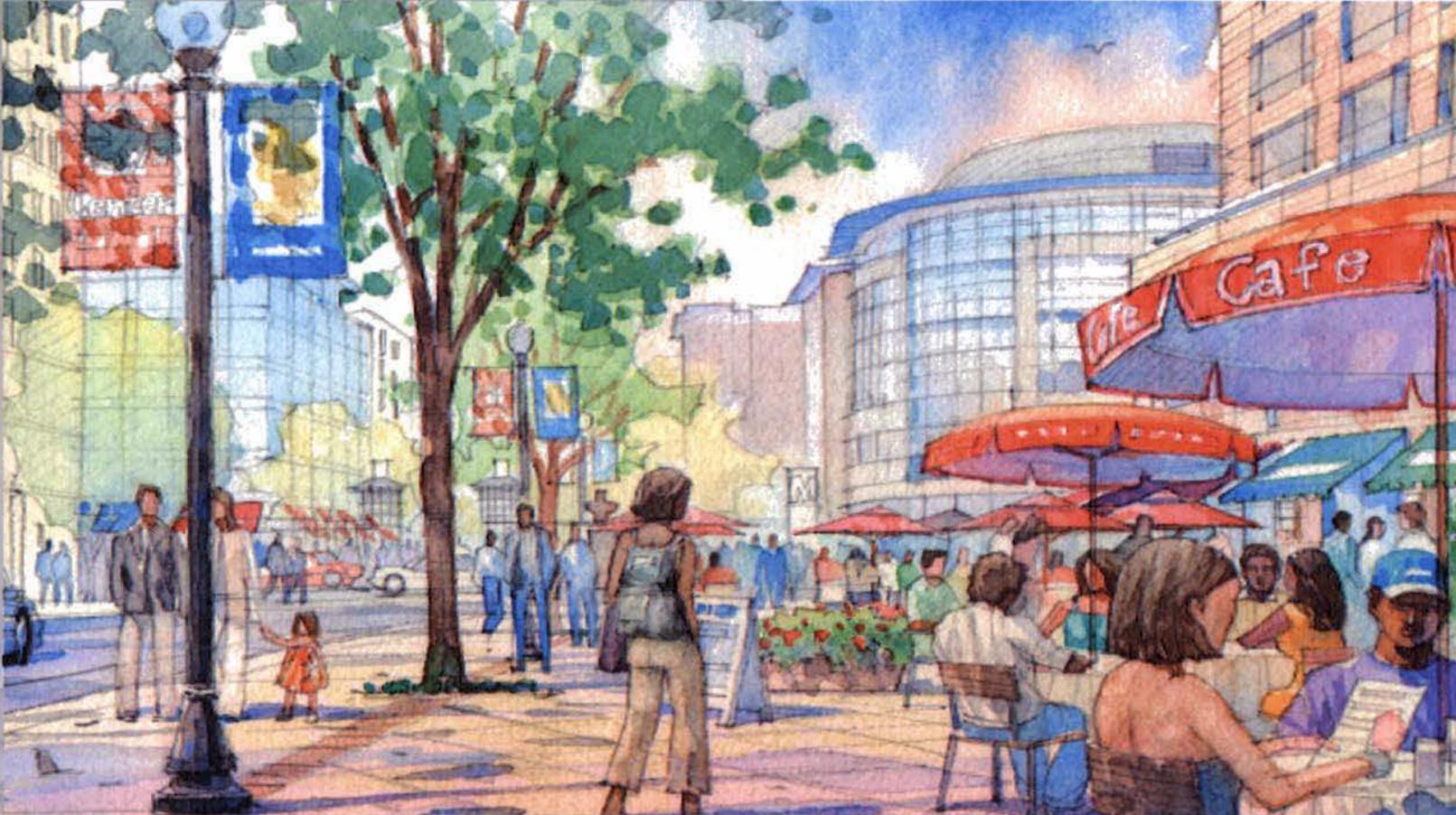


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Foggy Bottom Campus Plan: 2006 - 2025

Campus Character: The Diversity of “Campus Streets”

I Street: *Creating a Vibrant Retail Corridor*



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Foggy Bottom Campus Plan: 2006 - 2025

Campus Character: The Diversity of “Campus Streets”

H Street: *Enhancing the Academic Heart of Campus*



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Foggy Bottom Campus Plan: 2006 - 2025

Campus Character: The Diversity of “Campus Streets”

G Street: *Preserving Historic Character*



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Foggy Bottom Campus Plan: 2006 - 2025

