

# THE GEORGE WASHINGTON UNIVERSITY

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FOGGY BOTTOM CAMPUS PLAN: 2006 – 2025 (06-11)  
FOGGY BOTTOM CAMPUS FIRST-STAGE PLANNED UNIT  
DEVELOPMENT & ZONING MAP AMENDMENT (06-12)  
RELATED TEXT AMENDMENT (06-19)

PRE-HEARING SUBMISSION

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## SECTION 1: OVERVIEW

The George Washington University, founded in 1821 and rooted in the Foggy Bottom neighborhood since 1912, combines the resources of a major international research university with the unique dynamics of a vibrant, urban setting in the heart of the nation's capital. Development on the University's Foggy Bottom campus is currently governed by the Foggy Bottom Campus Plan: 2000 to 2009 (BZA Order No. 16553). In approving the existing Campus Plan, the Board of Zoning Adjustment imposed several conditions on the University, including limits on Foggy Bottom campus faculty, staff and student populations and a stringent undergraduate student housing requirement.

Since the adoption of the existing Campus Plan, the University has followed a building program that has resulted in the addition of nearly 2,500 undergraduate beds on campus – including 379 newly-constructed beds on Square 103 which will be occupied by incoming GW freshmen in fall 2006 – an effort that will facilitate compliance with the BZA undergraduate student housing requirement that takes effect on August 31, 2006. In addition to meeting the student housing compliance milestone this fall, the University has consistently maintained compliance with the other conditions of the Campus Plan.<sup>1</sup> This record of compliance has been well-documented in a series of biannual reports as well as additional comprehensive compliance reports required each time the University has sought approval for a project under the existing Campus Plan.

### 1.1 Creating a Plan for the Future of the Foggy Bottom Campus

In recent years, several factors have prompted the University to closely evaluate its land use planning efforts, including the fundamental constraints of limited space and financial resources, a desire to proactively address concerns expressed by residents of the surrounding neighborhoods with respect to University growth and development, and the unique opportunity presented by the redevelopment potential of Square 54, the former GW hospital site.

In light of these considerations and the planning opportunities they present, the University worked with the DC Office of Planning (OP) to develop an inclusive planning process to evaluate the future of the Foggy Bottom campus in the context of its surrounding neighborhoods and address a wide range of stakeholder issues. The resulting community-based planning process utilized a variety of planning resources, including land use planners, architects, traffic consultants, and historic preservation experts, and provided continuous opportunities for community input and feedback. From the outset of this planning initiative, the Office of Planning required – as a precondition to considering the use of Square 54 for other than university purposes – that GW develop a plan to accommodate the University's forecasted academic and student housing needs on the balance of campus.

*The Foggy Bottom Campus Plan: 2006 – 2025* is the result of this comprehensive planning effort. The new Campus Plan sets forth a framework for development of the Foggy Bottom campus over the next twenty years that builds upon the accomplishments and conditions of the existing Campus Plan, accommodates the University's forecasted academic and student housing needs on campus, addresses concerns and issues raised by members of the surrounding community, utilizes transit

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<sup>1</sup> In the case of Condition 3 of the Campus Plan order regarding the formation of a community advisory committee, the University has made consistent efforts to follow the directive of the order.

oriented development and *smart growth* planning principles, and proposes a comprehensive Historic Preservation Plan which recently received favorable comment from the Historic Preservation Review Board.

## 1.2 Integrated Development Strategy

GW's integrated development strategy – including the *Grow Up, Not Out* philosophy underpinning the *Foggy Bottom Campus Plan: 2006 – 2025* and the proposed redevelopment of Square 54 as a mixed use “town center” – **reflects the University's broader strategic planning initiatives aimed at creating a world-class university within the nation's capital.**

### 1.2.1 *Grow Up, Not Out*

In order to meet the University's institutional needs and also respond to concerns raised by the members of the community and the Office of Planning, the University adopted a development strategy aimed at maximizing development opportunities within the existing Campus Plan boundaries. This *Grow Up, Not Out* approach allows GW to build the modern facilities necessary to maintain its status as a world-class university while preserving open spaces and important campus historic resources. Furthermore, the strategy enhances the District's tax base by making more efficient use of properties already owned by the University (and allowing Square 54 to be used for tax-generating commercial purposes), and addresses concerns regarding GW expansion into surrounding residential neighborhoods outside the Campus Plan boundaries.

