

Community Meeting  
Schedule

**ZONING COMMISSION**  
District of Columbia

CASE NO. 06-11

EXHIBIT NO. 222

ZONING COMMISSION  
District of Columbia  
CASE NO.06-11  
EXHIBIT NO.222A1

## **Community-Based Planning Process: Meetings & Events**

For over a year leading up to the filing of this Campus Plan, the University engaged in a comprehensive planning effort to fully explore and evaluate the future development of the Foggy Bottom campus. Working with the DC Office of Planning (OP), GW designed an open and inclusive community-based planning process to gather input from all interested stakeholders. The process drew upon various planning resources, including land use planners, architects, traffic consultants, and historic preservation experts.

The following is a summary of the public meetings and events held as part of the community-based planning process between May 2005 and February 2006<sup>1</sup>:

### **Wednesday, May 4, 2005: Community Meeting - Campus Land Use Issues, including the Redevelopment of Square 54, and the ULI Panel**

The George Washington University invited members of the community to this open public meeting to discuss campus land use issues, including the redevelopment of Square 54, and the upcoming Urban Land Institute panel engaged to study potential redevelopment of Square 54. The public was invited to voice their questions, suggestions, and concerns following the University's presentation.

### **Wednesday, May 9 - 12, 2005: ULI Panel - Square 54 Redevelopment Study**

The George Washington University, in collaboration with the DC Office of Planning, convened an Urban Land Institute panel to study the redevelopment potential of Square 54. The ULI panel evaluated key planning principles and development issues, interviewed interested stakeholder groups including several Foggy Bottom and West End residents, and toured the Foggy Bottom and West End neighborhoods and surrounding areas during the three-day panel session.

### **Wednesday, June 22, 2005: Co-Sponsored Community Meeting - Discussion of Key Community Issues & Concerns**

EE&K Architects and community facilitator David Julyan worked with members of the community to identify key issues related to campus land use and development. The community feedback gathered from the discussion was captured and documented in the issues exhibit and assisted in the development of place-based design principles presented and discussed at the July 6, 2005 community meeting.

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<sup>1</sup> In addition to the public meetings listed in this exhibit, over the past several months, representatives of the University have met with numerous community groups, local institutions, businesses, churches, and members of the GW community (including the board of trustees, faculty, staff, students and alumni) to gather feedback and comments on the planning effort.

#### **Thursday, June 30, 2005: Office Hours – Session 1**

“Office Hours” were held with Community Facilitator David Julyan and Matthew Bell of EE&K Architects. Community members were encouraged to attend if they had questions, wanted to express their views, or felt more comfortable participating in a small group setting.

#### **Wednesday, July 6, 2005: Co-Sponsored Community Meeting – Presentation and Discussion of Design Principles**

EE&K Architects presented an overview of place-based design principles with respect to future development of the Foggy Bottom campus. Community feedback received was captured and documented in the issues exhibit and used by EE&K to expand the place-based design principles into design concepts to guide future development on the Foggy Bottom campus.

#### **Monday, July 11, 2005: Office Hours – Session 2**

“Office Hours” were held with Community Facilitator David Julyan and Matthew Bell of EE&K Architects. Community members were encouraged to attend if they had questions, wanted to express their views, or felt more comfortable participating in a small group setting.

#### **Wednesday, July 20, 2005: ANC 2A Monthly Meeting – Open Discussion**

As part of the regular monthly ANC 2A meeting, issues related to future Foggy Bottom campus development and the redevelopment of Square 54 were raised and discussed. Community feedback received was captured and documented in the issues exhibit and used to inform the continued planning process.

#### **Tuesday, July 26, 2005: Co-Sponsored Community Meeting – Presentation and Discussion of Design Concepts**

EE&K Architects and the Square 54 developer team, Boston Properties and KSI Services, Inc., presented preliminary concept plans for the Foggy Bottom campus and Square 54. Community facilitator David Julyan led a discussion session to elicit community response and feedback to the concept plans. Community feedback was captured and documented in the issues exhibit and used by EE&K and the Square 54 developer team to further inform their respective planning efforts.

#### **Tuesday, August 2, 2005: Office Hours – Session 3**

“Office Hours” were held with Community Facilitator David Julyan and Matthew Bell of EE&K Architects. Community members were encouraged to attend if they had questions, wanted to express their views, or felt more comfortable participating in a small group setting.

#### **Tuesday, August 23, 2005: Office Hours - Session 4**

"Office Hours" were held with Community Facilitator David Julyan and Matthew Bell of EE&K Architects. Community members were encouraged to attend if they had questions, wanted to express their views, or felt more comfortable participating in a small group setting.

#### **Tuesday, September 20, 2005: Co-Sponsored Community Meeting - Presentation & Discussion of Proposed Concept Framework**

This meeting provided an opportunity for community members to participate in an interactive session to review and discuss the proposed concept framework for the Foggy Bottom campus development plan and Square 54. EE&K Architects, the Square 54 developer team (Boston Properties and KSI Services, Inc.), and community facilitator David Julyan were available at separate "stations" allowing members of the community to engage directly with the architects, planners and designers about the development plans and to provide direct comments and feedback which was captured at each station, documented in the issues exhibit, and used by EE&K and the Square 54 developer team to further inform their respective planning efforts.

#### **Saturday, February 1, 2006: OP Community Meeting - Discussion of GW's Proposed Campus Plan**

The Office of Planning convened an independently-sponsored community meeting to discuss GW's proposed Foggy Bottom Campus Plan: 2006 - 2025. The meeting included an overview of the Campus Plan process and an introduction of the changes that had been made to the Plan as a result of input received through the community-based planning process and further guidance provided by the Office of Planning, including historic preservation staff.

#### **Tuesday, February 7, 2006: Community Meeting - Presentation & Discussion of Proposed Campus Plan for Future Development of the Foggy Bottom Campus**

GW convened an independently-sponsored community meeting to present and discuss the Foggy Bottom Campus Plan: 2006 - 2025. GW presented an overview of the new Campus Plan, explaining how the development plan has changed and evolved in response to community input received during the community-based planning process. GW Executive Vice President Louis H. Katz and representatives from the University's campus planning team, including EE&K Architects, historic preservation review specialists EHT Traceries, and traffic and parking consultants Wells & Associates LLC, were available to respond to community questions raised at the meeting.

Community Meeting  
May 4<sup>th</sup>, 2005

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WILL HOST AN

OPEN PUBLIC MEETING

TO DISCUSS CAMPUS LAND USE ISSUES,  
THE REDEVELOPMENT OF SQUARE 54  
(THE OLD GW HOSPITAL SITE)  
AND THE UPCOMING URBAN LAND  
INSTITUTE PANEL

Where The George Washington University  
1957 E Street, NW  
7th Floor (City View Room)

When Wednesday, May 4, 2005  
6:30 pm – 8:30 pm

*Refreshments will be served*

For more information, contact Michael Akin,  
GW Director of District of Columbia and Foggy  
Bottom/West End Affairs, at 202.994.9132.

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*Ran in the Georgetown Current*

THE GEORGE WASHINGTON UNIVERSITY

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*Ran in the GW Hatchet*

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**WASHINGTON DC**

**Community Meeting**

**to discuss campus land use issues,  
the redevelopment of Square 54, the old GW Hospital site,  
and the upcoming Urban Land Institute Panel**

*Wednesday, May 4, 2005  
6:30 - 8:30 PM  
1957 E Street, NW (7<sup>th</sup> Floor)*

Order of Events

Welcoming Remarks/Overview of Meeting (Bernard Demczuk, Asst. VP for District Affairs)	15 minutes
Presentation: Campus Land Use & Square 54 (Louis H. Katz, Executive VP & Treasurer)	30 minutes
Introduction to Ehrenkrantz, Eckstut & Kuhn (EEK) Matthew Bell, Design Principal	10 minutes
Question & Answer Session (moderated by Bernard Demczuk)	60 minutes
Closing Remarks (Bernard Demczuk)	5 minutes

For more information, please visit:

<http://neighborhood.gwu.edu>

Or contact Michael Akin, Director of DC and Foggy Bottom/West End Affairs  
at 202.994.9132 or [talktogw@gwu.edu](mailto:talktogw@gwu.edu)



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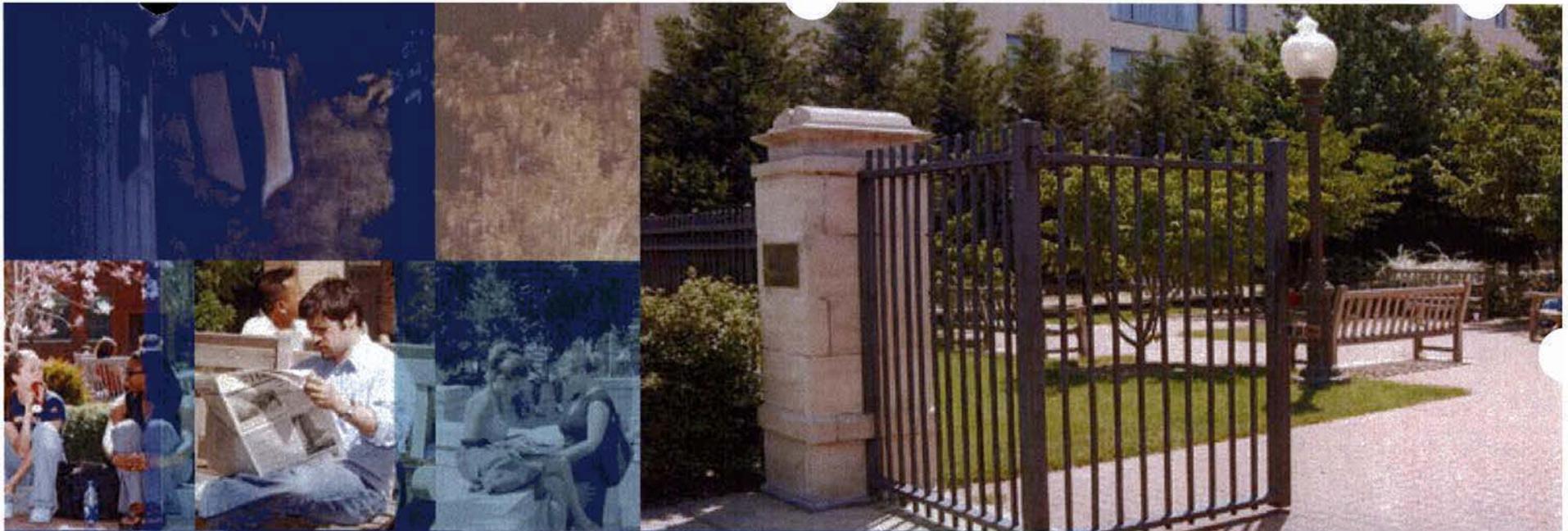
# Community Meeting: Campus Land Use & Square 54 Discussion May 4, 2005

# Overview of Presentation Goals

## To understand....

- How GW plans to accommodate its forecasted housing and academic **space needs** within our Foggy Bottom Campus
- The **interrelationship** between Square 54 and GW's space needs
- How engaging the Community & the District in a planning process can result in **shared benefits**
- The elements of the **community based planning process**, including the upcoming ULI panel





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## Accommodating Our Space Needs

# Student Housing Requirements

**GW is committed to meeting the student housing requirement set forth under its Campus Plan**

- Between 1998 and 2005, GW has added (or is in the process of constructing) more than 2,890 beds on its Foggy Bottom Campus

## ***Forecasted Space Needs:***

- Approximately 1,000 additional on-campus beds (+/-500,000 square feet of student housing) necessary to meet forecasted student demand for on-campus housing



# Academic Space Needs

- Planned growth is necessary to accommodate **changing and evolving academic programmatic needs**
- Demand for academic spaces includes
  - state-of-the-art **research labs**
  - facilities to support **interdisciplinary programs**
  - modern **classroom** spaces
- Additional space that accommodates GW's unique programs is critical to maintain its status as one of the world's leading universities



# Academic Requirements

## *Forecasted Space Needs:*

- Approximately 1.5 million square feet of academic, medical and administrative space, including
  - Science Center
  - School of Public Health
  - Cancer Center
  - Other academic and medical program requirements



# Planning Strategies

- Identify potential development sites and **strategically locate areas of density** on campus while **maintaining open space**
- **Replace underutilized facilities** with more efficient academic and residential facilities
  - e.g., replace existing University Parking Garage with an **academic building** and relocate lost parking by including underground parking in new developments, including Square 54 (if feasible)
- Continue strategy of **maintaining academic and key administrative functions on campus**, while relocating non-critical administrative functions to other campuses and locations