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 Street

I Street Retail Corridor Concept

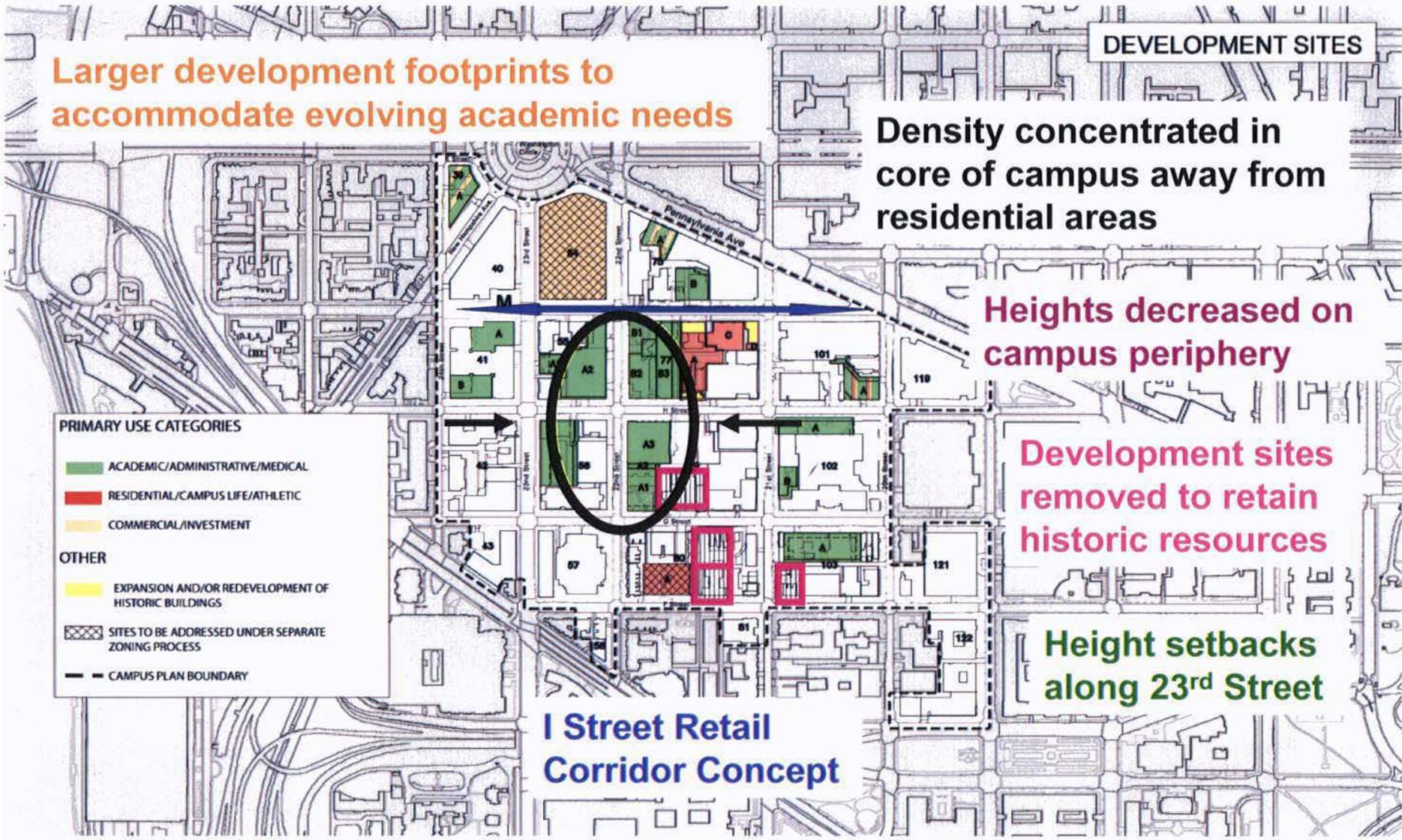
PRIMARY USE CATEGORIES

- ACADEMIC/ADMINISTRATIVE/MEDICAL
- RESIDENTIAL/CAMPUS LIFE/ATHLETIC
- COMMERCIAL/INVESTMENT

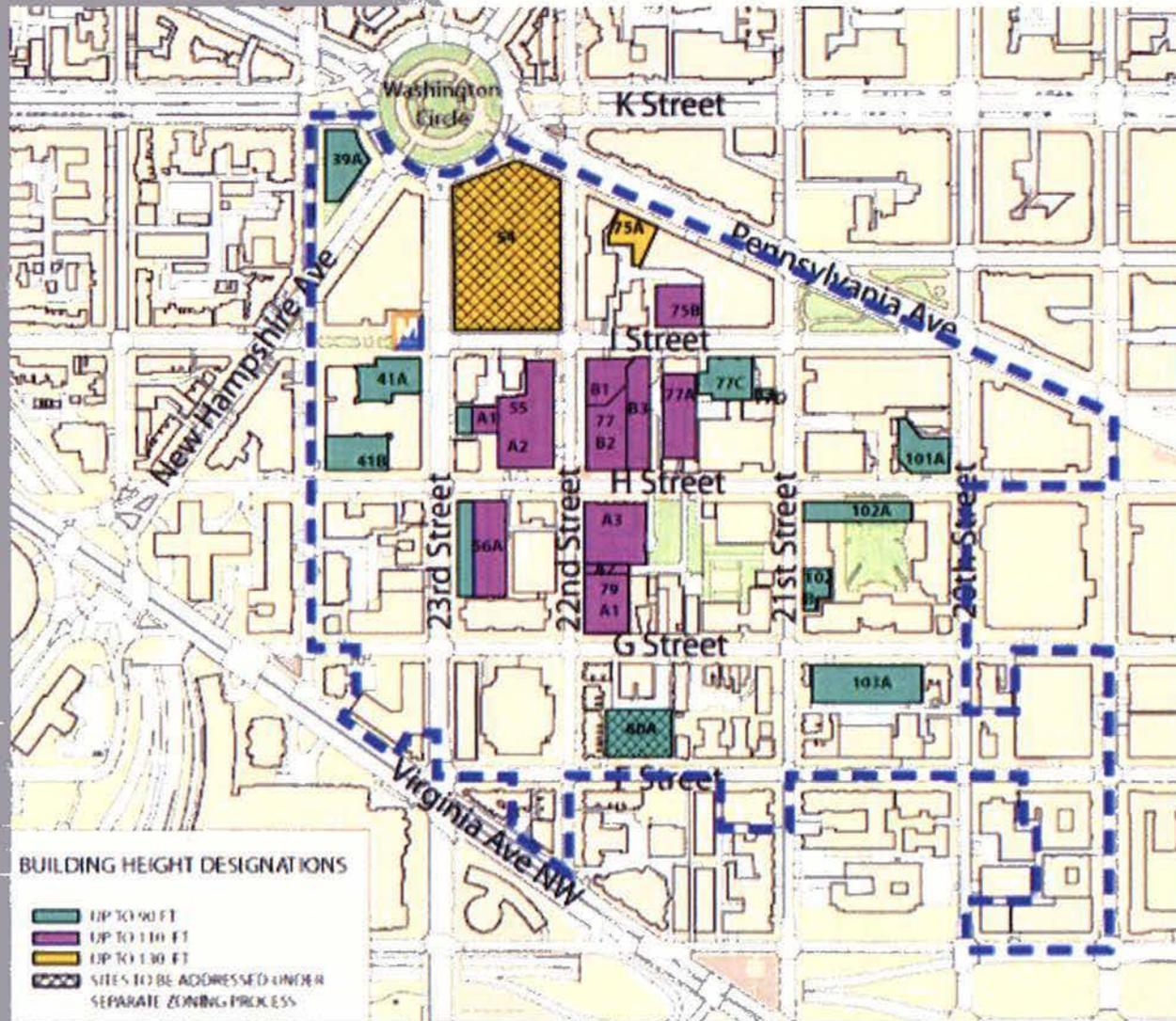
OTHER

- EXPANSION AND/OR REDEVELOPMENT OF HISTORIC BUILDINGS
- SITES TO BE ADDRESSED UNDER SEPARATE ZONING PROCESS
- CAMPUS PLAN BOUNDARY

DEVELOPMENT SITES



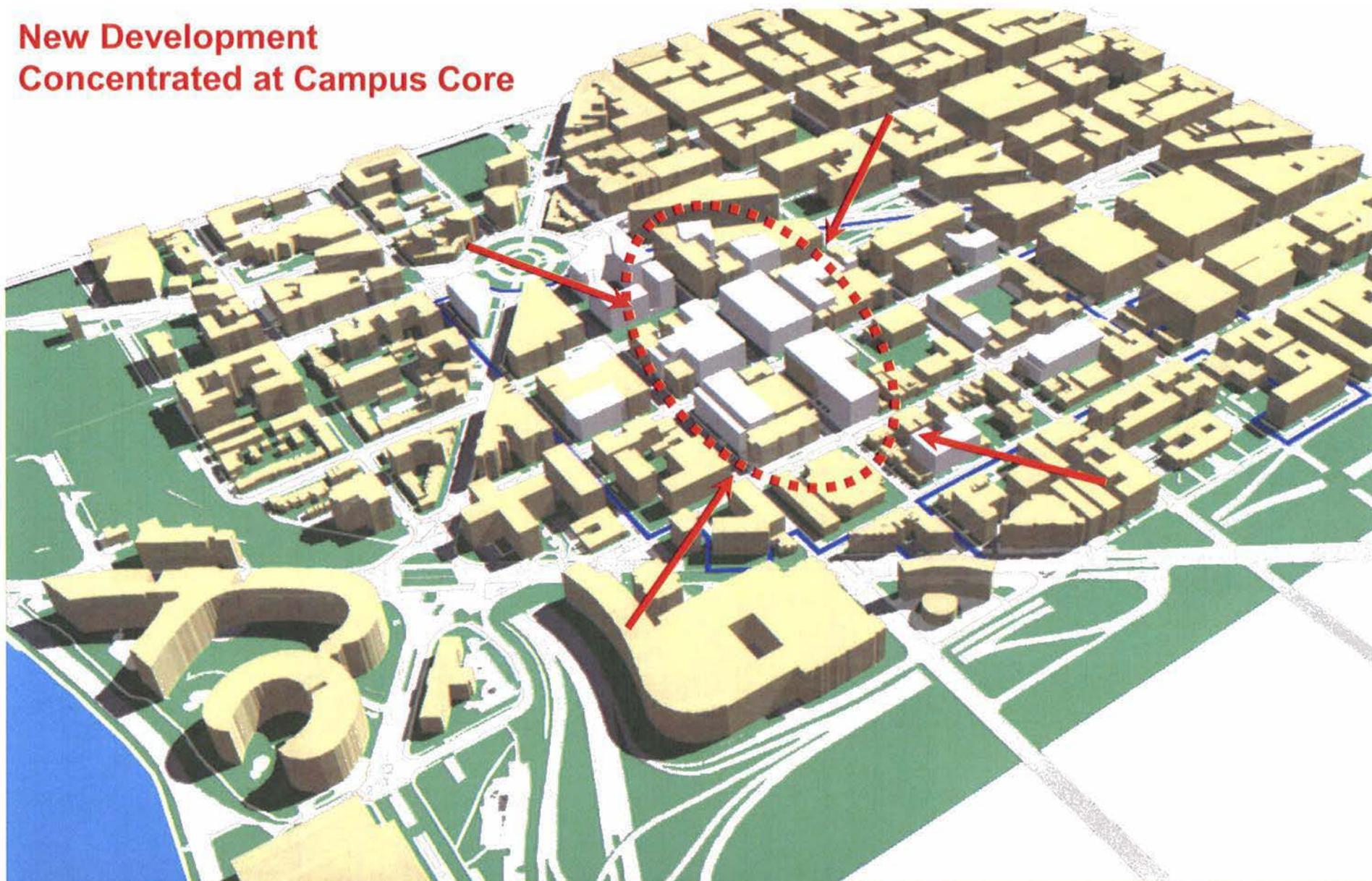
Building Height & Lot Coverage Guidelines



