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Architects**

**Julyan &
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Community Issues



- **Two Breakout sessions**

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



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Proposed Community Issue Topics



- Process and Historical Context
- Student Housing
- Physical Environment
- Off-campus Facilities
- Square 54
- Traffic, Circulation and Environment



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Issue Groups and Facilitation Team



Process and Historical Context- KC Dutton and Tom Buckley

Student Housing- Alicia O'Neil and Anne Vergiels

Physical Environment- Kurt Haglund and Hendra Halim

Off-campus Facilities- Sherry Rutherford and Vin Lacovara

Square 54- Erinn Torres and Ileana Schinder

Traffic, Circulation and Environment- Chris Shaheen and Jaymi Peyton



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Issue Groups- 2



Student Housing

- What are the most significant issues related to student housing in Foggy Bottom and on the GWU campus and their relationship to residents?
- What are the issues related to enrollment numbers and location of student housing facilities?
- Do you have questions about how GW and the city determine enrollment numbers?



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Issue Groups- 2



Student Housing (continued)

- Are student housing concerns most prevalent in certain areas of the neighborhood?
- How are student housing complaints handled today?
- What works best/worse about the current system?
- What issues need to be identified relating to off campus student housing?



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Next steps: Issues input opportunities



Contact the facilitator:

David Julyan, (202) 367-0800, julandjul@aol.com

Identify issues, highlight concerns, ask questions

Open House Hours:

June 30th 6:30-8:30pm

University Club at 1918 F Street (Trustees Room)

David Julyan and Matt Bell will meet with anyone who wants to discuss *ISSUES* and process.



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Future Meetings



Next Meeting: July 6

6:30 – 8:30 pm

Location: TBD

AGENDA: *EEK Presentation of Design Principles and Community Discussion*

Future Meetings:

There will be a minimum of two additional meetings in July. The facilitator will announce dates, locations and agendas for those meetings in the immediate future



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Information and Contact



Information and Contact

All aspects to this process, including schedules, material, background on parties, etc. will be posted on dedicated website (www.neighborhood.gwu.edu).

Any questions, complaints, requests, comments should come to facilitator who will be responsible for securing response. David Julyan, (202) 367-0800, julandjul@aol.com

GW- Foggy Bottom Campus and Neighborhood study



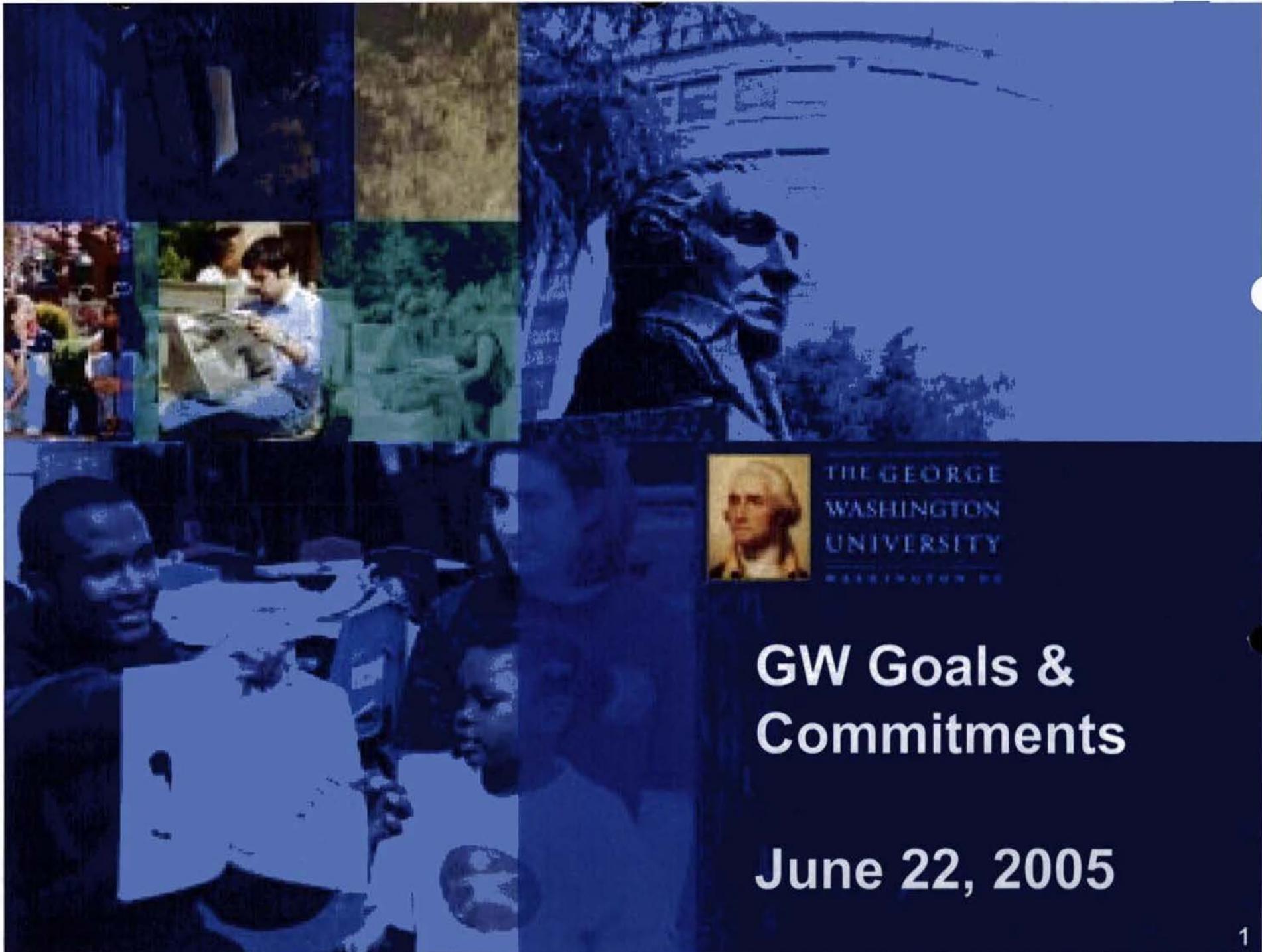
Community Meeting No. 2 Issues and Existing Conditions

June 22, 2005



**Ehrenkrantz
Eckstut
&
Kuhn
Architects**

**Julyan &
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GW Goals & Commitments

June 22, 2005

Overview of Goals & Commitments

Goals

- **Accommodate forecasted housing and academic space needs** on the Foggy Bottom campus
- Implement a development plan for the campus and Square 54 that achieves **shared benefits** for the Community, the District, and the University

Commitments

- Continue to meet conditions of the Campus Plan – including the **student housing requirement**
- Participate in a **transparent & open planning process** that seeks input from and is responsive to a broad range of community stakeholders



Forecasted Space Needs

Student Housing:

- Approximately **1,000 additional on-campus beds** (+/- 500,000 square feet) to meet forecasted student demand for on-campus housing
- exceeds Campus Plan requirement, providing additional capacity & flexibility to ensure future compliance

Academic & Medical Programs:

- Approximately **1.5 million square feet** of academic and medical space (including Science Center, School of Public Health, Cancer Center, and other academic & medical center requirements)



“Grow Up, Not Out”

- Forecasted growth can be **accommodated on the Foggy Bottom campus**: but not under the existing 3.5 FAR cap
 - **4.5 FAR** would allow GW to meet its needs on campus & allow Square 54 to be used for commercial purposes
- *Benefits* for the **Community**: incentives GW to grow up within its campus and helps alleviate some of the **town/gown tensions**
- *Benefits* for the **District**: maintains the DC **property tax base** by keeping more properties on the tax rolls
- *Benefits* for the **University**: **Programmatic benefits** associated with focusing future development within the campus and encouraging **more efficient use** of existing campus resources



Square 54: Shared Benefits

- Vision for Square 54: a vibrant **mixed-use “town center”**
- *Benefits* for the **Community**: town center development would provide high-quality residential housing, **community-serving retail** and create a vibrant neighborhood place
- *Benefits* for the **District**: Commercial mixed-use development would **create jobs, generate tax revenues, and bring additional residents** to DC, consistent with the city’s **transit-oriented development goals**
- *Benefits* for the **University**: revenue generated by commercial development **key to funding GW’s academic & housing needs** from non-enrollment dependent revenue stream – and a town center at the front door of the campus would add to the **dynamic nature of the urban experience** of students, faculty and staff



