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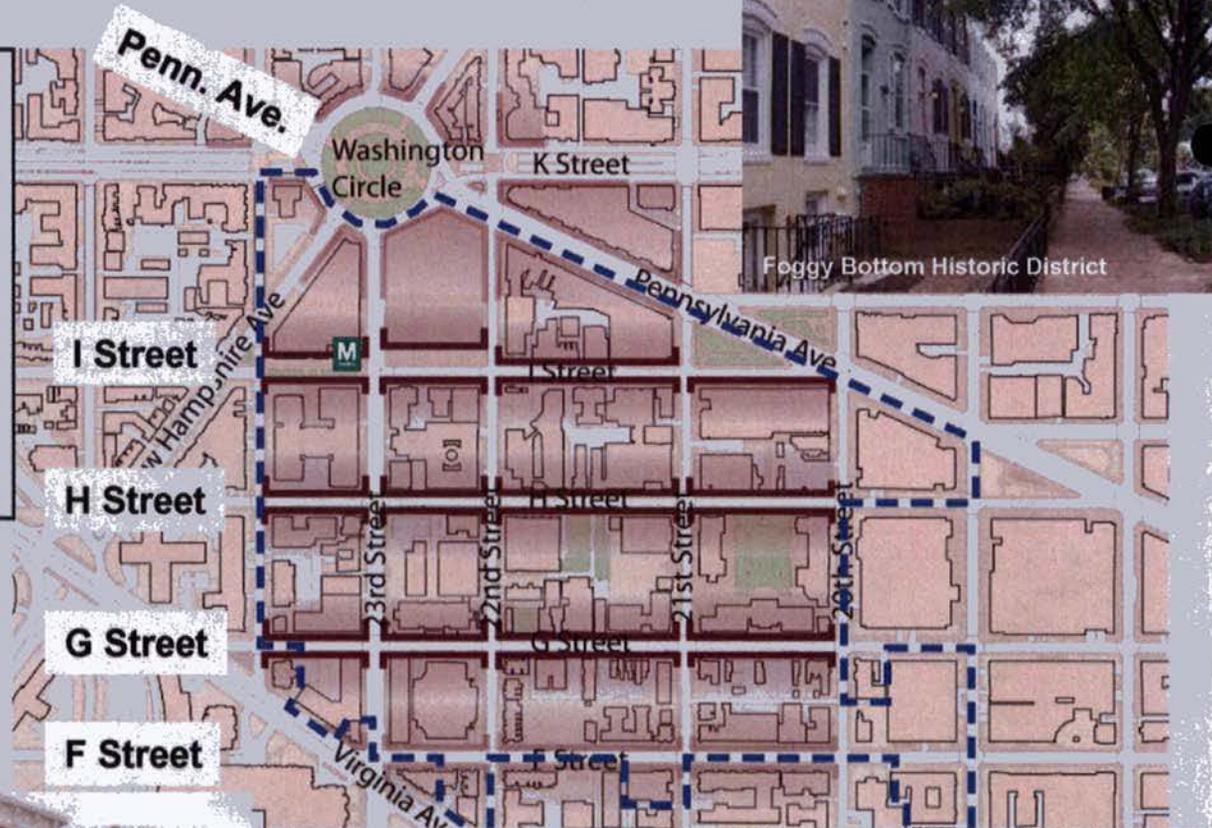
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5 Streets



Design Principle:

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



F Street



G Street Character



H Street Character



I Street



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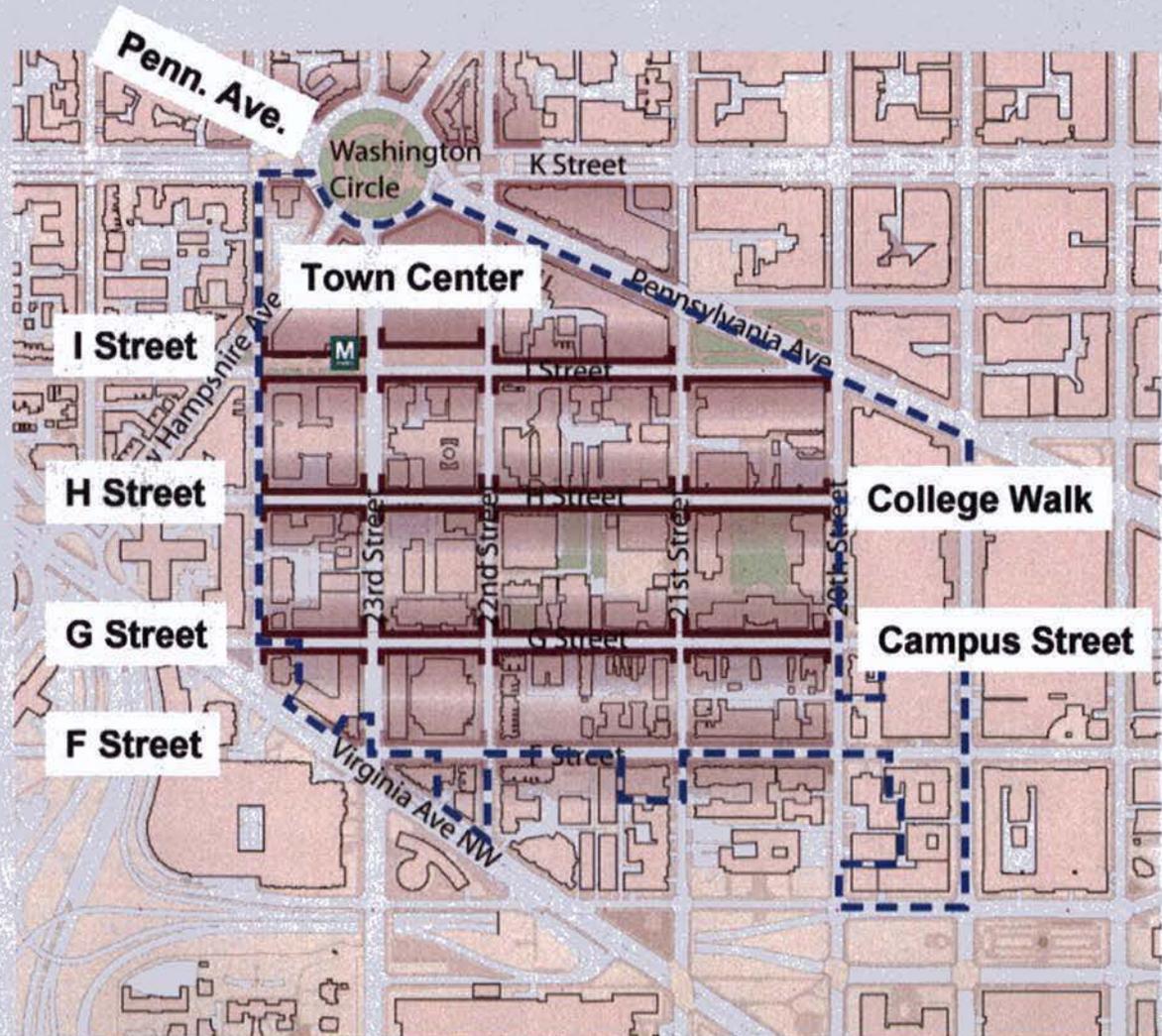
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5 Streets



- Make the new places distinct from one another
- Square 54 and I Street retail corridor - the mixed use, town center
- College Walk – Main Street
- Campus street - the alternative
- Penn. Avenue & F Street



G Street



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5 Streets

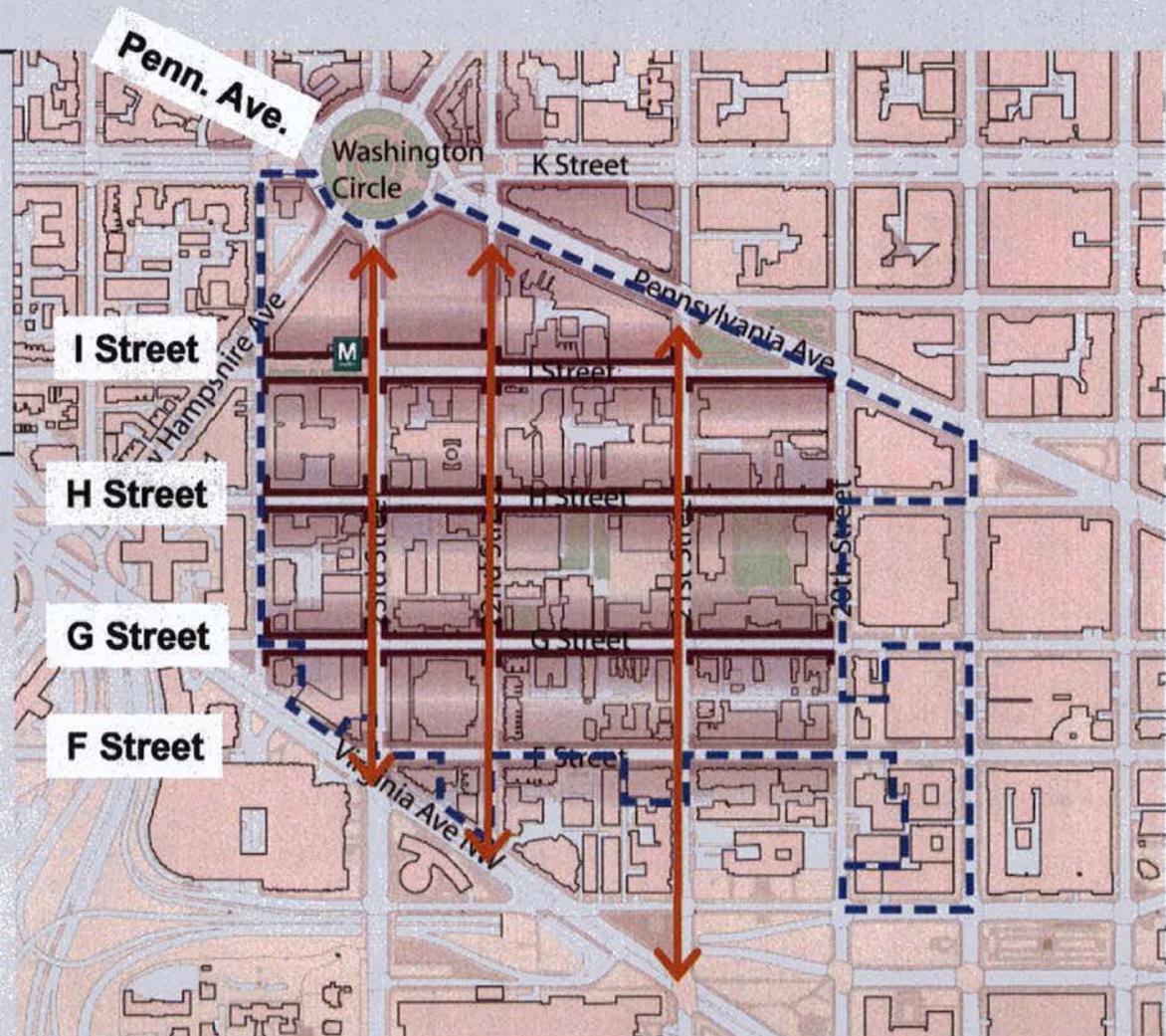


Design Principle:

- Five main streets provide variety of character and use within the campus and along its boundaries

Concept:

- Develop diverse streets
- Concentrate East / West Streets for the pedestrian environment
- Maintain North/South streets for traffic movement





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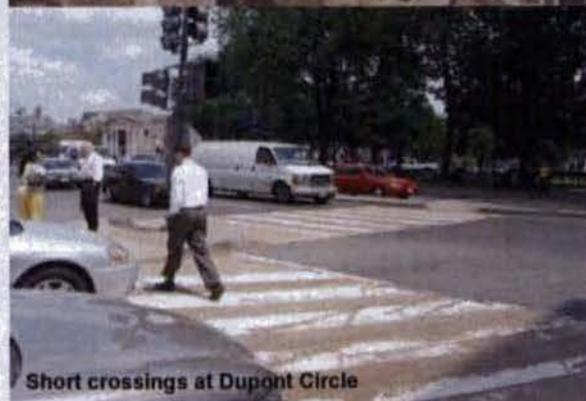
Pennsylvania Ave, Washington Circle and 23rd St. 

