

# Proposed Conditions: Key Examples

- **Existing Campus Plan conditions carried forward**
  - No changes to the Campus Plan boundary (#3)
  - Advisory Committee (#9)
  - Maintain existing student and faculty/staff population caps, with clear and specific definitions (#10, #11)
  - Maintain undergraduate student housing requirement (#12, #13)
- **Commitments made during the Community-Based Planning Process**
  - Transition of off-campus properties currently housing undergraduate students (#14)
  - Improved reporting and compliance review (#24, #25)
- **Additional new conditions proposed by the Office of Planning in response to community concerns**
  - GW will not purchase additional residentially-zoned properties outside the Campus Plan boundaries in the Foggy Bottom/West End area for university (non-investment) use (#8)





## Matthew Bell

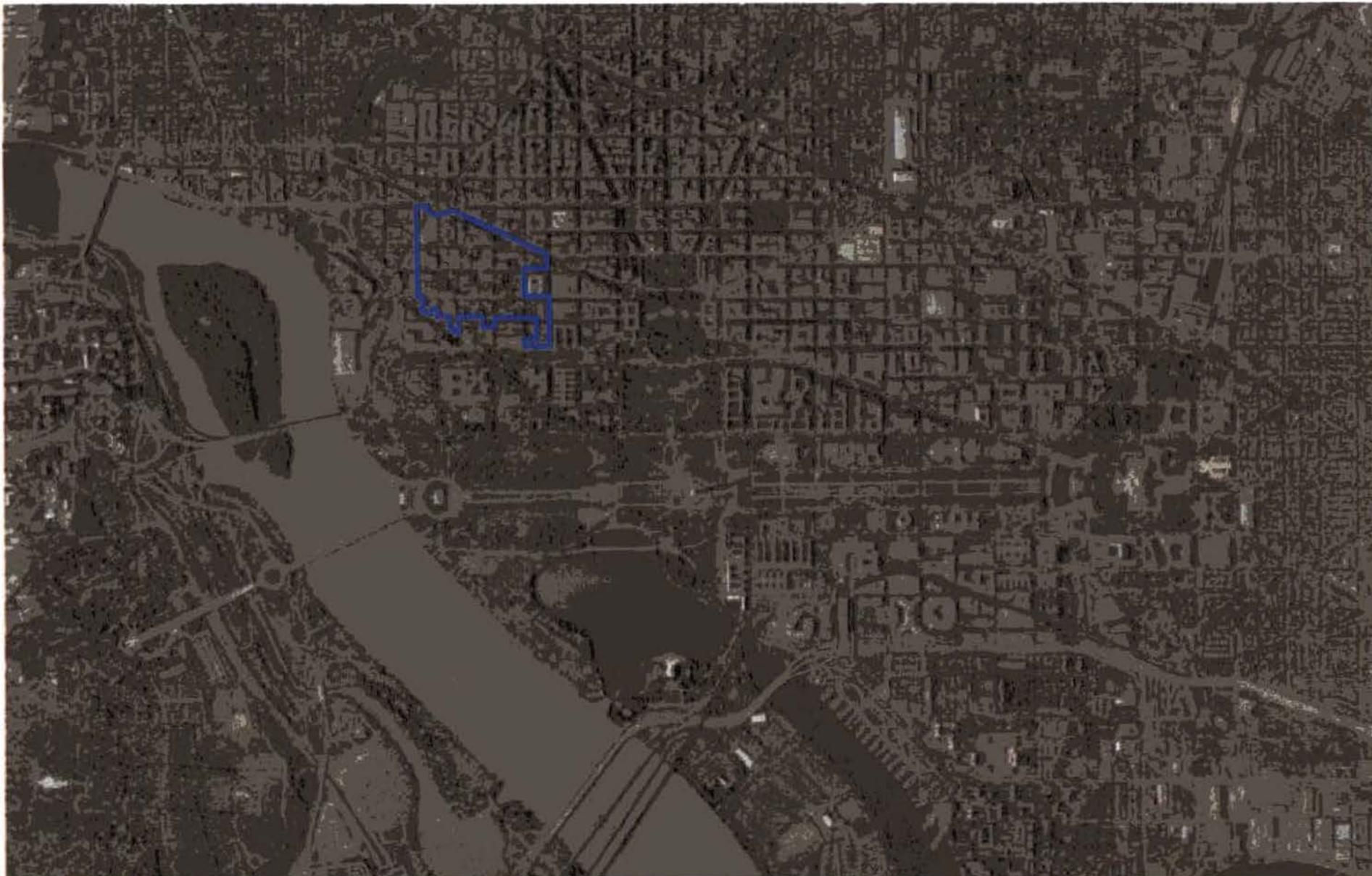
Principal In Charge

Ehrenkrantz, Eckstut & Kuhn Architects



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# Foggy Bottom Campus Plan: 2006 - 2025

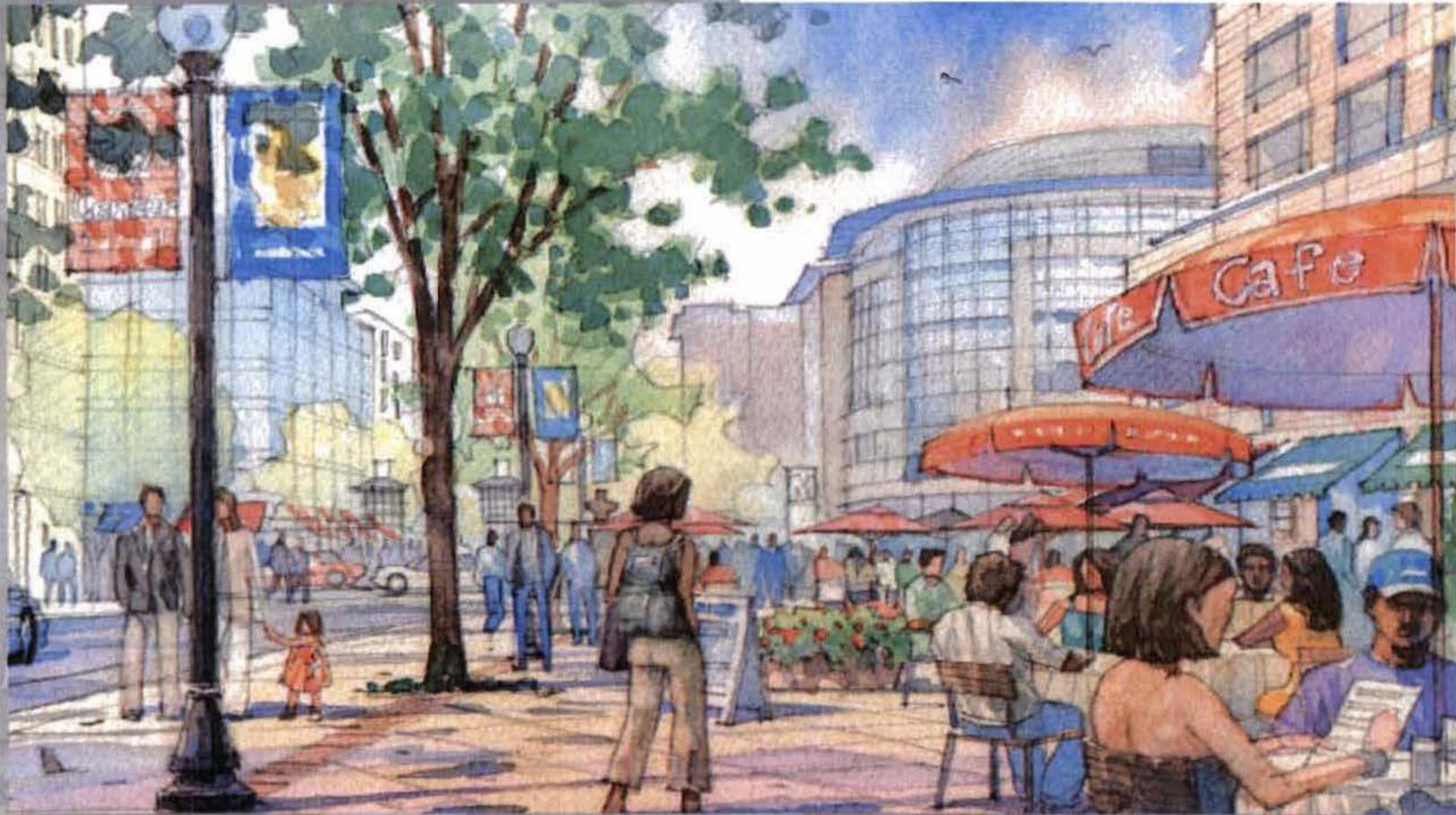


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## Foggy Bottom Campus Plan: 2006 - 2025

# Campus Character: The Diversity of “Campus Streets”

## I Street: *Creating a Vibrant Retail Corridor*



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# Campus Character: The Diversity of “Campus Streets”