Meeting Campus Plan Conditions

- GW will continue to **comply with the conditions** of the Campus Plan Order
- Specifically, GW will comply with the **student housing requirement** that goes into effect in Fall 2006
- GW will seek to develop **mechanisms to demonstrate our compliance** with existing and future commitments



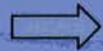
Community Based Planning Process

- GW has worked with the DC Office of Planning to develop an **open and inclusive** planning process
 - addressing the future development of the campus and the redevelopment of Square 54 **in the context of the surrounding neighborhoods**
 - utilizing consultants with expertise in **planning, design & architecture**
- Process encourages **broad stakeholder participation** guided by **community facilitator** including
 - **Open community meetings** and **issue-oriented small group discussions** throughout the summer
 - **“Office hours”** scheduled between meetings
 - *www.neighborhood.gwu.edu* for **information, ideas & input**

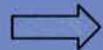


Community Request

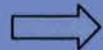
Direct access to consultants during the planning process



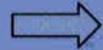
Information regarding planning experts & consultants



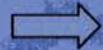
Access to Documents & Presentations



Information regarding EEK scope



Strategies to address student behavior concerns



GW reconsider use of its off-campus properties



GW Response

EEK and David Julyan will hold open "office hours" between community meetings

Background on EEK provided at May 4 meeting and resumes for Matthew Bell & David Julyan posted on website

May 4 & ULI presentations, campus development map, future presentations and meeting summaries posted on website and available at meetings; ULI briefing book available for review upon request

EEK scope of work to be posted on website

Established community concern line, neighborhood action team, office of off-campus community affairs

Established task force to evaluate potential future uses of off-campus properties



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FURTHER INFORMATION

OVERVIEW OF COMMUNITY BASED PLANNING PROCESS

Goal: Develop a “concept framework” for future development of GW’s Foggy Bottom Campus and Square 54 that achieves shared benefits for the community, the city and the university.

Commitment: Engage community stakeholders in an open and inclusive planning process that gathers input from all interested stakeholders.

FOR FURTHER INFORMATION

Visit the Website for information, ideas and input

<http://neighborhood.gwu.edu>

Contact the Facilitator

The Community/Outreach Facilitator has been engaged to facilitate and document public participation in the community-based planning process. The facilitator will be the primary point of contact for all stakeholders throughout the planning process.

David Julyan
Julyan & Julyan
666 Eleventh Street, NW, Suite 655
Washington, DC 20001
(202) 367-0800
julandjul@aol.com

Participate in Open Community Meetings

- Presentation & Discussion of Design Principles
Wednesday, July 6 from 6:30-8:30pm
- Presentation & Discussion of Design Concepts
Tuesday, July 26 from 6:30-8:30pm (Location TBD)
- Presentation of Proposed Concept Framework
September (Date & Location TBD)

Attend Office Hours (Facilitator and lead architect available for one on one meetings)

- Office Hours Session 1
Thursday, June 30 6:30-8:30pm (University Club, Trustees Room, 1918 F Street)
- Office Hours Session 2
(Date TBD)
- Office Hours Session 3
(Date TBD)

COMMUNITY PLANNING PROCESS: KEY PARTICIPANTS

DC Office of Planning

Ellen McCarthy, Interim Director
(202) 442-7600

**Travis Parker, Development
Review Specialist**
(202) 741-5243
travis.parker@dc.gov

**Chris Shaheen, Ward 2
Neighborhood Planner**
(202) 442-7631
chris.shaheen@dc.gov

ANC2A

**Vincent Micone
Richard Price**
(202) 736-1775
Anc2a@earthlink.net

The George Washington University

**Lou Katz, Executive Vice
President & Treasurer**
(202) 994-6605

**Sherry Rutherford, Managing Director,
Real Estate Planning & Development**
srutherf@gwu.edu
(202) 994-2496

**Erinn Torres, Project Manager
Real Estate Planning &
Development**
(202) 994-0816
etorres@gwu.edu

Ehrenkrantz Eckstut & Kuhn Architects (EEK)

Matthew Bell, Principal
(202) 777- 0442
matthew@eekarchitects.com

Doug Smith, Director
(202) 777- 0442
doug@eekarchitects.com

Stanton Eckstut, Principal
23 East 4th Street
New York, NY 10003
(212) 353-0400
stan@eekarchitects.com

**FOGGY BOTTOM CAMPUS & NEIGHBORHOOD STUDY
JUNE 22, 2005 COMMUNITY MEETING**

MEETING MINUTES

Community facilitator, David Julyan began the conversation by providing an introduction and overview of the meeting and the community based planning process. Key points made during his presentation included the following:

- No party has agreed to anything other than moving forward with the process,
- This is an opportunity to make a fresh start – not revert to the past
- Start with small steps, and
- Issues raised and concerns shared by the community at the meeting will form the basis of a discussion regarding design principles, which will comprise EEK's presentation at the next community meeting held on July 6

Ellen McCarthy, Director of the Office of Planning (OP), continued the conversation noting OP's planning and regulatory role in the City and how it pertains to the effort to increase density on the campus and redevelop Square 54. She noted that at the end of the day OP will get all of the information and make a decision which will be provided to the Zoning Commission. It would be best if there was consensus on what the final product should be – consensus between the University, community and City – but if not, OP will need to make a judgment on the Plan submitted by GW.

Vince Micone, Chair ANC2A, noted that the ANC is co-sponsoring the process and highlighted the importance of community participation in the conversation. He also pushed the community to raise the challenging issues that need to be addressed. He made an analogy to reiterate his point. Coming from a large Italian family, they sit around the table and talk even when they do not agree. It is important to be tough to capture ideas and eventually find resolution. The community cannot ignore history, it is a chapter in a book, but the community can get past the history. He closed his presentation thanking Ellen McCarthy and Lou Katz for joining with the community and the ANC2A in this planning process.

Lou Katz, GW Executive Vice President & Treasurer, gave a presentation on "University Goals and Commitments." In his opening remarks he noted the importance for everyone to talk to their neighbors. The University wants everyone to feel comfortable talking to the University and talking about issues. It is important to know what the issues are.

Matt Bell, Principal of EEK Architects, presented an "Overview of Existing Conditions."

Following the introductory presentations made, David Julyan and Matt Bell led a discussion of key topics of community interest. Six main topics were discussed and the community raised issues relevant to each. *See attached COMMUNITY COMMENTS.*

David Julyan wrapped up the issues discussion noting that if the community has other issues or concerns that should be addressed, please contact him directly or attend the office hours on June 30, where such issues can be raised. He also noted that the next community meeting will be held on July 6.

**FOGGY BOTTOM CAMPUSES & NEIGHBORHOOD STUDY
JUNE 22, 2005 COMMUNITY MEETING**

In conclusion, Mr. Julyan noted that he wants to hear from the community about any issue relevant to GW that they want to raise. He also tasked OP to provide information at the next community meeting about current efforts and projects ongoing in the City and about key District issues relevant to the campus redevelopment and Square 54 efforts.

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FURTHER INFORMATION

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FOGGY BOTTOM CAMPUS & NEIGHBORHOOD STUDY
JUNE 22, 2005 COMMUNITY MEETING

COMMUNITY COMMENTS (recorded on flipcharts during meeting)

TOPIC 1: PROCESS

- What is the campus plan process and history? Synopsise how we got here. Where is the process going?
- How are stakeholder interests being captured and mapped?
- What is the outreach effort being followed to encourage participation? How can participants get direct access to consultants during the planning process?

