Issues and Design Principles
July 6, 2005
Co-sponsors of this process are:

- ANC 2 A
- The George Washington University
- District of Columbia - Office of Planning
Ground rules

- Civil behavior / facilitator enforces
- Nothing personal – people are here to discuss process and substance
- Respect everyone's right to an opinion, even if different from yours
- Maintain agenda and times
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<td>David Julyan Julyan &amp; Julyan</td>
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**Topic 1:** Process and Historical Context

**Topic 2:** Student Housing

**Topic 3:** Physical Environment

**Topic 4:** Off-Campus Facilities

**Topic 5:** Square 54

**Topic 6:** Traffic, Circulation and Environmental
Issues Exhibit

**PURPOSE:**
Dynamic, working tool to support the current process. It is not a “controlling” or “binding” agreement. If it is to have a purpose after the summer process, the co-sponsors will address that later.

**CONTENT:**
All issues identified by any participant
Any cosponsor can add language to an issue or a comment field (coordinated by facilitator)

**FORMAT:**
Issues categorized as Information (I), Policy (P), and Design (D)
Some issues impact more than one type

**TYPES:**
- **Information Issues** will be addressed with factual responses as quickly as possible
- **Policy Issues** will be discussed and if the process continues past the framework, will be addressed, as part of the District’s regulatory process or be the subject of future discussions and negotiations.
- **Design Issues** will be used to develop Design Principles for preparing the framework
<table>
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<th>ISSUE</th>
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<td>Information</td>
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<td>Information on percentage of students required to be housed on Foggy</td>
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<td>University interest in private apartment buildings</td>
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<td>Policy</td>
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<tr>
<td>Information on equal opportunity for students to live in any development in which GW has an interest (and future development on Square 54)</td>
<td>Information</td>
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<td>Plans for Mount Vernon campus and impacts on Foggy Bottom Campus</td>
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<td>(and vice versa)</td>
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<td>Policy</td>
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<td>Strategies to address student behavior concerns</td>
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<td>Student housing opposite residential areas; appropriate location of</td>
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<td>residence halls on campus</td>
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<td>Location of off-campus housing facilities (HOVA and Aston)</td>
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<td>Security issues for student housing</td>
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OPEN EXHIBIT:

Issues can be added tonight, tomorrow, or in the future.

Tonight via comment sheet or see me.

After tonight, contact me (phone, email, fax, regular mail).

REMEMBER: This is a tool to assist the process.
Office of Planning - Goals

**Process** – creating a transparent and accessible planning process that increases communication between all stakeholders and address their concerns and issues.

**Planning Coordination** – maintaining an open and frank dialogue with all District and Federal agencies to make sure that strategies for growth are consistent with other plans for the District.
GWU Campus – identifying a guide for growth the demonstrates GW can accommodate its projected academic, housing, and administrative requirements within the existing campus boundary, including for each site projected square footage, massing, and uses.

Land Use – demonstrating use of current land use planning principles endorsed by the District, such as protecting residential neighborhoods, Transit Oriented Development, and establishing a neighborhood town center and retail area in Foggy Bottom/West End.
**Environment** – ensuring that additional development in the Foggy Bottom/West End area will maintain or improve existing acceptable levels of air quality.

**Regulations and Compliance** – establishing a regulatory mechanism that guarantees the strategy for growth will be adhered to.
**Design** – incorporating exceptional design and sustainable practices (e.g., green buildings, LEED certification, etc.) in all new construction.

**Historic Preservation** – retaining historic resources in the District and incorporating them in plans for new development.
Open Space – increasing the amount of and access to open space that can be used by all District residents

Community Benefits – enhancing access and amount of cultural and academic benefits, as well as employment opportunities, available to residents of the District.
Issues from: Community

The George Washington University
Office of Planning
**Topic 1:** Process and Historical Context

**Topic 2:** Student Housing

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Topic 2: Student Housing

Issues:

• Security issues for student housing

• Student housing in residential areas

• New design to minimize noise and negative impacts

• Location, co-existence and behavior with non-student residents

Draft Design Principle:

• New student housing is designed to minimize direct impact on existing private residential buildings
Topic 2: Student Housing
**Issue:**

- Attractive Design

**Draft Design Principle:**

- New buildings are designed to complement the character of the Foggy Bottom-West End area and the GW Campus
Issue:

- Create and enhance open space for all members – students, residents and others – to encourage use.
- Walkable public environment

Draft Design Principle:

- The Foggy Bottom/West End neighborhoods are enhanced by pedestrian pathways both within the neighborhoods and leading to green spaces and parks at the neighborhood perimeters.
Topic 3: Physical Environment

- University Yard
- Veteran's Memorial Park
- Foggy Bottom Metro Station
- Mid-Campus Quad (east entrance)
- Washington Circle
- Res. 137
- Public
- I Street Mall and Sheen Hock Gateway
- James Monroe Park
- University Yard
- Veteran's Memorial Park
- Mid-Campus Quad (east entrance)
- Anniversary Park
- National Mall
- University Yard
Topic 3: Physical Environment

Potential pedestrian paths connecting existing public spaces

Existing pedestrian path thru block

Breezeway through Academic Center
Issue:

• Safe and secure environment for residents and students

Draft Design Principle:

• New projects maximize opportunities for “positive surveillance” and reduce places where “unviewed” activities could occur
Issue:

• Green buildings and best practices for conservation (Square 54 and neighborhood)
• Promote sustainable and healthy neighborhoods
• Improve air quality
• Understand environmental impacts of building denser and higher

Draft Design Principle:

• State-of-the-art sustainable architectural design principles should be explored in the design and construction of all new building projects on the campus.