## H Street: *Enhancing the Academic Heart of Campus*



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# Campus Character: The Diversity of “Campus Streets”

## G Street: *Preserving Historic Character*



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Larger development footprints to accommodate evolving academic needs

DEVELOPMENT SITES

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

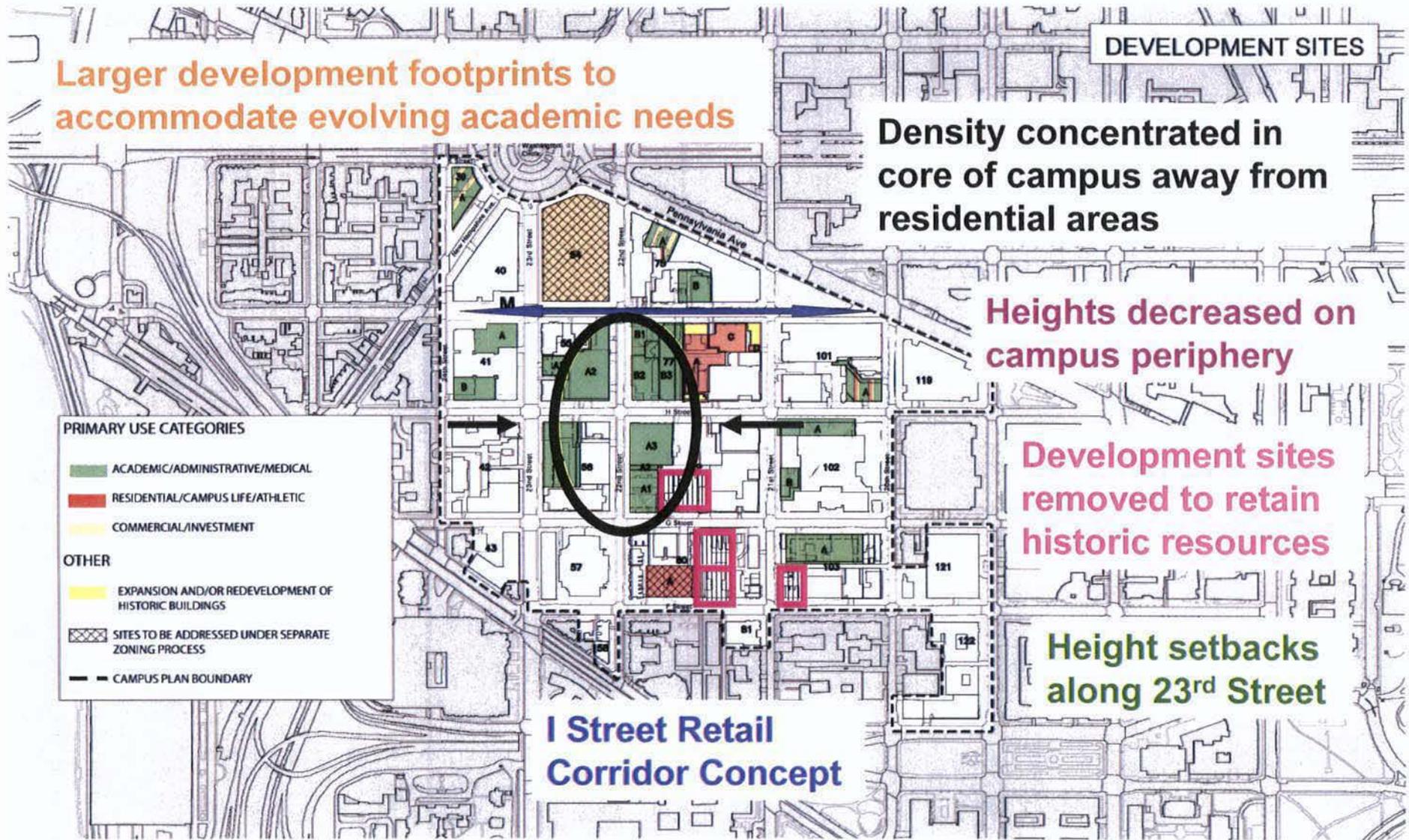
I Street Retail Corridor Concept

**PRIMARY USE CATEGORIES**

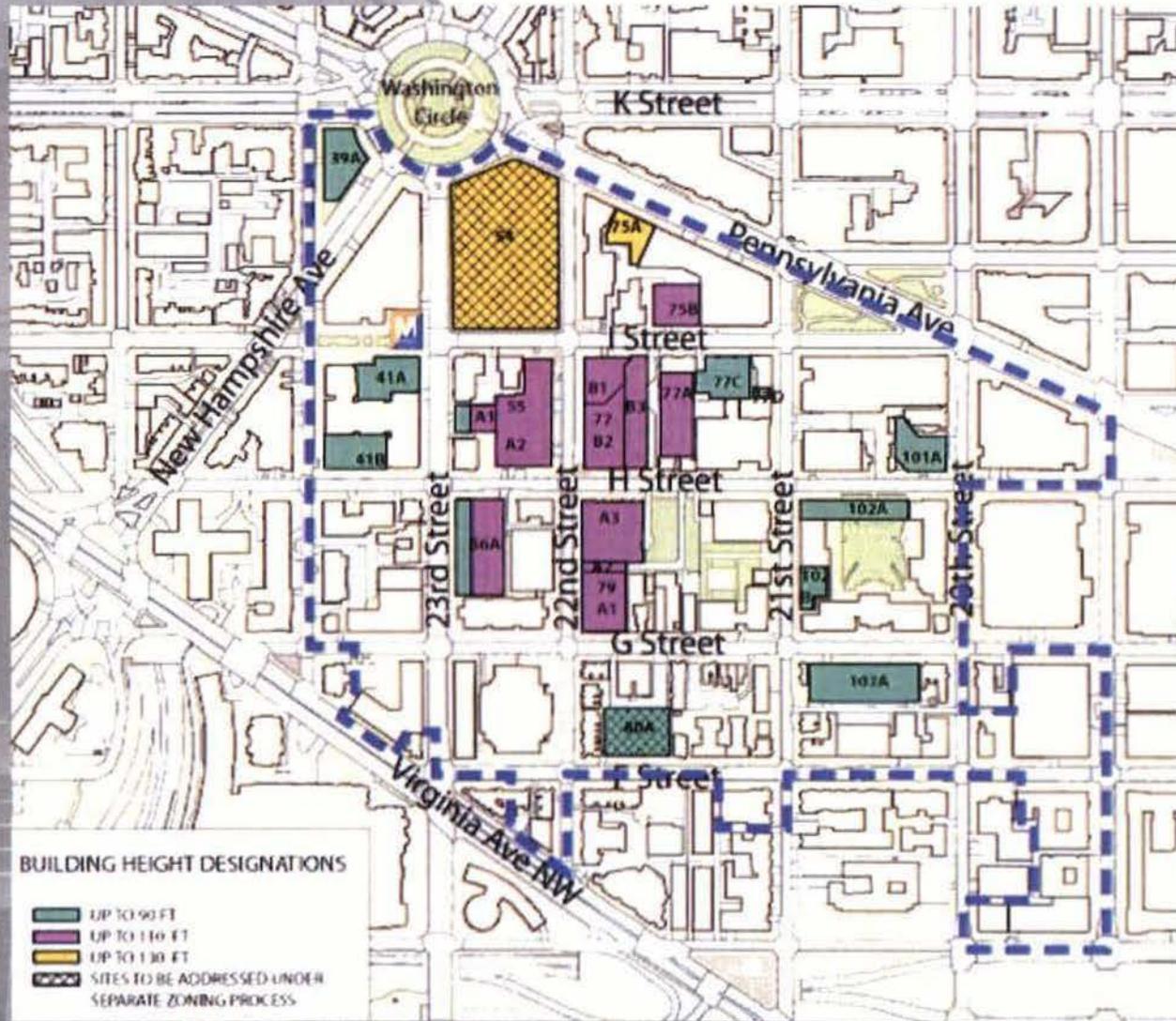
- ACADEMIC/ADMINISTRATIVE/MEDICAL
- RESIDENTIAL/CAMPUS LIFE/ATHLETIC
- COMMERCIAL/INVESTMENT