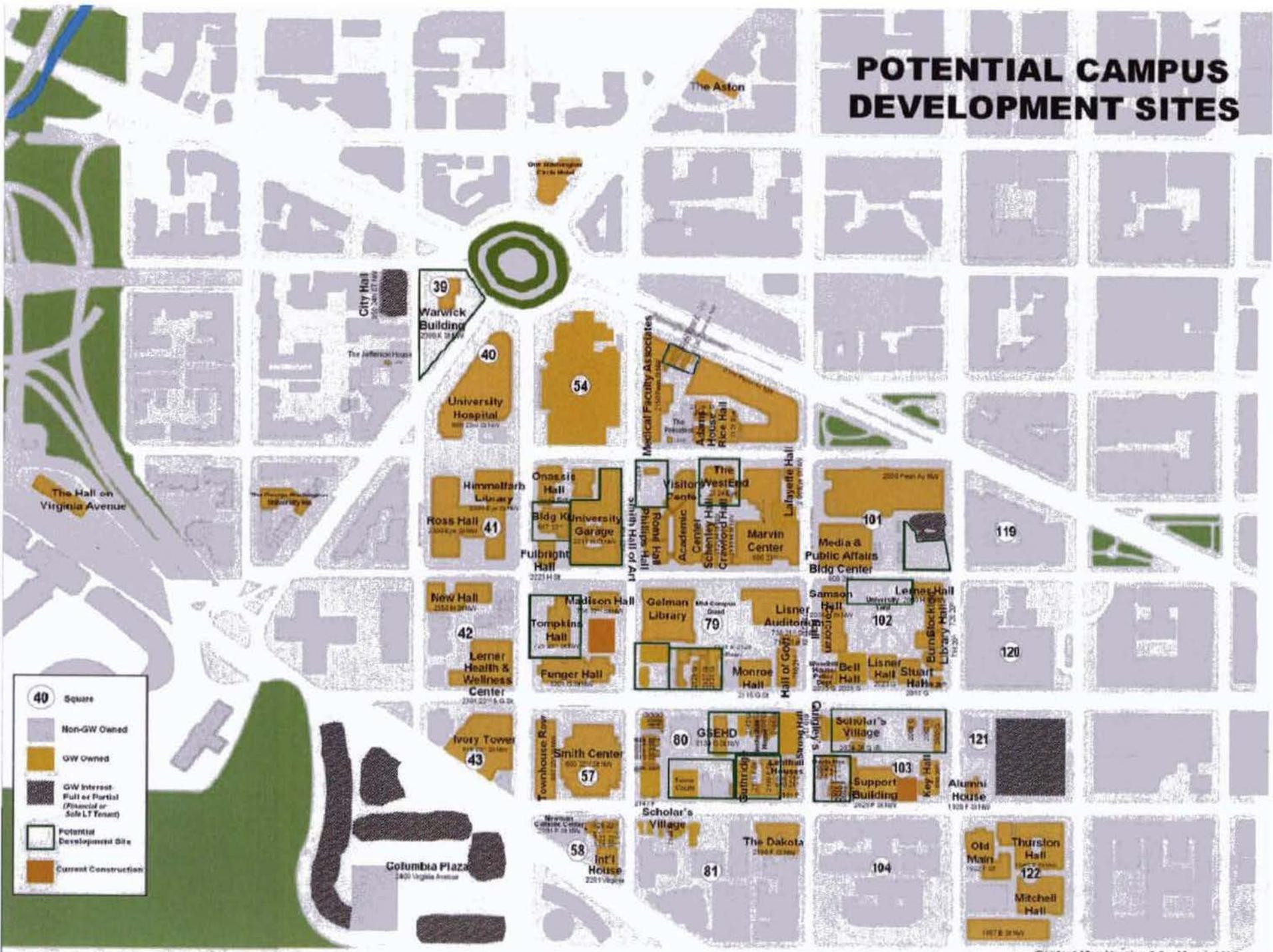


# The Solution: “Grow Up, Not Out”

- GW has identified sites that **would be able to accommodate its projected space needs on campus**, but not under the current Campus Plan cap of 3.5 FAR (development allowance)
  - With Square 54: 800,000 sf of capacity remaining on campus
  - Without Square 54: 400,000 sf remaining on campus
  - In either scenario, forecasted needs could not be accommodated
- An increase to an overall 4.5 FAR would accommodate GW’s projected space needs, and allow Square 54 to be used for commercial purposes
- Campus would still remain below the surrounding land densities (6.0 – 10.0 FAR, except the Foggy Bottom Historic District)



# POTENTIAL CAMPUS DEVELOPMENT SITES



- 40** Square
- Non-GW Owned
- GW Owned
- GW Interest (Full or Partial / Financial or Sole LT Tenant)
- Potential Development Site
- Current Construction

# “Grow Up, Not Out”: Shared Benefits

- **For the Community**

- Incentivizes GW to **grow “up” within its campus** and not “out”
- Helps **alleviate some of the town/gown tensions** in the neighborhood

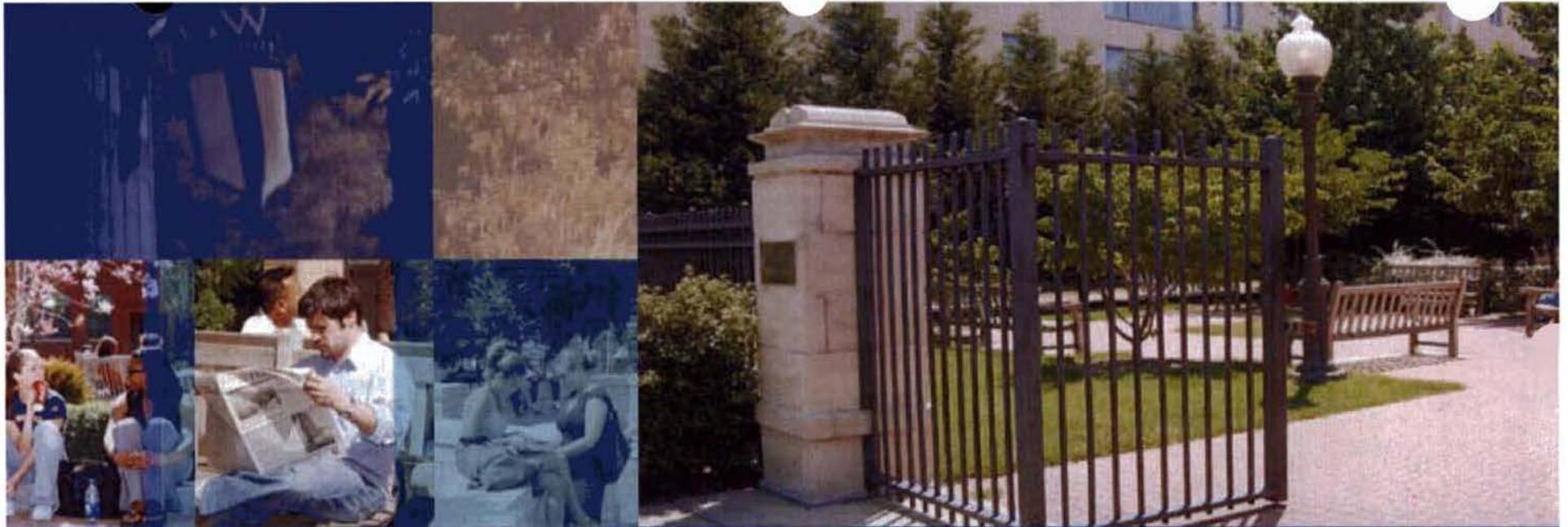
- **For the City**

- Maintains the District’s **property tax base** by keeping more properties on the tax rolls

- **For the University**

- Significant **programmatic benefits** associated with focusing future development within the campus
- Encourages **more efficient use** of existing campus resources





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## Square 54: A Unique Opportunity

## Why Is Square 54 Important?

- Revenue generated by commercial development on Square 54 is
  - key to funding GW's academic & housing needs
  - a revenue stream not dependent on enrollment
- Redevelopment of Square 54 presents a **unique opportunity** to achieve **shared benefits** for the Community, the City, and the University



# Selecting a Development Partner

## Development Team: Boston Properties & KSI Services, Inc.

- Selected by GW after extensive RFI & RFP process, based on criteria such as
  - Experience in mixed use development and in the District
  - Vision for the potential of Square 54
  - 60 year ground lease provides strong financial returns – key to funding future housing and academic needs
- Development Agreement with BP/KSI does not specify mix of uses on the site
  - allows GW the flexibility to recapture all or part of the site for University purposes, if necessary



# A Vision for Square 54

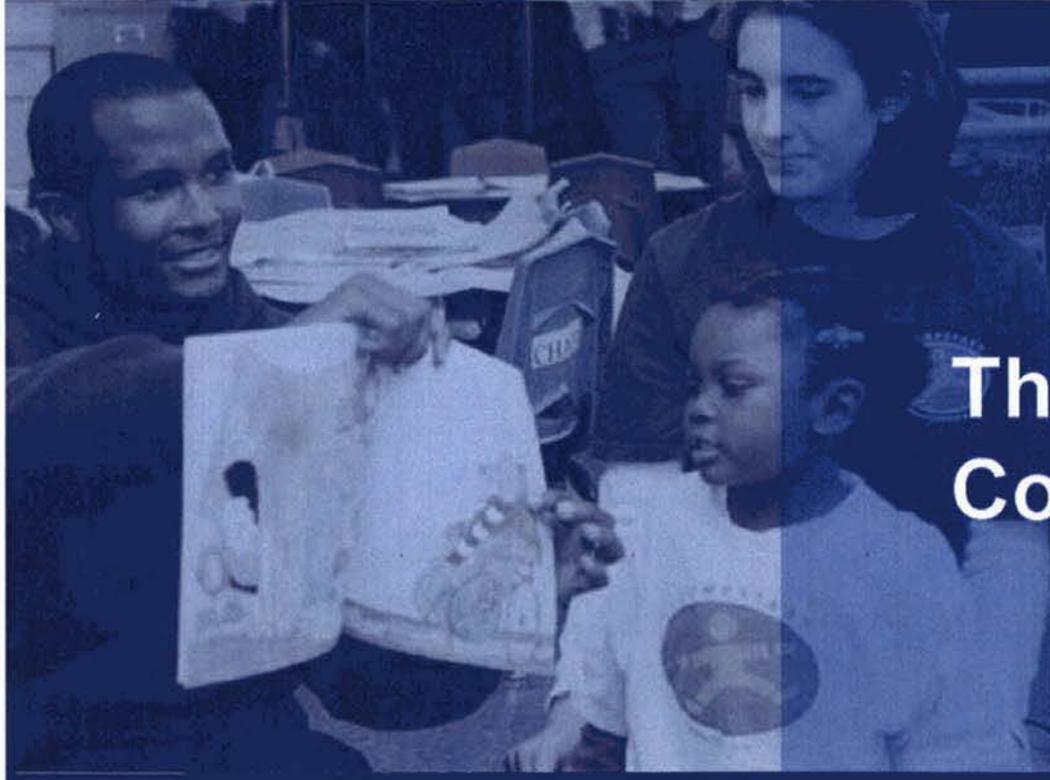
- A **mixed-use**, smart growth & transit oriented development
- Including **office, residential, retail**
- Neighborhood **amenities**
- World-class **design**
- Adjacent to the **Foggy Bottom Metro**
- An opportunity to revitalize **Washington Circle**
- A **vibrant “town center”** in Foggy Bottom/West End



# Town Center: Shared Benefits

- **For the Community**  
“Town center” development provides **community-serving retail** and a **vibrant neighborhood place**
- **For the City**  
Commercial mixed-used development **creates jobs, generates tax revenues**, and brings **additional residents** to the District
- **For the University**  
Mixed-use development adds to the dynamic nature of the urban experience of **students, faculty and staff** at the “front door” of the campus and *an important opportunity for GW to fund its academic and housing requirements*





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# The Campus and the Community

# Seeking Community Input

GW is engaging in an **open and inclusive** planning process that addresses campus land use issues and the redevelopment of Square 54 in the context of the surrounding neighborhood

- Process includes **many planning tools**
- Planning guidance from the **DC Office of Planning**
- **Ehrenkrantz, Eckstut & Kuhn (EEK)** Architects to advise GW, OP, and the Community through the planning process
- This is the first in a series of **open community meetings** throughout the summer
- Issue-oriented **small group sessions**
- <http://neighborhood.gwu.edu> website for up-to-date information, process updates, and community feedback



# What is the ULI Panel?

- **Urban Land Institute (ULI)** is an independent and highly-regarded advocate for outstanding urban planning and development
- Three day panel May 10 – 12 convened by GW in collaboration with the Office of Planning
- **Independent experts** from across the country chosen by ULI for their combined expertise
- Panel to **evaluate appropriate uses and design of Square 54** given its context
- Panel will seek direct **community input** through small roundtable discussion (a process controlled and designed by ULI)
- Findings will inform the continuing **planning process**



# Moving Forward

- Together, **continue to engage in discussions** regarding campus land use issues and the redevelopment of Square 54 in the context of the surrounding neighborhood
- Work with EEK to develop strategies for **accommodating future academic and housing needs on campus**
- Work with District agencies and planners to develop a plan for the campus and Square 54 that creates **sustained benefits** for the Community, the City, and the University



**Working together to achieve shared benefits for the  
Community, the City, and the University**

**<http://neighborhood.gwu.edu>**

for Information, your Ideas and Input...



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**The Campus and the Community**

**COMMUNITY MEETING:  
CAMPUS LAND USE & SQUARE 54 DISCUSSION  
MAY 4, 2005**

**Purpose.** In coordination with the DC Office of Planning, The George Washington University is engaging in a planning process designed to understand and evaluate the future development of GW's Foggy Bottom campus in light of the space needs of the University and within the context of the surrounding Foggy Bottom and West End neighborhoods. This meeting is part of the University's effort to integrate community input into the planning process.

**Process.** Tonight's meeting is the first in a series of community meetings and issue-oriented discussion sessions designed to address matters related to campus land use and the redevelopment of Square 54.