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Foggy Bottom Campus Plan: 2006 - 2025

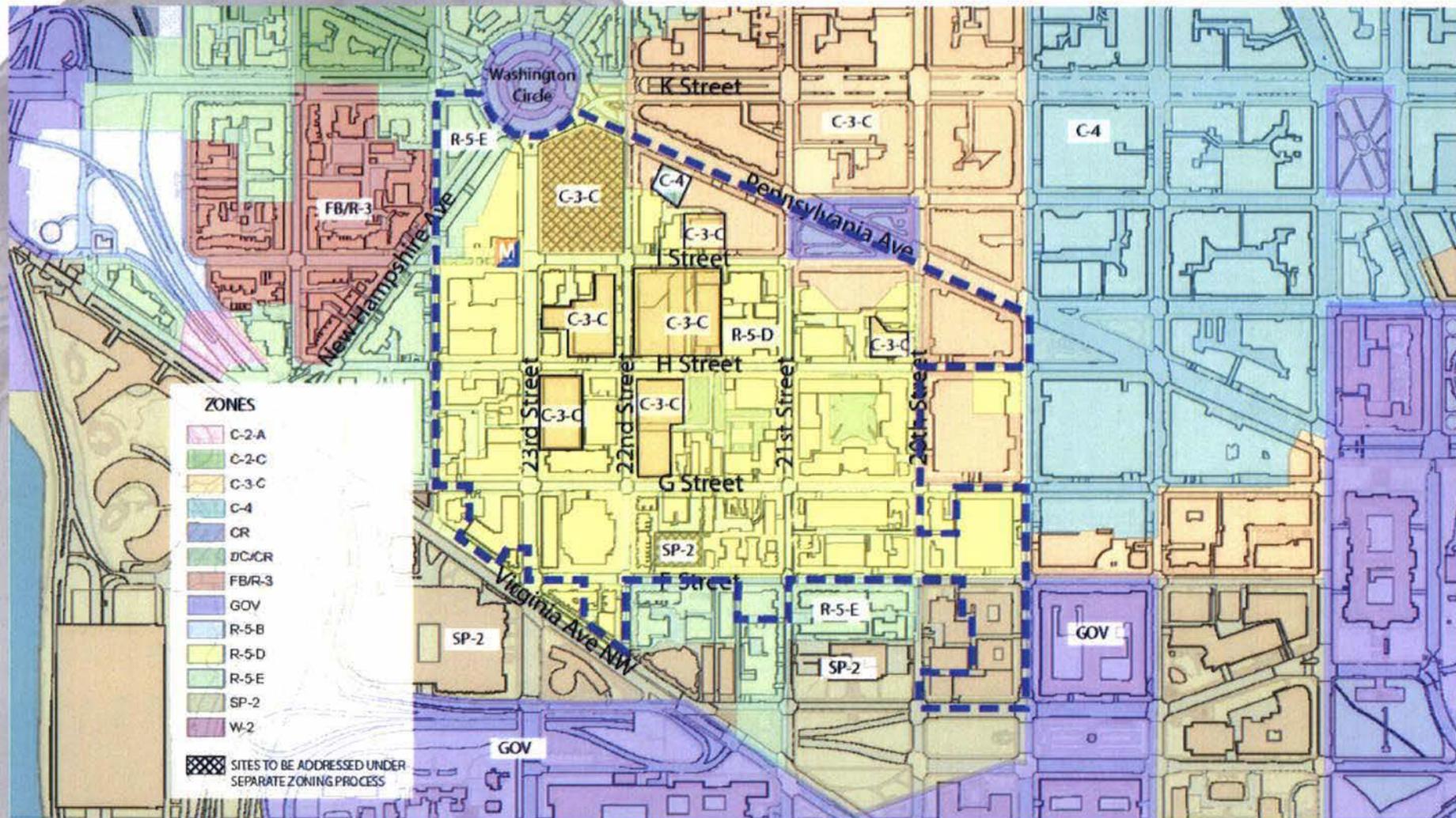
**New Development
Concentrated at Campus Core**



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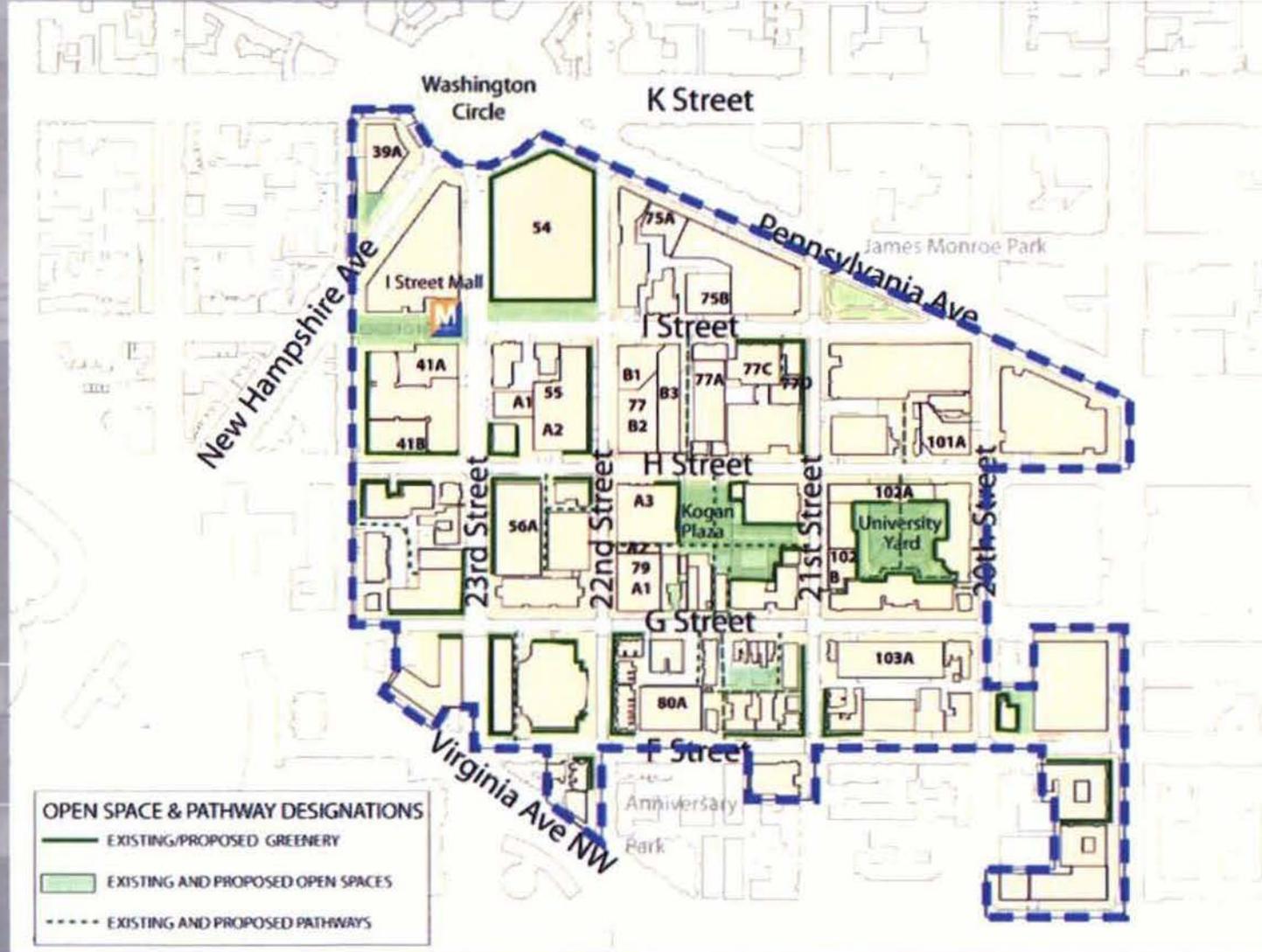
Proposed Zoning



