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March 7, 2000

'00 MAR -7 A11:54

BY HAND

Mr. Andrew Altman
Director
D.C. Office of Planning
Suite 400
801 North Capitol Street, N.E.
Washington, D.C. 20002

Re: BZA Application No. 16553
George Washington University/Foggy Bottom Campus Plan

Dear Mr. Altman:

This is a follow up to our meeting of February 16, and also to our telephone conference of March 2.

When we met with you on February 16 we responded to your request for information on off-campus properties and also emphasized the importance of adhering to the timeline established by the Board of Zoning Adjustment ("BZA") when it required the University to submit its campus plan for review no later than January 4, 2000. The first public hearing on GW's campus plan is scheduled for March 29th, with a second hearing date on April 26th. Your report must be filed with the BZA on March 22nd. We have confirmed that we will be meeting with you again on March 9 at 11:00 a.m.

When we spoke on March 2, you asked whether the University was still willing to engage in a dialogue with the community and also whether we would agree to postpone the public hearing. The University remains very interested in meeting with the community to resolve campus plan issues. For the reasons discussed below, however, we are not willing to postpone the public hearing. Instead, we will agree to the following:

BZA
Case No. 16553
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO.16553
EXHIBIT NO.31A1

(1) The University will go forward with its case in chief at the March 29 public hearing;

(2) The University will engage in a dialogue with the community at meetings convened and facilitated by the Office of Planning;

(3) The University will make its campus plan team available at any time to meet, and as frequently as needed;

(4) At the first meeting, the parties will agree on the list of issues to be discussed; and

(5) The dialogue will end at least two weeks before the April 26 hearing (no later than April 12) to allow all parties time to file any agreed to conditions and/or prepare for the final day of the public hearing.

GW Strongly Opposes Any Postponement of the Public Hearing

GW was pushed by the community to file its campus plan early and incurred significant costs to meet that deadline. Having complied with the community's request, it would be both incongruous and unjust to do anything to delay final review of its campus plan.

On August 2, 1998, ANC 2A petitioned the BZA to require the University to file its campus plan update with the BZA no later than February, 1999 in order to complete review of the plan by the close of 1999, a year earlier than the date of expiration of the current campus plan. The University opposed expedited review and requested a later filing date of April, 2000 to allow time to pull together the campus plan materials and to involve the community in the planning process. After hearing from all sides, the BZA reached a compromise by requiring the University to file its campus plan application no later than January 4, 2000. (A copy of that order dated February 2, 1999 is attached as Exhibit A.) The BZA set that date to provide ample opportunity for all parties to review and comment on the plan and for the Board to complete its action prior to the expiration date of the current campus plan.

To meet the BZA's time frame, the University immediately began expediting its community outreach. In February, 1999, the University kicked off its community meeting

process by forming a campus plan working group in which all commissioners of ANC 2A, as well as representatives of the West End Citizens Association and the Foggy Bottom Association were invited to, and did, participate. The University took seriously its responsibility to meet with the community early in the process and Lou Katz, the University's Vice President and Treasurer, attended the inaugural meeting. That process continued with monthly meetings of the working group to review the issues surrounding the campus plan and to provide the necessary input to the in-house university planning effort. These meetings were preliminary in nature and were designed to discuss concepts that would be incorporated into the campus plan document. At each meeting where a specific topic was discussed, there was a representative from the University with the authority and expertise to address the issue. For example, Robert Chernak, GW Vice President for Student and Academic Support Services, addressed student housing issues at the June 10 dialogue. (Attached as Exhibit B is a chronology of all community meetings beginning in February, 1999.)

In July of 1999, community representatives of the campus plan working group stopped meeting with the university and refused to come to the table on campus plan issues. Attached as Exhibit C are copies of correspondence from that time period indicating the community's refusal to meet. Despite this resistance, the university continued to extend the invitation to meet and continued to attend the monthly meetings of the ANC and the community associations to answer questions about the plan and to hear their views.

On October 29, 1999, the University provided copies of its draft campus plan document to the community. On December 1, the University provided John Fondersmith of your office with a copy of the draft campus plan and, subsequently, on December 22, we met with you and your staff to review the major campus plan issues, our compliance with all zoning requirements, and the extensive and repeated efforts to involve the community in the process. In light of your knowledge of the issues and having just gone through a similar process with the University's Mount Vernon campus plan, the University involved you early in the process so that you would review the materials and have ample time to prepare your report well in advance of the public hearing date. We also advised you that we were required by the BZA to file the campus plan no later than January 4, 2000.

In November and December of 1999, the University made formal presentations to ANC 2A to discuss the plan and to elicit their comments. Although many of the

comments and issues raised by the community could not be incorporated into the plan, the University did review and deliberate on the numerous issues raised and modified its plan to include certain requests of the community. The campus plan document was filed with the BZA on December 28, 1999.

The University continued to meet individually with community residents in January and February and raised with the ANC representatives, including the chair Barbara Spillinger, the possibility of convening a small group to continue to discuss campus plan issues. (In fact, Barbara Spillinger had relayed to Bernard Demczuk a list of campus plan issues raised by neighbors which the University indicated it was open to discuss.) The concept of small group meetings between the community and the University was favorably received and the ANC was to meet on February 16th to decide on the size and membership of the group, which was anticipated to begin meeting on February 17th. To the University's disappointment and surprise, the ANC did not even raise the issue at its meeting and has since failed to accept numerous invitations by the University to meet. (See the correspondence attached as Exhibit D.)

The University can only surmise that the community's refusal to meet was a delay tactic with the hope of prolonging the campus plan process. Having petitioned the BZA to make the University start the process, the community cannot now use its refusal to meet as a means of delay. Fairness and due process require that the process go forward as scheduled. Further, there is ample time between now and the second public hearing to engage in a dialogue and resolve outstanding issues. To the extent your office can facilitate that discussion, we appreciate your assistance.

The 2000 Campus Plan Proposes Less Development than the Current Plan

As we discussed when we met, the University's 2000 Campus Plan is modest. Back in 1985, the University proposed and the BZA approved approximately 2.5 million square feet of new development or a 3.5 FAR. Much of that development was never built and the 2000 campus plan proposes an FAR of only 3.3. The University is not proposing any increase in the enrollment, staff or faculty caps. Further, the boundaries of this plan are the same boundaries approved by the BZA in the 1985 plan. Thus, in all respects, this plan is a modest update of the current plan. (Attached as Exhibit E are copies of the materials we provided you back in December which highlight the key components of this plan.)

The Involvement of the Office of Planning

By providing you with drafts of the plan and meeting with you early in the process to discuss the campus plan goals, our compliance with the zoning regulations, and the community outreach process, the university did everything it could to keep you informed and to give you the opportunity to have input. The University prepared its campus plan application in full compliance with the Board's directive, in full accordance with existing zoning regulations, and with maximum involvement of the community and your office.

At this point in time, the issues are well known and have been discussed in great detail by all parties. The University is committed to making those changes it can in order to address these issues. As you yourself stated in our meeting of February 16, there is no expectation that all parties will arrive at the public hearing in agreement on all issues. Indeed, the history of the campus planning process at Foggy Bottom demonstrates the difficulty in attaining agreement with all community groups and the BZA has recognized this in its many decisions approving the campus plan and the related further processing cases. The 1985 campus plan, for example, was opposed by the ANC and other community groups yet the BZA was able to balance the interests of the community and the University and reach a decision on all issues. Likewise, the recent GW Hospital case was opposed by the ANC and, again, the BZA exercised its jurisdiction and approved the case with conditions that addressed community concerns. The question is not whether an agreement has been reached but rather whether the process has provided the opportunity for the community to receive information and communicate its views. Clearly that requirement has been met.

Based on the many meetings and conversations which have taken place over the last year, the university has developed a list of community issues, a copy of which is attached as Exhibit F. As we indicated when we met with you, many of these issues go beyond the scope of the campus plan process and we asked for your help in educating the community as to those issues which are within the jurisdiction of the BZA and thus appropriate for discussion before and at the upcoming public hearings. For example, matter of right uses outside the campus plan boundaries are not germane to the campus plan case.

At our meeting we also discussed the pending campus plan cases before the Zoning Commission and asked what position your office would be taking in its recommendation to the Commission. You indicated that you did not know and we

emphasized the importance of not changing the rules midstream, particularly in light of the significant time and resources the university has already devoted to its campus plan process, and particularly in view of the fact that the University is doing what was required as a result of the ANC's petition. We sincerely hope you understand the equities and the impact a delay would have on GW's campus plan.

Many of the Community's Issues Are Not Part of the Campus Plan Process

Many of the issues raised by the community are not campus plan issues and are directed at controlling what the University can do outside its campus plan boundaries. This is not a new issue. In fact, it was raised in the 1985 campus plan case regarding the University's leasing of off-campus space. As the BZA has determined on numerous occasions and as the D.C. Court of Appeals has affirmed, its jurisdiction does not extend beyond the campus plan boundaries and universities, like any other property owner, have the same right to purchase or lease property for matter of right use. In the recent appeal challenging the University's purchase of the Howard Johnson's hotel for dormitory use, for example, the BZA clearly held that such use was matter of right and not subject to campus plan review. (A copy of BZA Order No. 16507 is attached as Exhibit G.) This same rationale applies to Square 43 which was taken out of the last campus plan by the BZA and which the University is committed to developing with matter of right residential use. Likewise, the AGC site, which is controlled by a Planned Unit Development approved by the Zoning Commission, will also be developed outside of the campus plan but in full compliance with its PUD order. Further, to include these properties within the campus plan would mean that new dormitory construction would be significantly delayed as a result of the two-stage process for campus plan review, something neither the community nor the University wants.

The Next Steps

When we meet with you on March 9th we can discuss a schedule of meetings with the community as you requested. Based on our recent experience with the Mount Vernon Campus Plan, however, we know the importance of adhering to the timeframe established by the BZA and we cannot agree to a postponement of the public hearing. There is ample time during the month of March and early April to meet with the community and address the remaining issues within the scope of the campus plan and the BZA's jurisdiction. To the extent that agreement is reached, we can then jointly propose conditions to the BZA for inclusion in its order.