Ehrenkrantz, Eckstut & Kuhn Architects (EEK) has been retained to advise all parties throughout the planning process. The recommendations generated through the process will also be informed by the May 10-12 Urban Land Institute (ULI) Advisory Services Panel to evaluate the redevelopment potential of Square 54. These recommendations will be used to support the Planned Unit Development (PUD) and zoning proposals that will be advanced by GW and the Square 54 developer team – Boston Properties and KSI Services, Inc. (BP/KSI) – as part of the regulatory approval process.

**Perspectives.** The more complex and political the urban planning and design challenge, and the higher the stakes for all involved, the greater the ultimate benefit of multiple voices and perspectives. Your input and perspective is important to this process, which is aimed at maximizing sustainable benefits for the Community, the City and the University.

**Participate!** We invite your continued participation in this process. Visit <http://neighborhood.gwu.edu>, where you can get up-to-date information on meetings, check the planning process status, and share your views, input, and ideas. Or call Michael Akin, Director of Foggy Bottom/West End Affairs at 202.994.9132.

**FOGGY BOTTOM CAMPUS & NEIGHBORHOOD STUDY  
MAY 4, 2005 COMMUNITY MEETING**

**MEETING MINUTES**

Bernard Demczuk, Assistant Vice President for District Affairs (GW), opened the meeting by providing a brief overview of the planning process and introducing Lou Katz, Executive Vice President & Treasurer (GW).

Mr. Katz gave a presentation on campus land use, Square 54 and the planning process. In his remarks, Mr. Katz outlined the University's space requirements, its "*Grow Up, Not Out*" approach to campus development, and the vision of a neighborhood town center for Square 54. Mr. Katz introduced the open and inclusive planning process, stating that the May 4 meeting is the first in a series of open community meetings to be held throughout the summer. He provided an overview of additional planning process components, including issue-oriented small group sessions, a new GW neighborhood website, and the upcoming Urban Land Institute (ULI) Advisory Services Panel.

Following the presentation by Mr. Katz, Matthew Bell, a Principal in the DC office of Ehrenkrantz, Eckstut and Kuhn (EE&K) Architects, provided an introduction to EEK, the design firm retained to advise GW, the DC Office of Planning, and the community throughout the planning process.

For the majority of the meeting, the floor was opened for a question and answer session moderated by Mr. Demczuk, with responses provided by Mr. Katz. Participants raised questions, shared comments and identified issues of importance to the community, including the following:

- Clarify which sites will comprise the increase in square footage.
- Identify off-campus sites on the map, including The Aston and the Hall on Virginia Avenue (HOVA).
- Promote health and wellness through green building.
- Include health-conscious retail.
- Build more meeting and classroom space.
- Create a design for Square 54 that is contrasting, but complimentary, and not too bulky.
- Use underground space below open spaces for parking and administration.
- Student input needs to be heard throughout the planning process.
- The community needs to understand the architectural issues involved in the plan.
- The lack of a "front door" to GW ought to be considered as the University plans.
- There are still concerns about GW expansion.
- Consider having a national food store on Square 54.

At the conclusion of the question & answer and discussion session, Mr. Katz encouraged members of the community to stay involved in the process that would be continuing throughout the summer and the public regulatory process that would follow thereafter.

Mr. Demczuk thanked all for attending and adjourned the meeting.

**Attendance List**  
**Community Meeting # 1 - May 4th, 2005**

<b>Name</b>	<b>Address</b>	<b>Phone</b>	<b>Email</b>
Josh Stager	616 23rd Street, NW, #711, WDC	202-460-9005	<a href="mailto:jstager@gwu.edu">jstager@gwu.edu</a>
Charlie Leizear	950 24th Street, NW, #401, WDC	404-509-6611	<a href="mailto:charlie@gwu.edu">charlie@gwu.edu</a>
Lisa Bold	5068 Sherwin Place, NW, WDC	202-835-1812	
Peter Konwerski	SASS	202-994-6563	
Brian Hamluk	SASS	202-994-2599	<a href="mailto:hamluk@gwu.edu">hamluk@gwu.edu</a>
Don Lincoln	2506 Virginia Avenue, NW, WDC 20037	202-965-9559	<a href="mailto:drilncoln@comcast.net">drilncoln@comcast.net</a>
Barbara Kahlow	800 25th Street, NW, #704, WDC 20037	202-965-1083	<a href="mailto:Barbara.Kahlow@verizon.net">Barbara.Kahlow@verizon.net</a>
John Barnett	2475 Virginia Avenue, NW, WDC	202-338-2819	<a href="mailto:jbarnett@iopener.net">jbarnett@iopener.net</a>
Timothy Shea	1800 F Street, NW, WDC	510-330-3154	<a href="mailto:tshea@gwu.edu">tshea@gwu.edu</a>
Susi Baranaw	2000 F Street, NW, WDC	202-466-8510	
Martha			no email
Sandra Vonetes	2440 Virginia Avenue, NW, D-601, WDC	202-783-7263	no email
Ritwa Harry	2475 Virginia Avenue, NW, WDC		no email
Chrissy Caggiano			<a href="mailto:ccagg@gwu.edu">ccagg@gwu.edu</a>
Gary Griffith	1081 Wisconsin Avenue, NW, WDC, 20007	202-965-7515	<a href="mailto:gary@westendguide.com">gary@westendguide.com</a>
Jennifer de la		202-994-9500	
Dolores Stafford	Woodhull House	202-994-5563	<a href="mailto:dstafford@upd.gwu.edu">dstafford@upd.gwu.edu</a>
Thom Carr	on file		
P. Morton	on file		
S. Armbruster	on file		
David Anspach		301-981-6497	<a href="mailto:david0anspach@hotmail.com">david0anspach@hotmail.com</a>
S. Duckam			
Nancy Saum	1754 U Street, NW, #3, WDC, 20009	202-518-6057	<a href="mailto:nancy.saum@earthlink.net">nancy.saum@earthlink.net</a>
Jon Reising	1222 N. Cleveland, Arlington, VA 22201	202-271-4817	
Ben Benson	2475 Virginia Avenue, NW, WDC	202-337-1599	
Jay Gu	516 23rd Street, Columbia Plaza	202-285-7481	
Theo & Geofna Shepherd	3 Washington Circle, # 706, WDC, 20037	202-659-3771	<a href="mailto:TGShep@comcast.net">TGShep@comcast.net</a>
Vivien Kilnor			
Annette Thomson			<a href="mailto:annettem@gwu.edu">annettem@gwu.edu</a>
Steve Timlin	842 New Hampshire Avenue, NW, WDC 20037		
Esther Stiles	840 New Hampshire Avenue, NW, WDC, 20037		
Kurt Haglund	401 9th Street, NW, WDC	202-639-4556	<a href="mailto:kurt.haglund@staubach.com">kurt.haglund@staubach.com</a>
Mackenzie Yates	835 New Hampshire Avenue, WDC	202-994-2390	
Lamar Thorpe	2115 F Street, NW, #611, WDC, 20032	401-578-7016	<a href="mailto:thorpela@gwu.edu">thorpela@gwu.edu</a>
Allan & Marjorie Weingold	2510 Virginia Avenue, NW, 20037		
Matt Witlin		202-639-4542	
Peter Larkin		202-639-4577	
John Barham	2000 F Street, NW, WDC	202-648-3527	
Doris Edlund	725 24TH Street, NW		
Marie Huang	830 24th Street, NW	202-965-1377	
Merl Wolff	500 23rd Street, NW, #B805, 20037	631-252-4039	<a href="mailto:mwolff@gwu.edu">mwolff@gwu.edu</a>
Travis Parker	801 N. Capitol Street, WDC	202-741-5243	<a href="mailto:travisparker@dc.gov">travisparker@dc.gov</a>
Bill Schechter	2475 Virginia Avenue, NW, #900, WDC 20037	202-333-0737	<a href="mailto:bill.schechter@verizon.net">bill.schechter@verizon.net</a>
Peter Johnston	901 New York Avenue, NW, Suite 400	202-585-0840	
Rodney Lake		202-994-2784	<a href="mailto:rlake@gwu.edu">rlake@gwu.edu</a>
Karen Lanham		703-641-9000	<a href="mailto:klanham@ketsco.com">klanham@ketsco.com</a>
Janet Reingold		202-333-0400	<a href="mailto:reingold@reingold.com">reingold@reingold.com</a>
C. Gallagher			
Darrell Johnson	UPD	202-242-6645	<a href="mailto:djohnson@upd.gwu.edu">djohnson@upd.gwu.edu</a>
John Ziolkowski			<a href="mailto:ccojez@gwu.edu">ccojez@gwu.edu</a>
James Morris	2475 Virginia Avenue		
C. Szenker	624 N. Monroe Street, #4, Arlington, VA 22201	703-243-8060	
Laetitia Combrinch	532 20th Street, NW, #875, 20006		
Irene Hwatt	532 20th Street, NW, #875, 20006		
Jan Simko	725 24th Street, NW, #511 (St. Mary's Church)	202-429-8899	
D. Tai	PO Box 57090, WDC 20037	202-338-4339	<a href="mailto:dianeabc@gmail.com">dianeabc@gmail.com</a>
Michael Muttwiler	Rice Hall, 402	202-994-5017	

Tim Miller  
Maureen Dwyer  
Chris Shaheen  
Cynthia Jachles  
Audai Shakour  
Ken Durham

Pillsbury Winthrop  
801 N. Capitol Street, WDC  
2450 Virginia Avenue, NW  
Ivory Tower  
Foggy Bottom

202-663-8834  
202-442-7631 [chris.shaheen@dc.gov](mailto:chris.shaheen@dc.gov)  
[ashakour@gwu.edu](mailto:ashakour@gwu.edu)  
[durham22@bellatlantic.net](mailto:durham22@bellatlantic.net)

**Community Meeting  
June 22<sup>nd</sup>, 2005**

# THE GEORGE WASHINGTON UNIVERSITY

WILL HOST A SERIES OF

## OPEN COMMUNITY MEETINGS

TO DISCUSS THE FUTURE DEVELOPMENT OF THE FOGGY BOTTOM CAMPUS  
AND SQUARE 54 (THE OLD GW HOSPITAL SITE)

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### **June 22, 2005: Discussion of Key Community Issues**

Location: The George Washington University

1957 E Street, 7<sup>th</sup> Floor

Time: 6:30 pm – 8:30 pm

EEK Architects and community facilitator David Julyan will work with members of the community to identify key issues related to campus land use and development that will be discussed in small group break out sessions. The community feedback gathered in these sessions will assist in EEK's development of place-based design principles to be presented and discussed at the July 6, 2005 meeting.

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### **July 6, 2005: Presentation & Discussion of Design Principles**

Location: The George Washington University

1957 E Street, 7<sup>th</sup> Floor

Time: 6:30 pm – 8:30 pm

EEK Architects will introduce place-based design principles with respect to the Foggy Bottom campus. Community feedback received from small group discussions will be used by EEK as they develop the design principles into concept plans that will guide the future development of the Foggy Bottom campus.

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### **July 26, 2005: Presentation & Discussion of Design Concepts**

Location: The George Washington University

Marvin Center, Room 307 & 308

800 21<sup>st</sup> Street, 3<sup>rd</sup> Floor

Time: 6:30 pm – 8:30 pm

EEK Architects and the Square 54 developer team (Boston Properties & KSI) will present preliminary concept plans for the Foggy Bottom campus and Square 54. Community facilitator David Julyan will lead a discussion session to elicit community response and feedback to the preliminary concept plans.

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### **September 2005 (date TBA): Presentation of Proposed Development Plans**

EEK Architects and the Square 54 developer team will present proposed development plans for the Foggy Bottom campus and Square 54. These development plans will reflect the input gathered throughout the community-based planning process.