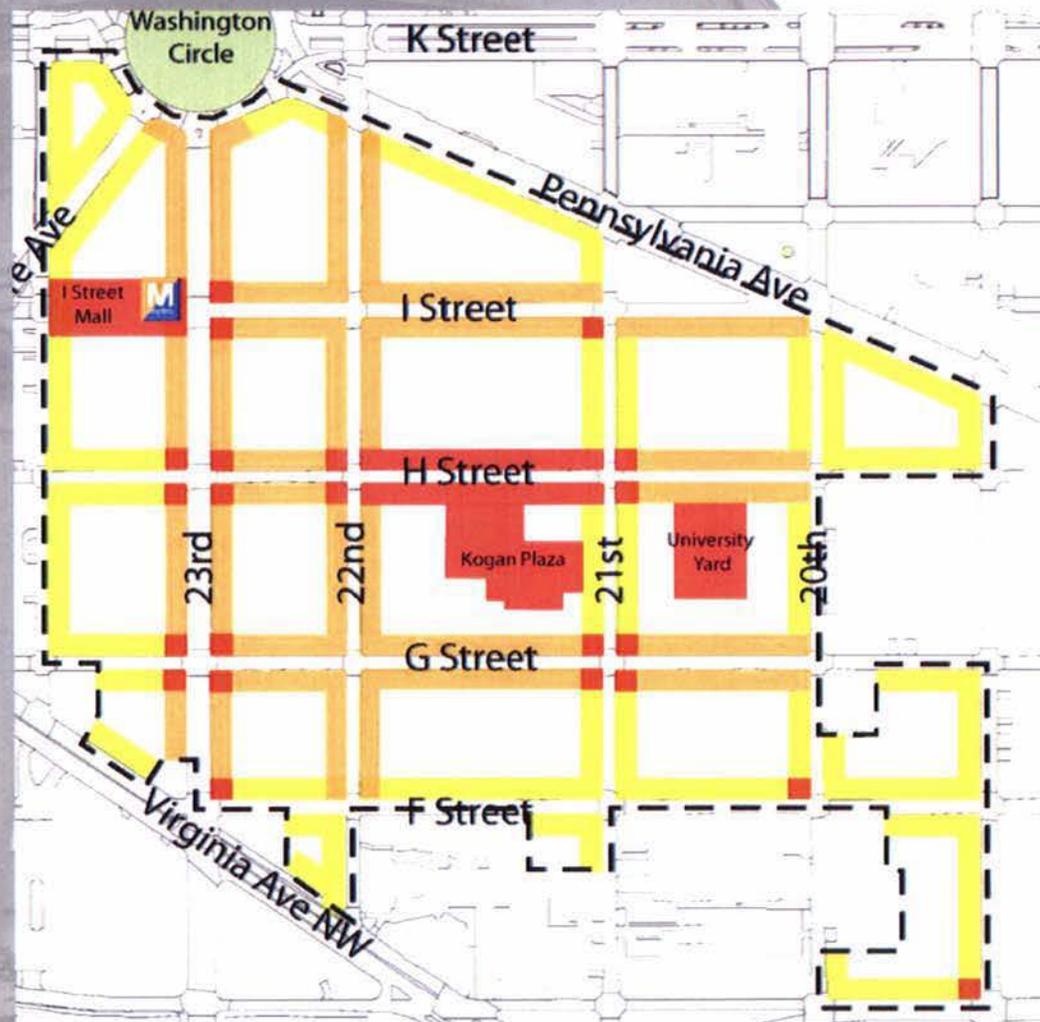
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Foggy Bottom Campus Plan: 2006 - 2025

Open Space, Streetscape & Signage



Streetscape Plan: Concept Map



-  Base Elements
-  Enhanced Elements
-  Premium Elements



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Foggy Bottom Campus Plan: 2006 - 2025

Base Layer Elements

establish and support GW identity



Building Engraving



Signage



Building Furnishings



Building Signage



Campus Building Sign



Campus Directional Sign

Enhanced Layer Elements

reinforce the presence of key GW activity



Street Signage



Street Planting



Planting Zone



Planting Zone



Premium Layer Elements

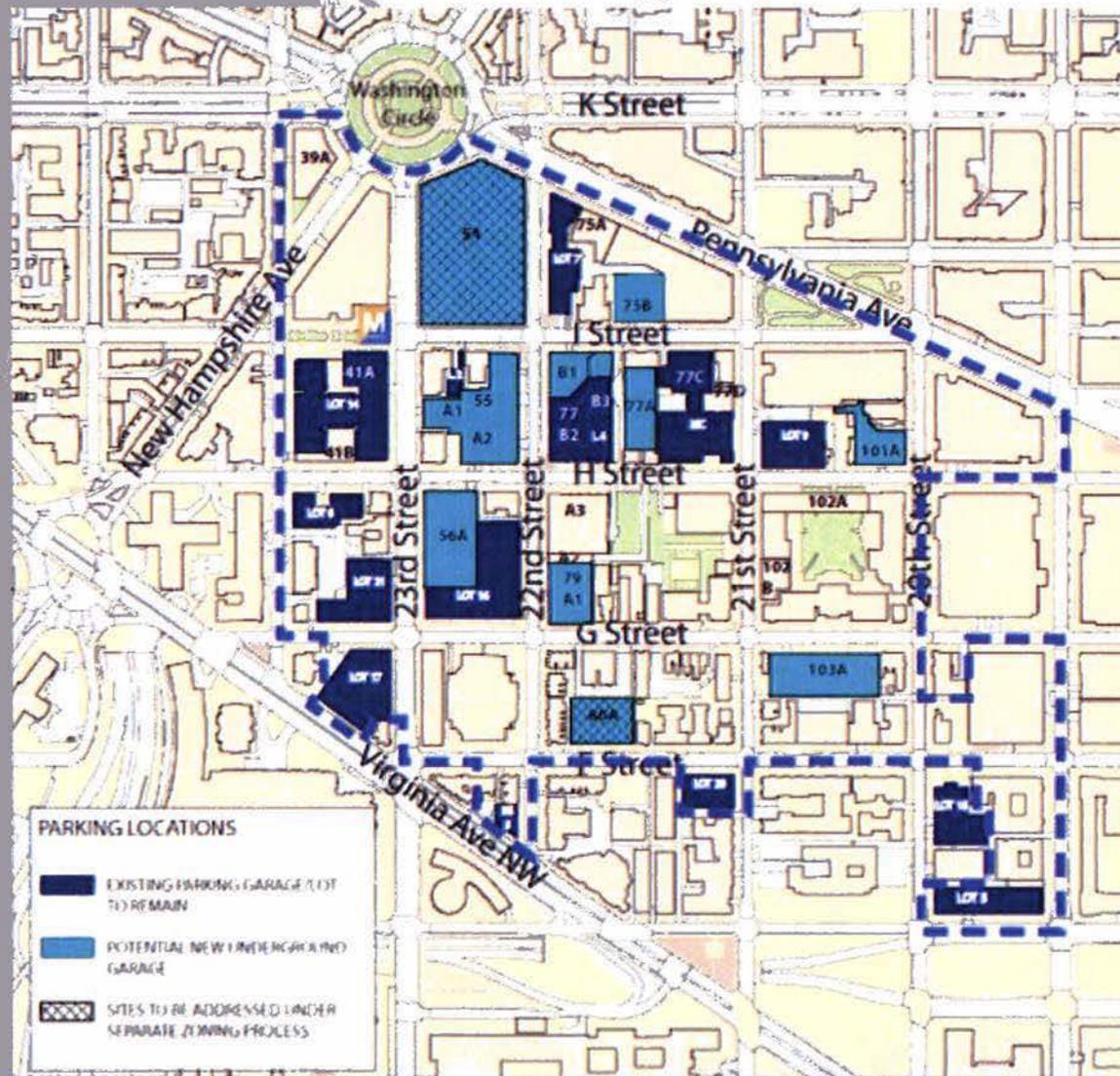
celebrate the character and identity of the Foggy Bottom Campus



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Foggy Bottom Campus Plan: 2006 - 2025

Parking



Summary: Development Plan Achievements

- Provides **facilities necessary to meet GW's academic mission**
- Delivers additional **on-campus student housing**
- Enhances **campus open spaces** and the **pedestrian experience**
- Reflects and respects the **diversity of the vibrant Foggy Bottom community**
- Preserves **historic and architectural resources** that enrich the fabric of the neighborhood and the District

