September 11, 2000

SUMMARY OF MAJOR CONDITIONS
PROPOSED BY THE GEORGE WASHINGTON UNIVERSITY
FOR THE FOGGY BOTTOM CAMPUS PLAN

The University, after more than six months of negotiation, proposes the following new conditions to the Foggy Bottom Campus Plan:

New Housing On Campus

Three large residential developments, totaling 1350 new beds, are proposed to be built on campus--with the assistance of the District of Columbia--within the next five years.

--Square 103: 200 new beds
--Square 54: 500 new beds under a zoning modification which would increase the capacity for a mixed used development on Pennsylvania Avenue
--Square 80: 650 new beds on the site of the School Without Walls ("SWW") and University property, upon the transfer of SWW site to the University. The project would include new and improved space for the SWW.

70% Housing Commitment by 2005

With the above development, together with other new housing the University has already proposed, the University commits to house 70% of full time undergraduates by 2005 in the University housing

--The Housing Opportunity Area would include areas on-campus, existing University residential facilities off campus, and residentially zoned areas in four squares contiguous to the University in which GW currently owns substantial properties.

--After five years, the BZA could review the University's progress in meeting its commitment as a midterm check on a 10 year plan

Moratorium on the Purchase of New Residential Facilities in Foggy Bottom for University Uses

As a demonstration of the University's good faith, GW will voluntarily observe a moratorium on the acquisition of residential properties in Foggy Bottom for University uses (beyond those in which it currently has an interest). This moratorium will last for five years, or until it reaches the target of housing 70% of full time undergraduates, whichever comes first.

BZA
Case No. 16553
Exhibit No. 196

Board of Zoning Adjustment
District of Columbia
CASE NO.16553
EXHIBIT NO.196

--"Foggy Bottom" includes the area bordered by 19th Street on the east, Rock Creek Park on the west, E street on the south, and Pennsylvania Avenue on the north.

--Purchases of residential properties for investment purposes, rather than University uses, would be not be covered

--This moratorium, which is voluntary and beyond the authority of the BZA to impose, would automatically expire after five years, or when the housing target is reached.

Extension of Student Code of Conduct to Non-University Residential Facilities in Foggy Bottom

In order to more fully address incidences of student misconduct in non-University residential facilities near the Foggy Bottom campus, GW will extend its Student Code of Conduct to these facilities. Thus, if private landlords or tenant associations bring evidence to the University of student misconduct in these facilities, the University will take disciplinary action under the same set of procedures it applies to on-campus activities.

--The commitment to house most Freshmen and Sophomores on campus which the University previously proposed would also tend to curtail student misconduct which is greater with younger students

No Increase in Existing Cap on Student Enrollment

The University proposes no increase in the existing cap of 20,000 on student enrollment on the Foggy Bottom Campus. This cap dates back to the 1985 Campus Plan. The University needs the flexibility, however, to vary the number of undergraduate and graduate students within the total cap. For an institution which is largely dependent on student tuition, an artificial cap on undergraduates would severely constrain the University's ability to finance the additional beds proposed in the plan, as well as threaten the University's ability to continue to serve as the City's largest private employer.

September 11, 2000

PROPOSED BOARD OF ZONING ADJUSTMENT CONDITIONS FOR THE GW FOGGY BOTTOM CAMPUS PLAN

1. Additional Housing On-Campus

A. In addition to the housing included on page 25 of the December 28, 1999 draft of the Campus Plan, the University will include in the Plan the following additional sites:

Square 103: The University will provide an additional 200 beds to be located on the southeast corner of Square 103.

Square 80: The University would provide an additional 650 beds on Square 80 upon the condition that the District of Columbia transfer property it owns on that site to the University for development. Development on that site would include new space for the School Without Walls which currently occupies a portion of the site on terms agreeable to the District and the University.

Square 54 : The University would provide an additional 500 beds for student housing on Square 54, provided that the University obtains approval of a C-3-C PUD on Square 54 to allow development of that Square consistent with other commercial properties along Pennsylvania Avenue (approximately 900,000 gross floor area of commercial development) and appropriate for mixed uses, and further obtains permission to build such development. The University would have the option of moving all or a part of the location of the 500 beds to be developed on Square 54 to another site on campus (the "Alternative Housing Site"). Before any development could be constructed on Square 54, however, the University must first or simultaneously file for zoning approval to construct the 500 beds on the Alternative Housing Site.

GW will revise the text and maps of its Campus Plan to reflect these additional housing sites.

B. On-Campus Housing Not to Count Against FAR: As an incentive to construct housing on-campus, any additional housing constructed on-campus after the approval of the Campus Plan will not count against the maximum floor area ratio ("FAR") limiting the bulk of all buildings on the campus.

2. Mandatory Housing for Freshmen and Sophomores

The University will implement a policy requiring Freshmen and Sophomores to reside in University housing (except for students who are commuters, are married or

have children, or those with disabilities or religious beliefs inconsistent with residential hall life). Assuming approval of the Campus Plan in 2000, this policy will be implemented in Fall 2001 for Freshmen and Fall 2002 for Freshmen and Sophomores.

3. Minimum Housing Commitment for Full-Time Undergraduates

The University will pursue, to the full extent of its authority, the approvals required for the housing identified in Condition 1.A., above, on a timely basis. So long as the development of these housing facilities is not delayed by circumstances beyond the University's control, housing will be provided for a minimum of 70% of GW's Foggy Bottom full time undergraduate population in the "Housing Opportunity" Area by December 31, 2005.