Design Principle:

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

Concept:

- Redesign Washington Circle
- New design to include ground-level uses, improved traffic flow, crosswalks and arrangement of the park itself



Short crossings at Dupont Circle



Difficult access to Washington Circle



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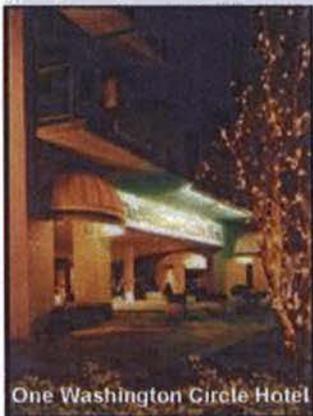
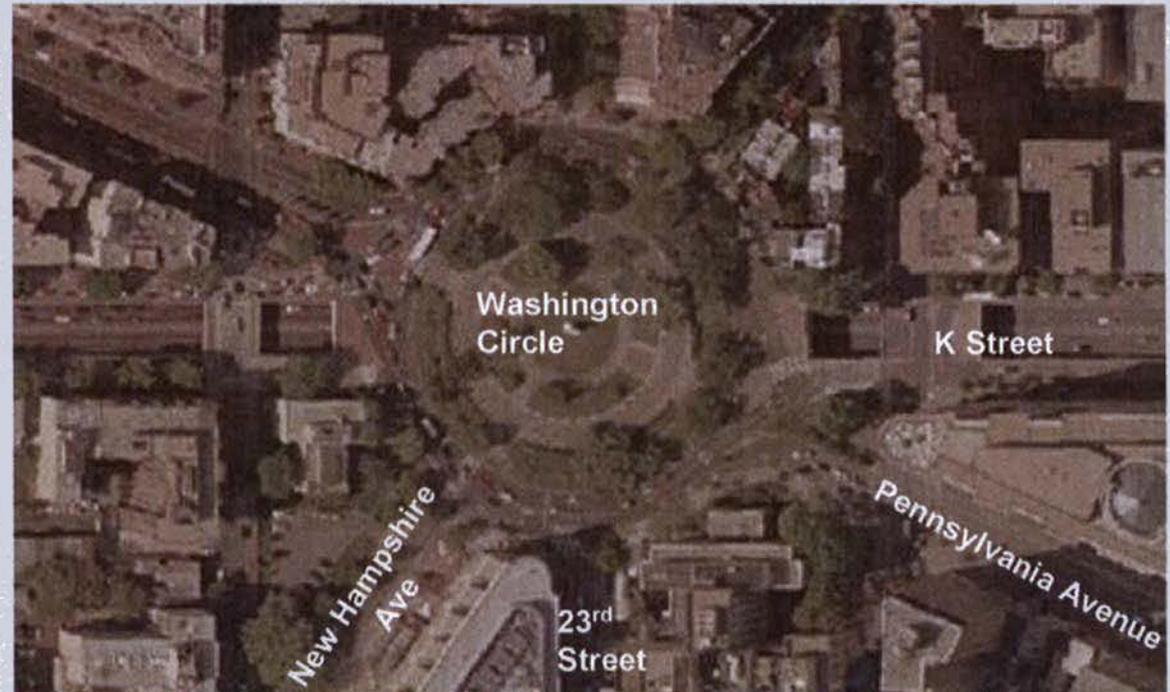
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Pennsylvania Ave, Washington Circle and 23rd St.



Concept:

- Buildings are higher and more dense
- Office / retail / civic
- "Part of the city"



One Washington Circle Hotel



View south on New Hampshire Avenue



Historic Facades



Washington Circle Seating



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Pennsylvania Ave, Washington Circle and 23rd St.

Design Principles:

- Washington Circle is designed to accommodate a variety of individual and group activities



Playing chess at Dupont Circle



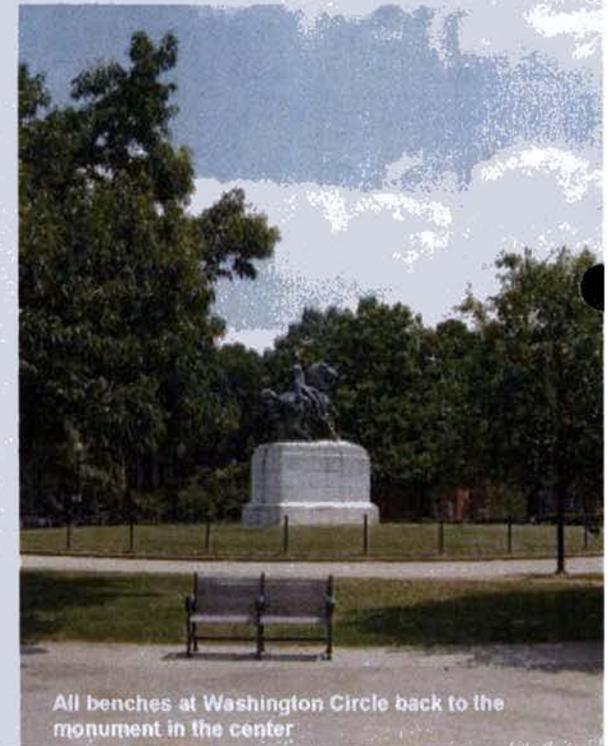
No gathering areas at Washington Circle

Special emphasis should be put in the use of:

- Furniture
- Landscape
- Shading structures



The Fountain at the center of Dupont Circle concentrates visitors' attention



All benches at Washington Circle back to the monument in the center



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Pennsylvania Ave, Washington Circle and 23rd St.

Design Principle:

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

Concept:

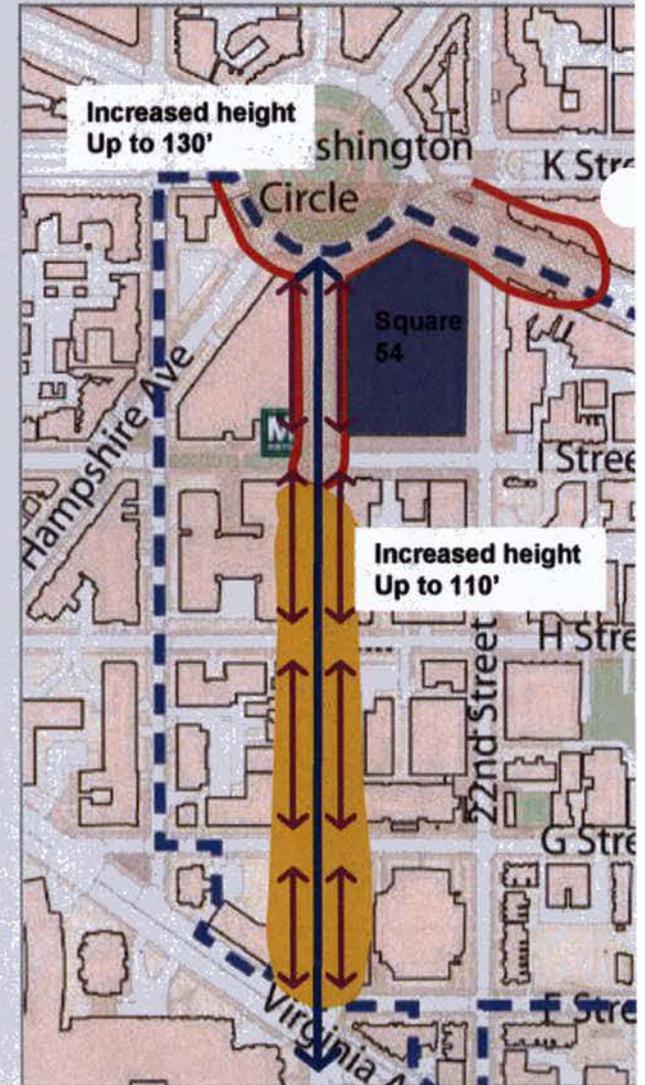
- Density is highest adjacent to the Foggy Bottom Metro station along 23rd Street, Washington Circle and Pennsylvania Ave.

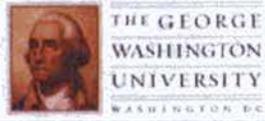


Pennsylvania Ave



23rd Street and I, looking north





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Pennsylvania Ave, Washington Circle and 23rd St.

- Tall buildings up to 130' on Pennsylvania Ave and Washington Circle, transition to up to 110' down 23rd Street
- Active ground levels
- Improved crosswalks at Circle
- Square 54 frontage and ground level design helps to define a new Washington Circle





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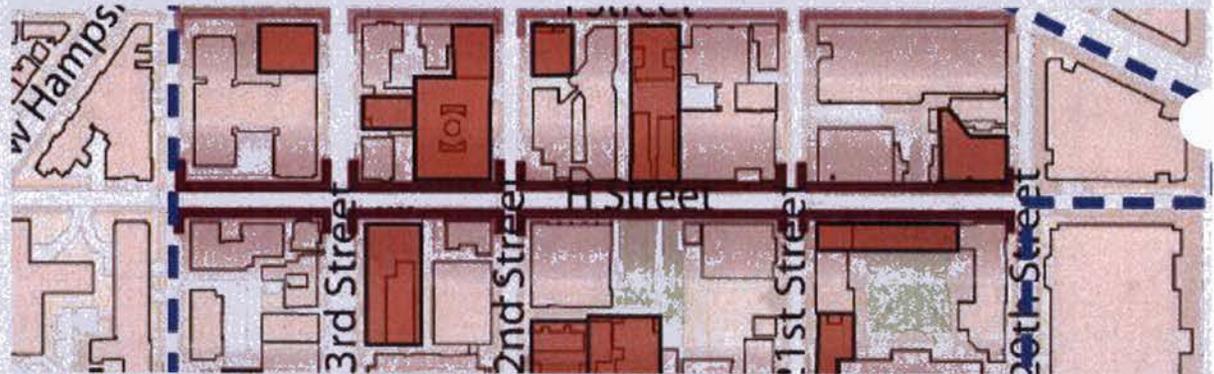
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H Street - College Walk



H Street Concept

- Preferred location of future academic facilities and some limited residential
- Location of Marvin Center, Library, Academic Center, Law School, Main campus uses
- Future sites for continued development of the academic center



H Street and 21st, NE corner



H Street and 21st, NW corner



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G Street



G Street Concept

- Future uses both academic and residential
- Retain architectural character
- Include diverse scales and sizes
- Combine residential and academic



Quigley's Pharmacy



G Street Character



School Without Walls



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F Street

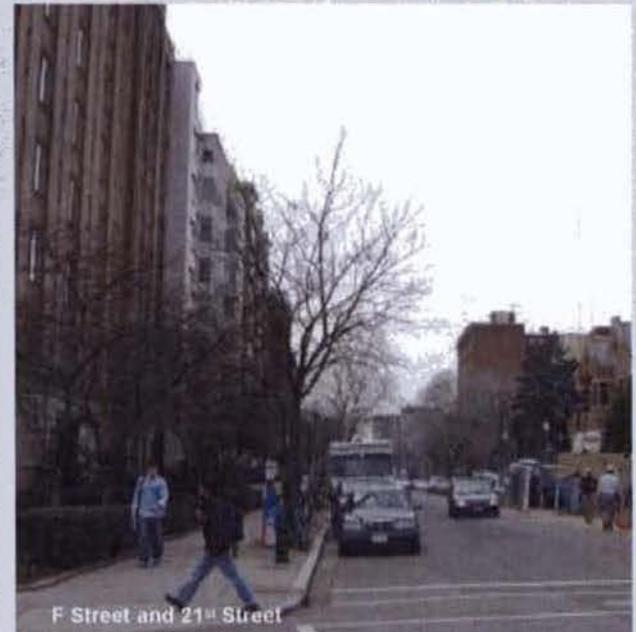


F Street Concept:

- Future use for residential halls and some academic facilities
- Buildings up to 90'
- New student housing is designed to minimize direct impact on existing private residential buildings



F Street Aerial at 21st St (looking north)



F Street and 21st Street



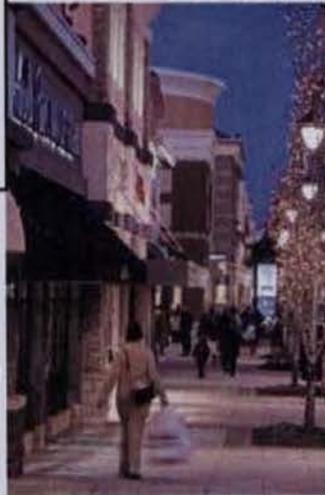
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Town Center: Square 54 & I Street Retail Corridor



Design Principles:

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





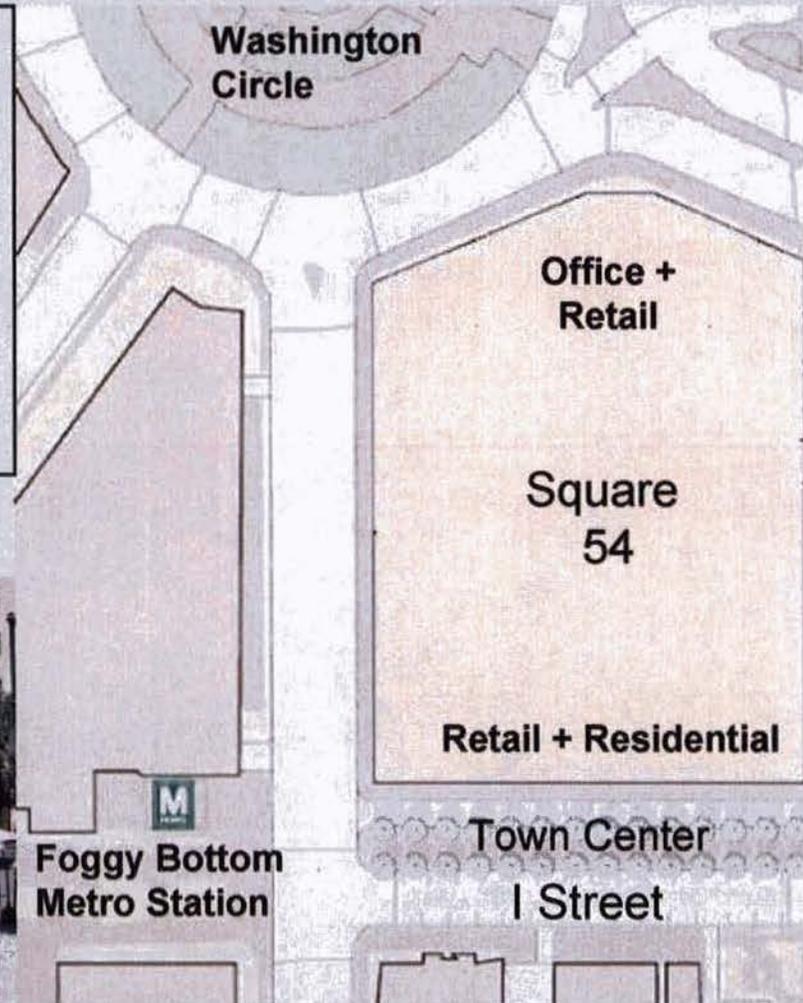
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Town Center: Square 54 & I Street Retail Corridor



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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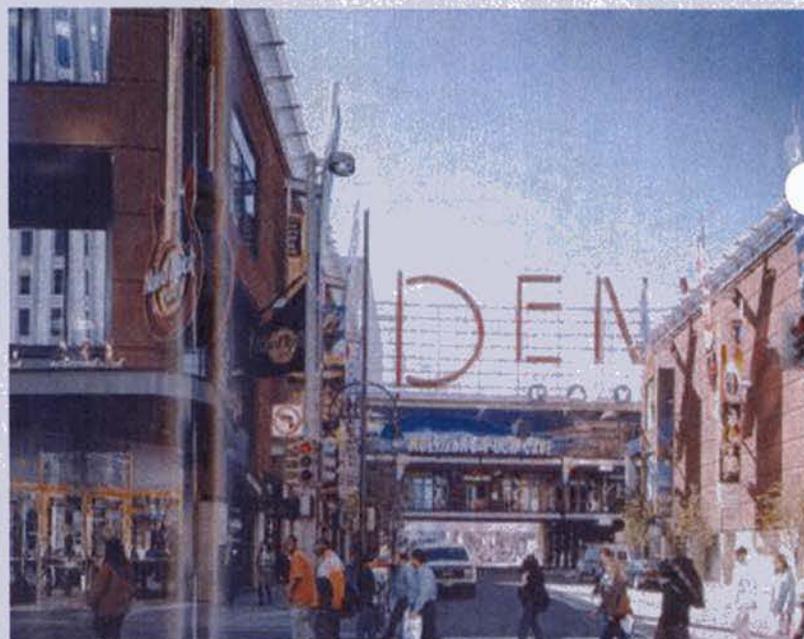
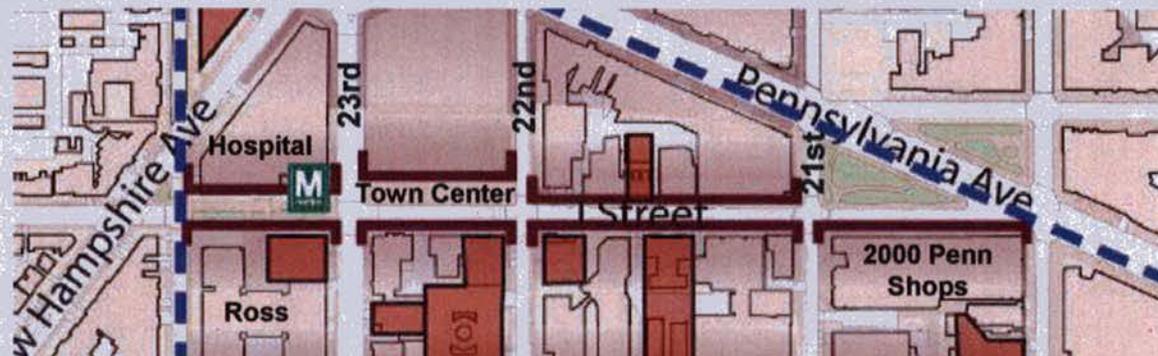
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Town Center: Square 54 & I Street Retail Corridor



I Street Concept:

- Transforms to become extension of town center with new retail on both sides of the street as the university redevelops
- Anchored at 2000 Penn and the metro station

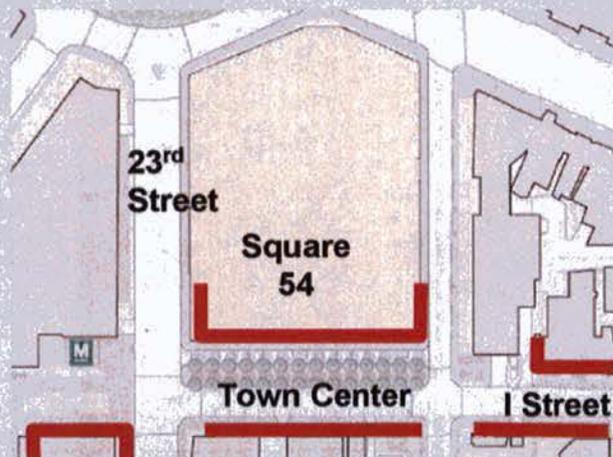




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Town Center: Square 54 & I Street Retail Corridor



- Concentrate retail to make a critical mass
- Ground level of GW buildings facing I Street have retail





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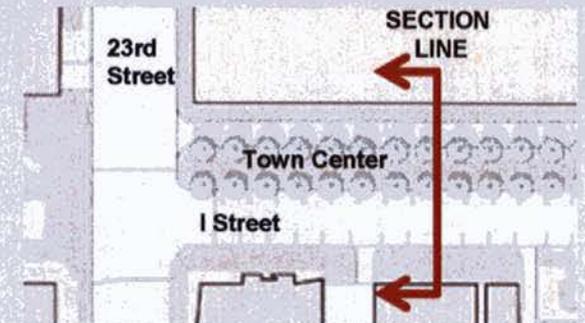
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Town Center: Square 54 & I Street Retail Corridor



Concept:

- Square 54 and I Street Retail Corridor are the Town Center
- Active and Passive Uses on the square
- As University rebuilds along I Street, new retail is included at ground levels.





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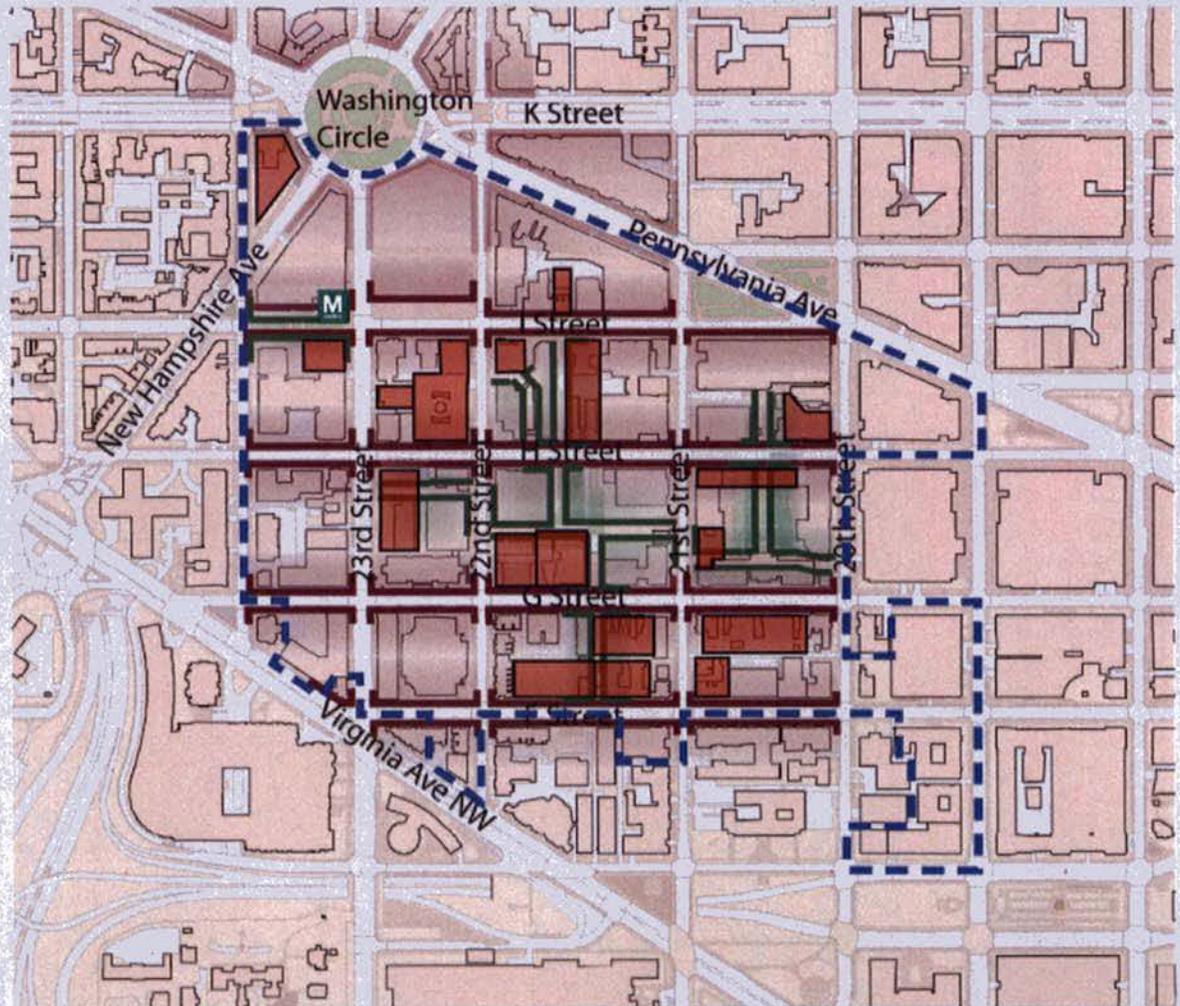
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Summary



- University development and most active uses concentrated in areas where university uses are more intense
- Square 54 and I Street retail add significant community benefits
- Architectural character is enhanced through distinct streets and places throughout campus and neighborhood