Draft Design Principle:

• Physical design and programming promotes more pedestrian access and less reliance on the automobile
**Issue:**

- Vary street wall

**Draft Design Principle:**

- Three main campus streets provide variety of character and use
• Links open space at Metro and Farmers Market with retail at 2000 Penn

• Major re-building potential with Square 54

• Northern edge of Campus

• Potential location of town center and new retail on both sides of the street
• The Campus academic center

• Location of Library, Marvin Center, Lisner Auditorium.

• Location of University Yard and Mid-Campus Quad

• Preferred location of future academic facilities

• Future as “College Walk”

• Additional academic development opportunities
• New opportunity sites for University

• Historic character of townhouses, Law School, etc.

• Future uses both academic and residential
- Southern boundary of campus with office and private residential apartment buildings
- Taller buildings to the south
- New GW residential building under construction
Issue:

• Build to enhance and respect historic fabric of the community

• New compatible with the old.

Draft Design Principle:

• Preserve and enhance resources with distinct architectural character (e.g. Law School addition) to the greatest extent possible, and build new facilities that are compatible with the scale and character of the neighborhood (e.g. Townhouse Row)
Issue:

• Improve relationship and access to important places surrounding campus

Draft Design Principle:

• Planning and streetscape design for the neighborhood promote improved access to important places just outside the neighborhood, such as the Kennedy Center, Rock Creek Park and the Potomac Riverfront
Issue:

- Community does not want to see university everywhere

Draft Design Principle:

- Emphasize GW identity within campus “Precinct”
Issue:

- Develop “brand” or identity for GW, but contained within campus

Draft Design Principle:

- Clear GW branding within the “Precinct” and simple signage outside the “Precinct”
**Issue**

- Accommodate forecasted space needs on the Foggy Bottom Campus (1.5 million SF of academic and medical space, 1,000 beds on campus)

**Draft Design Principle:**

- New GW academic and housing growth is within campus boundaries and concentrated in the “Precinct” area
Issue:

• Trade-offs between location and density

Draft Design Principle:

• Accommodate GW forecasted space needs inside campus boundary

• Density is highest adjacent to the Foggy Bottom Metro station along 23rd street, Washington Circle and Pennsylvania Ave.
Issue:
• Better crossings to Washington Circle

Draft Design Principle:
• The approaches to Washington Circle provide a safe environment with streets that are convenient and easy to cross
**Issues:** Washington Circle

- Chains off grass
- Connect to campus
- Better uses at ground level

**Draft Design Principles:**

- Active ground level uses and traffic controls that promote safe street crossings while permitting vehicular movement
- Washington Circle is designed to accommodate a variety of individual and group activities
Issue:

- Bus shelters and streetscape

Draft Design Principle:

- Bus shelters are compatible with the adjacent streetscape design
**Topic 3: Physical Environment**

**Issue:**

- Plan for greater area that sees metro as “town center”

**Draft Design Principle:**

- Square 54 and Metro plaza at 23rd and I Street make a new town center square that is supported by new neighborhood retail
Issue:

• Not as one enormous building
• Interesting Town Center
• Diversity of use and architecture

Draft Design Principles:

• The town center provides variety in architecture, community-serving retail and activities

• Designs for Square 54 promote an improved pedestrian environment on all sides
Issue:

• Improve 23rd St

Draft Design Principle:

• 23rd Street remains an important vehicular street for the region yet is supported by an improved pedestrian environment at Square 54 and the Metro station
Issues:

- Adequate parking but hidden from the street
- Relationship between uses and parking needs

Draft Design Principles:

- Minimize visibility of parking garages from the street.
- Parking structures are sized throughout the campus to minimize impact on surrounding neighborhoods and provide convenient access to major commuting routes
- Promote alternate means of transportation that reduces the need for car use
Issue:

• Garbage removal and loading docks visible at the new hospital

• Air quality of underground parking in historic neighborhood

Draft Design Principle:

• Loading docks and entries to parking garages are located and/or screened to minimize negative effects on existing residential streets

• Vents located to minimize negative impact on public places and air quality in general
Next Steps

**July 11**  
Discussion with Facilitator ("Office Hours")  
West End Library 1101 24th Street, NW  6:30 – 8:30pm  
**Agenda:** Whatever the attendees want

**July 20**  
ANC2A Monthly Meeting / Community Meeting  
State Plaza Hotel, 2116 F Street, NW  7 – 9 pm  
**Agenda:** Discussion of Issues and Design Principles

**July 26**  
Community Meeting  
Location TBD 6:30 – 8:30  
**Agenda:** Presentation & Discussion of Design Concepts

**September**  
Community Meetings  
Date and Location TBD  
**Agenda:** Presentation & Discussion of Proposed Concept Framework

**Additional "Office Hours"** with the Facilitator and the Architects will be scheduled after future Community Meetings

**ADDITIONAL OUTREACH:**  
I am currently contacting associations, apartment houses, etc. to offer meeting with groups during July. If you would like a presentation made to your group, please contact:  
David Julyan  
(202) 367-0800  
[Email](mailto:julandjul@aol.com)
For further information
Visit the Website for information, ideas and input: http://neighborhood.gwu.edu

Contact the Facilitator

The Community/Outreach Facilitator has been engaged to facilitate and document public participation in the community-based planning process.

The facilitator will be the primary point of contact for all stakeholders throughout the planning process.

David Julyan
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julandjul@aol.com
Issues and Design Principles

July 6, 2005