

**Community Meeting
Feb. 7th, 2006**

THE GEORGE WASHINGTON UNIVERSITY

INVITES YOU TO ATTEND AN
OPEN COMMUNITY MEETING

TO DISCUSS THE UNIVERSITY'S PROPOSED
CAMPUS PLAN FOR FUTURE DEVELOPMENT
OF THE FOGGY BOTTOM CAMPUS

February 7, 2006
THE GEORGE WASHINGTON UNIVERSITY HOSPITAL
900 23RD STREET, NW 6TH FLOOR

6:30 PM – 8:30 PM

GW Executive Vice President Louis H. Katz will present an overview of the Foggy Bottom Campus Plan, including changes made to the Plan in response to input received during the community-based planning process.

Representatives from the University's campus planning team, including EE&K Architects, historic preservation review specialists EHT Tracerics, and traffic & parking consultants Wells & Associates LLC, will also be available to respond to questions.

For more information, visit www.neighborhood.gwu.edu
or contact Community Facilitator David Iulyan at 202.367.0800
or julandiul@aol.com.

◆ ALL ARE INVITED ◆

Ran in the Georgetown Current and GW Hatchet

THE GEORGE WASHINGTON UNIVERSITY

COMMUNITY MEETING #6

AGENDA

DATE: February 7, 2006
TIME: 6:30 – 8:30PM
LOCATION: The George Washington University Hospital
900 23rd Street, NW, 6th Floor

Introduction

(David Julyan, Julyan & Julyan)

5 min

- Welcome & Introductions
- Recap of the Community Based Planning Process
- Tonight's Agenda

The Foggy Bottom Campus Plan

(Louis H. Katz, Executive Vice President, GW)

35 min

- Presentation of GW's Campus Plan

Q & A

(David Julyan)

60 min

Panelists

- Louis H. Katz, GW
- Matthew Bell, EE&K Architects (lead consultant for campus plan)
- Laura Hughes, E.H.T. Traceries (historic preservation consultant)
- Marty Wells, Wells & Associates (traffic and parking consultant)

Closing/Wrap-Up

(David Julyan)

5 min



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Foggy Bottom Campus Plan: 2006 – 2025

Community Meeting
February 7, 2006

Campus Planning Team

Campus Planning Team:

- David Julyan, **Julyan & Julyan**: Community Facilitator
- **Ehrenkrantz, Eckstut & Kuhn Architects (EE&K)**: Campus Plan Architects and Planners
- **Wells & Associates**: Traffic and Parking Consultants
- **EHT Traceries**: Architectural and Historical Resource Specialists



Campus Planning Process

Since September 20, 2005:

- Continued review and discussion with the **Office of Planning and Department of Transportation (DDOT)**
- In-depth study of campus **historic preservation** issues
- Meetings with community groups, local institutions, businesses, churches and members of the GW community to gather additional **comment and input**

Result: Foggy Bottom Campus Plan: 2006 - 2025



The Need for Growth

- **Need for growth is not to accommodate increased enrollment**
 - *proposed Campus Plan maintains existing enrollment caps*
- ***How do we build a world-class institution of higher education?***
 - Continue to develop **unique academic offerings** that take advantage of our **location** in the nation's capital
 - **combining disciplines:** e.g., business & medicine, engineering & law
 - **policy-oriented programs:** e.g., Homeland Security Policy Institute
 - Changing and **evolving academic programs** translate into space needs
 - State-of-the-art research **labs**
 - Technologically-advanced **classrooms**
 - **Modernized facilities** of to support **inter-disciplinary programs**
 - Appropriately-sized **floorplates** to accommodate evolving academic space needs
- **Forecasted academic space needs:** approximately 1.5 million square feet



The Need for Growth: Academic Space

- **Science Center**
 - GW's highest academic facilities priority
 - Integrating **science, technology & policy**
 - Forecasted space need: 300,000 – 500,000 square feet
- Other identified academic facilities needs:
 - **Cancer Center**
 - urban research & treatment center
 - **School of Public Health**
 - 500 public health organizations within vicinity of Foggy Bottom campus
- Additional space for other academic program requirements, including
 - **classrooms** with integrated technology
 - state-of-the-art **research labs**
 - modernized **lecture halls**
 - **library & technology** centers



The Need For Growth: Student Housing

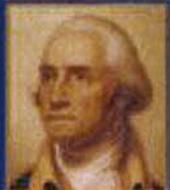
Additional undergraduate student housing

- Plan calls for **up to 1,000 additional on-campus beds** (including School Without Walls project)
- Ensures continued **compliance with Campus Plan housing requirement**
- Meets **student demand for modernized on-campus housing** in various unit types and room configurations
- Facilitates **migration of off-campus housing** to new on-campus facilities
 - e.g., Hall on Virginia Avenue, Aston
- Enhances **GW undergraduate living & learning experience**



Integrated Development Strategy

- GW has proposed an **integrated development strategy** that balances the University's two **scarce resources: space and financial resources**
 - ***Grow Up Not Out:*** Accommodate academic and student housing needs on campus by **increasing density on targeted locations**, concentrated in the **core of campus**
 - **Square 54:** redevelopment of the old hospital site as a commercial mixed-use **"town center"**
 - retail, residential and office uses
 - a **dynamic urban gathering place** at the "front door" of the campus and the Foggy Bottom & West End neighborhoods
 - ***Key source of non-enrollment driven revenue***



GW Development Strategy: Shared Benefits

- For the **Community**

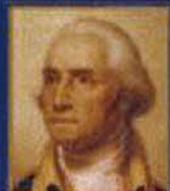
- *“Grow Up, Not Out”* strategy and concentration of development in campus core **helps alleviate town/gown tensions**
- Square 54 town center **provides amenities** and a neighborhood gathering place