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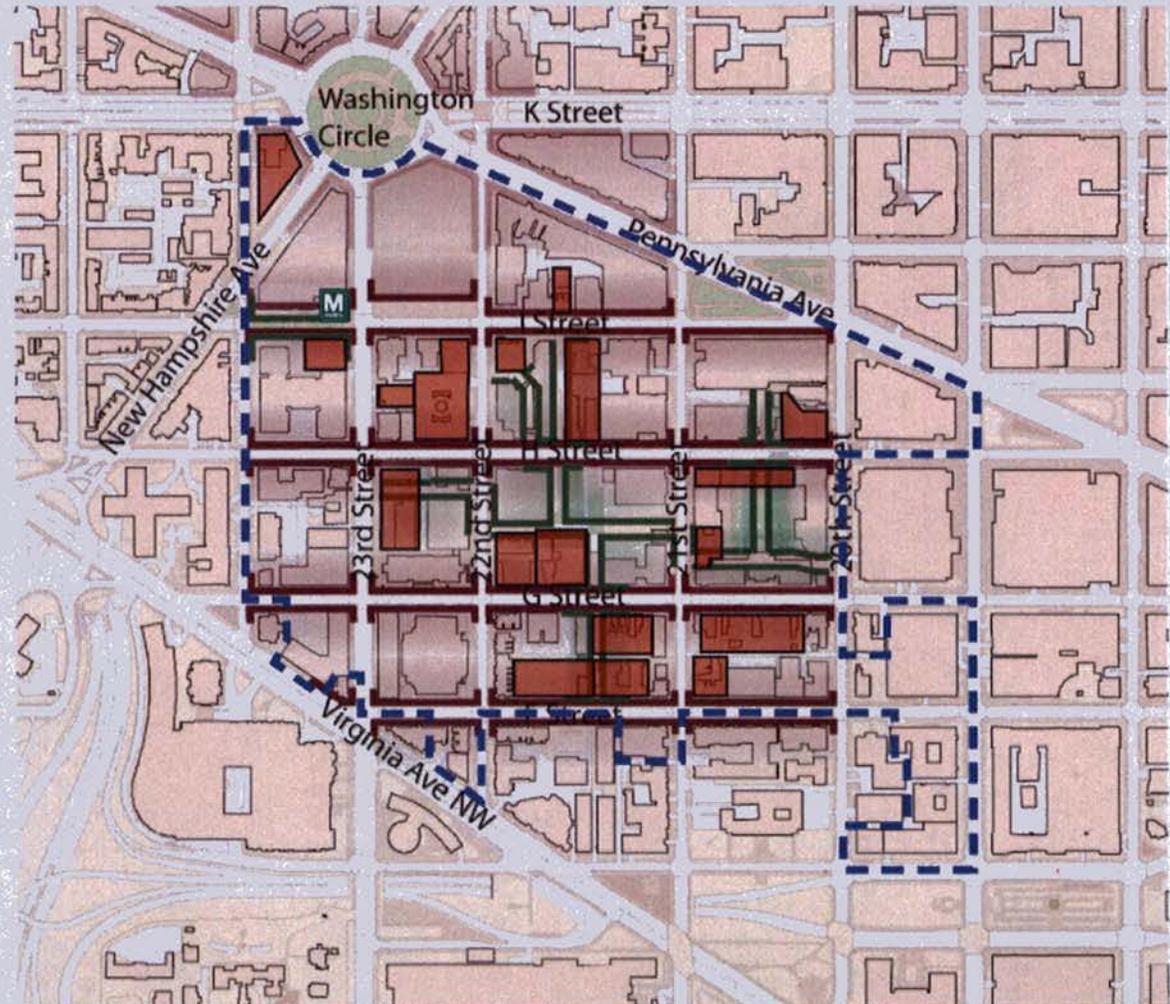
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Summary



- Open spaces improve Foggy Bottom / West End pedestrian connectivity
- University concentrates image in areas where university uses are more intense
- New buildings grow with predictable height and density according to their location in the city neighborhood and the campus



GW- Foggy Bottom Campus and Neighborhood study



Design Concepts

July 26, 2005

*Ehrenkrantz
Eckstut
&
Kuhn
Architects*

Julyan & Julyan



Square 54 Presentation

Developer Proposal for Square 54 – Town Center Concept

Based on its preliminary site study work, the Boston Properties/KSI Services, Inc. developer team has proposed a potential option for the redevelopment of Square 54. The developer team's preliminary proposal puts forth a town center concept comprised of office, residential, and retail uses. Commercial development of the site is based on the premise that GW can accommodate its future academic and housing needs on campus - provided the University receives increased density on campus - without the use of the Square 54 site.

Town Center Design. The preliminary proposal set forth by the developer team for the redevelopment of Square 54 centers on a mixed-use design that draws on and responds to the site's location at the northwest corner of the Foggy Bottom campus, its proximity to the Central Business District (CBD) and Pennsylvania Avenue Corridor area, the Foggy Bottom/GWU Metro stop, historic Foggy Bottom, and the institutional and financial area.

Influenced by Surrounding Neighborhoods. Through careful location of buildings and uses, BP/KSI's proposed design for Square 54 seeks to strengthen the surrounding streets and create an active mixed-use neighborhood. The proposal is shaped by two distinct and important influences. The first is a consideration for context, addressing the unique shape, slope, location, and orientation of the site and the neighborhoods that border the perimeter of the site. The second is a mixed-use program - including office, residential, and retail components - that the developer team proposes to be accommodated within the boundaries of Square 54. These elements together are intended to complement the uses bordering the site and create a new retail area along I Street near the Metro stop, while allowing Pennsylvania Avenue to remain an important travel artery.

Relationships Between Addresses and Functions. The proposed strategy seeks to create relationships between the specific street addresses of the site and the functions of the buildings. On the north side of the site, the proposed office building acknowledges the frontage on Pennsylvania Avenue, Washington Circle, and 23rd Street.

On the south side of the site, bordering 23rd, I and 22nd Streets, and scaling down from the office building component, two proposed residential buildings reinforce the neighboring residential and campus scales. Collectively, on the interior of the block the buildings shape and enclose a courtyard that sits on the second floor so as to allow ground floor loading to be largely internal to the block as well as a paved plaza area. On the exterior, building heights scale (in floor to floor heights) and transition from north to south. Although the surrounding neighborhood comprises many disparate components, the Square 54 design concept allows these differing elements to be utilized and recognized effectively.

The Office Building. The proposed office building would likely locate primary entrances on Pennsylvania Avenue and Washington Circle. The building could be radial in form, reinforcing the strong form of Washington Circle while still giving a clear front to Pennsylvania Avenue with potentially a secondary, lower, office bar extending partially

down 22nd Street. The character of the design could be developed to give depth and sculptural relief in the façade, responding in a contemporary way to the richness and variety of the nearby architecture.

The Residential Building. The proposed residential building is a broken U-shape structure. It encloses and defines an open interior courtyard and paved plaza and it is set back from I Street along the southern edge to create a wider pedestrian zone. As with the office component of the project, the façade expression will be contemporary and sympathetic to the surrounding context.

The Central Courtyard. At the center of the site the developer team has proposed a raised, landscaped courtyard visible from I Street and 23rd Street as well as a paved plaza area adjacent to, and directly behind, the office building. The buildings that surround the courtyard have been separated at two critical locations to allow views into and out of the inner courtyard and plaza area. This is to allow a greater amount of light and air into the space than a typical courtyard building and also to help break the scale of the overall development into smaller elements that transition to the scale of the University and neighboring buildings. While the courtyard could provide an inner green space and central common space, the paved plaza area could serve as a pedestrian walkway with space animated by outdoor tables and retail activity.

The Retail Area. A mixture of neighborhood serving retail, a grocery store, and potentially a civic use are proposed to occupy the street level spaces along most of the perimeter of the site, servicing both the neighborhood and the University populations, and predominately organized to have entries directly visible from the Metro stop. An entry to a grocery store is suggested to anchor the corner of 22nd and I Street, though most of the store could be located below-grade and accessed by escalators and elevators. Additional retail oriented toward neighborhood uses could be located at the southwest corner of the site along 23rd and I Streets. A generous setback could help to establish this corner and I Street as an inviting pedestrian corridor, drawing activity from the Metrorail stop. Throughout the day and week, it is anticipated that the retail uses will attract a mixture of office workers, university users and local residents – making the area an active center for a diverse population.

Service and Parking access to the site is proposed from 22nd Street. Also, the University and the developer team are exploring the feasibility of including additional parking on Square 54 to replace or consolidate some existing GW on-campus parking. This strategy is being considered to allow the potential redevelopment of existing GW parking facilities for University academic or housing uses.

Other Amenities could include landscaping, and hardscape and garden areas. Plans are still being developed as to how these outdoor spaces might function.