The "Housing Opportunity Area" is defined as (1) all areas on campus, (2) existing University residential facilities off campus, and (2) properties located in Squares 43, 58, 81 and 122.

4. Commitment Not to Purchase in the Foggy Bottom Area Except for Investment Purposes:

Upon the approval of these conditions, the University will voluntary restrict its purchase of residential property beyond those facilities in which currently has an ownership interest in the Foggy Bottom Area (as defined below), except for purchases for investment purposes and not for the creation of University residence halls. Thus, for example, if the University purchases a residential facility, this facility would remain subject to real property taxes under current law and the University could not exclude non-students in its rental policies. This voluntary restriction will automatically expire by December 31, 2005, or when the University meets the housing commitment Specified in Condition 3, above, whichever occurs first.

The "Foggy Bottom Area" is defined as all residentially-zoned property (zones R-1 through R-5) located within the area bounded by 19th Street on the east, E Street on the south, Rock Creek Park on the west, and Pennsylvania Avenue on the north, not including the Housing Opportunity Area.

5. Creation of New Housing Program to Encourage Student to Reside Outside of the Foggy Bottom Area

The University will institute a program to encourage its students who do not live in the Housing Opportunity Area to live outside of the Foggy Bottom Area. This program will provide information on off-campus housing opportunities available outside of Foggy Bottom, as well as the ease and accessibility of public transportation. For those locations which are not Metro accessible, GW agrees to provide shuttle bus service to its campus for areas which the University determines contain a critical mass of GW students.

6. Student Behavior

Application of Code of Student Conduct to Foggy Bottom: GW will extend the application of its Code of Student Conduct to undergraduates living off-campus in the Foggy Bottom Area, even if they are not in properties owned or controlled by GW. GW agrees to act on incident reports by building management, building association board or police and to report to the Advisory Committee on actions taken. GW will develop an outreach program with neighboring apartment buildings to educate management companies and tenant associations on its Code of Student Conduct and reporting requirements to allow effective enforcement of its Code. Additionally, GW will permit management companies to obtain University clearances for student applicants for apartments to prevent students who are not eligible for GW's residential life program due to conduct violations from obtaining units in neighboring apartments.

Hot Line: The University will maintain and publicize a "hot line" to receive calls about student conduct issues and safety and security concerns. At present, such calls can be directed in two ways. First, GW has established a Crimes Tips Hotline (994-TIPS) where calls can be made on an anonymous basis to a recorded "tip" line. Calls needing a more immediate response can be directed to the University police on a "twenty-four" hour basis at 994-6110. The University police, while not having legal jurisdiction to respond to off campus complaints, will attempt to assist off campus complainants in obtaining assistance from the metropolitan police. Reports of off campus student conduct issues will also be referred to the appropriate GW departments for their attention.

"Good Neighbor" Programs: The University will establish a program for its students which will address "good neighbor" issues.

Increased Residence Hall Retention: The University has an interest in maximizing the utilization of its residence halls. The University will identify strategies to increase retention rates of undergraduate students in its residence halls. These strategies will focus, at least initially, on sophomores.

7. Parking and Traffic Mitigation Measures

Support of Mass Transit: The University agrees to institute the Washington Metropolitan Area Transit Authority's Metrochek program to allow employees to pay for public transportation costs and associated parking charges on a pre-tax basis. The target date for implementation is the end of the Year 2000. In addition, in an effort to increase metro ridership among its student population, the University will implement an introduction to public transportation program for its incoming students which will include providing Metro's new "Smart Trip" card to incoming students as of the Fall 2001 new student orientation. The University will work with Metro to schedule future Smart Trip

"carding events" starting Fall 2000 at various locations around campus to provide additional information about public transportation to the University community.

Parking Minimums: GW will increase the University's required minimum parking inventory from its current level of 2700 to 2800.

The University will monitor its utilization of University parking lots to determine usage patterns and to conduct an on-going assessment of parking needs.

Community Parking Program: In addition to its on-campus parking supply, the University maintains parking facilities in certain off-campus properties. Members of the Foggy Bottom community have expressed an interest in exploring the creation of a parking program pursuant to which non-student residents of the Foggy Bottom community would be permitted to park in University properties. The University is willing to provide contracts for parking on a space available basis to verified residents of Foggy Bottom at the rate charged to University staff – as that rate may change from time to time. The initial discussions suggested that perhaps fifty parking contracts might be made available to Foggy Bottom residents. The location where such spaces would be provided will need to be determined by the University. The University can only commit to providing these spaces on a "space available" basis. Levels of and changes in availability will be reported to the Advisory Committee on request.

8. Identifying Students in the Foggy Bottom Area

During the Spring 2001 registration process, GW will begin to gather information about the updated local addresses of its full time undergraduate population. This process will be completed during the registration process for the Fall 2001 semester. As this information is gathered, the University will share with the Advisory Committee the number of full-time undergraduate students residing in the Foggy Bottom Area.

9. Advisory Committee

GW and community representatives will work together to form an Advisory Committee for the purpose of fostering consistent communication between the University and the Foggy Bottom community, discussing issues of mutual interest, and reviewing and proposing solutions to problems that arise in implementing the Campus Plan. The Advisory Committee will meet quarterly each year. Upon request, GW will provide timely, relevant data concerning University operations (which is not otherwise confidential or overly burdensome to produce) to the Advisory Committee. Questions regarding the composition, and structure of the Committee, as well as the possible use of a facilitator at initial meetings, will be agreed upon by the University and the community.

10. Duration of the Campus Plan

The Campus Plan will be approved, subject to the conditions set forth above, for a period of ten years, until December 31, 2010.