### 1.2.2 Square 54: A Unique Opportunity

Key to achieving the goals and objectives set forth in GW's *Foggy Bottom Campus Plan: 2006 – 2025* is the mixed-use redevelopment of Square 54 as detailed more fully in the Square 54 PUD application filed with the Zoning Commission on May 30, 2006. The Square 54 site, adjacent to the Foggy Bottom-GWU Metrorail Station and at the “front door” of the campus and the Foggy Bottom and West End neighborhoods, presents a key transit-oriented development location and an opportunity to create a dynamic “town center” with office, residential and neighborhood-serving retail opportunities that would enhance the *GW Living and Learning* environment. Importantly for GW, the redevelopment of Square 54 also represents a major source of non-enrollment driven revenue to fund the core academic mission of the University.

## 1.3 Implementing the Integrated Development Strategy

Over the past two years, GW has worked closely with the Office of Planning to develop the comprehensive community-based planning process and also to identify a mechanism to achieve and implement the University's proposed development plan in a manner that provides the appropriate balance of certainty and flexibility given the plan's twenty-year planning horizon. The result is a careful combination of several planning tools, including:

- The *Foggy Bottom Campus Plan: 2006 – 2025*, including a draft Streetscape Plan and comprehensive Historic Preservation Plan;
- Proposed Foggy Bottom Campus Plan conditions developed jointly by GW and the Office of Planning, carrying forward all existing Campus Plan conditions and incorporating significant additional University commitments;

- The Foggy Bottom Campus First-Stage PUD application, which proposes targeted rezoning of identified sites concentrated in the core of campus to accommodate the *Grow Up, Not Out* development strategy;
- A text amendment to DCMR §210.3 to increase the aggregated FAR limitation from 3.5 to 4.0 in R-5-D and R-5-E zones within approved campus plans; and
- Two separately-filed consolidated PUD applications for the mixed-use redevelopment of Square 54 (described more fully in the application filed May 30, 2006) and the joint GW/DC Public Schools Square 80 PUD application for the modernization of and addition to the School Without Walls and a new GW undergraduate residence hall (described more fully in the application filed April 3, 2006 and pre-hearing submission filed June 23, 2006).

The various planning tools that together compose this implementation strategy are detailed in the proposed Campus Plan as well as the Office of Planning Foggy Bottom Campus Plan setdown report filed with the Zoning Commission on April 20, 2006.

#### 1.4 Shared Benefits

The implementation of the University's integrated development strategy will achieve shared and lasting benefits for all key stakeholders – the Community, the District, and the University.

For the *Community*, the integrated development strategy:

- concentrates new University development in targeted locations in the core of the Foggy Bottom campus, away from surrounding residential neighborhoods;
- provides neighborhood-serving retail services on Square 54 and along the proposed I Street Retail Corridor;
- enhances the public environment and pedestrian experience through landscaping and streetscape improvements; and
- includes significant new University commitments, including a schedule for the transition of off-campus properties to uses other than undergraduate student housing and limitations on the use of any additionally-acquired off-campus properties in the Foggy Bottom/West End neighborhood to investment purposes.

For the *District*, the integrated development strategy:

- establishes a framework for predictable, planned growth guided by *smart growth* and transit oriented development planning principles advanced by the DC Office of Planning;
- provides opportunities for new business development and enhances the District's tax base;
- maintains architectural and historic resources that enhance the unique character of Washington, DC through the creation of a potential historic district and the landmark designation of several additional buildings on campus; and
- sustains and promotes a world-class university in the District of Columbia.

For the *University*, the integrated development strategy:

- accommodates GW's forecasted academic and student housing space needs within the existing Foggy Bottom campus boundaries;

- provides programmatic benefits and promotes efficient use of resources;
- enhances the *GW Experience*, furthering GW’s status as a world-class institution;
- allows for the mixed-use commercial development of Square 54, providing a vibrant “town center” and a key source of non-enrollment driven revenue to support the University’s core academic mission; and
- reflects GW’s broader strategic planning initiatives aimed at creating a world-class university within the nation’s capital.