- For the **District**

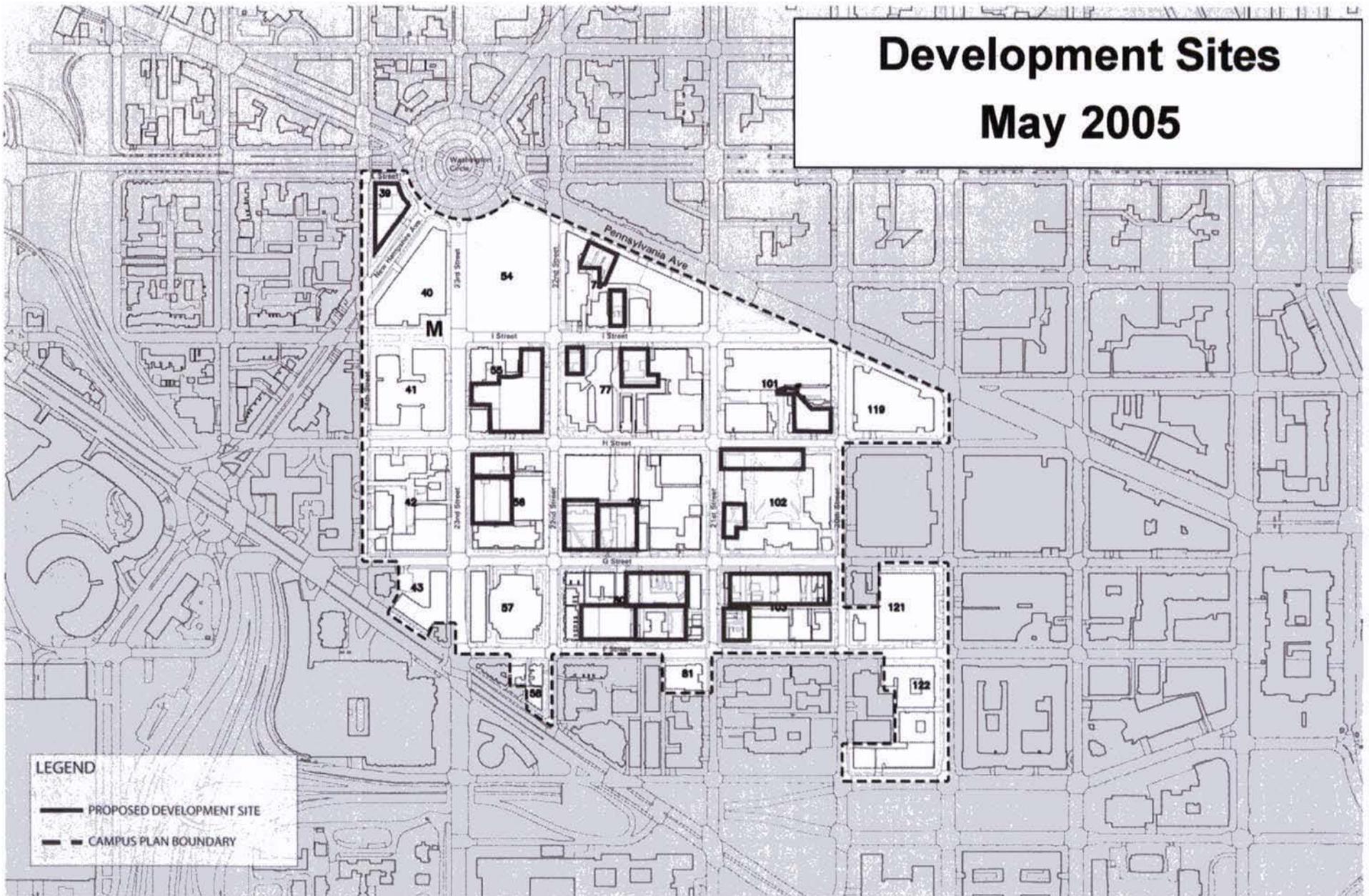
- Growth on campus **maintains DC tax base**
- Mixed-use development **generates jobs and tax revenues, and brings additional residents to the District**

- For the **University**

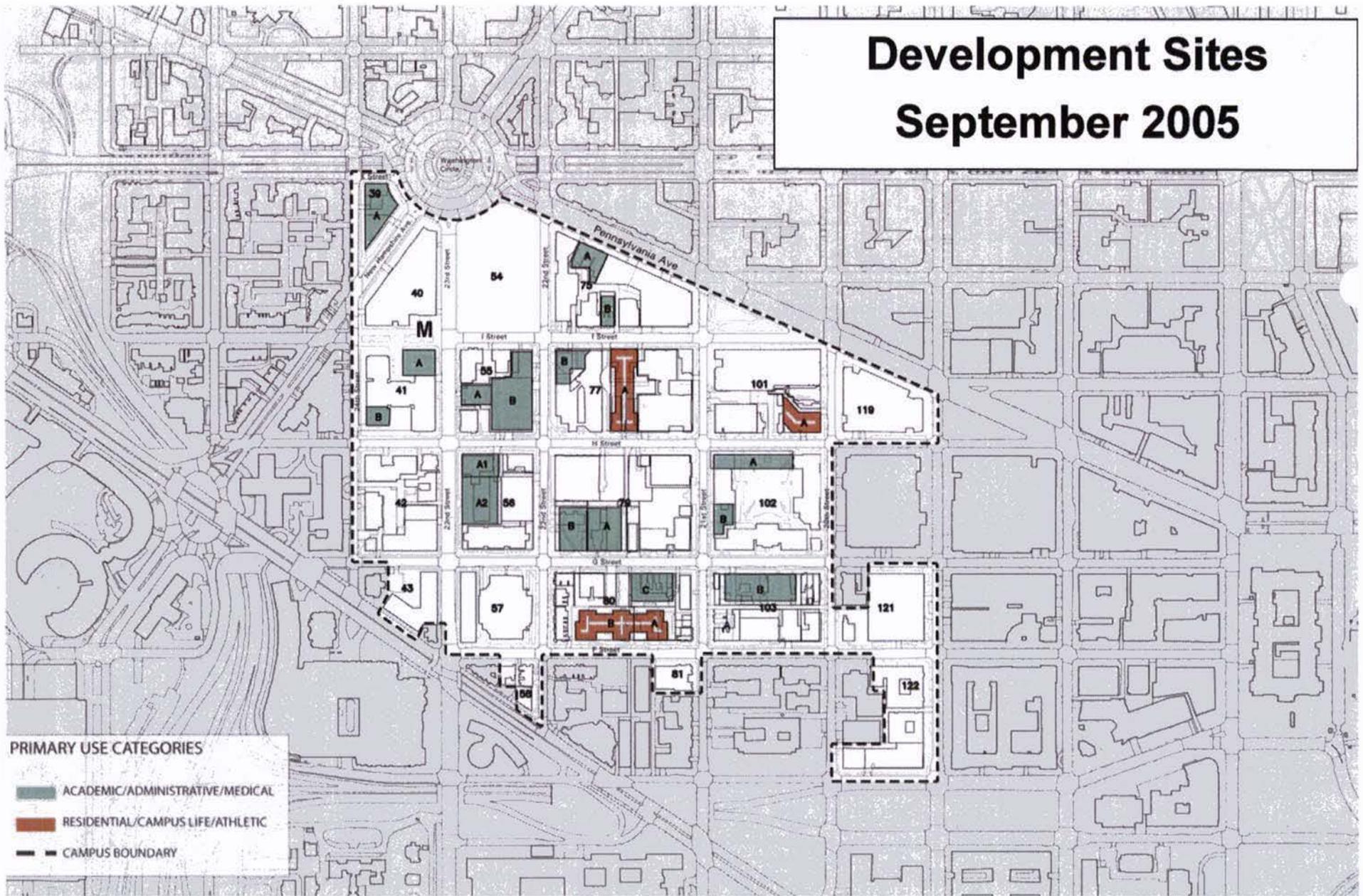
- Campus development plan yields **programmatic benefits and efficient use of resources**
- Mixed-use development of Square 54 **enhances the urban experience for students, faculty and staff and provides necessary revenue**