Thank you in advance for your assistance. If you have any questions or would like any additional information prior to our meeting, please let us know.

Sincerely yours,

Maureen Dwyer

Maureen Ellen Dwyer

MED:lm/#181624

cc: Mayor Anthony A. Williams
Ellen McCarthy, Deputy Director, Office of Planning
Julie Wagner
John Fondersmith
Jerilee Kress, Director, Office of Zoning

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Petition from **Advisory Neighborhood Commission 2A** requesting that the Board of Zoning Adjustment establish a schedule for consideration of a new campus plan for the **George Washington University.**

DECISION DATES: **September 2, October 7 and November 4, 1998**

ORDER UPON PETITION

Advisory Neighborhood Commission ("ANC") 2A filed a petition with the Board of Zoning Adjustment on August 2, 1998 requesting that the Board establish a schedule for hearing the new campus plan application for the George Washington University ("GWU" or "the University"). A revised petition was filed on August 6, 1998 correcting certain errors in the August 2nd petition. The issues raised and the Board's resolution of these issues will be addressed below.

I. The Expiration Date of the Campus Plan

George Washington University is currently operating under a campus plan approved by the Board of Zoning Adjustment in Order No. 14455 dated February 25, 1988. Condition No. 1 of that order states:

> 1. Approval of the Campus Plan shall be for a time period extending to the year 2000 or until such time prior to the year 2000 as the Board or its successor with jurisdiction over campus plans determines conditions warrant submission of an updated plan.

In arguing that the Board should establish a schedule for considering the new campus plan, ANC 2A stated on page one in paragraph three of its petition:

> The current campus plan adopted for George Washington University, by its terms, will expire December 31, 1999. As of that date, it is clear that the Board will be without authority to grant special exceptions for any proposed campus buildings, as there will be no existing plan pursuant to which density can be measured.

George Washington University, through its counsel, filed a response to the petition on August 21, 1998. In addressing the term of the plan, GWU stated that the current GWU Campus Plan expires on December 31, **2000**. The University pointed out that the Campus Plan document

EXHIBIT A

itself is entitled "The Campus Plan for the Year 1985 Through the Year 2000". The University stated that the Board confirmed the expiration date of the current campus plan when in its discussion at a recent hearing of Application No. 16309 involving the University's surface parking lots, the Board indicated that the parking lot approval would expire with the campus plan on December 31, 2000. The University referenced the transcript of the March 4, 1998 hearing.

At the September 2, 1998 Public Meeting, the Board deferred a decision on the expiration date of the campus plan until its Public Meeting of October 7, 1998. At the October 7, 1998 Public Meeting, the Board again deferred a decision on the expiration date of campus plan and directed the BZA staff to seek an opinion from the Office of the Corporation Counsel (OCC) on this and other issues raised in the petition. As directed by the Board, staff made the request.

On November 2, 1998, the Board received a memorandum from the OCC. On the issue of the duration of the plan, the OCC was of the view that the ANC's interpretation of the Board's language "to the year 2000" is correct, that the term "to" means "before", but that the Webster's Dictionary alternatively defines it to means "til". The OCC stated that

> "usually when an adjudicatory body, such as the BZA, permits a party to do something until a particular date, it means that the party has to the end of that day to accomplish the task. Likewise, it would be reasonable to interpret the Board's intent as extending the Plan to the end of the year 2000."

The OCC stated "Second, and perhaps most important, in interpreting its past actions, the BZA should assume that it acted in a manner that is consistent with the standards of administrative decision making." The OCC pointed out that in Finding No. 14 of the Board's February 1988 order, the Board found that the "The Proposed Campus Plan covers the time period 1985 through the year 2000." According to OCC:

> That same finding noted that the University selected this time frame to accommodate its 5 to 7 year development cycle. Later, in the section of the Order entitled "Board's Findings and Actions Based on the Record", the Board, in Finding 59(r), relied upon this development cycle as one of the reasons for rejecting the ANC's recommendation of a five year time frame for the Plan. These two findings, when taken together, would support the BZA's approval of a campus plan that ran through the period requested by the applicant, but do not explain why less than the period requested should be granted. If the Board were to interpret the Order as denying the full period of time requested, it should identify the specific finding or findings which support that conclusion in order to demonstrate compliance with the decision-making process required by the District of Columbia Administrative Procedures Act and the Court of Appeals decisions which have interpreted it.

Upon consideration of the ANC's views, the University's position and the opinion of the Office of the Corporation Counsel, the Board interpreted its February 1988 Order as having established that the current Campus Plan will expire on **December 31, 2000**.

II. Further Processing under the Current Campus Plan

In its petition, ANC 2A requested that the Board not schedule hearings on any applications submitted by the University until a new campus plan is approved. In the petition, the ANC assumed that the Campus Plan would expire on December 31, 1999, and argued that the Board should not hear any new special exception applications under the current Campus Plan. The ANC argued that since the grant of each special exception approving existing buildings implicitly incorporates the Campus Plan existing at the time the exception was granted, it may be concluded that the special exceptions for existing buildings are also time limited. It is the ANC's position that the Board's authority to grant special exceptions for the University will expire on December 31, 1999. The ANC stated that unless a new campus plan has been approved as of January 1, 2000, there will be a question as to whether any building built on the George Washington campus pursuant to the expired Campus Plan may be lawfully occupied.

The ANC raised the "no further hearing" issue about specific University cases filed with the Board. With regard to the hospital, the ANC maintained that the University has raised doubt as to the appropriateness of the operation of the existing and planned hospital facilities. The ANC referenced the University's relationship with District Hospital Partners, L.P., a subsidiary of Universal Health Services, Inc., the third largest hospital management company in the United States. The ANC argued that the hospital is no longer a tax-exempt organization, that the institution is a profit making organization not under the control of GWU.

Responding to this argument the University stated that the attack on the existing and planned hospital facilities has no basis in the Zoning Regulations. The ownership and for-profit status of the hospital simply are not relevant for zoning purposes. The central issue would be the use of the hospital, not its corporate structure or ownership.

The Board did not address this issue of control of the hospital until it heard the application for the new hospital (BZA Application No. 16389) on November 18, 1998 and January 5, 1999.

The ANC also submitted a letter dated October 16, 1998, stating that it passed a resolution strongly opposing further processing of special exception applications submitted by GWU, including the School of Media and Public Affairs application, until the Corporation Counsel's Office responds to the Board's request for advice. The ANC also submitted the resolution to the Board dated October 15, 1998. In the resolution, the ANC requested that the Board postpone consideration of the special exception application for the Media Center, while awaiting advice from the OCC.

Explaining its position on this issue raised in the petition, the letter and the resolution, the ANC argued that the Board should not grant further special exception approvals because

construction of any building for which the Board has not yet issued an order can not be completed prior to the expiration of the existing Campus Plan. The ANC argued that approval under the *current plan* of any special exception which may be inconsistent with the *upcoming plan*, may create irreparable harm to the surrounding neighborhood.

In response, the University stated that under Section 3104.1, an applicant has two years following issuance of a BZA Order to file a building permit application. Under Section 3203.6, "All applications for building permits authorized by orders of the Board of Zoning Adjustment may be processed in accordance with the Zoning Regulations in effect on the date those orders are promulgated." According to the University, the suggestion that vesting occurs only once construction has been completed is erroneous. The University stated that under the ANC's theory, the completion and occupancy of a building that is being constructed pursuant to a validly issued BZA Order and building permit could be jeopardized if the Zoning Regulations are changed prior to its completion. The Zoning Regulations are designed to provide a level of certainty to property owners before construction begins.

In the memorandum prepared by the Office of the Corporation Counsel, counsel cited Citizens Association of Georgetown v. BZA, 403 A.2d 737 (D.C. 1978) for the proposition that an approved campus plan is a "condition precedent" to GWU's ability to have special exception requests considered. It follows that so long as this condition is satisfied, the BZA is obliged to consider applications which are before it. The OCC emphasized the Board's first condition to its approval of the 1985 Campus Plan which provided that the approval would remain in effect "to the year 2000 or until such time prior to the year 2000 as the Board ...determines conditions warrant submission of an updated plan." (emphasis supplied by OCC). The OCC interpreted the underlined language as applicable if the Board, at some point prior to January 1, 2000, determines that there is an immediate need to replace the existing plan. Therefore, special exception applications by GWU may continue to be considered "to the year 2000" (however the Board interprets that phrase), unless the Board, prior to January 1, 2000, determines that a new plan should be submitted and take effect before the present plan expires.

At the public meetings of September 2 and October 7, 1998, the Board deferred a decision on the "further processing " issue until the Public Meeting of November 4, 1998.

Upon consideration of the arguments on this issue, at the Public Meeting of November 4, 1998, the Board denied the ANC's request that the Board not consider any further special exception applications filed under the current Campus Plan.

III. Establishing a Due Date for the Submission of a New Campus Plan and Scheduling Hearings

The ANC petitioned the Board to order a schedule for the submission and consideration of a new campus plan for the University, to be effective January 1, 2000. In the ANC's view this would avoid the legal uncertainties which will necessarily ensue if a new campus plan is not effective upon the expiration of the existing plan. ANC 2A proposed the following schedule:

a. have the proposed plan submitted no later than February 1, 1999;
b. receive comments on the proposed plan for 120 days;
c. schedule hearings during the month of July 1999 as follows:
   i. one full day for presentation of plan by GWU;
   ii. two half days for presentation of government and general public witnesses;
   iii. two half days for presentation by witnesses of ANC;
   iv. one half day for summation and closing arguments by GWU.

At the Public Meeting of September 2, 1998, the Board asked the University to prepare a report on the status of the updated Campus Plan so that it could address the issue of establishing a deadline for submission. The Board deferred its decision on the "scheduling of hearings" issue until its Public Meeting of October 7, 1998.