TOPIC 2: STUDENT HOUSING

- What equal opportunity and other laws and GW rules apply for students living in any development in which GW has an interest (and future development on Square 54)?
- What are the security issues for student housing and how are they being met? How can GW design to minimize noise and negative impacts?
- Can all dorms be relocated to the campus "core" with inward or courtyard facing design?
- What is GW considering for uses of its off-campus properties? Does GW plan to withdraw from HOVA, St. James, Aston and Columbia Plaza?
- Will there be diversity of use and architecture?
- How many students live on campus?
- What is the percentage of students required to be housed on the Foggy Bottom campus?
- What ownership interests does GW have in private apartment buildings?
- What strategies can be considered to address student behavior concerns?
- Will GW's Virginia property be used for housing students?

TOPIC 3: PHYSICAL ENVIRONMENT

- How will open spaces for all -- students, residents, and others -- (e.g., tables and chairs) be improved and enhanced?
- How will "green buildings" and best practices for conservation (Square 54 and campus) be addressed?
- How will GW vary the street wall?
- How will GW respect the historic fabric of the neighborhood and build to enhance it?
- Will the new development be compatible with existing buildings?
- Can GW improve bus shelters and streetscape?
- How can the issues of minimizing homeless living and crime be addressed?

TOPIC 4: OFF-CAMPUS FACILITIES

- What are the tax and revenue implications to the city of moving GW administrative uses to off-campus facilities?
- What are GW's options for administrative and other relocations?
- What are the trade-offs between location and density?

TOPIC 5: SQUARE 54

- How can Square 54 be connected to Washington Circle? Can signage be improved?
- Parking -- how much and for whom? Needs to be fully vetted and explained.
- What is the mix of uses that can be considered for the site?

**FOGGY BOTTOM CAMPUS & NEIGHBORHOOD STUDY
JUNE 22, 2005 COMMUNITY MEETING**

- What community serving retail options (e.g., grocery) are being considered?
- Will Square 54 be pedestrian-friendly unlike the IMF building?
- How can 23rd Street be improved?
- Can there be a Metro connection across 23rd Street?
- How will Square 54 connect to campus?

TOPIC 6: TRAFFIC, CIRCULATION, AND ENVIRONMENT

- How will Square 54 use green roof/sustainable design concepts?
- Will parking be adequate, but not seen?
- How will underground parking impact air quality in the historic neighborhood?
- What is the relationship between uses and parking needs?
- What attention will be placed on bus stops and circulation?
- What are the strategies to increase linkages to recreational and historical sites in the area (i.e. GW fund a shuttle bus)?
- Are Transit Oriented Development (TOD) planning principles helping to guide the plan for future development on the campus and Square 54?
- Is the air quality in general and at Square 54 at or near limits? Will it be improved or impaired?
- Will GW review their policies on garbage removal and loading docks?

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FACILITATOR'S MEETING REPORT

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

The meeting convened at 6:45 pm.

David Julyan opened the meeting with an introductory statement that outlined the parties co-sponsoring the process (ANC2A, DC Office of Planning, and GW University) and the process to be followed. The statement is posted the dedicated website: (www.neighborhood.gwu.edu).

The cosponsors of the process, ANC2A (Vince Micone and Richard Price), the District's Office of Planning (Ellen McCarthy) and GW University (Lou Katz) were introduced along with members of the Square 54 development team.

The agenda for the meeting was reviewed. The agenda will be posted at the website. After a presenting an overview of existing conditions, the focus for the meeting is to capture what "issues" the community feels are important as this process begins.

Ellen McCarthy, Director Office of Planning, spoke regarding OP's commitment to a transparent and inclusive process and to the regulatory process that would follow the current, voluntary effort.

Vince Micone, Chair ANC2A, spoke of the community's willingness to engage in an open and transparent process, but cautious that the lessons of the past not be forgotten as everyone tries for a fresh start.

Lou Katz, GWU's Executive Vice President, reviewed their **goals** (*Accommodate forecasted housing and academic space needs, and * Implement a development plan for the Foggy Bottom campus and Square 54 that achieves shared benefits for the Community, the City, and the University) and **commitments** (*Continue to meet conditions of the Campus Plan – including the student housing requirement, and * Participate in a transparent and open planning process)
Mr. Katz's presentation will be posted at the website.

Matt Bell, EEK architects, presented an overview of existing conditions for the Foggy Bottom campus and neighborhoods. Mr. Bell's presentation will be posted at the website.

Facilitator's Meeting Report

JUNE 22, 2005

PAGE TWO

David Julyan led a discussion outlining how community issues would be identified and captured. He explained the proposed format of six major headings (Process and Historical Context, Student Housing, Physical Environment, Off campus facilities, Square 54, and Traffic and Environmental). The attendees were asked if there were any additional headings required to capture other issues. After discussion, no additional headings were added.

David Julyan led a discussion for each heading and attendees identified issues, which were listed under each heading. A complete list of identified issues will be posted on the website.

At the end of the meeting, additional outreach efforts to capture community issues and interest in the process were discussed including coordination with ANC2A activities and meetings, contacting apartment houses and associations, ads, etc.

The next community meeting will be held on July 6, 2005 at the West End Library. That meeting will continue the discussion of issues and include an initial presentation of design principles being generated from the issues.

All attendees were given contact information for the facilitator and the EEK team and encouraged to use the website to stay current with developments.

The meeting was adjourned at 9:05 pm.

Attendance List
Community Meeting # 2 - June 22, 2005

| | | |
|--------------------------|---------------------------------------|---|
| Tim Shea | 616 23rd Street, Suite 203 | 202-994-7169 |
| Meri Wolff | 500 23rd Street, #B805 | |
| Cary Cafer | | |
| Rosalynn Taylor | Office of Planning | 442-8970 rosalynn.taylor@dc.gov |
| Bernard Demczuk | GW | 202-994-9132 |
| Sharon Robinson | 1090 Vermont Avenue, , Suite 800, WDC | 202-494-5338 |
| Bill & Claudia Schechter | 2475 Virginia Avenue, #900, WDC | |
| Michael Patrick | 1444 Belmont Street, NW | michael_patrick@gensler.com |
| Matt Witlin | 575 7th Street, WDC, 20004 | 202-783-8181 matt.witlin@staubach.com |
| Pete Larkin | 575 7th Street, WDC, 20004 | 202-783-8181 peter.larkin@staubach.com |
| S. Ambruster | 730 24th Street, NW, #808, WDC, 20037 | |
| Chrissy Caggiano | 950 24th Street, NW, #1205, WDC 20052 | 202-242-7802 |
| Martin Rizer | 5905 River Drive, Lorton, VA 22079 | 571-243-5401 rizeme4@mba.wfu.edu |
| Karen Lanham | | 703-641-9000 |
| Eddie Byrne | | 703-641-9000 ebyme@ksi.com |
| Barbara Spillinger | 2500 Virginia Avenue, NW, WDC | 202-338-2079 bspill@erols.com |
| Peter Johnston | 901 New York Ave., NW, WDC | 202-585-6840 |
| Trey Dempsey | 901 New York Ave., NW, WDC | 202-585-0843 |
| Stan Eckstut | 23 E. Fourth St, NY, NY, 16003 | 212-353-0400 |
| S.Towell | | 202-333-7646 kstowell@erols.com |

**Office Hours
June 30th, 2005**

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FACILITATOR'S REPORT *OFFICE HOURS AND SMALL GROUP MEETINGS*

OFFICE HOURS

In addition to public community meetings and individual exchanges via phone, email, fax, etc., several smaller meetings were held to solicit input and perspectives from community members. After each public meeting, the facilitator scheduled and distributed notice of *Office Hours* at convenient locations near the GW campus. Individuals were encouraged to attend if they had questions, wanted to express their views, or simply felt more comfortable participating in a smaller, less public setting.

June 30

Office Hours

1918 F Street, NW

Community Facilitator David Julyan and EE&K's lead architect Matt Bell met with Mr. and Mrs. Ken Durnham. The Durnham's, who have lived in the Foggy Bottom area for over 20 years, reside in an area west of the campus where student rented townhouses share the blocks with non-student residents.

The Durnham's feel that GW does not do enough to inform or enforce off campus behavior standards for its students. Specifically, they object to not being able to make a single call to GW's "hotline" to report inappropriate noise and related "partying" activity and trigger a GW acceptance of the responsibility to resolve the matter quickly. They were also concerned about trash pickup and the need to instill in both GW and the off campus students that they have a responsibility to keep the neighborhood clean and peaceful for all.

