

A VISION FOR THE FUTURE

THE GEORGE WASHINGTON UNIVERSITY
FOGGY BOTTOM CAMPUS PLAN: 2006 - 2025



THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON DC

FOREWORD

The George Washington University, founded in 1821 and rooted in the Foggy Bottom neighborhood since 1912, 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 District of Columbia is much more than monuments and politics – its distinct neighborhoods together create the fabric of a unique and diverse city. The University values the Foggy Bottom and West End neighborhoods of which it is a part and recognizes that a thriving community is a key component of the *GW Experience* for those who study, teach, research, live, and work here.

Development of the Foggy Bottom campus is currently governed by the *Foggy Bottom Campus Plan: Years 2000 through 2009*. Since the adoption of the existing Campus Plan, the University has followed a building program that has resulted in the addition of over 2,000 undergraduate beds on campus while also providing outstanding and state-of-the-art academic, student activity, and recreational facilities. In recent years, several factors have prompted the University to closely evaluate its land use planning efforts, including the fundamental constraints of limited space and financial resources, a desire to proactively address the concerns expressed by residents of the surrounding neighborhoods with respect to University growth and development, and the unique opportunity presented by the redevelopment potential of Square 54, the former GW hospital site.

In light of these considerations and the planning opportunities they present, the University has worked with the DC Office of Planning to develop an inclusive planning process that builds upon the fundamental principles set forth in the existing Campus Plan and addresses a wide range of stakeholder issues. The process has drawn upon various planning resources, including land use planners, architects, traffic consultants, and historic preservation experts, providing continuous opportunities for community input and feedback.

The Foggy Bottom Campus Plan: 2006 – 2025 is the result of this comprehensive planning effort. The new Campus Plan sets forth a framework for development of the Foggy Bottom campus over the next twenty years that accommodates the University's forecasted academic and student housing needs, addresses concerns of the surrounding community, and reflects transit oriented development and *smart growth* planning principles. At its core, the new Campus Plan reflects a vision of a world-class university within a dynamic and vibrant neighborhood. GW looks forward to continuing to work with all interested stakeholders to bring this vision to fruition, providing shared and lasting benefits for the community, the District, and the University.

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JUNE 2006



GW: IN AND OF DC



GW's location in the heart of Washington, DC is key to its mission and critical to its success. The opportunities and resources surrounding the campus attract outstanding students, faculty, and staff to GW and also help shape some of the University's most successful academic, research, and clinical programs. By capitalizing on its location, GW delivers an educational experience that is distinctive and rewarding – encouraging students to take advantage of opportunities in international finance, public policy, democratic governance, and many other pursuits that are truly unique to DC.

In early 2005, the University launched a **comprehensive community-based planning effort** to create a plan for the future of the Foggy Bottom campus in the context of its surrounding neighborhoods. This planning effort resulted in a ***Grow Up, Not Out*** development strategy that not only meets the University's institutional needs, but also responds to concerns raised by members of the community, District agencies, and other interested stakeholders.

The Foggy Bottom Campus Plan represents an innovative approach to campus planning, integrating zoning, planning, and transit oriented development principles. Reflecting the input of a wide range of stakeholders, the Campus Plan presents a vision and framework that will result in **shared and lasting benefits** for the community, the District, and the University.