**OTHER**

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



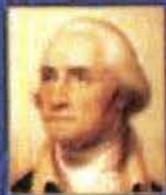
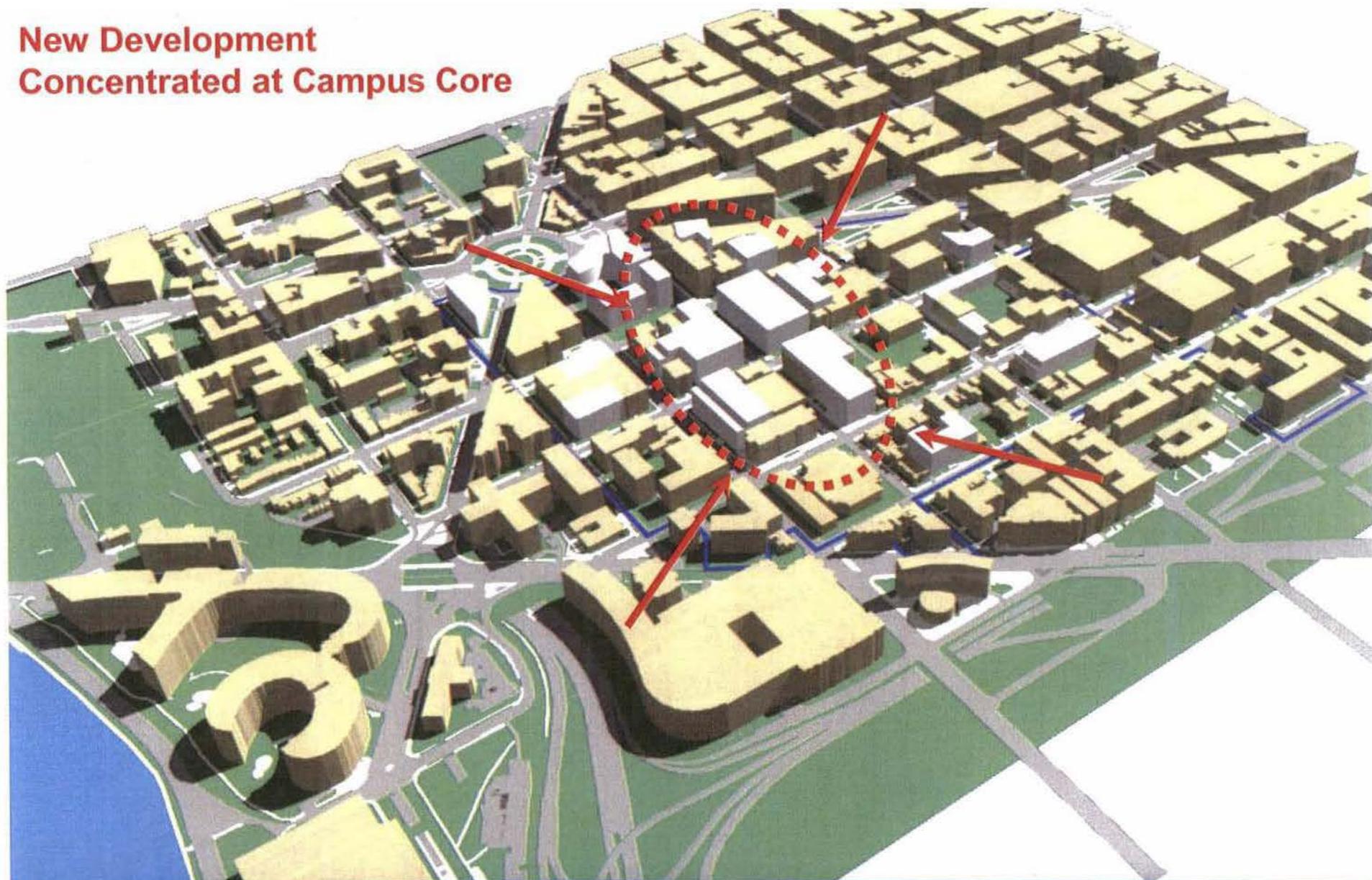
# Building Height & Lot Coverage Guidelines



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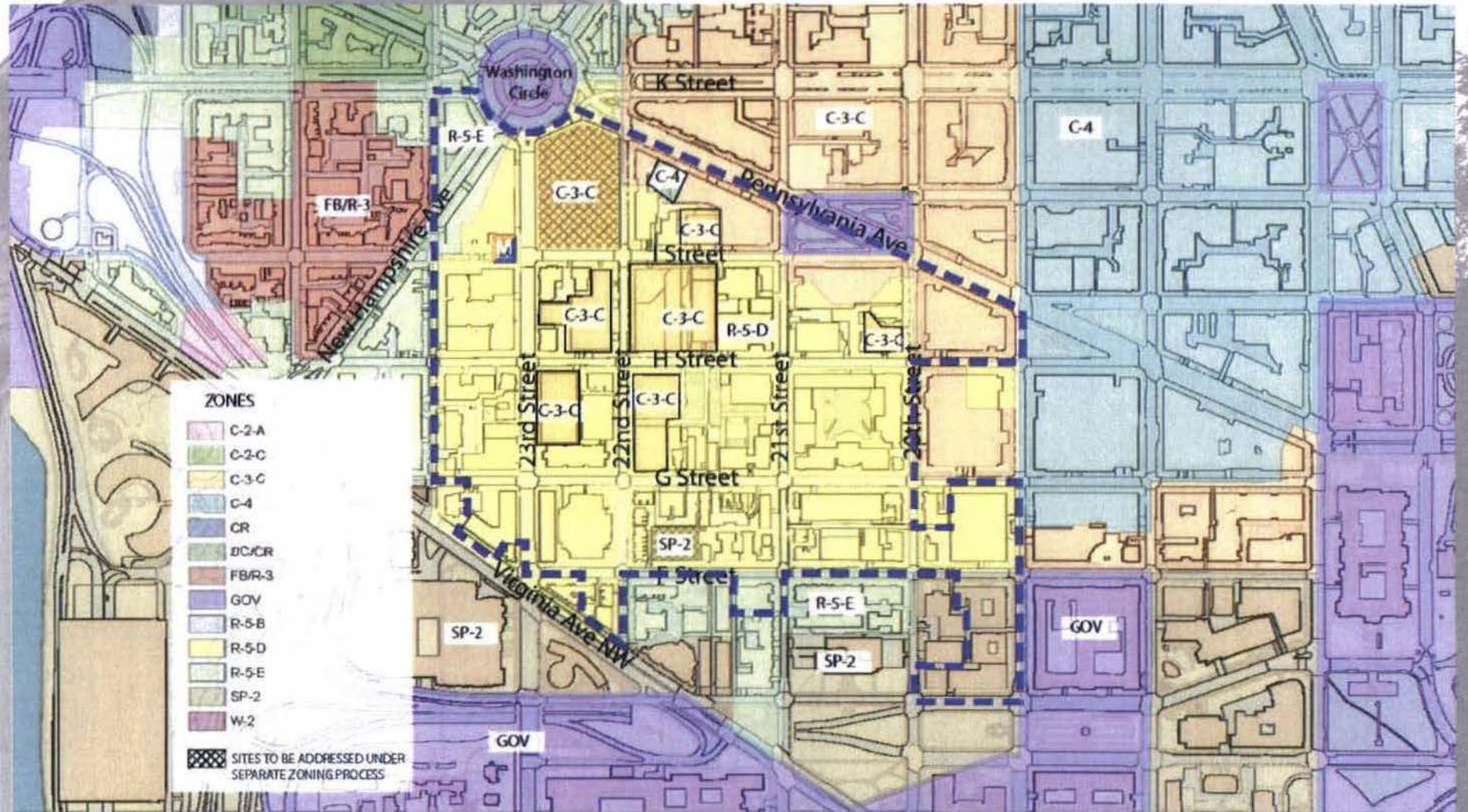
**New Development  
Concentrated at Campus Core**