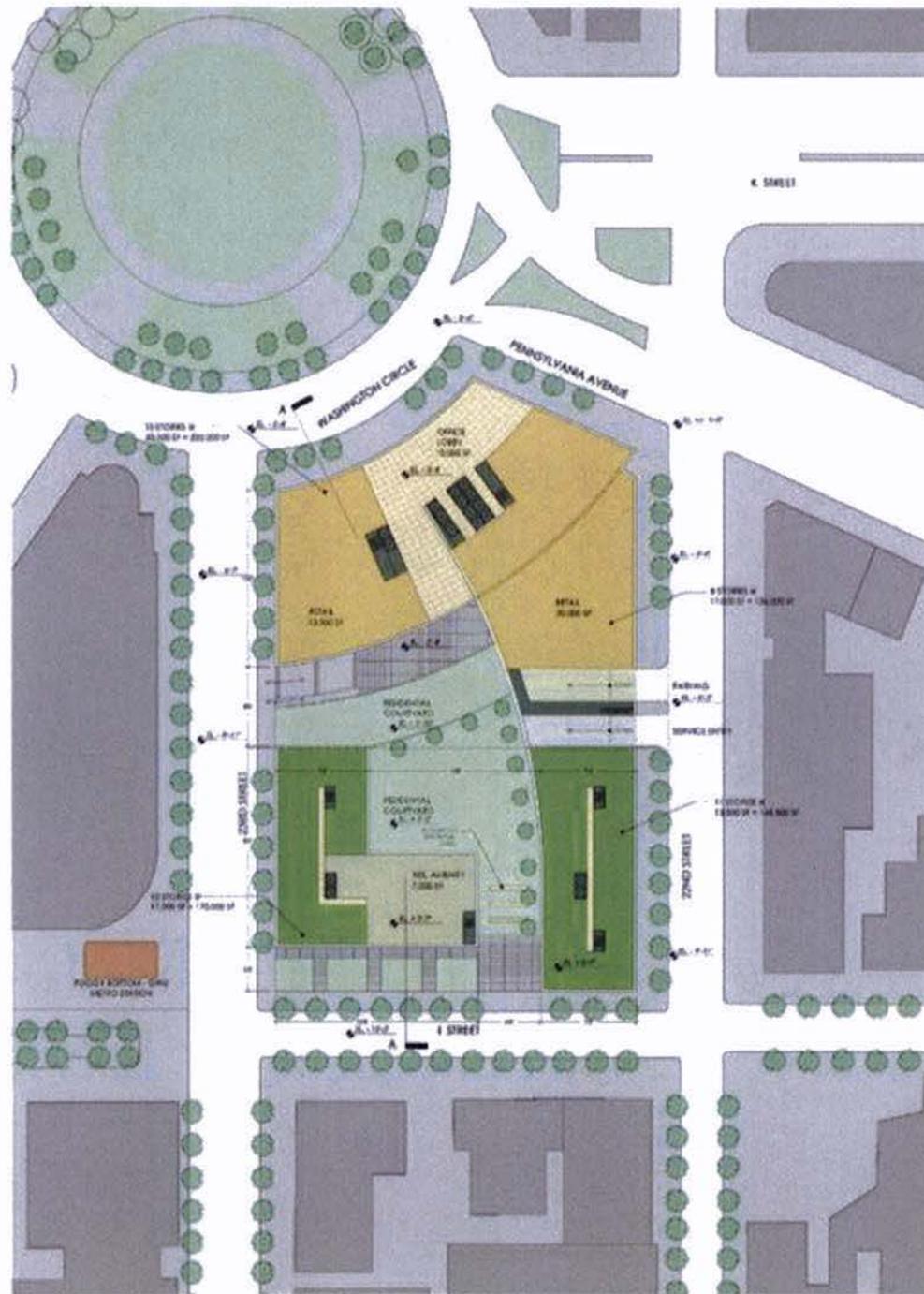


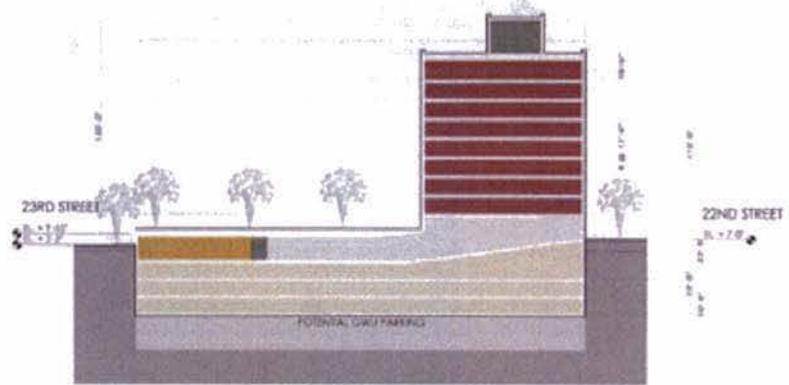


MODEL VIEW FROM NORTHWEST

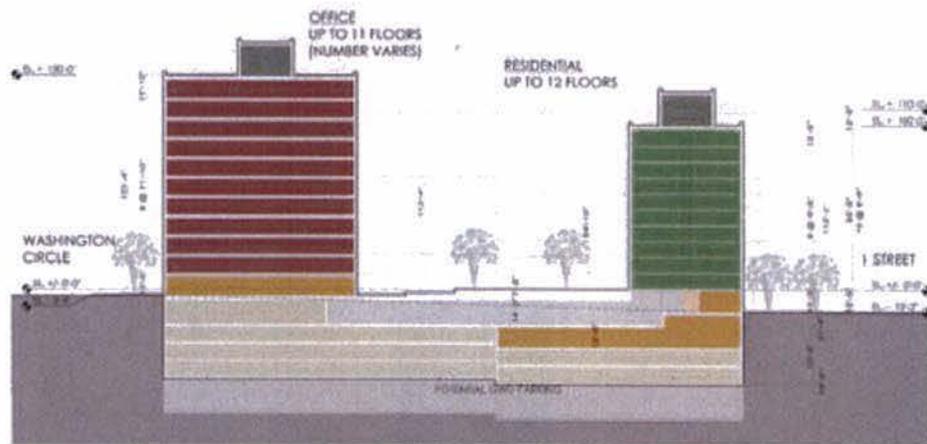


MODEL VIEW FROM SOUTHEAST

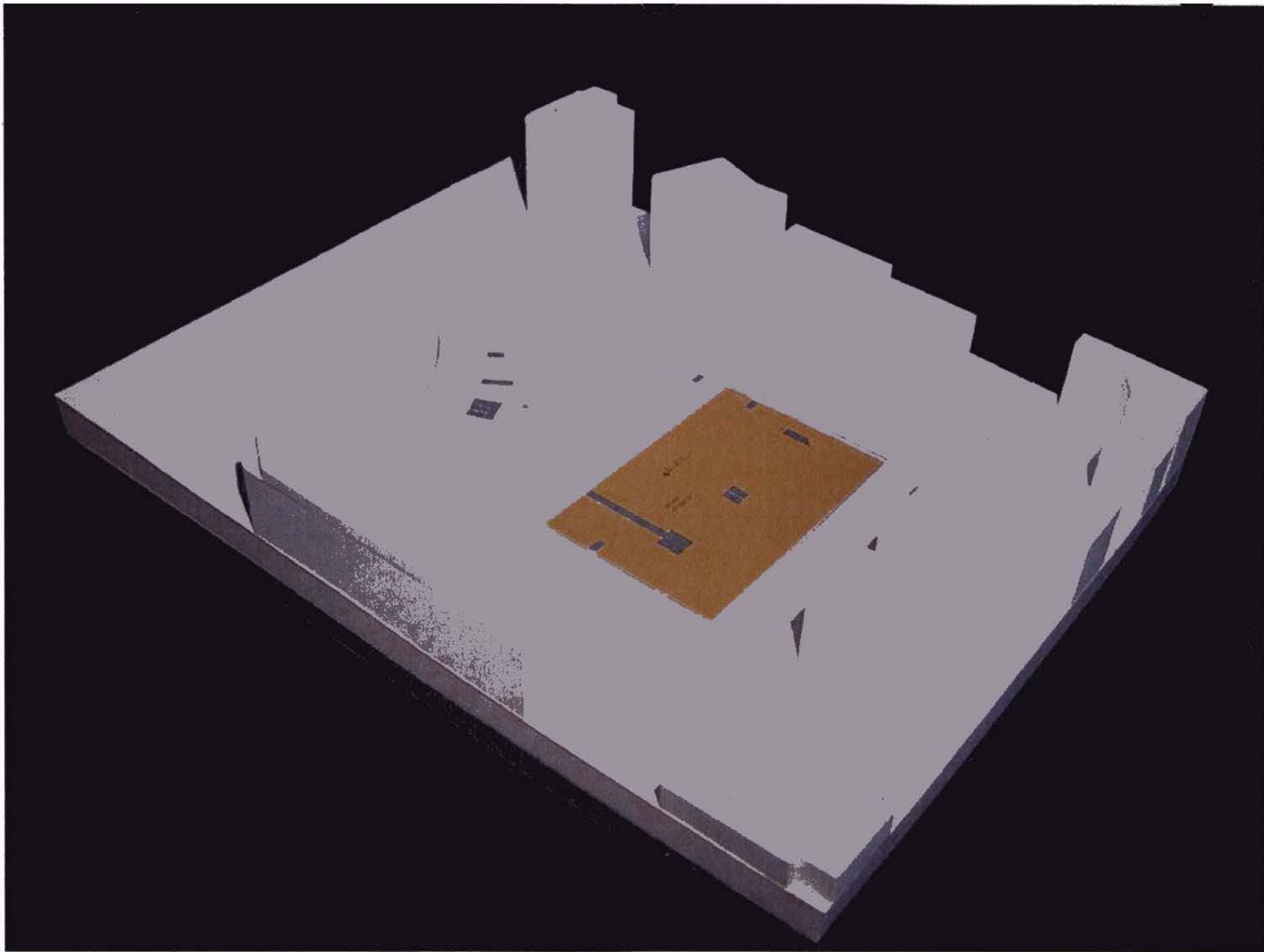


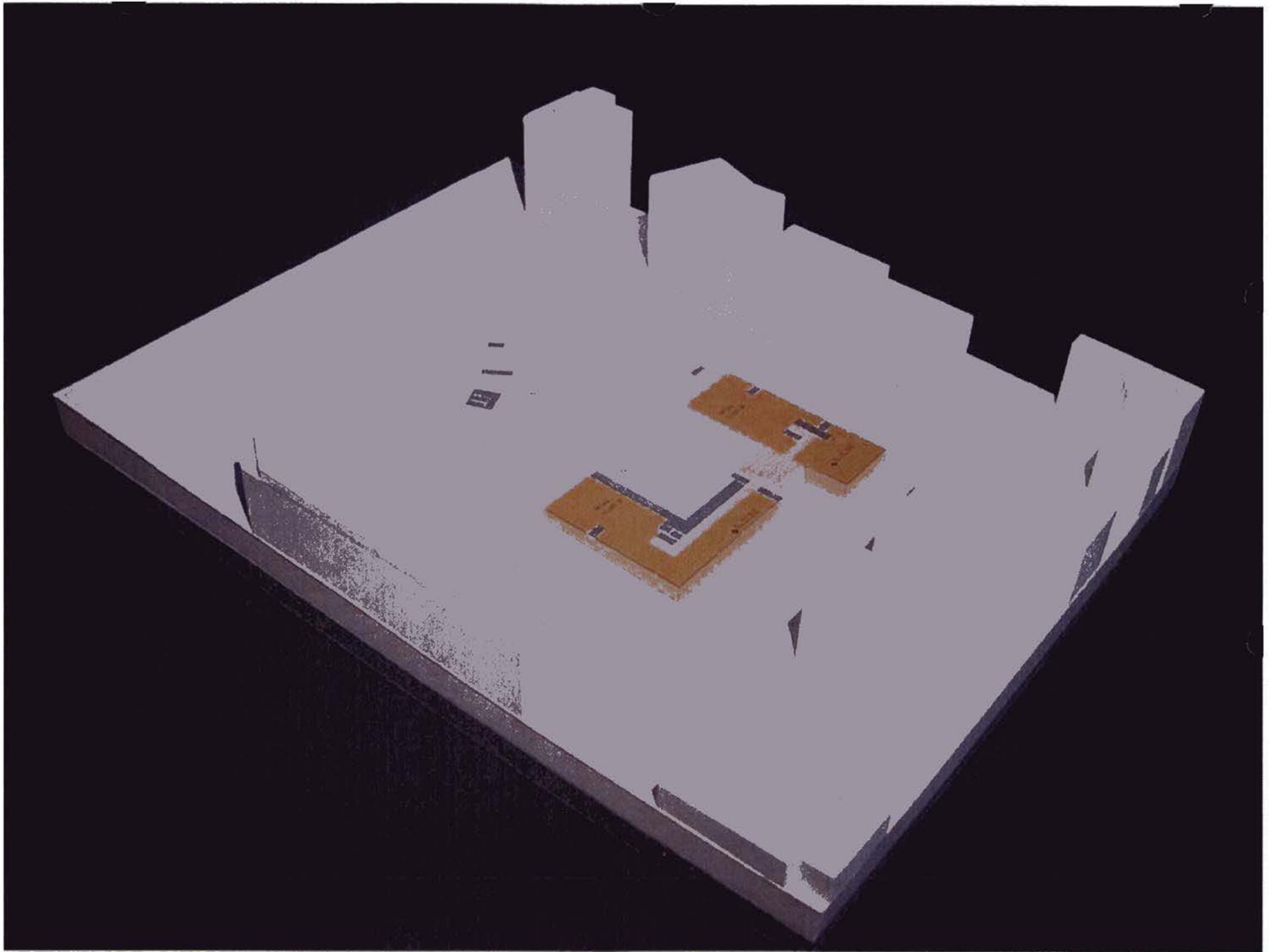