July 11

Office Hours

West End Library

Community Facilitator David Julyan met with several community members including Diana Tai. Ms. Tai was primarily interested in what neighborhood amenities would be available for Square 54 and the proposed Town Center. Specifically, she encouraged the development of a good quality "food court" that would offer affordable and quality food as well as an inviting place to meet for both food and conversation. She saw this as a great forum for community and GW networking. In addition, she suggested that a meeting room off the food court and available to the community would help foster they type of use and interaction between the community and GW that can build a positive relationship.

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Ms. Tai also supported a coin operated laundry and the creative use of paths and walkways to make the environment pedestrian friendly.

August 2

Office Hours

State Plaza Hotel

Community Facilitator David Julyan and EE&K's lead architect Matt Bell met with Margaret Bekele, Ben Benson, and Enza Quargnali Benson. Ms. Bekele owns a small convenience store and nail salon on the west side of the campus and expressed concern for how local small businesses will be impacted by the proposed developments. She recognizes that her business will be impacted and wants to participate in the process and be kept informed of developments and opportunities to coordinate her plans for the future with GW's. Her views were similar to those expressed at the GW/FB Business Group meeting reported on below.

The Benson's have lived in the Foggy Bottom area for over 20 years and now spend about half the year here and half abroad. They are members of both the Foggy bottom Association and the FRIENDS and believe both groups fairly represent the views of the community. Their perspective is that relations with the community started to deteriorate about 10 years ago and have created "entrenched camps" on both sides. Breaking up those camps will be the key obstacle to future harmonious relations. They like living near the campus and are not personally confronted with problems of noise or rowdy student behavior, although they do understand and sympathize with neighbors for whom student housing and actions are sources of aggravation. They proposed regular meetings between GW and the community (specifically including ANC2A, FBA, FRIENDS, and business groups from the area) as a method to keep both a civil exchange among the parties and a process for resolving disputes.

August 23

Office Hours

State Plaza Hotel

Community Facilitator David Julyan and EE&K's lead architect Matt Bell held Office Hours, but no community members attended.

SMALL GROUP MEETINGS

An outreach effort was made to businesses, apartment houses, community groups, etc. to meet with them to discuss the Square 54 project and proposed development plan for the Foggy Bottom campus. Two meetings were held.

July 12

Foggy Bottom/West End Business Group

GW Hospital conference Room

Community Facilitator David Julyan and EE&K's lead architect Matt Bell met with approximately 15 small business owners who are organizing an area business group.

After explaining the current process, participants raised several issues. A primary concern was how local businesses might be included in plans for retail offerings at the proposed Town Center. Participants were given contact information for the Square 54 team. There was discussion regarding role of corporate vs. local businesses and a desire from the participants that they be kept informed (as well as considered for retail opportunities associated with the project) and that all development plans be coordinated with local companies.

The participants raised additional concerns including parking and garage locations.

July 28

Jefferson House
922 24th St., NW

Community Facilitator David Julyan and EE&K's lead architect Matt Bell met with approximately 20 residents from the Jefferson House. The discussion centered around two topics, the overall development plan for Square 54 and the Foggy Bottom campus, and the impact on any developments on Jefferson House residents.

Regarding the overall project, top priority issues were parking, garage locations, and including some GW use on Square 54. They also supported LEED and other "green" approaches to new buildings.

Most of the discussion focused on specific impact on Jefferson House residents. Their building sits directly across the street from Square 39, the proposed development site for the Cancer Center; a building likely to be proposed at a height of 110 to 130 feet. Most participants accepted that there would be development on the property, but wanted to get some issues and ideas "into the process." First, they view this location as a "gateway" view and path from Washington Circle into Foggy Bottom and worthy of consideration and treatment in designing developing Square 39. They would like to see the building located at the north end of the parcel and ensure and maintain landscaping toward the south end. They witness daily gridlock on 24th and emphasized the need for a traffic study to determine both the overall impact of proposed development and specifically, the impact on ambulances and emergency vehicles trying to get to GW Hospital. Some questioned locating the Cancer Center on Square 39. They did not oppose commercial development per se, but wondered if the operation of the cancer center would be compatible with the reality of traffic and access surrounding the site.

The group requested to be kept informed of the process and, as it became available, details and timelines for any construction on Square 39, reserving specific construction issues for a future discussion.

**Office Hours
June 30th, 2005**

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FACILITATOR'S REPORT *OFFICE HOURS AND SMALL GROUP MEETINGS*

OFFICE HOURS

In addition to public community meetings and individual exchanges via phone, email, fax, etc., several smaller meetings were held to solicit input and perspectives from community members. After each public meeting, the facilitator scheduled and distributed notice of *Office Hours* at convenient locations near the GW campus. Individuals were encouraged to attend if they had questions, wanted to express their views, or simply felt more comfortable participating in a smaller, less public setting.

June 30

Office Hours

1918 F Street, NW

Community Facilitator David Julyan and EE&K's lead architect Matt Bell met with Mr. and Mrs. Ken Durnham. The Durnham's, who have lived in the Foggy Bottom area for over 20 years, reside in an area west of the campus where student rented townhouses share the blocks with non-student residents.

The Durnham's feel that GW does not do enough to inform or enforce off campus behavior standards for its students. Specifically, they object to not being able to make a single call to GW's "hotline" to report inappropriate noise and related "partying" activity and trigger a GW acceptance of the responsibility to resolve the matter quickly. They were also concerned about trash pickup and the need to instill in both GW and the off campus students that they have a responsibility to keep the neighborhood clean and peaceful for all.

July 11

Office Hours

West End Library

Community Facilitator David Julyan met with several community members including Diana Tai. Ms. Tai was primarily interested in what neighborhood amenities would be available for Square 54 and the proposed Town Center. Specifically, she encouraged the development of a good quality "food court" that would offer affordable and quality food as well as an inviting place to meet for both food and conversation. She saw this as a great forum for community and GW networking. In addition, she suggested that a meeting room off the food court and available to the community would help foster they type of use and interaction between the community and GW that can build a positive relationship.

JULYAN & JULYAN

Ms. Tai also supported a coin operated laundry and the creative use of paths and walkways to make the environment pedestrian friendly.

August 2

Office Hours

State Plaza Hotel

Community Facilitator David Julyan and EE&K's lead architect Matt Bell met with Margaret Bekele, Ben Benson, and Enza Quargnali Benson. Ms. Bekele owns a small convenience store and nail salon on the west side of the campus and expressed concern for how local small businesses will be impacted by the proposed developments. She recognizes that her business will be impacted and wants to participate in the process and be kept informed of developments and opportunities to coordinate her plans for the future with GW's. Her views were similar to those expressed at the GW/FB Business Group meeting reported on below.

The Benson's have lived in the Foggy Bottom area for over 20 years and now spend about half the year here and half abroad. They are members of both the Foggy bottom Association and the FRIENDS and believe both groups fairly represent the views of the community. Their perspective is that relations with the community started to deteriorate about 10 years ago and have created "entrenched camps" on both sides. Breaking up those camps will be the key obstacle to future harmonious relations. They like living near the campus and are not personally confronted with problems of noise or rowdy student behavior, although they do understand and sympathize with neighbors for whom student housing and actions are sources of aggravation. They proposed regular meetings between GW and the community (specifically including ANC2A, FBA, FRIENDS, and business groups from the area) as a method to keep both a civil exchange among the parties and a process for resolving disputes.

August 23

Office Hours

State Plaza Hotel

Community Facilitator David Julyan and EE&K's lead architect Matt Bell held Office Hours, but no community members attended.

SMALL GROUP MEETINGS

An outreach effort was made to businesses, apartment houses, community groups, etc. to meet with them to discuss the Square 54 project and proposed development plan for the Foggy Bottom campus. Two meetings were held.

July 12

Foggy Bottom/West End Business Group

GW Hospital conference Room

Community Facilitator David Julyan and EE&K's lead architect Matt Bell met with approximately 15 small business owners who are organizing an area business group.