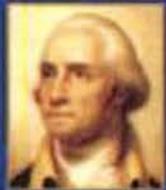


Laura H. Hughes

Principal & Architectural Historian
EHT Traceries

Anne H. Adams

Architectural Historian
Pillsbury Winthrop Shaw Pittman



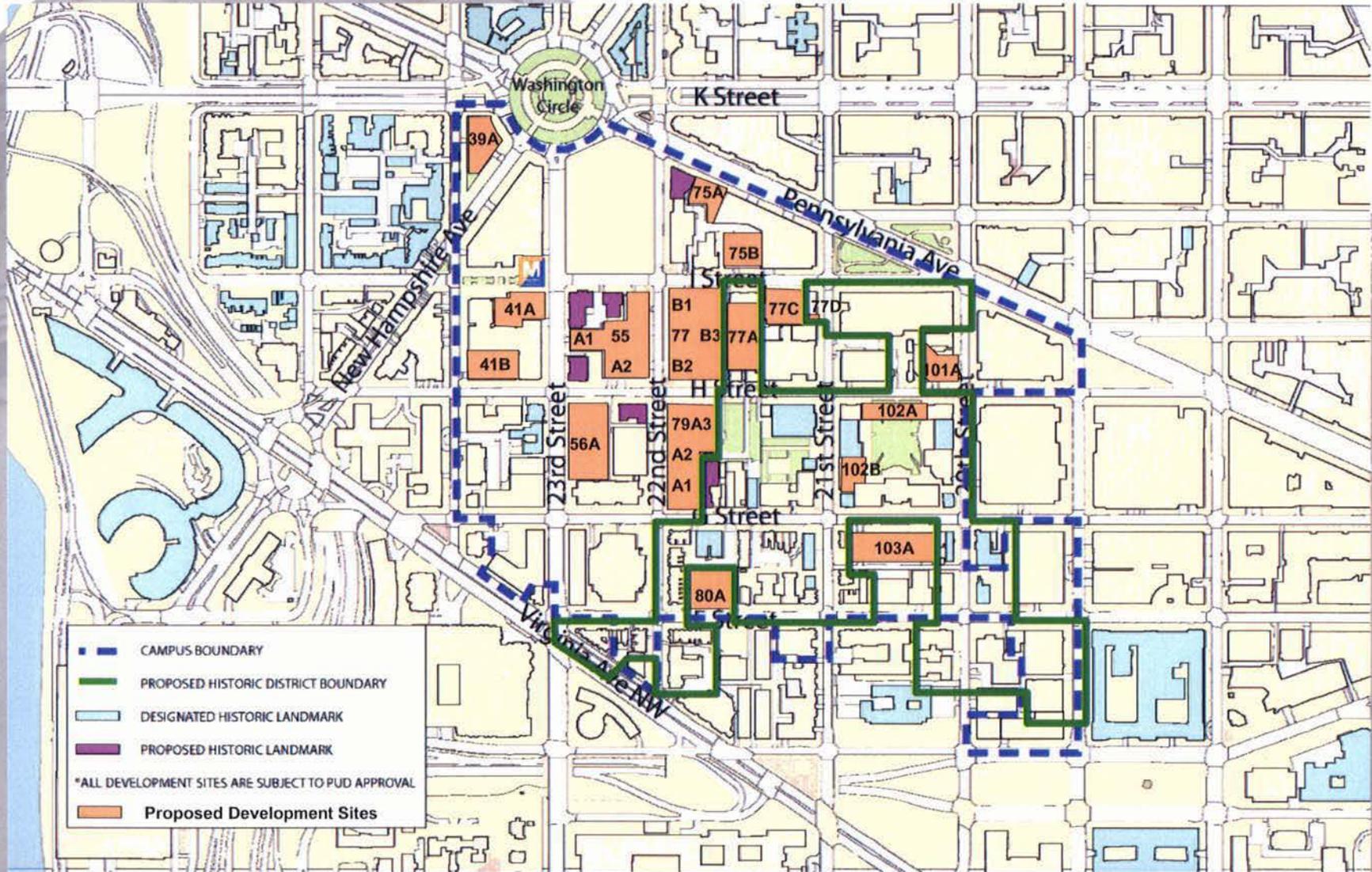
Historic and Architectural Resources



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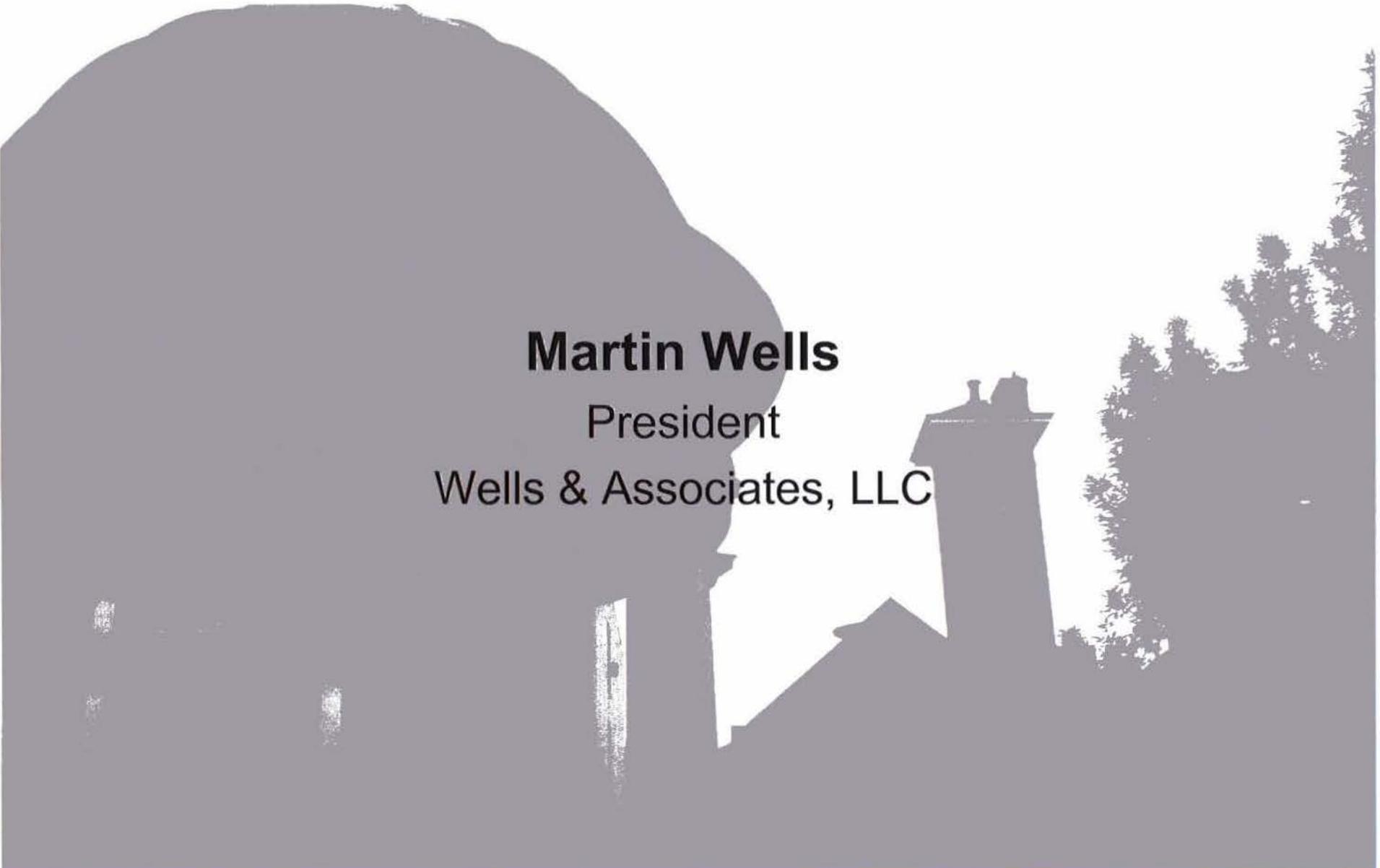
Foggy Bottom Campus Plan: 2006 - 2025

Historic Preservation Plan

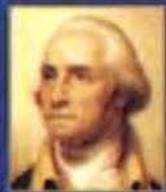


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Foggy Bottom Campus Plan: 2006 - 2025