Foggy Bottom Historic District



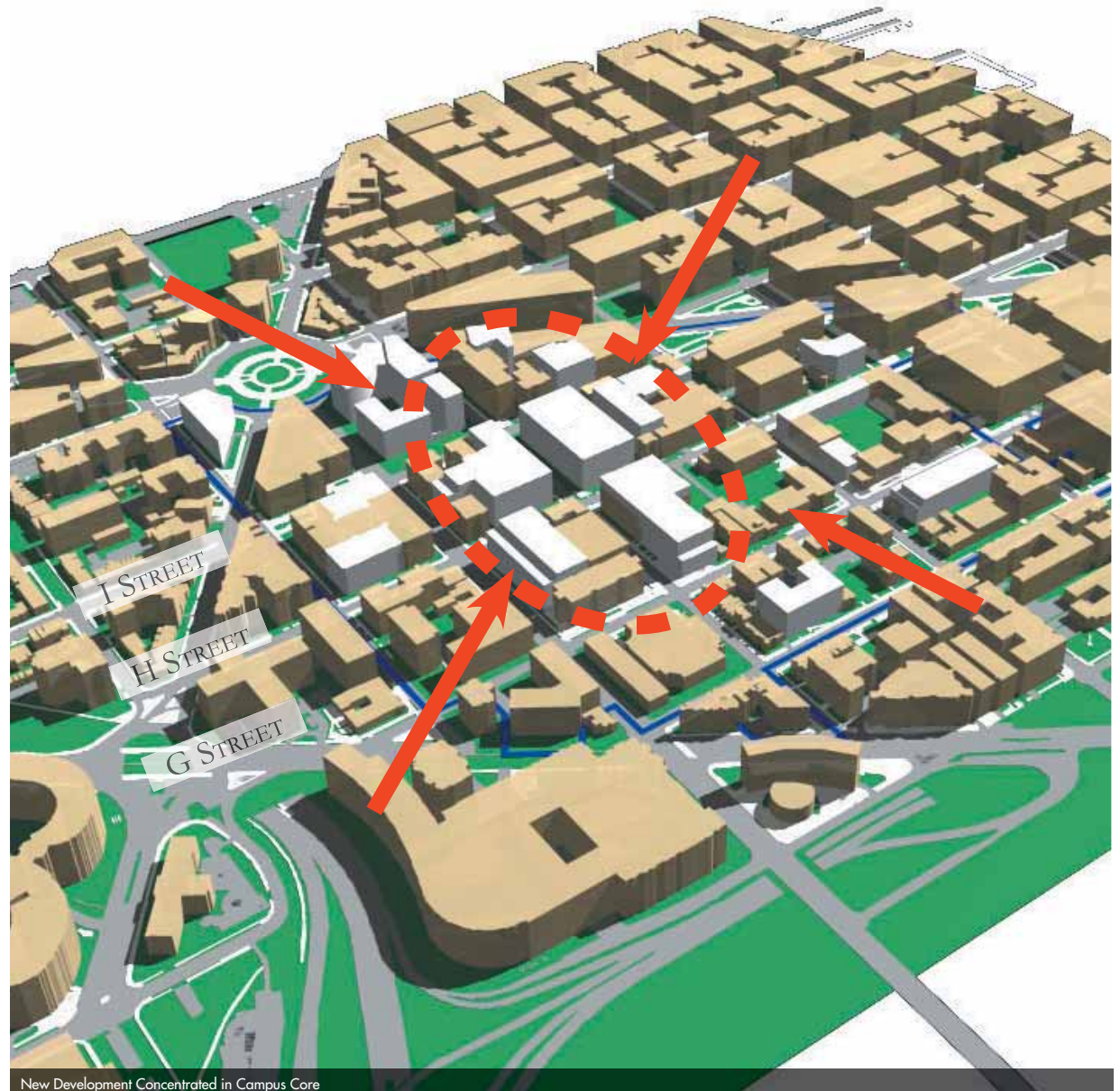
Central Business District

MAINTAINING A WORLD-CLASS UNIVERSITY: THE NEED FOR GROWTH

New and modernized facilities responsive to evolving academic and technological needs – for example, a **state-of-the-art Science Center**, modern classrooms with integrated technology, and cutting-edge research laboratories – are **essential to maintain GW’s status as a world-class university**, enhance its unique interdisciplinary programs, and continue to attract top-tier students and faculty. **New residence halls** that update the University’s housing stock and offer unit configurations responsive to student demand will encourage more students to live on campus and enhance GW’s undergraduate **living and learning environment**.

A fundamental principle guiding the Foggy Bottom Campus Plan is the goal of accommodating GW’s forecasted academic and housing space needs **within the existing Campus Plan boundaries**. GW’s ***Grow Up, Not Out*** development strategy achieves this by increasing density in **targeted locations**, concentrated in the **core of campus and away from existing residential areas**.

By focusing development at these key locations, campus open spaces and internal pathways are retained and enhanced, buildings of historic and architectural significance are preserved, and the Foggy Bottom campus maintains its diverse scale and unique character.

