

EXHIBIT U
Proposed Conditions

The 2010 Mount Vernon Campus Plan (the "2010 Plan") and the level of University operation it describes is approved until December 31, 2020, subject to the following conditions:

1. **Ames Hall Renovation Project.** The Ames Hall Renovation Project and related relief from the roof structure requirements is approved, and shall be developed in accordance with the plans and materials submitted by the Applicant marked as Exhibit C of the University's pre-hearing submission and modified by the plans submitted to the Zoning Commission at the hearing.
2. **Campus Development.** The University shall be permitted to construct additional density as described in the 2010 Plan, provided that the proposed development is substantially in conformance with the 2010 Plan as follows:
 - a. The location of each building shall be limited to the locations identified on Exhibit H of the 2010 Plan.
 - b. The uses within each building shall be substantially in conformance with Exhibit I of the 2010 Plan (as modified by Exhibit E of the University's pre-hearing submission).¹
 - c. The height, gross floor area, and lot coverage of each building shall be consistent with the Development Program Summary in Exhibit J of the 2010 Plan (as modified by Exhibit A of the University's pre-hearing submission).
 - d. The design shall conform to the Design Guidelines attached as Exhibit O of the 2010 Plan (as submitted to the Zoning Commission at the hearing).
 - e. Other campus improvements shall be completed in accordance with the Implementation Schedule attached as Exhibit V of the 2010 Plan (as submitted to the Zoning Commission at the hearing).
 - f. No building permit shall be filed for the A2 building until a certificate of occupancy has been issued for the A1 building.
3. **Student Enrollment.** For the duration of the 2010 Plan, the Mount Vernon student headcount shall not exceed 1,725 on a daily basis, and the Mount Vernon full-time equivalent shall not exceed 1,100 on a daily basis. Of these students, the number of students who have housing assignments on the Mount Vernon Campus shall not exceed 800 students. For purposes of this condition:
 - a) The "Mount Vernon student headcount" shall be defined as students who have a housing assignment at the Mount Vernon Campus or are enrolled in a credit-bearing course on the Mount Vernon Campus.

¹ The use categories indicate the predominant use for each proposed building but do not preclude other accessory uses, such as administrative offices in a residence hall or student life activities in an academic building.

- b) The “Mount Vernon full-time equivalent” shall be defined as follows:
 - i. Students who have a housing assignment at the Mount Vernon Campus or take their full-time course load at Mount Vernon shall each be counted as one full-time equivalent student.
 - ii. Full-time equivalency will be determined by counting all full time students as 1 and then adding up the total number of course credits enrolled on the campus by part time students and dividing by a full-time course load (generally 12 credits), with the exception that all “Mount Vernon Residents” will equal 1 student (on every day of the week) for both headcount and FTE counting purposes. Currently, the full-time course load for undergraduate students is 12 credits and the full-time course load for graduate students is 9 credits. Formulas for determining full-time equivalents may change over the term of the 2010 Mount Vernon Campus Plan depending on program requirements or the restructuring of the academic calendar.
- c) Evidence of compliance with this condition for the fall semester and previous spring semester shall be made available to the quarterly meeting group outlined in Condition 10 on or before November 20th of each year.
- d) 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.

4. **Access and Circulation.**

- a. The eastern Whitehaven Parkway entrance shall be the primary vehicular entrance to the campus for all regular vehicular traffic, and shall be the exclusive vehicular entrance to the campus for students, faculty, and visitors. The University shall enhance the primary Whitehaven Parkway entrance in accordance with the Implementation Schedule.
- b. The University shall restrict the regular use of the western Whitehaven Parkway entrance (the “Secondary Whitehaven Access Road”) to University vehicles (e.g. facilities and security vehicles and limited pick-up or drop-off for disabled students who may reside in the Pelham Hall redevelopment project) and vehicles making deliveries to the Pelham Hall redevelopment project. The University shall be permitted to use the Secondary Whitehaven Access Road for non-University vehicles for special events and activities.
- c. The University shall restrict the regular use of the section of the perimeter road identified in Exhibit R of the 2010 Plan to regular use by University vehicles only (e.g. facilities and security vehicles and limited pick-up or drop-off for disabled students who may reside in the Pelham Hall redevelopment project). Furthermore,

the University shall limit the regular use of that section of the perimeter road to one-way traffic (westbound and southbound). The University shall be permitted to use that section of the perimeter road for two-way traffic as well as by non-University vehicles for special events and activities.

- d. The University shall close the W Street vehicular entrance to the campus in accordance with the Implementation Schedule. Once any required permits have been issued and construction has been completed, the University shall not use the W Street entrance for regular vehicular access, but shall be permitted to use the W Street entrance for pedestrian access as well as for emergency vehicle access, vehicle access during extreme situations and vehicular access for student move-in and move-out, with student move-in and move-out being limited to not more than four days per year.

5. Traffic and Parking.

a. Vern Express.