♦ ALL ARE INVITED ♦

*\*proposed meeting topics may be subject to change*

For more information visit [www.neighborhood.gwu.edu](http://www.neighborhood.gwu.edu) or contact Michael Akin,  
GW Director of District of Columbia and Foggy Bottom/West End Affairs, at 202.994.9132

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*Ran in the neighborhood. Present and GW Habitat.*

**GW- FOGGY BOTTOM CAMPUS AND  
NEIGHBORHOOD STUDY  
COMMUNITY MEETING# 2**

AGENDA

DATE           JUNE 22, 2005  
TIME           6:30-8:30PM  
LOCATION        1957 E STREET, 7<sup>TH</sup> FLOOR  
                  (ACADEMIC BUILDING)

---

<b>INTRODUCTION AND ROLE OF FACILITATOR</b> (DAVID JULYAN, JULYAN & JULYAN) 10 MIN	<ul style="list-style-type: none"><li>• Welcome</li><li>• Overview of facilitator roles and responsibilities</li><li>• Overview of community process – scope and schedule</li><li>• Introduction of Rosalyn Taylor, Vince Micone, Lou Katz, EE&amp;K, Boston Properties and KSI</li></ul>
<b>ANC2A</b> (VINCE MICONE, CHAIR) 5 MIN	<ul style="list-style-type: none"><li>• Importance of community participation</li><li>• Co-sponsoring this process</li></ul>
<b>OP PLANNING AND REGULATORY ROLE</b> (ROSALYN TAYLOR, DIRECTOR) 5 MIN	<ul style="list-style-type: none"><li>• Importance of everyone’s participation</li><li>• Overview of city regulatory process</li></ul>
<b>UNIVERSITY GOALS AND COMMITMENTS</b> (LOU KATZ, GW) 5 MIN	<ul style="list-style-type: none"><li>• Presentation of GW goals and commitments</li></ul>
<b>OVERVIEW OF EXISTING CONDITIONS</b> (MATT BELL, STAN ECKSTUT EE&K) 15 MIN	<ul style="list-style-type: none"><li>• Overview of EE&amp;K roles and responsibilities for GW and the participants</li><li>• GW campus and neighborhood – existing conditions</li></ul>
<b>COMMUNITY ISSUES</b> (DAVID JULYAN) 10 MIN	<ul style="list-style-type: none"><li>• Discussion to identify key topics of community interest</li></ul>
<b>SMALL GROUP BREAK-OUT SESSIONS</b> 45 MIN (2 SESSIONS)	<ul style="list-style-type: none"><li>• Identification of community issues</li></ul>
<b>REPORT ON SMALL GROUP DISCUSSIONS</b> (DAVID JULYAN) 10 MIN	<ul style="list-style-type: none"><li>• Report on issues raised in small groups</li></ul>
<b>WRAP-UP &amp; NEXT STEPS</b> (DAVID JULYAN) 10 MINUTES	<ul style="list-style-type: none"><li>• Overview of next community meeting</li><li>• Post-meeting feedback opportunities</li><li>• Access to information (<a href="http://www.neighborhood.gwu.edu">www.neighborhood.gwu.edu</a>)</li></ul>

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# ***JULYAN & JULYAN***

## **FACILITATOR'S STATEMENT COMMUNITY MEETING**

DATE JUNE 22, 2005  
TIME 6:30-8:30PM  
LOCATION 1957 E STREET, 7<sup>TH</sup> FLOOR

---

WELCOME. THANK YOU ALL FOR COMING TONIGHT.

THIS CURRENT VOLUNTARY AND INFORMAL PROCESS IS BEING CO-SPONSORED BY ANC2A, THE DISTRICT'S OFFICE OF PLANNING, AND GEORGE WASHINGTON UNIVERSITY. IT IS INTENDED TO CAPTURE COMMUNITY AND OP INPUTS AND PERSPECTIVES AS GW PREPARES ITS *CONCEPTUAL FRAMEWORK* FOR MOVING FORWARD WITH THE FUTURE OF THE FOGGY BOTTOM CAMPUS INCLUDING SQUARE 54.

"MOVING FORWARD" WITH THE FRAMEWORK (AFTER THE SUMMER) WILL INCLUDE FOLLOWING THE DISTRICT'S APPLICABLE REGULATORY PROCESS, INCLUDING FORMAL REVIEW AND ACTION BY OP, BZA AND ZONING COMMISSION, ANC2A AND OTHER RELEVANT PARTIES. IT MAY ALSO INCLUDE PRE-SUBMISSION DISCUSSIONS/NEGOTIATIONS WITH GW, OP AND ANC2A, BUT SPECIFIC ACTIONS WILL DEPEND ON FUTURE EVENTS AND DECISIONS. THERE ARE MANY STEPS TO FOLLOW, THIS IS ONLY THE BEGINNING.

AND NO ONE HAS COMMITTED TO ANYTHING BEYOND THE CURRENT PROCESS OF INPUT AND PARTICIPATION IN THE PREPARATION OF GW'S FRAMEWORK. OF COURSE, I HOPE THAT WE WILL FIND AS THE SUMMER

GOES ON THAT WE ARE MAKING PROGRESS, CREATING A POSITIVE ENVIRONMENT OF COOPERATION, AND BUILDING MOMENTUM THAT WILL SUSTAIN US FOR FUTURE STEPS, BUT FOR NOW THAT IS JUST A HOPE.

THE PROCESS FOR THE SUMMER IS TO GO FROM ISSUES (WHICH WE BEGIN TONIGHT) TO DESIGN PRINCIPLES TO CONCEPT DESIGN TO *CONCEPTUAL FRAMEWORK*. EACH STEP WILL INCLUDE MULTIPLE OPPORTUNITIES FOR COMMUNITY INTERACTION.

TONIGHT WE FOCUS ON ISSUES. OP AND THE COMMUNITY CAN RAISE ANY ISSUE THEY FEEL IS RELEVANT TO THE PREPARATION OF THE FRAMEWORK. THESE ISSUES WILL BE USED TO CREATE *DESIGN PRINCIPLES* THAT WILL BE THE BASIS FOR PREPARING THE *FRAMEWORK*.

THOSE *DESIGN PRINCIPLES* WILL BE PRESENTED TO THE COMMUNITY, BEGINNING AT THE NEXT MEETING. THIS WILL BE YOUR OPPORTUNITY TO DISCUSS THOSE PRINCIPLES AND UNDERSTAND HOW THEY DRIVE THE *DESIGN CONCEPTS*. *DESIGN CONCEPTS* ALLOW YOU TO BEGIN TO SEE GRAPHIC PRESENTATIONS FOR SITE LOCATIONS FOR DIFFERENT ACTIVITIES, MASSING MODELS, AND THE OTHER PARTS TO BUILDING THE FRAMEWORK. THE DESIGN CONCEPTS WILL BE PRESENTED IN LATE JULY,

AND FINALLY, WE WILL GO FROM THE *DESIGN CONCEPTS* TO THE *CONCEPTUAL FRAMEWORK* WHICH IS THE FINAL WORK PRODUCT FOR THIS PART OF THE PROCESS.

AT EACH STEP IN THE PROCESS, WE WILL HAVE ONE OR MORE COMMUNITY MEETINGS SUCH AS THIS WHERE THE AGENDA FOCUSES

ON WHERE WE ARE IN THE PROCESS AND HOW WE GET TO THE NEXT STEP. IN ADDITION TO THE PUBLIC MEETINGS, THERE WILL BE ADDITIONAL OPPORTUNITIES FOR INPUT AND INTERACTION. I'LL REVIEW THESE LATER THIS EVENING.

THE WORK PRODUCT EXPECTED AT THE END OF THIS PROCESS, IS GW'S *CONCEPTUAL FRAMEWORK*, SO GW IS THE FINAL DECISION MAKER REGARDING WHAT IS INCLUDED. THAT ALSO MEANS THAT NO ONE PARTICIPATING IN THIS PROCESS IS COMMITTED TO SUPPORTING GW'S FRAMEWORK. YOU'LL MAKE THAT DECISION AFTER YOU SEE IT. OBVIOUSLY, THE DESIRED GOAL IS A FRAMEWORK THAT REFLECTS WHAT HAPPENS OVER THE SUMMER AND PROVIDES ALL PARTIES WITH A PLACE OF DEPARTURE FOR THE NEXT STEP.

THIS IS AN OPPORTUNITY FOR A FRESH START IN DEFINING THE RELATIONSHIP BETWEEN GW, ITS NEIGHBORS, AND THE CITY. I AM NOT NAÏVE TO THE PAST, BUT I BELIEVE THAT IF WE CAN START WITH SMALL STEPS IN A POSITIVE DIRECTION, WE CAN CREATE MOMENTUM FOR CREATING A POSITIVE AND COOPERATIVE ENVIRONMENT. I SIMPLY ASK YOU TO GIVE THIS PROCESS A CHANCE TO SUCCEED. NO LEAPS OF FAITH ARE REQUIRED. I JUST ASK THAT YOU BASE YOUR JUDGMENTS ON WHAT WE START TONIGHT AND CONTINUE THROUGH THE SUMMER.

FACILITATOR'S ROLE:

MY JOB IS TO OVERSEE AND MANAGE THE PROCESS THAT ENSURES MEANINGFUL PUBLIC PARTICIPATION AND KEEPS THE EFFORT MOVING FORWARD.

THAT INCLUDES CONDUCTING MEETINGS SUCH AS THIS ONE. I SERVE AS A SINGLE POINT OF CONTACT FOR COMMUNITY MEMBERS WHO HAVE A QUESTION, WANT SOME INFORMATION, HAVE A COMMENT, CRITICISM, OR COMPLIMENT, ETC. IF YOU BRING THE MATTER TO ME, MY JOB IS TO GET THE RIGHT PEOPLE TO RESPOND TO YOU.

I ALSO WORK WITH GW, ANC2A, AND OP IN FIGURING OUT THE DETAILS REGARDING THE LOGISTICS OF THIS PROCESS (MEETING DATES, LOCATIONS, AGENDAS, ETC).

FINALLY, MY JOB INCLUDES RESOLVING ANY PROBLEMS THAT DEVELOP ALONG THE WAY.

I AM AN ATTORNEY BY EDUCATION AND HAVE WORKED ON THE HILL, IN THE PRIVATE SECTOR, AND FOR THE PAST SEVERAL YEARS UNDER MY OWN SHINGLE OF *JULYAN & JULYAN*. MY PRACTICE INCLUDES A FOCUS ON DISPUTE RESOLUTION IN GENERAL AND LAND USE DISPUTES SPECIFICALLY.

FOR THE PAST TEN YEARS, MY WORK HAS INCLUDED A FOCUS ON PUBLIC PARTICIPATION IN HIGH PROFILE AND OFTEN CONTROVERSIAL LAND USE PROJECTS. I'VE HANDLED THIS ASSIGNMENT ON PROJECTS SUCH AS THE MCI CENTER, THE NEW CONVENTION CENTER, AND THE WWII AND AIR FORCE MEMORIALS. IN PRIVATE PRACTICE, I SERVED AS THE MEDIATOR FOR THE EXPANSION OF THE PHILLIPS COLLECTION IN DUPONT CIRCLE, DEVELOPMENT OF THE H+3<sup>RD</sup> NE BP/AMOCO SITE,

NASA GODDARD'S MASTER PLAN, BRIEFLY ON THE UPPER WISCONSIN CORRIDOR STUDY, AND OTHERS.

MY ROLE IS IMPORTANT, BUT IT HAS LIMITS. I AM NOT A DECISION MAKER. I DO NOT GET A VOTE. I WORK WITH THE PARTIES TO ADDRESS THEIR ISSUES AND TO PROPOSE ALTERNATIVES FOR THEIR CONSIDERATION.

IN THE SPIRIT OF FULL DISCLOSURE, I ALSO WANT YOU TO KNOW THAT AMONG OTHER CLIENTS, I WORK WITH THE CONSORTIUM OF UNIVERSITIES OF THE WASHINGTON METROPOLITAN AREA, OF WHICH GW IS A MEMBER. MY WORK FOR THE CONSORTIUM IS EXCLUSIVELY IN THE AREA OF ADVISING THEM ON HOW TO IMPROVE THEIR RELATIONSHIP WITH THEIR NEIGHBORS AND THE CITY REGARDING LAND USE MATTERS. IN FACT, EVERYTHING YOU SEE IN THIS PROCESS: MEANINGFUL PUBLIC PARTICIPATION, AN INCLUSIVE PROCESS, FULL DISCLOSURE AND DIRECT LANGUAGE, NEED TO COMPROMISE AND COOPERATE... ARE EXACTLY THE ADVICE I GIVE THE CONSORTIUM.

I HAVE NEVER REPRESENTED THE CONSORTIUM OR ANY OF ITS MEMBERS IN AN ADVOCACY POSITION EITHER BEFORE AN ADMINISTRATIVE AGENCY OR IN COURT. THEY HAVE OTHER LAWYERS FOR THAT; IT IS NOT WHAT I DO.

IT IS ALSO SIGNIFICANT TO RECOGNIZE THAT MY ROLE IN THIS PROCESS DOES NOT EVEN CREATE AN OPPORTUNITY TO SLANT THINGS TO THE ADVANTAGE OF ANY PARTY, WHETHER THAT IS GW, ANC2A, OP, OR COMMUNITY MEMBERS. I MANAGE THE PROCESS, BUT THE PARTIES MAKE THE DECISIONS AND TAKE THE ACTIONS, AND EVERYTHING IS TRANSPARENT TO THE PARTICIPANTS.

IF YOU HAVE ANY QUESTIONS REGARDING THE PROCESS, ONE OF THE BREAKOUT GROUPS TONIGHT WILL FOCUS ON THAT. IF YOU HAVE ANY QUESTIONS ABOUT ME, I WILL BE AVAILABLE TONIGHT AND YOU'LL HAVE ALL MY CONTACT INFORMATION.

FINALLY, BECAUSE STAYING ON TONIGHT'S SCHEDULE IS IMPORTANT, LET ME INTRODUCE SOME FOLKS AND THEIR ROLE IN THIS PROCESS.

VINCE MICONE IS CHAIR OF ANC2A AND HIS SINGLE MEMBER DISTRICT INCLUDES SQUARE 54. HE AND RICHARD PRICE ARE REPRESENTING THE ANC IN THIS PROCESS. I WANT TO COMMEND THEM FOR WILLINGNESS TO CO-SPONSOR THIS PROCESS AND TRY TO HELP LAUNCH A *FRESH START*.

ELLEN MCCARTHY IS THE DIRECTOR OF THE OFFICE OF PLANNING. ELLEN AND OP HAVE BEEN INSTRUMENTAL AND UNWAVERING IN THEIR EFFORT TO MAKE THIS A MEANINGFUL PROCESS. ELLEN CARRIES THIS ASSIGNMENT AS A HIGH PRIORITY ITEM AND I AM SURE WE WILL BENEFIT FROM HAVING SUCH HIGH LEVEL PARTICIPATION.

