only, with drop-offs/pick-ups at 20 <sup>th</sup> and E Street. Details about pick-up times can be found at <a href="http://qwired.gwu.edu/upd/Transportation/MountVernonShuttle">http://qwired.gwu.edu/upd/Transportation/MountVernonShuttle</a> . [GW August 12, 2005 ]
22. Is there a policy regarding University vehicles on streets/sidewalks (i.e. GW's yellow golf carts)?	<i>Policy</i>	GW's "yellow carts" and other vehicles are not permitted to drive or park on sidewalks. It is also University policy that all University-owned, rented or leased vehicles be operated in a safe and responsible manner in accordance with local and federal regulations. [GW November 1, 2005]
23. What is an EIS? What triggers an EIS?	<i>Information</i>	An EIS is an Environmental Impact Screening. This process is designed to help applicants and the District government agencies to determine whether or not major development action would likely result in significant adverse environmental impacts, either during the construction or operational phase of the project. Every applicant for a building permit must first complete an Environmental Intake Form (EIF). This document allows DCRA to determine whether or not an Environmental Screening Form (EISF) with supporting documentation is required. More specifics on the EISF process can be found on the DCRA website at <a href="http://www.dkra.dc.gov">www.dkra.dc.gov</a> . [OP November 1, 2005]