- i. Shuttle Routes. The University shall continue to operate the "Vern Express" shuttle bus between the Foggy Bottom Campus and Mount Vernon Campus. The primary route shall be from the Whitehaven entrance to Foxhall Road to Canal Road and the Whitehurst Freeway. Alternate routes may be used in the event of emergencies or significant traffic delays along the primary route, but shall not include W Street and 48th Street.

- ii. Shuttle Size. The University will limit the size of its regular daily fleet of the "Vern Express" to mini-buses, a category of shuttle bus vehicles generally seating between 22-33 passengers. The University will not use coach buses as a part of its regular daily fleet. Larger vehicles may, however, be used in the case of special events, emergencies or other similar circumstances. Should the University seek to modify the types of buses used in its fleet, the University will return to the ANC to modify this condition.

- b. The University shall require all students, faculty, staff, and vendors to park on the Mount Vernon Campus. The University shall prohibit, to the extent permitted by law, students, faculty, staff, and vendors from parking on the streets adjacent to and surrounding the Mount Vernon Campus. To accomplish these purposes, the University shall continue to employ a system of administrative actions, penalties, and fines for violations, but has no authority to tow or remove cars parked on public streets.

- c. The University shall prohibit construction employees, contractors, and subcontractors from parking on the streets adjacent to and surrounding the Mount Vernon Campus through a contract provision or similar mechanism.

- d. The University shall use reasonable efforts to provide advance notification of parking availability on campus and encourage other University-related visitors to park on the Mount Vernon Campus.

- e. The University shall reserve one parking space for a car-sharing service.
 - f. The University shall adhere to the existing and proposed Transportation Management Plan and Parking Management Plan provisions outlined on pages 25-26 of Exhibit S of the 2010 Plan. In addition, in conjunction with the construction of each development site, the University shall evaluate opportunities for additional bicycle parking.
6. **Landscaping.**
- a. The University shall adhere to the perimeter landscaping plan attached as Exhibit K of the 2010 Plan in accordance with the Implementation Schedule.
 - b. The University shall adhere to the perimeter fencing and pathways plan attached as Exhibit M of the 2010 Plan in accordance with the Implementation Schedule.
7. **Noise.**
- a. No sound amplification systems with multiple components and large free-standing speakers shall be permitted on the soccer field or tennis courts after 7:00 PM, unless an official overtime is declared. Notwithstanding the foregoing, the University shall be permitted to use such sound amplification systems on the soccer field for up to twelve non-athletic special events per year (with additional special events permitted if approved at the quarterly community meeting described in Condition 11).
 - b. No scheduled activities or sound amplification systems shall be permitted on the soccer field or tennis courts before 8:00 AM on weekends. Notwithstanding the foregoing, the University shall be permitted to use such facilities prior to 8:00 AM for setup activities.
 - c. The University shall establish and publicize a “hot-line” telephone number to the University Police Department, which shall be provided to ANC 3D, ANC 2E, the Foxhall Citizens Association, and the Palisades Citizens Association. The hot-line shall be made available to neighbors who wish to call with questions or concerns regarding campus noise and activity.
8. **Lighting.** The University shall comply with the lighting guidelines set forth on Exhibit N of the 2010 Plan.
9. **Sustainability and Stormwater Management.**
- a. The University shall design and construct each new building to achieve the GW equivalent of a minimum of certification under the LEED-NC 3.0 rating system.
 - b. The University shall adhere to the stormwater management plan attached as Exhibit P of the 2010 Plan and construct improvements in accordance with the Implementation Schedule.

10. **Quarterly Meetings.** The University shall continue to maintain a community liaison program consisting of representatives of the University, ANC 3D, and the neighborhood. The University shall hold meetings of the community liaison members at least four times per year on the Mount Vernon Campus or similar location within the community. In addition, prior to filing any application for further zoning approval with the Zoning Commission, the University shall present the action either at a regularly scheduled quarterly meeting or at a special meeting. Notice of the meetings shall be delivered to the ANC, abutting property owners, and property owners directly across the street at least one week prior to the meetings.
11. **Special Events.** The University shall use best efforts to 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 use best efforts to avoid scheduling weekday athletic events that are expected to draw over 100 Visitors to begin during the peak commuter traffic times.
 - c. The Applicant shall publicize the availability of its shuttle service between the Mount Vernon Campus and the Foggy Bottom Metrorail Station to Visitors attending these Events.
 - d. The Applicant shall employ campus personnel as necessary to facilitate smooth flow of traffic into and out of the campus during these Events
 - e. The Applicant 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. 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.
12. **Treatment of Potential Historic Resources.** Before any application for further processing is filed under the approved 2010 Plan (not including Ames Hall), the University shall submit the following documents to HPO:
 - a. An inventory of all buildings on the Mount Vernon 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 potential historic and archaeological resources.
- c. In consultation with HPO, treatment plans specific to the needs of each area, provided:
 - i. The treatment plan for areas of the Campus that are of higher historical interest shall outline a process for consultation with the HPO, establish standards for treatment of buildings in these areas, and include provisions for dispute resolution.
 - ii. The treatment plan for areas of lower interest will allow more flexibility.
 - iii. Treatment plans for each area will also identify lists of certain activities that are exempt from review.