On September 30, 1998, GWU responded to the Board's request for a status report on the updated Campus Plan. The University made the following major points:

- A schedule for processing of the Campus Plan is appropriate.
- The University needs adequate time to develop a campus plan with the benefit of community involvement prior to submission.
- The University began the campus plan process in November 1997 when it assembled its own internal Campus Plan Working Group. The "Working Group" was charged with preparing and producing the campus plan.
- The University has retained various professionals to assist with the process. (The responsibilities of each were delineated in the report.)
- The Working Group is operating within the framework of a multi-phase process with eight phases. (These phases were delineated.)
- Preparation of final Campus Plan document is affected by the impact of pending Certificate of Need and BZA applications for the proposed hospital.
- The University intends to complete a final draft of the Campus Plan in the fall of 1999, based on a December 31, 1999 expiration date for the current plan. Informal discussions with the community have begun and formal community and governmental meetings will begin in the fall of 1999.
- The ANC's proposed deadline date of February 1, 1999 would not allow enough time to prepare the plan or to have the kind of meaningful dialogue with the community prior to filing.
- The filing deadline should be no later than April 1, 2000.

Upon consideration of the ANC's request, the University's response, and the views of the Office of the Corporation Counsel, the Board, at its public meeting of November 4, 1998, requested that the University submit the **new campus plan application** not later than the close of business on **January 4, 2000**. The Board anticipated that this filing deadline would allow time for the Board to consider the *new campus plan* before the *current Campus Plan* expires. The Board was also of the view that this deadline should keep the University from having to request an extension of the Campus Plan to allow additional time for the new filing.

On the issue of **scheduling hearings for the new campus plan,** the Board Members agreed to have Zoning Commission address whether the Zoning Regulations should be amended to allow more processing and hearing time for campus plans in general.

The Board voted to **release the Memorandum of the Office of Corporation Counsel** to the public for purposed of information.

Finally, the Board **closed the record in the matter except for the two documents** previously submitted **and responses** thereto. Prior to this decision by the Board, the first of the two documents was submitted by the ANC and returned. After the Board's decision to accept it, it was not re-submitted. With regard to the second of the two documents, an interested person, in conversation with staff, expressed an interest in submitting a document once it was determined that it would be allowed into the record. However, after the Board's decision was made, the document was not submitted.

At the **Public Meeting of September 2, 1998,** the Board **DEFERRED** consideration of the petition until the Public Meeting of October 7, 1998.

ACTION taken at the Public Meeting of October 7, 1998:

BY CONSENSUS, the Board agreed to have the Zoning Commission address whether the scheduling of hearings for campus plans in general should be amended to allow for more time for community input.

(Sheila Cross Reid and Betty King participating; John G. Parsons participating by absentee vote)

ACTION taken at the Public Meeting of November 4, 1998:

VOTES:

4 – 0 (Jerry H. Gilreath, Betty King, John G. Parsons and Sheila Cross Reid to interpret the **expiration date** of the current campus plan to be **December 31, 2000**).

4 - 0 (Jerry H. Gilreath, John G. Parsons, Betty King and Sheila Cross Reid to **DENY** the **request** of ANC 2A that the Board **not consider any further special exception applications** from the George Washington University under the current Campus Plan).

4 – 0 (John G. Parsons, Betty King, Jerry H. Gilreath and Sheila Cross Reid to request that George Washington University **submit a new campus plan to the Board** not later than the close of business on **January 4, 2000**).

4 – 0 (Betty King, Sheila Cross Reid, Jerry H. Gilreath and John G. Parsons to **APPROVE** the request to **release to the public** the **Memorandum from the Office of the Corporation Counsel** dated November 2, 1998).

3 – 1 (Jerry H. Gilreath, Sheila Cross Reid and Betty King to **CLOSE the RECORD** in the matter **except for any documents submitted to the Board prior to closing the record, and responses thereto;** John G. Parsons opposed to the motion).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Sheri M. Pruitt-Williams
SHERI M. PRUITT-WILLIAMS
Interim Director

Final Date of Order: FEB - 2 1999

UNDER 11 DCMR § 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT.

TWR

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

BZA ORDER UPON PETITION OF ANC 2A REGARDING THE GEORGE WASHINGTON UNIVERSITY CAMPUS PLAN

As Interim Director of the Office of Zoning, I hereby certify and attest that on FEB - 2 1999 a copy of the order entered on that date in this matter before the Board of Zoning Adjustment was mailed first class postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Advisory Neighborhood Commission 2A
c/o Matthew S. Watson, Esquire
1701 Q Street, NW
Washington, D.C. 20009

Whayne Quin
Allison C. Prince
Wilkes, Artis, Hedrick & Lane
1666 K Street, N.W., Suite 1100
Washington, D.C. 20006

Attested By: Sheri M Pruitt-Williams
SHERI M. PRUITT-WILLIAMS
Interim Director

Date: FEB - 2 1999

Att./twr

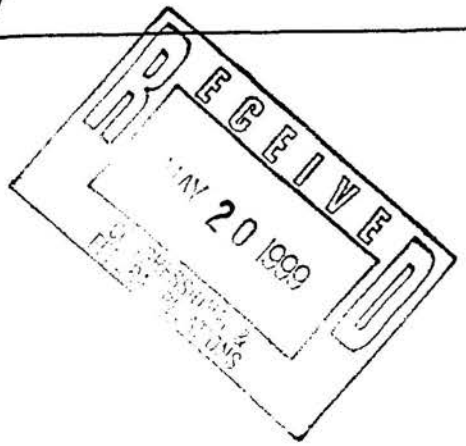
CHRONOLOGY OF COMMUNITY MEETINGS

January 20, 1999	ANC 2A meeting
February 3, 1999	ANC 2A meeting
February 4, 1999	First meeting of Campus Plan Working Group
March 3, 1999	Second meeting of Campus Plan Working Group
March 17, 1999	Foggy Bottom Forum at Lombardy
March 22	Dinner with Phil Schaengold, Richard Sheehy, Steve Mandelbaum
March 24, 1999	ANC 2A meeting
March 29, 1999	Lunch with Phil Schaengold and Richard Price
April 8, 1999	Third meeting of Campus Plan Working Group
April 14, 1999	ANC 2A meeting
May 19, 1999	ANC 2A meeting
June 7, 1999	Scheduled dinner with Sheehy and Mandelbaum
June 10	Fourth meeting of Campus Plan Working Group
June 15, 1999	Watergate West residents association leaders
July 12, 1999	ANC 2A meeting
July 15, 1999	Fifth meeting of Campus Plan Working Group (postponed)
August 10, 1999	Dinner with Sheehy and Mandelbaum
August 13, 1999	Watergate West residents association leaders
October 21, 1999	Alumni lounge meeting with ANC and community leaders re: getting specific ideas for draft of campus plan
October 29, 1999	Draft campus plan mailed to ANC Commissioners
November 17, 1999	ANC public meeting at which GW formally presented draft of campus plan

EXHIBIT B

December 1, 1999	Telephone conference Barbara Porter, Richard Sheehy, re: campus plan meeting
December 8, 1999	Richard Sheehy's campus plan meeting
December 15, 1999	Presentation of campus plan traffic issues at ANC 2A public meeting
January, February, 2000	Individual meetings with Barbara Spillinger, Richard Sheehy, Steve Mandelbaum, Richard Price
February 15, 2000	Meeting with Student Senate
February 16, 2000	ANC 2A public meeting

FOGGY BOTTOM ASSOCIATION
c/o West End Library
24th and L Streets, NW
Washington, DC 20037



May 18, 1999

Bernard Demczuk
Assistant Vice President,
Government Relations
The George Washington University
714 21st Street, N.W., 3rd Floor
Washington, DC 20052

Dear Bernard:

The June meeting time chosen coincides with an FBA 40th Anniversary event -- a presentation by David Anderson of the Gelman. So, I will not be able to attend.

In addition, the FBA Executive Board has authorized me and any other FBA representatives to withdraw from this dialogue. Unfortunately, we feel they are serving no one's purposes but GWU's. To date, GWU has imparted no information about the stated purpose of the meetings, the Campus Plan proposal.

We will participate again when and if you and GWU are prepared to give us solid information about GWU's proposal. Further, such information should be provided to us prior to any meetings so there will be time for advance study.

Otherwise, these meetings are hopelessly unproductive and the time can better be spent on other things.

Sincerely,

Ellen Becker

Eleanor M. Becker
President

EMB:s
cc: ANC-2A Commissioners
Barbara Spillinger
Maria Tyler
Richard Price
Dorothy Miller
Richard Sheehey
Steven Mandelbaum

FBA Board Members
Charles Farbstein
James McLeod

EXHIBIT C

The George Washington University
WASHINGTON DC

OFFICE OF GOVERNMENT RELATIONS
ASSISTANT VICE PRESIDENT

June 4, 1999

Eleanor M. Becker, President
Foggy Bottom Association
C/o West End Library
24th and L Streets, NW
Washington, DC 20037

Dear Ellie:

Thank you very much for your letter. I am sorry that you will not be able to attend the 4th GW/Community Dialogue on June 10 because it conflicts with another event in which GW is making a presentation to the Foggy Bottom Association. As you know, the date for this Dialogue was changed twice before at the request of the ANC2A Chair. GW officers rearranged their schedules each time because attendance at these dialogues is among their top priorities.

Robert Chernak, GW Vice President for Administrative Services, will attend the June 10th Dialogue to discuss two subjects you recommended: the future of student enrollment and student housing. Indeed, so far the entire Dialogue process has followed the stated wishes of community leaders such as yourself. Community and GW leaders, including you and I, spent the first two meetings designing the process and choosing the subjects to be covered. Each subject involves a different aspect of GW's goals regarding the Campus Plan. In the last dialogue – which was the first to focus on a theme – GW presented its academic vision, which underlies all planning.

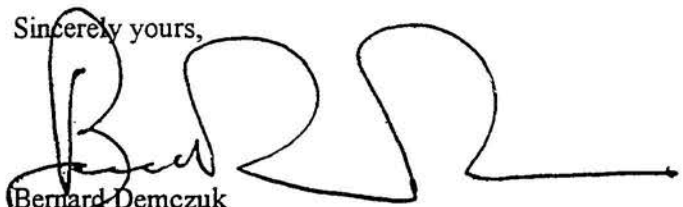
Future Dialogues will include discussions of architectural design, traffic impacts, parking plans, and many other issues that go into creating a Campus plan.