After explaining the current process, participants raised several issues. A primary concern was how local businesses might be included in plans for retail offerings at the proposed Town Center. Participants were given contact information for the Square 54 team. There was discussion regarding role of corporate vs. local businesses and a desire from the participants that they be kept informed (as well as considered for retail opportunities associated with the project) and that all development plans be coordinated with local companies.

The participants raised additional concerns including parking and garage locations.

July 28

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Community Meeting
July 6th, 2005

THE ANC 2A, DC OFFICE OF PLANNING
AND
THE GEORGE WASHINGTON UNIVERSITY
WILL HOST AN

OPEN COMMUNITY MEETING

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

July 6, 2005

West End Neighborhood Library
1101 24th Street, NW
6:30 pm – 8:30 pm

Note new location

This meeting is part of a process intended to capture community input and perspectives as GW prepares its **conceptual framework** for moving forward with the future of the Foggy Bottom Campus, including Square 54. Place-based design principles with respect to the Foggy Bottom campus will be introduced by EEK Architects, a firm retained by GW. Community feedback will be used by EEK as they develop the design principles that will lead to the framework.

ALSO: Community Facilitator David Julyan and Matthew Bell from EEK Architects will be available to meet with members of the community on **June 30, 2005**
University Club (Trustees Room)
1918 F Street, NW
6:30 pm – 8:30 pm

◆ ALL ARE INVITED ◆

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

*Ran in the Georgetown Current and
GW Hatchet.*

JULYAN & JULYAN

June 29, 2005

Dear Foggy Bottom Resident,

The Foggy Bottom and West End ANC2A, the District's Office of Planning, and The George Washington University (GW) are co-sponsoring an effort this summer to capture community input and perspectives as GW prepares its *conceptual framework* for moving forward with the future of the Foggy Bottom campus including Square 54, the old hospital site. I serve as the Community Facilitator overseeing that process and I encourage you to learn more about it and participate.

While all parties acknowledge difficulties in the past, they are supporting this process as an opportunity for a fresh start. This transparent and open process will focus on identifying ways to implement a long term development plan for the campus and Square 54 that achieves shared benefits for the Community, the City and GW.

Everyone is invited to participate. It's easy to do so. The process includes both a series of community meetings as well as other opportunities for exchanging ideas and offering input.

Complete information and details regarding the process and how to participate can be found at a dedicated website: <http://www.neighborhood.gwu.edu> or by contacting me, David Julyan, at (202) 367-0800 or email me at julandjul@aol.com.

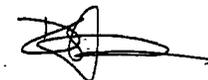
The next Community Meeting is scheduled for Wednesday, July 6 from 6:30 to 8:30 pm. The meeting will be held at The West End Neighborhood Library, 1101 24th Street, NW (24th & L Streets, NW).

At that meeting we will continue to identify issues that the community believes are relevant to this effort. In addition, EEK Architects will introduce place-based design principles with respect to the Foggy Bottom campus. Community feedback 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.

This process is an opportunity for establishing a positive environment for discussing the future for both GW and the community. It is a first step in the right direction. Although there are no guarantees of success, I am optimistic that the effort by the parties so far and the participation by all interested residents in the process can put us on the right track.

Please attend next week's meeting, visit the website, or contact me to learn more about this effort. We need your participation!

Sincerely,



David Julyan

COMMUNITY MEETING #3

AGENDA

DATE JULY 6, 2005
TIME 6:30-8:30PM
LOCATION THE WEST END LIBRARY
(1101 24TH STREET, NW (24TH & L STREETS, NW))

INTRODUCTION

(DAVID JULYAN, JULYAN AND JULYAN)

5 MIN

- Welcome
- Overview of the process
- Tonight's Agenda

RECAP OF KEY COMMUNITY ISSUES

(DAVID JULYAN, JULYAN & JULYAN)

15 MIN

- Report on issues raised at June 22nd meeting and how to add issues
- *Issues Exhibit*: Purpose, format, content, schedule

PRESENTATION ON DISTRICT ISSUES & CURRENT CITY PROJECTS

(ROSALYNN TAYLOR, OP)

15 MIN

- Key Issues for the District

PRESENTATION OF DESIGN PRINCIPLES

(MATTHEW BELL, EEK)

25 MIN

- Campus/Neighborhood Study – Design Principles

DISCUSSION SESSION

(DAVID JULYAN)

30 MIN

- Discussion of Design Principles & Community Issues

WRAP UP & NEXT STEPS

(DAVID JULYAN)

5 MIN

- Overview of Next Community Meeting.
 - Overview of Potential Small Group Information Sessions
 - Update on Post Meeting Contact & Access to Information
-
-

GW- Foggy Bottom Campus and Neighborhood study



Issues and Design Principles

July 6, 2005

*Ehrenkrantz
Eckstut
&
Kuhn
Architects*

Julyan & Julyan





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Co-sponsors of this process are:

- ANC 2 A
- The George Washington University
- District of Columbia - Office of Planning



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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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- Introduction
David Julyan
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- Recap of Key Community Issues
David Julyan
Julyan & Julyan
- Presentation on District Issues
Rosalynn Taylor
Office of Planning
- Presentation of Design Principles
Matthew Bell
Ehrenkrantz Eckstut & Kuhn Architects
- Discussion Session
David Julyan
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- Wrap Up & Next Steps
David Julyan
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Issue Topics



Topic 1: Process and Historical Context

Topic 2: Student Housing

Topic 3: Physical Environment

Topic 4: Off-Campus Facilities

Topic 5: Square 54

Topic 6: Traffic, Circulation and Environmental



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Issues Exhibit

PURPOSE:

Dynamic, working tool to support the current process. It is not a “controlling” or “binding” agreement. If it is to have a purpose after the summer process, the co-sponsors will address that later.

CONTENT:

All issues identified by any participant

Any cosponsor can add language to an issue or a comment field (coordinated by facilitator)

FORMAT:

Issues categorized as Information (I), Policy (P), and Design (D)

Some issues impact more than one type

TYPES:

Information Issues will be addressed with factual responses as quickly as possible

Policy Issues will be discussed and if the process continues past the *framework*, will be addressed, as part of the District’s regulatory process or be the subject of future discussions and negotiations.

Design Issues will be used to develop Design Principles for preparing the *framework*



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| ISSUE | CATEGORY | RESPONSE/COMMENT |
|--|--------------------|------------------|
| How many students live on campus? | <i>Information</i> | |
| Information on percentage of students required to be housed on Foggy Bottom campus | <i>Information</i> | |
| University interest in private apartment buildings | <i>Information</i> | |
| | <i>Policy</i> | |
| Information on equal opportunity for students to live in any development in which GW has an interest (and future development on Square 54) | <i>Information</i> | |
| | <i>Policy</i> | |
| Plans for Mount Vernon campus and impacts on Foggy Bottom Campus (and vice versa) | <i>Information</i> | |
| | <i>Policy</i> | |
| Strategies to address student behavior concerns | <i>Policy</i> | |
| Student housing opposite residential areas; appropriate location of residence halls on campus | <i>Policy</i> | |
| Location of off-campus housing facilities (HOVA and Aston) | <i>Policy</i> | |
| Location, co-existence and behavior issues with non-student residents | <i>Policy</i> | |
| Security issues for student housing | <i>Policy</i> | |
| | <i>Design</i> | |



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OPEN EXHIBIT:

Issues can be added tonight, tomorrow, or in the future.

Tonight via comment sheet or see me.

After tonight, contact me (phone, email, fax, regular mail).

REMEMBER: This is a tool to assist the process.



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Office of Planning - Goals



Process – creating a transparent and accessible planning process that increases communication between all stakeholders and address their concerns and issues.

Planning Coordination – maintaining an open and frank dialogue with all District and Federal agencies to make sure that strategies for growth are consistent with other plans for the District.



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Office of Planning - Goals



GWU Campus – identifying a guide for growth that demonstrates GW can accommodate its projected academic, housing, and administrative requirements within the existing campus boundary, including for each site projected square footage, massing, and uses.

Land Use – demonstrating use of current land use planning principles endorsed by the District, such as protecting residential neighborhoods, Transit Oriented Development, and establishing a neighborhood town center and retail area in Foggy Bottom/West End.



