

EXHIBIT O

Design Guidelines

In addition to the general development program guidelines set forth in Exhibit J of the Campus Plan, the University has established design guidelines for future campus development. These guidelines further specify how the sites will be developed, including provisions for setbacks, design detail, and an acceptable range of building materials.

Materials:

- Predominantly brick with cast stone or pre-cast details, glass and metal features.

Design Features:

- Due to adjacencies to residential streets sites A1 and A2 will develop street facades consistent with, and at the same level of design detail as campus core facades.
- Due to the various campus frontages sites A3 and R1 will develop three facades consistent with, and at the same level of design detail as campus core facades.
- For all buildings: It is the University's intent to design buildings that achieve best-practices in sustainable design. As such, building designs may not seek precise duplication of existing campus buildings, but instead respect and compliment the campus context while responding to sustainable design factors. For example, this focus may impact the balance of glass or masonry materials on a given façade or result in pursuing a flat roof on a secondary roof area for the purpose of a green roof implementation.

Rooflines:

- Primary roof design shall be hip or gabled and, to the extent these areas contain occupiable space, design may integrate dormers or other windows as appropriate.
- Secondary areas of the roof may be flat.
- The mechanical penthouse for A1 will be set back a minimum of 40 feet from the northeast (street-facing) façade.
- The top story and mechanical penthouse for A2 will be set back a minimum of 20 feet from the north (street-facing) façade.
- Where possible, 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 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.

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