## SECTION 2: UPDATES TO THE FOGGY BOTTOM CAMPUS PLAN: 2006 – 2025 AND ACCOMPANYING FIRST-STAGE PUD APPLICATION

Since the filing of the *Foggy Bottom Campus Plan: 2006 – 2025* and First-Stage PUD on February 16, 2006, the University has continued to work closely with the Office of Planning (including development review, community planning, and historic preservation staff), the Department of Transportation (DDOT), and numerous interested stakeholders to respond to additional comments and input. As a result, the University’s development plans have continued to evolve, and accordingly, a number of updates have been made to the Campus Plan and First-Stage PUD applications. The updated Campus Plan and PUD documents are included with this pre-hearing submission as Exhibits B and C, respectively. Key updates include the following:

### 2.1 Parking

Section 3.6 has been updated to reflect the provision of up to 362 spaces for University use on Square 54. This number has been increased from the original 255 figure reported in the initial Campus Plan filing as a result of further study and progression of the planning for the Square 54 project. The Wells & Associates, LLC traffic and parking report included as Exhibit P is also being updated accordingly.

### 2.2 Text Amendment

Section 5.3 of the Campus Plan filed on February 16, 2006 indicated that the Office of Planning would pursue a text amendment to the Campus Plan Zoning Regulations which would increase the aggregated FAR limitation for R-5-D and R-5-E zones located within campus plans from 3.5 to 4.5 FAR. The text amendment initiated by the Office of Planning in April 2006 specifically called for increasing the above-mentioned aggregated FAR limitation from 3.5 to 4.0, rather than 4.5, which is now reflected in the updated Campus Plan.

### 2.3 Site 77A

The development program for site 77A (which includes portions of the existing West End, Schenley and Crawford residence halls) has been updated from the originally-submitted Campus Plan. Further consideration and discussion between the University and historic preservation staff from the Office of Planning resulted in a development approach that includes the rear portion of the West End building within the development envelope, while maintaining intact the significant front portions of all three buildings. This change increases the net new GFA which can be achieved on site 77A from 157,204 to 174,712 square feet. The GFA increase is reflected in Exhibits J and T and related text throughout the Campus Plan, the tabulation of development data included as Exhibit B of the First-Stage PUD application, and on all of the maps included in both documents.

## 2.4 Development Program Summary (Exhibit J)

Corrections to the originally-submitted Development Program Summary (Exhibit J) have been made to accurately reflect the maximum proposed heights for sites 77C, 77D, 79A2 and 79A3. In addition, minor adjustments have been made to the net new GFA figures for certain development sites to reflect refinements to the proposed development program. The resulting modifications to the total development program figure brought about by these adjustments and the correction of a previous tabulation error are reflected in Exhibit J, Exhibit T and related text throughout the Campus Plan, as well as the tabulation of development data included as Exhibit B of the First-Stage PUD application.

## 2.5 Proposed Zoning Map (Exhibit O)

Since the filing of the Campus Plan and First-Stage Campus PUD applications in February 2006, two consolidated PUD applications have been filed for projects within the Foggy Bottom Campus Plan boundaries. On April 3, 2006 the University and DC Public Schools (DCPS) filed a joint PUD application for the Square 80 (“School Without Walls”) development project which calls for the modernization of and an addition to the Grant School building on G Street and a new GW undergraduate residence hall on site 80A. On May 30, 2006 GW, Boston Properties, and KSI Services, Inc. filed a consolidated PUD application for the redevelopment of Square 54 as a mixed-use “town center” with office, residential, and neighborhood-serving retail opportunities. Consistent with each of these PUD and related map amendment applications, the Proposed Zoning Map (Exhibit O) has been updated to illustrate the proposed zoning of the Square 80/School Without Walls PUD site as SP-2 and the proposed zoning of Square 54 as C-3-C.

## 2.6 Space Summary (Exhibit T)

As set forth in Section 2.5 above, two consolidated PUD applications have been submitted since the February 2006 filing of the Campus Plan. Accordingly, the proposed GFA for each of these projects has been reflected in a new “Proposed GFA/FAR by Underlying Zoning Districts: All Proposed Campus Development” section of the Campus Plan Space Summary (Exhibit T). Consistent with the respective PUD applications, the proposed site Square 80/School Without Walls GFA has been included in the SP-2 zoning district GFA tabulation and the proposed Square 54 GFA has been included in the C-3-C zoning district GFA tabulation.

## 2.7 Proposed Campus Plan Conditions (Exhibit Y)

As detailed in the Office of Planning Foggy Bottom Campus Plan setdown report filed with the Zoning Commission on April 20, 2006, GW has agreed to carry forward all of the relevant conditions from the existing Campus Plan, and has further agreed to several additional conditions which respond directly to issues raised by the Office of Planning and members of the Foggy Bottom and West End communities. Prior to the filing of the setdown report, GW and OP spent a significant amount of time negotiating a comprehensive set of proposed Campus Plan conditions, which were individually detailed in the OP setdown report and are also included as a new exhibit (Exhibit Y) to the Campus Plan. These new conditions include the scheduled transition of off-campus properties to uses other than undergraduate student housing and a limitation on the use of any additionally-acquired off-campus properties in the Foggy Bottom/West End neighborhood to investment purposes.