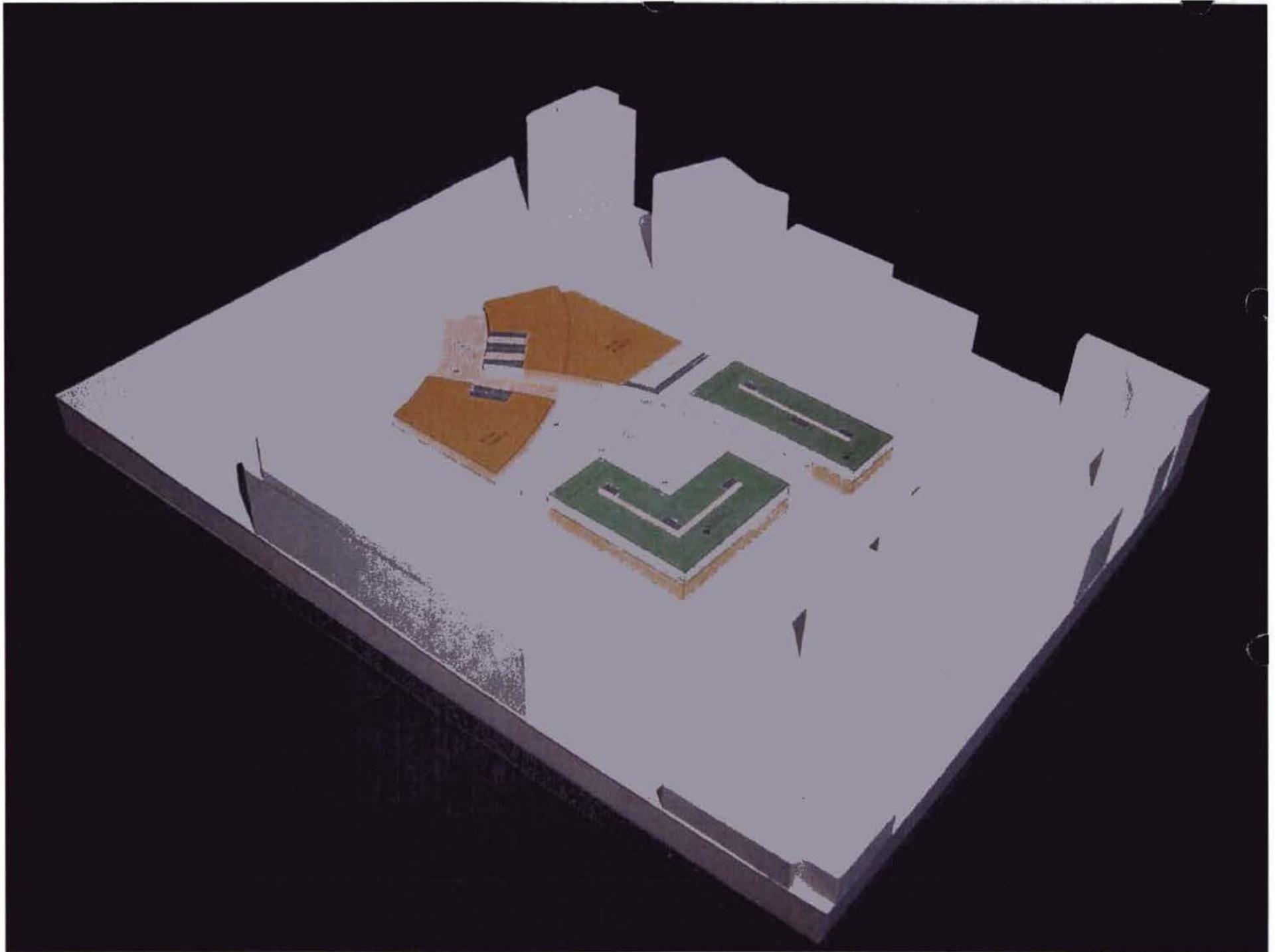
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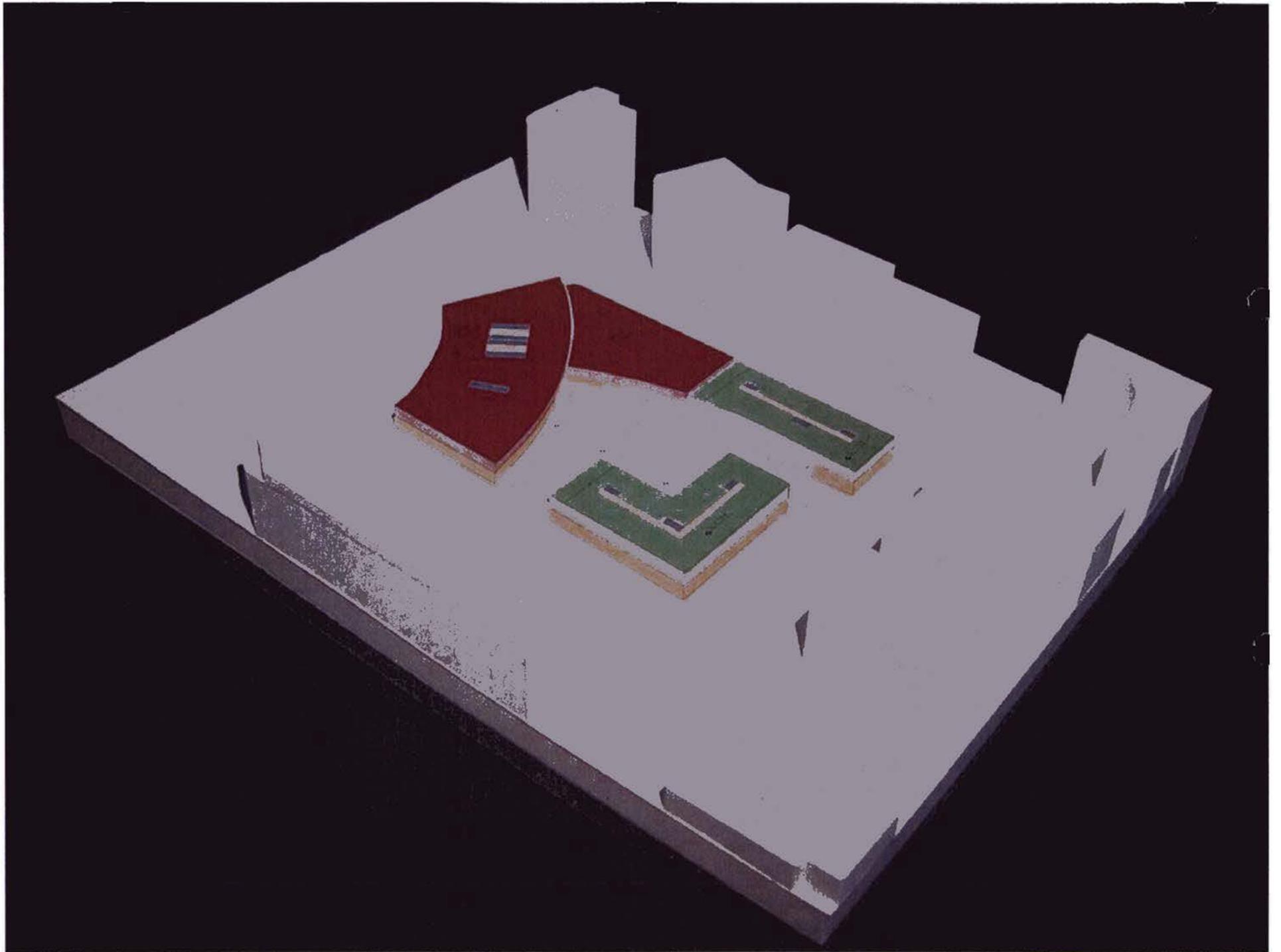


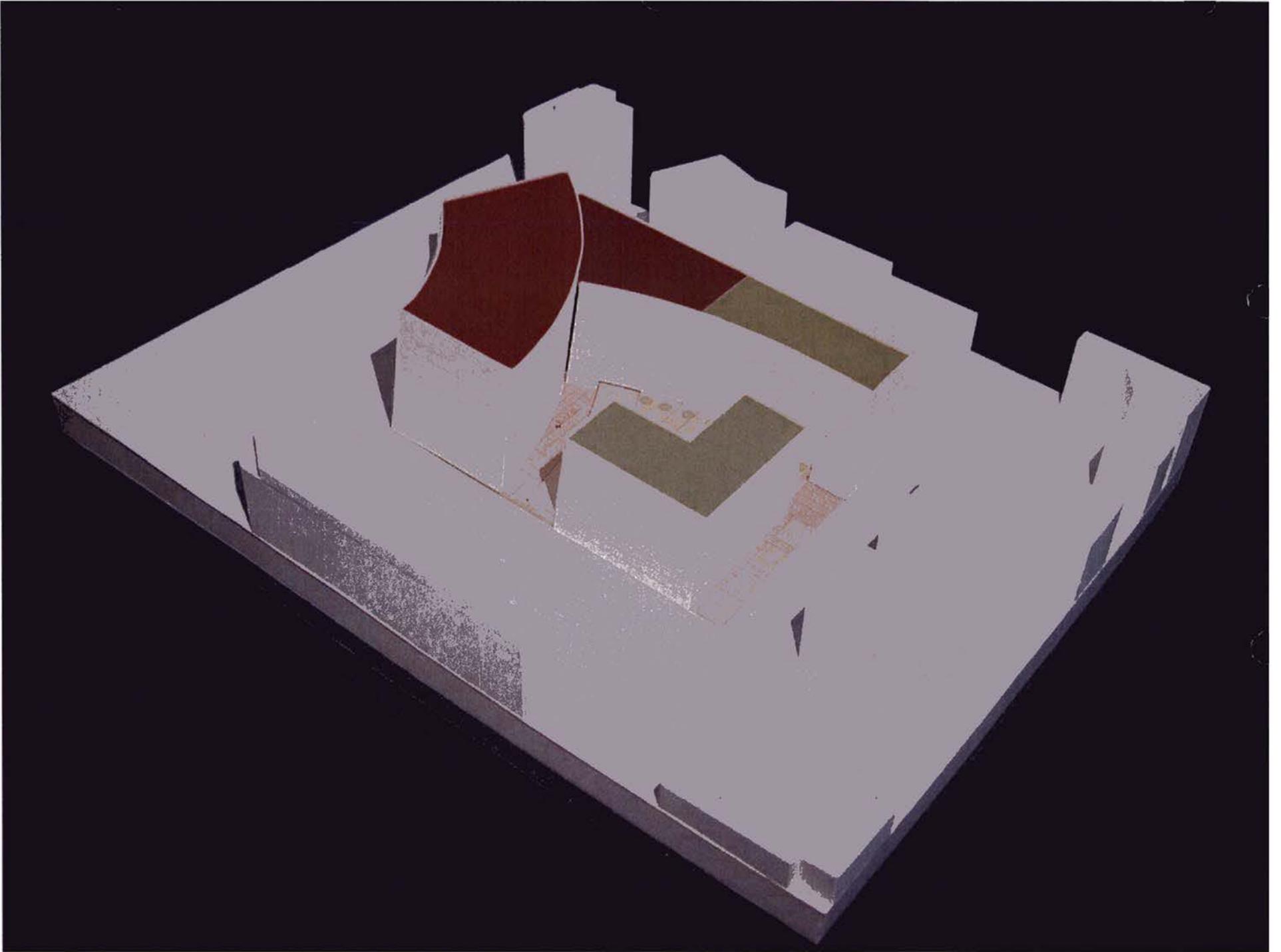
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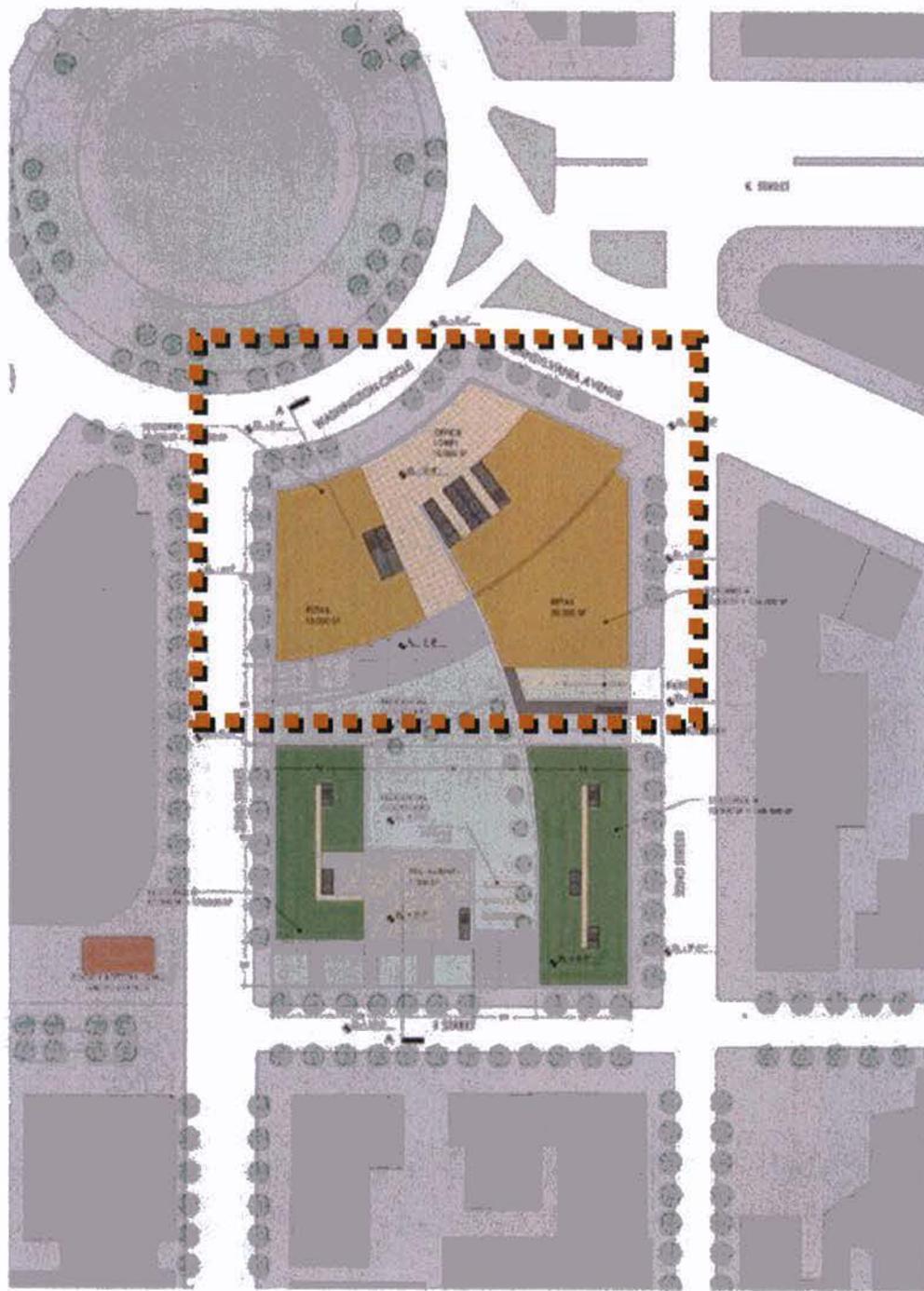