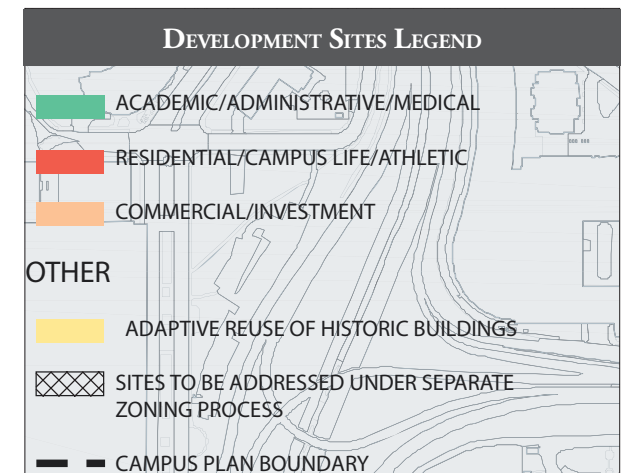
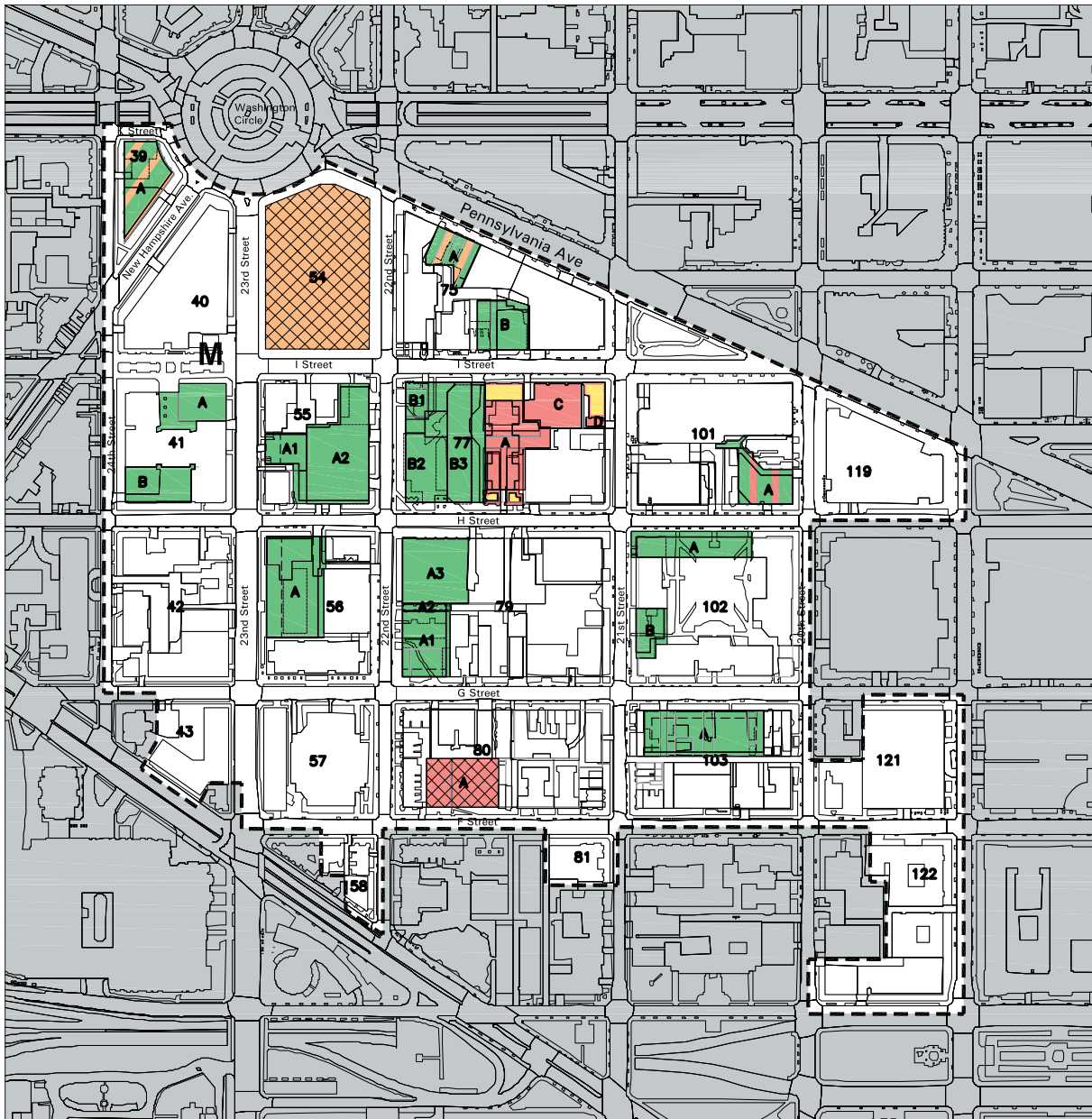


New Development Concentrated in Campus Core

A NEW DEVELOPMENT FRAMEWORK

The **Campus Plan** provides a framework for development over the next twenty years, reflecting a long-term view of the campus in the context of its surrounding neighborhoods. The Plan provides the **predictability** of identified sites, uses, and densities, along with the requisite level of **flexibility** necessary for such a long-term planning horizon.

The potential **development sites** included in the Campus Plan were individually evaluated based on existing campus land use patterns, suitability for redevelopment, and GW's overall forecasted space requirements. The selection of specific sites **evolved throughout the planning process**, responding to various community and District concerns. As a result of these changes, **limited new development is proposed along F and G Streets**, and collections of historic and architecturally relevant buildings – originally contemplated for redevelopment – will now be maintained and adaptively reused.