## 2.8 Foggy Bottom Campus Historic Preservation Plan

The University has worked closely with Office of Planning historic preservation staff to develop a comprehensive Historic Preservation Plan as a fundamental component of the *Foggy Bottom Campus Plan: 2006 – 2025*. This collaborative and coordinated approach to preservation and planning is aimed at ensuring that appropriate campus resources are identified, preserved, and maintained while accommodating the University’s forecasted academic and space needs on the balance of campus. Specifically, the Historic Preservation Plan proposes the landmark designation of seven additional campus buildings (beyond those already listed on the National and DC Historic Site registers) as well as a creation of a potential historic district on the Foggy Bottom campus.

The Foggy Bottom Campus Preservation Plan, detailed more fully in the Campus Plan (Section 3.3 and Exhibit W), was presented for preliminary concept review to the Historic Preservation Review Board (HPRB) on June 29, 2006, and will continue to be the subject of HPRB review and comment over the next several months. The University and OP historic preservation staff are also planning to convene meetings throughout the summer to discuss the components of the Foggy Bottom Campus Preservation Plan and gather feedback from interested stakeholders, including members of the Foggy Bottom and West End communities.

## 2.9 Streetscape Plan (Exhibit X)

During the months leading up to and following the filing of the Campus Plan, the University worked closely with the Office of Planning and representatives from the Department of Transportation (DDOT) to develop a Streetscape Plan for the Foggy Bottom campus. A preliminary draft of this plan is included as a new exhibit (Exhibit X) to the Campus Plan. GW will continue to work with OP and DDOT as well as University and community stakeholders to review and further develop the Streetscape Plan.

## SECTION 3: COMPLIANCE WITH PUD FILING REQUIREMENTS

*The Foggy Bottom Campus Plan: 2006 – 2025* and accompanying First-Stage PUD applications and supplemental information provided in this pre-hearing submission comply with the provisions of Section 3103 of the Zoning Regulations as set forth more fully below:

3013.1(a)	Information Requested by the Commission; Additional Information, Reports or Other Materials Which the Applicant Wishes To Introduce	See Application, Pre-Hearing Submission
3013.1(b)	List of Witnesses	See Section 4, Pre-Hearing Submission
3013.1(c)	Summary of Testimony of Applicant’s Witnesses and Reports for the Record	See Section 4, Pre-Hearing Submission
3013.1(d)	Additional Information, Reports or Other Materials Which the Applicant Wishes to Introduce	See Application and Pre-Hearing Submission



3013.1(e)	Reduced Plans	See Application
3013.1(f)	List of Publicly Available Maps, Plans and Other Documents	See Exhibit A, Pre-Hearing Submission
3013.1(g)	Estimate Time Required for Presentation of Applicant's Case	1.5 hours
3013.2	Two Sets of Full Size Plans	Not Applicable
3013.3 and 3013.6(a)	List of Names and Addresses of Property Owners within 200 Feet of the Subject Property	Filed with Application and Pre-Hearing Submission

#### SECTION 4: HEARING WITNESSES AND OUTLINES OF TESTIMONY

The following witnesses are expected to testify on behalf of the applicant in support of the subject applications under review by the Zoning Commission.

- 4.1 Louis H. Katz  
Executive Vice President and Treasurer, The George Washington University

Proposed outline of testimony:

- I. Introduction and Background
- II. The George Washington University and the Foggy Bottom Campus
- III. Building a World-Class University in the Nation's Capital
  - A. Strategic Excellence: Academic Programs, Research and Technology
  - B. GW's Integrated Development Strategy
    - 1. The Foggy Bottom Campus Plan: 2006 – 2025: *Grow Up, Not Out*
      - a. The Need for Additional Academic Space
      - b. Commitment to Student Housing: Enhancing the *GW Living & Learning* Environment
    - 2. Square 54: A Unique Opportunity
      - a. Key Non-enrollment Driven Revenue Source
      - b. Enhancing the *GW Experience* for Students, Faculty & Staff
    - 3. Seeking Input from Interested Stakeholders
    - 4. Shared Benefits of GW's Integrated Development Strategy