LOU KATZ IS THE EXECUTIVE VICE PRESIDENT OF GW. HE AND SHERRY RUTHERFORD IN HIS OFFICE HAVE "HANDS ON" RESPONSIBILITY FOR THIS EFFORT AT GW. IT WAS LOU'S INITIATIVE TO BRING GW TO THIS *FRESH START*. LIKE THE OTHER PARTIES, WE ARE GETTING TOP LEVEL DECISION MAKERS INTO THIS PROCESS AND THAT HAS GOT TO HELP US SUCCEED. WITH LOU INVOLVED I KNOW THE POSITIONS AND ANSWERS WE GET FROM GW REPRESENT THE INSTITUTION.

MATT BELL AND STAN ECKSTUT ARE BOTH PRINCIPLES WITH THE FIRM EE&K. THEY HAVE LEAD RESPONSIBILITY FOR TAKING TONIGHT'S ISSUES INPUT AND MOVING THROUGH THE VARIOUS STEPS I OUTLINED EARLIER (ISSUES TO DESIGN PRINCIPLES TO DESIGN CONCEPTS TO THE FRAMEWORK). THEY

ARE THE ONES WHO WILL EVENTUALLY PUT PEN TO PAPER AS THEY TAKE YOUR IDEAS AND SHOW HOW IT MIGHT ALL LOOK ON THE GROUND. I'D LIKE TO HIGHLIGHT SOMETHING ABOUT THEIR ROLE. EEK IS WORKING FOR GW AND IS RESPONSIBLE FOR CREATING GW'S FRAMEWORK. IN ADDITION, EEK IS ONE OF THE RESOURCES AVAILABLE TO BOTH YOU AND ME FOR ANSWERING QUESTIONS OR COLLECTING INFORMATION. THEY SHOULD BE ABLE TO DO BOTH WITHOUT CONFLICTS BECAUSE NOTHING IS GOING TO BE HIDDEN FROM ANYONE. IF YOU HAVE A QUESTION OR REQUEST FOR EEK, GIVE IT TO ME AND MY JOB IS TO ENSURE THAT YOU GET A RESPONSIVE ANSWER IN A TIMELY MANNER. EEK IS JUST ONE SUCH RESOURCE AT OUR DISPOSAL, OP IS ANOTHER. MY JOB IS TO TAKE YOUR QUESTIONS OR REQUESTS AND TAP THE BEST SOURCE FOR AN ANSWER AND GET THAT ANSWER TO YOU. THAT IS FOR YOUR BENEFIT AND TO AVOID YOU TAKING YOUR TIME TO CHASE DOWN ANSWERS. IT DOES NOT MEAN YOU CAN'T HAVE DIRECT CONTACT WITH THE RESOURCES, YOU MOST CERTAINLY CAN. MY JOB IS TO FACILITATE THAT CONTACT TO HELP EVERYONE INVOLVED.

AND FINALLY, LET ME INTRODUCE PETER JOHNSON AND TREY DEMPSEY FROM BOSTON PROPERTIES AND EDDIE BYRNE AND KAREN LANHAM FROM KSI WHO ARE PART OF THE SQUARE 54 DEVELOPMENT TEAM. WE ALSO WANT THEM TO HEAR YOUR ISSUES AND POSITIONS DIRECTLY.

I KNOW I'VE GONE THROUGH QUITE A BIT. WE WILL HAVE TIME THROUGHOUT THE EVENING TO DISCUSS ANY AND EVERY ITEM I'VE RAISED. IN ADDITION, I URGE YOU TO CHECK OUT THE WEBSITE DEVOTED TO THIS PROJECT AT [HTTP://WWW.NEIGHBORHOOD.GWU.EDU/](http://www.neighborhood.gwu.edu/) . YOU'LL FIND LOTS OF INFORMATION THERE, INCLUDING A REPRINT OF THE STATEMENT I JUST MADE.

THANK YOU AGAIN FOR PARTICIPATING TONIGHT.

AND NOW ELLEN, VINCE AND LOU WILL MAKE BRIEF STATEMENTS  
AFTERWHICH MATT AND STAN WILL REVIEW THE EXISTING CONDITIONS. THE  
BULK OF OUR EVENING WILL BE SPENT LISTENING TO YOU AND NOTING ANY  
ISSUES THAT YOU FEEL ARE RELEVANT TO THIS PROCESS.

AGAIN, THANK YOU ALL FOR COMING OUT TONIGHT AND PARTICIPATING.  
THE PROCESS WILL BE BETTER FOR YOUR EFFORT.

LET ME FIRST INTRODUCE ELLEN MCCARTHY FROM THE OFFICE OF  
PLANNING.

GW- Foggy Bottom Campus and Neighborhood study



# Community Meeting No. 2

## Issues and Existing Conditions

June 22, 2005



**Ehrenkrantz  
Eckstut  
&  
Kuhn  
Architects**

**Julyan &  
Julyan**



**EE&K  
Architects  
Julyan &  
Julyan**

## Tonight's Schedule- Introductions



- **Welcome and Overview** David Julyan, Julyan & Julyan
- **ANC 2A** Vince Micone, Chair
- **Office of Planning** Rosalynn Taylor, Deputy Director  
Planning and Regulatory role
- **The George Washington University** Lou Katz, Executive Vice President  
Goals and Commitments
- **Ehrenkrantz Eckstut & Kuhn Architects** Stan Eckstut, Principal  
Existing Conditions review Matthew Bell, Principal



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Julyan**

## Schedule - Community Issues Discussion



- **Two Breakout sessions**

- 20 minutes each session, small group format
- Six issue groups identified- opportunity to identify others
- Reporting back to full group and the EE&K/Julyan & Julyan



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## Ground Rules



- Civil behavior / facilitator enforces
- Nothing personal – people are here to discuss process and substance
- Respect everyone's right to an opinion, even if different from yours
- Maintain agenda and times



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Study area

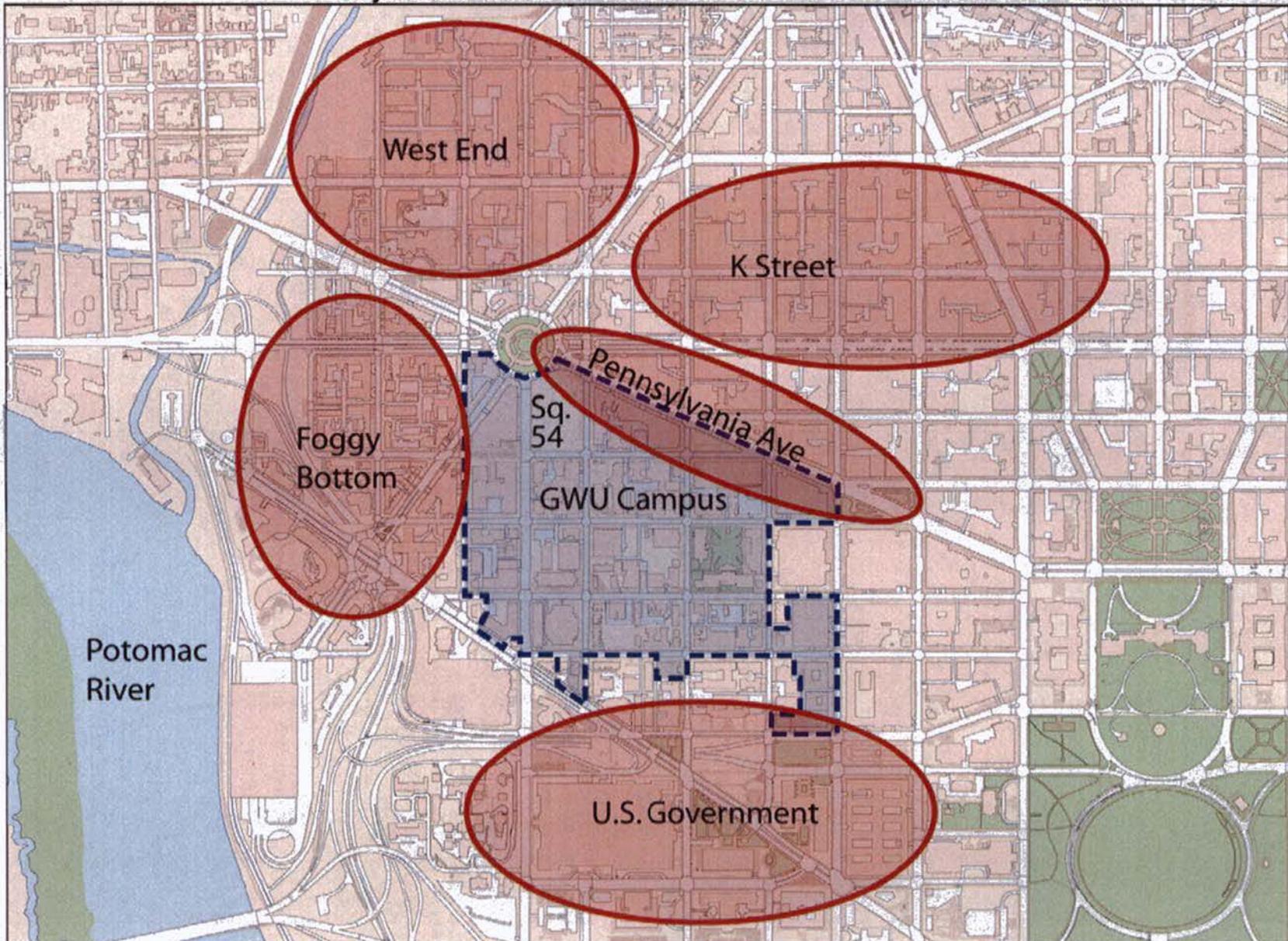




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# The Site



West End

K Street

Foggy Bottom

Sq. 54

GWU Campus

Pennsylvania Ave

Potomac River

U.S. Government

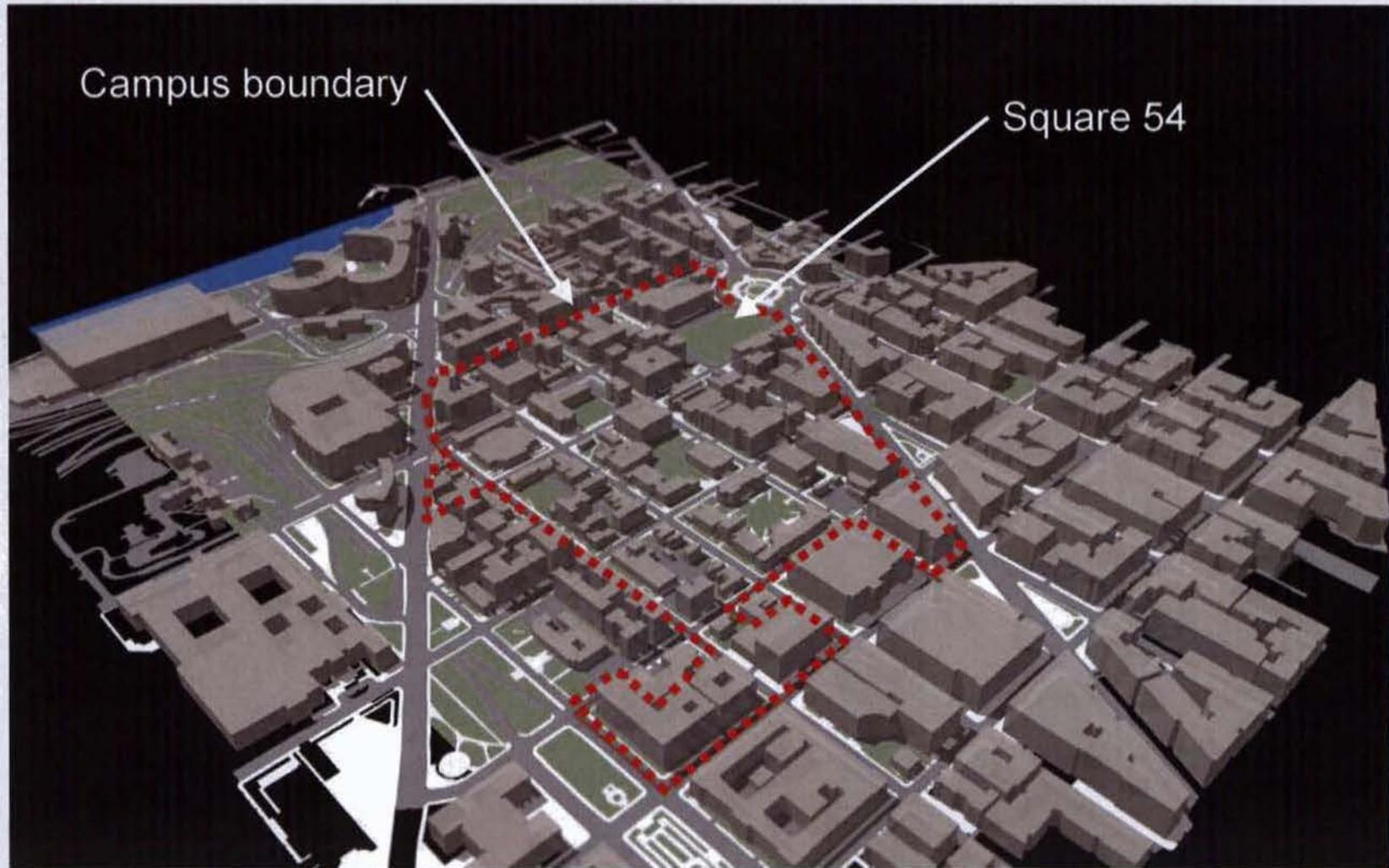


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# GWU and Foggy Bottom





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# The Site- The walkable campus



