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Julyan & Julyan

F Street



- Southern boundary of campus with office and private residential apartment buildings
- Taller buildings to the south
- New GW residential building under construction



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Topic 3: Physical Environment



Issue:

- Build to enhance and respect historic fabric of the community
- New compatible with the old.



Draft Design Principle:

- Preserve and enhance resources with distinct architectural character (e.g. Law School addition) to the greatest extent possible, and build new facilities that are compatible with the scale and character of the neighborhood (e.g. Townhouse Row)





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Topic 3: Physical Environment

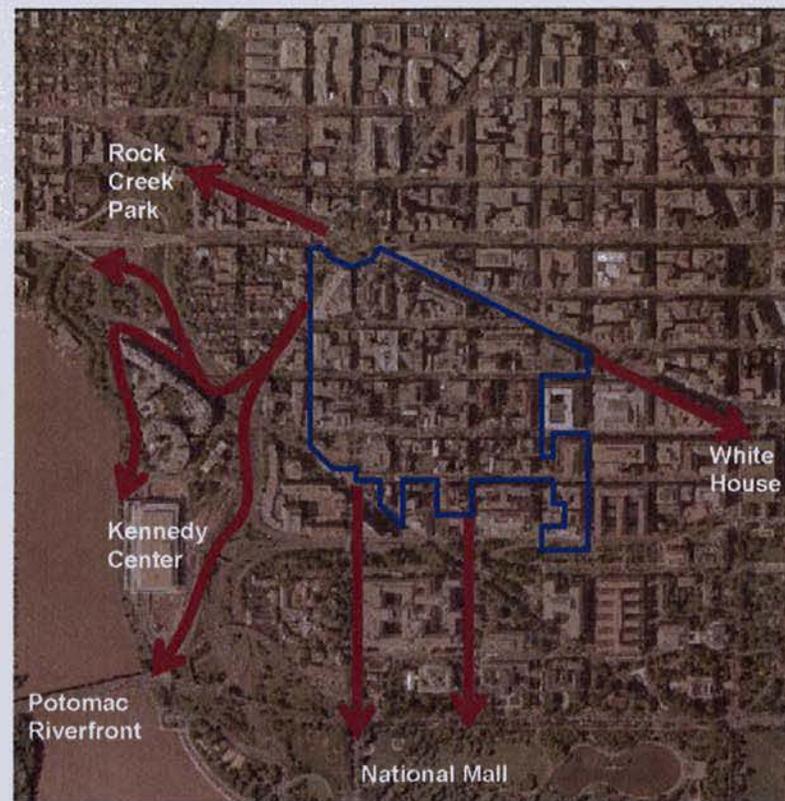


Issue:

- Improve relationship and access to important places surrounding campus

Draft Design Principle:

- Planning and streetscape design for the neighborhood promote improved access to important places just outside the neighborhood, such as the Kennedy Center, Rock Creek Park and the Potomac Riverfront





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Topic 3: Physical Environment

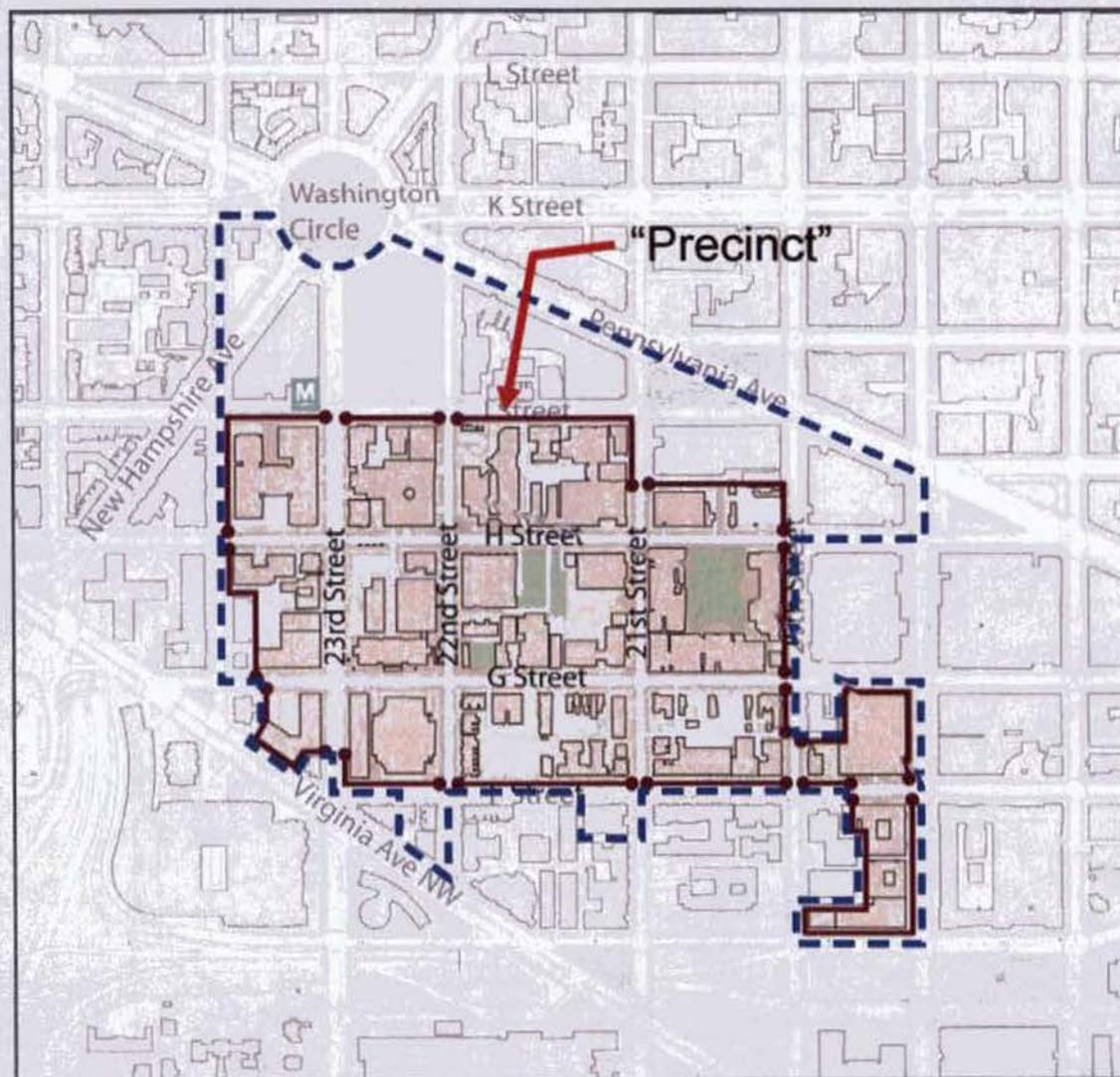


Issue:

- Community does not want to see university everywhere

Draft Design Principle:

- Emphasize GW identity within campus "Precinct"





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Topic 3: Physical Environment



Issue:

- Develop “brand” or identity for GW, but contained within campus

Draft Design Principle:

- Clear GW branding within the “Precinct” and simple signage outside the “Precinct”





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Topic 3: Physical Environment

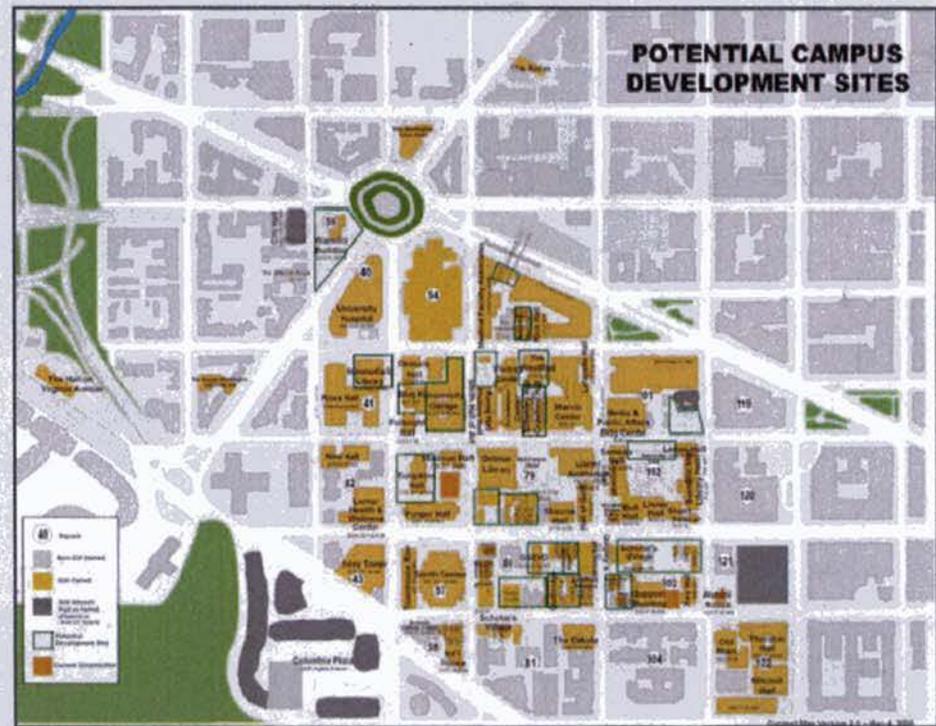
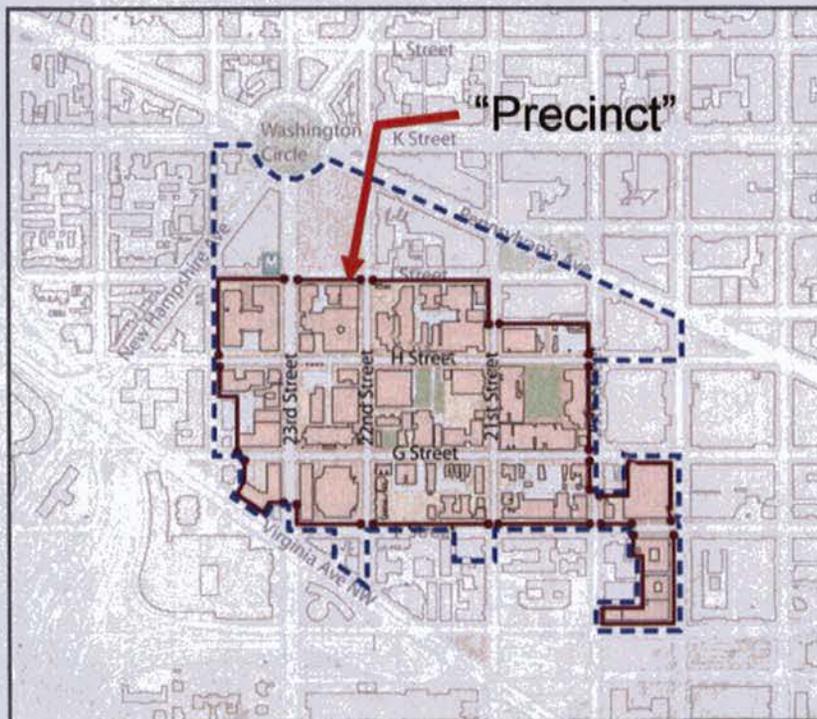


Issue

- Accommodate forecasted space needs on the Foggy Bottom Campus (1.5 million SF of academic and medical space, 1,000 beds on campus)

Draft Design Principle:

- New GW academic and housing growth is within campus boundaries and concentrated in the “Precinct” area





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Topic 3: Physical Environment



Issue:

- Trade-offs between location and density

Draft Design Principle:

- Accommodate GW forecasted space needs inside campus boundary
- Density is highest adjacent to the Foggy Bottom Metro station along 23rd street, Washington Circle and Pennsylvania Ave.