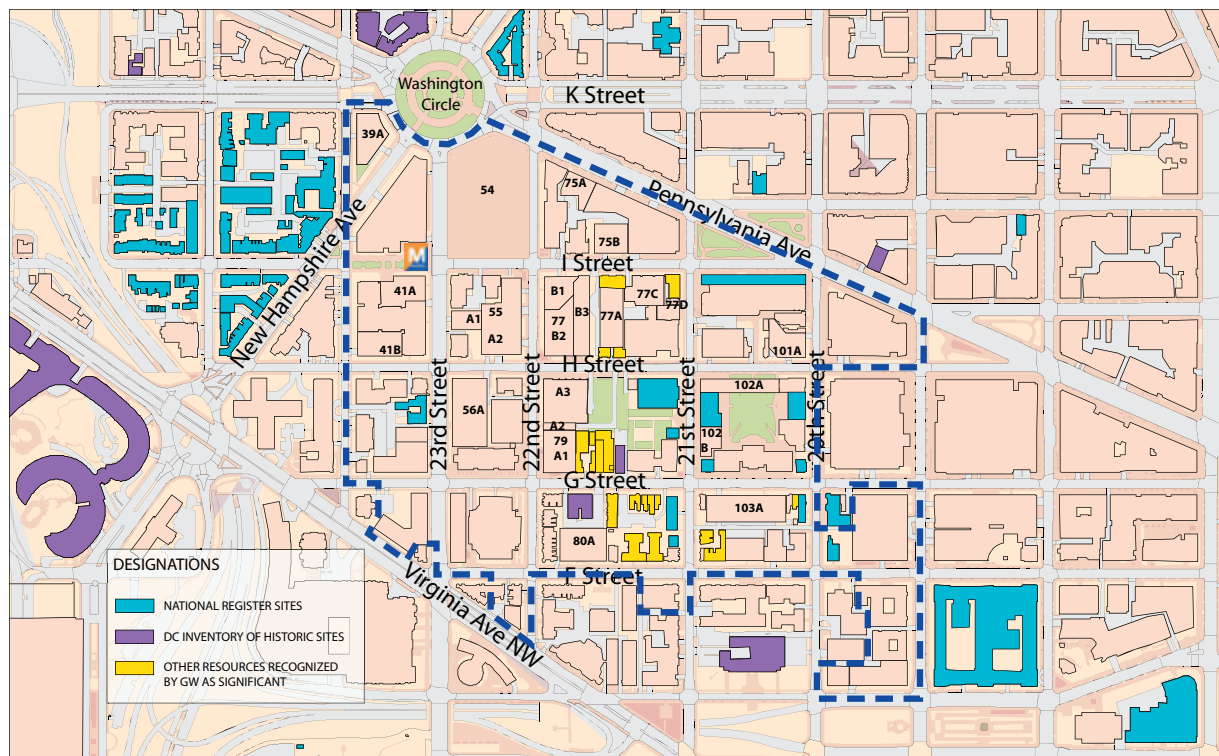
PRESERVATION OF HISTORIC AND ARCHITECTURAL RESOURCES

The Foggy Bottom campus includes a unique **composition of old and new structures at varying scales**. The University is committed to maintaining the diversity of the campus through the retention and adaptive reuse of **architectural and historic resources**. These preservation efforts will not only **enhance the campus experience**, but also will preserve the broader character and architectural history of the District of Columbia.

The Campus Plan calls for the **preservation of both individual structures and contextual collections of multiple buildings** particularly on F and G Streets, where minimal new development is proposed.

Identified buildings of historic and architectural relevance include:

- Apartment buildings now used as residence halls including **The Schenley and Crawford Hall**
- Collections of townhouses such as “**Heaton Row**” at the corner of 21st and F Streets
- Historic **John J. Earley apartment and studio** on G Street
- **Woodhull House**, a National Register site, located at the corner of 21st and G Streets