I am surprised, disappointed, and a little shocked to learn that you don't think the Dialogue process is worth your participation, especially since the meetings have just started. (As I noted, so far we've only had one discussion.)

Through these dialogues, we at GW were hoping to receive the insights and opinions of community leaders such as you. By your not participating, the members of the Foggy Bottom Association lose representation, and all parties lose an opportunity for reaching mutually beneficial solutions to many of the challenges that face GW and the Foggy Bottom area.

GW will continue the monthly dialogues. They will continue to be open to all interested parties. You know that I respect your dedication to the community, your leadership, and your wisdom. I look forward to your reconsideration of the Dialogue process, and your continued representation of the Foggy Bottom Association at our monthly sessions.

Sincerely yours,

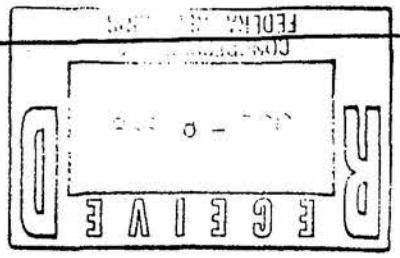


Bernard Demczuk
Assistant Vice President
Government Relations

Cc: ANC 2A Commissioners Barbara Spillinger, Maria Tyler, Richard Price, Dorothy Miller, Richard Sheehy, Steven Mandelbaum
FBA Board Members Charles Farbstein, James McLeod

[illegible] N.W., 3RD FLOOR, WASHINGTON, DC 20052 • (202) 99[illegible]-1213 • FAX (202) 99[illegible]-1229

FOGGY BOTTOM ASSOCIATION
c/o West End Library
24th and L Streets, NW
Washington, DC 20037



July 3, 1999

Bernard Demczuk
Assistant Vice President,
Government Relations
The George Washington University
714 21st Street, N.W.
Washington, DC 20052

Dear Bernard:

I am responding to your letters of June 4, June 17 and June 28. On June 17 you wrote thanking me for attending or sending someone to attend the June 10 meeting. As you well know, I did neither; nor should we be thanked for our "continued participation," as the Foggy Bottom Association had decided earlier not to participate until GWU provided "solid information" about its proposals.

That letter also asked us to share our specific requests, ideas and proposals; since the dialogues began, our requests over and over again have been for GWU to advise us of their ideas for the campus plan. As far as I can tell, the response to those requests has been nil.

I believe, Bernard, that FBA's decision to withdraw was validated by the June 10 meeting. The agreed subjects were student enrollment and student housing; it was reported to me that very little information -- specifically not a single set of numbers -- was reported to the group about enrollment or housing. And of course it was at this point that unbeknownst to the community representatives, GWU was buying the Howard Johnson and three other Virginia Avenue buildings, and increasing the enrollment of freshmen by a substantial percentage. So much for dialogue!

Both you and I know, as does the entire group you have invited to the dialogues, that we want information on GWU's plans for the current hospital site if the new hospital is built; for the "new residence hall" reported several weeks ago in the Hatchet: and for Square 43 where GWU has contracts on three more houses outside the campus, and where the remaining homeowner has already been "advised" of the consequences if he does not sell to GWU.

If the purpose of these meetings is to exchange information with the community, they rate a failing grade. Moreover, if another purpose is to show to the BZA that you have consulted with the community, they deserve another failing grade and any such claim will be vigorously contested by most of those attending these unproductive meetings.

(over)

Hence, we will not be present for the July 15 meeting. The subjects are inviting, but my guess is that it will be heavy on land use concepts and lighter than air on land use plans. Perhaps, when it is demonstrated that "solid information" is on the table, we will feel it is worthwhile to attend.

Sincerely,

Ellie Becker

Eleanor M. Becker
President

EMB:s

cc: Stephen Joel Trachtenberg
FBA Executive Board
ANC-2A Commissioners

The George Washington University
WASHINGTON DC

OFFICE OF GOVERNMENT RELATIONS

ASSISTANT VICE PRESIDENT

July 16, 1999

Barbara Spillinger
Chair, ANC 2A
2500 Virginia Avenue, NW
Washington, DC 20037

Dear Barbara:

You requested the postponement of the July 15th GW/Community dialogue so that you may review certain materials in advance of our next discussion. Pursuant to your request, enclosed please find the following:

1. Student population counts for the Foggy Bottom campus for the most recent academic year. These counts are shown on the "GW Factbook" located on the University's web page at *www.gwu.edu*. The totals are 13,379 full time equivalents (16,208 headcount). These counts include 153 students who were Mount Vernon College students last year and this should not be included under the Foggy Bottom Campus Plan. Please note that the "GW Factbook" shows additional student populations under the headings "Virginia Campus Enrollment" (at the Fairfax, Virginia campus) and "Off-campus Enrollment" (at several campuses in Northern Virginia as well as Hampton, Virginia). These additional student populations are not serviced at the Foggy Bottom Campus and thus would not be included in the Foggy Bottom Campus Plan.

2. A land use map showing properties owned by the University within its campus plan boundaries.

We have not included a listing of property holdings outside the campus plan. Under District of Columbia zoning regulations, only properties within the campus plan are required to be filed with the Board of Zoning Adjustment and thus properties outside of campus boundaries are not germane to the campus planning process. Property ownership in the District, however, is a matter of public record and may be obtained from local authorities.

I suggest we reschedule our next meeting at your earliest convenience. I believe it would be helpful to provide a context for our land use discussions and we are prepared to bring our architect/planner to discuss the planning concepts we are working with in the plan. We are willing, and eager, to meet on a mutually agreeable date.

I look forward to your response.

Sincerely,

Bernard Demczuk
Assistant Vice President
Government Relations

Enclosures

Cc: Councilmember Jack Evans, Maria Tyler, Richard Price, Dorothy Miller, Richard Sheehy, Steven Mandelbaum; President Eleanor Becker, Foggy Bottom Association; President Jack Batham West End Citizens Association.

C 20052 • (202 [illegible] 2 • FAX (202) 994-1229

The George Washington University
WASHINGTON DC

OFFICE OF GOVERNMENT RELATIONS

ASSISTANT VICE PRESIDENT

July 16, 1999

President Eleanor M. Becker
Foggy Bottom Association
2528 Eye Street NW
Washington, DC 20037

Dear President Becker:

Thank you for your letter of July 3. I can only assume from its tone that you were unaware that ANC Chair Barbara Spillinger had already raised identical concerns and that we at GW had responded to those concerns.

Enclosed please find a letter I sent you July 7 stating that at the request of Ms Spillinger, the July 15th GW/Community Dialogue had been postponed until community leaders received certain information and had adequate time to digest it. Enclosed also please find your copy of the cover letter I sent to Ms Spillinger with the requested information, and the information itself.

As to the general points you raised in your letter, I can only repeat what I wrote to you June 4:

> Through these dialogues, we at GW were hoping to receive the insights and opinions of community leaders such as you. By your not participating, the members of the Foggy Bottom Association lose representation, and all parties lose an opportunity for reaching mutually beneficial solutions to many of the challenges that face GW and the Foggy Bottom area.
>
> GW will continue the monthly dialogues. They will continue to be open to all interested parties.

I hope to see you at our next meeting.

Sincerely yours

Bernard Demczuk
Assistant Vice President
Government Relations

CC: President Stephen Joel Trachtenberg

The George Washington University
WASHINGTON DC

OFFICE OF GOVERNMENT RELATIONS

ASSISTANT VICE PRESIDENT

February 8, 2000

Ms. Barbara Spillinger
Chair, ANC 2A
2500 Virginia Ave., NW
#607
Washington, DC 20037

Dear Barbara:

Thank you for meeting with me at lunch the other day to discuss our mutual concerns surrounding the upcoming campus plan process. I continue to believe that if reasonable people meet in earnest to discuss reasonable issues with each other, that we can find common ground in Foggy Bottom. The university is committed to a genuine dialogue with you and your team in order to fashion a campus plan that benefits GW and the community.

As you know, I took copious notes from our discussion and believe that we have room to discussion the issues you raise. I would, however, like to ask you to forward your issues raised in the last ANC meeting and at our lunch concerning our traffic and parking portion of the campus plan. We cannot address those issues without seeing them in writing and an opportunity to meet with your traffic and parking consultant. Please forward them to Eve Dubrow (994-8750) at 2121 Eye Street, NW, 7th Floor WDC 20052. It would behoove all of us if our traffic & parking team met with your consultant as soon as possible to resolve your concerns on this issue.

In addition, I suggested that both the community under your leadership and the university establish a working team to meet as early as Thursday, February 17 in order to begin our discussion. As you know, we have just finished a successful working session with the Mount Vernon Campus community by establishing working teams to find solutions to our outstanding issues. We at GW are committed to doing the same in Foggy Bottom.

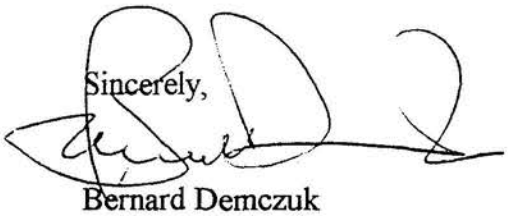
EXHIBIT D

714 21ST STREET, N.W. • 3RD FLOOR • WASHINGTON, DC 20052 • (202) 994-9132 • FAX (202) 994-1229

As you know, I am meeting with each ANC commissioner to better understand your issues and to offer ideas and process options to work out our differences. I look forward to your reply to our request to meet soon and hopefully reach an agreement.

Again, thank you for our talk.