11. Mid-Term Campus Plan Review of Housing Commitment

If the University fails to meet the housing commitment stated in Condition 3, above, Advisory Neighborhood Commission 2A may request a review by the Board of Zoning Adjustment of the University's housing commitment in the sixth year of the Campus Plan.

12. Enforcement of Conditions

If the University fails to meet any condition set forth in the BZA Order, Advisory Neighborhood Commission 2A may petition the BZA for review of the alleged infraction and appropriate action.

MEETINGS HELD TO DISCUSS
THE GW FOGGY BOTTOM CAMPUS PLAN
SINCE THE APRIL 26, 2000 HEARING

May 31, 2000/10:30am: Telephone conference with Office of Planning "OP"

June 9, 2000/12:00-2:00: Meeting with OP

June 21, 2000/2:00-4:00: Meeting with OP

July 12, 2000/10:00-12:00 and 2:00-4:00: Meetings with OP

July 14, 2000/9:30-11:00: Meeting with OP

July 19, 2000/10:00-12:00: Meeting with OP

July 21, 2000/1:00-3:00: Meeting with OP

August 2, 2000/2:00-3:30: Meeting with OP

August 7, 2000/3:00-5:00: Meeting with OP

August 9, 2000/3:00 -4:30 Meeting with OP

August 28, 2000/10:00 - 3:00: Meeting with OP and representatives of ANC 2A and Foggy Bottom Association

September 6, 2000/8:30 - 11:30 Meeting with OP

The George Washington University Campus Plan

MAJOR CHANGES TO THE PLAN SINCE THE APRIL HEARING

INCREASE IN ON-CAMPUS BEDS FROM 425 TO 1350 TOTAL NEW BEDS

NEW COMMITMENT TO PROVIDE HOUSING FOR 70% OF FULL-TIME UNDERGRADUATES IN FIVE (5) YEARS

OPPORTUNITY FOR 5 YEAR REVIEW OF THE STATUS OF STUDENT HOUSING

INCENTIVE FOR THE CONSTRUCTION OF HOUSING ON CAMPUS

VOLUNTARY RESTRICTION ON UNIVERSITY REAL ESTATE PURCHASES IN FOGGY BOTTOM FOR FIVE YEARS OR UNTIL 70% GOAL REACHED

BROADENED APPLICABILITY OF THE STUDENT CODE OF CONDUCT

NEW HOUSING PROGRAM TO ENCOURAGE STUDENTS TO LIVE OUTSIDE OF FOGGY BOTTOM

INCREASE IN THE PARKING MINIMUM

EFFORTS TO INCREASE RETENTION RATES IN DORMS

COMMUNITY PARKING PROGRAM

BZA
Case No. 16553
Exhibit No. 196

THE GEORGE WASHINGTON UNIVERSITY CAMPUS PLAN
RESPONSES TO COMMUNITY ISSUES

Issue: **Inadequate Dormitory Space within the Campus Plan Boundaries**

Response:

The University has made dramatic changes in the Plan to address the student housing issue:

- **302 beds** will be provided in existing buildings on the campus.
- **850 beds** will be located on two new on-campus housing sites:
- **500 beds** for student housing will be provided on Square 54 (the site of the old hospital) provided that the University obtains approval for a C-3-C-PUD on the site.
- **Total of 1350 <u>new</u> beds on campus within 5 years.**
- These changes will **increase** the total stock of on-campus University beds by approximately **40%** from **3, 519** beds to approximately **4869 beds in five years**.
- **Freshmen and sophomores** (except for students who are commuters, are married, or have children) **will be required to live on campus**, beginning in Fall 2001 for freshmen and Fall 2002 for freshmen and sophomores.
- **60% Minimum**: A minimum **of 60%** of the full-time undergraduate population will be housed in residential facilities owned or controlled by the University for the life of the Plan.
- **70% Minimum** by 2005: By 2005, the University will provide housing for a minimum of **70%** of its full-time undergraduate population in university housing.
- **80% Goal**: Long term goal to house **80%** of full-time undergraduates in university housing.

Issue: **The University's future acquisition of property located outside of the Campus Plan boundaries and the use of that property for dormitories**

Response:

- The University will restrict its purchase and development of off-campus student housing to the Housing Opportunity Area. The University will not purchase property in the designated Foggy Bottom area for dormitory use for five years or until the 70% goal is met. This is a major concession since the University is entitled to purchase and use off-campus property for any purpose permitted as a matter of right under the Zoning Regulations.

- Any property purchased by the University for investment will not be used for student housing and will remain on the tax rolls.

Issue: **The impacts of students living off-campus and in Foggy Bottom**

Response:

- GW will extend the application of its **Student Code of Conduct** to undergraduates living off-campus in the Foggy Bottom Area, even if they do not reside in properties owned or controlled by GW.

- The University will maintain and publicize a "**hotline**" to receive calls about student conduct, issues and safety and security concerns.

- **Good Neighbor Programs** - The University will establish a program for its students, which will address "good neighbor" issues.

- Increased Residence Hall retention. The University will identify strategies to **increase retention rates of undergraduate students** in its residence halls. These strategies will focus, at least initially, on sophomores.

- The University will institute a program to encourage its students who do not live in the Housing Opportunity Area to live outside of the Foggy Bottom. This program will provide information on off-campus housing opportunities available outside of Foggy Bottom, as well as the ease and accessibility of public transportation. For those locations which are not Metro accessible, GW will provide shuttle bus service to its campus for areas which contain a critical mass of GW students.