Martin Wells
President
Wells & Associates, LLC



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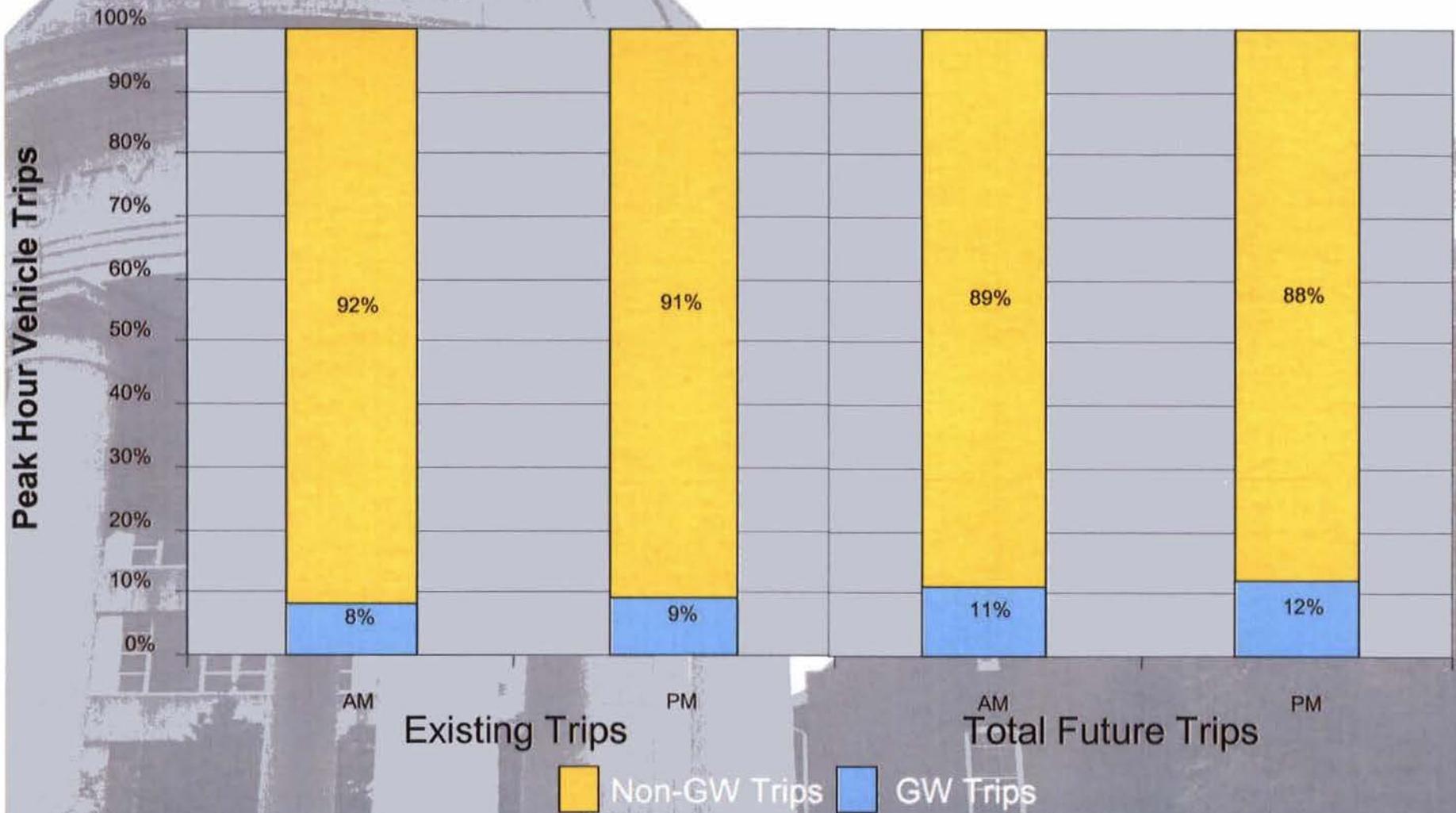
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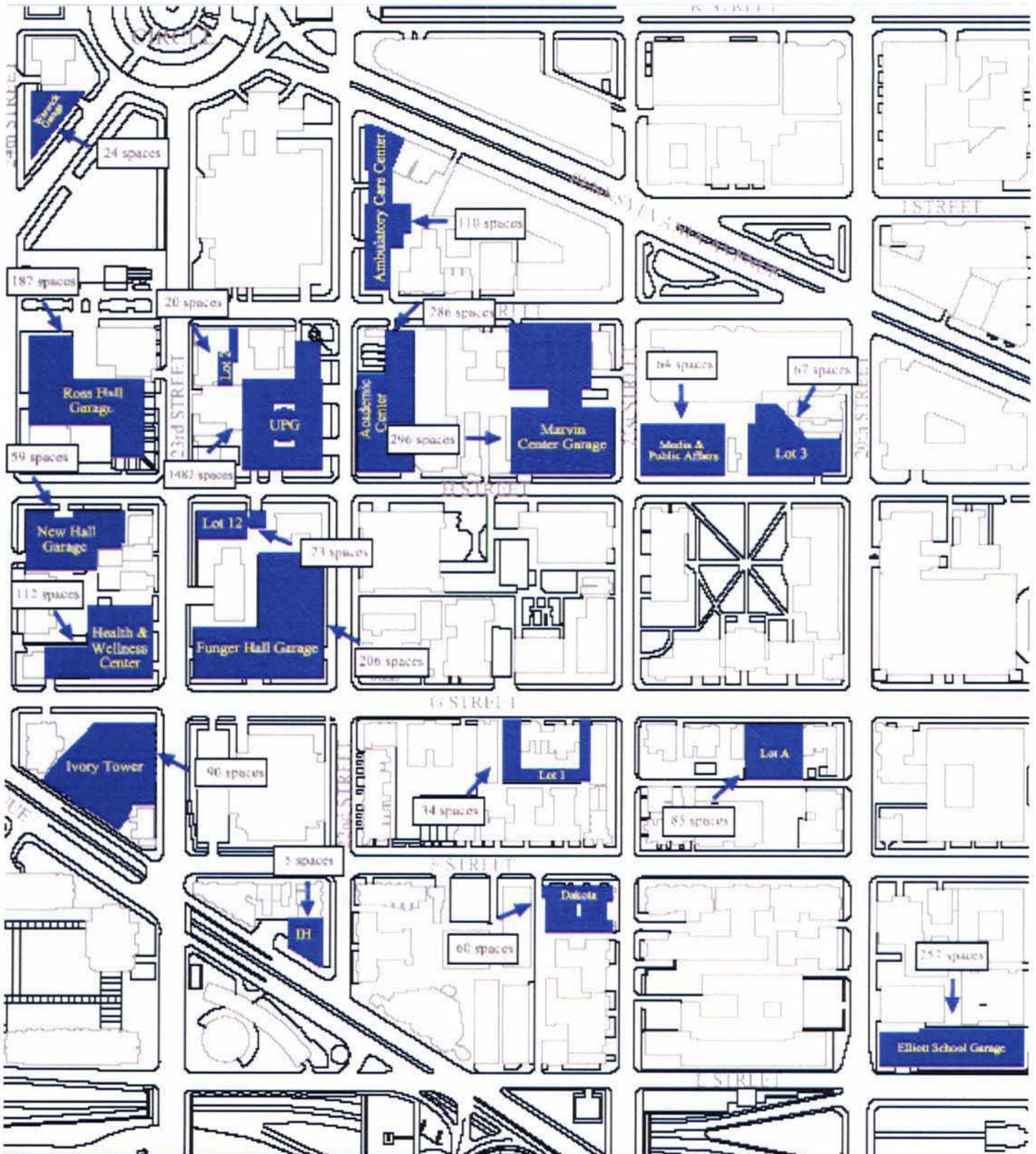
Transportation Study Scope