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Topic 3: Physical Environment



Issue:

- Better crossings to Washington Circle

Draft Design Principle:

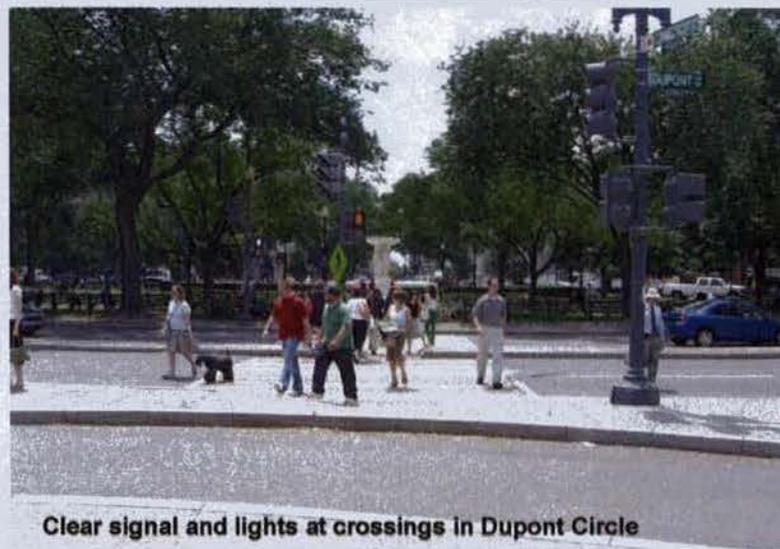
- The approaches to Washington Circle provide a safe environment with streets that are convenient and easy to cross



Existing difficult crossings at Washington Circle



Aerial of Washington Circle



Clear signal and lights at crossings in Dupont Circle



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Topic 3: Physical Environment



Issues: Washington Circle

- Chains off grass
- Connect to campus
- Better uses at ground level



Draft Design Principles:

- Active ground level uses and traffic controls that promote safe street crossings while permitting vehicular movement
- Washington Circle is designed to accommodate a variety of individual and group activities





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Topic 3: Physical Environment



Issue:

- Bus shelters and streetscape

Draft Design Principle:

- Bus shelters are compatible with the adjacent streetscape design





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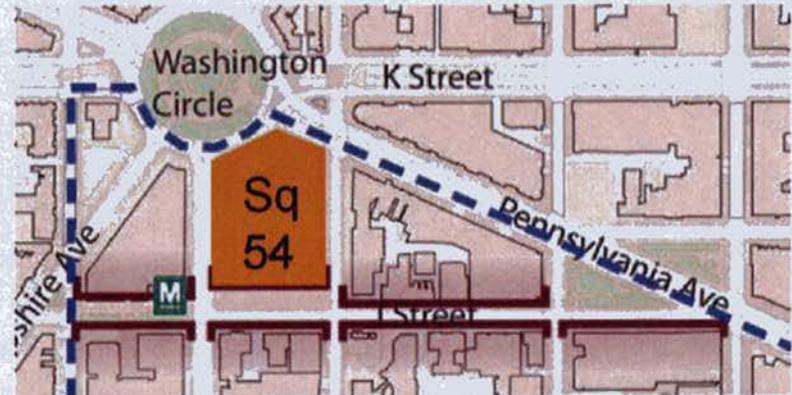
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Topic 3: Physical Environment



Issue:

- Plan for greater area that sees metro as “town center”



Draft Design Principle:

- Square 54 and Metro plaza at 23rd and I Street make a new town center square that is supported by new neighborhood retail





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Topic 5: Square 54



Issue:

- Not as one enormous building
- Interesting Town Center
- Diversity of use and architecture

Draft Design Principles:

- The town center provides variety in architecture, community-serving retail and activities
- Designs for Square 54 promote an improved pedestrian environment on all sides





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Topic 5: Square 54



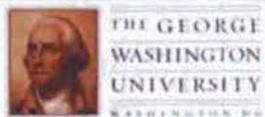
Issue:

- Improve 23rd St



Draft Design Principle:

- 23rd Street remains an important vehicular street for the region yet is supported by an improved pedestrian environment at Square 54 and the Metro station



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Topic 6: Traffic, Circulation and Environmental



Issues:

- Adequate parking but hidden from the street
- Relationship between uses and parking needs

Draft Design Principles:

- Minimize visibility of parking garages from the street.
- Parking structures are sized throughout the campus to minimize impact on surrounding neighborhoods and provide convenient access to major commuting routes
- Promote alternate means of transportation that reduces the need for car use



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Topic 6: Traffic, Circulation and Environmental



Issue:

- Garbage removal and loading docks visible at the new hospital
- Air quality of underground parking in historic neighborhood

Draft Design Principle:

- Loading docks and entries to parking garages are located and/or screened to minimize negative effects on existing residential streets
- Vents located to minimize negative impact on public places and air quality in general



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Next Steps



July 11 Discussion with Facilitator (“Office Hours”)

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

Agenda: Whatever the attendees want

July 20 ANC2A Monthly Meeting / Community Meeting

State Plaza Hotel, 2116 F Street, NW 7 – 9 pm

Agenda: Discussion of Issues and Design Principles

July 26 Community Meeting

Location TBD 6:30 – 8:30

Agenda: Presentation & Discussion of Design Concepts

September Community Meetings

Date and Location TBD

Agenda: Presentation & Discussion of Proposed Concept Framework

Additional “Office Hours” with the Facilitator and the Architects will be scheduled after future Community Meetings

ADDITIONAL OUTREACH:

I am currently contacting associations, apartment houses, etc. to offer meeting with groups during July. If you would like a presentation made to your group, please contact:

David Julyan

(202) 367-0800

julandjul@aol.com



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Further Information



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

GW- Foggy Bottom Campus and Neighborhood study



Issues and Design Principles

July 6, 2005



***Ehrenkrantz
Eckstut
&
Kuhn
Architects***

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**FOGGY BOTTOM CAMPUS & NEIGHBORHOOD STUDY
JULY 6, 2005 COMMUNITY MEETING**

MEETING MINUTES

Community Facilitator David Julyan opened the meeting with an introductory statement that outlined the parties co-sponsoring the summer meeting series (ANC2A, DC Office of Planning, and GW) and the process to be followed. Mr. Julyan then reviewed the key issues raised at the June 22 community meeting and provided an overview of the *Issues Exhibit* – a working tool that will be used throughout the process to identify, categorize, and respond to any issue raised by any participant.

Following the presentation by Mr. Julyan, Rosalyn Taylor, of the DC Office of Planning (OP), highlighted OP's goals for the planning process:

- **Process:** creating a transparent and accessible process
- **Planning Coordination:** coordinating this effort with other District and Federal agencies to ensure GW's strategy for growth is consistent with other plans for the area
- **GW Campus:** identifying a guide for growth that illustrates how GW can accommodate its projected space needs within its campus boundary and includes projected square footage, massing, and uses for each development site
- **Land Use:** demonstrating use of OP's key planning principles including protecting residential neighborhoods and establishing a Foggy Bottom/West End town center.
- **Environment:** ensuring that additional development will maintain or improve air quality levels.
- **Regulations and Compliance:** establishing a regulatory mechanism to ensure compliance
- **Design:** incorporating exceptional design and sustainable practices in all new construction
- **Historic Preservation:** retaining and incorporating historic resources in new developments
- **Open Space:** increasing the amount of, and accessibility to, open space that can be used by all District residents
- **Community Benefits:** enhancing access to and increasing the amount of cultural and academic benefits and employment opportunities

Matt Bell, of EEK Architects, presented draft design principles and showed how they evolved from the issues raised at the June 22 community meeting. For the issue topics of Student Housing, Physical Environment, Off-Campus Facilities, Square 54, and Traffic, Circulation and Environment, Mr. Bell reviewed the design issues that had been raised by the community, and presented the design principles created to address those issues.

The meeting participants responded to the design principle presentation and engaged in a discussion of both issues and principles. Throughout this discussion, community members raised additional issues, which will be added to the *Issues Exhibit* and addressed in additional design principles that will be shared at the next community meeting. *See attached COMMUNITY COMMENTS.*

Prior to adjourning the meeting, David Julyan reviewed the schedule of upcoming community meetings and events, including the upcoming ANC2A meeting, Office Hours, and the next community meeting to be held July 26. He informed attendees that they would see development sites, density and massing at the July 26 meeting and a framework plan at the meeting to be scheduled in September.

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JULY 6, 2005 COMMUNITY MEETING**

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**FOGGY BOTTOM CAMPUS & NEIGHBORHOOD STUDY
JULY 6, 2005 COMMUNITY MEETING**

COMMUNITY COMMENTS (*recorded on flipcharts during meeting*)

- safety is overall good
- street people: Washington Circle, library, alleys, etc
- Washington Circle signage for crossing
- I Street, included in the precinct?
- Metro station/expansion: if built, please be sensitive to the existing apartment building off 23rd and I
- affordable housing, citywide policies
- Square 54, F Street construction: traffic meter policy in the future.
- promise by DDOT: no meters on residential streets
- how does DDOT/OP determine parking policy?
- incentivize parking for any development on Square 54 to minimize impact on the street
- potential for addressing current parking capacity with current residents
- Columbia Plaza: what is the future for the students living there?
- Integrating some satellite security office on the campus border?
- University being more pro-active about self-monitoring students
- do not destroy little townhouses; build above but don't demolish or character will be lost
- losing greenspace; courtyard doesn't do it for the neighborhood, trees and plaza are better, setbacks important
- green intergrated into the façades
- planting besides the street trees
- incorporate environmental practices? cost vs. benefit of green building?
- what about more of "doing" and less exploring
- health of students
- good opportunity for "green" leadership
- need of affordable restaurant, cater to students, consider what is *in* the building
- inaccessible retail?
- new hardware store coming at Columbia Hospital project
- "thank you" to GW for support of new farmer's market
- HOVA: had retail but GW "enclosed" them and they "disappeared"
- green roof amenity? access? not compatible
- block 51 has an accessible green roof
- accessibility, streetscape
- GW could have a shuttle for everyone to access other sites for free
- pay more attention to F Street
- historic: some buildings "may" be higher
- School Without Walls is up for renovation, trading square feet to GW to build new housing
- moving Frances Junior High school? Clarify with DCPS
- developing tennis courts?
- traffic studies? 23rd and 21st Streets get alot of traffic
- putting density on busy arteries is good, it makes the neighborhood more walkable.
- greenery at future cancer research site? big traffic problem there; new green spaces may compensate for the losses of old ones
- minimize negative impact on public spaces during construction
- Whitehurst demolition: negative impact on pedestrian traffic

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FACILITATOR'S MEETING REPORT

DATE JULY 6, 2005
TIME 6:30-8:30PM
LOCATION WEST END LIBRARY

The meeting convened at 6:35 pm.