- This new policy in combination with the proposed increase in beds in the Housing Opportunity Area will address concerns about students residing in Foggy Bottom.

Issue: **Need For A Cap on Enrollment**

Response:

- Currently there is a cap on overall enrollment.
- The University is seeking **no increase** in the BZA-approved enrollment/population caps.
- The current controls combined with the numerous housing initiatives, will be an effective means of controlling impacts.

Issue: **Term of Plan**

Response:

- University is seeking approval of the Campus Plan for ten years. **The University has also agreed, however, to a mid-term Campus Plan review of the housing commitment**. Advisory Neighborhood Commission 2A may request a review by the Board of Zoning Adjustment of the University's housing commitment in the fifth year of the Campus Plan. Since housing is the single most important issue to the community, this commitment is significant.

Issue: **Effect of University traffic on nearby properties**

Response:

- The University agrees to several parking and traffic mitigation measures to minimize the effects on neighboring properties. The measures include:
- **Support of mass transit.** The University will institute a Metro program to allow employees to pay for public transportation costs and associated parking charges on a pre-tax basis. In addition, the University will implement an introduction to public transportation program for its incoming students which will include providing Metro "Smart Trip" card for incoming students as of the Fall of 2001 New Student Orientation.

- **Parking Minimums.** The University will increase its required minimum parking inventory from its current level of 2700 to 2800.

- The University will monitor its utilization of University parking lots to determine usage patterns and conduct an on-going assessment of parking needs.

- **Community Parking Program.** The University maintains some parking facilities in certain off-campus properties. Members of the Foggy Bottom community have expressed an interest in exploring the creation of a parking program pursuant to which non-students residents of the Foggy Bottom community would be permitted to park in University's properties. The University is willing to provide contracts for parking on a space available basis to verified residents of Foggy Bottom at the rate charged to university staff.

Issue: **Communication/Enforcement**

Response:

- GW and community representatives will work together to form an Advisory Committee for the purpose of fostering consistent communication between the University and the Foggy Bottom community, discussing issues of mutual interest, and reviewing and proposing solutions to problems that arise in implementing the Campus Plan. The Advisory Committee will meet quarterly each year.

The George Washington University

Summary of Proposal

- 1350 additional beds on-campus
- Includes 500 additional beds on square 54 with C-3-C PUD approval
- Additional 550 new beds in off-campus Housing Opportunity Area
- On-Campus housing incentive
- Mandatory housing for Freshmen and Sophomores
- By 2005 University housing for minimum of 70% of full-time undergraduate students
- Restriction on off-campus housing
- Voluntary commitment to not purchase in the Foggy Bottom Area for student housing for 5 years or until 70% goal is met
- New housing program
- Application of Code of Student Conduct to Foggy Bottom

BZA
Case No. 16533
Exhibit No. 196

The George Washington University
WASHINGTON DC

Summary of Proposal ....*continued*

- Hot line
- "Good Neighbor" Program
- Increased Residence Hall retention
- Institute Metrochek program
- Increase parking minimum from 2700 to 2800
- Monitor parking utilization
- Community parking program
- Identify students in the Foggy Bottom Area
- Advisory Committee
- Mid-term Campus Plan Review of housing commitment

The George Washington University

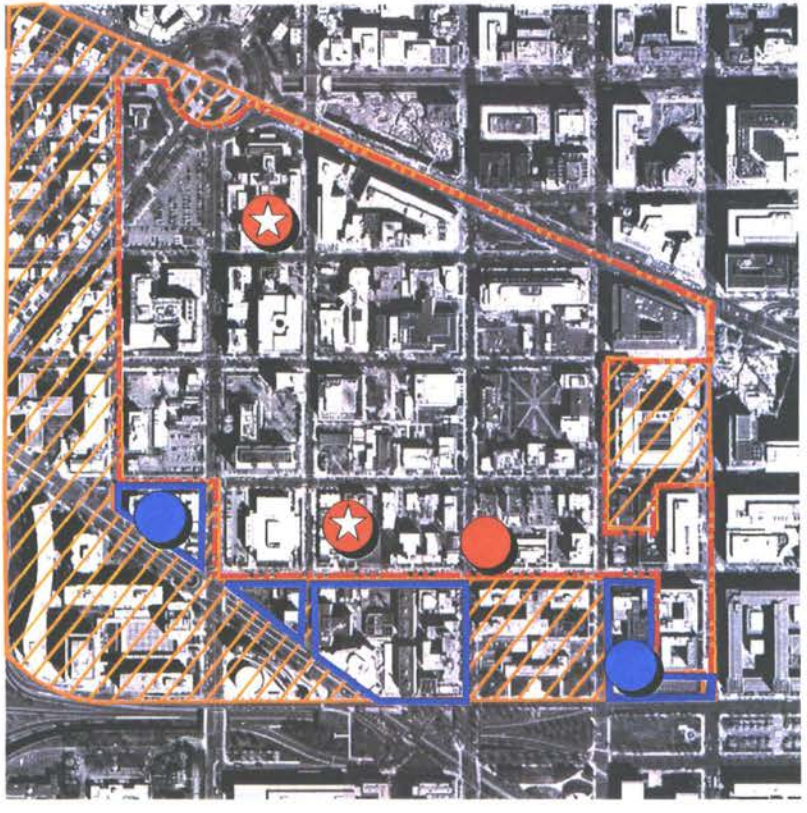
Additional On-Campus Housing

- ± 1350 new beds on Campus

  - Sq. 54 - 500 beds
  - Sq. 80
    Grant School - 650 beds
  - Sq. 103 - 200 beds