G Street Townhouses



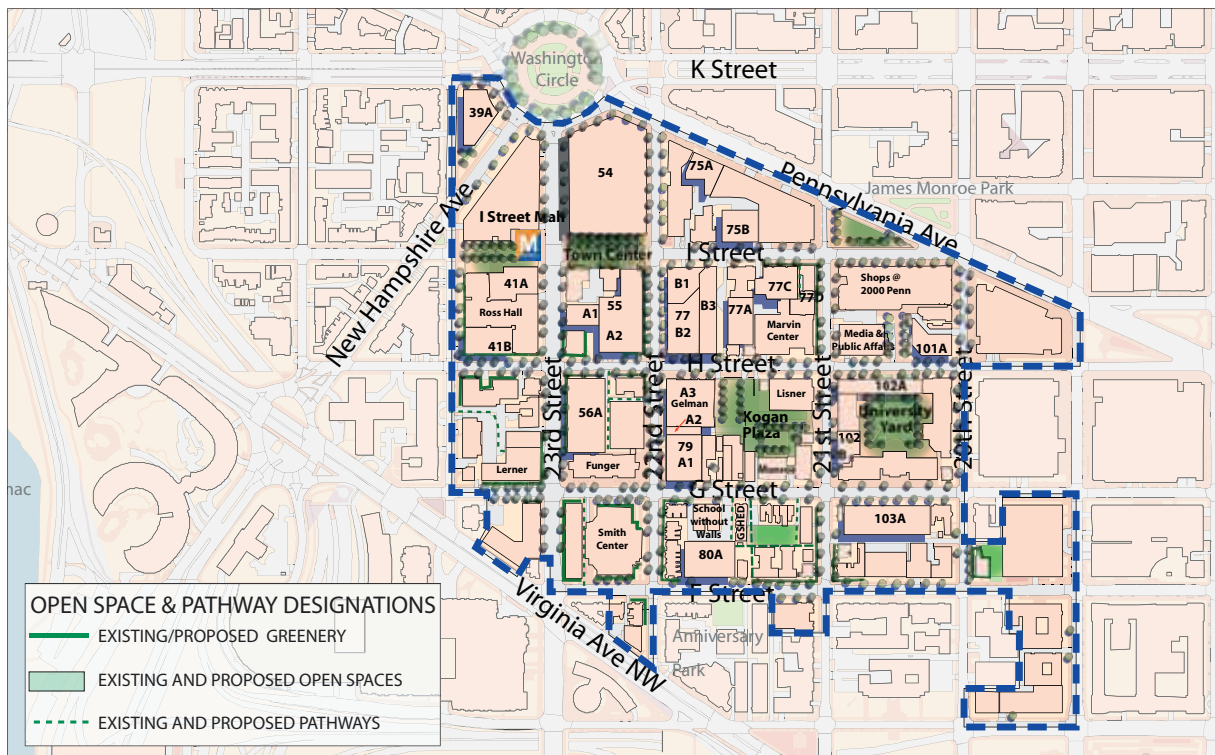
Architectural Detail. JakeMcGuire.com

ENHANCED OPEN SPACES, PATHWAYS AND STREETSCAPE

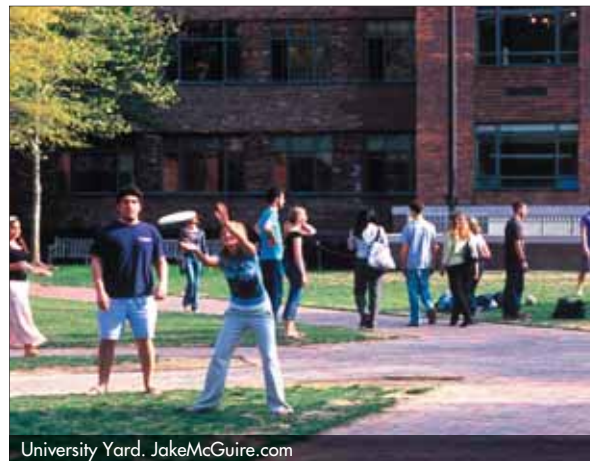
The University recognizes the positive impact that open spaces, pathways, and streetscape provide as a counterbalance to the surrounding built urban environment for those who study, work, and live in Foggy Bottom. Accordingly, the Campus Plan proposes to **improve pedestrian connectivity** through the campus and **enhance open spaces and streetscape elements**.

Specifically, the Campus Plan calls for:

- Strengthening internal block pathways to create a **more pedestrian-friendly environment**
- Creating an **enclosed quadrangle** by adding two new appropriately-scaled buildings around the University Yard, incorporating **archways** and pass-throughs for access
- Establishing appropriate streetscape “zones” to encourage diversity of uses, **including enhanced plantings** and **gathering places** (as detailed in the supplemental Foggy Bottom Campus Streetscape Plan)