- 4.2 Lydia W. Thomas  
Vice-Chair, The George Washington University Board of Trustees and Chair, Committee on Academic Affairs; President and CEO, Mitretek Systems

Proposed outline of testimony:

- I. Introduction and Background
- II. University's Plan for "Strategic Excellence"
- III. Need for State-of-the-art Academic Facilities to Achieve GW's Mission

4.3 Charles K. Barber, Senior Counsel, The George Washington University

Proposed outline of testimony:

- I. Introduction and Background
- II. Relationship Between the Existing Campus Plan and the Proposed Campus Plan
- III. Campus Plan Compliance
  - A. Record of Consistent and Continued Compliance
  - B. Compliance With the Student Housing Requirement

4.4 Sherry K. Rutherford, Managing Director, Real Estate Planning & Development, The George Washington University

Proposed outline of testimony:

- I. Introduction and Background
- II. The Campus Planning Process
  - A. Guidance from the Office of Planning
  - B. Community-Based Planning Process
    - 1. Foggy Bottom Campus & Neighborhood Study
    - 2. Urban Land Institute Advisory Services Panel
    - 3. ANC-2A, OP & GW Co-sponsored Series of Open Community Meetings
    - 4. “Issues Exhibit”
    - 5. Neighborhood Website ([www.neighborhood.gwu.edu](http://www.neighborhood.gwu.edu))
  - C. Additional Meetings and Outreach
  - D. Continued Engagement with District Agencies
- III. Proposed Foggy Bottom Campus Plan: 2006 – 2025 Conditions
  - A. Conditions from the Existing Campus Plan
  - B. New Proposed Conditions Developed with the Office of Planning

4.5 Matthew A. Bell, Principal, Ehrenkrantz, Eckstut & Kuhn Architects

Proposed outline of testimony:

- I. Introduction and Background
- II. Overview of the Development Plan
- III. Campus Character and Development Patterns: The Diversity of “Campus Streets”
  - A. The Primary Campus Streets: I, H, and G Streets
  - B. Transitional Campus Streets: F Street and Pennsylvania Avenue
- IV. Development Sites and Uses
- V. Building Height and Lot Coverage Guidelines
- VI. Open Spaces, Streetscape and Signage

4.6 Laura Hughes, Architectural Historian, EHT Tracerics and Andi Adams, Architectural Historian, Pillsbury Winthrop Shaw Pittman

Proposed outline of testimony:

- I. Introduction and Background
- II. Overview of Historic Preservation Study
- III. Historic Preservation Plan
  - A. Elements of Plan
    - 1. The George Washington University Foggy Bottom Campus Potential Historic District
    - 2. Additional Historic Landmarks
    - 3. Development, Design, and Maintenance Guidelines
  - B. Process & Implementation
  - C. Timeframe for Review

4.7 Martin Wells, President, Wells & Associates, LLC

Proposed outline of testimony:

- I. Introduction and Background
- II. Campus Plan Traffic & Parking Study Overview
  - A. Existing Conditions Analysis
    - 1. Public Street System
    - 2. Capacity Analysis
    - 3. Transit Services and Facilities
    - 4. Parking and Loading
  - B. Proposed Future Conditions
    - 1. Parking Opportunity Sites and Parking Supply
    - 2. Traffic Analysis
    - 3. Pedestrian Plan
    - 4. Transportation Management Plan
  - C. Integration of Campus Plan and Square 54 Studies

## SECTION 5: CONCLUSION

As a result of a comprehensive community-based planning effort, the University has set forth a framework for development of the Foggy Bottom campus over the next twenty years in the context of the surrounding communities that balances a wide range of stakeholder interests. The coordinated implementation of this vision – through the various planning elements set forth in this submission – provides a thoughtful and predictable plan for future of the Foggy Bottom campus. The University looks forward to continuing to work with all interested stakeholders to realize this vision for the mutual benefit of the Community, the District, and the University.

## **EXHIBIT A**

### **List of Publicly Available Maps, Plans and Other Documents**

- Zoning Regulations and Map of the District of Columbia
- Generalized Land Use Map of the District of Columbia
- Ward 2 Plan
- District of Columbia Comprehensive Plan
- Metrobus and Metrorail Route Maps
- Orders of the District of Columbia Zoning Commission and Board of Zoning Adjustment
- Publications of the District of Columbia Office of Planning
- Publications of the District of Columbia Office of Planning and Economic Development