Overview of Goals & Commitments

**Goals**

- Accommodate forecasted housing and academic space needs on the Foggy Bottom campus
- Implement a development plan for the campus and Square 54 that achieves **shared benefits** for the Community, the District, and the University

**Commitments**

- Continue to meet conditions of the Campus Plan – including the **student housing requirement**
- Participate in a **transparent & open planning process** that seeks input from and is responsive to a broad range of community stakeholders
Forecasted Space Needs

Student Housing:
- Approximately 1,000 additional on-campus beds (+/- 500,000 square feet) to meet forecasted student demand for on-campus housing
- exceeds Campus Plan requirement, providing additional capacity & flexibility to ensure future compliance

Academic & Medical Programs:
- Approximately 1.5 million square feet of academic and medical space (including Science Center, School of Public Health, Cancer Center, and other academic & medical center requirements)

Goal: Accommodating Our Space Needs
“Grow Up, Not Out”

- Forecasted growth can be accommodated on the Foggy Bottom campus: but not under the existing 3.5 FAR cap
  - 4.5 FAR would allow GW to meet its needs on campus & allow Square 54 to be used for commercial purposes

- Benefits for the Community: incentives GW to grow up within its campus and helps alleviate some of the town/gown tensions

- Benefits for the District: maintains the DC property tax base by keeping more properties on the tax rolls

- Benefits for the University: Programmatic benefits associated with focusing future development within the campus and encouraging more efficient use of existing campus resources

Goal: Achieving Shared Benefits
Square 54: Shared Benefits

- Vision for Square 54: a vibrant mixed-use “town center”
- **Benefits** for the **Community**: town center development would provide high-quality residential housing, community-serving retail and create a vibrant neighborhood place
- **Benefits** for the **District**: Commercial mixed-use development would create jobs, generate tax revenues, and bring additional residents to DC, consistent with the city’s transit-oriented development goals
- **Benefits** for the **University**: revenue generated by commercial development key to funding GW’s academic & housing needs from non-enrollment dependent revenue stream – and a town center at the front door of the campus would add to the dynamic nature of the urban experience of students, faculty and staff

**Goal**: Achieving Shared Benefits
Meeting Campus Plan Conditions

- GW will continue to **comply with the conditions** of the Campus Plan Order.
- Specifically, GW will comply with the **student housing requirement** that goes into effect in Fall 2006.
- GW will seek to develop **mechanisms to demonstrate our compliance** with existing and future commitments.

**Commitment:** Campus Plan Compliance
Community Based Planning Process

- GW has worked with the DC Office of Planning to develop an open and inclusive planning process
- addressing the future development of the campus and the redevelopment of Square 54 in the context of the surrounding neighborhoods
- utilizing consultants with expertise in planning, design & architecture
- Process encourages broad stakeholder participation guided by community facilitator including
  - Open community meetings and issue-oriented small group discussions throughout the summer
  - “Office hours” scheduled between meetings
  - www.neighborhood.gwu.edu for information, ideas & input

Commitment: Open Planning Process
<table>
<thead>
<tr>
<th>Community Request</th>
<th>GW Response</th>
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<tbody>
<tr>
<td>Direct access to consultants during the planning process</td>
<td>EEK and David Julyan will hold open “office hours” between community meetings</td>
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<tr>
<td>Information regarding planning experts &amp; consultants</td>
<td>Background on EEK provided at May 4 meeting and resumes for Matthew Bell &amp; David Julyan posted on website</td>
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<tr>
<td>Access to Documents &amp; Presentations</td>
<td>May 4 &amp; ULI presentations, campus development map, future presentations and meeting summaries posted on website and available at meetings; ULI briefing book available for review upon request</td>
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<tr>
<td>Information regarding EEK scope</td>
<td>EEK scope of work to be posted on website</td>
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<td>Strategies to address student behavior concerns</td>
<td>Established community concern line, neighborhood action team, office of off-campus community affairs</td>
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<tr>
<td>GW reconsider use of its off-campus properties</td>
<td>Established task force to evaluate potential future uses of off-campus properties</td>
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