David Julyan opened the meeting with an introductory statement that outlined the parties cosponsoring the process (ANC2A, DC Office of Planning, and GW) and the process to be followed.

The agenda for the meeting was reviewed. The agenda and all presentations made at the meeting are posted at the website.

David Julyan reviewed the June 22 meeting. All the original sheets on which community issues had been identified were posted on the walls. The issues are being used to create an *Issues Exhibit*. The *Issues Exhibit* is a dynamic, working tool being used to identify, categorize, and address any issue raised by any participant. It is an *open* exhibit. Issues can be added at any time.

Issues proposed by any participant are included on the *Issues Exhibit*. Issues are categorized as one or more of the following types: Information (I), Policy (P), or Design (D). Information issues will be addressed with factual responses as quickly as possible. Design issues will be used to consider design principles for preparing the *framework*. Policy issues will be discussed and, if the process continues past the *framework*, they will be addressed as part of the District's regulatory process or be the subject of future discussions and exchanges.

Issue Exhibit comments can come from any cosponsors: ANC2A, GW, or DCOP.

The *Issues Exhibit* is intended as a working tool. Nothing included or missing from the *Exhibit* should be viewed as "controlling" or "agreed to" or "binding." The cosponsors will address the content and format of the exhibit if it is to have a purpose after the summer.

Facilitator's Meeting Report

JULY 6, 2005

PAGE TWO

Next, Rosalynn Taylor, from the District's Office of Planning, outlined OP's key issues. Ms. Taylor's full presentation is posted on the website. Ms. Taylor highlighted OP's goals to include:

- Creating a transparent and accessible process
- Coordinating this effort with other District and federal strategies for growth
- Identifying a guide for growth that supports GW's "up, not out" goal and includes projected square footage, massing, and uses for each development site
- Demonstrating use of OP's key planning principles including protecting residential neighborhoods, Transit Oriented Development, and establishing town center and retail.
- Ensuring that additional development will maintain or improve air quality levels.
- Establishing a regulatory mechanism to ensure compliance
- Incorporating exceptional design and sustainable practices in all new construction
- Retaining and incorporating historic resources in new developments

Matt Bell from EEK Architects presented draft design principles and showed how they evolved from the design issues previously identified. For five major heading (Student Housing, Physical Environment, Off-Campus Facilities, Square 54, and Traffic, Circulation and Environmental) Matt reviewed the design issues identified and the design principles created to address the issues. Matt's complete presentation is posted on the website.

The community responded to the presentation and discussed both issues and principles. It was the general consensus that the design principles presented captured the intent of the related issues, but participants felt it would be difficult to assess the application of the principles until the community saw some design concepts later in the month.

David Julyan closed the meeting by recapping the upcoming schedule, encouraging the participants to stay involved and get their neighbors involved, too, and thanking everyone for attending and participating.

The meeting adjourned at 8:45pm.

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WE NEED YOUR FEEDBACK!!!

Purpose. We would like your feedback about this community meeting, so that we might continuously improve the way we convene these sessions. We also want to provide you the opportunity to give us your input and ideas.

This Evening's Process. Help us make these community meetings as effective as possible. Please rate each category based on the scale below:

	1	2	3	4	5
	Unsatisfactory	Poor	Satisfactory	Very Good	Excellent
Meeting Format:					5
Meeting Management:					5
Presentation Content:					5
Discussions:					5

Future Community Meetings and Issue-Oriented Discussions. Please provide your suggestions for topics that should be addressed during the planning process:

.....

.....

Perspectives on Foggy Bottom Campus Land Use & the Redevelopment of Square 54.

I'd just like to say:

FIRST HOUSE ON CAMPUS. RELOCATED IN ON CAMPUS
FOR BETTER ACCESS + MORE SUPPORT.

For further input:

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

Contact David Julyan at (202) 367-0800 or julandjul@aol.com

Please leave this form at the door as you leave.

Thank you for your suggestions!

Attendance List
Community Meeting #3 - July 6th, 2005

Ming Huibonha	2201 L Street, NW	202-342-2200	
Conrad Dewitte	2141 I Street, NW, # 202 & 212	202-775-0851	dewitte@umich.edu
Pierre & Marie Madon	1099 22nd Street, NW, # 808		
Bill Schechter	2475 Virginia Avenue, NW, # 900		
Karen Lanham		202-33-0737	
Ed Mum		703-852-5723	kianham@ksi.com
Thom Carr	93926 T Street, NW	703-852-5723	emum@ksi.com
Travis Parker	801 N. Capital Street	202-337-4769	thomcarr@gwu.edu
Chrissy Caggiano		202-741-5243	travis.parker@dc.gov
Donald Hunter	2209 South 6th Street, Arlington, VA 22204	703-892-0149	no email
Rosatyn Taylor	OP	442-8970	
Chris Shaheen	OP		on file on file
Dave Ucko	2528 Queen Annes Lane, 20037	202-337-7982	d.ucko@verizon.net
Jackie Lemire	2555 Penn. Avenue, NW		jglemire@aol.com
Gary Griffith	1051 Wisconsin Avenue, NW, 20007	202-965-7515	
Peter Larkin	Staubach		
Anne Levine	922 24th Street	202-965-0272	annielevine@yahoo.com
Zeda Kapner	2301 E Steet, NW	202-659-9376	
Bro Chris	City Activist	202-483-6461	
Barbara Kahlo	800 25th Street, NW, # 704, 20037	202-965-1083	
Bob Helley	2415 K Street, NW	202-333-7419	
S. Ambruster	730 24th Street, NW, # 808	202-965-0256	
Trey Dempsey	901 New York Avenue, NW	202-585-0843	tdempsey@bostonproperties.com
Jay Gu	2301 E Street, # A-107, 20037	202-285-7481	shenpos@hotmail.com
Stephen Pail	2100 Penn. Ave.,	202-428-0591	
Bernard Demczuk			
Michael Patrick	Gensler		

Office Hours
July 11th, 2005

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.

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 cross 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.

**Community Meeting
July 26th, 2005**

ANC 2A, THE DC OFFICE OF PLANNING &
THE GEORGE WASHINGTON UNIVERSITY

INVITE YOU TO ATTEND AN

OPEN COMMUNITY MEETING

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

July 26, 2005: Presentation & Discussion of Design Concepts

Park Hyatt Hotel, Park Ballroom

24th & M Streets, NW

6:30 pm – 8:30 pm

EE&K Architects, the planning and design firm working on the
GW Foggy Bottom Campus and Neighborhood Study, and representatives
from Boston Properties and KSI Services, Inc., GW's development partners
for Square 54, will present preliminary design concepts with respect to
the Foggy Bottom Campus and Square 54.

◆ ALL ARE INVITED ◆

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

Ran in the Georgetown Current and GW Hackett.

FOR IMMEDIATE RELEASE
July 14, 2005

CONTACT: Tracy Schario
(202) 994-3566, tschario@gwu.edu

***** MEDIA ADVISORY *****

**THE ANC 2A, D.C. OFFICE OF PLANNING AND THE GEORGE WASHINGTON UNIVERSITY
HOST AN OPEN COMMUNITY MEETING
JULY 26**

EVENT: The ANC 2A, D.C. Office of Planning, and The George Washington University will host an open community meeting to discuss the design concepts regarding the potential future development of the Foggy Bottom Campus and Square 54, the former GW hospital site.

WHEN: Tuesday, July 26, 2005
6:30 p.m. – 8:30 p.m.

WHERE: Park Hyatt Hotel, Park Ballroom
24th & M streets, N.W.

BACKGROUND:

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. The community process was developed in consultation with the D.C. Office of Planning and is a primary means of gathering feedback from the many interested stakeholders, including civic groups, District agencies, residential and business communities in the neighborhoods surrounding Square 54 and GW's Foggy Bottom Campus, the University community, and GW's development partners for Square 54, Boston Properties and KSI Services.

The University in consultation with OP has hired land use and development professionals in different capacities to support this planning process. Community Facilitator David Julyan of Julyan and Julyan serves as the primary contact person for the process as well as the interface between the community, the City, GW, and the planning consultants. His role is to facilitate and document public participation in a series of community meetings that will gather community input and feedback to inform the planning process. Ehrenkrantz Eckstut & Kuhn Architects, an architecture/planning firm that has extensive experience within the District as well as with the complex land use issues faced by urban universities, is evaluating GW's Foggy Bottom Campus development and considering the future use of Square 54 within the larger context of the Foggy Bottom/West End area, including Washington Circle and Pennsylvania Avenue. Specific to Square 54, the Urban Land Institute advisory panel convened in May 2005 to bring together experts from a variety of disciplines to evaluate land use and redevelopment opportunities for the former GW Hospital site and to provide recommendations as to its appropriate densities and uses. A final report will be issued late summer.

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

For more news about GW, please visit www.gwnewscenter.org.

- GW -

COMMUNITY MEETING # 4

AGENDA

DATE JULY 26, 2005
TIME 6:30-8:30PM
LOCATION PARK HYATT HOTEL (24TH & M STREETS, NW)

INTRODUCTION

(DAVID JULYAN, JULYAN & JULYAN)

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

RECAP OF OFFICE OF PLANNING GOALS

(CHRIS SHAHEEN, OFFICE OF PLANNING)

- Overview of OP Goals

PRESENTATION OF DESIGN

PRINCIPLES AND CONCEPTS FOR GW'S

FOGGY BOTTOM CAMPUS

(MATTHEW BELL, EEK)

- Campus/Neighborhood Study - Design Concepts

PRESENTATION OF DESIGN CONCEPTS FOR SQUARE 54

(PETER JOHNSTON, BOSTON PROPERTIES;
DICK KNAPP, KSI SERVICES; RAFAEL
PELLI, CESAR PELLI & ASSOCIATES;
RICHARD HEAPES, STREET-WORKS)

- Introduction of BP/KSI developer team
- Overview of Design Concepts for Square 54 Site
- Discussion of Retail/Town Center Concept

DISCUSSION SESSION

(DAVID JULYAN)

- Discussion of Design Concepts

WRAP UP & NEXT STEPS

(DAVID JULYAN)

- Overview of Next Meetings
 - Update on Post Meeting Contact &
Access to Information
-

JULYAN & JULYAN

FACILITATOR'S STATEMENT COMMUNITY MEETING

DATE JULY 26, 2005
TIME 6:30-8:30PM
LOCATION Park Hyatt Hotel (24th and M Streets, NW)

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 THE 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.