Sincerely,



Bernard Demczuk

The George Washington University
WASHINGTON DC

THE PRESIDENT

November 23, 1999

Mr. Andrew Altman
Director of the Office of Planning
801 N. Capital Street, N.E. – 4th Floor
Washington, D.C. 20002

Dear Mr. Altman:

You're quoted in the Thursday, November 18th issue of The GW Hatchet as saying that there can be a positive relationship between GW and the surrounding community. I couldn't agree more. We are, I assure you, of one mind on this matter. People sometimes forget that GW is very much "of" this community. We are not some recent arrival, like, for example, the University of California which I read in The Washington Post the other day is breaking ground for a $20 million outpost in Washington. By contrast, we've been here with a federal charter since the administration of President James Monroe. Our founding date is 1821. The Marquis De Lafayette was our first commencement speaker. We define the term "home boy." Our Foggy Bottom campus has been in place since 1912, which probably means we've been in this neighborhood longer than almost anybody else living in this part of town. Most of the people who are here moved to what could fairly be called the George Washington University neighborhood. There's probably a reason why the metro stop is called GWU-Foggy Bottom.

GW believes it has three missions—research, teaching, and service. We take the service component dead seriously, reaching out to the community from our medical center, our law school, and almost every other aspect of the institution. The enclosed booklet, "Community Commitments," is a sampler of only some of the activities GW regularly initiates on behalf of our neighbors. And the booklet "Effective Leaders for a Stronger City" tells of our commitment to making the government of Washington as excellent as possible. We are not unaware that being a largish institution, full of lively people, gives us a special responsibility to those who abut us.

I think any fair judge would conclude that we try and try and try. There are, alas, some critics whom we'll never satisfy. These are people who will not take yes for an answer. We remain undiscouraged. We will continue to try to conduct ourselves in a manner that advances our reason for living and incorporates into that endeavors on behalf of all of the people who have any reason to be in contact with us. Recognizing the useful purpose of the campus plan process, it nevertheless seems to me to serve as a stimulant

EXHIBIT E

2121 Eye Street N.W. • Washington, DC 20052 • (202) 994-6500 • Fax (202) 994-0654

for grievances. It invites those who have any reason to kibitz us, and many who don't, to speak up. This, as you can imagine, is sometimes trying, but in the end I believe salutary in a democracy. And we sometimes get criticisms that are constructive and that help to inform our thinking and our actions in what we believe are positive and neighborly ways.

We are pleased to have the Office of Planning serve as a neutral force in helping us to best practices. We want the university to serve all its constituents well and we recognize that our neighbors are one form of institutional stakeholder.

All best,

Steve

Stephen Joel Trachtenberg
President

SJT/bf

Enclosures

The George Washington University



EFFECTIVE LEADERS

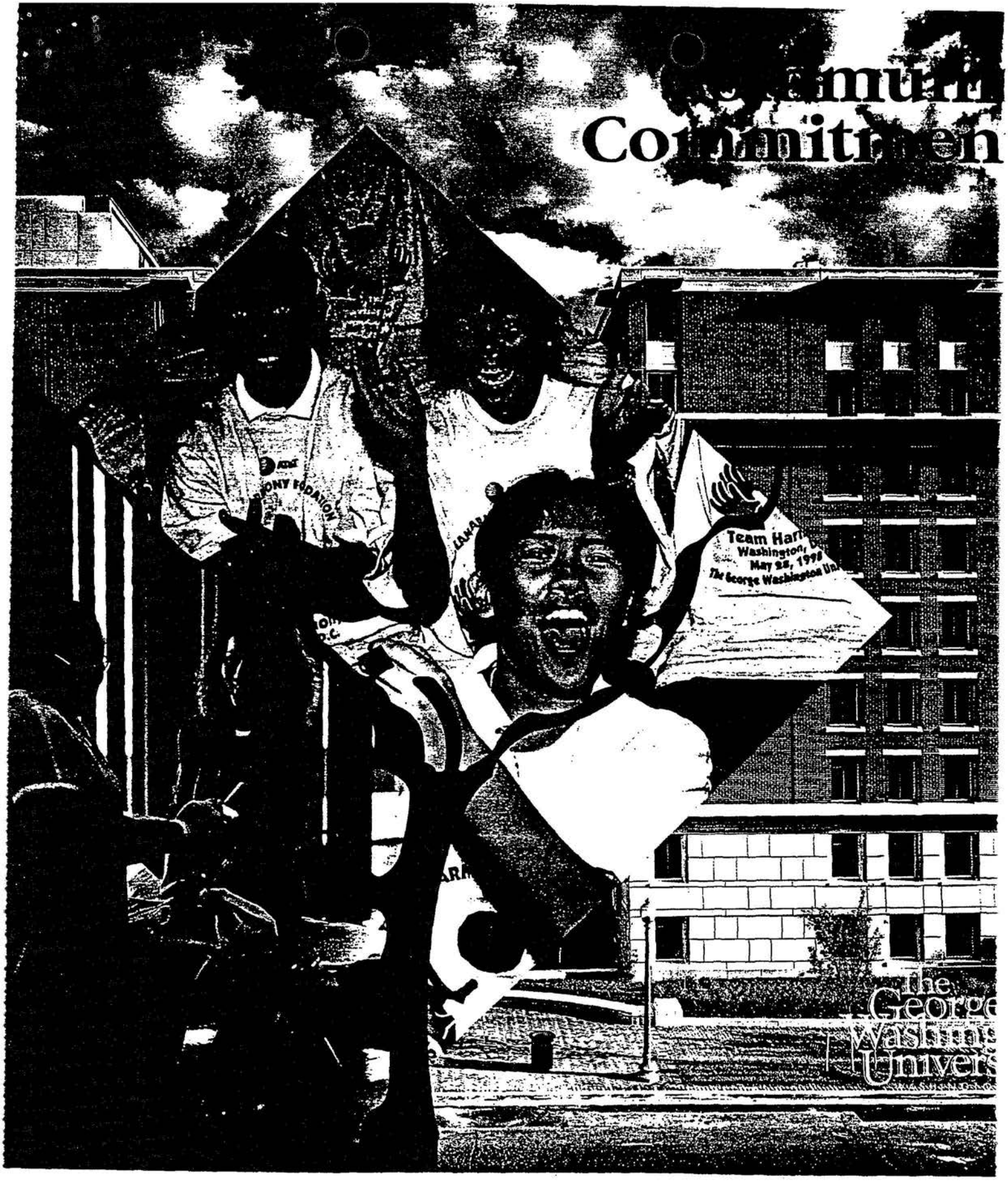


A STRONGER CITY



CENTER FOR EXCELLENCE
IN MUNICIPAL MANAGEMENT

1998–99 ANNUAL REPORT


Team Hari
May 22, 199
The George Washington Un
the
George
Washingto
Univers

The George Washington University
WASHINGTON DC

OFFICE OF GOVERNMENT RELATIONS

December 1, 1999

Mr. John Fondersmith
Urban Planer, Office of Planning
801 North Capitol Street, NE
Suite 4000
Washington, DC 20002

Dear John:

Per your request, please see the Draft Campus Plan 2000 for GW. We have been meeting with ANC and civic associations since February 1999 on this plan. We gave them a presentation last month and will again on December 15. We would like them to support the plan and we will continue to try to accommodate their concerns. You will see in the plan that we spend a lot of time talking about our efforts to preserve and protect the historic nature of Foggy Bottom.

If you need any other information, please do not hesitate to call me at 994.9132. We would like to invite you and your colleagues to GW for a full briefing on this plan when you get the time.

Thank you.

Sincerely,

Bernard Demczuk

714 21ST STREET, N.W. • 3RD FLOOR • WASHINGTON, DC 20052 • (202) 994-5191 • FAX (202) 994-1229

MEETING AGENDA

GEORGE WASHINGTON UNIVERSITY
FOGGY BOTTOM CAMPUS PLAN

WEDNESDAY, DECEMBER 22, 1999, 9:00 A.M.

I. Introduction

II. Background

- A. Campus location/zoning
- B. Previous history/prior campus plans
- C. Key components of this plan
  - enhancement of urban campus
  - no change to campus plan boundaries
  - no increase in previously approved caps

III. Academic Mission and Programs

IV. Overview of proposed campus plan

- A. Overall concept
- B. Programs
- C. Buildings
- D. Recreational facilities
- E. Open space

V. Process

- A. Targeted filing date – Wednesday, December 24
- B. Community meeting process to date
  1. Working group
  2. ANC 2A

VI. Other matters

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

GEORGE WASHINGTON UNIVERSITY CAMPUS PLAN

9:00 A.M. Wednesday, December 22, 1999

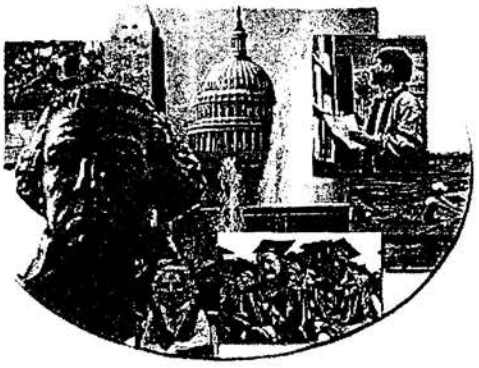
Name	Organization	Phone/FAX
John Fondersmith	Office of Planning	442-7619/ 442-7638 FAX
Michelle Honey	GW/AEC-FAC DEV	994 2873
Charles Barber	GW/ office of Gen Counsel	994-6503
Charlotte [illegible]	KCE. SHG. ARCHITECT/PLANNER	202 [illegible] 842 2100
MAUREEN DULYER	WILKES ARTIS	457-7860
Nicole White	Grove/Slade Associates	202-296-8625
Louis SLADE	"	202-785-1276 "
Craig Linebaugh	George Washington Univ. Academic Affairs	202 994-4950
Sherry Rutherford	GW/VP and Treasurer's Office	202/994 3718
DAVID COLBY	OFFICE OF PLANNING	442-7604
[illegible]	" " "	442-7606
JULIE WAGNER	OP	442-7628
BERNARD DEMCZUK	GW-GOVT RELATIONS	994-7132
Andrew Altman (Jan 97)	Office of Planning	442-7600

