Presentation Format

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Historic Preservation Plan – Laura Hughes, EHT Traceries

Implementation Plan & Process – Andi Adams, Pillsbury Winthrop Shaw Pittman
Overview

About GW

• Located in the Foggy Bottom neighborhood since 1912, GW combines the resources of a major international research university with the dynamics of a vibrant, urban setting in the heart of the nation’s capital

• The University values the Foggy Bottom & West End neighborhoods of which it is a part and recognizes that a thriving community is a key component of the GW Living & Learning Experience
Overview

Campus Land Use & Development

• Development is currently governed by the *Foggy Bottom Campus Plan: 2000 - 2009*

• Under the existing Plan, GW’s building program has resulted in the addition of over 2,000 *undergraduate beds* as well as *academic and student activity & recreational* facilities

• Several factors prompted GW to *reevaluate land use planning efforts*
  • Constraints of *limited space and financial resources*
  • Concerns expressed by *members of the community* regarding University growth and development
  • Opportunity presented by *redevelopment potential of Square 54*, the former GW hospital site
Overview

Community-Based Planning Process

For nearly two years, GW has worked with the Office of Planning and Historic Preservation staff to develop and engage in a community-based planning effort to explore and evaluate future development of the Foggy Bottom campus in the context of surrounding neighborhoods.

Planning process drew upon various planning resources – land use planners, architects, historic preservation experts, and traffic consultants – and provided continuous opportunities for community input and feedback.

The proposed Foggy Bottom Campus Plan: 2006 – 2025 and the Historic Preservation Plan are results of this comprehensive planning effort.
Integration of Campus Plan Components

• The Foggy Bottom Campus Plan: 2006 – 2025 sets forth a plan for future campus development over the next twenty years

• Together, the Campus Plan and Historic Preservation Plan preserve historic resources that define the urban fabric of DC while accommodating GW’s forecasted academic and student housing needs within the existing Campus Plan boundaries
Grow Up, Not Out

- The Foggy Bottom Campus Plan: 2006 - 2025 sets forth a **20-year plan** that
  - Accommodates GW’s forecasted **academic and student housing needs** on campus
  - Addresses concerns of **community members** and **District agencies**
  - Carries out **transit-oriented development and smart growth** planning objectives advanced by the Office of Planning

- The development plan provides for increased **density targeted at specific locations** – primarily concentrated **in the core of campus**, away from sensitive historic resources and surrounding residential areas

- Focusing development on these sites allows the University to retain and enhance **pedestrian pathways, open spaces** and **pocket parks**, as well as important **historic resources** on the balance of the campus

- As a component of the Campus Plan, GW is also working on a **Streetscape Plan** for the Foggy Bottom Campus
Grow Up, Not Out
Campus Character: The Diversity of Campus Streets

- An urban campus, GW is defined in large part by the city streets that traverse the campus
  - the north/south streets primarily support vehicular travel
  - the east/west streets are more pedestrian-oriented

- The character of the primary “campus streets” – specifically I, H, and G Streets – reflects the diversity of the campus and helps define and shape proposed campus activity and development patterns

- The Campus Plan seeks to enhance the special experiences that occur along I, H, and G Streets
I Street: Creating a Vibrant Retail Corridor

• I Street is an active corridor with an existing mix of complementary uses (i.e., academic, residential, and retail uses)

• The Campus Plan seeks to create a dynamic retail corridor, providing additional campus- and neighborhood-serving retail extending from the I Street Mall (at the Foggy Bottom-GWU Metro) to The Shops at 2000 Penn

• The Campus Plan proposes
  • Additional academic and modernized student residential space
  • New retail and outdoor dining opportunities
  • Improved landscape and streetscape elements
  • Active and animated streetlife
H Street: *Enhancing the Academic Heart of Campus*

- H Street embodies the **dynamic academic experience** of the campus with active street life, particularly between the **academic and student-focused facilities** (including Gelman Library and the Marvin Center) and **major campus open spaces**, such as University Yard and Kogan Plaza.

- H Street is a key location for future **academic and residential development**.