Katz Archway



University Yard. JakeMcGuire.com

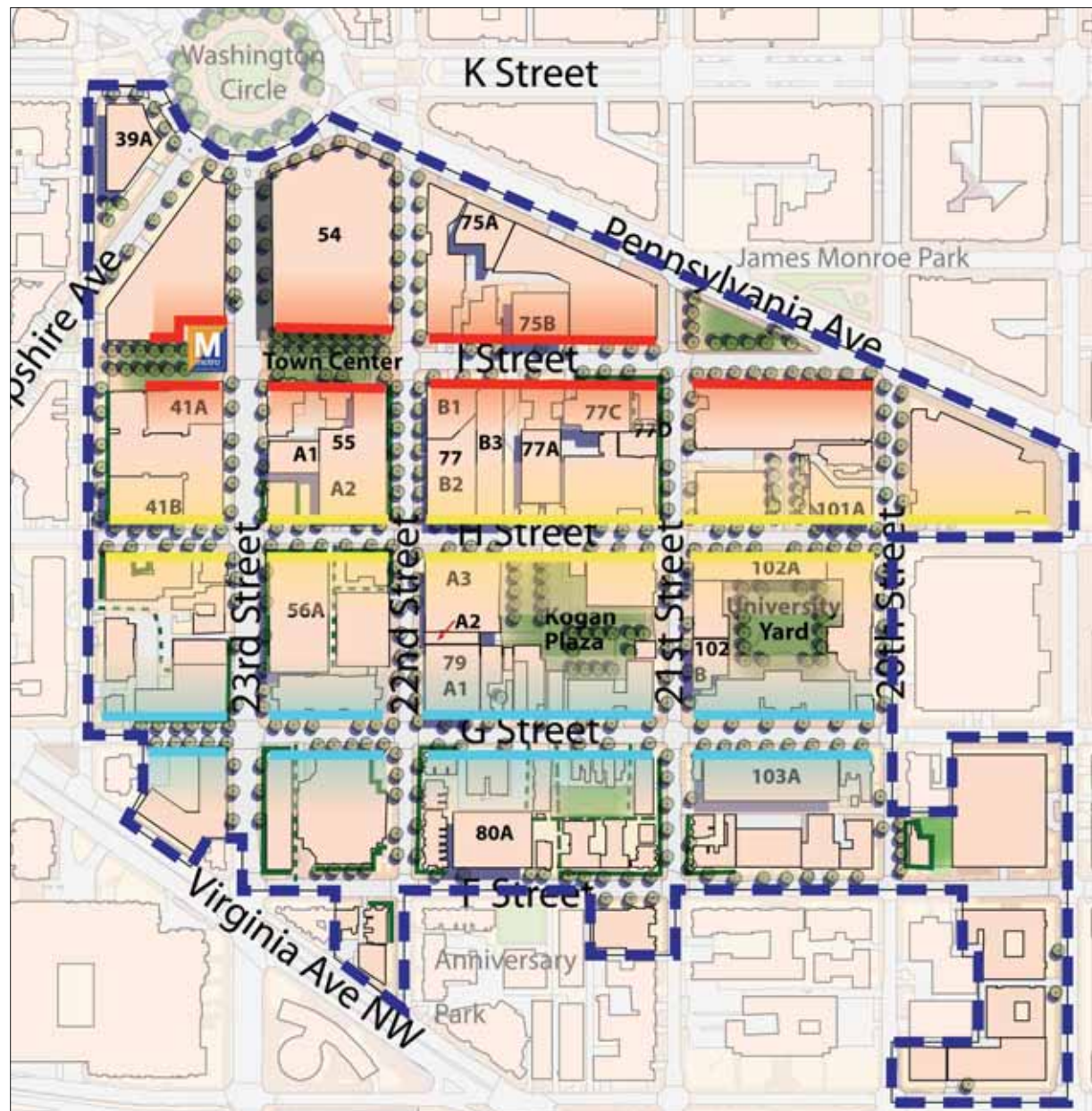


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A UNIQUE URBAN CAMPUS: THE DIVERSITY OF CAMPUS STREETS

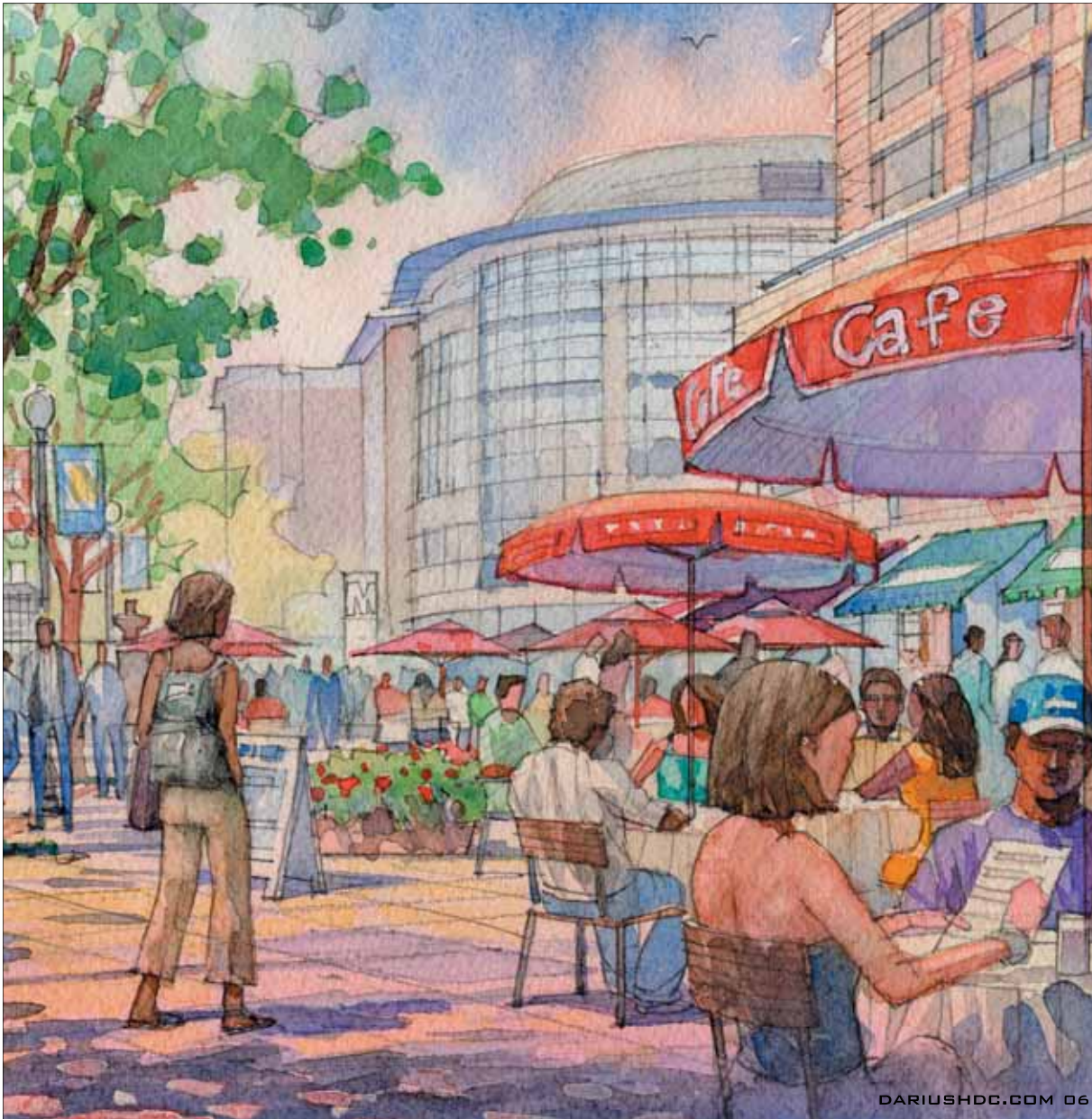
As an urban campus, GW is defined not only by academic buildings and residence halls, but also in large part by the **city streets** that traverse the campus. Notably, the north-south streets that extend through campus function primarily as vehicular travel corridors, while the east-west campus streets are more pedestrian-oriented. As set forth in the Campus Plan, the **character of the primary “campus streets”** – specifically I, H, and G Streets – reflect the diversity of the campus and help define and shape proposed campus activity and development patterns.