- ± 550 new beds planned in Housing Opportunity Area

  - Sq. 43 - 350 beds
  - Sq. 122 - 200 beds



The George Washington University

On-Campus Housing Incentive

- Any additional housing constructed on-campus after the approval of the Campus Plan will not count against the maximum floor area ratio (FAR) limiting the bulk of all buildings on the campus

The George Washington University

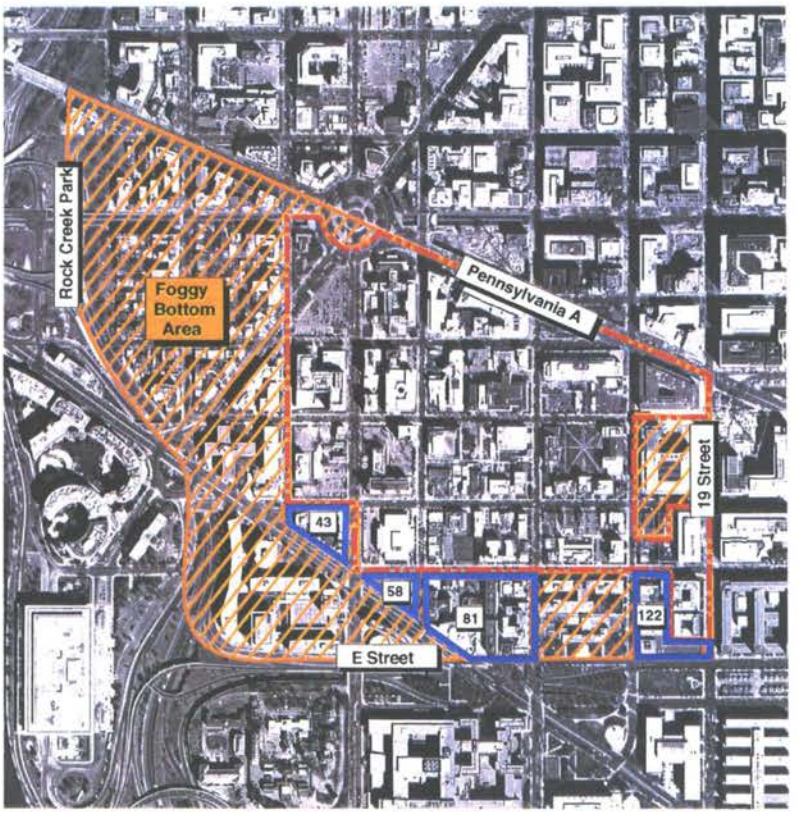
Housing Requirements

- Mandatory housing for Freshmen and Sophomores
- Minimum of 60% of full-time undergraduate students in the "Housing Opportunity Area" at all times
- By 2005, provide housing for its full-time undergraduate students that equals a minimum of 70% of its full time undergraduates

The George Washington University

Housing Opportunity Area

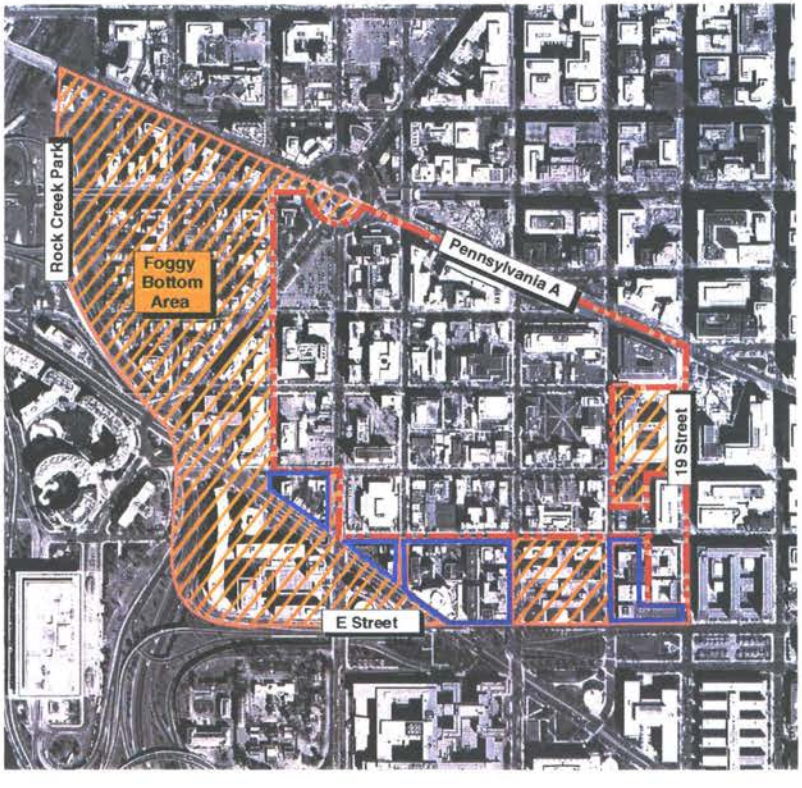
- Campus Boundary
- Housing Opportunity Area



The George Washington University

Commitment to Foggy Bottom Area

- Commitment to not Purchase in the Foggy Bottom Area except for purely investment purposes and not for the creation of university residence halls for five years or until 70% goal is met



The George Washington University

Housing Program

- Creation of new Housing Program to encourage students to reside outside the Foggy Bottom Area
    - Provide information on off-campus housing opportunities
    - Provide information on the ease and accessibility of public transportation
    - For locations that are not Metro accessible the University will provide shuttle service to its campus provided a critical mass of GW students exists