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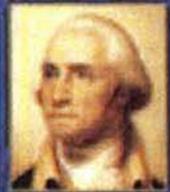
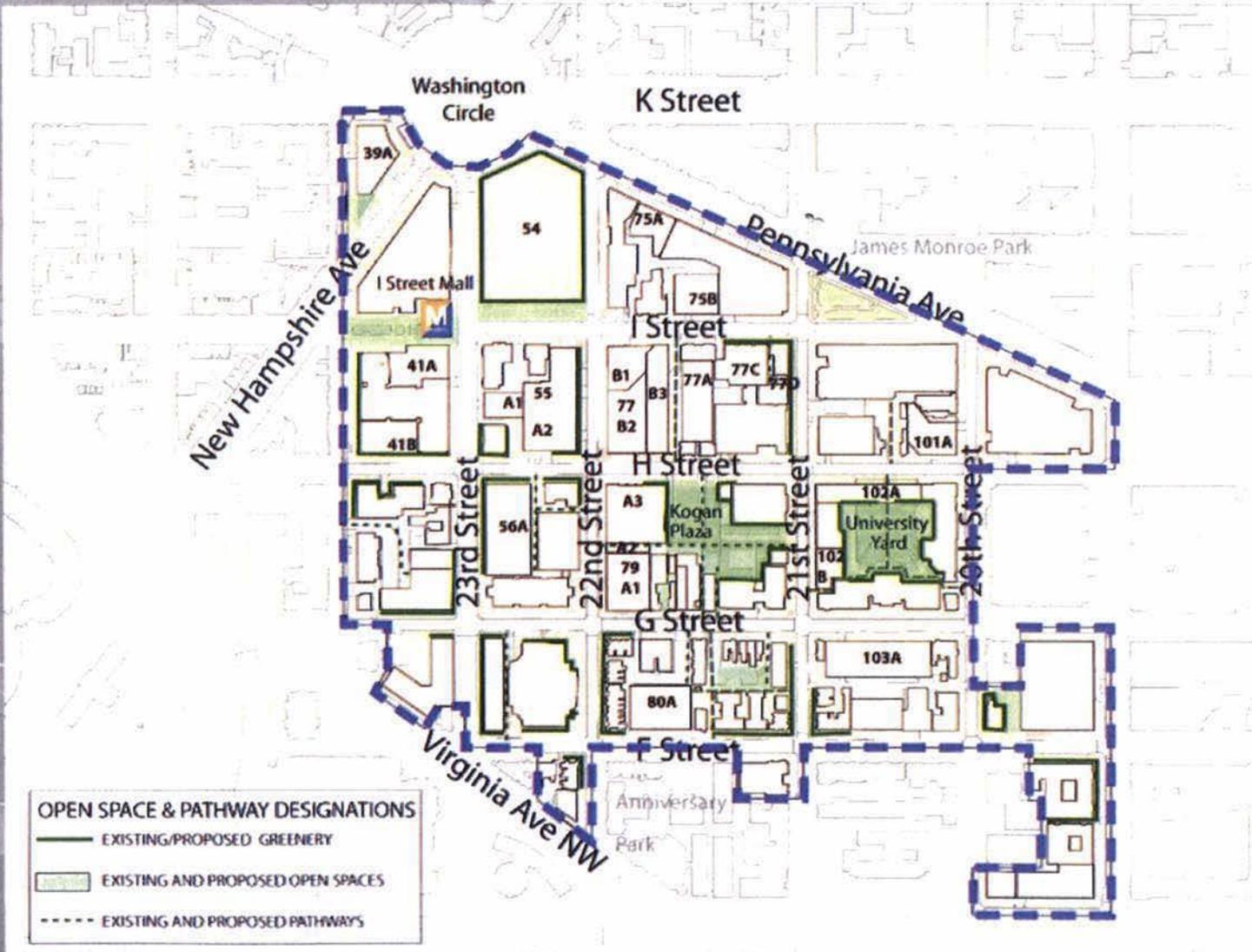
# Proposed Zoning



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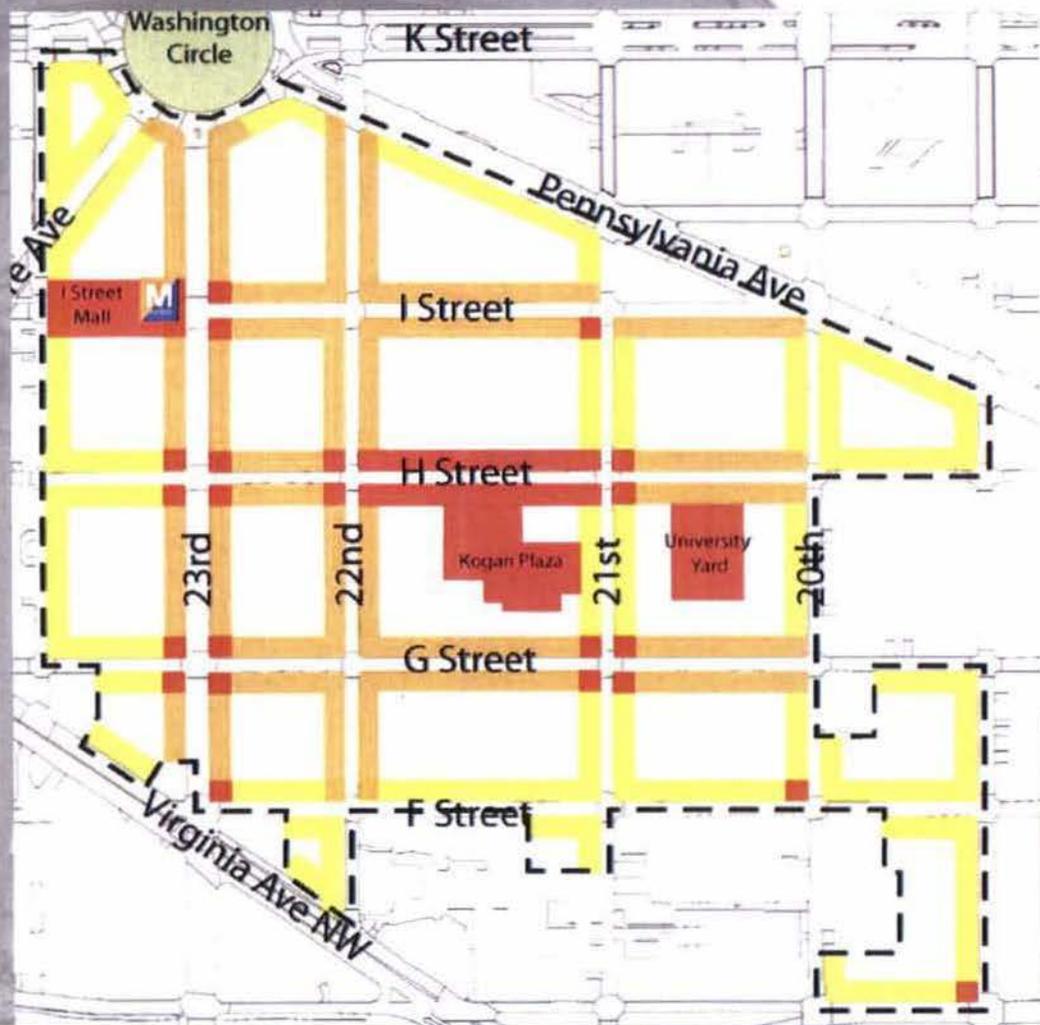
# Open Space, Streetscape & Signage



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# Streetscape Plan: Concept Map