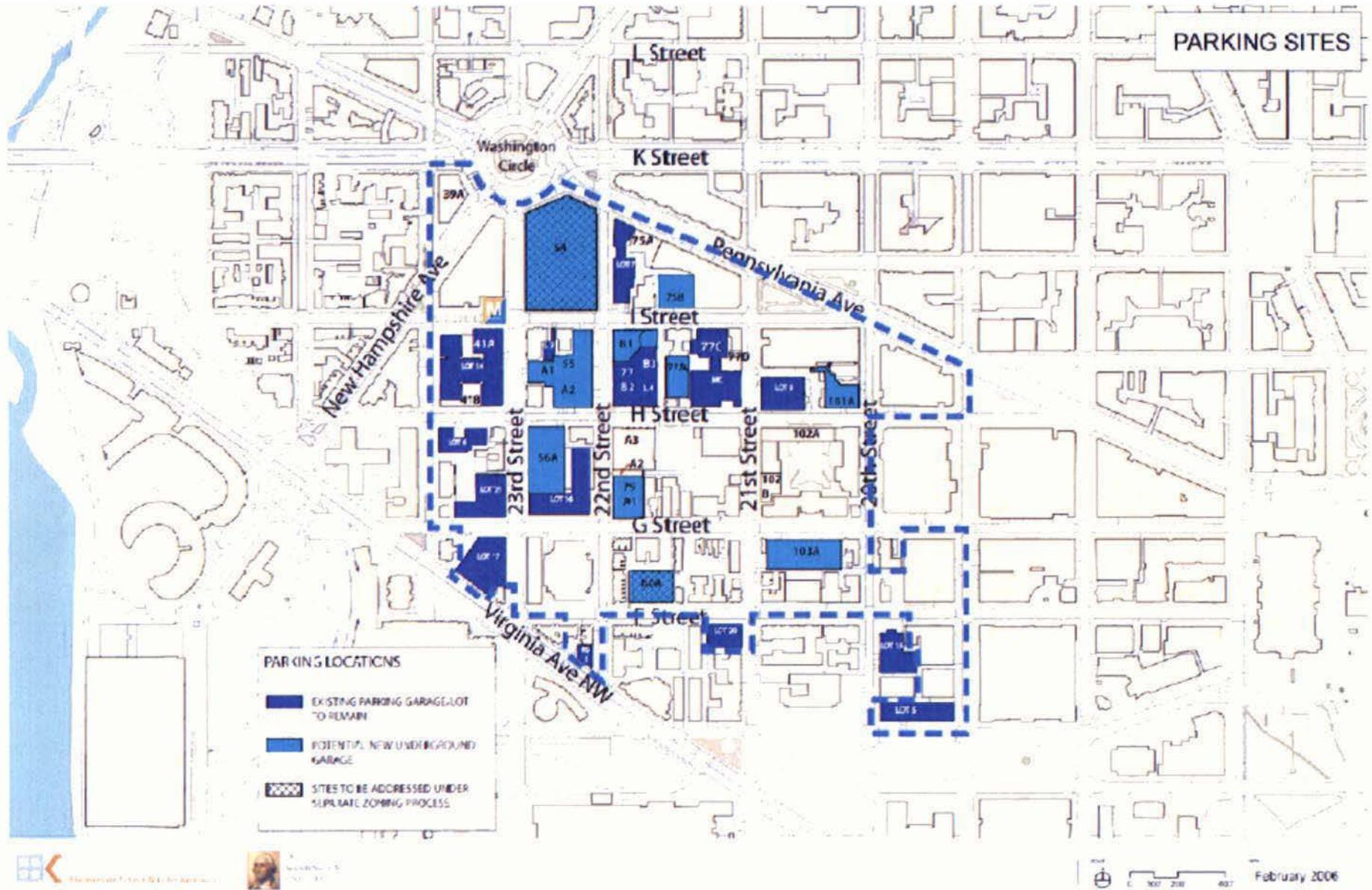
- Multi-Modal Study
- Broad Scope
 - 40 intersections
 - 23 driveways
- Six Pipeline Projects
- Additional GW Impacts
 - Potential increase in faculty/staff and students
 - Former GW Hospital Site (Square 54)
 - School Without Walls (Square 80)

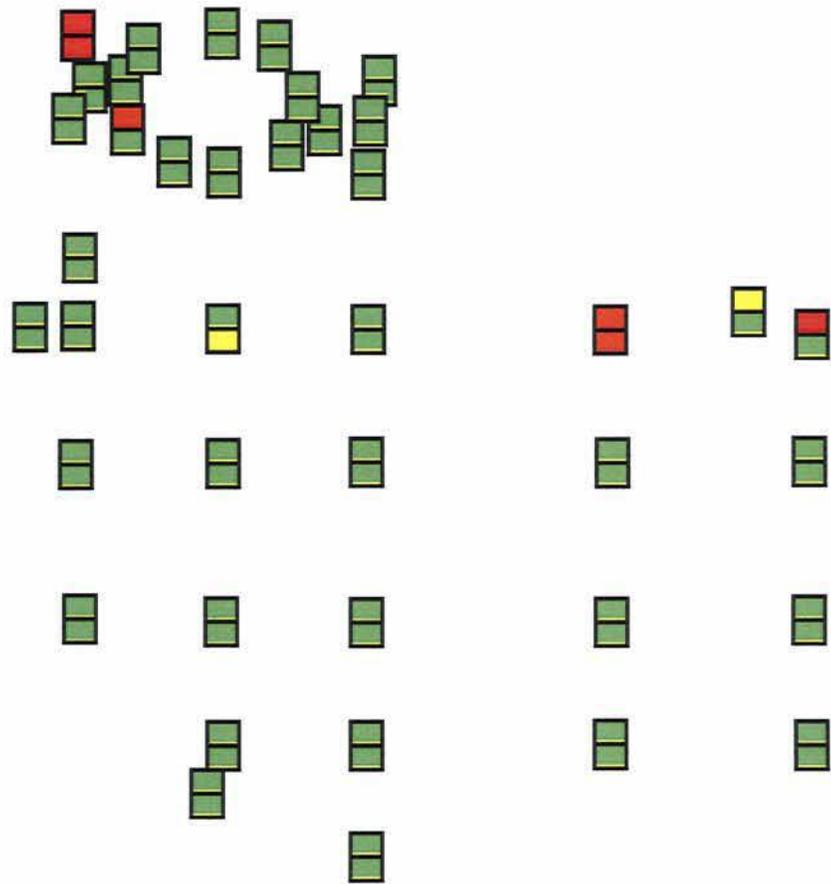


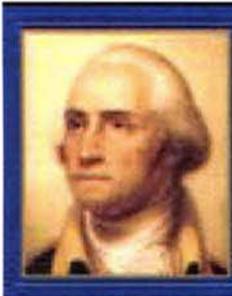
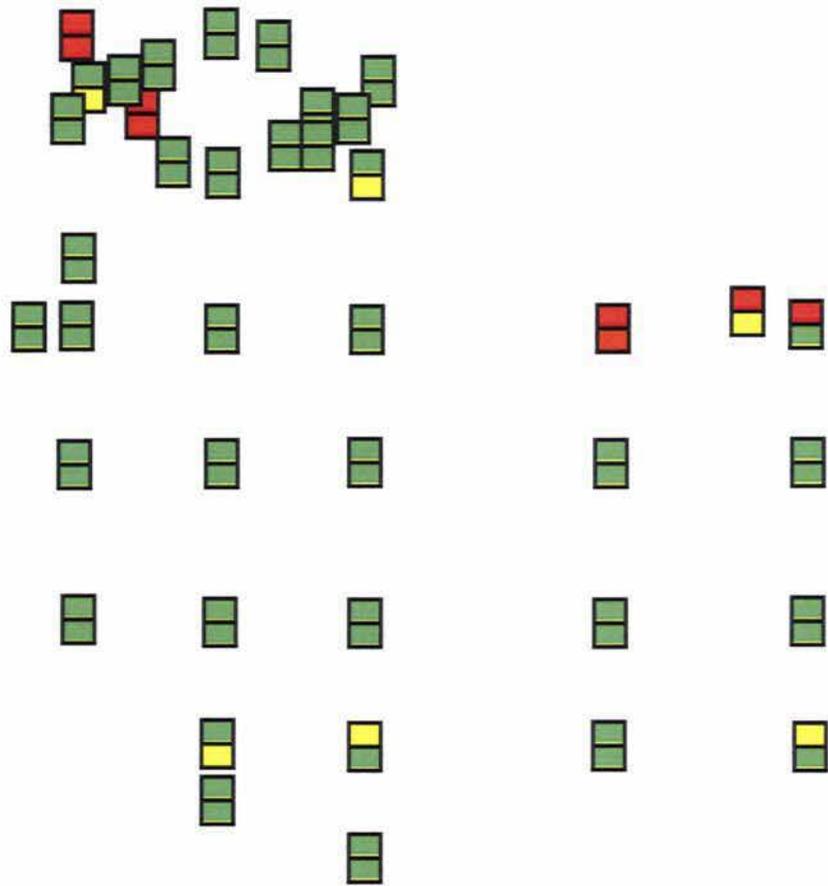
GW Trip Generation