THAT *FRAMEWORK* WILL PROVIDE A GUIDE TO WHAT GW'S CAMPUS COULD LOOK LIKE IN THE FUTURE. IT WILL IDENTIFY SPECIFIC SITES WITHIN GW'S EXISTING BOUNDRIES WHERE GW WOULD PROPOSE FUTURE DEVELOPMENT OF UP TO 2 MILLION SQUARE FEET TO MEET ITS ACADEMIC AND HOUSING REQUIREMENTS. THE FRAMEWORK WOULD ALSO SHOW THE DEVELOPMENT PROGRAM AND TYPE OF USES THAT WOULD BE ACCOMODATED AT SQUARE 54 FOR UP TO 1 MILLION SQUARE FEET OF COMMERCIAL (MIXED USE) DEVELOPMENT. THE FRAMEWORK WILL ALSO ADDRESS OPEN SPACE, STREETSCAPE, ENVIRONMENTAL, AND DESIGN ISSUES, AMONG OTHERS.

WE HAVE MADE PROGRESS ON BOTH THE DESIGN AND INFORMATION PATHS ASSOCIATED WITH THIS EFFORT. DESIGN HAS DEVELOPED FROM DESIGN ISSUES TO DESIGN PRINCIPLES AND CONCEPTS (WHERE WE ARE TONIGHT) LEADING TO THE FRAMEWORK. TONIGHT YOU WILL

SEE THE PRELIMINARY DESIGN CONCEPTS FOR BOTH SQUARE 54 AND THE FOGGY BOTTOM CAMPUS. AFTER THESE PRESENTATIONS, IT IS YOUR TURN AND OPPORTUNITY TO BE HEARD. REMEMBER THE FOCUS FOR THIS PROCESS IS TO LISTEN TO YOU. LET THESE FOLKS KNOW WHAT YOU THINK ABOUT WHAT YOU SEE. SPECIFICALLY, FROM WHAT YOU SEE TONIGHT, WHAT NEEDS CLARIFICATION OR ATTENTION?

YOUR FEEDBACK TONIGHT WILL BE USED BY THE ARCHITECTS AND PLANNERS AS THEY PROCEED WITH THEIR WORK.

DURING AUGUST THEY WILL PREPARE THE CONCEPTUAL FRAMEWORK WE'VE BEEN TALKING ABOUT AND PRESENT THAT TO THE COMMUNITY AT A PUBLIC MEETING IN SEPTEMBER.

SIMILARLY, WE'VE MADE PROGRESS ON IDENTIFYING THE ISSUES, TOO.

AT LAST WEEK'S ANC MEETING, ADDITIONAL ISSUES WERE IDENTIFIED. THESE ARE BEING ADDED TO THE *ISSUES EXHIBIT*, WHICH NOW SEEMS TO HAVE ALL RELEVANT ISSUES IDENTIFIED.

DURING AUGUST, WE WILL ADDRESS THE ISSUES RAISED AND BEGIN POSTING INFORMATION ON THE WEBSITE. WHEN WE MEET AGAIN IN SEPTEMBER, YOU SHOULD HAVE BOTH A CONCEPTUAL FRAMEWORK TO EVALUATE AND ANSWERS TO THE INFORMATION ISSUES RAISED.

AND THAT WILL TAKE US TO THE END OF THE CURRENT PROCESS.

AFTER THAT, DECISIONS WILL HAVE TO BE MADE ABOUT WHAT SHOULD FOLLOW; EITHER SUBMISSIONS THAT TRIGGER THE DISTRICT'S REGULATORY PROCESS OR CONTINUED DISCUSSIONS AMONG THE

PARTIES. THERE ARE LOTS OF OPTIONS, BUT FOR NOW, NO COMMITMENTS FROM ANYONE.

AS I MENTIONED AT THE OUTSET, THERE ARE THREE COSPONSORS TO THIS PROCESS; ANC2A, GW, AND THE DISTRICT'S OFFICE OF PLANNING. OP'S ROLE IN THIS PROCESS IS CRITICAL AND THEY HAVE BEEN AN ACTIVE AND INFORMED PARTICIPANT. BEFORE WE BEGIN THE DESIGN CONCEPT PRESENTATIONS, CHRIS SHAHEEN FROM OP WILL REVIEW OP'S GOALS FOR THIS PROCESS.

OP'S PRESENTATION

FOGGY BOTTOM CAMPUS AND SQUARE 54 DESIGN CONCEPT PRESENTATIONS

DISCUSSION OF DESIGN CONCEPTS:

YOU'VE HEARD THE PRESENTATIONS, NOW IT'S TIME TO HEAR FROM YOU. WE WILL CAPTURE YOUR COMMENTS, EITHER ABOUT SQUARE 54 OR ABOUT THE REST OF THE CAMPUS, ON THESE FLIP CHARTS AND THEY WILL BE USED BY THE ARCHITECTS AND PLANNERS AS THEY PREPARE THE FRAMEWORK YOU WILL SEE IN SEPTEMBER.

END OF MEETING AND FOLLOW UP:

AS WE DISCUSSED EARLIER, THE NEXT PUBLIC MEETING WILL BE HELD IN SEPTEMBER. DATE AND LOCATION FOR THAT MEETING WILL BE ANNOUNCED IN AUGUST. THAT'S A GOOD REMINDER THAT IF YOU ARE NOT ALREADY ON OUR CONTACT LIST AND YOU WANT TO BE, PLEASE BE SURE YOU'VE PROVIDED YOUR NAME AND CONTACT INFORMATION ON THE SIGN UP SHEET.

NEXT WEEK, MATT AND I WILL HOLD THE THIRD IN OUR SERIES OF "OFFICE HOURS." THIS IS AN OPPORTUNITY FOR ANYONE TO COME AND TALK TO US ABOUT ANY ISSUE OR QUESTION YOU WANT. ON TUESDAY, AUGUST 2ND, WE WILL BE AT THE STATE PLAZA HOTEL (2116 F STREET) FROM 6:30 TO 8:00 PM. PLEASE COME BY.

ALSO, ALTHOUGH THERE WILL BE NO PUBLIC COMMUNITY MEETINGS LIKE THIS IN AUGUST, WE WILL CONTINUE TO MEET WITH ANY ASSOCIATION, GROUP, OR INDIVIDUALS WHO WANT TO PARTICIPATE IN THIS PROCESS. FOR EXAMPLE, WE'VE MET OR ARE SCHEDULED TO MEET WITH SOME APARTMENT BUILDING ASSOCIATIONS AND BUSINESS GROUPS. IF YOU OR YOUR GROUP WANTS TO DISCUSS GETTING TOGETHER, PLEASE CONTACT ME.

HOW TO DO THAT?

THERE'S A HANDOUT TONIGHT ENTITLED "FOR FURTHER INFORMATION." PLEASE TAKE A COPY. IT HAS ALL MY CONTACT INFORMATION ON IT. I ALSO ENCOURAGE YOU TO VISIT THE DEDICATED WEBSITE FOR THIS PROCESS AT: WWW.NEIGHBORHOOD.GWU.EDU. (THAT ADDRESS IS ALSO ON THE HANDOUT) THERE YOU WILL FIND ALL PRESENTATIONS AND KEY DOCUMENTS FROM PREVIOUS MEETINGS, A SCHEDULE FOR UPCOMING MEETINGS, AS WELL AS ADDITIONAL INFORMATION ON THE PROCESS.

AND FINALLY, THERE ARE ALSO FEEDBACK FORMS WHICH I ENCOURAGE YOU TO TAKE A MINUTE AND FILL OUT. I CAN USE ALL THE HELP I CAN GET. IF YOU THINK THIS PROCESS CAN BE IMPROVED, PLEASE TELL ME HOW. IF THERE ARE THINGS YOU LIKE OR DISLIKE, LET ME KNOW.

THANK YOU ALL FOR COMING AND PARTICIPATING. PLEASE STAY INVOLVED. THE PROCESS IS MADE BETTER BY EACH OF YOU BEING HERE.

GW- Foggy Bottom Campus and Neighborhood study



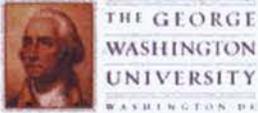
Design Concepts

July 26, 2005

***Ehrenkrantz
Eckstut
&
Kuhn
Architects***

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Presentation Outline



- OP's Design Goals
- Design concepts for campus and its relationship with Foggy Bottom/West End
- GW Development Program
- 5 Places:
 - Pennsylvania Avenue, "Washington Circle" and 23rd street
 - "College Walk" or H Street
 - G Street
 - F Street
 - "The Town Center": Square 54 and I Street Retail Corridor
- Summary



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OP Goals: Review and Recap



- Process – creating a transparent and accessible planning process that increases communication between all stakeholders and addresses 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
- GW Development Program - Identifying a guide for growth that demonstrates that 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
- Environment - Ensuring that additional development in the Foggy Bottom/West End area will maintain or improve existing acceptable levels of air quality



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OP Goals : Review and Recap



- Regulations and compliance – establishing a regulatory mechanism that guarantees the strategy for growth will be adhered to
- Design – incorporating exceptional design and sustainable practices (i.e. 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
- 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