-  Base Elements
-  Enhanced Elements
-  Premium Elements



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## Base Layer Elements

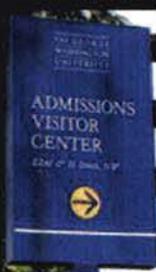
establish and support GW identity



*Building Facades*



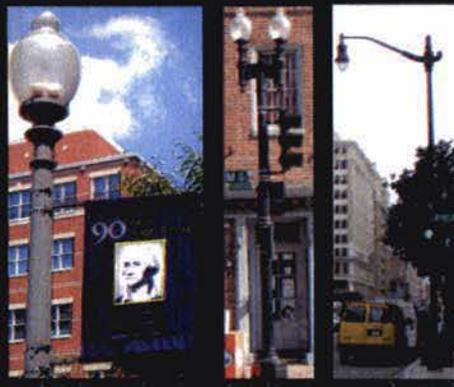
*Campus Building Play*



*Campus Directional Sign*

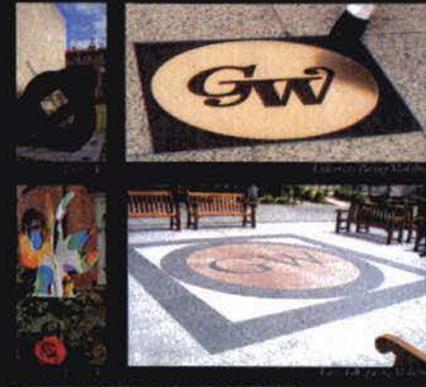
## Enhanced Layer Elements

reinforce the presence of key GW activity



## Premium Layer Elements

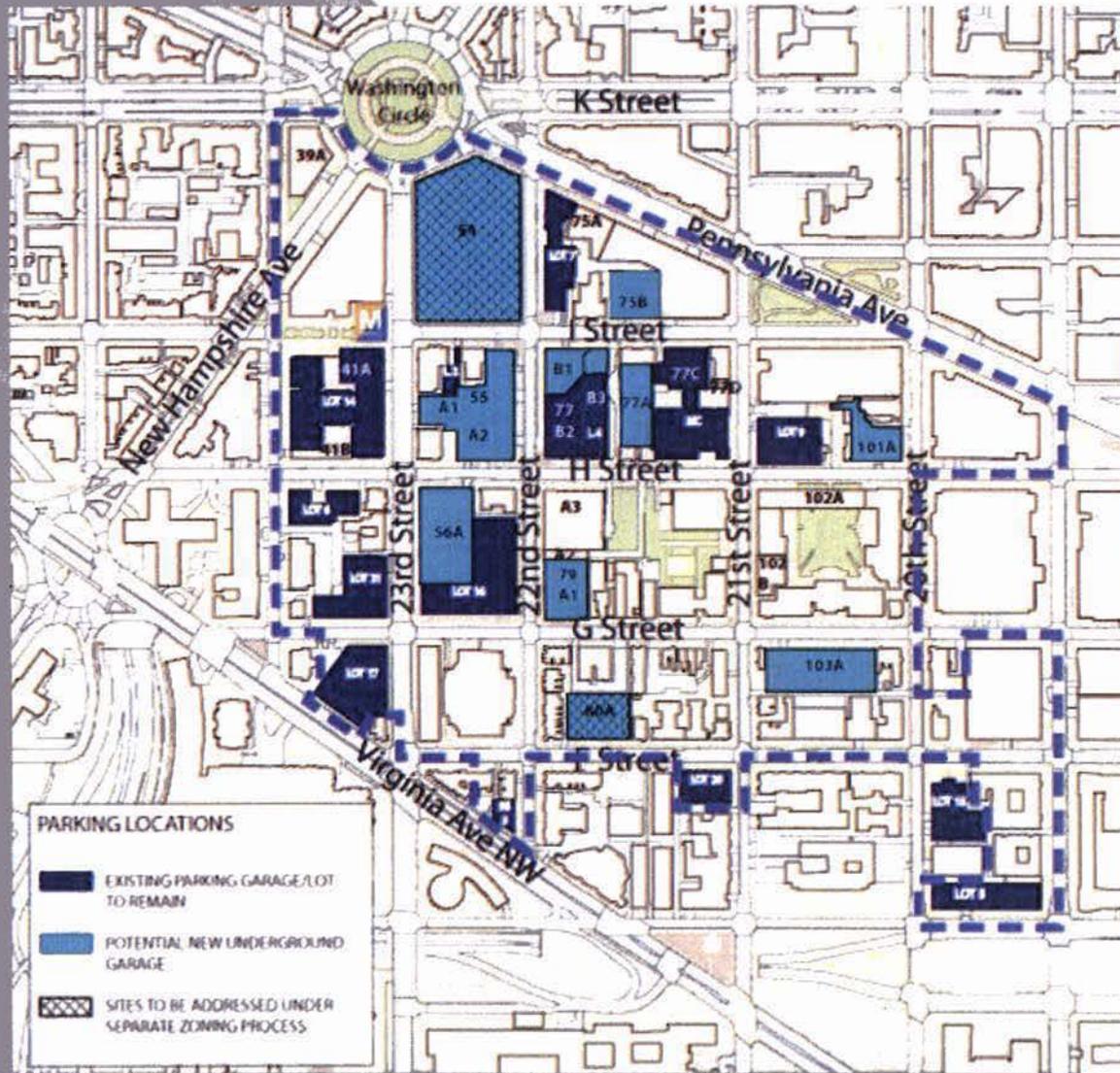
celebrate the character and identity of the Foggy Bottom Campus



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# Parking



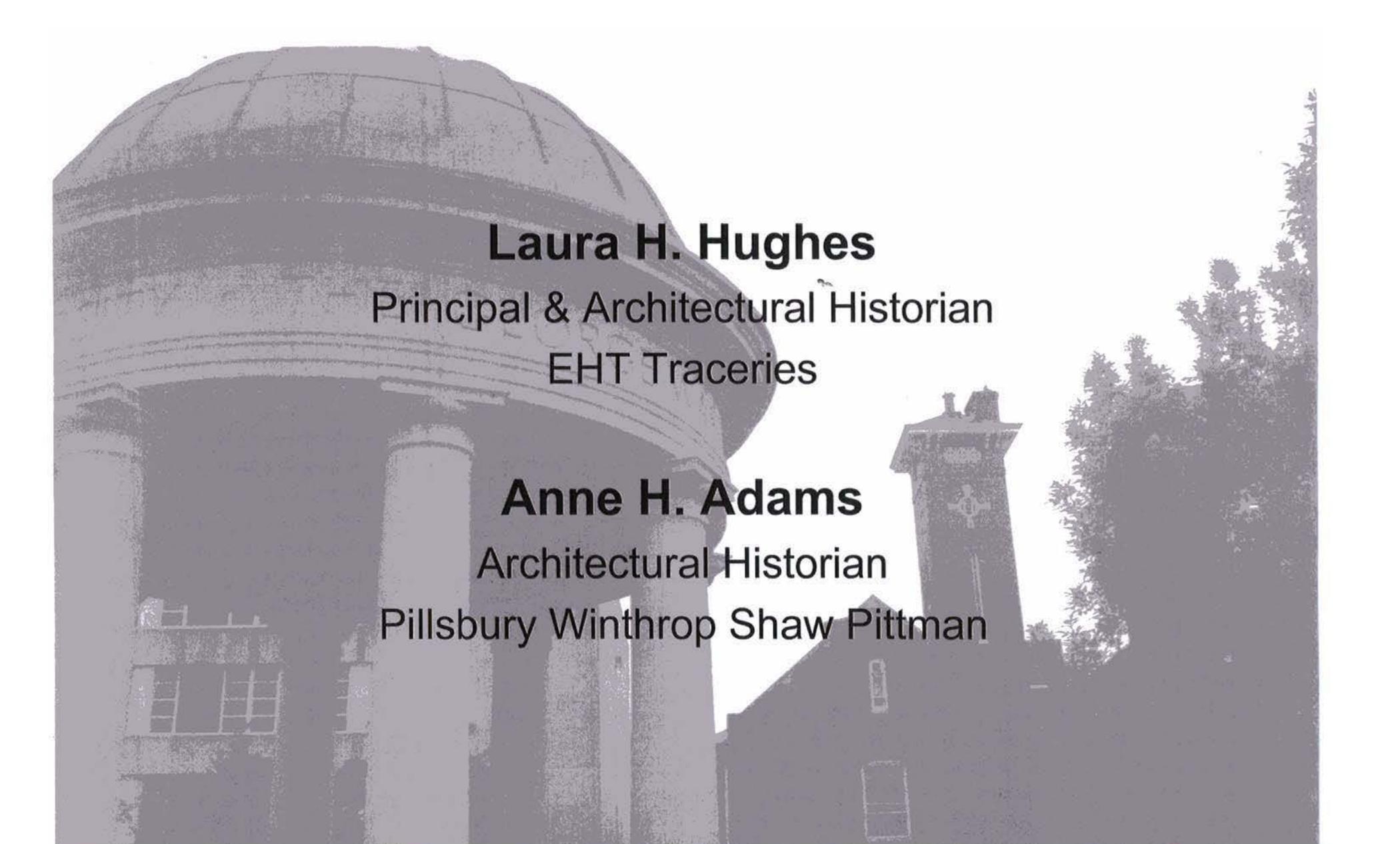
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## Summary: Development Plan Achievements

- 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



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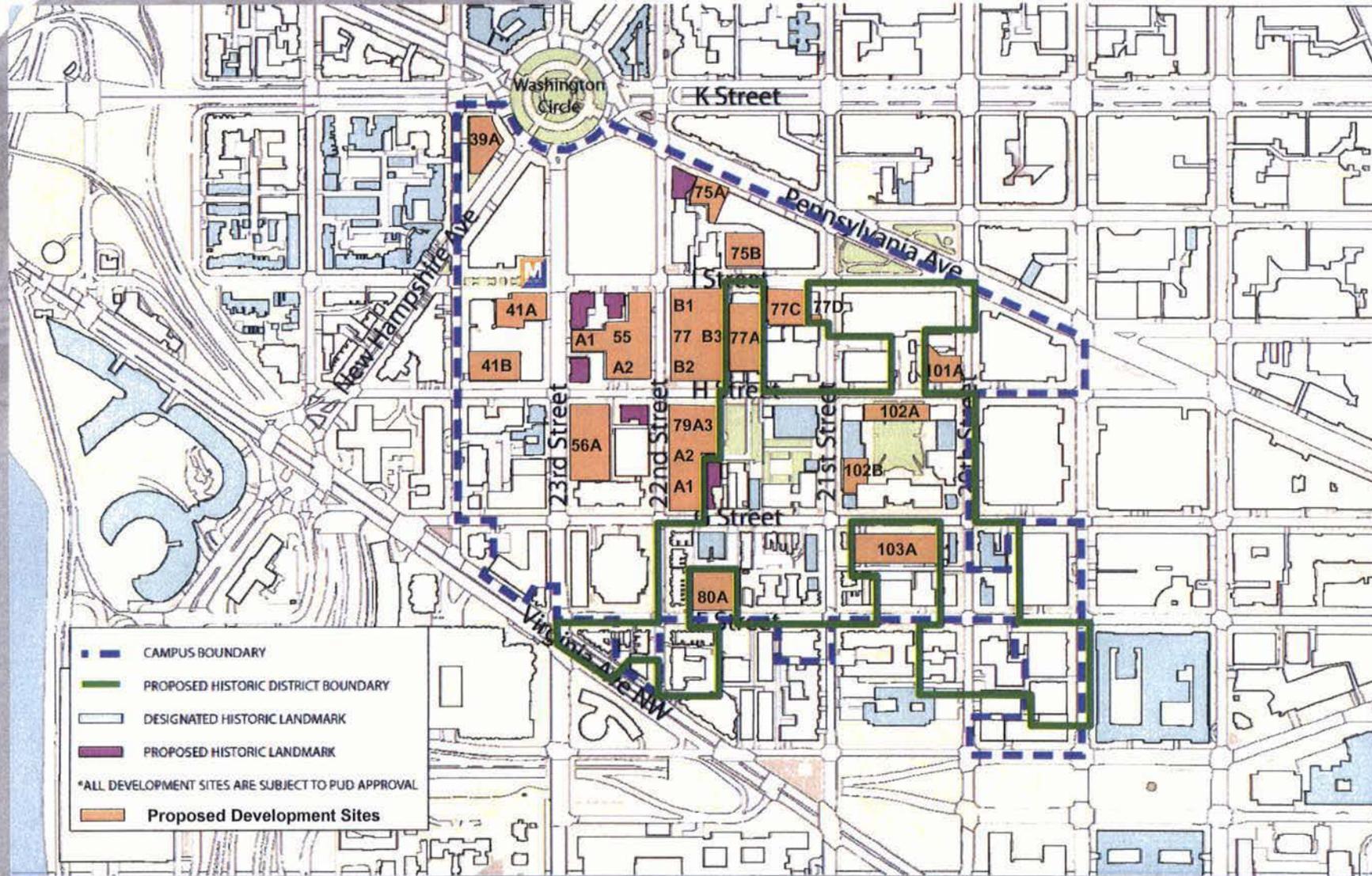
# Historic and Architectural Resources