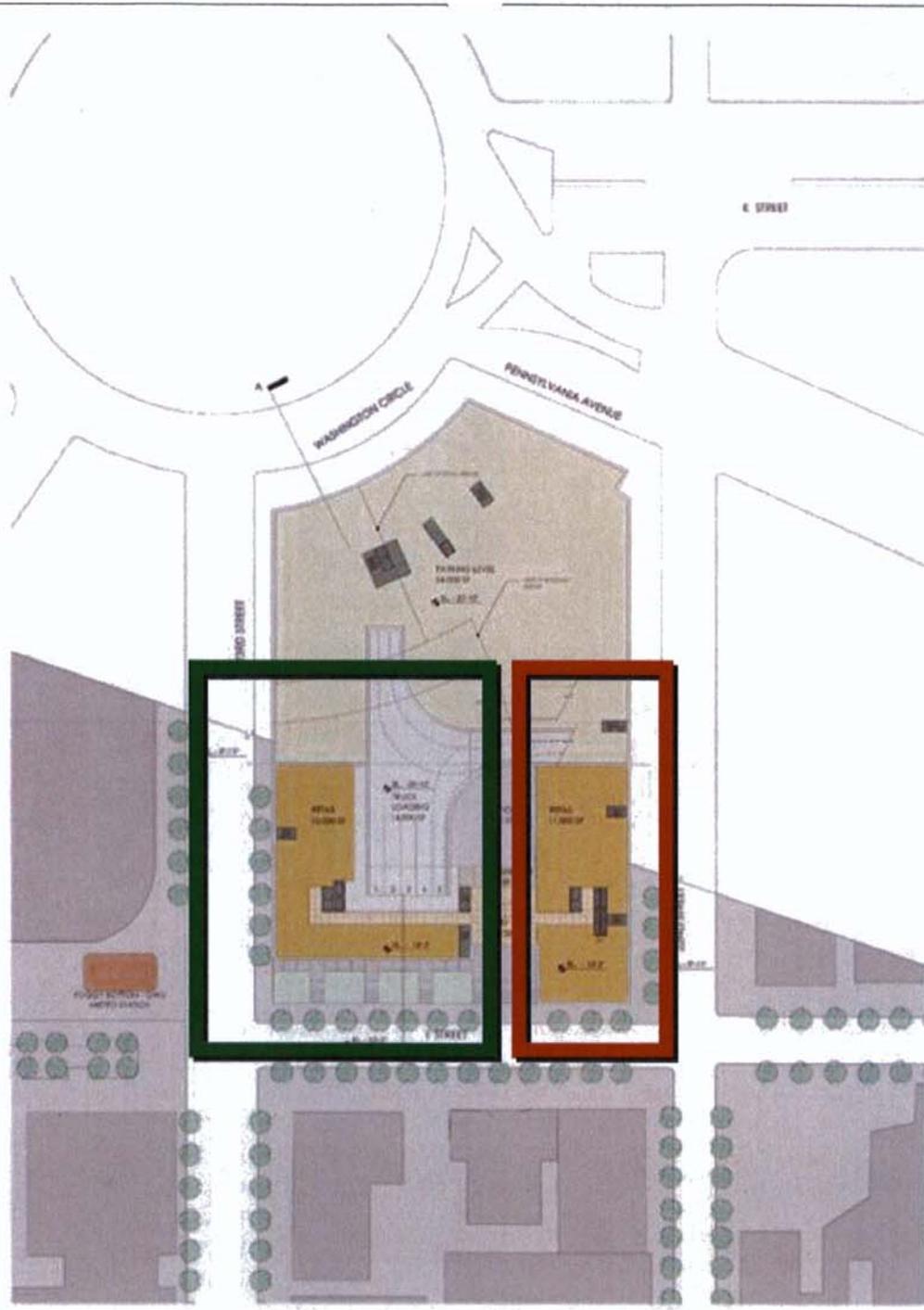


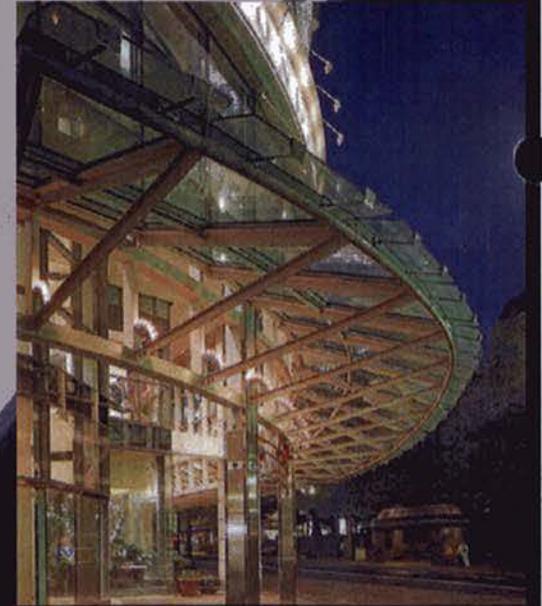
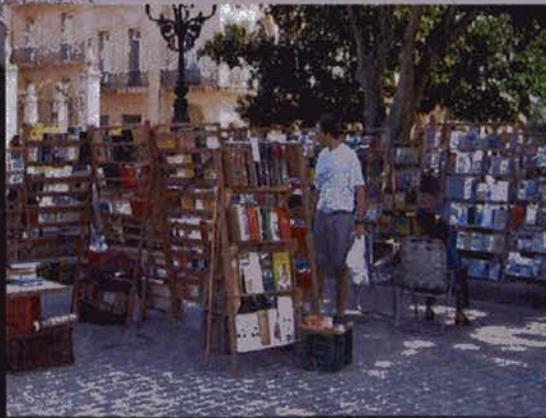
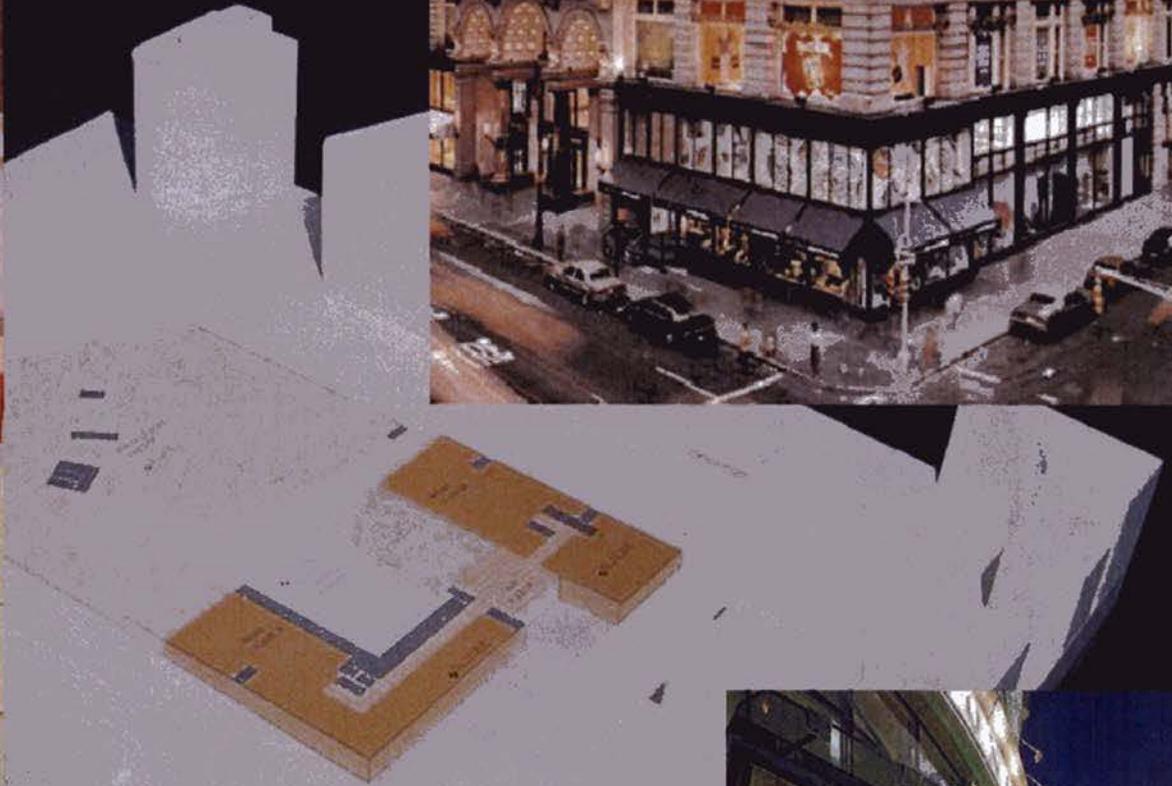




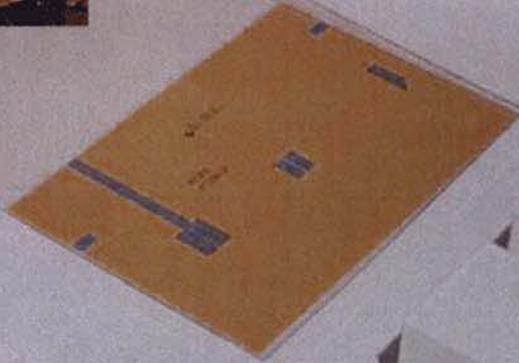












**FOGGY BOTTOM CAMPUS & NEIGHBORHOOD STUDY
JULY 26, 2005 COMMUNITY MEETING**

MEETING MINUTES

Community Facilitator David Julyan opened the meeting with an introductory statement that outlined the parties co-sponsoring the summer meeting series, the design of the planning process, and the agenda for the meeting. He reiterated the importance of the input collected from the community at the previous community meetings and "Office Hours."

Following Mr. Julyan's introduction, Chris Shaheen, of the DC Office of Planning (OP), reviewed OP's goals. This included addressing the process followed, planning coordination, GW's development program, land use, environment, regulations and compliance, design, historic preservation, open space, and community benefits.

Matt Bell, of EEK Architects, presented Design Concepts for GW's Foggy Bottom Campus. The presentation reflected the continuously evolving process from design issues to principles to concepts to framework outlined at earlier meetings. This presentation covered the following subjects: Open Spaces, Architectural Character, Environment, Design, GW's Development Program and Potential Sites, Parking and Loading Entries Sites, and Five key "Places (Pennsylvania Avenue and Washington Circle, H Street as a College Walk, G Street, F Street, and a Town Center around Square 54 and an I Street Retail Corridor.

Peter Johnston from Boston Properties led a presentation on project status and design concepts for Square 54. The project concept has focused on the use of that parcel for mixed-use commercial development including office, residential, and retail space. Rafael Pelli, Cesar Pelli & Associates, reviewed potential massing and location for buildings on the site. Richard Heapes from Street-Works discussed locations and types of retail that were being considered for the project.

Following the presentations, community members raised issues and suggestions regarding the design principles and concepts they had seen. *See attached COMMUNITY COMMENTS.*

Following the community discussion, Mr. Julyan outlined the next steps in the process.

- The Issues Exhibit will be updated with issues raised at this meeting and from emails and other inputs, and responses to the information issues will be posted at www.neighborhood.gwu.edu in August.
- "Office Hours" will be held August 2, 2005 for any community members who wish to speak directly to the David Julyan or Matt Bell.
- During the month of August, there are no community meetings scheduled. However, "Office Hours" and smaller meetings with individuals or groups will continue. Anyone interested in such a meeting should contact David Julyan.
- The architects will continue their work in preparing the framework, which will be presented at a public meeting in September. The date and location of the September meeting will be announced in August.

FOGGY BOTTOM CAMPUS & NEIGHBORHOOD STUDY
JULY 26, 2005 COMMUNITY MEETING

COMMUNITY COMMENTS (*recorded on flipcharts during meeting*)

FOGGY BOTTOM CAMPUS

- don't throw out old folks and be careful with St. Mary's Court
- confirm campus boundaries
- consider traffic and development, their impact on the southern end of 23rd street and other streets
- Washington Circle is residential
- 23rd street is not a good "place"
- "ugly buildings": need better innovative design
- avoid square boxes
- articulation of buildings
- too much brick at the new hospital
- building heights important
- how will it be maintained?
- keep the traffic moving
- I Street commercial OK
- clearly state that the campus is being drawn into the core
- wide sidewalks and lots of green
- quality landscaping and trees
- more thought to 24th Street
- what is a successful amendment to the campus plan?

SQUARE 54

- 130' and 110' is out of scale and unrealistic; the scale is important
- 54 has nothing to do with academic uses
- no place for students to relax
- exclude 54 from campus and push campus out
- no retail at Washington Circle
- are uses at 54 in the right place?
- don't push out the Foggy Bottom residents
- student housing at Square 54
- corner "statement" for university
- 22nd street needs student housing to replace Columbia Plaza
- needs glass and openness
- need national food store
- what will be included?
- how big?
- timeline for opening?
- Square 54 should incorporate LEED design
- walkable space at the perimeter
- green space, open to community
- surprised by the height — 130 feet
- wider sidewalk on the West side

**FOGGY BOTTOM CAMPUS & NEIGHBORHOOD STUDY
JULY 26, 2005 COMMUNITY MEETING**

- entry at 22nd and I Street for grocery
- the President Condominiums becomes exposed
- problem with the light, noise, and traffic
- move the entry to Pennsylvania Avenue along 22nd Street
- can grocery entry be flip-flopped to the other side of I Street?
- loading dock: where, design, operations
- small grocers owned by neighborhood, competitive with regional prices
- needs to respect character of Washington Circle with size and scale
- more specific about parking: needs to be vetted and explained
- bicycle parking at 54 and the Metro
- shower facilities?
- entry on east side of 54 to metro
- scale it down to 90'
- how many residential developments will there be?
- grocery store, who does it serve?
- will it put the Safeway at the Watergate out of business?
- need for grocery since 20th and L is closed
- last best hope for grocery store
- disabled needs
- escalator/elevator at grocery store
- Washington Circle is residential in type and use: offices on 54 like a "pyramid in small space"
- could housing at 54 serve the elderly or those with health needs? (assisted living/links to hospital)
- the percentage of units that are affordable?