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Office of Planning - Goals



Environment – ensuring that additional development in the Foggy Bottom/West End area will maintain or improve existing acceptable levels of air quality.

Regulations and Compliance – establishing a regulatory mechanism that guarantees the strategy for growth will be adhered to.



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Office of Planning - Goals



Design – incorporating exceptional design and sustainable practices (eg, green buildings, LEED certification, etc.) in all new construction.

Historic Preservation – retaining historic resources in the District and incorporating them in plans for new development.



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Office of Planning - Goals



Open Space – increasing the amount of and access to open space that can be used by all District residents

Community Benefits – enhancing access and amount of cultural and academic benefits, as well as employment opportunities, available to residents of the District.



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Issue Topics



Issues from: Community

The George Washington University

Office of Planning



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Issue Topics



Topic 1: Process and Historical Context

Topic 2: Student Housing

Topic 3: Physical Environment

Topic 4: Off-Campus Facilities

Topic 5: Square 54

Topic 6: Traffic, Circulation and Environmental



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Topic 2: Student Housing



Issues:

- Security issues for student housing
- Student housing in residential areas
- New design to minimize noise and negative impacts
- Location, co-existence and behavior with non-student residents

Draft Design Principle:

- New student housing is designed to minimize direct impact on existing private residential buildings





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Topic 2: Student Housing



Issue:

- Attractive Design

Draft Design Principle:

- New buildings are designed to complement the character of the Foggy Bottom-West End area and the GW Campus





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Topic 3: Physical Environment

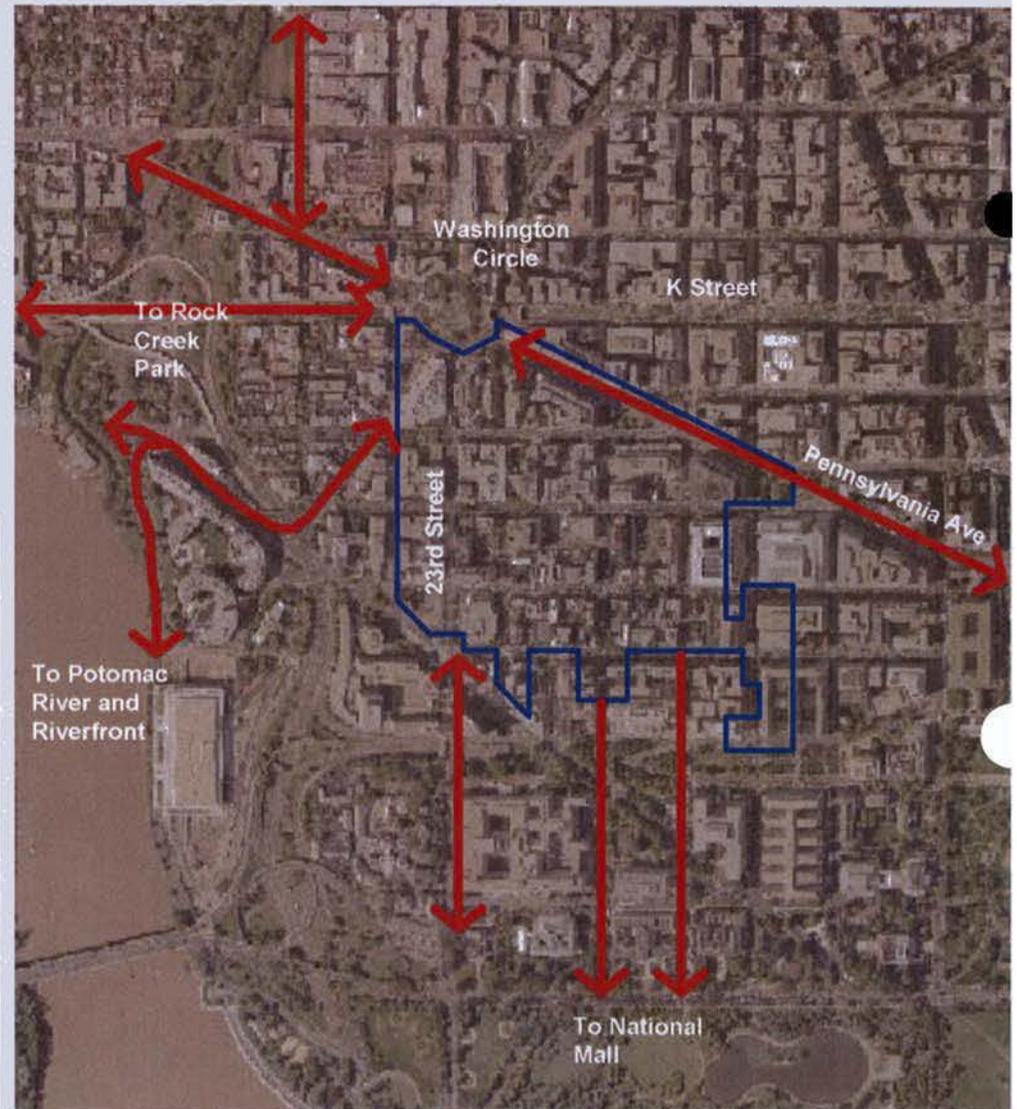


Issue:

- Create and enhance open space for all members – students, residents and others – to encourage use.
- Walkable public environment

Draft Design Principle:

- The Foggy Bottom/West End neighborhoods are enhanced by pedestrian pathways both within the neighborhoods and leading to green spaces and parks at the neighborhood perimeters





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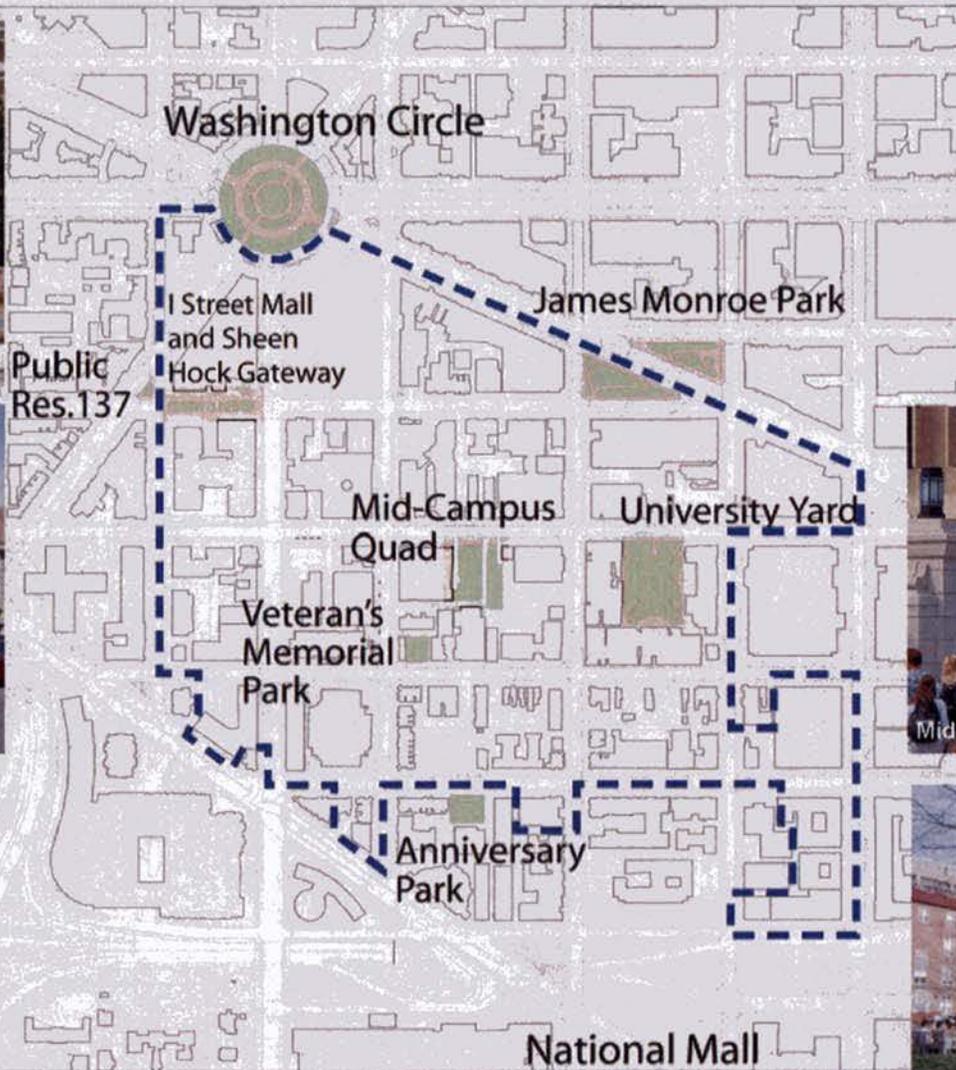
Topic 3: Physical Environment