Development Sites May 2005



Development Sites September 2005



Larger development footprints to accommodate evolving academic needs

Development Sites February 2006

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 & G Streets

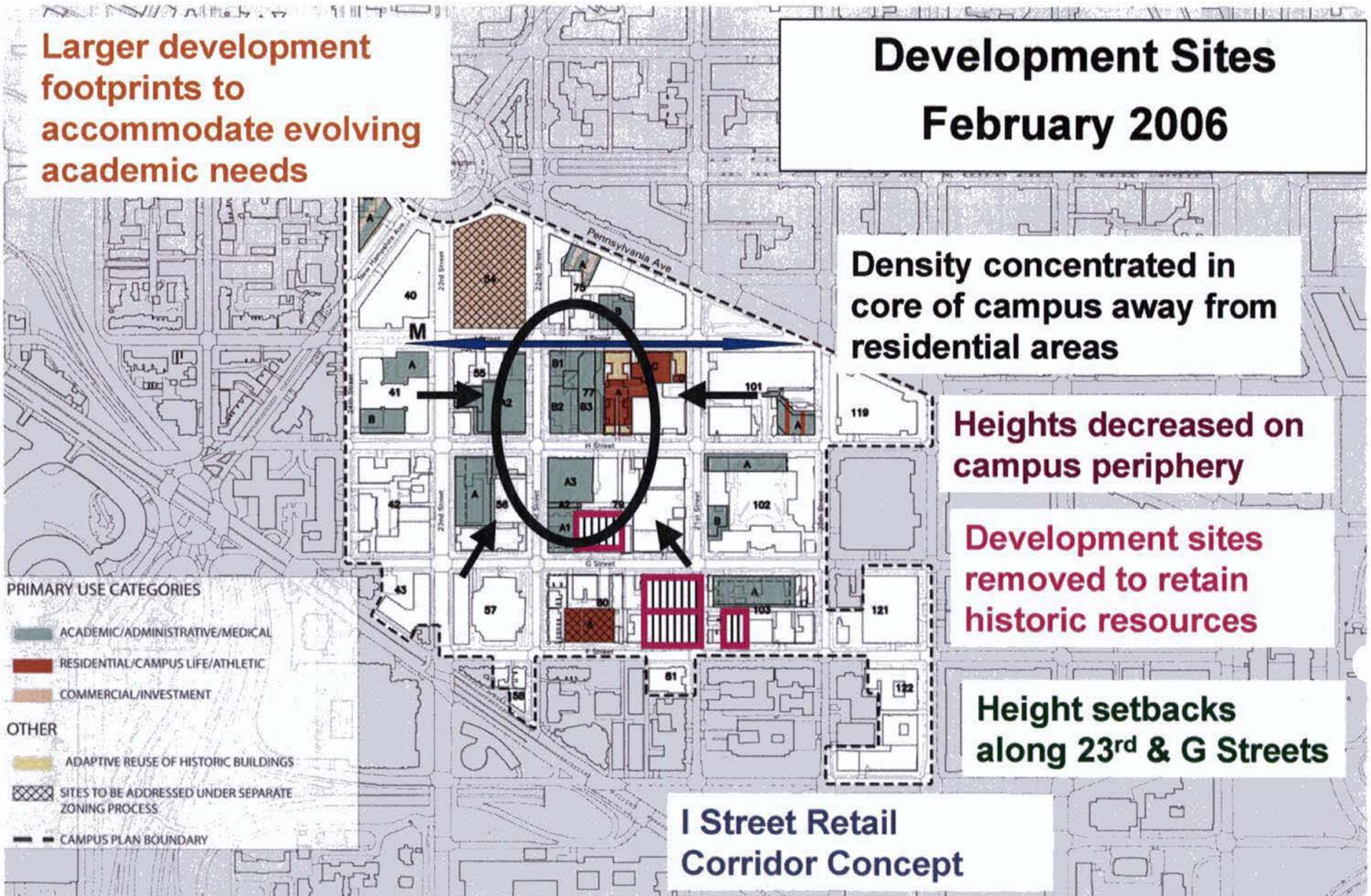
I Street Retail Corridor Concept

PRIMARY USE CATEGORIES

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

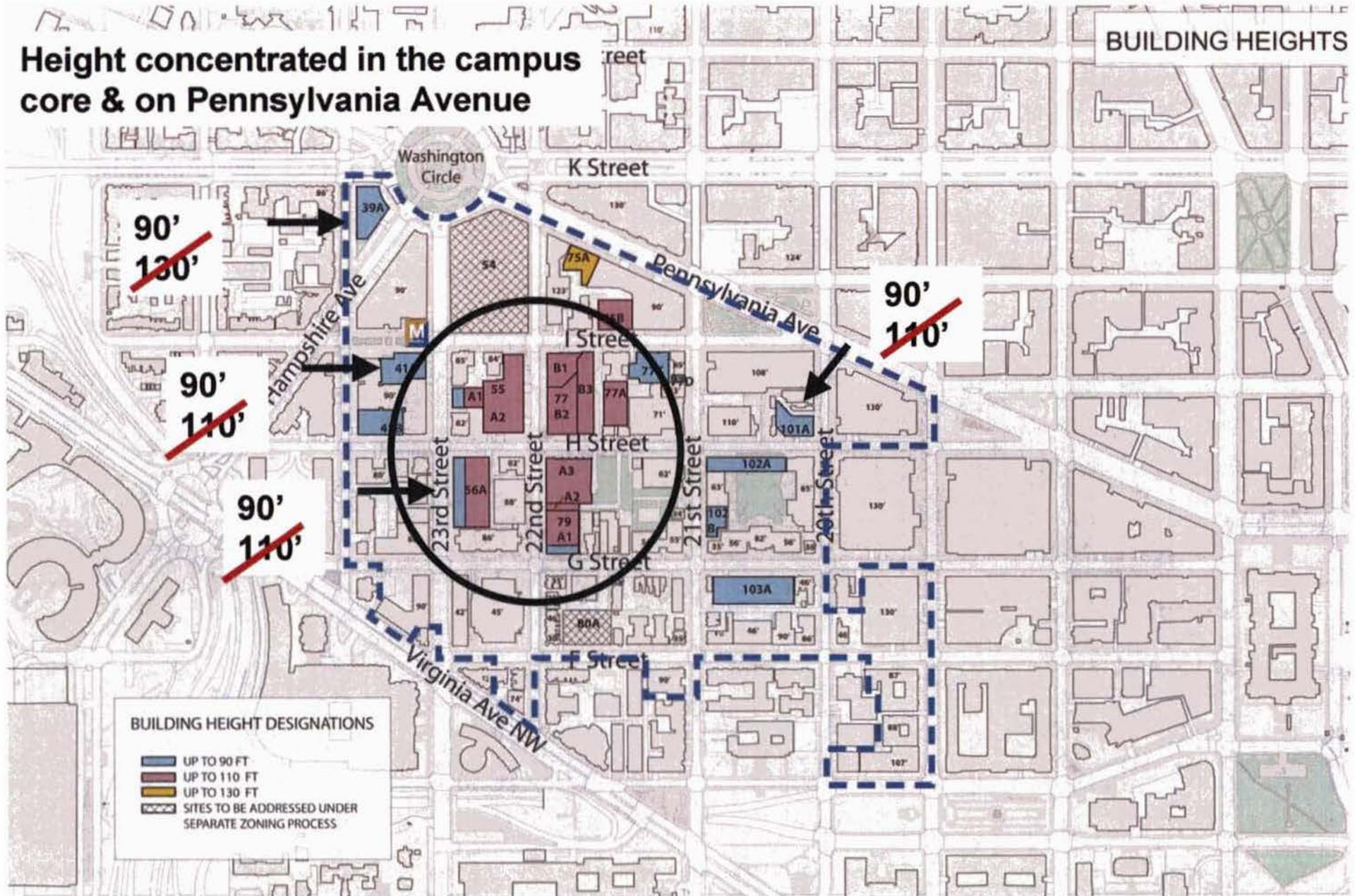
OTHER

- ADAPTIVE REUSE OF HISTORIC BUILDINGS