- The Campus Plan proposes:
  - New and modernized **academic and student residential space**
  - Improved **landscaping and streetscape elements**
  - Enhanced campus **open spaces**
G Street: *Preserving Historic Character*

- G Street also exhibits a strong campus presence, with its *own distinct scale and character*

- The Campus Plan specifically responds to the *pedestrian scale* of G Street, proposing *limited new development* to complement the existing built *environment*, maintaining many historic buildings

- The Campus Plan proposes
  - New *academic facilities, respecting scale and design* of existing buildings
  - *Retained historic resources* (i.e., John J. Earley apartment and studio)
  - Enhanced *pedestrian pathways* to connect buildings and open spaces
  - Preservation of the *unique scale and character* of G Street
As part of the campus planning effort, GW and its historic preservation consultants, along with the Office of Planning and Historic Preservation staff, conducted an in-depth campus historic preservation study.

As a result, GW’s Campus Plan was significantly modified to achieve an integrated preservation and development plan that accommodates the University’s future development needs on campus and addresses historic preservation priorities.
Density concentrated in core of campus

Several sites along G and F Streets that included historically significant buildings removed from original plan

Height setbacks incorporated along 23rd & G Streets
Developing the Preservation Plan

• GW, OP, Historic Preservation staff and preservation consultants have continued to work together to conduct a comprehensive evaluation of campus buildings and further develop a proposed Historic Preservation Plan for the Foggy Bottom campus.

* Goal: to ensure that appropriate historic resources are identified, preserved, and maintained while accommodating GW’s forecasted academic and student housing space needs within the existing Campus Plan boundaries.

• Through this planning effort, GW and the Office of Planning have proposed a preservation plan that celebrates the unique campus environment and urban fabric of Washington, DC through the preservation of individual buildings and collections of historic resources.

* Result: The Preservation Plan proposes a potential historic district on the Foggy Bottom campus as well as landmark designation of several additional campus buildings.
Potential Historic District

- The potential GW Foggy Bottom Campus Historic District includes:
  - Largest remaining *concentration of buildings from late-19th century* Foggy Bottom and West End neighborhoods
  - Historic core of GW’s Foggy Bottom campus
  - Original university quadrangle (the University Yard) and older GW buildings (mid-1920s to early-1950s) that document evolution of GW in Foggy Bottom
  - Areas where historic character of campus is most evident, specifically *southern edge of campus along F and G Streets*
  - Several campus blocks that include largely intact Victorian rowhouses intermixed with taller early-20th century apartment houses
  - Notable *early-20th century apartment houses*
Potential Historic Landmarks

• The Office of Planning has identified several new potential historic landmarks that
  • Relate to historic context of late-19th century development of the Foggy Bottom and West End areas and pre-World War II apartment buildings
  • Have been identified under the thematic context of buildings erected by GW and of government and institutional buildings

• Proposed landmarks include
  • John J. Earley House and Studio, 2131 G Street, NW
  • Burns Building, 2150 Pennsylvania Avenue, NW
GW has worked closely with OP’s Historic Preservation staff to develop an implementation plan for the University’s historic preservation efforts, which includes:

- **Potential historic district**
- Identification of additional potential **landmarks** for designation
- **Design guidelines** for certain key development sites
  - including proposed **setbacks, parking and loading locations, and an acceptable range of exterior building materials**
- **Maintenance plan** for historic landmark buildings as well as contributing buildings within the potential historic district
Implementation Plan & Process

• Proposed timeframes for current activities and next steps include:

  • June & July 2006: general approach and concept presented to HPRB for their initial review and comment

  • Summer 2006: Office of Planning staff and GW representatives meet with interested stakeholders to discuss proposed plan

  • Late 2006: Upon Zoning Commission approval of the Campus Plan, begin HPRB review process on potential historic district and landmark applications
Summary

• The *Foggy Bottom Campus Plan: 2006 – 2025* sets forth a vision for the future that is the result of a collaborative planning effort and reflects the input of a variety of interested stakeholders.

• The proposed *Historic Preservation Plan*, a key component of the Campus Plan, represents a *substantial commitment by GW to preserve and maintain historic campus resources* while accommodating GW’s forecasted academic and student housing space needs on the balance of campus.

• *Future development* of the campus will be *subject to development guidelines* set forth in the Campus Plan and key sites will also be subject to additional *design & maintenance guidelines*.

• This *integration of planning and preservation* has resulted in a Campus Plan that celebrates the character of the campus, the Foggy Bottom & West End neighborhoods and the District of Columbia, providing *shared and lasting benefits for all stakeholders*.
Foggy Bottom Campus Plan: 2006 - 2025

Historic Preservation Plan

Community Meeting Presentation
August 2, 2006