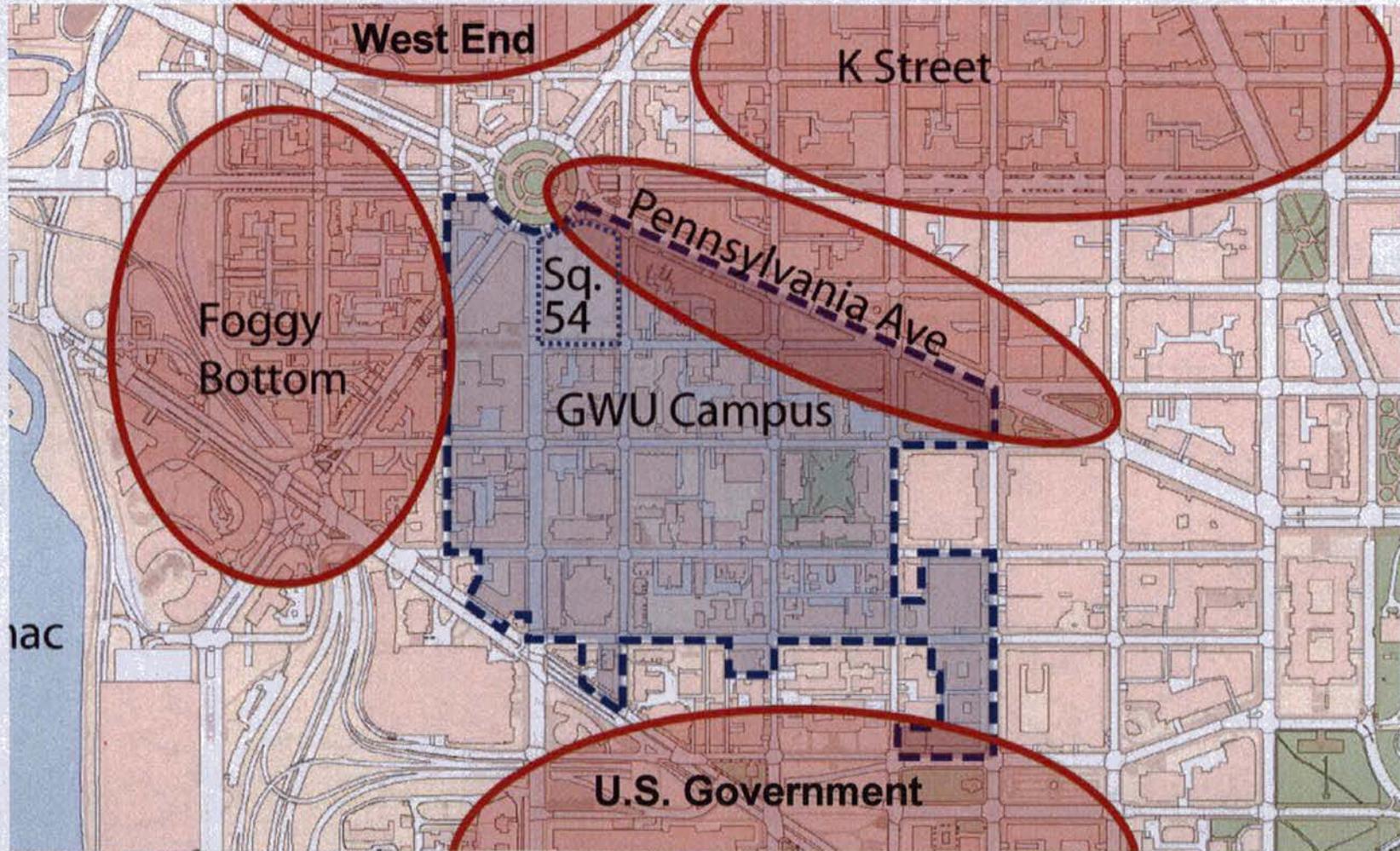


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## Neighboring Areas



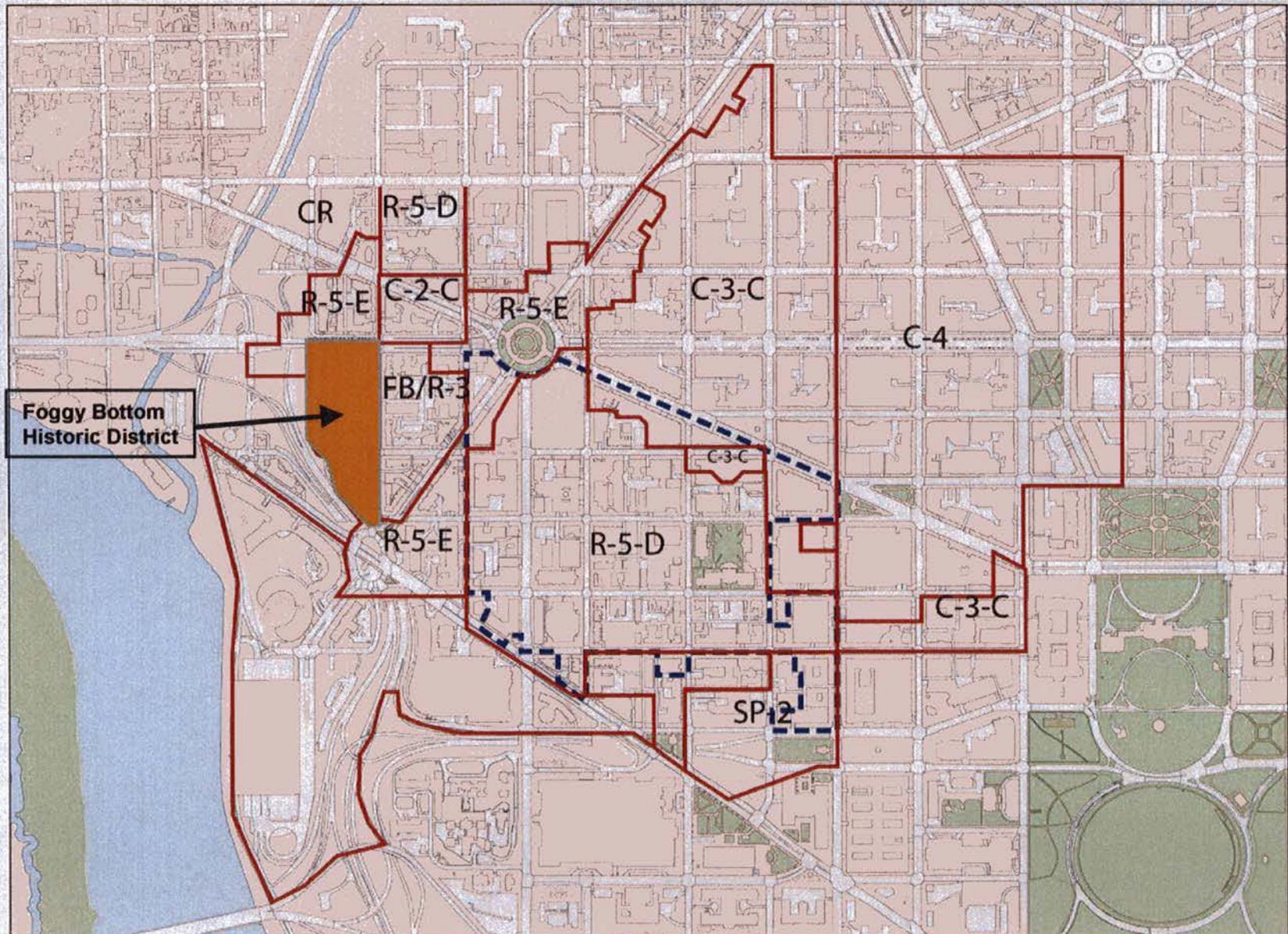


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## Zoning Districts in the study area

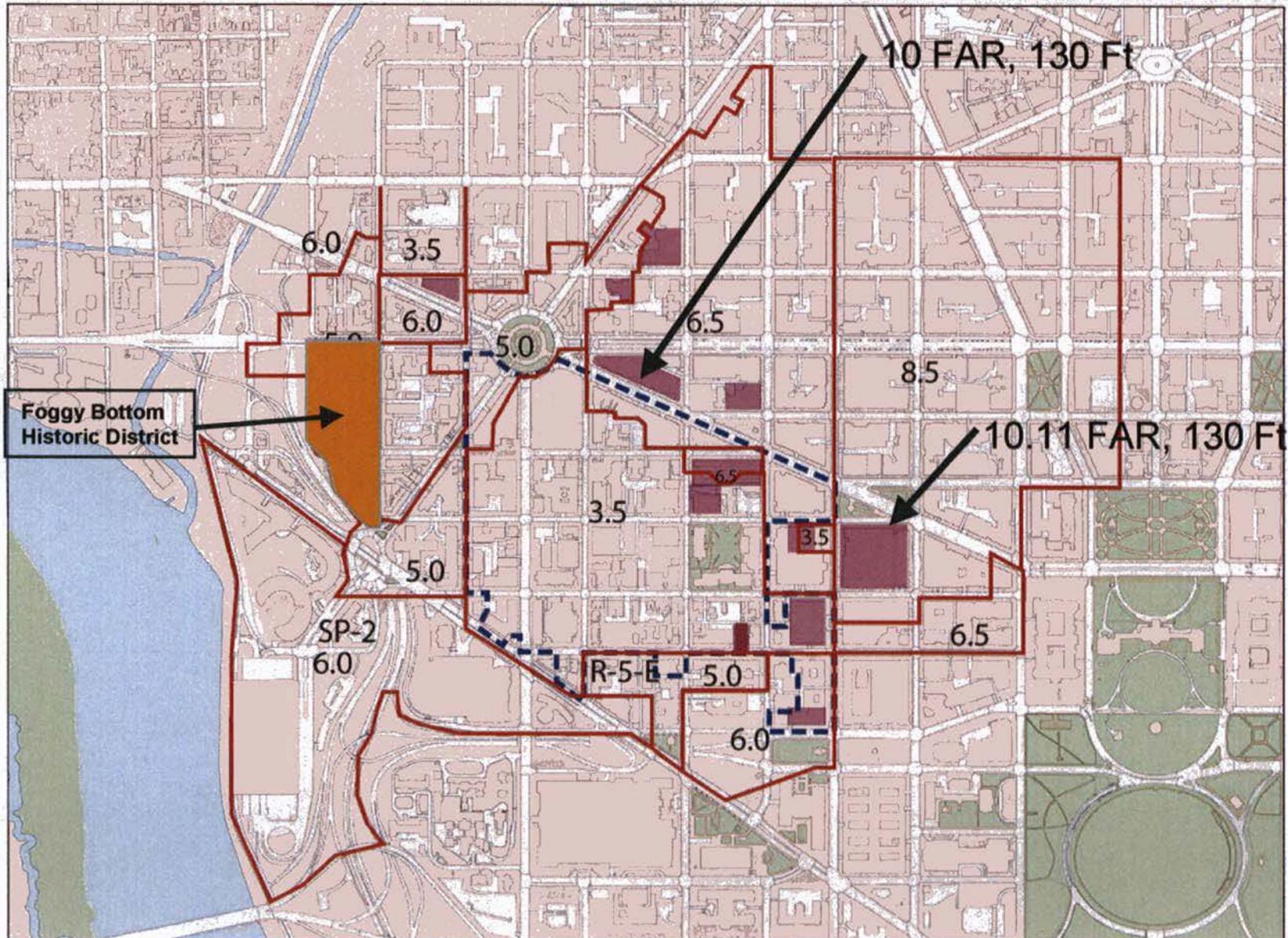




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# Zoning Districts, FARs and PUDs





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# Campus Development Sites





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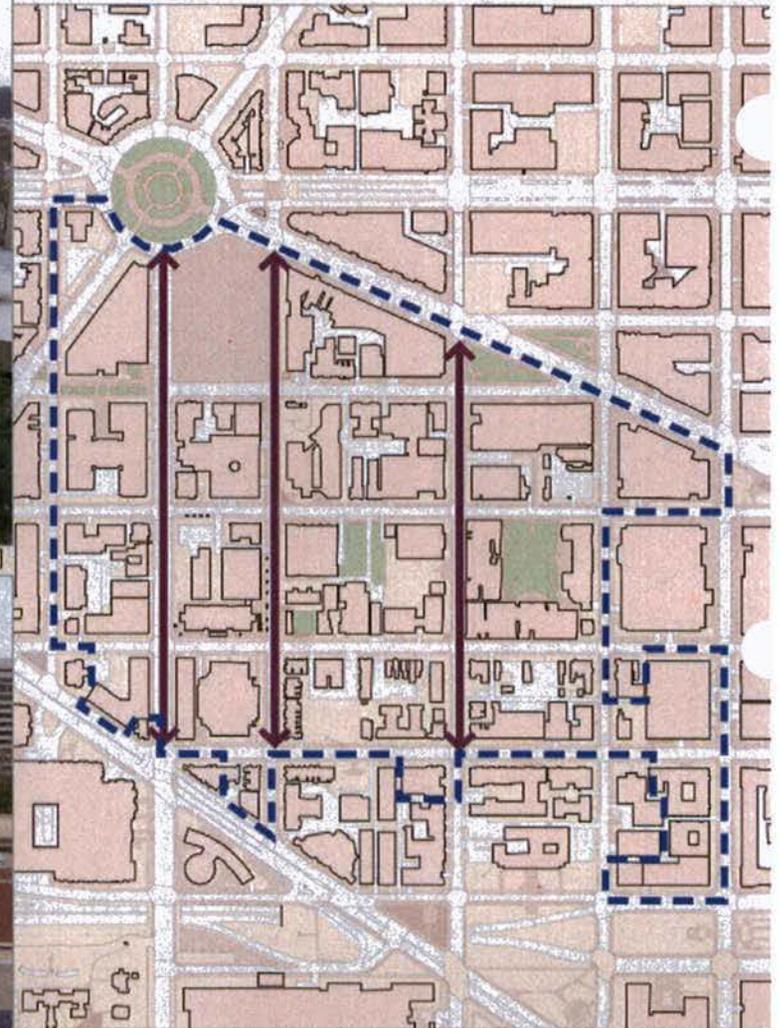
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## North South Streets



- Moves traffic to/from I-66, Memorial Bridge to K Street and Dupont Circle
- More regional in destination
- Thru streets for deliveries, heavier use, etc...



