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MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, ^{JS} Deputy Director

DATE: March 24, 2010

SUBJECT: Zoning Commission Case No. 09-19: Revised OP Conditions

The Office of Planning (OP) is submitting a revised list of OP conditions of approval as a supplement to the OP report dated March 18, 2010. The purpose of this submission is twofold. First, there were minor inconsistencies in the language of certain OP proposed conditions, and the list below is intended to correct them. Second, OP and the Applicant have agreed to a modification of the OP condition related to limitations on the summer headcount. Below is an updated and complete list of OP's conditions:

1. The adoption of all of the University's proposed conditions related to the 2010 Plan.
2. During the summer months, the Mount Vernon summer headcount, defined as all students who have a housing assignment on the Mount Vernon Campus, all students who are enrolled in a credit-bearing course on the Mount Vernon Campus, and all participants in a GW-authorized event on the Mount Vernon Campus, shall not exceed 1,725 on a daily basis. This limit shall not apply to the use of the pool or tennis courts.
3. The University shall avoid scheduling performances, athletic events, and other special events ("Events") likely to attract large numbers of non-University visitors ("Visitors") to the campus on weekdays during the peak commuter traffic times of 7 a.m. to 9 a.m. and 5 p.m. to 7 p.m.
 - a) Weekday evening performance events expected to draw more than 100 Visitors shall begin no earlier than 7:00 p.m.
 - b) The University shall avoid scheduling weekday athletic events that are expected to draw over 100 Visitors to begin during the peak commuter traffic times.
 - c) The University shall publicize the availability of its shuttle service between the Mount Vernon Campus and the Foggy Bottom Metro rail Station to Visitors attending these Events.
 - d) The University shall employ campus personnel as necessary to facilitate smooth flow of traffic into and out of the campus during these Events.
 - e) The University shall work with area institutions in order to provide additional parking for unusual situations where modal choices of event attendees are likely to result in excessive parking demand.
 - f) The University shall use good faith efforts to provide advance written, fax, or e-mail notice of these Events to its neighbors and ANC. Extracurricular events such as performances or athletic events shall not require such notice so long as such activities involve and are for the benefit of student teams or other groups of the University.
 - g) This condition shall not apply to the use of the pool or tennis courts.
4. The conclusions and recommendations of the Transportation Impact Study, including the Transportation and Parking Management Plans, shall be specifically adopted by the University as part of the 2010 Plan.
5. The design of mechanical penthouses will be integrated into the building's design with a hip and gable roof in an architectural style consistent with existing Mount Vernon Campus buildings. Where

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development site constraints do not permit such integration, GW will meet with the Office of Planning and Historic Preservation Office to discuss penthouse design solutions.

6. Before any application for further processing under the approved 2010 Campus Plan (not including Ames Hall), the following documents shall be submitted to HPO:
 - a) An inventory for submission to the HPO of all buildings on Campus including their dates of construction, architect, description of construction and materials, and identifying alterations and additions.
 - b) In consultation with HPO, an analysis of the Campus to determine areas of higher and lower interest for historic and archaeological properties. A treatment plan specific to the needs of each area will be developed, allowing more flexibility for areas of lower interest and exempting certain activities from review.
 - c) In consultation with HPO, a treatment plan for areas of the Campus that are of higher historical interest, which outlines a process for consultation with the HPO, establishes standards for treatment of buildings in these areas, and includes provisions for dispute resolution.
7. The University shall submit a consolidated and complete list of the conditions associated with the 2010 Plan prior to any final order.
8. In the event that another Development Site identified under the 2010 Plan is completed prior to Ames Hall Renovation Project, the University will file for the necessary permits to implement the proposed W Street entrance modifications and related improvements (shown on Exhibit L of the 2010 Plan) prior to the issuance of a certificate of occupancy for that project instead.

JS/pg
Paul Goldstein, Case Manager