- SITES TO BE ADDRESSED UNDER SEPARATE ZONING PROCESS
- CAMPUS PLAN BOUNDARY



Height concentrated in the campus core & on Pennsylvania Avenue

BUILDING HEIGHTS



BUILDING HEIGHT DESIGNATIONS

- UP TO 90 FT
- UP TO 110 FT
- UP TO 130 FT
- SITES TO BE ADDRESSED UNDER SEPARATE ZONING PROCESS

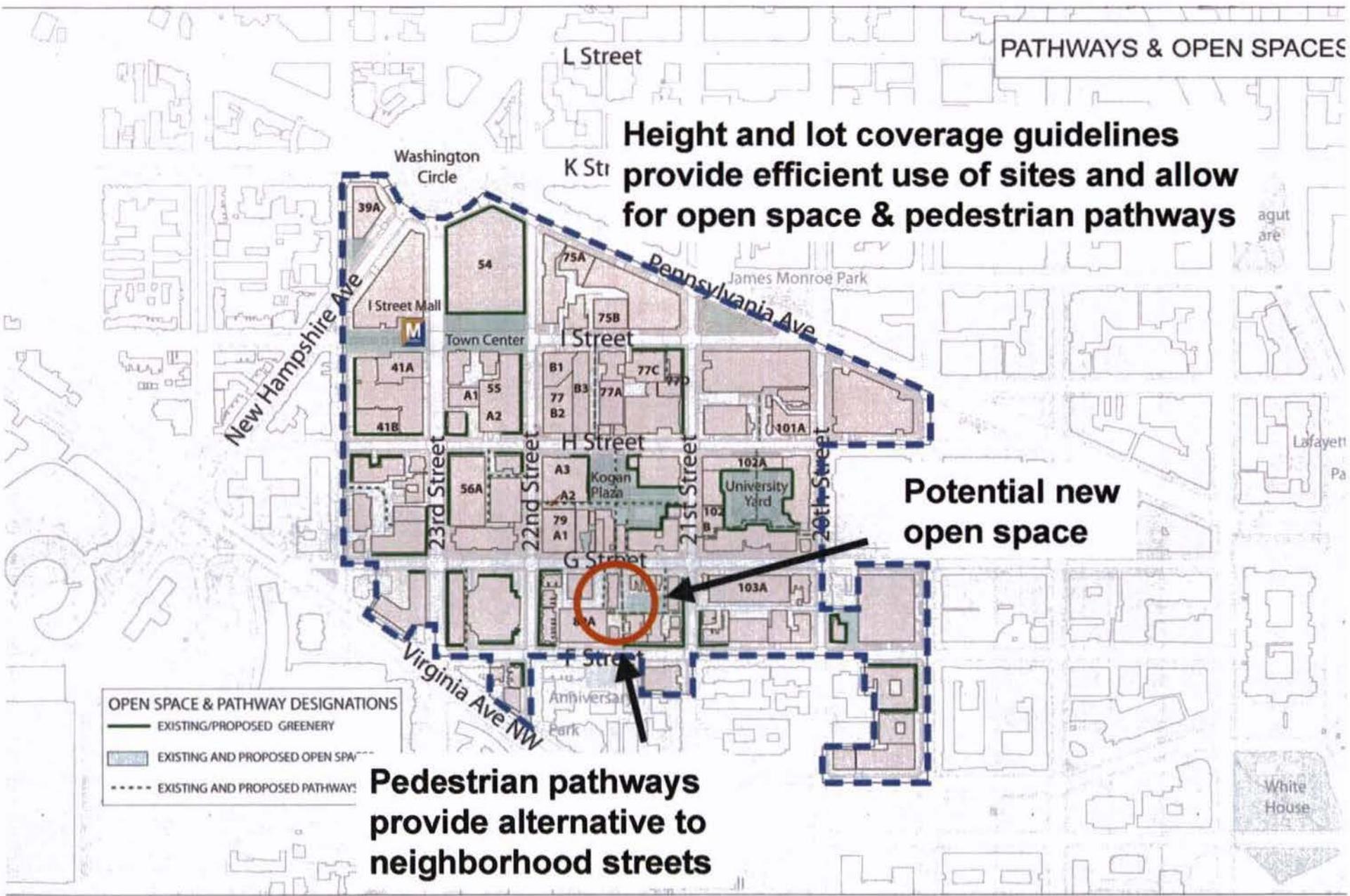
PATHWAYS & OPEN SPACES

Height and lot coverage guidelines provide efficient use of sites and allow for open space & pedestrian pathways