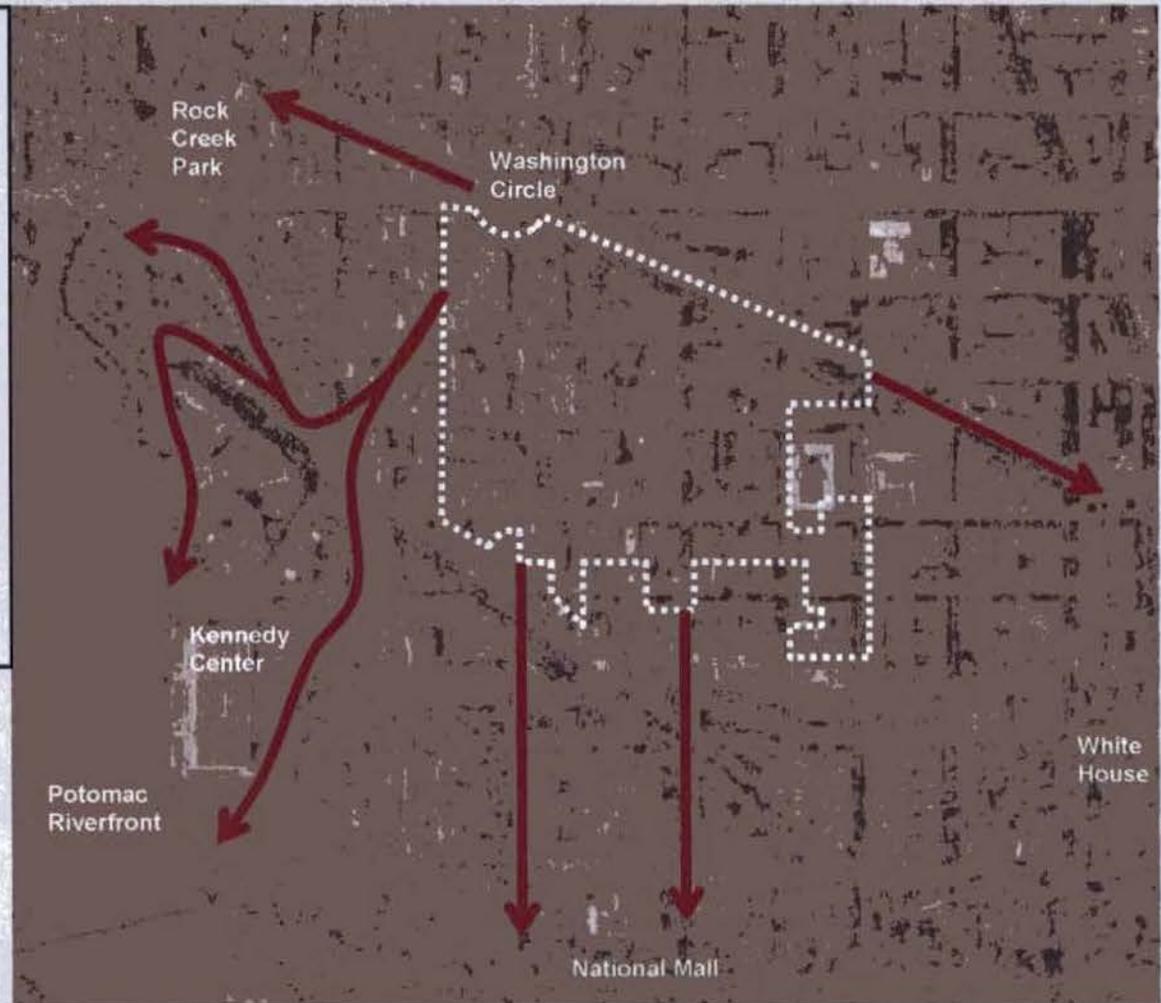
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Open Space



Design Principle:

- Planning and streetscape design for the neighborhood to promote improved access to important places just outside the neighborhood, such as the Kennedy Center, Rock Creek Park and the Potomac Riverfront





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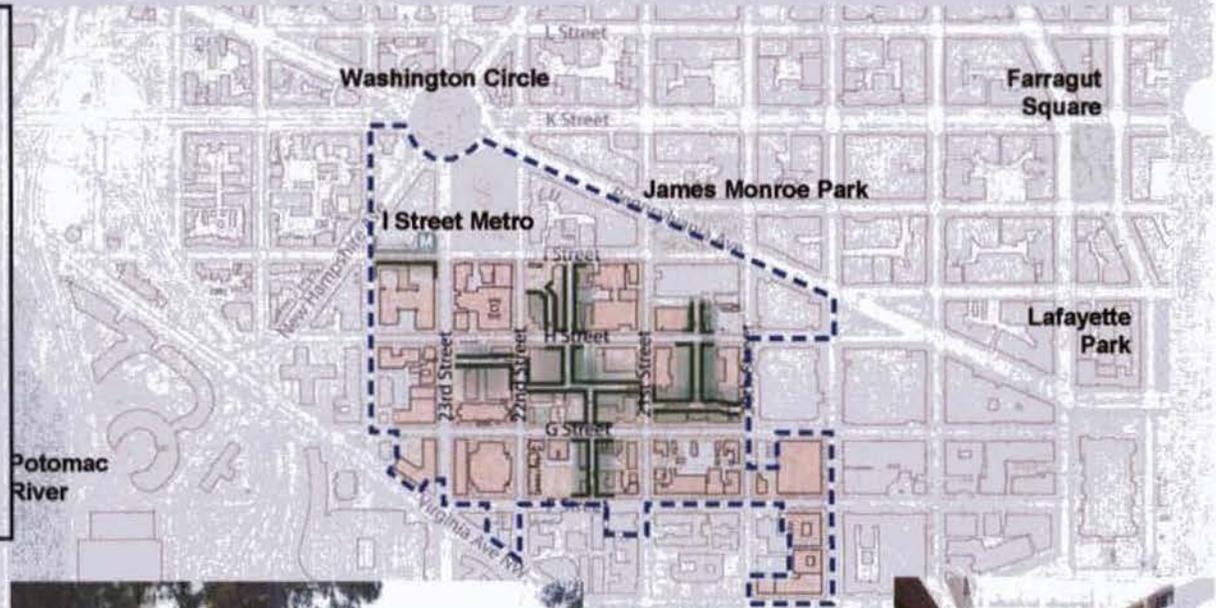
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Open Space



Design Principle:

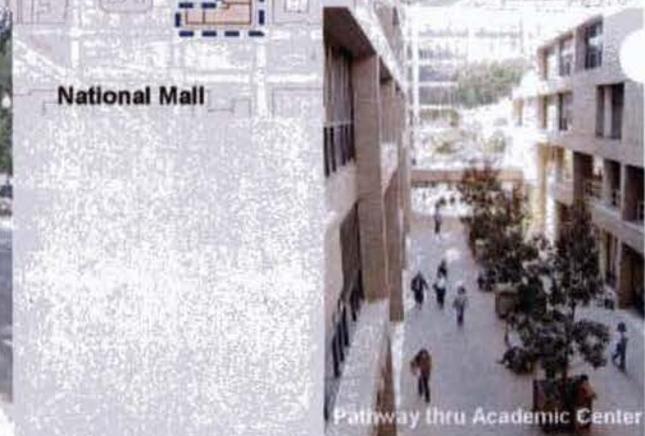
The Foggy Bottom/West End neighborhoods are enhanced by pedestrian pathways both within the neighborhoods and leading to green spaces and parks at the neighborhood perimeters



Pedestrian path between H & I Streets



Washington Circle



Pathway thru Academic Center



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Architectural Character



Design Principle:

- Preserve and enhance contributing structures with distinct and/or historic architectural character (e.g. Law School addition) to the greatest extent possible, and build new facilities that are compatible with the scale and character of the neighborhood (e.g. Townhouse Row)





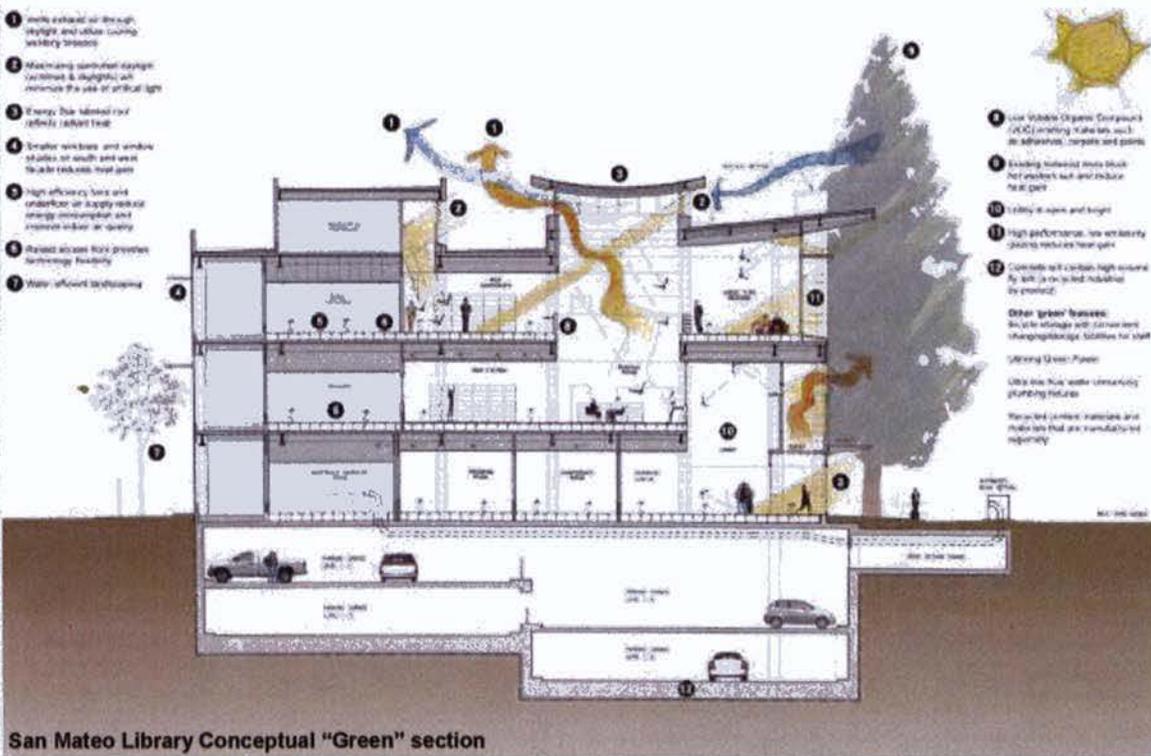
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Environment



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.