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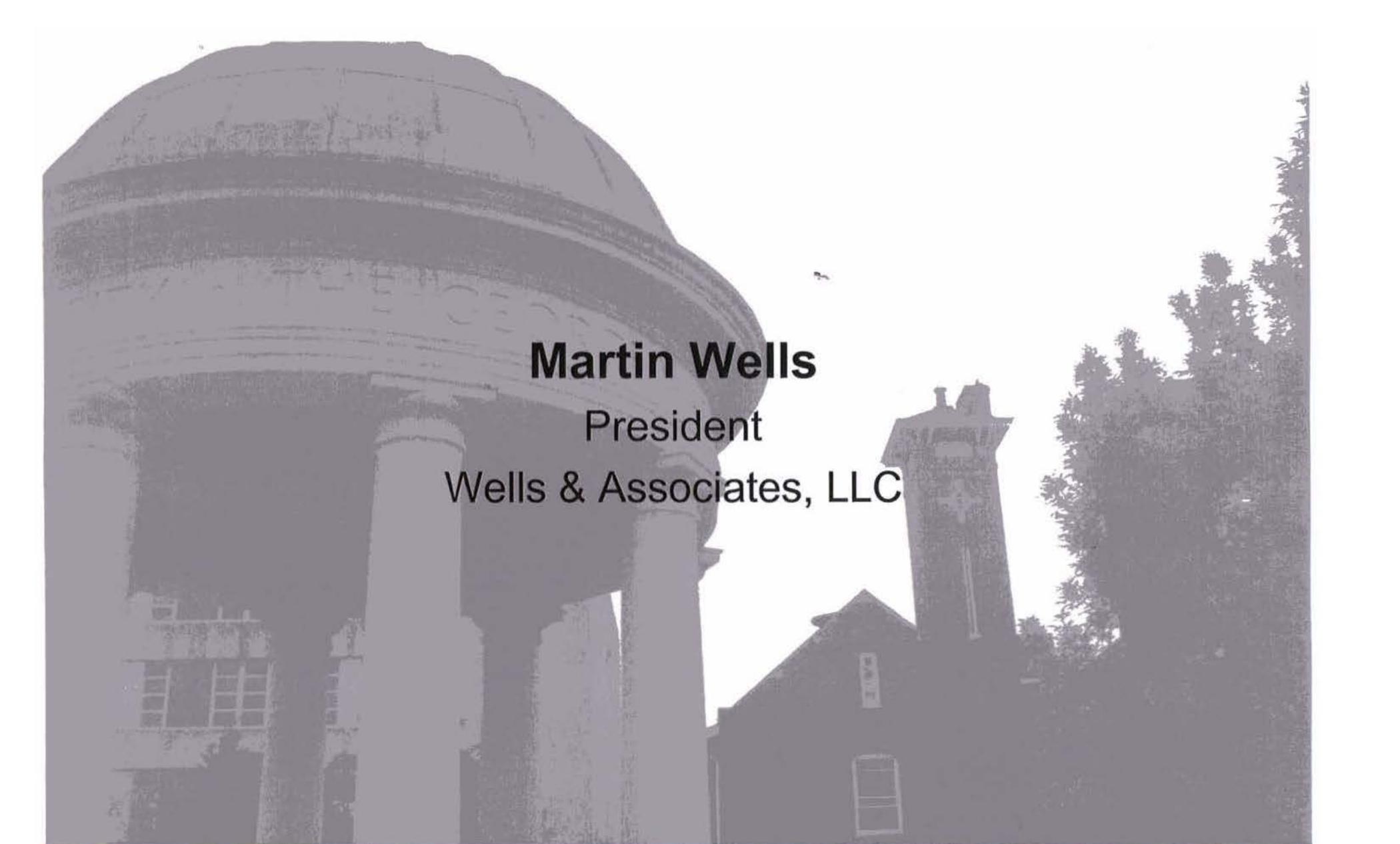
## Foggy Bottom Campus Plan: 2006 - 2025

# Historic Preservation Plan



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**Martin Wells**

President

Wells & Associates, LLC



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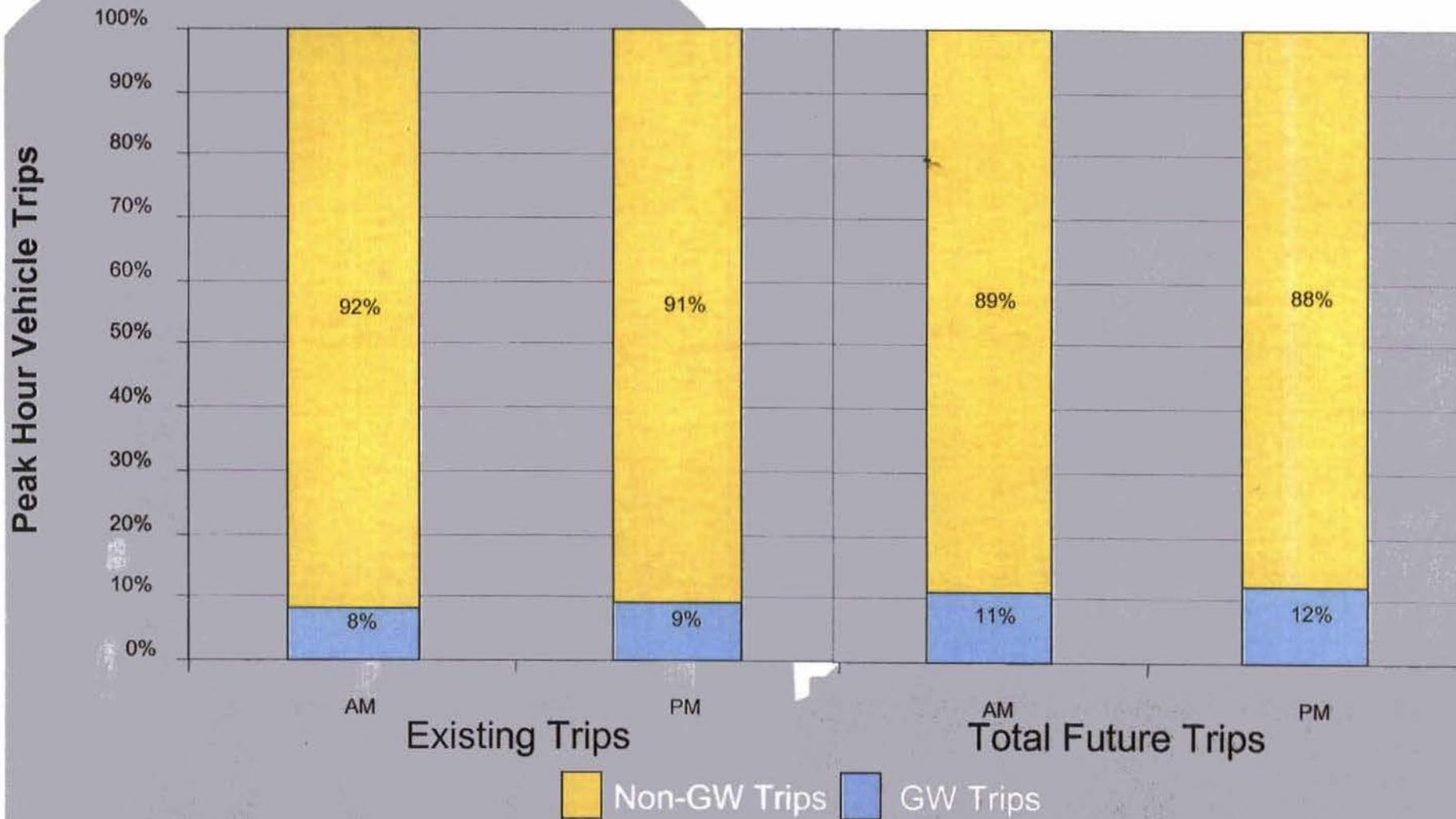
**Foggy Bottom Campus Plan: 2006 - 2025**