Potential new open space

Pedestrian pathways provide alternative to neighborhood streets

- OPEN SPACE & PATHWAY DESIGNATIONS
- EXISTING/PROPOSED GREENERY
 - EXISTING AND PROPOSED OPEN SPACE
 - EXISTING AND PROPOSED PATHWAY

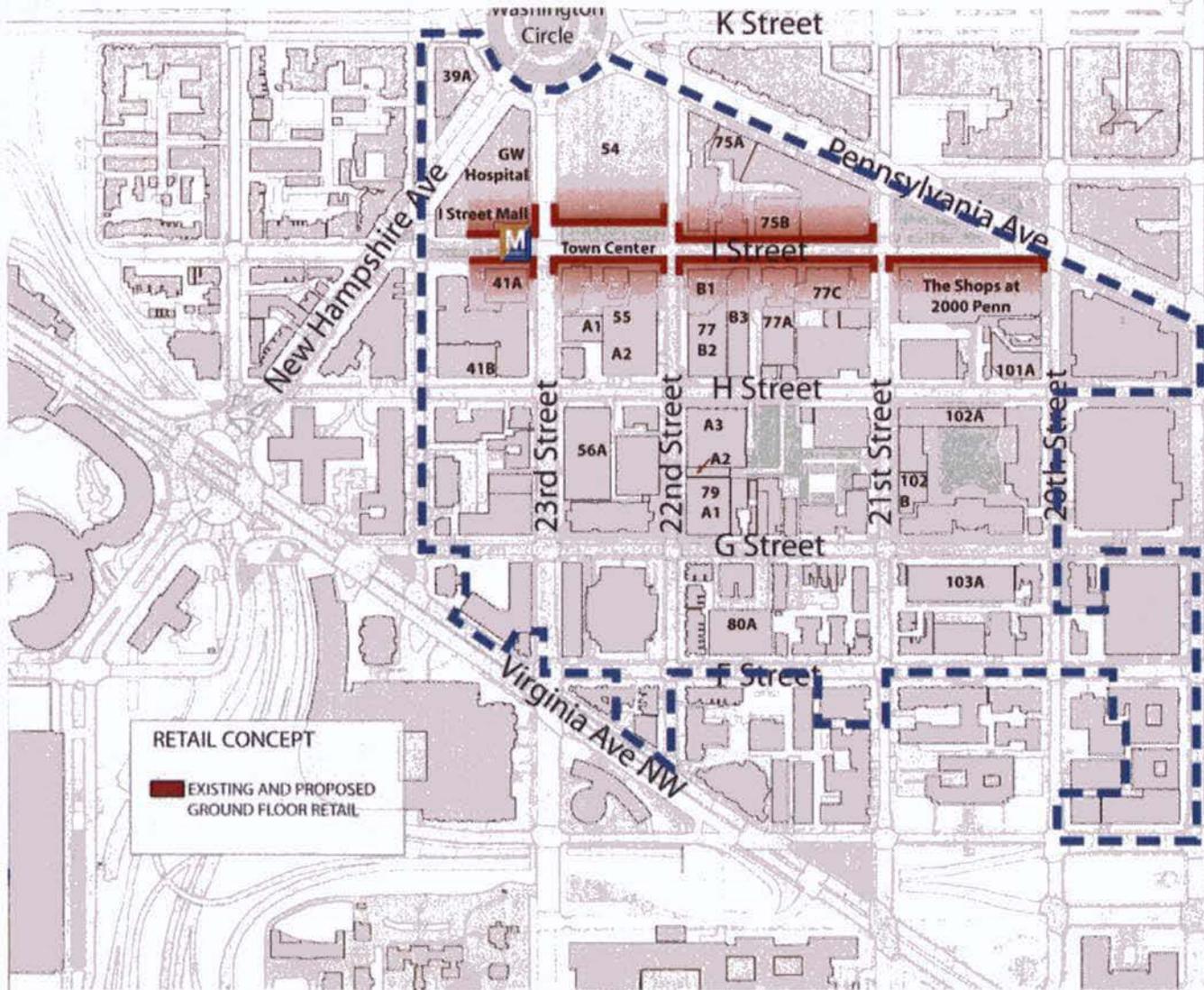


Evolution of the Campus Plan



I STREET
RETAIL CORRIDOR

I Street Retail Corridor achieves *critical mass* of neighborhood serving retail extending from the Metro to the Shops at 2000 Penn