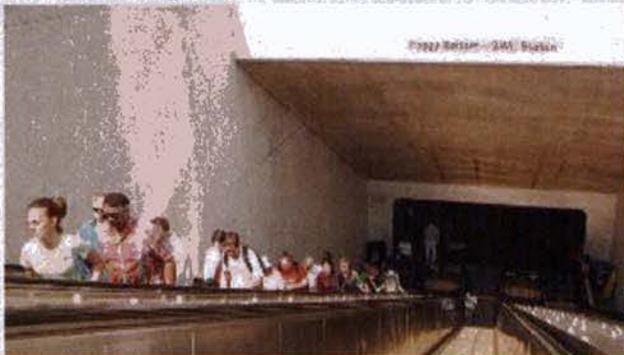
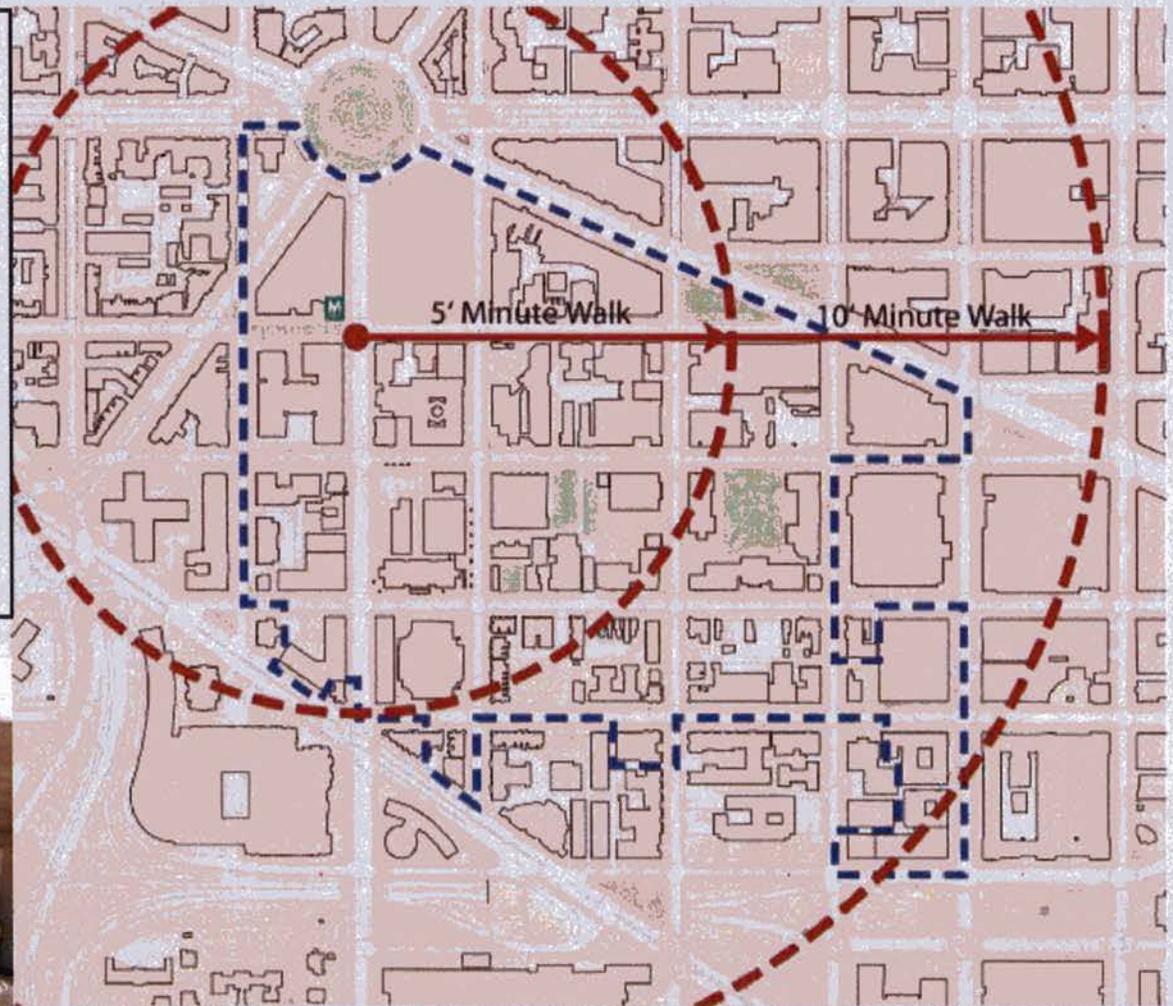
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Environment



Design Principle:

- Physical design and programming promotes more pedestrian access and less reliance on the automobile
- Promote alternate means of transportation that reduces the need for car use





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Design



Design Principle:

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





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GW Development Program



Design Principle:

- Accommodate GW forecasted academic and housing space needs inside campus boundary
- Concept: 2.0 million GSF of future growth for GW at identified sites
- Academic uses include: classrooms, labs, offices, support spaces and other university facilities





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GW Development Program

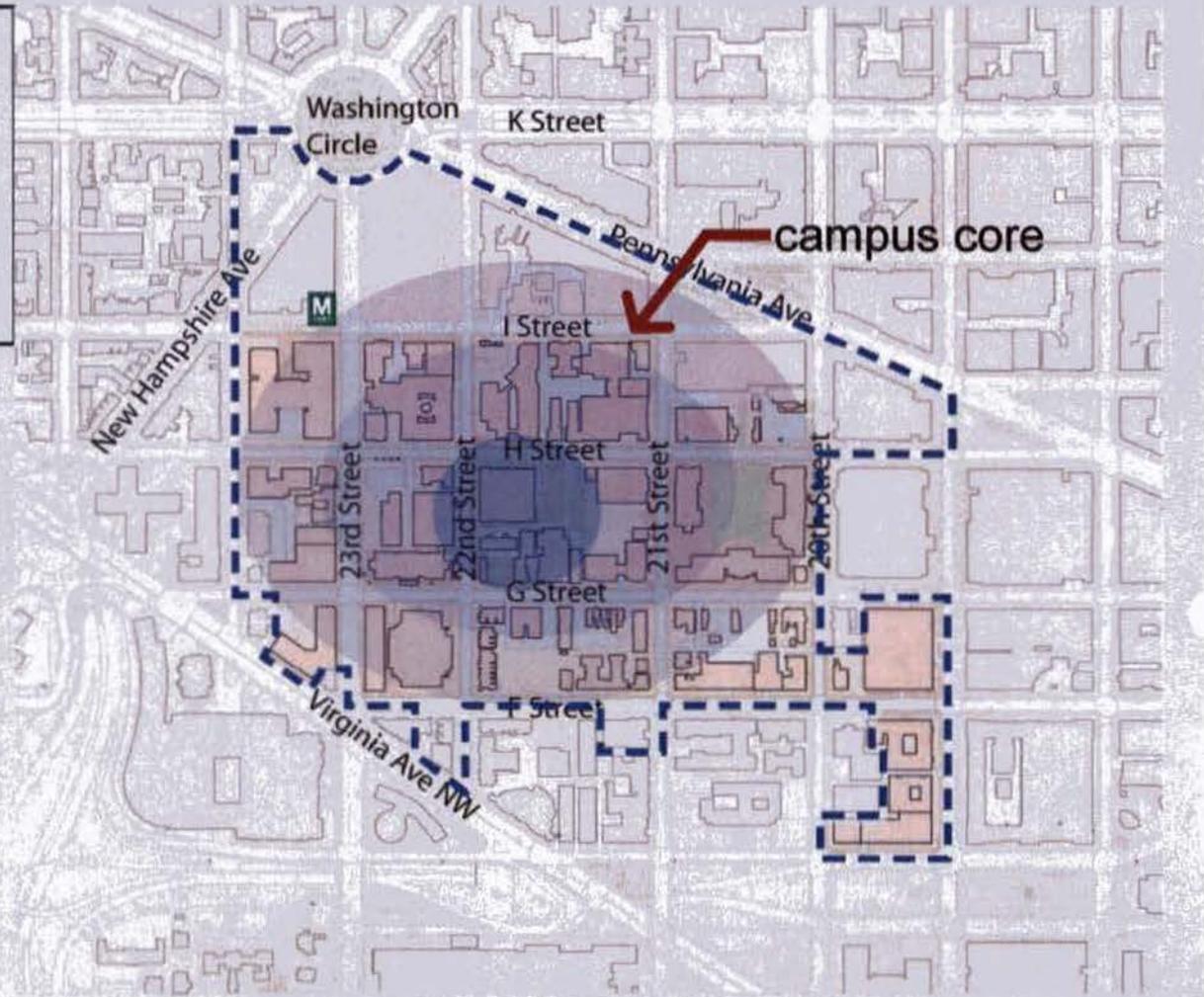


Design Principle:

- Emphasize GW identity in areas where university uses are more intense

Concept:

- New GW academic and housing growth is within campus boundaries and concentrated in areas where university uses are more intense





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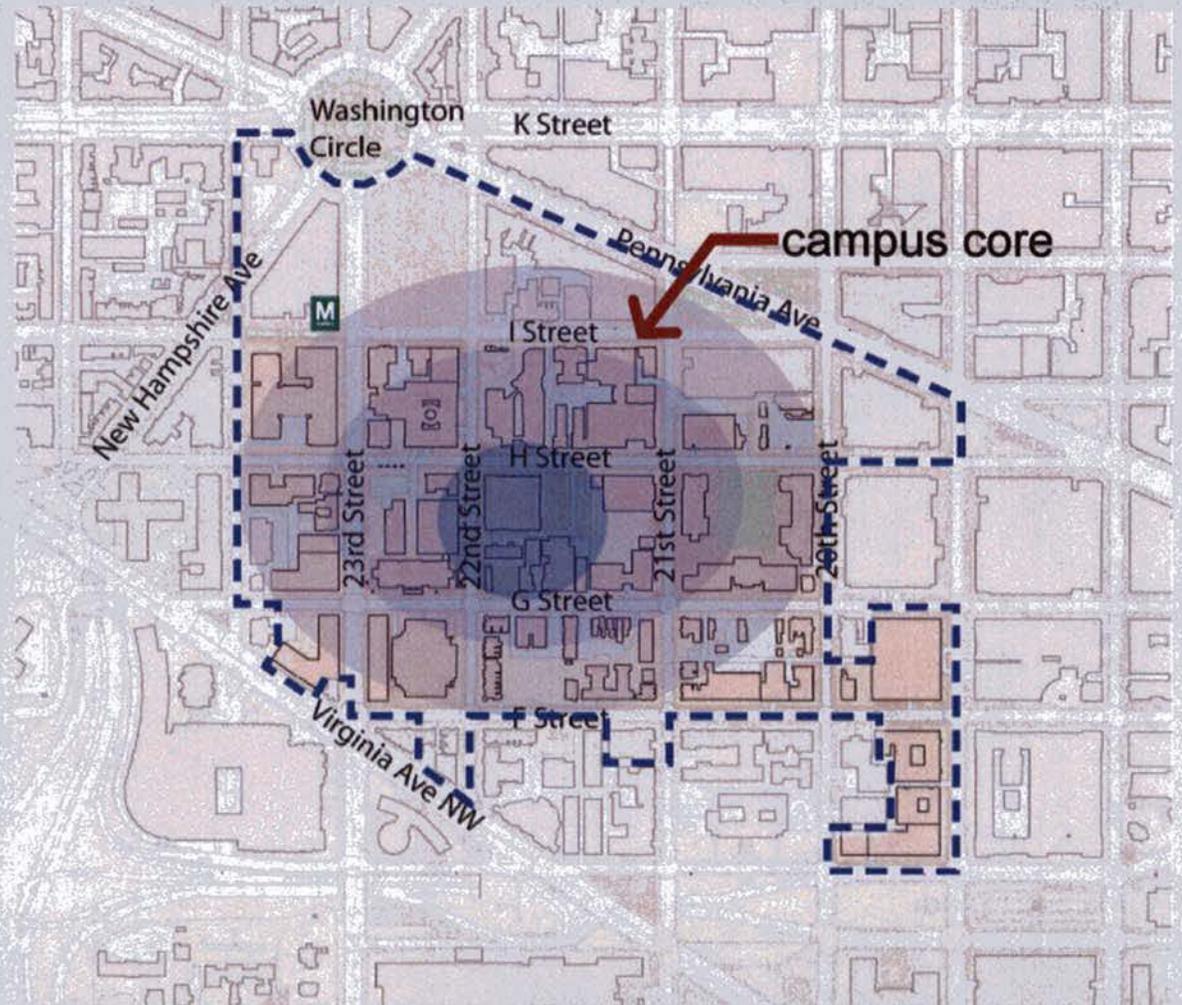
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GW Development Program