The Campus Plan proposes enhancing the unique character of each campus street, emphasizing the **special experiences that occur along I, H, and G Streets**, and acknowledging the function of F Street and Pennsylvania Avenue as transitional streets between the campus and surrounding areas.



I STREET

CREATING A VIBRANT RETAIL CORRIDOR



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I Street is an active corridor with an existing mix of complementary uses (i.e. academic, residential, and retail). The Campus Plan proposes creating a dynamic **I Street Retail Corridor**, providing additional campus and neighborhood-serving retail services extending from the I Street Mall to The Shops at 2000 Penn. Specifically, the Plan calls for the development of **retail uses on the ground floor** of the proposed mixed-use development of **Square 54** as well as in University facilities along I Street as they are redeveloped over time.

The Campus Plan proposes:

- Additional **academic** and modernized **student residential** space
- **New retail and outdoor dining** opportunities
- Improving **landscaping and streetscape elements**
- An **active and animated streetlife** experience



The Shops at 2000 Penn. JakeMcGuire.com

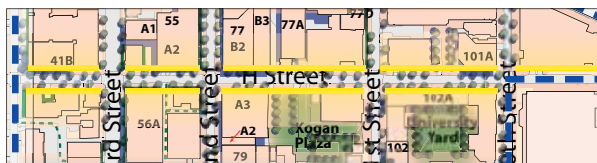
H STREET

ENHANCING THE ACADEMIC HEART OF CAMPUS

In many ways, H Street embodies the **dynamic academic experience** of the Foggy Bottom campus with active pedestrian traffic, particularly between the many **academic and student-focused facilities** (including **Gelman Library** and the **Marvin Center**) and major campus open spaces (including the **University Yard** and **Kogan Plaza**) where students, staff, neighbors, and visitors often gather. For these reasons, H Street is a **key location for future academic and residential development**.

The Campus Plan proposes:

- New and modernized **academic and student residential** space
- Potential **mid-block crossings** to facilitate pedestrian flow
- Enhancing **major open spaces**
- Improving **landscaping and streetscape elements**



School of Media & Public Affairs



G STREET

PRESERVING HISTORIC CHARACTER



G Street, while not as active as H Street, also **exhibits a strong campus presence**, with its own **distinct scale and character**. The Campus Plan specifically responds to the unique pedestrian scale of G Street, and calls for limited new development that will complement the existing built environment, while maintaining many **historic and architecturally relevant buildings**.

The Campus Plan proposes:

- **New academic development** that reflects the varied height and design of existing buildings
- Retaining **architectural and historic resources** including the **John J. Earley apartment and studio**
- **Enhancing pedestrian pathways** connecting campus buildings and open spaces
- Preserving the **unique scale and character** of G Street



G Street Townhouses. JakeMcGuire.com

A VISION FOR THE FUTURE

The *Foggy Bottom Campus Plan: 2006 – 2025* outlines a clear guide for future development. In addition, the University has proposed to **carry forward existing Campus Plan conditions** – including student, faculty, and staff population limits and the undergraduate student housing requirement – and make several **additional commitments** in response to community concerns. Implementation of the Plan and its accompanying commitments will result in **shared and lasting benefits** for a **wide range of stakeholders**.

