Overview

• Planning for the Future of the Foggy Bottom Campus
  – The existing Campus Plan
  – Factors shaping GW’s planning effort
  – The Community-Based Planning Process
  – Gathering additional stakeholder feedback
  – Continued input from DC agencies (OP, DDOT, HPRB)

• Result: GW’s Integrated Development Strategy
  – Square 54: A Unique Opportunity
  – GW/DCPS School Without Walls Public/Private Partnership

Creating a world-class university within the nation’s capital
Campus Character: The Diversity of “Campus Streets”

• Throughout the planning process, the character of the campus has been articulated through the differentiated nature of the various “campus streets”
  – North/South streets predominantly vehicular oriented
  – East/West streets more pedestrian oriented

• **Primary Campus Streets**
  – I Street
  – H Street
  – G Street

• **Transitional Campus Streets**
  – F Street
  – Pennsylvania Avenue
Campus Character: The Diversity of “Campus Streets”
I Street: Creating a Vibrant Retail Corridor

Foggy Bottom Campus Plan: 2006 - 2025
Campus Character: The Diversity of “Campus Streets”
H Street: *Enhancing the Academic Heart of Campus*

Foggy Bottom Campus Plan: 2006 - 2025
Campus Character: The Diversity of “Campus Streets”

G Street: Preserving Historic Character

Foggy Bottom Campus Plan: 2006 - 2025
Larger development footprints to accommodate evolving academic needs

Density concentrated in core of campus away from residential areas

Heights decreased on campus periphery

Development sites removed to retain historic resources

Height setbacks along 23rd & G Streets

I Street Retail Corridor Concept

Foggy Bottom Campus Plan: 2006 - 2025
Building Height & Lot Coverage Guidelines

Foggy Bottom Campus Plan: 2006 - 2025
Open Space, Streetscape & Signage

Foggy Bottom Campus Plan: 2006 - 2025
Parking

Foggy Bottom Campus Plan: 2006 - 2025
Historic Resources Study

- Campus **historic resources study** conducted as part of comprehensive Campus Planning effort
  - included **GW, OP** (development review and historic preservation staff) and **architectural and historic preservation consultants**
  - **in-depth review and study** of numerous campus resources
- As a result, GW’s original proposed **development plan was significantly modified to preserve important campus resources**
  - Several development sites removed from **F and G Streets**
  - Architecturally-sensitive additions to **West End, Schenley, Crawford** and **Lafayette Halls**
  - study led to development of comprehensive Foggy Bottom Campus Historic Preservation Plan

Foggy Bottom Campus Plan: 2006 - 2025
Historic Preservation Plan

• Reflects a collaborative approach to planning and preservation
• Fundamental component of Foggy Bottom Campus Plan
  – Aimed at assuring that appropriate campus resources are identified, preserved and maintained while accommodating the University’s forecasted academic and student housing space needs on campus
• Key elements of Historic Preservation Plan
  – Potential GW Foggy Bottom Campus Historic District
  – Proposed Historic Landmarks
  – Additional design guidelines for development sites in proximity to architecturally or historically significant buildings
  – Maintenance guidelines for designated landmarks as well as buildings deemed contributing within the potential historic district
Historic Preservation Plan

Foggy Bottom Campus Plan: 2006 - 2025
Proposed Campus Plan Conditions

- **25 proposed Campus Plan conditions** provide additional certainty and control beyond the development plan itself
- Include **existing Campus Plan conditions**
  - e.g., student housing requirement, student & faculty/staff population caps, Advisory Committee
- **GW commitments** made during the Community-Based Planning Process
  - e.g., accommodating forecasted academic and student housing space needs on campus, establishing effective monitoring & enforcement mechanisms
- **Additional new conditions** proposed by the Office of Planning in response to community concerns
  - e.g., annual enrollment audit, limitation on use of future off-campus acquisitions in residentially-zoned areas Foggy Bottom/West End

*GW has agreed to comply with all proposed conditions for the term of the Campus Plan in the event the Plan is approved as submitted*
Examples of Key Proposed Conditions

• No changes to the **Campus Plan boundary** (#3)
• GW will **not purchase additionally residentially-zoned properties outside the Campus Plan boundaries** in the Foggy Bottom/West End area for university (non-investment) use (#8)
• **Advisory Committee** (#9)
• Maintain **existing student population caps**, with **clear and specific definitions** and **annual audit** (#10)
• Maintain **existing faculty/staff population caps** (combined), with **clear and specific definitions** (#11)
• Maintain **undergraduate student housing requirement** (#12, #13)
• **Transition of off-campus properties** currently housing undergraduate students (#14)
• **Improved reporting and compliance review** (#24, #25)
GW’s Integrated Development Strategy: Shared Benefits

• For the Community
  – concentrates new University development in targeted locations in the core of the 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
  – Includes significant new University commitments, including a schedule for the transition of off-campus properties to uses other than undergraduate housing and limitations on the use of any additionally-acquired off-campus properties in the Foggy Bottom/West End neighborhood to investment purposes

Conclusion
GW’s Integrated Development Strategy: Shared Benefits

• For the District
  – establishes a framework for **predictable, planned growth** guided by **smart growth** and **transit-oriented development** 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
  – sustains and promotes a **world-class university** in the District of Columbia

Conclusion
GW’s Integrated Development Strategy: Shared Benefits

• For the University
  – accommodates GW’s forecasted academic and student housing space needs within the existing Campus Plan boundaries
  – provides programmatic benefits and promotes efficient use of resources
  – 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
  – reflects GW’s broader strategic planning initiatives aimed at creating a world-class university within the nation’s capital

Conclusion
www.neighborhood.gwu.edu

for information, input and ideas