Concept:

- GW's activities are concentrated in areas where university uses are more intense
- Branding becomes prominent in areas where university uses are more intense





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Potential Parking Sites

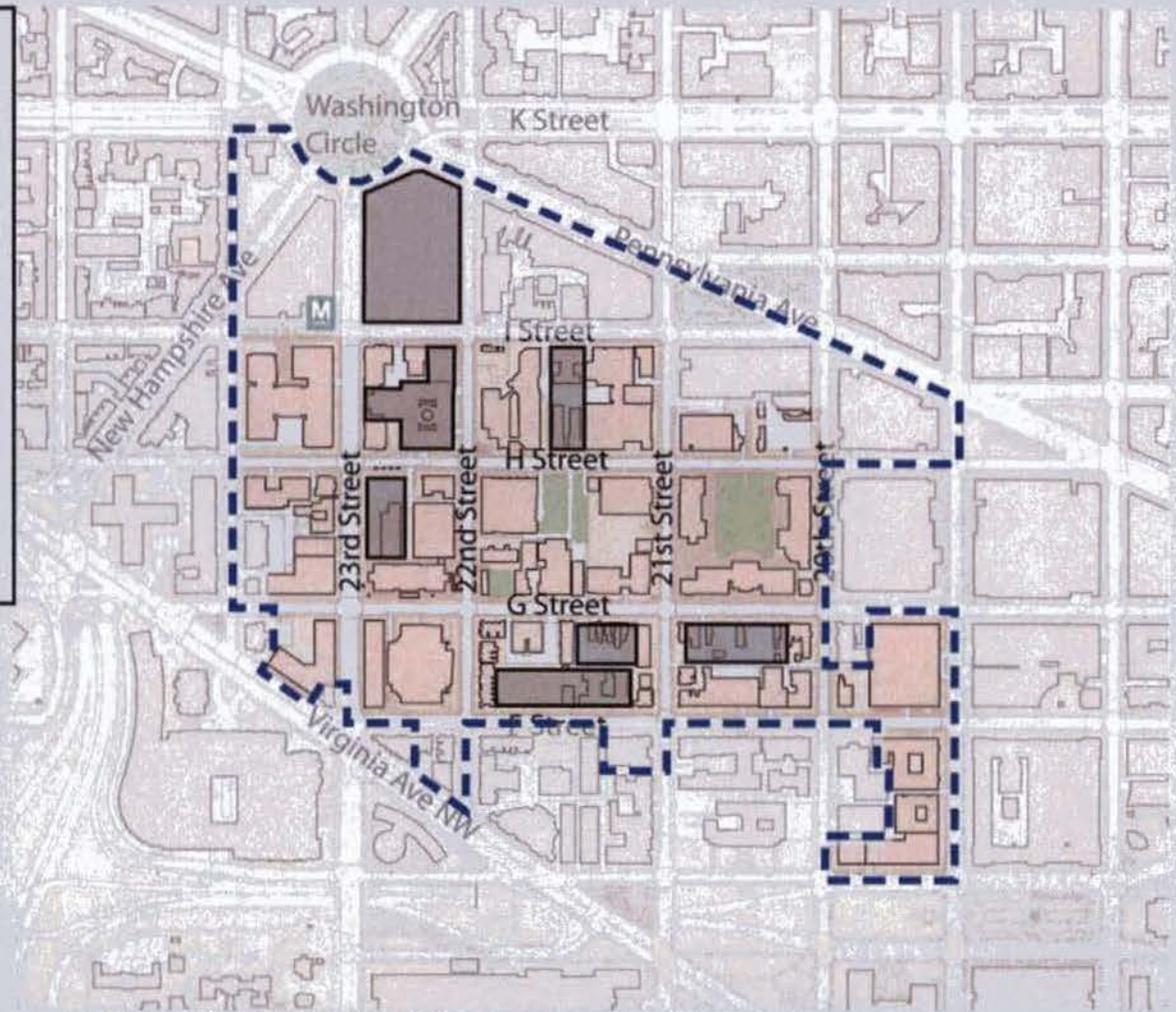


Design Principles:

- Parking structures are sized throughout the campus to minimize impact on surrounding neighborhoods and provide convenient access to major commuting routes

Concept:

- Potential University parking underground at Square 54
- Parking underground at other sites, with easy access to commuter routes





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Potential Parking Sites and Loading Entries

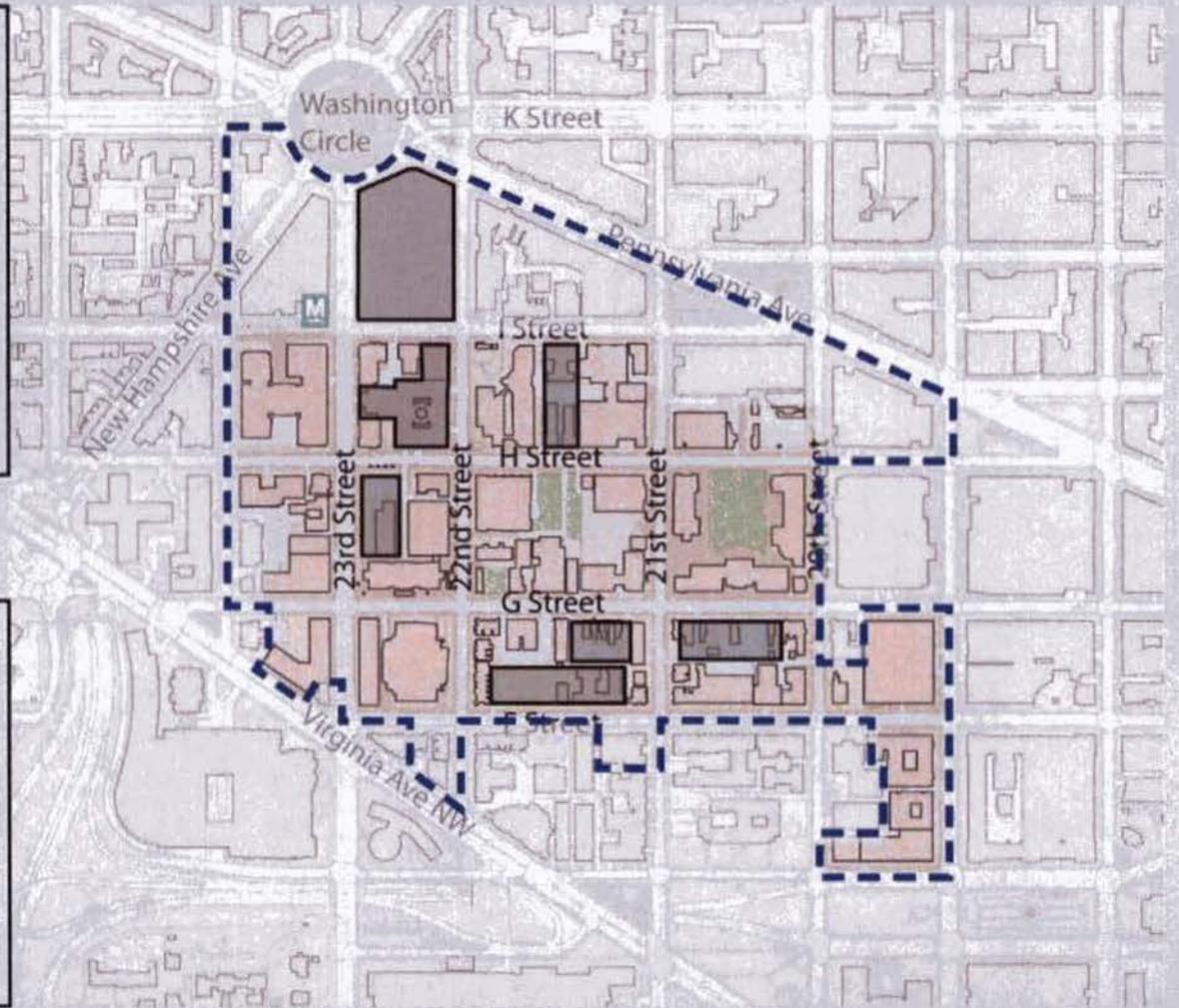


Design Principle:

- Loading docks and entries to parking garages are located and/or screened to minimize negative effects on existing residential streets

Design Principle:

- Vents are located to minimize negative impact on public places and air quality in general





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Branding and Identity

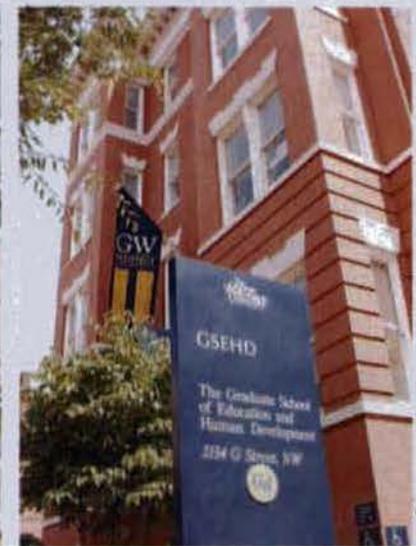


Design Principle:

- Effort to concentrate GW branding in areas where university uses are more intense

Concept:

- “Branding” with special lighting, signage, paving, materials, etc...
- Toward the campus boundaries, those elements become more consistent with standard city design