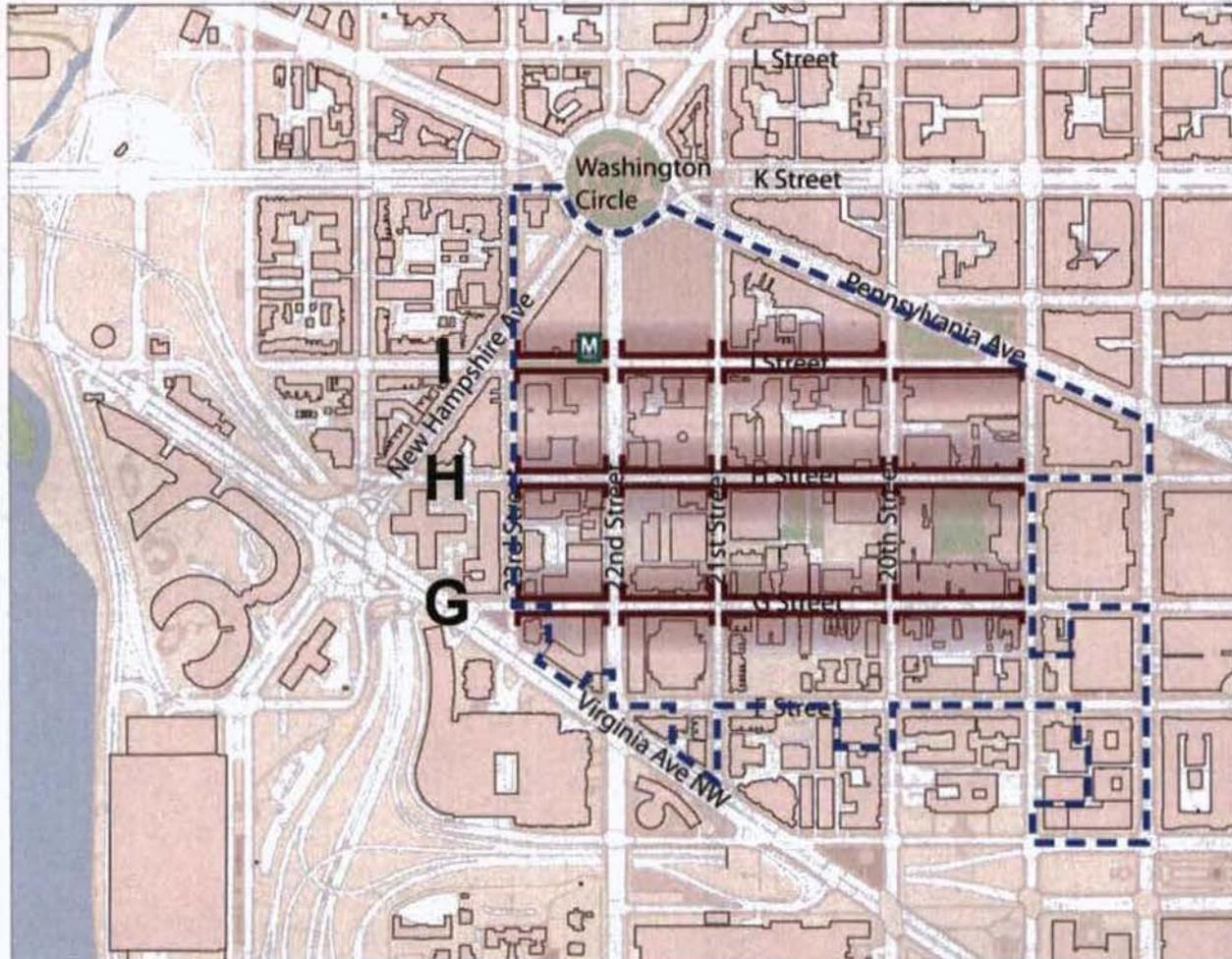


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# Three Streets: I, H and G



I Street - Foggy Bottom Metro Station



H Street & 22nd



G Street Between 20th & 21st



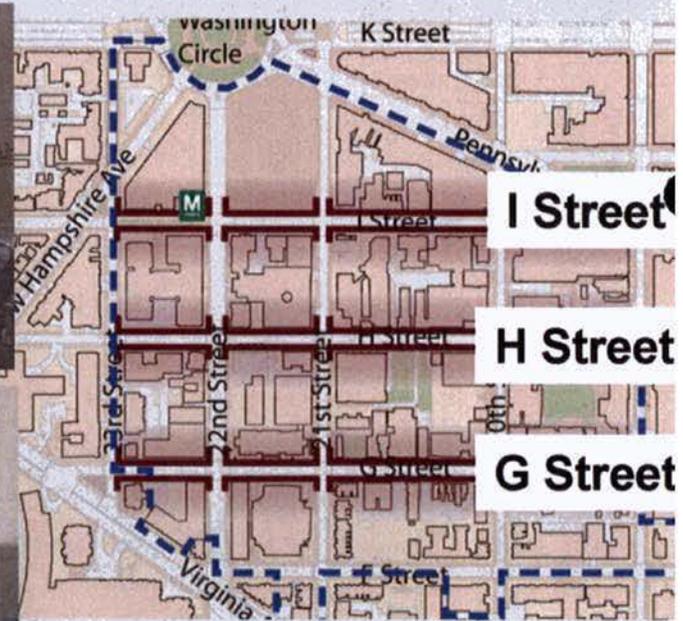
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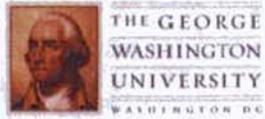
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## East-West Streets



- Campus places mostly defined by: I, H, G & F Streets
- Campus scale, lower traffic volumes
- Diverse character

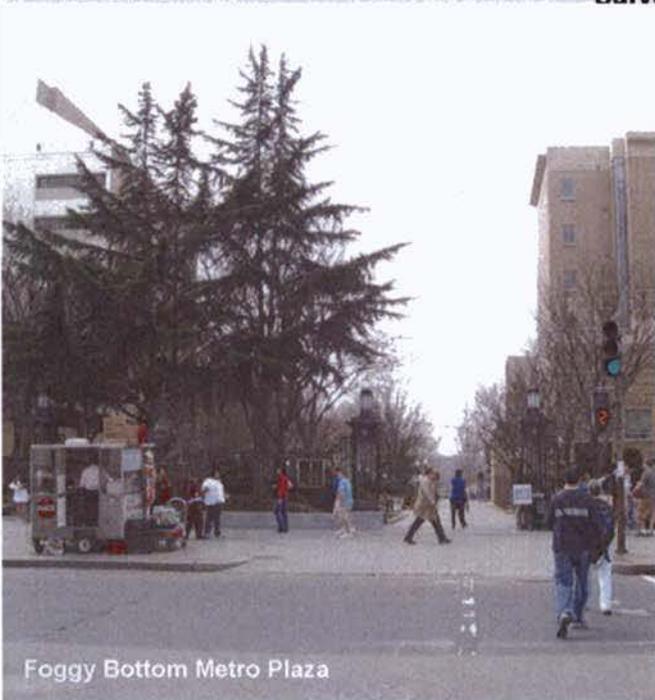




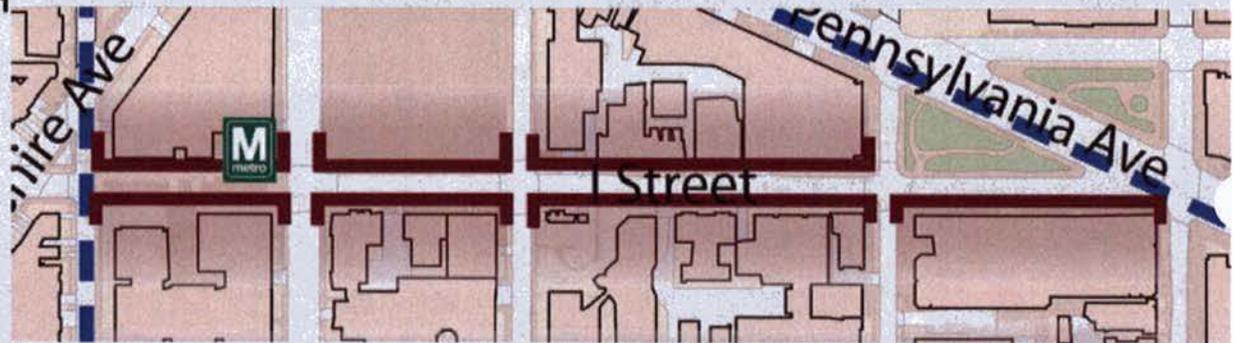
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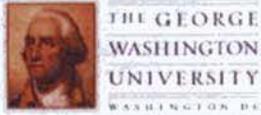
I Street



Foggy Bottom Metro Plaza



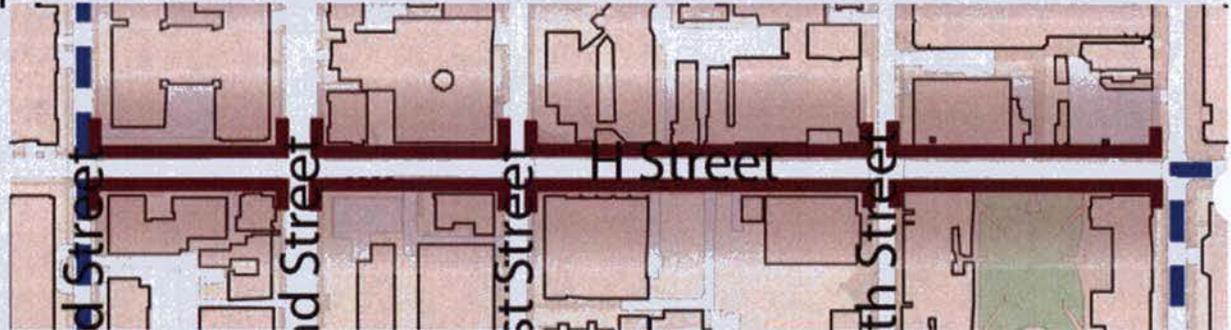
- Links open space at Metro with Retail at 2000 Penn
- Major Re-building potential with Square 54
- Northern edge of Campus
- Connects to river
- Potential location of town center



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H Street



- The Campus academic center
- Location of Library, Marvin Center, Lisner Auditorium.
- Location of University Yard and Mid-Campus Quad



H Street at 23<sup>rd</sup> Street

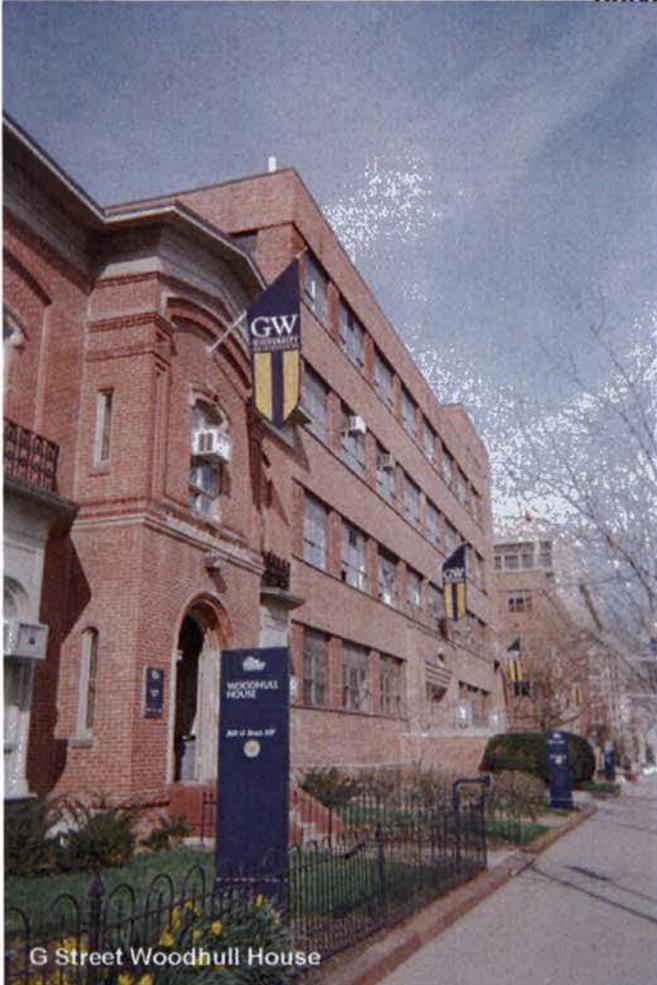


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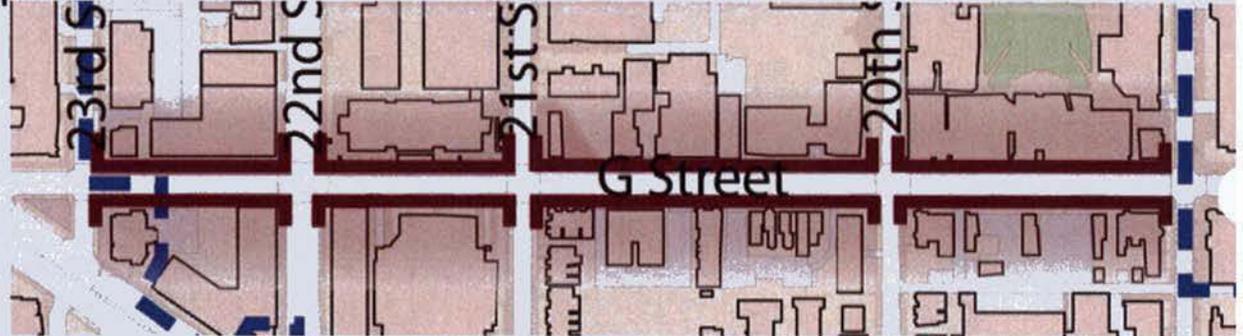
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G Street



G Street Woodhull House



- New opportunity sites for University
- Historic character of townhouses, Law School, etc.