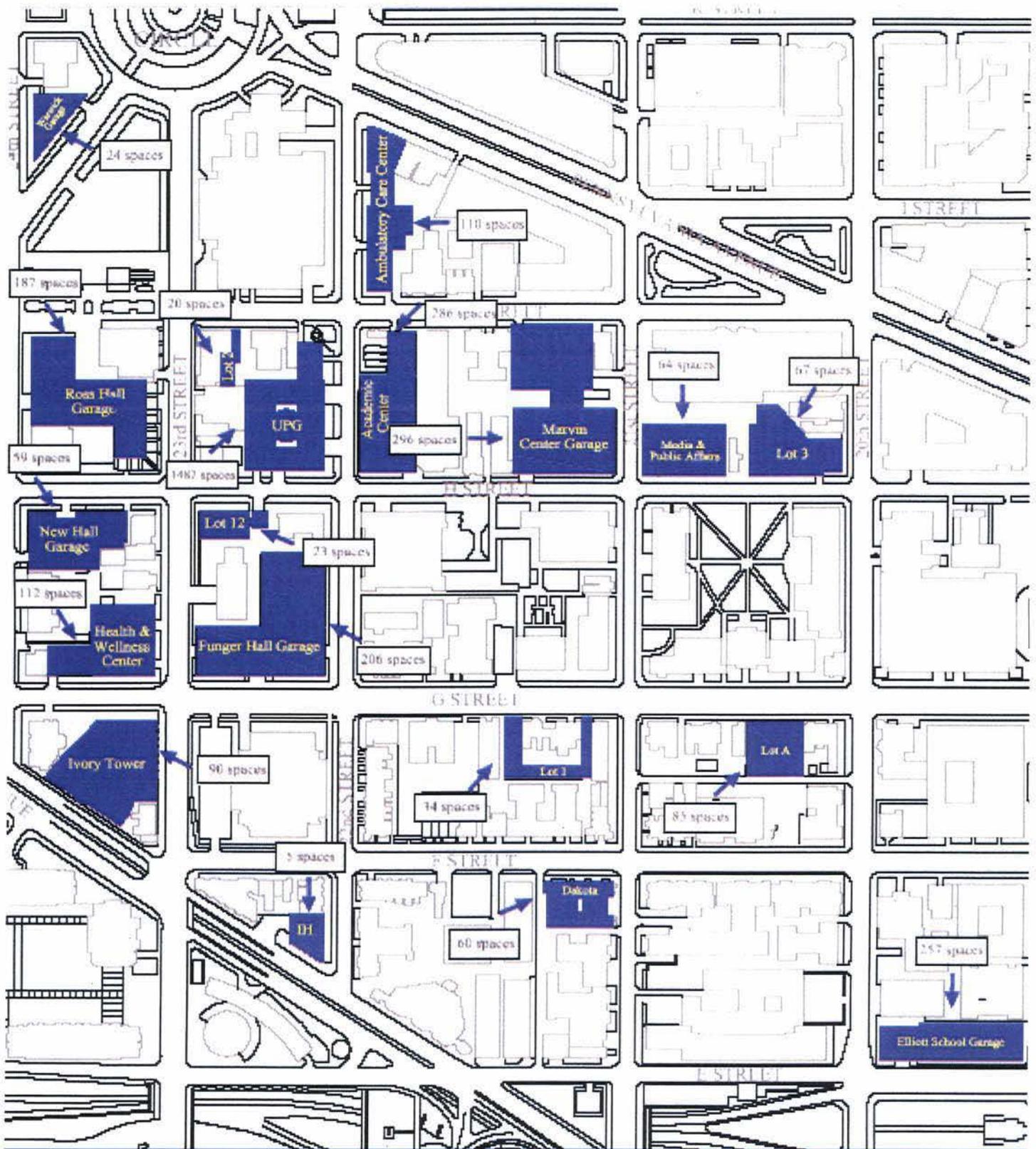
# Transportation Study Scope

- 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)



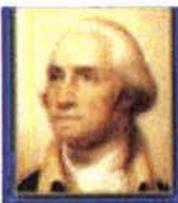
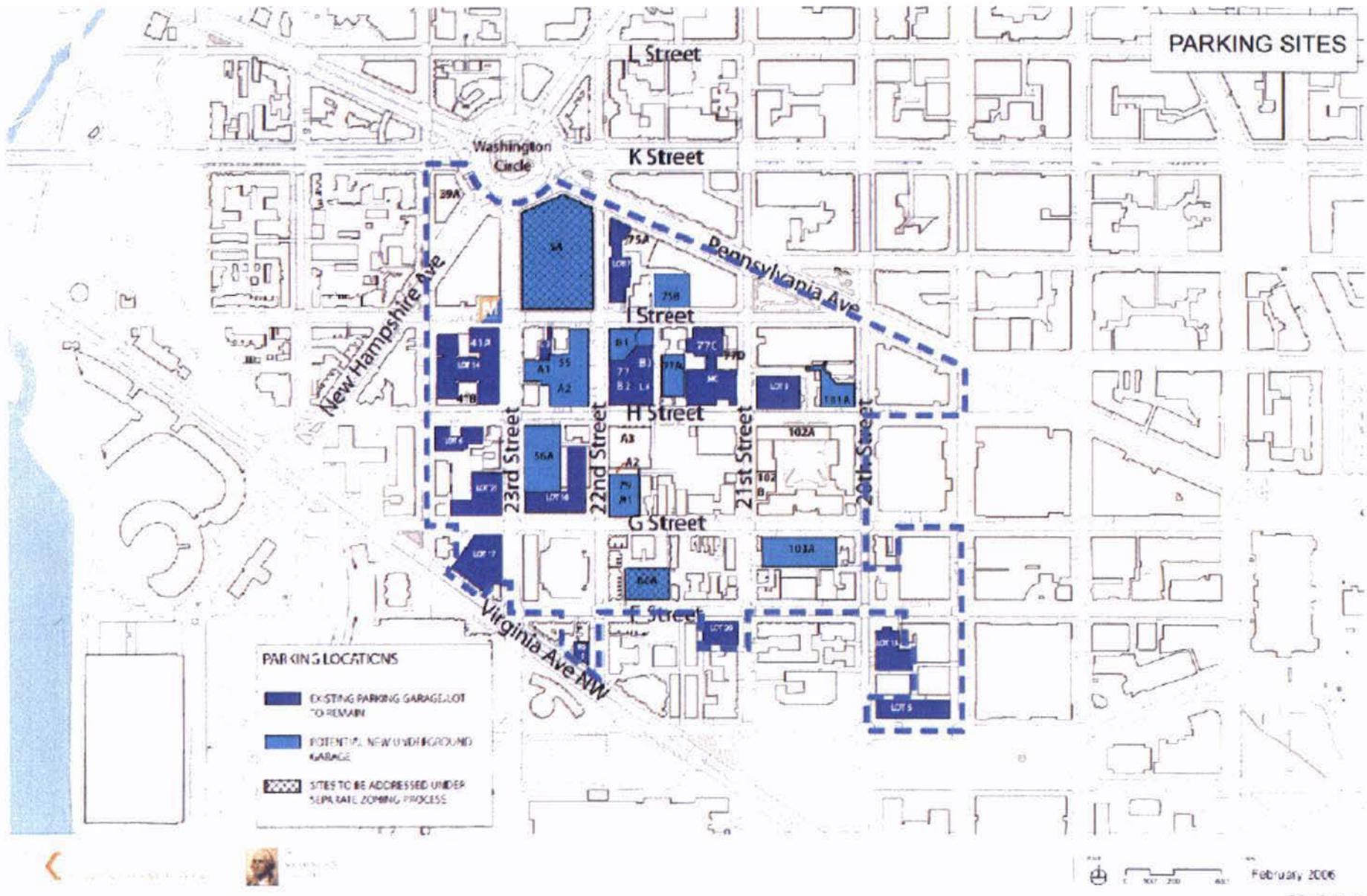
# GW Trip Generation





