Foggy Bottom Campus Plan: 2006 – 2025

Community Meeting
February 7, 2006
Campus Planning Team:

- David Julyan, **Julyan & Julyan**: Community Facilitator
- **Ehrenkrantz, Eckstut & Kuhn Architects (EE&K)**: Campus Plan Architects and Planners
- **Wells & Associates**: Traffic and Parking Consultants
- **EHT Traceries**: Architectural and Historical Resource Specialists
Campus Planning Process

Since September 20, 2005:

- Continued review and discussion with the Office of Planning and Department of Transportation (DDOT)
- In-depth study of campus historic preservation issues
- Meetings with community groups, local institutions, businesses, churches and members of the GW community to gather additional comment and input

Result: Foggy Bottom Campus Plan: 2006 - 2025
The Need for Growth

- Need for growth is **not** to accommodate increased enrollment
  - proposed Campus Plan **maintains existing enrollment caps**

- *How do we build a world-class institution of higher education?*
  - Continue to develop **unique academic offerings** that take advantage of our **location** in the nation’s capital
    - **combining disciplines**: e.g., business & medicine, engineering & law
    - **policy-oriented programs**: e.g., Homeland Security Policy Institute
  - Changing and **evolving academic programs** translate into space needs
    - State-of-the-art research **labs**
    - Technologically-advanced **classrooms**
    - **Modernized facilities** of to support **inter-disciplinary programs**
    - Appropriately-sized **floorplates** to accommodate evolving academic space needs

- **Forecasted academic space needs**: approximately 1.5 million square feet
The Need for Growth: Academic Space

- **Science Center**
  - GW’s **highest academic facilities priority**
  - Integrating **science, technology & policy**
  - Forecasted space need: 300,000 – 500,000 square feet

- **Other identified academic facilities needs:**
  - **Cancer Center**
    - Urban research & treatment center
  - **School of Public Health**
    - 500 public health organizations within vicinity of Foggy Bottom campus

- **Additional space for other academic program requirements, including**
  - **classrooms** with integrated technology
  - State-of-the-art **research labs**
  - Modernized **lecture halls**
  - **Library & technology** centers
Additional undergraduate student housing

- Plan calls for **up to 1,000 additional on-campus beds** (including School Without Walls project)
- Ensures continued **compliance with Campus Plan housing requirement**
- Meets **student demand for modernized on-campus housing** in various unit types and room configurations
- Facilitates **migration of off-campus housing** to new on-campus facilities
  - e.g., Hall on Virginia Avenue, Aston
- Enhances GW **undergraduate living & learning experience**
GW has proposed an integrated development strategy that balances the University’s two scarce resources: space and financial resources.

- **Grow Up Not Out**: Accommodate academic and student housing needs on campus by increasing density on targeted locations, concentrated in the core of campus.

- **Square 54**: redevelopment of the old hospital site as a commercial mixed-use “town center”
  - retail, residential and office uses
  - a dynamic urban gathering place at the “front door” of the campus and the Foggy Bottom & West End neighborhoods
  - Key source of non-enrollment driven revenue
GW Development Strategy: Shared Benefits

- **For the Community**
  - “Grow Up, Not Out” strategy and concentration of development in campus core helps alleviate town/gown tensions
  - Square 54 town center provides amenities and a neighborhood gathering place

- **For the District**
  - Growth on campus maintains DC tax base
  - Mixed-use development generates jobs and tax revenues, and brings additional residents to the District

- **For the University**
  - Campus development plan yields programmatic benefits and efficient use of resources
  - Mixed-use development of Square 54 enhances the urban experience for students, faculty and staff and provides necessary revenue
Evolution of the Campus Plan
Evolution of the Campus Plan

- 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

Development Sites
February 2006

I Street Retail Corridor Concept
Height concentrated in the campus core & on Pennsylvania Avenue

Evolution of the Campus Plan
Height and lot coverage guidelines provide efficient use of sites and allow for open space & pedestrian pathways.

Potential new open space

Pedestrian pathways provide alternative to neighborhood streets

Evolution of the Campus Plan
I Street Retail Corridor achieves critical mass of neighborhood serving retail extending from the Metro to the Shops at 2000 Penn

Evolution of the Campus Plan
Underground parking allows for efficient space utilization and enhances campus environment.

Parking garages dispersed throughout campus distribute traffic flow and improve pedestrian safety.
Plan identifies architectural & historic resources – *in addition to sites already registered* – to be maintained by GW.
Key GW Commitments: Continued From Existing Campus Plan

New Campus Plan will carry forward existing Campus Plan conditions, including:

- Existing enrollment, faculty & staff population caps
- Undergraduate student housing requirement
  - Freshmen & Sophomores must reside on-campus
  - Provide beds for 70% of undergraduate students up to a full-time undergraduate enrollment of 8,000 and one bed for each full-time undergraduate over enrollment of 8,000
- Community Advisory Committee to identify and address ongoing community concerns
Key GW Commitments: New Campus Plan Commitments

Use of off-campus properties

- HOVA will not house undergraduates starting in fall 2006
- Aston will not house undergraduates starting in fall 2007
- GW and OP continuing evaluation of undergraduate student housing in City Hall and Columbia Plaza
Key GW Commitments: New Campus Plan Commitments

GW acquisition of properties in Foggy Bottom & West End

- Commitment not to purchase off-campus residentially-zoned properties in Foggy Bottom & West End neighborhoods for other than investment purposes
Key GW Commitments: New Campus Plan Commitments

*Improve mechanisms for addressing Campus Plan compliance, monitoring and enforcement*

- Establish specific definitions for Foggy Bottom Campus enrollment
- Improve compliance reporting process
- Independent audit of reported enrollment data
Moving Forward: Process & Timing

- **Foggy Bottom Campus Plan: 2006 – 2025**
  - To be filed with Zoning Commission *in mid-February*
  - **Notice of intent to file** the accompanying PUD sent Monday to ANC, FBA, WECA and land owners within 200 feet of the campus
  - **Public hearings** later this spring

- **Separate GW Zoning Submissions (Spring 2006)**
  - **Square 54**: PUD to be filed by Boston Properties/KSI Services, Inc., for *mixed-use town center* development
  - **School Without Walls/GW Public-Private Partnership**: jointly filed PUD for GW residence hall and SWW expansion
Visit the newly-updated neighborhood web site for a variety of information, including campus development updates.

www.neighborhood.gwu.edu