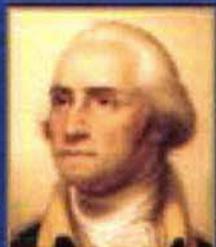
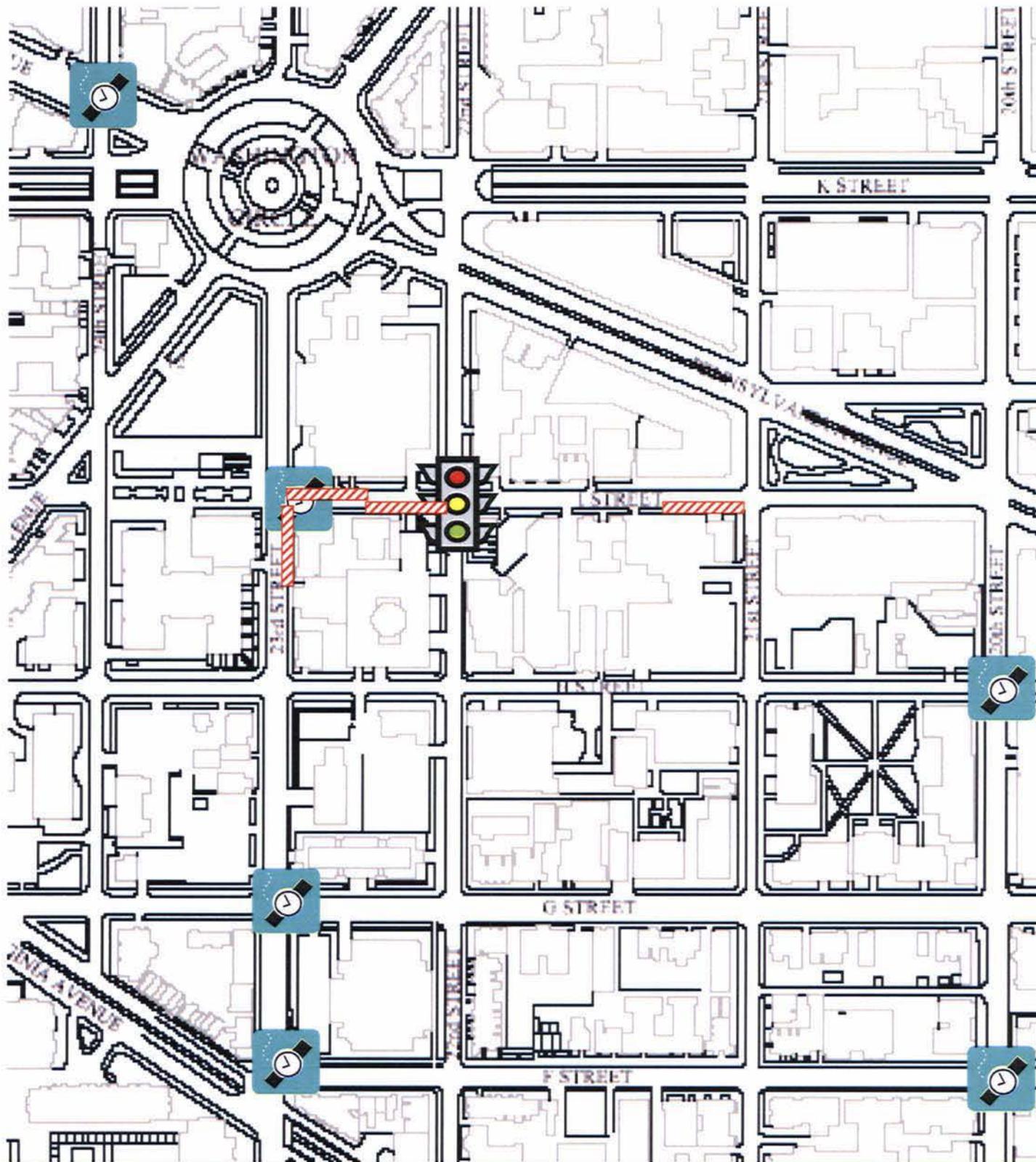






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Total Future Levels of Service with Improvements



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Recommended Roadway Improvements

Travel Demand Management

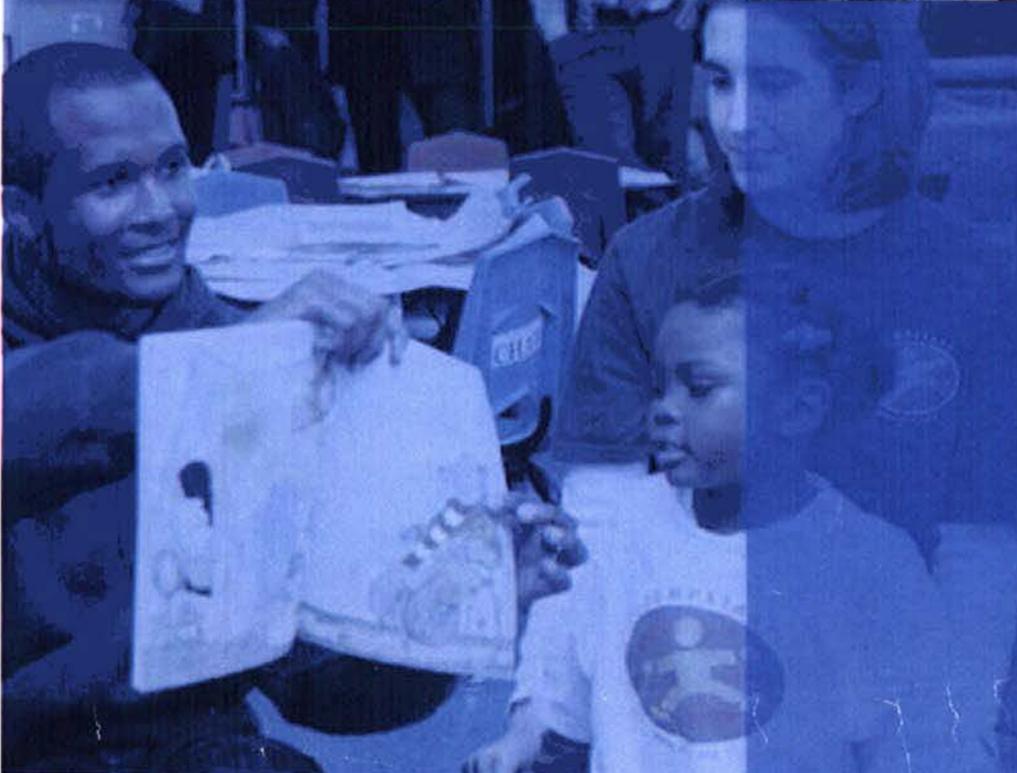
- ***Proposed TDM Measures:***
 - Public Transportation
 - Pedestrian and Bicycle Programs
 - Parking Management
 - Truck Management Program
 - Special Event Management



PUD Benefits & Amenities

- Accommodating the University's **forecasted academic and student housing space requirements within the existing Campus Plan boundaries**, concentrated in the core of campus away from existing residential neighborhoods
- Increased **retail services** through the creation of the **I Street retail corridor**, along with other retail throughout campus as an accessory use
- **Increased tax revenues** to the District through conversion of Square 54 from non-profit to commercial use
- A comprehensive **Historic Preservation Plan**, including a potential historic district and additional landmark designations
- Commitment to **transition the use of various off-campus facilities** currently used for undergraduate student housing
- Commitment **not to purchase additional residentially-zoned properties** outside of the Campus Plan boundaries in the Foggy Bottom/West End neighborhoods for other than investment uses
- **Streetscape Plan** that provides design framework and planning guidelines for future streetscape improvements
- Improved **mechanisms for Campus Plan compliance**





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***The Foggy Bottom Campus Plan:
2006 – 2025 & First-Stage PUD***

**Zoning Commission Cases
06-11 and 06-12**

September 14, 2006