The George Washington University

Student Behavior

- Application of Code of Student Conduct to Foggy Bottom
- Hot line to receive calls regarding student conduct
- "Good Neighbor" Program
- Increased Residence Hall retention

The George Washington University

Parking and Traffic Mitigation

- Support Mass Traffic through MetroCheck program
- Increase the University's required minimum parking inventory from its current level of 2700 to 2800
- Monitor its utilization of University parking lots to determine usage patterns and to conduct an on-going assessment of parking needs
- Community Parking Program available to Foggy Bottom residents

The George Washington University

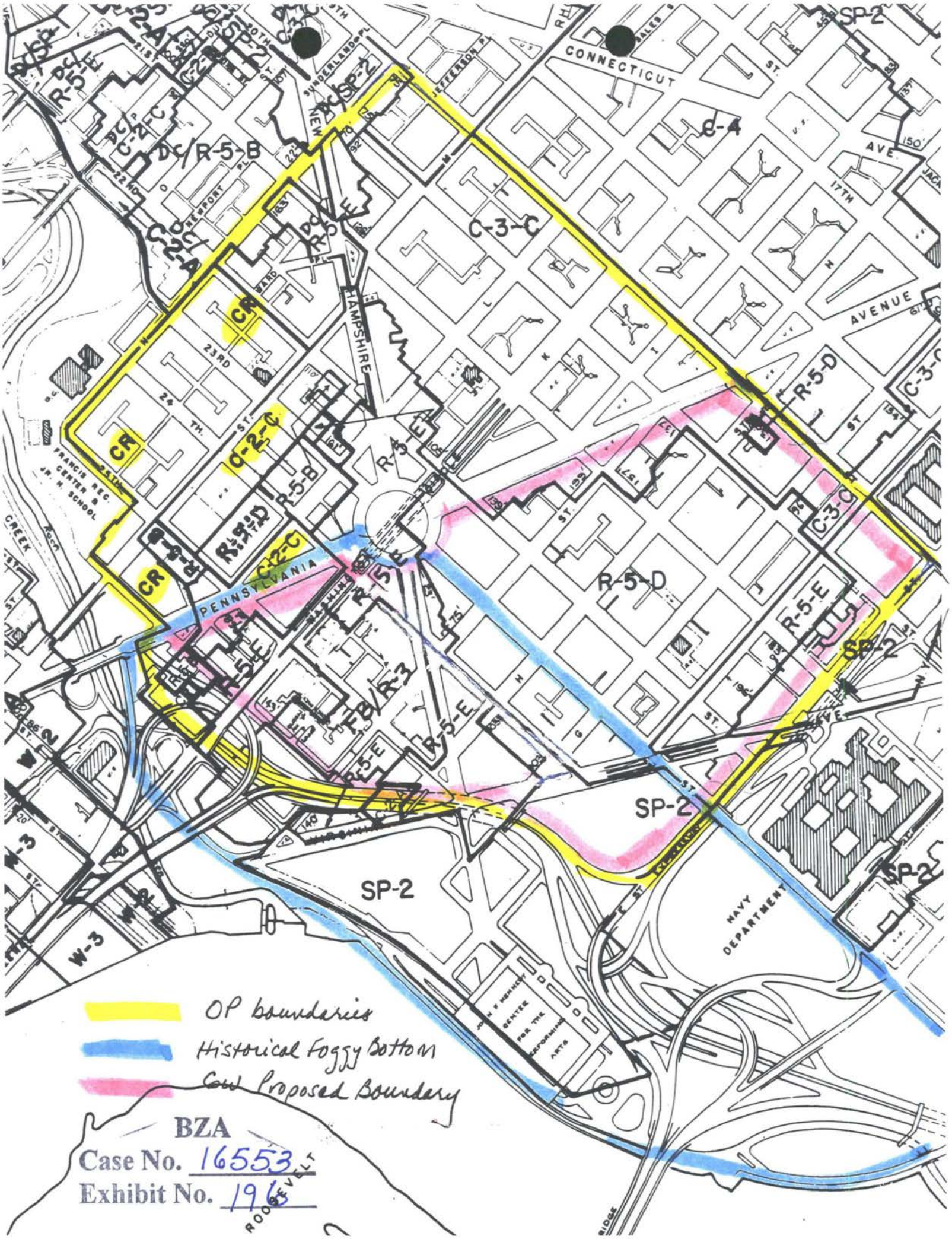
Advisory Committee

- GW and community representatives to work together to for an Advisory Committee for the purpose of fostering consistent communication between the University and the Foggy Bottom community
- Quarterly meetings
- Upon request GW will provide timely, relevant data concerning University operations to the Advisory Committee

The George Washington University

Mid-Term Campus Plan Review

- Campus Plan to be approved for a period of ten years, until December 31, 2010
- 5 year Mid-Term Campus Plan Review of the University's housing commitment


OP boundaries
Historical Foggy Bottom
Coal Proposed Boundary
BZA
Case No. 16553
Exhibit No. 196
CONNECTICUT
NEW HAMPSHIRE
PENNSYLVANIA
HAMPSHIRE
SP-2
C-3-C
R-5-D
R-5-E
C-2-C
C-4
W-3
NAVY DEPARTMENT
ROOSEVELT