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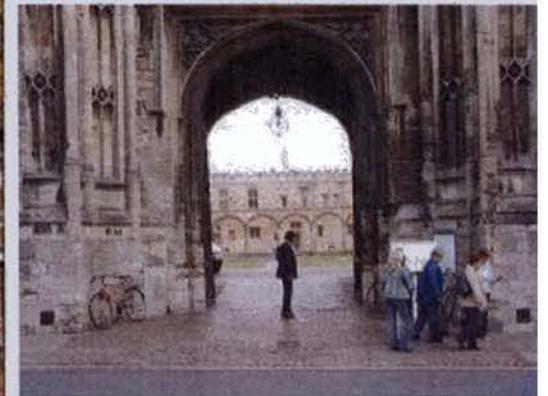
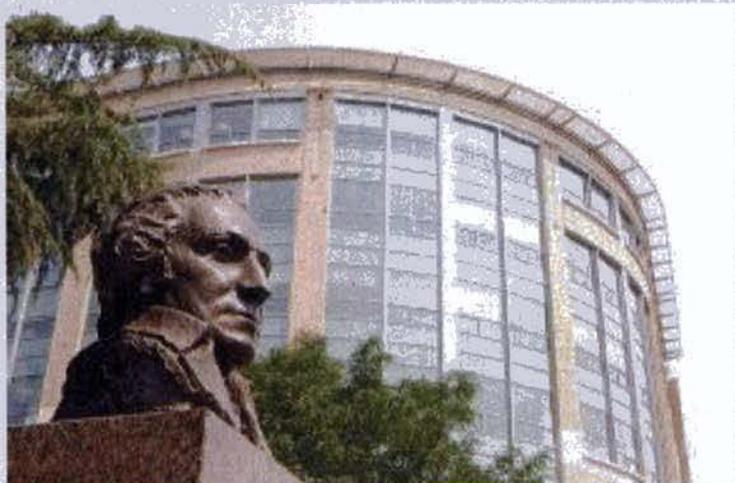
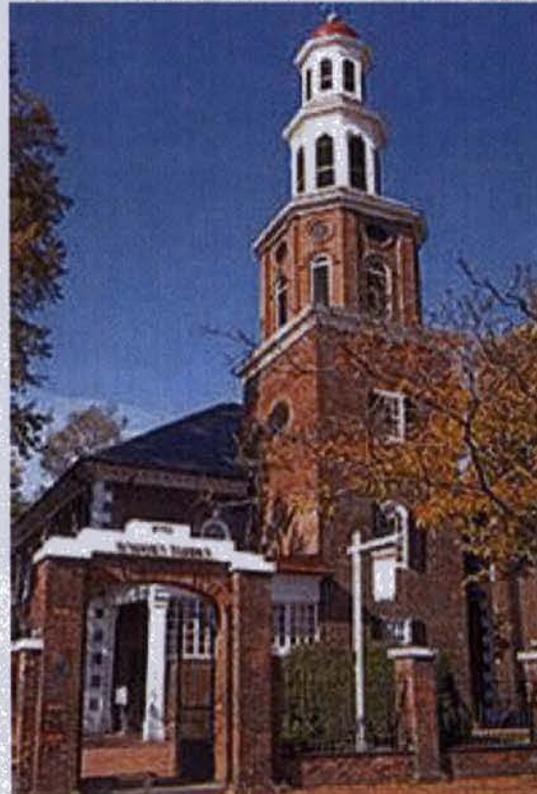
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Branding and Identity



Concept:

- Comes in many forms; with buildings, signage, statutes, busts, landscape, etc...





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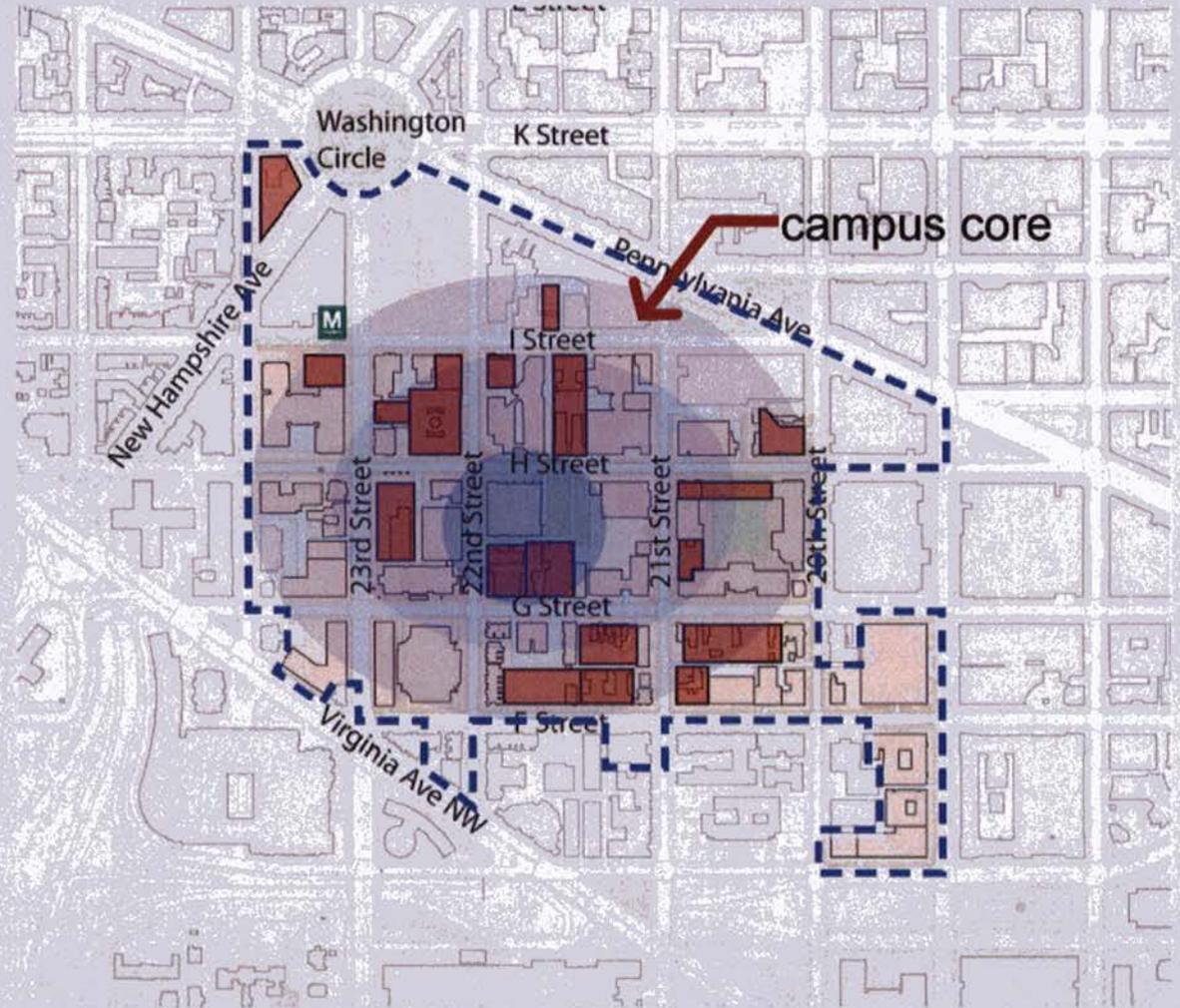
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All potential Sites



Concept:

- University future growth in 2,000,000 gsf of academic and residential uses (active uses)
- Concentrate future university development in areas where university uses are more intense
- New student housing is designed to minimize direct impact on existing private residential buildings





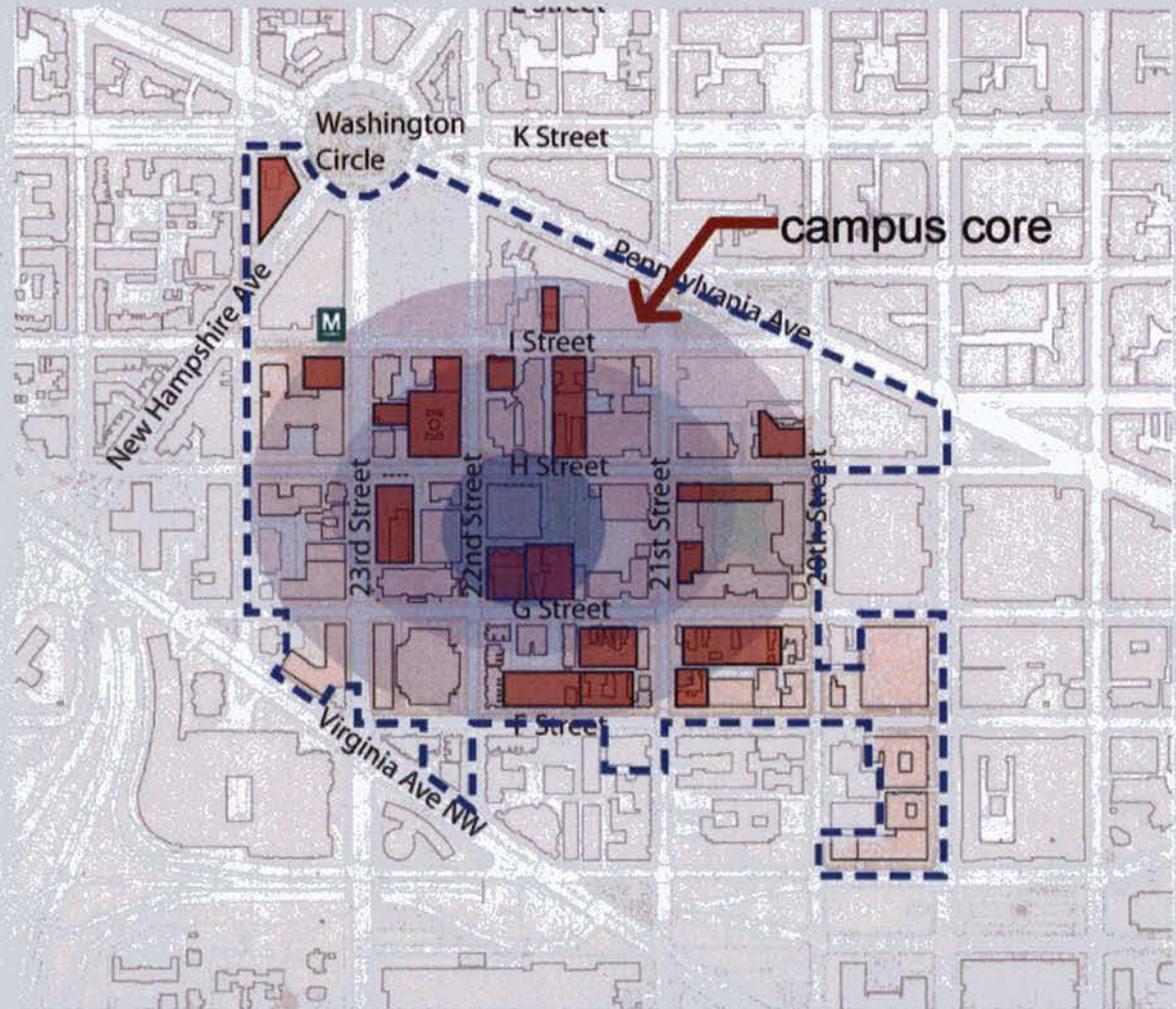
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All potential Sites



Concept:

- +/- 1,000 beds on a combination of buildings on existing open sites and new construction where there are existing buildings





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Places



Places:

- Pennsylvania Avenue, “Washington Circle” and 23rd Street
- “College Walk” or H Street
- G Street
- F Street
- “The Town Center”: Square 54 and I Street Retail Corridor