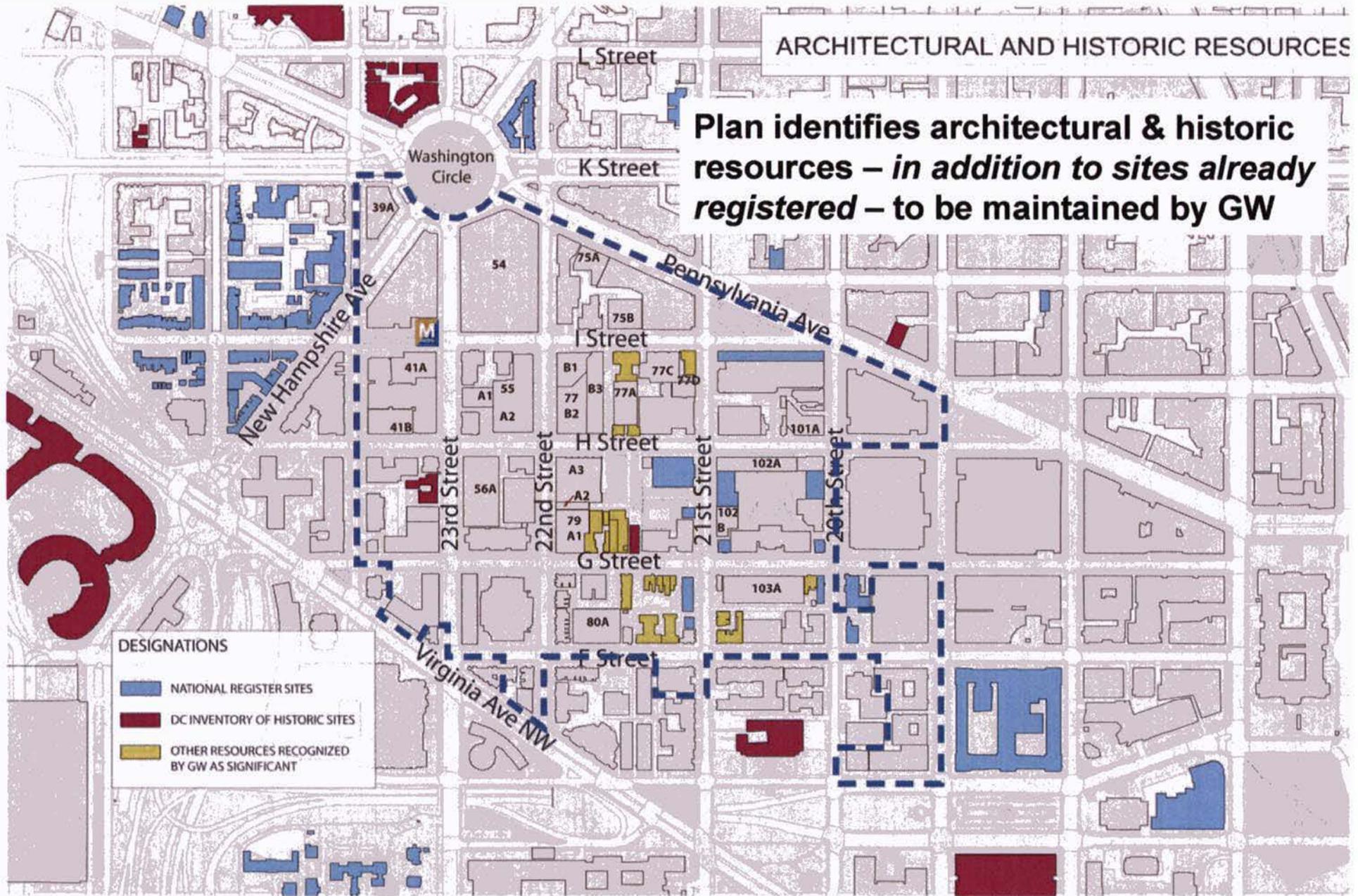
RETAIL CONCEPT
■ EXISTING AND PROPOSED GROUND FLOOR RETAIL



Evolution of the Campus Plan

ARCHITECTURAL AND HISTORIC RESOURCES

Plan identifies architectural & historic resources – *in addition to sites already registered* – to be maintained by GW



DESIGNATIONS

-  NATIONAL REGISTER SITES
-  DC INVENTORY OF HISTORIC SITES
-  OTHER RESOURCES RECOGNIZED BY GW AS SIGNIFICANT

Key GW Commitments: Continued From Existing Campus Plan

New Campus Plan will carry forward **existing Campus Plan conditions**, including:

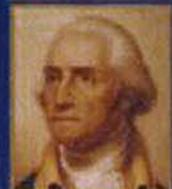
- **Existing enrollment, faculty & staff population caps**
- **Undergraduate student housing requirement**
 - Freshmen & Sophomores must reside on-campus
 - Provide beds for 70% of undergraduate students up to a full-time undergraduate enrollment of 8,000 and one bed for each full-time undergraduate over enrollment of 8,000
- **Community Advisory Committee** to identify and address on-going community concerns



Key GW Commitments: New Campus Plan Commitments

Use of off-campus properties

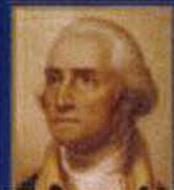
- **HOVA** will not house undergraduates starting in fall 2006
- **Aston** will not house undergraduates starting in fall 2007
- GW and OP continuing evaluation of undergraduate student housing in **City Hall** and **Columbia Plaza**



Key GW Commitments: New Campus Plan Commitments

GW acquisition of properties in Foggy Bottom & West End

- Commitment not to purchase off-campus residentially-zoned properties in Foggy Bottom & West End neighborhoods for **other than investment purposes**



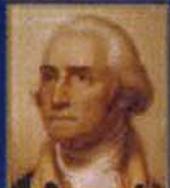
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Campus Plan: 2006-2025

Key GW Commitments: New Campus Plan Commitments

Improve mechanisms for addressing Campus Plan compliance, monitoring and enforcement

- Establish specific definitions for Foggy Bottom Campus enrollment
- Improve compliance reporting process
- Independent audit of reported enrollment data



Moving Forward: Process & Timing

- **Foggy Bottom Campus Plan: 2006 – 2025**
 - To be filed with Zoning Commission **in mid-February**
 - **Notice of intent to file** the accompanying PUD sent Monday to ANC, FBA, WECA and land owners within 200 feet of the campus
 - **Public hearings** later this spring
- **Separate GW Zoning Submissions (Spring 2006)**
 - **Square 54:** PUD to be filed by Boston Properties/KSI Services, Inc., for **mixed-use town center** development
 - **School Without Walls/GW Public-Private Partnership:** jointly filed PUD for GW residence hall and SWW expansion





www.neighborhood.gwu.edu



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Visit the newly-updated neighborhood web site for a variety of information, including campus development updates.