FOR THE COMMUNITY

- Concentrates new development in **targeted locations in the core of campus**, away from surrounding residential neighborhoods
- Provides new **neighborhood-serving retail services** along the **I Street Retail Corridor**
- Enhances the **public environment** and **pedestrian experience** through landscaping and streetscape improvements



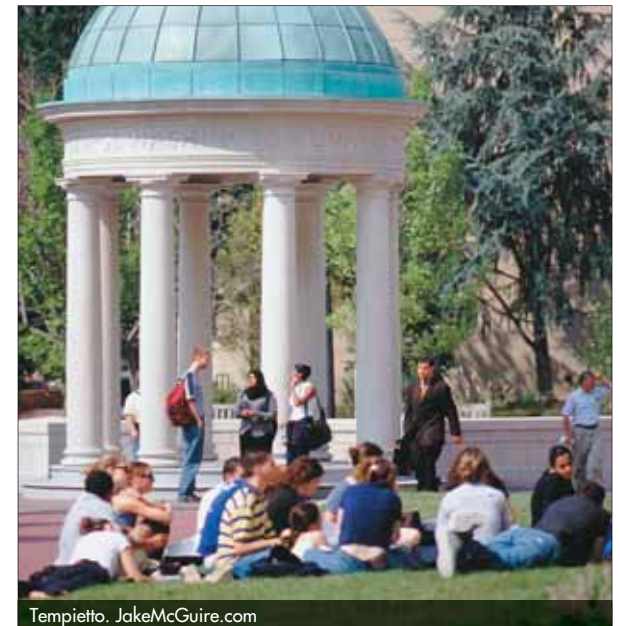
FOR THE DISTRICT

- Proposes a framework for predictable, planned growth guided by *smart growth* and **transit oriented development planning principles** advanced by the **DC Office of Planning**
- Provides opportunities for new **business development** and preserves the District's **tax base**
- Maintains **architectural and historic resources** that enhance the character of Washington, DC



FOR THE UNIVERSITY

- Accommodates GW's **forecasted academic and student housing space needs** within the existing Foggy Bottom campus
- Provides **programmatic benefits** and promotes **efficient use of resources**
- Enhances the vibrant and collegial *GW Experience* for students, faculty, and staff



ABOUT THE COMMUNITY-BASED PLANNING PROCESS

For over a year leading up to the February 2006 filing of the *Foggy Bottom Campus Plan: 2006-2025*, the University engaged in a **comprehensive planning effort** to fully explore and evaluate the future development of the Foggy Bottom campus in the context of its surrounding neighborhoods. Working closely with the DC Office of Planning, GW designed an **open and inclusive community-based planning process** to gather input from all interested stakeholders through a variety of meetings, small group sessions, a neighborhood website, and other related outreach efforts. The process has drawn upon various planning resources, including urban land use planners, architects, traffic consultants, and historic preservation experts.

ABOUT THE STAKEHOLDERS AND THE PLANNING TEAM

Community Stakeholders

A broad range of community interests have played a key role in the planning process, including residents, the local advisory neighborhood commission (ANC 2A), civic associations and organizations, business owners, churches, and other entities with an interest in the future development of the Foggy Bottom campus and its relationship to the surrounding neighborhoods.

The George Washington University Community

Through this planning effort, GW has sought to achieve a development plan to accommodate its forecasted academic and student housing needs on the Foggy Bottom campus and to enhance the quality of life for all who study, work, and live in and around campus. The George Washington University community is comprised of various stakeholder groups, including students, faculty, staff, alumni, and the Board of Trustees.

DC Office of Planning and other City Agencies

The DC Office of Planning has actively worked with GW throughout the planning process to solicit and encourage community participation and input. Other agencies and

offices involved in various stages of the planning and review process include the DC Historic Preservation Review Board, District Department of Transportation (DDOT), Department of Consumer and Regulatory Affairs (DCRA), the Office of the Mayor and the Deputy Mayor for Planning and Economic Development, various DC Council members and their staffs, and the DC Zoning Commission, as well as federal entities such as the National Capital Planning Commission and the National Park Service.

Ehrenkrantz Eckstut & Kuhn Architects (EE&K)

EE&K is a design firm with extensive campus design expertise. As lead consultant for the Foggy Bottom Campus & Neighborhood Study, EE&K has worked to envision the future of the Foggy Bottom campus in the context of its surrounding neighborhoods, as well as to design a plan to accommodate the University's forecasted academic and student housing space needs within the existing Foggy Bottom Campus Plan boundaries.

Wells & Associates, LLC

Wells & Associates is a traffic and parking consultant



retained by the University to evaluate the proposed development plan for the Foggy Bottom campus and analyze associated parking and traffic impacts.

EHT Traceries

EHT Traceries is a research and consulting firm specializing in architectural history and historic preservation. Traceries has been engaged by the University to evaluate architectural and historic resources on the Foggy Bottom campus and associated impacts of the proposed development plan and has worked closely with both GW and DC historic preservation staff to develop a campus preservation plan in connection with the *Foggy Bottom Campus Plan: 2006 – 2025*.

David Julyan, Julyan & Julyan

David Julyan served as the community facilitator for the community-based planning process, acting as the interface between members of the community, District agencies, GW, and other members of the planning team. Mr. Julyan documented public participation throughout the process, gathering community input and feedback to inform the planning effort.

To learn more about the *Foggy Bottom Campus Plan: 2006-2025* visit www.neighborhood.gwu.edu



www.neighborhood.gwu.edu