The George Washington University
WASHINGTON DC

EXHIBIT E

Campus Plan 2000 through 2010

The "city classroom": A center of academic excellence serving to enrich and revitalize the community and the District of Columbia



Presentation to the Office of Planning

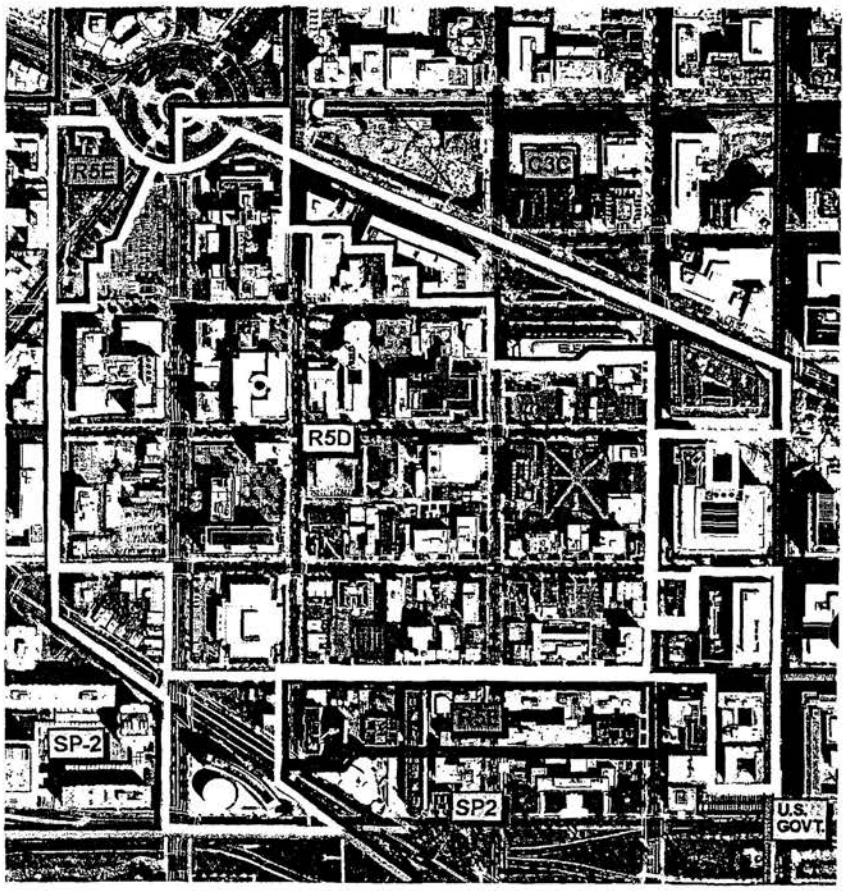
December 22nd, 1999

Location


Georgetown
Central
Business
District
White House
Kennedy
Center
The Mall

The George Washington University
WASHINGTON, DC

Zoning



R5D	MEDIUM-DENSITY APARTMENT HOUSES *90 FT HEIGHT LIMIT*
R5E	HIGH-DENSITY APARTMENT HOUSES *90 FT HEIGHT LIMIT*
C3C	HIGH BULK MAJOR BUSINESS & EMPLOYMENT *90 FT HEIGHT LIMIT*
SP2	MEDIUM HIGH-DENSITY RESIDEN./LIMITED OFFICE *90 FT HEIGHT LIMIT*
	CENTRAL BUSINESS DISTRICT *90 FT HEIGHT LIMIT*
U.S.	GOVERNMENT PROPERTY *90 FT HEIGHT LIMIT*

Heights



120 + FEET

90 - 119 FEET

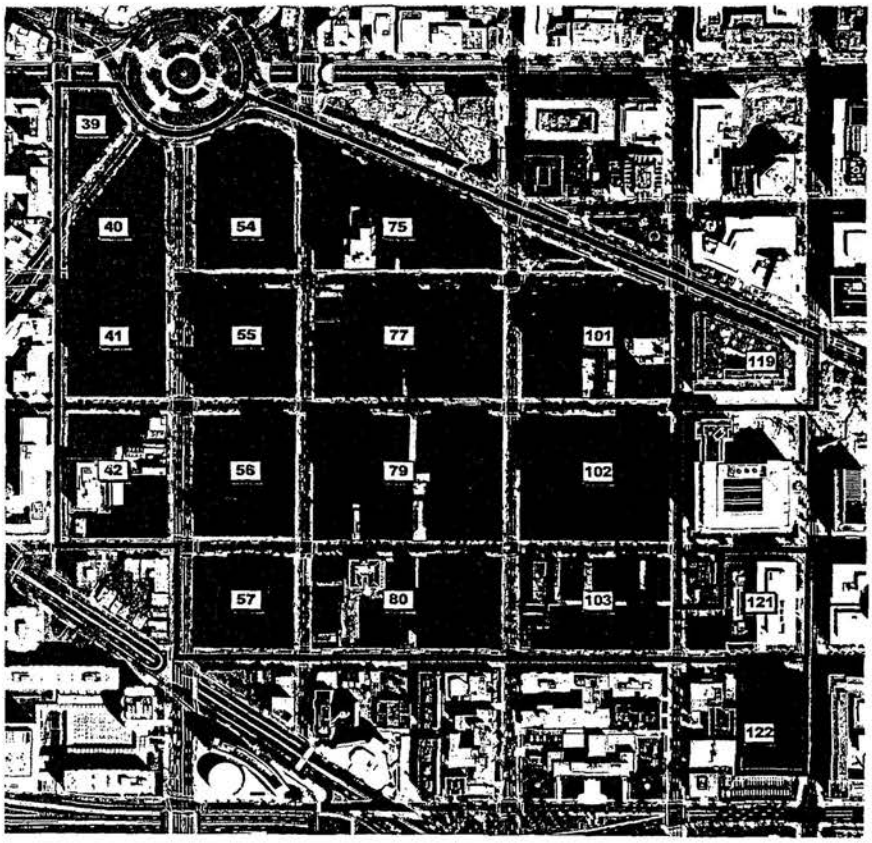
70 - 89 FEET

40 - 69 FEET

0 - 39 FEET

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WASHINGTON DC

Ownership



PROPERTY OWNED

PROPERTY NOT OWNED

The George Washington University
WASHINGTON, DC

Activities Since 1985

● **Development, renovations and open space improvements within campus boundaries:**

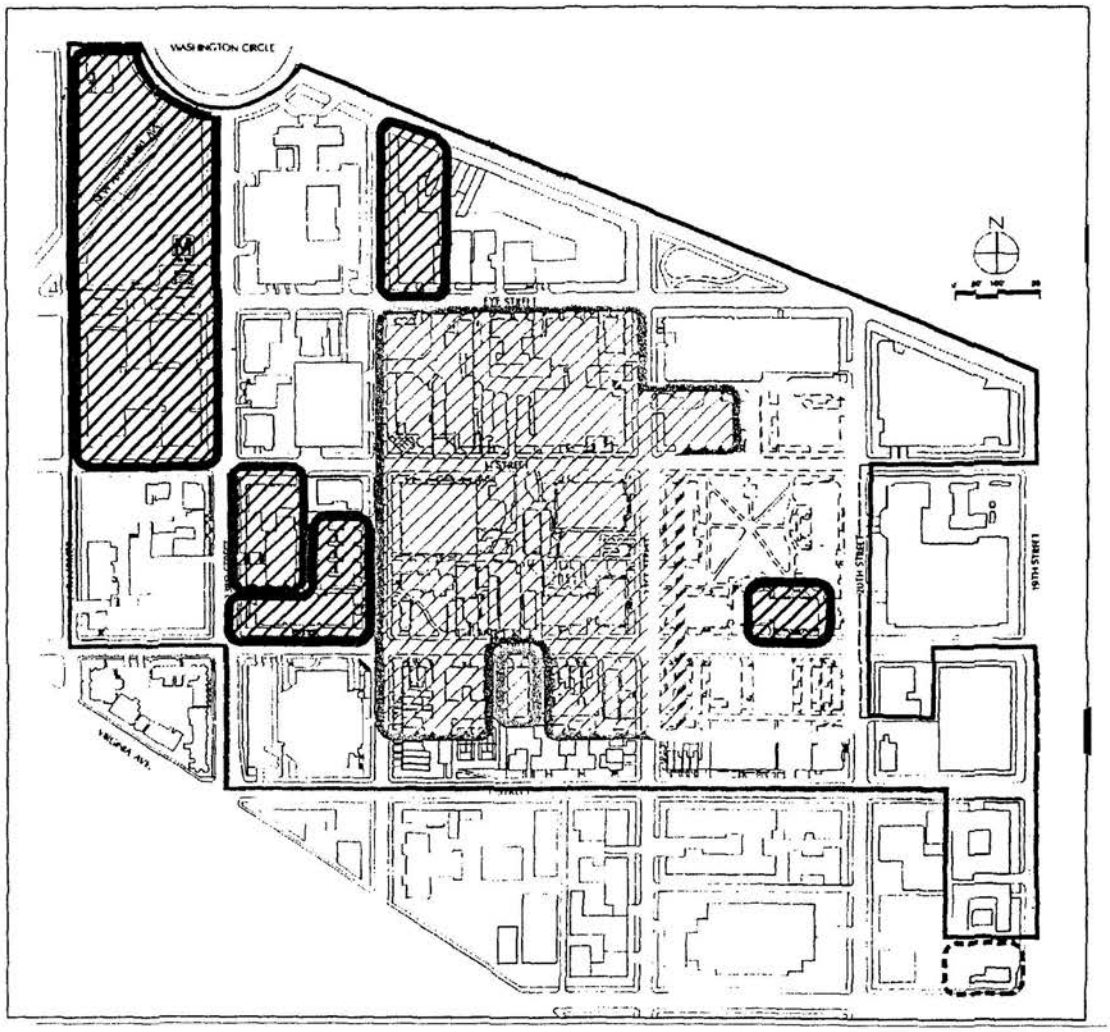
- New Hall (440 beds)
- Health and Wellness Center
- Media and Public Affairs Building.
- Law School Addition/ 2003 G Street *Renovation*
- Marvin Center Renovation
- University Garage Expansion
- West End apartments and 2109 F Street to be added to the residential life program (302 beds)
- Mid Campus Quad
- University Yard
- Additional open space/amenities projects

