

THURSTON HALL RENOVATION

PROJECT BACKGROUND

As part of the university's strategic initiative to enhance the student experience, GW is seeking to re-envision and fully renovate Thurston Hall. This 91-year-old building has been a major component of the first-year student's campus residential experience, and the core focus of this renovation is to build a living and learning community that prioritizes new and inviting spaces that support increased engagement, resources, and academic success.

A design concept for the renovated Thurston Hall. (Courtesy VMDO Architects, PC)



HOUSING STUDENTS DURING RENOVATION

Students who live on campus and form bonds with their community have better educational outcomes including retention rates and higher academic achievement. The university is actively evaluating strategies to accommodate students while Thurston Hall is under renovation. For a period of up to two years the university will seek relief from certain housing requirements mandated by the DC Zoning Commission under the 2007 Foggy Bottom Campus Plan. The **temporary housing plan** accommodations include¹:

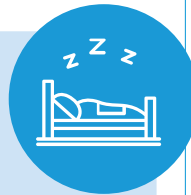
- Housing additional students in existing on-campus buildings
- Temporarily housing third- and fourth- year students in the Aston, a current GW graduate residence hall located at 1129 New Hampshire Avenue (modify condition P8(b) of 2007 Foggy Bottom Campus Plan)
- Using the GW-owned One Washington Circle Hotel to temporarily accommodate third- and fourth- year students
- Using 1959 E Street to accommodate second year students (modify Zoning Commission order 746-C; condition 8)

During this time, the university will continue to operate within its other campus plan enrollment caps and compliance requirements.

Temporary Housing Plan For Accommodating Beds From Thurston Hall

The following is where GW proposes to move students during renovation. Thurston Hall currently holds 1,080 beds. This plan accommodates students in a mix of on-campus and directly-off-campus housing provided by GW with all 1st and 2nd year students living on-campus.

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|---|-------|
| Potential Additional Enrollment Reduction, Study Abroad and/or Additional Students Housed Outside Foggy Bottom/West End | 89 |
| Utilizing Existing Unused On Campus Beds (per fall 2018 compliance report) | 198 |
| Reduction in First-Year Enrollment (fall 2019) | 100 |
| Anticipated First-Year Enrollment reduction (fall 2020) | 100 |
| Rooms at One Washington Circle Hotel (upperclass students) | 305 |
| Aston Hall (upperclass students) | 238 |
| Additional Fall Study Abroad | 50 |
| | 1,080 |



PLANS FOR STUDENT BEHAVIOR OVERSIGHT

Below are some of the measures GW will take to ensure behavioral/Good Neighbor expectations:

- Professional staff living in both 1 Washington Circle (1WC) and Aston Hall (AH) as well as five Residential Advisors in each building on-call who will perform nightly two building rounds and intervene to address any disruptive behavior.
- AH will have GWPD-staffed front desk, 1WC has 24/7 front desk operations
- Dedicated GW contacts for any student issues that arise
- Students in both 1WC & AH will be 3rd and 4th years
- Communicate expectations with students, parents and family before move-in
- Required Good Neighbor Training
- Meetings to reiterate behavioral/ Good Neighbor expectations including move-in day floor and individual room meetings, monthly all-hall meetings and any additional meetings needed.
- Both 1WC & AH will adhere to all GW (and 1WC also with any hotel policies) including quiet hours: Sun-Thur, 10pm-7am and Fri/Sat, 2am-10am.

¹ In addition to specific modifications, these changes will require a modification to the on-campus bed requirement language in Condition C-6 of the Foggy Bottom Campus Plan (Zoning Commission order 06-11/06-12).

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Timeline

The George Washington University announced in February 2019 plans to renovate Thurston Hall, a cornerstone of the first-year student experience. The project envisioned a complete interior renovation that would place Thurston Hall at the forefront of GW's strategic initiative to improve the student experience.

Students, faculty and staff met during the spring to develop the project's guiding principles, focusing on creating vibrant living-learning communities and engaging spaces that support social events, personal development and a sense of belonging.

"I think this will make Thurston not only a point of pride for the university ... but also a cornerstone of our undergraduate student experience,"

GW President Thomas LeBlanc

The architect for the project was selected through a competitive process that included concept design proposals and in-person interviews staffed by Students, faculty and staff representatives. VMDO Architects were selected by the committee to translate the university's vision and principles.

GW's Board of Trustees approved at its May meeting the funding of the \$80 million renovation of Thurston Hall.

Over the summer and fall of 2019, the university will continue the design process, finalize alternatives for housing students during construction, and in June/July file the zoning application and meet with District of Columbia regulatory agencies to obtain required approvals.

Pending approvals, project work will commence summer 2020 and, under the current plans, students would move into a new Thurston no later than fall 2022, and potentially as early as fall 2021.

Planned building features include¹:

- A new roof-top canopy that provides a three-season atrium, student lounge and spaces with natural light
- Multi-purpose social and learning spaces, student dining area, and penthouse gathering space for students that offers views of the surrounding city
- A reduction in the number of residents to approximately 825 students in doubles and singles as well as faculty-in-residence and residential life staff
- Removing a notch on the upper floors of the building's south side (facing the loading area between Thurston and Mitchell Halls) to allow daylight into new courtyard space
- Enlivening the pedestrian environment and streetscape on F and 19th Streets through new seating areas and potentially modifying the landscape around the building

¹ Pending appropriate regulatory review/approval by the DC Office of Planning and Historic Preservation, DC Department of Transportation, Commission on Fine Arts, and/or DC Zoning Commission.



A design concept for the Thurston Hall common area space. (Courtesy VMDO Architects, PC)

Community Outreach

To the greatest extent possible, GW will continue to work to minimize impacts to adjacent communities. University representatives will personally meet with neighborhood leaders and participate in meetings of the Foggy Bottom Association, the Advisory Neighborhood Commission 2A, the West End Citizens Association and GW's quarterly Campus Plan Advisory Committee Meetings. GW is committed to keeping neighbors informed on all major construction projects and will continue ongoing community outreach efforts and updates on neighborhood.gwu.edu.

For more information, email talktogw@gwu.edu

VISIT www.neighborhood.gwu.edu for more details on the Thurston Hall Renovation, including project updates, community meeting notices, zoning filings and more as the project progresses.

PARTICIPATE in upcoming community meetings on the Thurston Hall Renovation and the quarterly Campus Plan Advisory Committee meetings by visiting our website or contacting talktogw@gwu.edu.