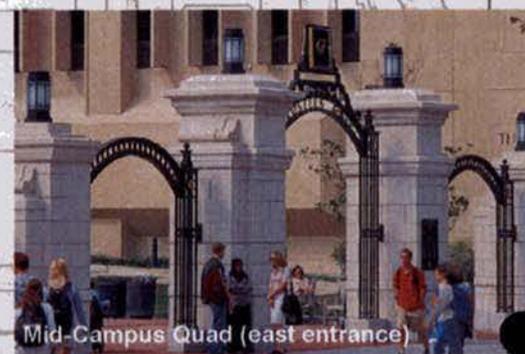
Foggy Bottom Metro Station



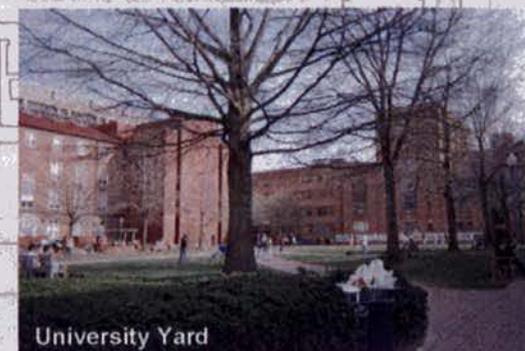
Veteran's Memorial Park



Washington Circle



Mid-Campus Quad (east entrance)



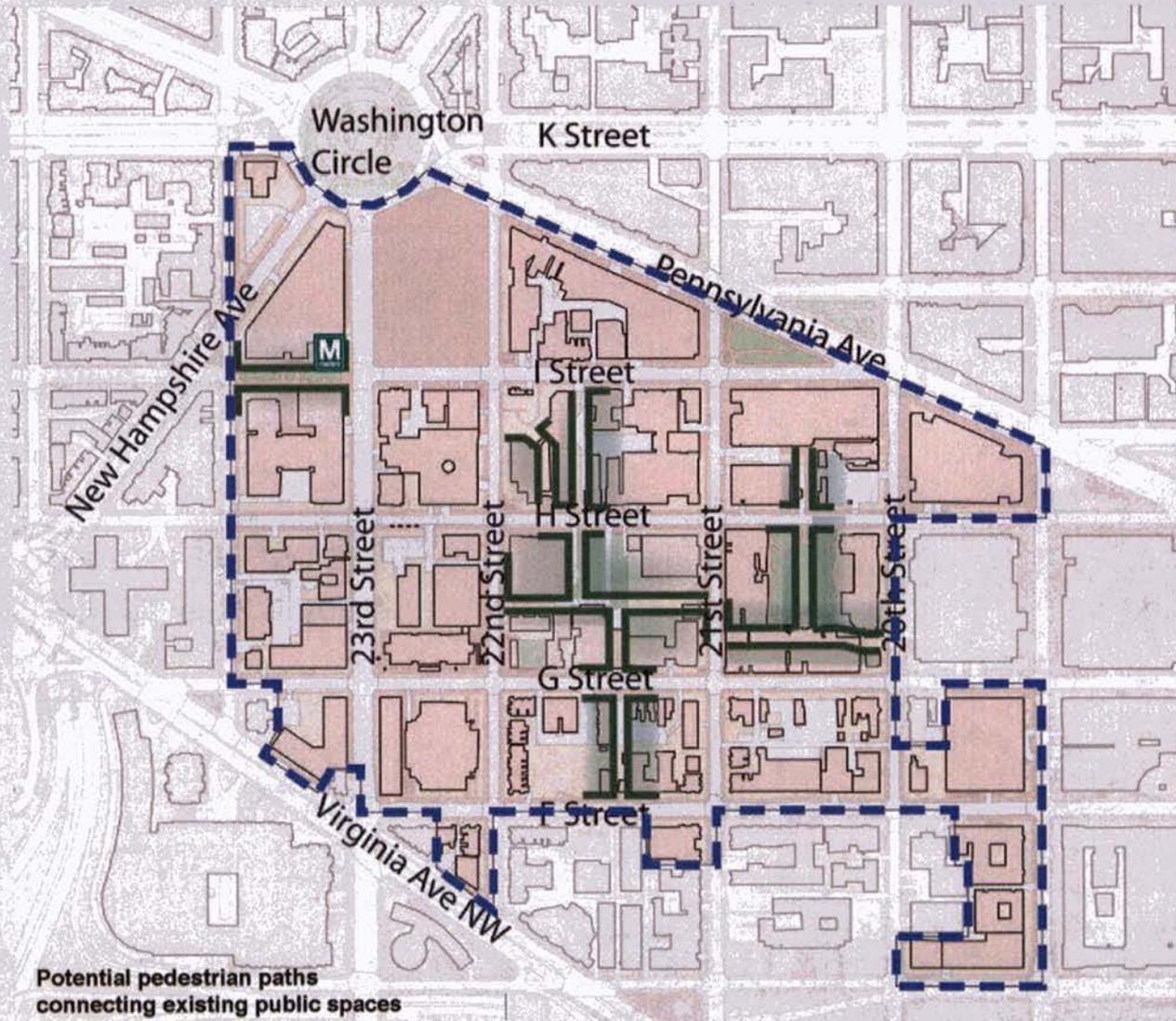
University Yard



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Topic 3: Physical Environment





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Topic 3: Physical Environment

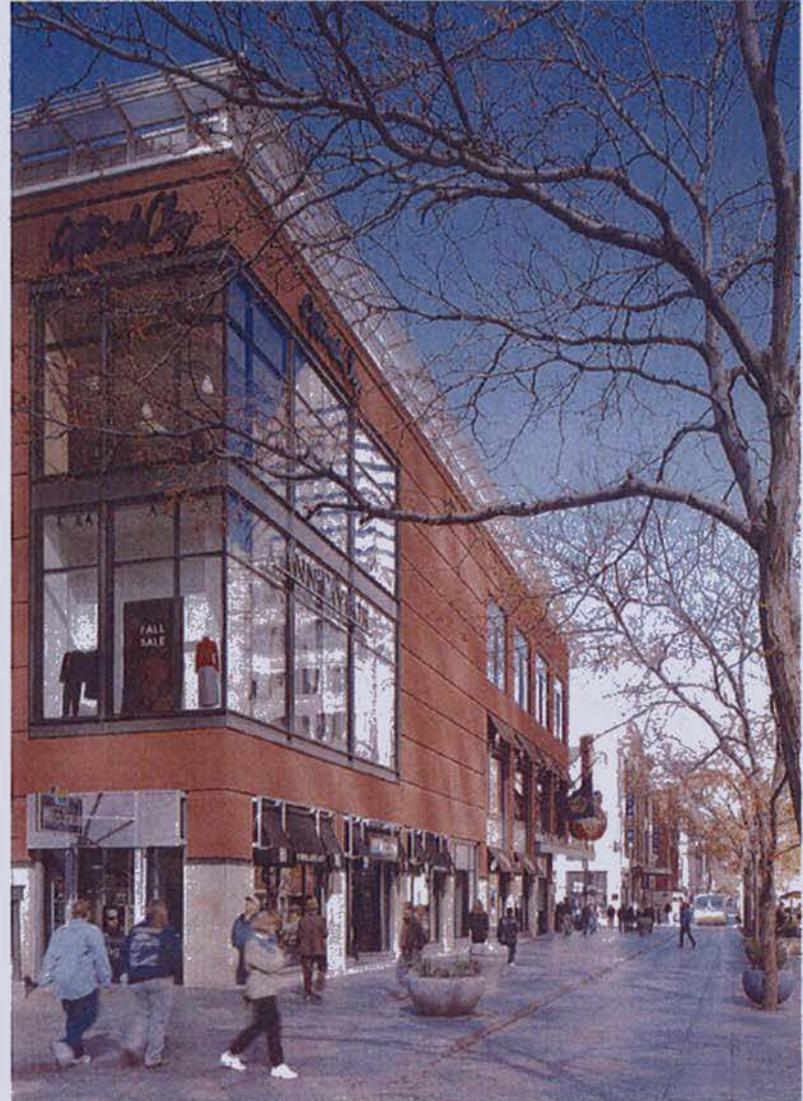


Issue:

- Safe and secure environment for residents and students

Draft Design Principle:

- New projects maximize opportunities for “positive surveillance” and reduce places where “unviewed” activities could occur





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Topic 3: Physical Environment



Issue:

- Green buildings and best practices for conservation (Square 54 and neighborhood)
- Promote sustainable and healthy neighborhoods
- Improve air quality
- Understand environmental impacts of building denser and higher



Draft Design Principle:

- State-of-the-art sustainable architectural design principles should be explored in the design and construction of all new building projects on the campus.

Draft Design Principle:

- Physical design and programming promotes more pedestrian access and less reliance on the automobile



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Topic 3: Physical Environment



Issue:

- Vary street wall



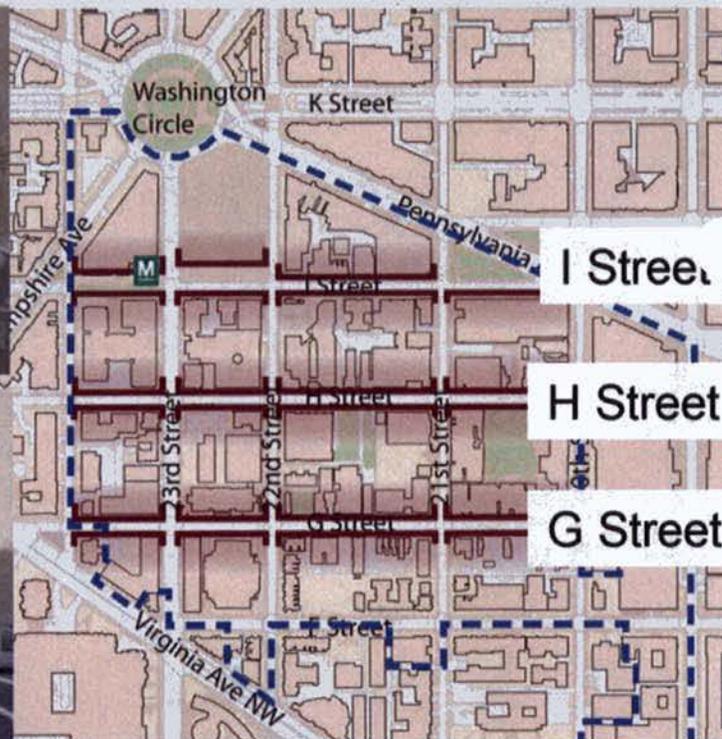
I Street between 22nd and 23rd



H Street & 22nd



G Street between 20th & 21st street



Draft Design Principle:

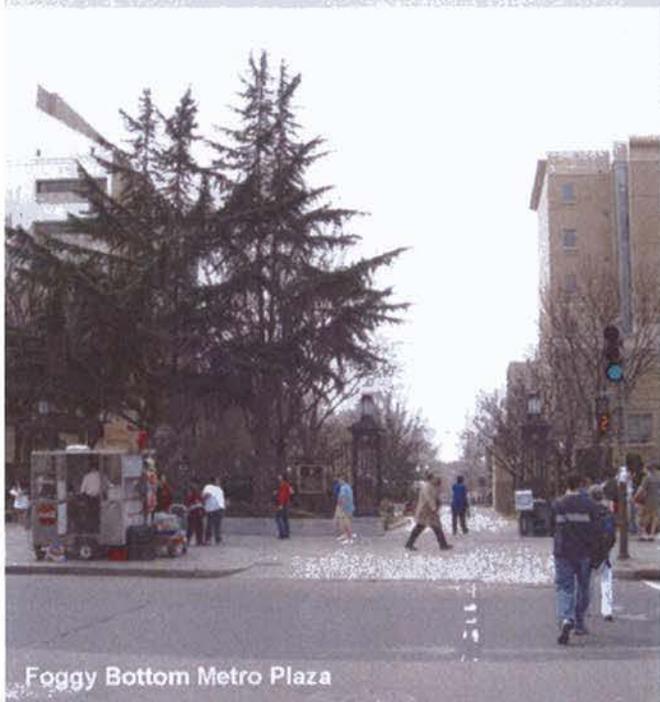
- Three main campus streets provide variety of character and use



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I Street



Foggy Bottom Metro Plaza



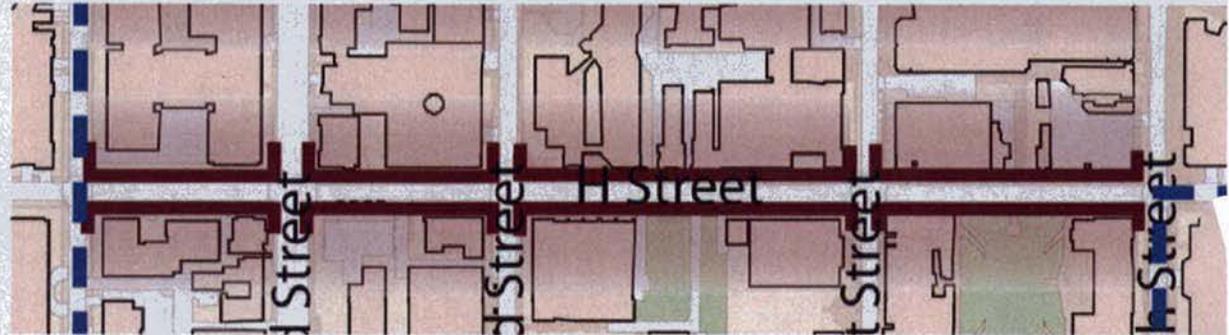
- Links open space at Metro and Farmers Market with retail at 2000 Penn
- Major re-building potential with Square 54
- Northern edge of Campus
- Potential location of town center and new retail on both sides of the street



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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
- Preferred location of future academic facilities
- Future as “College Walk”
- Additional academic development opportunities



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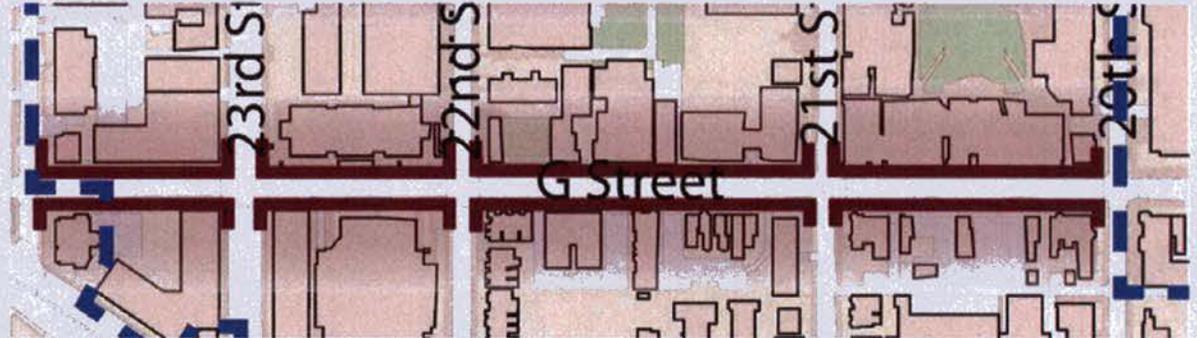
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G Street



G Street Woodhull House



- New opportunity sites for University
- Historic character of townhouses, Law School, etc.
- Future uses both academic and residential