○ **Development, renovations and open space improvements *outside campus boundaries:***

- GWU Inn (operating as hotel)
- HOVA (conversion from hotel to dorm)
- Riverside (conversion from condos to dorm)
- Sq. 43 redevelopment (300-500 new beds)
- Sq.121 NALU (future administration), 1925 F Street Club Renovation, AGC (200 new beds)
- Aston (conversion from hotel/apartments to dorm)
- Anniversary Park
- Millennium Park



Academic Districts



- COLUMBIAN SCHOOL OF ARTS & SCIENCE
- LAW SCHOOL
- SCHOOL OF ENGINEERING
- SCHOOL OF BUSINESS & PUBLIC MANAGEMENT
- SCHOOL OF INTERNATIONAL AFFAIRS
- SCHOOL OF EDUCATION & HUMAN DEVELOPMENT
- SCHOOL OF MEDICINE & HEALTH

Campus Plan

- Zoning document filed with BZA
- Framework for University vision, growth and development
- Mechanism for community dialogue

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WASHINGTON, DC

University Goals

- Move GW solidly into the ranks of the first-tier educational institutions, building selected top-ranked graduate programs on a foundation of outstanding undergraduate education
- Solidify and expand strategically masters degree and credit certificate offerings connected to professional and "continuous-learning" markets
- Move GW into the ranks of Research I institutions through appropriate initiatives

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WASHINGTON DC

University Goals.....*continued*

- Continue to develop a sense of "community" among GW students, faculty, staff, the Foggy Bottom residents, the city and the capital region
- Deliver new and expanded technology to compete effectively and meet the needs of students, faculty, government, the city and the business community
- Maintain a strong financial base

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Planning Principles

- Academic
  - Consolidate academic departments
  - Concentrate the central campus core
- Identity
  - Physically provide a unified campus image
  - Strengthen clear open space system
  - Enhance internal block circulation
- Development
  - Continue to build the campus at densities consistent with surrounding development
  - Continue to meet facilities demand

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Plan in Summary

- No changes in Campus Plan boundaries
- No increases in BZA approved enrollment/population standards
- Development well within allowable floor area ratio (FAR)
- Long-term Goal of 80% full-time undergraduate students in residential facilities owned or controlled by the University
- 2,700-3,240 off-street parking spaces
- Mid-block crossings to reinforce pedestrian network and increase safety
- Continued commitment to revitalize, preserve and beautify the aesthetic and historic nature of Foggy Bottom

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Enrollment/Population

	Current		2010 Projections	
	Headcount	FTE	Headcount	FTE
Students	**16,657**	**13,786**	**20,000**	**16,553**
Faculty	**1,934**	**1,340**	**2,236**	**1,550**
Staff	**7,798**	**6,815**	**10,293**	**9,000**

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WASHINGTON DC

Housing

- **2000-2010 Expectation:**

  Increase total stock of University beds by approximately 16% from 4,466 beds to approximately 5,200 beds

- **Long-term Goal:**

  80% full-time undergraduate students in residential facilities owned or controlled by the University

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Space

Existing

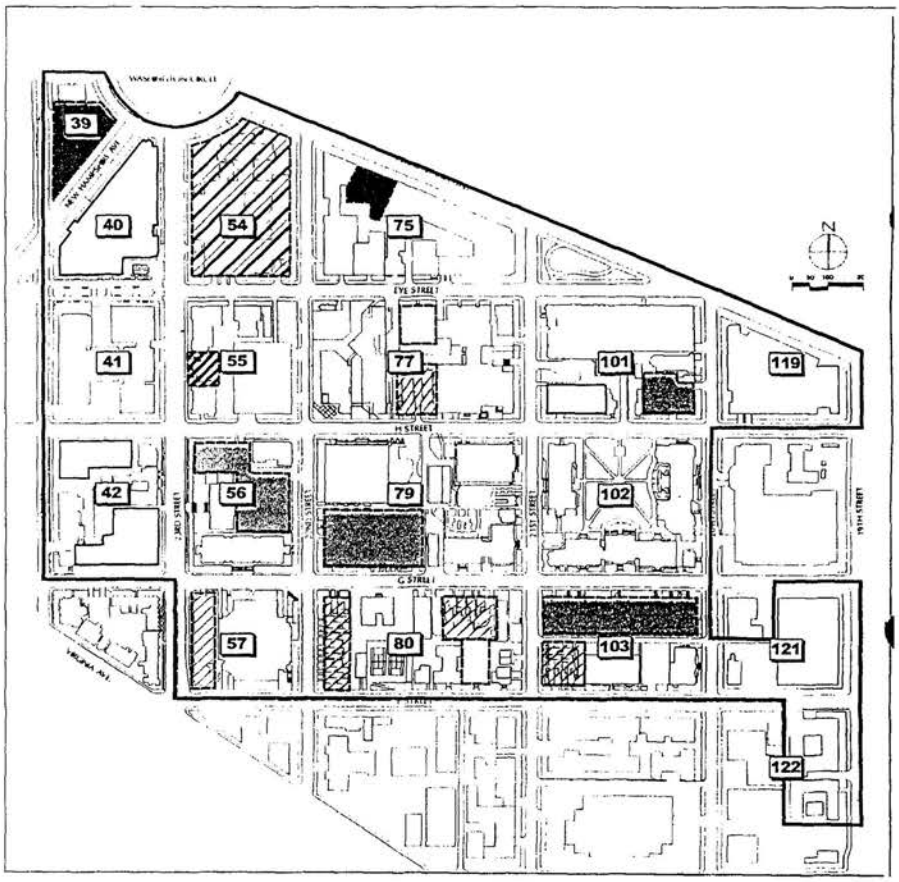
- **5,062,662 SF total existing gross floor area (GFA)**
  (Includes BZA approved projects currently in progress)
- **2.83 existing floor area ratio (FAR)**
  (Within Residential District)

Projected

- **753,000 SF projected development**
  (4-5 new buildings)
- **5,815,662 SF projected total gross floor area (GFA)**
- **3.3 projected floor area ratio (FAR)**
  (Within Residential District)

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Potential Development Sites



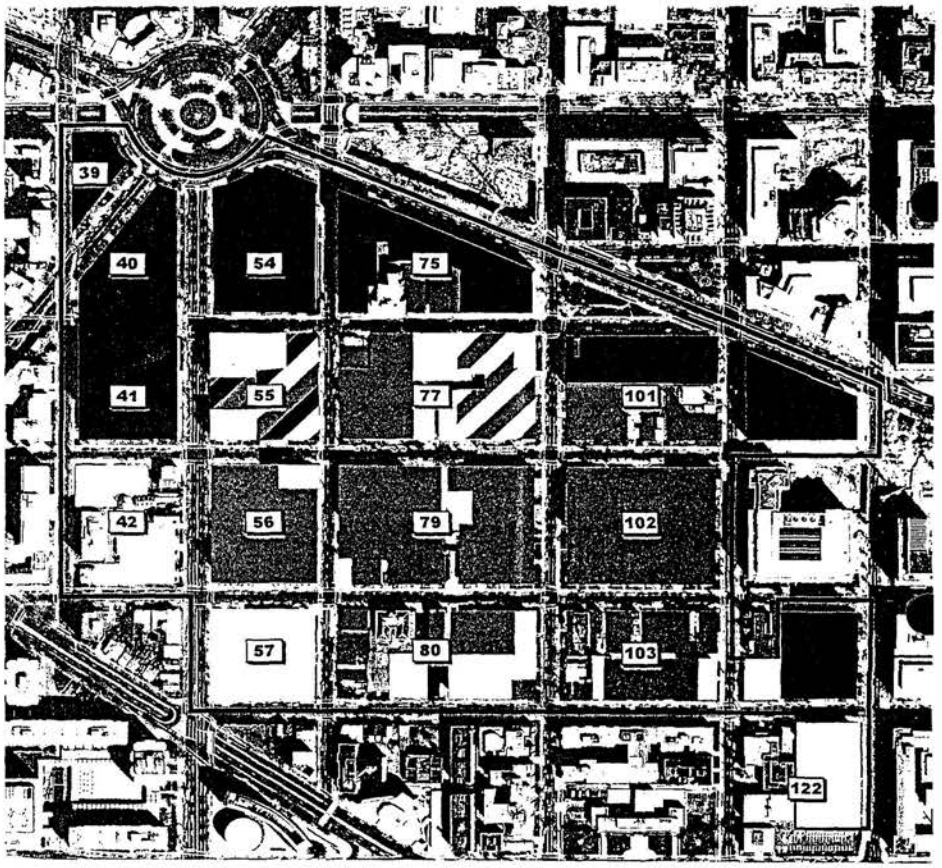
PREFERRED SITE
ALTERNATIVE SITE

ACADEMIC /ADMINISTRATION
COMMERCIAL/INVESTMENT
MEDICAL/HEALTH
RESIDENTIAL/CAMPUS LIFE/ATHLETIC

** Preferred sites (West End Apartments and 2109 F St.) to be converted to student housing and added to the Residential Life Program.*