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

OVERVIEW OF PROPOSED CAMPUS PLAN

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 unique dynamics of a vibrant, urban setting in the heart of the nation's capital. Development of the University's Foggy Bottom campus is currently governed by the Foggy Bottom Campus Plan: 2000 to 2009. The DC Board of Zoning Adjustment – prompted in part by concerns about University expansion outside the Campus Plan boundaries – imposed several conditions in connection with its approval of the existing Campus Plan. These conditions include maintenance of faculty, staff and student population caps at levels established in 1985 and a stringent undergraduate student housing requirement. Since the adoption of the existing Campus Plan, the University has consistently maintained compliance with the Campus Plan and has followed a development program that has added over 2,000 on-campus undergraduate beds (plus an additional 379 additional beds scheduled for delivery in fall 2006 on Square 103) to meet the student housing requirement, and has also constructed outstanding new academic and student activity facilities to further the University's core mission.

Looking toward the future, several factors – including the need to meet the evolving facilities requirements of the University, a desire to proactively address concerns with respect to University growth and development, as well as the unique redevelopment potential of Square 54, the former GW hospital site – led the University to closely evaluate future development of the Foggy Bottom campus. To this end, the University launched a comprehensive community-based planning effort which resulted in a plan for the future of the campus that offers shared and lasting benefits for the University, the Community, and the District. This vision is articulated in the Foggy Bottom Campus Plan: 2006 – 2025.

In order to achieve the goals of the new Campus Plan, GW has adopted a “*Grow Up, Not Out*” development strategy that not only meets the University's institutional needs but also responds to concerns raised by the members of the community, the Office of Planning, and the Zoning Commission. This new Campus Plan allows GW to develop the modern facilities necessary to maintain its status as a world-class university; preserves and enhances the District's tax base by making more efficient use of properties already owned by the University and allowing Square 54 to be used for commercial purposes; and addresses concerns regarding GW expansion into surrounding residential neighborhoods outside the Campus Plan boundaries.

The Foggy Bottom Campus Plan: 2006 – 2025 sets forth a predictable framework for campus development over the next two decades. Specifically, the Plan:

- identifies 18 development sites within the existing Campus Plan boundaries to accommodate the University's forecasted academic and student housing requirements;
- concentrates new development in the core of campus (along 22nd Street) and away from residential areas;
- maintains Foggy Bottom student enrollment and faculty and staff caps at existing approved levels;

- proposes student housing development that will result in a bed inventory in excess of the Campus Plan requirement, to ensure continued and consistent compliance with the Plan and to maintain a housing inventory that meets student demand in terms of amenities and unit configuration;
- establishes appropriate height and lot coverage guidelines, informed by location and use, allowing for more efficient use of individual development sites and providing the opportunity to maintain important open spaces and preserve lower-scale architecturally and historically relevant buildings on the balance of campus;
- proposes several sites which could accommodate underground parking facilities in order to maintain the appropriate campus parking capacity and continue to meet the 2,800 off-street parking space requirement set forth in the existing Campus Plan; and
- allows Square 54 to be developed as a mixed-use “town center” to provide the campus and the community with a unique neighborhood gathering place and generate revenue necessary to support the University’s academic mission.

GW has worked closely with the Office of Planning to identify the appropriate zoning mechanism to achieve the development plan set forth in this new Campus Plan. The two-stage PUD process (including the commercial rezoning of certain sites concentrated in the campus core), coupled with a text amendment to the Campus Plan Regulations to permit an increase in aggregate FAR in R-5-D and R-5-E zones, provides an effective means to accommodate GW’s forecasted academic and student housing needs while ensuring a measure of predictability and control with respect to future University development.

The shared benefits that would accrue from the implementation of the Foggy Bottom Campus Plan: 2006 – 2025 include:

- Accommodation of the University’s forecasted academic and student housing space requirements within the existing Campus Plan boundaries, concentrated within the campus core and away from existing residential neighborhoods;
- Increased retail services through the creation of an I Street retail corridor to serve the Foggy Bottom and West End neighborhoods and the District at large as well as the University community;
- Increased tax revenues for the District of Columbia through conversion of Square 54 from non-profit to commercial use;
- Preservation and maintenance of numerous buildings of architectural and historic significance on the Foggy Bottom campus;
- GW commitment to use Hall on Virginia Avenue (HOVA) and Aston for other than undergraduate student housing, by fall 2006 and fall 2007, respectively;
- GW commitment not to purchase off-campus residentially-zoned properties in the Foggy Bottom & West End neighborhoods for other than investment purposes; and
- Improved mechanisms for monitoring Campus Plan compliance.

In summary, the implementation of the University’s “*Grow Up, Not Out*” development strategy, informed by the open and inclusive community-based planning process and as articulated in the Foggy Bottom Campus Plan: 2006 – 2025, will result in shared and lasting benefits for the Community, the District, and the University.