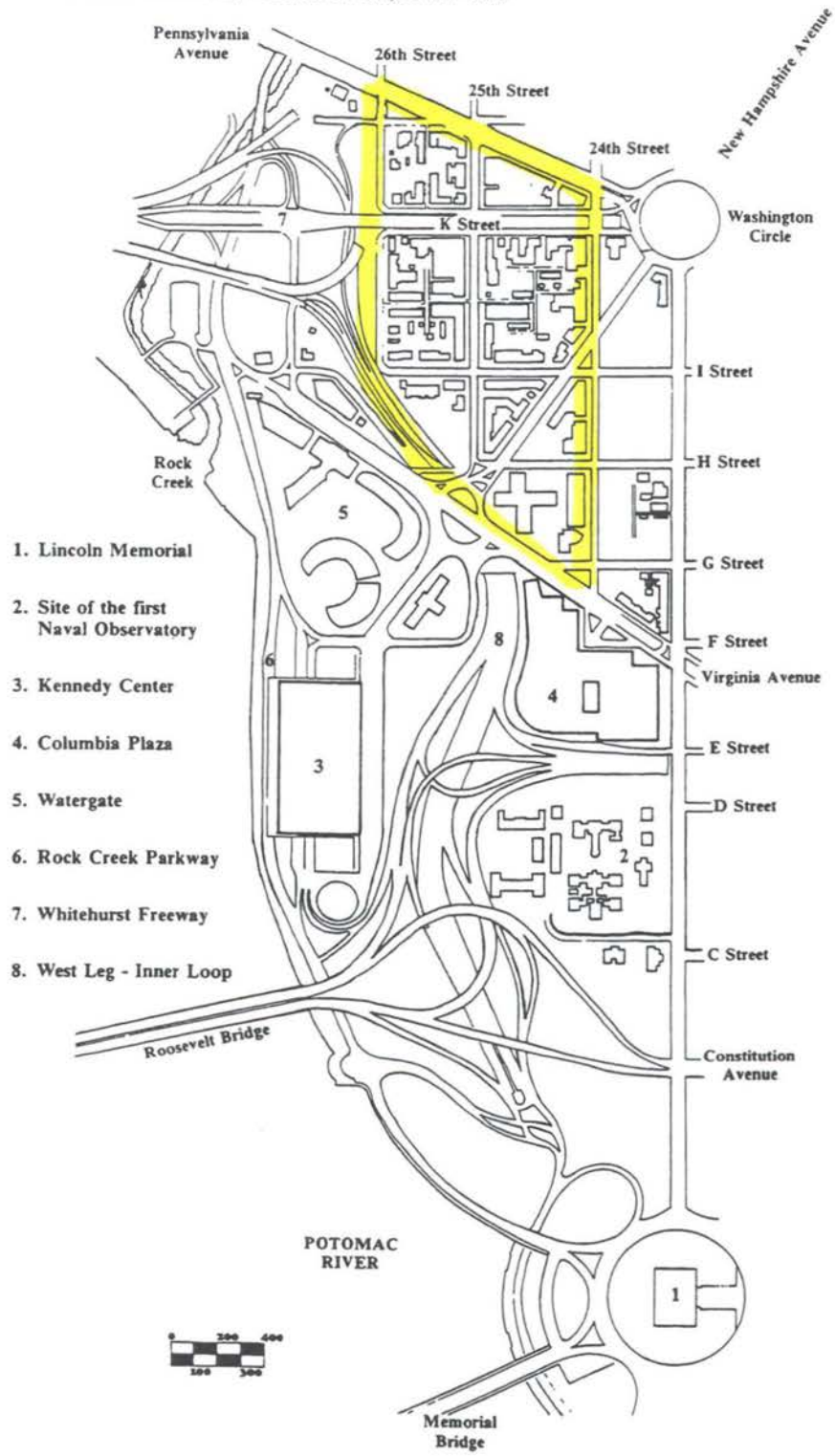


FIGURE 15

Foggy Bottom in 1972

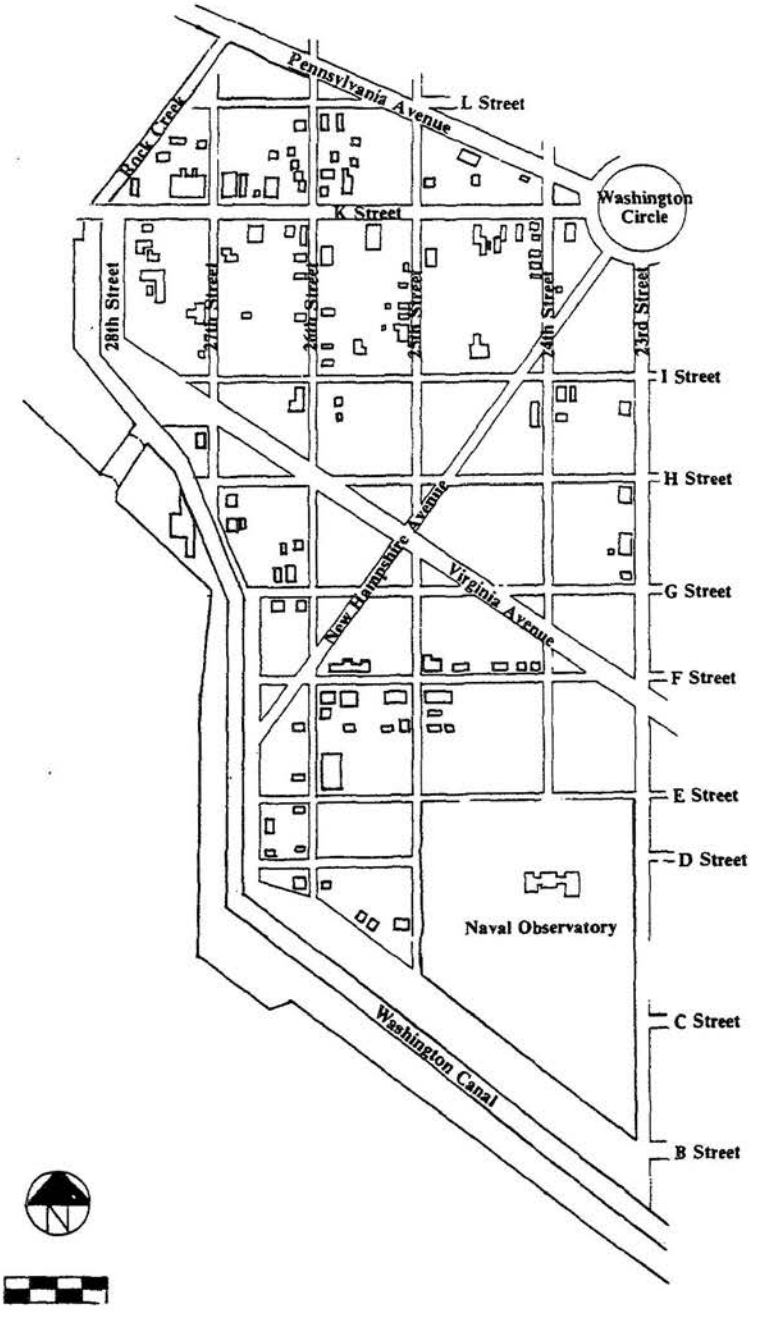
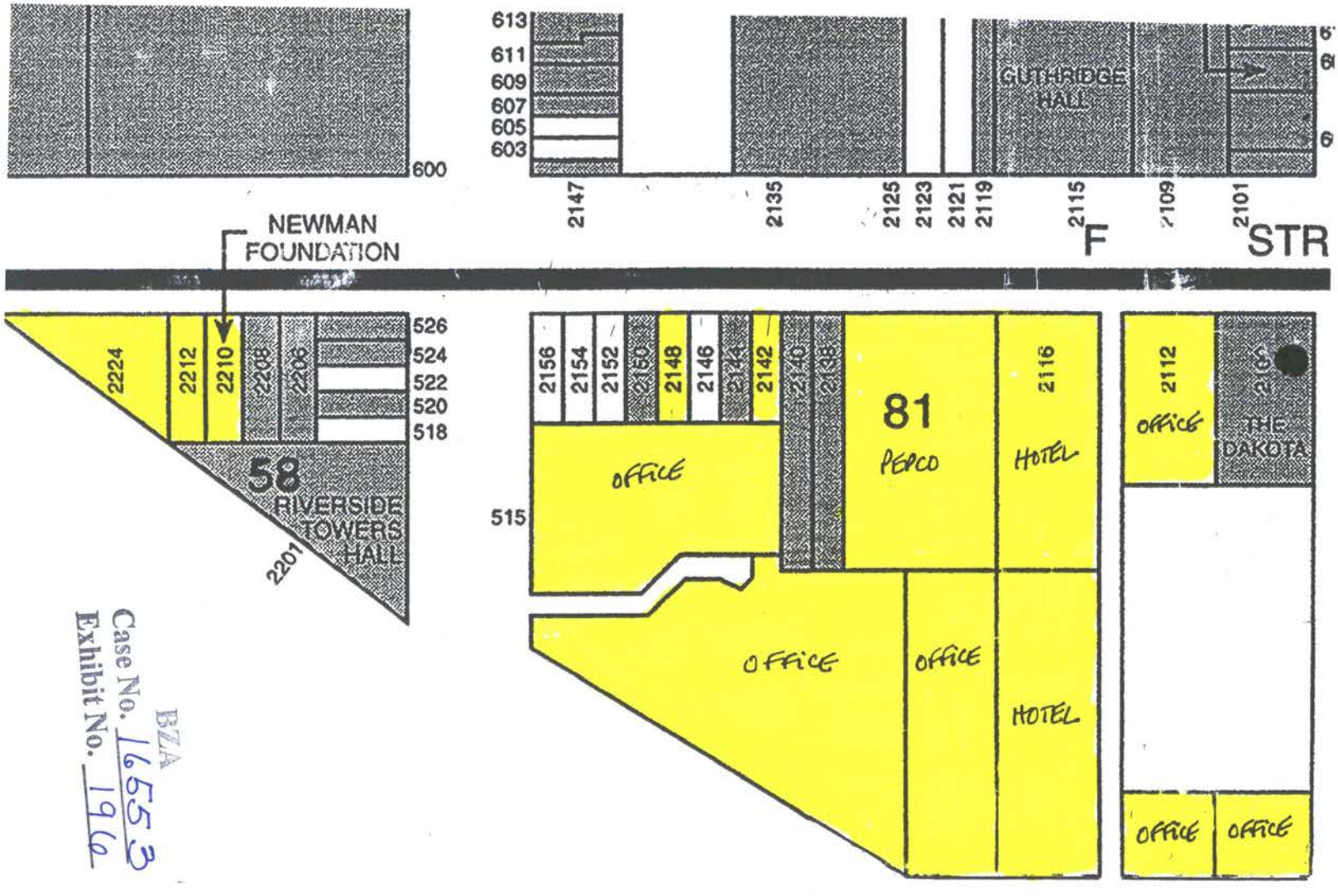


FIGURE 4

Foggy Bottom in 1857



Legend

Shaded: GW owns

Yellow: Commercial or transient residential

BZA
Case No. 16553
Exhibit No. 196