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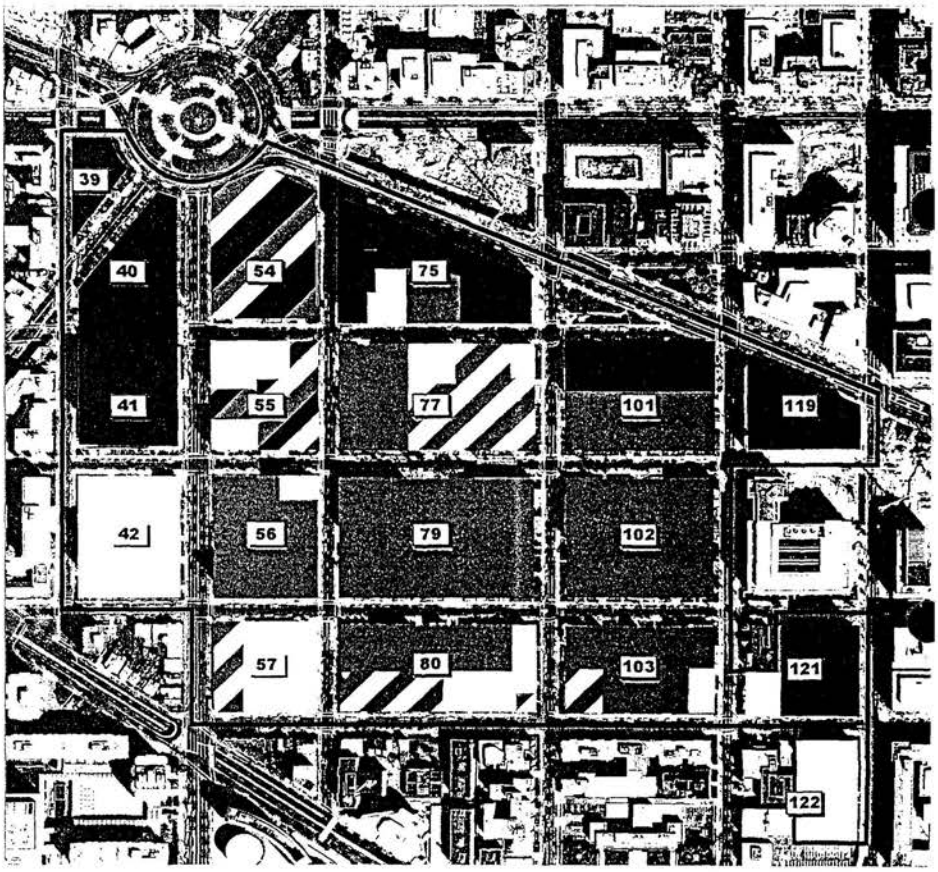
Existing Land Use



ACADEMIC/ADMINISTRATION
RESIDENTIAL/CAMPUS LIFE/ATHLETIC
MEDICAL/HEALTH
COMMERCIAL/INVESTMENT

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WASHINGTON DC

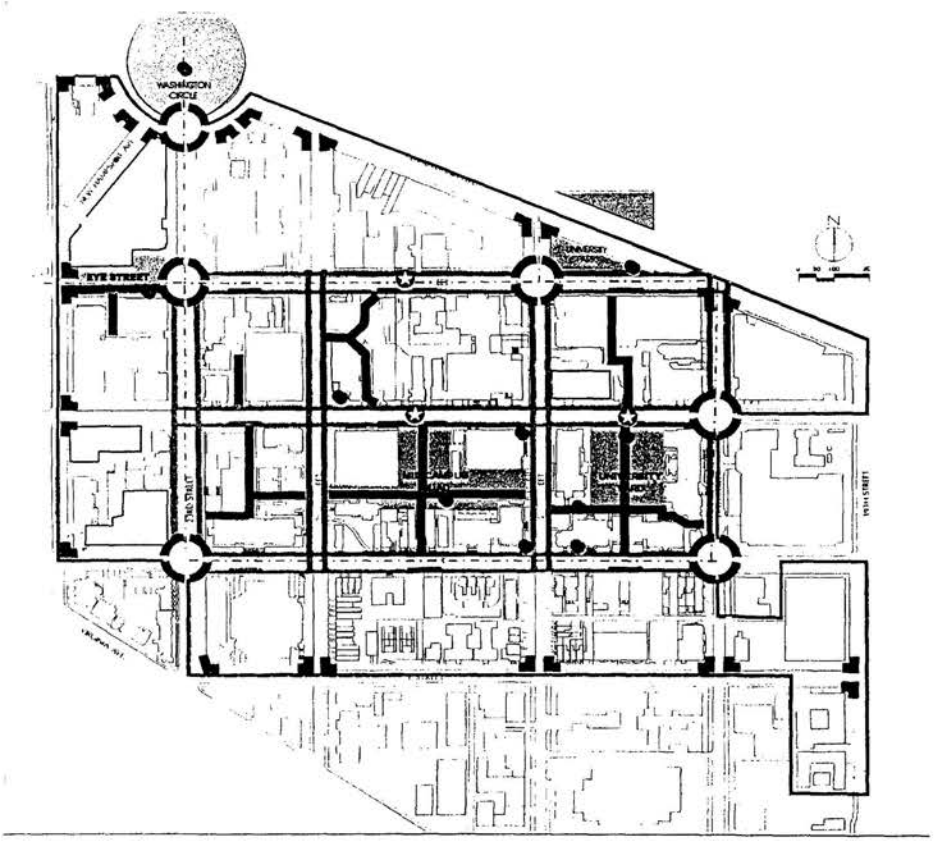
Proposed Land Use



ACADEMIC/ADMINISTRATION
RESIDENTIAL/CAMPUS LIFE/ATHLETIC
MEDICAL/HEALTH
COMMERCIAL/INVESTMENT

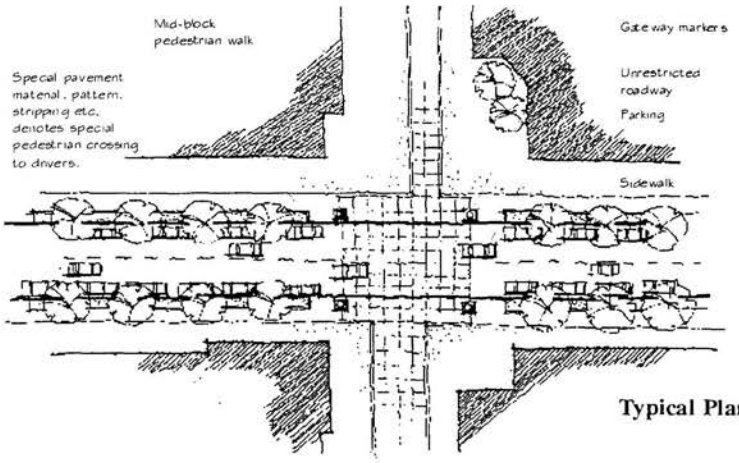
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Amenities

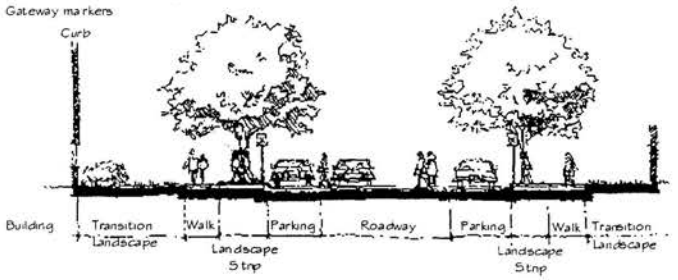


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Mid-Block Crossings



Typical Plan



Typical Section

The George Washington University

Transportation & Parking

Primary Objectives:

- Determine Existing Traffic Conditions
- Project Future Traffic Conditions
- Project Future Off-street Parking Requirements
- Outline an effective Transportation Management Plan (TMP)

The George Washington University

Existing Traffic Conditions

- **University is located in a downtown grid roadway system**
- **80% of traffic within Campus Plan boundary is NOT University related**
- **All roadways except 19th Street currently have residual capacity**

NOTE: 19th Street is located on eastern edge of Campus Plan boundary and does not provide direct access to any University parking lot or garage

The George Washington University

Existing Off-street Parking

- **1985 Campus Plan requires University to maintain off-street parking inventory of 2,700 – 3,000 spaces**
- **University currently has 2,739 off-street parking spaces**
- **April 1999 parking occupancy survey indicated a peak parking demand of 2,437 spaces**

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Future Traffic Conditions

- **Future traffic projections based on population growth rate**

- **All roadways except 19th Street and "G" Street have residual capacity**

NOTE: 19th Street is located on eastern edge of Campus Plan boundary and does not provide direct access to any University parking lot or garage

The George Washington University

Future Off-street Parking

- **Future parking requirements based on population growth rates**
- **Parking requirements for next ten years are between 2,700 and 3,240 spaces**

The George Washington University

Transportation Management Plan

- **Traffic Demand Management**
- **Traffic Operations Management**
- **Parking Demand Management**

Note: Current Parking Demand is approximately 300 spaces less than current parking inventory

- **Parking Operations Management**

The George Washington University

Existing TMP Programs

- Companion Access Card
- On-site transit pass distribution
- GW parking permit distribution and lot designation
- Way-finding signs
- Kennedy Center parking
- Stacked parking/attendant-aided parking
- Shuttle service to Mount Vernon College Campus

The George Washington University

Future TMP Programs

- Alternate Work Schedules
- Metro check program
- Shuttle bus service improvements
- Off hour metro passes
- Ride matching program
- Preferential parking for carpools
- Freshman orientation program
- Bicycle Friendly GW

CAMPUS PLAN ISSUES IDENTIFIED BY THE COMMUNITY

	Issue	Raised By
1.	Impose 6,000 cap on undergraduate.	Spillinger
2.	House 80% undergrads on campus.	Spillinger
3.	No off-campus purchases or buildings (or, if so, place on tax rolls).	Spillinger
4.	Include Square 43 within campus and talk to community first about plans.	Spillinger
5.	Include AGC site within campus.	Spillinger
6.	No buildings west of 24th Street.	Spillinger
7.	Control student behavior.	Spillinger
8.	Build more dorms on-campus.	Spillinger
9.	Describe plans for old hospital site – want dorms.	Spillinger
10.	Provide accurate enrollment numbers and trends.	Spillinger
11.	Take the Pepco building out of campus.	Sheehy
12.	No more buildings or purchases south of boundary.	Sheehy
13.	Stop buying apartments and converting to dorms.	Sheehy
14.	Keep housekeeping service for dorms.	Mandelbaum
15.	Control postering on campus.	Mandelbaum
16.	Allow students to choose on campus housing sites.	Mandelbaum
17.	Should have built dorm on mid-campus quad.	Price
18.	Be honest. Tell us what you need.	Price

EXHIBIT F