**FOGGY BOTTOM CAMPUS & NEIGHBORHOOD STUDY
FEBRUARY 7TH, 2006 COMMUNITY MEETING**

MEETING MINUTES

Community Facilitator David Julyan opened the meeting with an introductory statement reviewing the summer series of meetings co-sponsored by the ANC2A, DC Office of Planning, and GW, the steps that had been taken through the community-based planning process, and the *Issues Exhibit* (a working tool that was used throughout the process to identify, categorize and respond to any issue raised by any participant). Mr Julyan explained that there had been many changes to the Foggy Bottom Campus Plan as a result of the community-based planning process. Mr. Julyan explained that in this meeting, GW would show the changes to the Plan that had occurred through the planning process and additional changes that had been made since the last community meeting in September 2005. Finally, Mr. Julyan indicated that the public process was not ending, in that members of the community would have the opportunity to be heard throughout the public regulatory process that would be triggered when the University filed its new Campus Plan.

Lou Katz, Executive Vice President & Treasurer of GW introduced the planning team, and explained that the University has continued to work with the Office of Planning and meet with various stakeholder groups since the last large community meeting in September 2005. Mr. Katz then provided an overview of the Foggy Bottom Campus Plan: 2006 -2025 which the University intended to file with the Zoning Commission, and how the plan had evolved and changed throughout the planning process and since the last (September 20, 2005) community meeting in response to concerns raised by the community and the Office of Planning. In addition to the development plan itself, Mr. Katz outlined the key commitments that the University has agreed to make in the event the Plan is approved as submitted, and also discussed the next steps in the regulatory process.

Mr. Katz then opened the floor up to questions from the audience. In addition to Mr. Katz, members of the planning team, including Marty Wells (Wells & Associates), E.H.T. Traceries (Laura Hughes), Ehrenkrant, Ekstut and Kuhn (Matthew Bell); and Boston Properties (Trey Dempsey), were also on hand to respond to questions.

Mr Julyan encouraged those attending the meeting to review the campus model, design maps and renderings that were available at the meeting and to ask questions of the GW planning team directly. Mr. Julyan reminded the community that the public regulatory process will continue after the University submits its zoning applications, and then adjourned the meeting.

FOGGY BOTTOM CAMPUS & NEIGHBORHOOD STUDY
FEBRUARY 7, 2006 COMMUNITY MEETING

COMMUNITY COMMENTS *(recorded during meeting)*

- How long will the major, large chunks of construction take?
- Is there anything in the plans that the City Council won't like?
- Has GW identified 1.5 million to 2 million square feet of real needs? Please explain how the spaces proposed relates to those needs.
- There needs to be a more aggressive, proactive way of dealing with the behavior of students that live off campus. Will there be a major effort?
- Is there going to be a conscious effort to make the walking spaces more "green"?
- What are the plans for HOVA in the fall?
- What will be the tenant/parking ratio at Square 54?
- Is a new metro station necessary for Foggy Bottom? Who will pay for it? Will it be at Square 54?
- Will the residential living be along Pennsylvania Avenue at Square 54?
- Will there be affordable and workforce housing at Square 54?
- When do you think construction can start at Square 54?
- What are the current plans for building a national retail food store?
- Was the earlier concern for the height of the buildings on Washington Circle addressed?
- Hospital loading dock issues need to be dealt with before the community can build trust.
- What is the status of the air quality at Square 54?

JULYAN & JULYAN

FACILITATOR'S MEETING REPORT

DATE FEBRUARY 7, 2006
TIME 6:30-8:30PM
LOCATION GWU HOSPITAL CONFERENCE ROOM

The meeting convened at 6:35 pm.

David Julyan opened the meeting with an introductory statement that outlined process that had been followed in developing the campus plan that GWU was presenting to the community tonight and intended to submit to the District's Zoning Commission in the immediate future.

Following Julyan's introduction, Lou Katz, GWU's Executive Vice President, outlined the contents of the proposed campus plan through a power point presentation (available at: http://www.neighborhood.gwu.edu/campusdev/docs/communitypres_02.07.06.pdf).

Mr. Katz reviewed what actions had been taken since last fall as well as the program and policy needs behind GWU's proposal, highlighted the specific development sites that were now included in the plan, and discussed specific issues including parking, historic resources, green spaces, streetscapes, etc. He concluded by explaining the schedule and process that the proposed campus plan would now follow.

Mr. Katz introduced various members of the team that prepared the campus plan.

For the next 90 minutes, the team answered questions from the participants addressing process, content, and schedule for the submitted campus plan.

The Zoning Commission's schedule and process was reviewed so that all participants would know how to stay involved in the process and aware of developments.

The meeting adjourned at 8:55pm.

Attendance List
Community Meeting # 6 - February 7th

Darrell Johnson	2100 Fox Hall Road, NW	202-242-6645	djohnson@upd.gwu.edu
Vivian Kilmer			
Cathy Long	FRIEND		
Ralph Patterson	FRIEND		
Lois Patterson	FRIEND		
S. Armbruster			
Barbara Kahlow	800 25th Street, NW, #704, WDC 20037	202-965-1083	barbara.kahlow@verizon.net
Meiissa McCormick	FRIEND		
Dan Sheehan	2510 Virginia Avenue, NW	202-338-5929	dfsheehan@att.net
Maricar Donato	1711 Mass Avenue, NW, Suite 513, WDC 20036	202-421-5160	mcdonato@aol.com
Meseret Bekele	2140 F Street, NW, WDC		
Rose Dickens	725 24th Street, #609, WDC 20037		
M.L. Wilson-Carr	725 24th Street, NW, WDC 20037		
Bob Thorne			
G. David Anderson	Gelman 704	202-994-7283	
Anne Levine	922 24th Street, WDC	202-418-7027	annielevine@yahoo.com
R.M. Nedyl	730 24th Street, NW	202-338-1980	
Harold Belmar	844 New Hampshire Avenue		
Katie Rooney	950 24th Street, NW	609-902-1656	
Tray Dempsey	901 NY Avenue	202-585-0843	
Linda Goldstein			
Allen Goldstein			
Dorothy S. Alvey			
Tim Shea	616 23rd Street, #203		tshea@gwu.edu
B. Spillinger	2500 Virginia Avenue		
D. Tai	Foggy Bottom/West End		
Michael Thomas	2501 M Street, NW, #601		
Marjorie Weingold			
Meggen Watt	25th Street		
M. Craig Pascal	2501 K Street, #83		
Rodney Lake	2400 Penn. Avenue, #710		
Joseph Ney			joseph.ney@starpower.net
Jane Lingo			
P. Morton	WDC		