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F Street



F St looking West from 20<sup>th</sup> Street



- Edge of Campus
- Taller buildings to the south
- New residential building under construction



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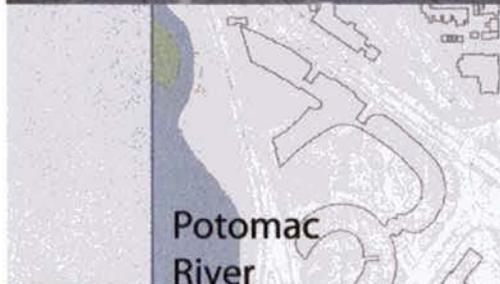
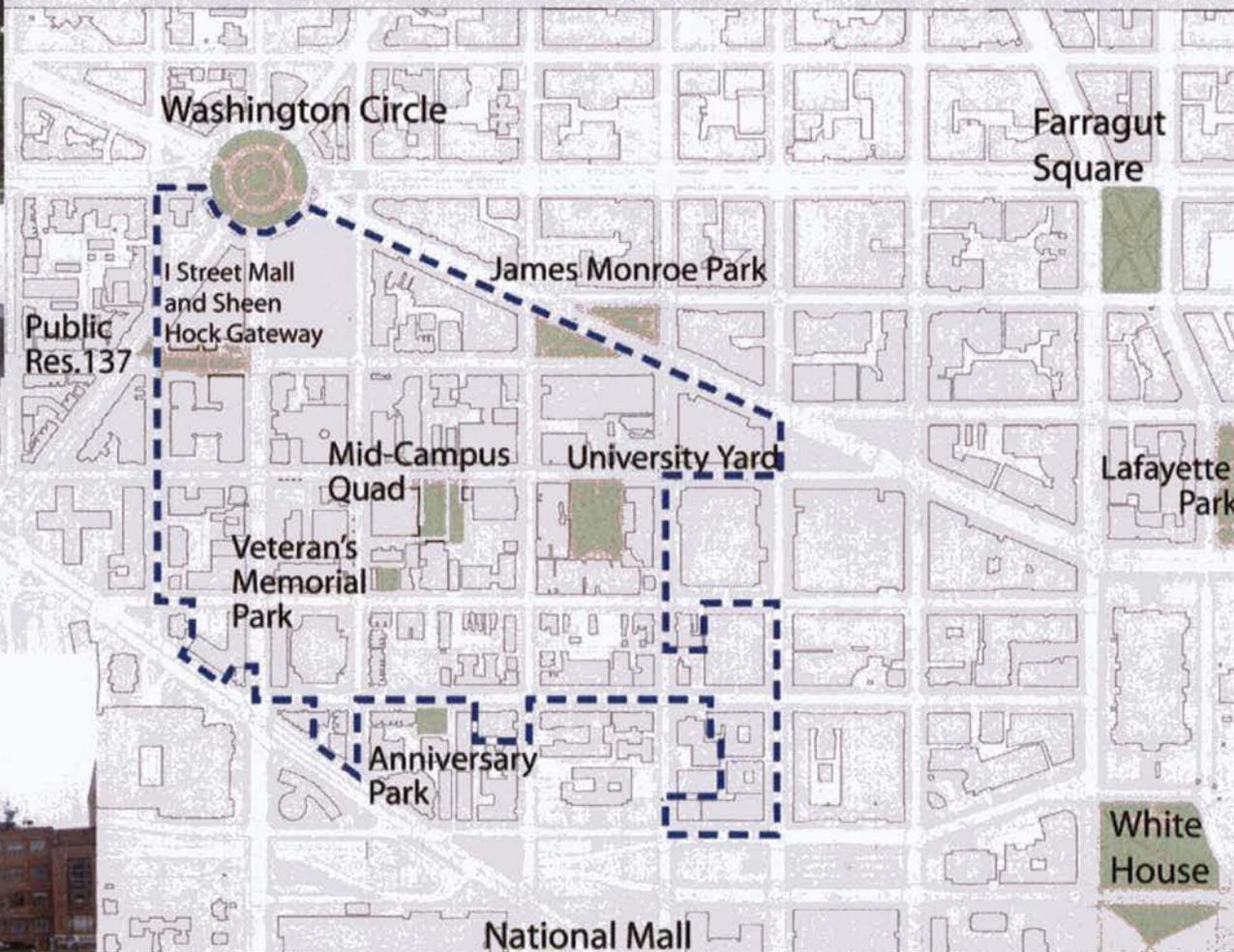
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# Major Public Open Spaces



Washington Circle



Potomac  
River



University Yard



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## Major Public Open Space Issues



- Open Spaces of the campus also used by the community
- Washington Circle more of a traffic circle than a place to be
- Difficult connection to the river, although it was historically a waterfront community
- Many parks, no real “center”



Washington Circle



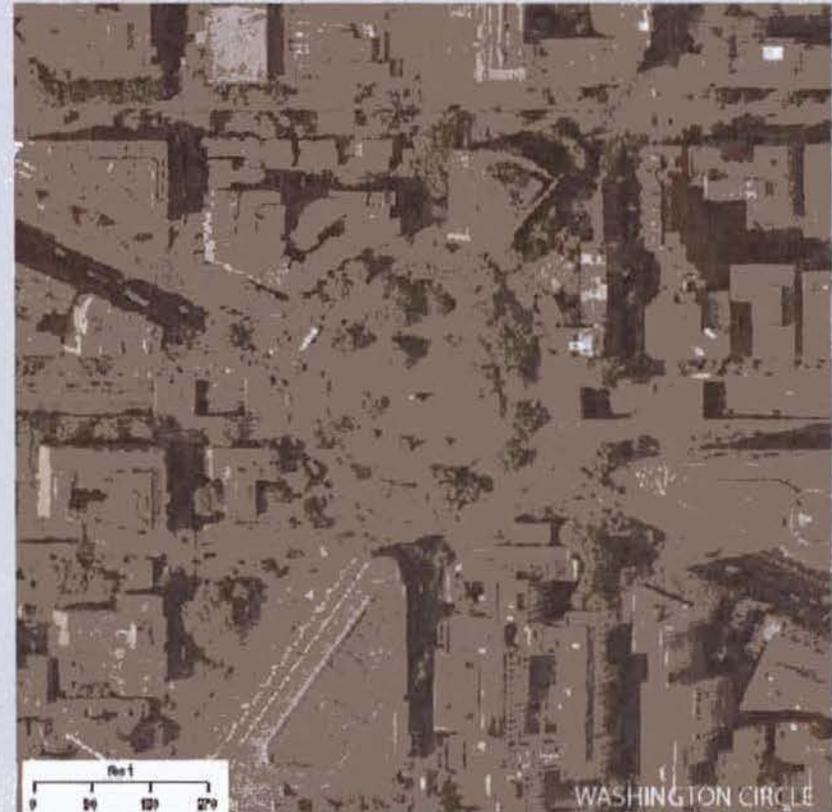
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## Circle Comparison



**Dupont Circle**

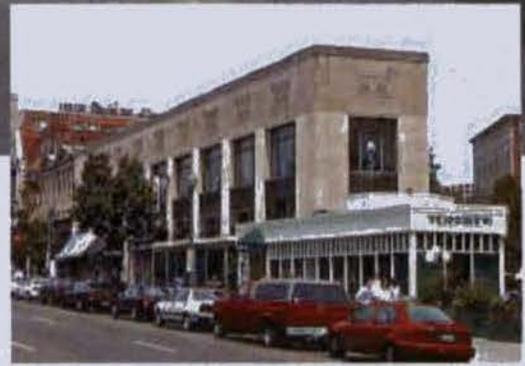


**Washington Circle**



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# Dupont Circle Aerial Overlay



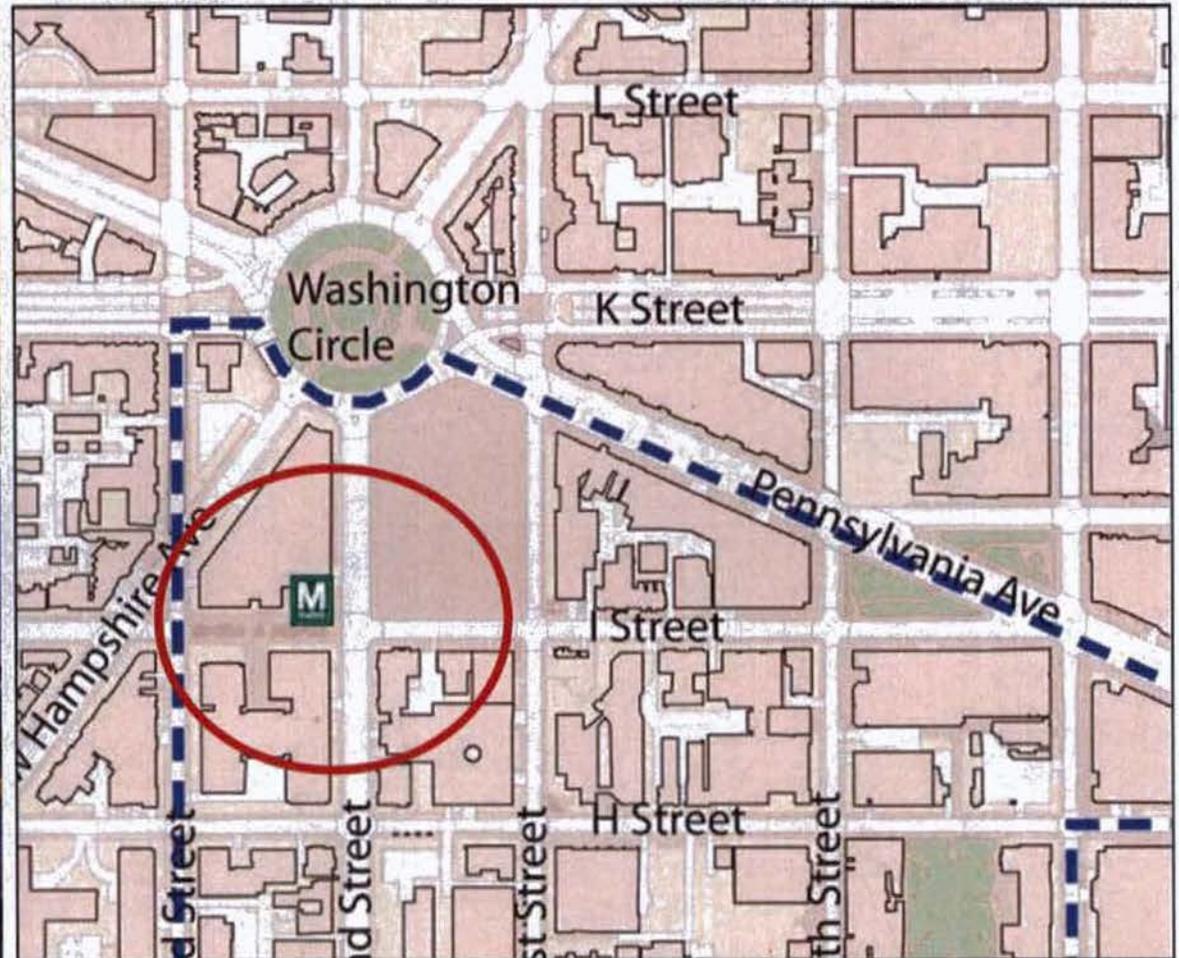


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## Public places- A Town Center





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## What we have learned....



- Campus places and community co-exist and are complementary
- Diverse character surrounds the campus and Square 54
- Best campus streets are East-West
- Good models exist for making Washington Circle better
- I Street and Square 54 present opportunity for Town Center