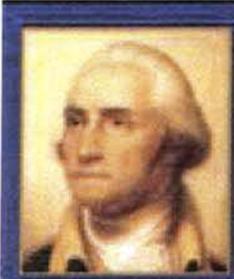
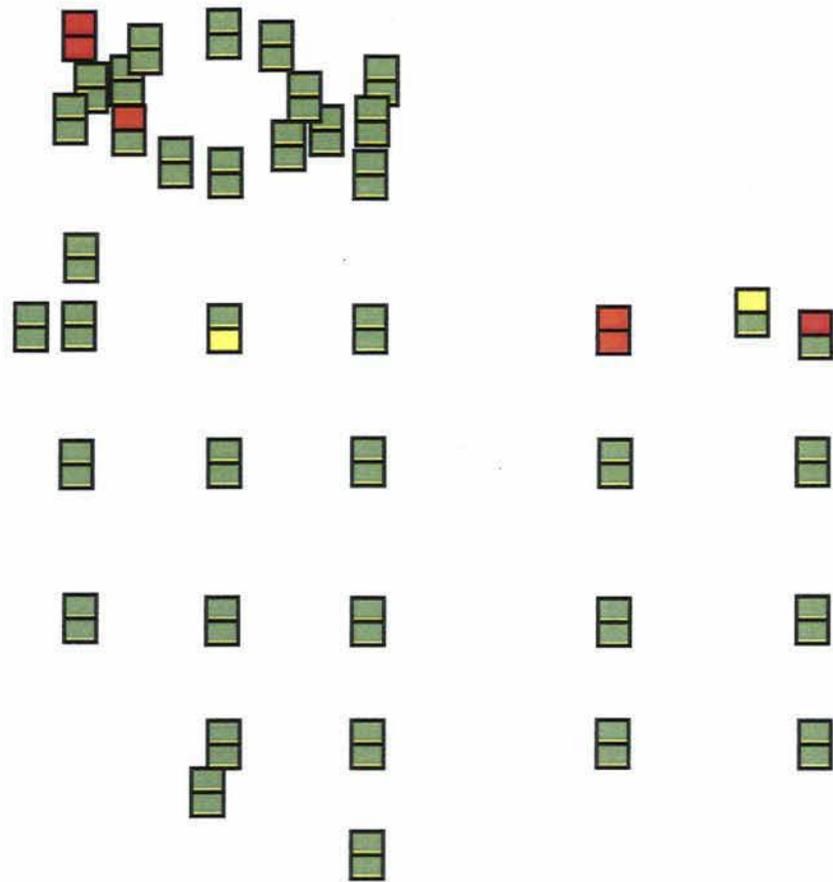
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# Existing Parking Locations



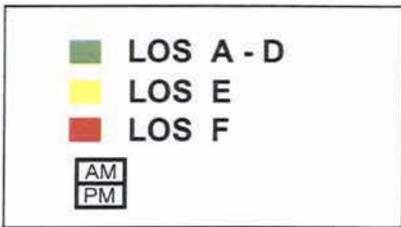
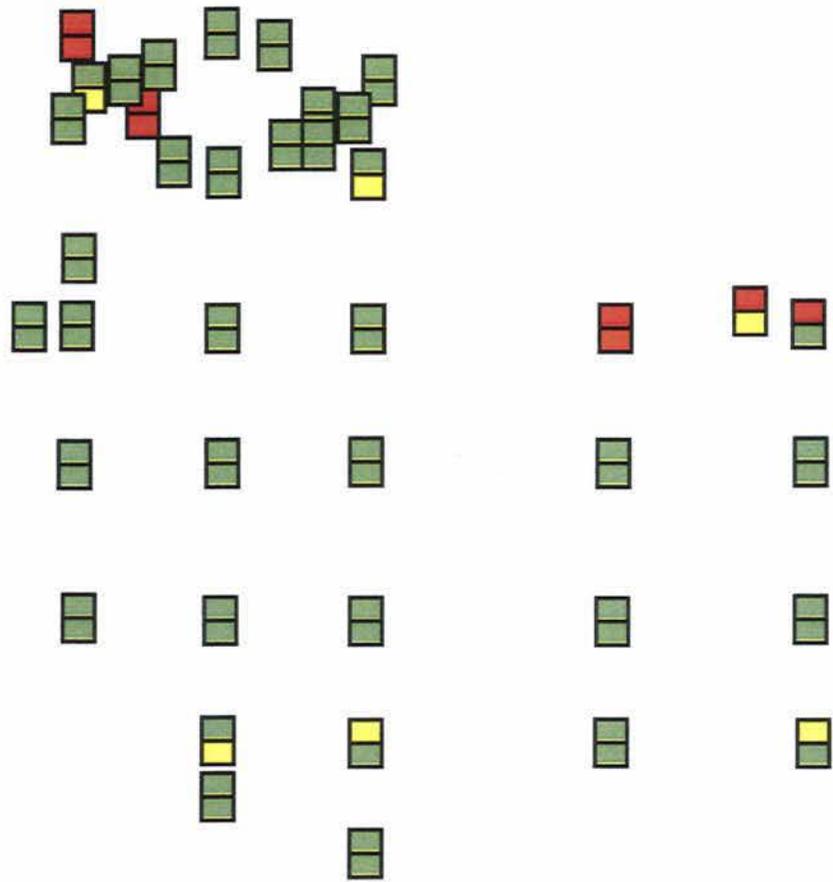
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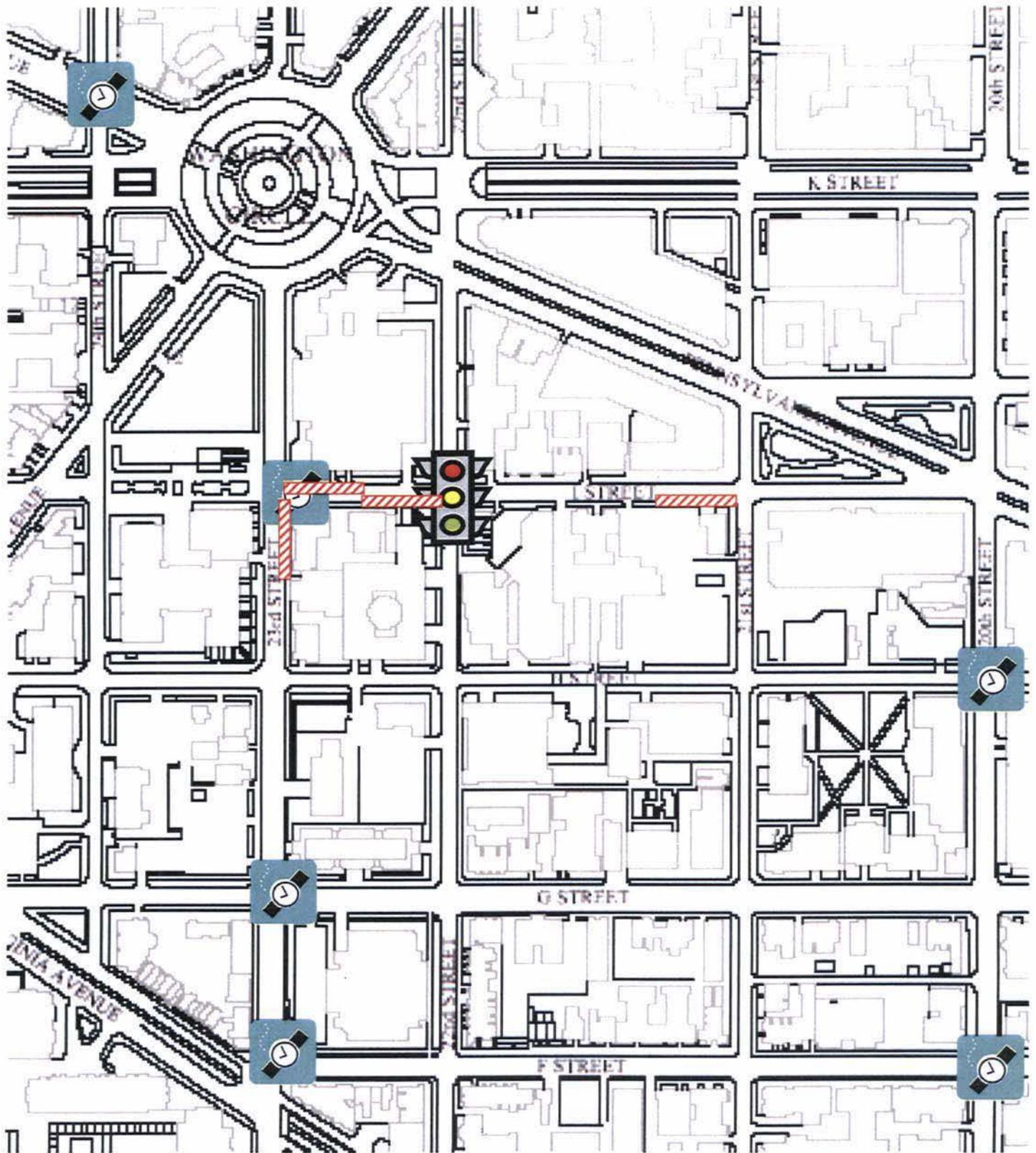
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# Existing Levels of Service





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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**