JULYAN & JULYAN

FACILITATOR'S MEETING REPORT

DATE JULY 26, 2005
TIME 6:30-8:30PM
LOCATION PARK HYATT HOTEL

The meeting convened at 6:40 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), the process being followed, and the meeting's agenda. The focus for tonight's meeting is the presentation of design principles and concepts for both the Foggy Bottom campus in general and Square 54 specifically. The introductory statement is posted on the dedicated website: www.neighborhood.gwu.edu.

Chris Shaheen from the District's Office of Planning reviewed OP's overall goals. This included addressing the process followed, planning coordination, GW's development program, land use, environment, regulations and compliance, design, historic preservation, open space, and community benefits. This and all other presentations from this meeting are available on the website.

Matt Bell from EE&K architects presented *Design Concepts for GW's Foggy Bottom Campus*. This was continuing the evolving process from design issues to principles to concepts to framework outlined at earlier meetings. This presentation covered the following subjects: Open Spaces, Architectural Character, Environment, Design, GW's Development Program and Potential Sites, Parking and Loading Entries Sites, and Five key "Places (Pennsylvania Avenue and Washington Circle, H Street as a College Walk, G Street, F Street, and a Town Center around Square 54 and an I Street Retail Corridor. The complete presentation is available on the website.

Peter Johnston from Boston Properties led a presentation on project status and design concepts for Square 54. To date, the project concept has focused on the use of that parcel for up to 1 million square feet of office, residential, and retail space. Rafael Pelli from the firm of Cesar Pelli & Associates reviewed potential massing and location for buildings on the site. Richard Heapes from Street-Works discussed locations and types of retail that were being considered for the project. Their presentations are available on the dedicated website.

Following the presentations, community members raised issues and suggestions regarding the design principles and concepts they had seen. All comments were captured at the meeting on flip charts. Issues raised were added to the *Issues Exhibit*. The design issues and comments will be used by the architects and planners as they prepare the framework that will be presented

Facilitator's Meeting Report

July 26, 2005

Page Two

to the community in September. Information and policy issues will be addressed as part of the *Issues Exhibit*. The original flip charts used at this and all previous meetings to capture community input and comments (and to ensure that comments have been properly recorded) are maintained by the facilitator and are available for review.

Following the community discussion, David Julyan outlined the next steps in the process. "Office Hours" will be held August 2, 2005 for any community members who wish to speak directly to the facilitator or lead architect. During August there will be no public meetings, but "Office Hours" and smaller meetings with individuals or groups will continue. Anyone interested in such a meeting should contact the facilitator. The architects will continue their work in preparing the framework, which will be presented at a public meeting in September. The date and location of the September meeting will be announced in August.

The *Issues Exhibit* will be updated with issues raised at this meeting and from emails and other inputs, and responses to the information issues will be posted beginning in August and added to during the month.

The meeting adjourned at 8:50pm.

JULYAN & JULYAN

WE NEED YOUR FEEDBACK!!!

July 26, 2005

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:				(4)	
Meeting Management:					(5)
Presentation Content:			(3)		
Discussions:			(3)	(4)	

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

Parking! Student housing as part of ST, how GW plans to secure ↑ in FAR for campus

Perspectives on Foggy Bottom Campus Land Use & the Redevelopment of Square 54.
I'd just like to say:

Use the ideas that the community has given. Make good on what you've got; some of the most inventive stuff comes from the crowd, not the presenter.

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!

JULYAN & JULYAN

WE NEED YOUR FEEDBACK!!!

July 26, 2005

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1 2 3 4 5
Unsatisfactory Poor Satisfactory Very Good Excellent

Meeting Format:

1 2 3 4 5

Meeting Management:

1 2 3 4 5

Presentation Content:

1 2 3 4 5

Discussions:

1 2 3 4 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:

I'm delighted that Foggy Bottom
will have more life and amenities

.....

For further input:

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

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

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1 _____ 2 _____ 3 _____ 4 4 _____ 5 _____
Unsatisfactory Poor Satisfactory Very Good Excellent

Meeting Format:

1 _____ 2 _____ 3 3 _____ 4 _____ 5 _____

Meeting Management:

1 _____ 2 _____ 3 _____ 4 4 _____ 5 _____

Presentation Content:

1 _____ 2 _____ 3 _____ 4 4 _____ 5 _____

Discussions:

1 _____ 2 _____ 3 3 _____ 4 _____ 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:

We must be need Food store not to be Big

But conviniance for Neighborhood.

*~~Not~~ Like chain store, Friendly Neighborhood, Resident
Safeway, Giant/ etc, owned store,*

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!

*customer for working
Distance*

JULYAN & JULYAN

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1 _____ 2 _____ 3 _____ 4 _____ 5 _____
Unsatisfactory Poor Satisfactory Very Good Excellent

Meeting Format:

1 _____ 2 _____ 3 _____ 4 _____ 5 (5)

Meeting Management:

1 _____ 2 _____ 3 _____ 4 (4) _____ 5 _____

Presentation Content:

1 _____ 2 _____ 3 _____ 4 (4) _____ 5 _____
AT THIS STAGE ALTERNATIVES
(2) ARE NECESSARY

Discussions:

1 _____ 2 _____ 3 _____ 4 _____ 5 _____

GW SHOULD HAVE PRESENTATION ON FUTURE EDUCATIONAL PLAN
Future Community Meetings and Issue-Oriented Discussions. Please provide your suggestions for topics that should be addressed during the planning process:

STUDENT HOUSING MUST BE ADDRESSED - HAS GW STOPPED ENROLLMENT
FOR EVER? RENTAL HOUSING MAYBE BETTER AS STUDENT
HOUSING

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

I'd just like to say:

IS THERE ONLY ONE DIRECTION (CONCEPT) OF MASSING
SOLUTION SHOWN IS MAXIMIZING REUSABLE SPACE
NOT RELATING TO EXISTING BUILDINGS ON W SQUARE

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!

H R BENSON

JULYAN & JULYAN

WE NEED YOUR FEEDBACK!!!

July 26, 2005

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1	2	3	4	5
Unsatisfactory	Poor	Satisfactory	Very Good	Excellent

Meeting Format:

1	2	3	4	5 ✓
---	---	---	---	-----

Meeting Management:

1	2	3	4	5 ✓
---	---	---	---	-----

Presentation Content:

1	2	3	4 ✓	5
---	---	---	-----	---

Discussions:

1	2	3 ✓	4	5
---	---	-----	---	---

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

Perhaps some explanation for the basis of various decisions already known to planners - *no academic use for 54* - *sucess why there?*

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

I'd just like to say:

the height + scale need to be reduced!
the sidewalks need to be wide (unlike west side of 23rd)
I'm delighted that neighbors are being given an opportunity for input

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 # 4 - July 26th, 2005

Barbara Kahlow		
Meseret Bekele		
Ed Mum		
Bill Schechter		
Claudia Schechter		
Alfred Liu, A.IA	2421 Penn. Avenue, NW, Washington, DC	202-822-8320 allu@aepa.com
Michael Thomas	2501 M Street, NW, #611, WDC, 20037	
Cathy Long		
Sarah Shapiro	2400 Virginia Avenue, NW	202-223-5078 sarah72@starpower.net
Alfred Anderchick		
Jay Gu	2301 E Street, NW, Apt. A-107, WDC	202-285-7481
Chris Shaheen		
Sara Maddox	525 21st Street, NW, #401	202-466-8142
Natalie Johnson		
Jane Lingo		
Vince Micone		
E. Adofo	3 Washington Circle, NW, #1003, WDC, 20037	202-203-8403 eadfo@gsb-washington.edu
Sellers	925 25th Street	
Barbara Spillinger		
Conrad DeWitte		
Michele Molotsky	1350 Penn. Ave., NW, #106, WDC 20009	202-724-8058 mmolotsky@dcccouncil.us
Brian Hamluk		
Vivien Kilner		
S. Ambruster		
Gary Griffith		
Ann Hyde	1001 26th Street, NW, #508, WDC, 20037	
D. Tai		
Ben Benson		
M.A. Lucey	Potomac Plaza, 2475 VA Avenue, 20037	

ynicks@gwu.edu

Office Hours
August 2nd, 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 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.

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Community Meeting
Sept. 20th, 2005

ANC 2A, DC OFFICE OF PLANNING
AND
THE GEORGE WASHINGTON UNIVERSITY
HAVE ANNOUNCED THE FOLLOWING

**OPEN
COMMUNITY MEETING**

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

**September 20, 2005
Presentation & Discussion of
Proposed Concept Framework**

Westin Grand Hotel
2350 M St., NW
6:30 pm – 8:30 pm

EE&K Architects and GW's development partner for Square 54, Boston Properties and KSI Services, will discuss the concepts for future development on GW's Foggy Bottom Campus and Square 54.

◆ 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.*

COMMUNITY MEETING #5

AGENDA

DATE: SEPTEMBER 20, 2005
TIME: 6:30 – 8:30PM
LOCATION: WESTIN GRAND HOTEL
2350 M STREET, NW

Introduction

(David Julyan, Julyan & Julyan)
5 min

- Welcome
- Recap of the Process
- Future Work
- Tonight's Agenda

GW Goals & Commitments

(Lou Katz, GW)
5 min

- Overview of GW's Goals & Commitments

OP Statement

(Ellen McCarthy)
5 min

ANC Statement

(Vince Micone, ANC 2A)
5 min

Presentation of GW's Proposed Concept Plans for the Foggy Bottom Campus & Square 54

(Matthew Bell, EE&K; Rafael Pelli, Cesar Pelli)
15 min

- Overview of GW's Foggy Bottom Campus Proposed Concept Plan
- Overview of Square 54 Proposed Concept Plan

Community Participation in Interactive Stations

1 hour

- **Station 1:** GW's Foggy Bottom Campus Proposed Concept Plan
- **Station 2:** Square 54 Proposed Concept Plan
- **Station 3:** Issues Exhibit

Closing/Wrap-Up

(David Julyan)
5 min

- Overview of Next Steps with the Concept Plans
- Update on Post Meeting Contact & Access to Information

JULYAN & JULYAN

FACILITATOR'S STATEMENT COMMUNITY MEETING

DATE SEPTEMBER 20, 2005
TIME 6:30-8:30PM
LOCATION The Westin Grand Hotel (2350 M Street, 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.

OVER THE SUMMER, AN INTERACTIVE DESIGN PROCESS WAS FOLLOWED AS GW'S TEAM MOVED FROM DESIGN ISSUES TO DESIGN PRINCIPLES TO CONCEPT DESIGN TO TONIGHT'S *CONCEPTUAL FRAMEWORK*. EACH STEP INCLUDED MULTIPLE OPPORTUNITIES FOR COMMUNITY INTERACTION.

IN ADDITION TO DESIGN ISSUES, THE PROCESS HAS DOCUMENTED, IN WHAT WE CALL THE *ISSUE EXHIBIT*, EVERY INFORMATION OR POLICY ISSUE THAT ANY PARTICIPANT FELT WAS RELEVANT TO THE PROJECT. COPIES OF THAT *ISSUE EXHIBIT* ARE AVAILABLE FOR ANYONE INTERESTED.

I SHOULD ALSO POINT OUT THAT THE *ISSUES EXHIBIT* AS WELL AS ALL PRESENTATIONS FROM THE SUMMER MEETINGS AND OTHER IMPORTANT

INFORMATION RELATING TO THIS PROCESS AND PROJECT ARE AVAILABLE AT A DEDICATED WEBSITE: WWW.NEIGHBORHOOD.GWU.EDU.

TONIGHT, GW WILL PRESENT ITS CONCEPTUAL FRAMEWORKS FOR THE COMMERCIAL DEVELOPMENT OF SQUARE 54 AND ITS CONCEPTUAL FRAMEWORK FOR THE FUTURE DEVELOPMENT OF THE FOGGY BOTTOM CAMPUS. YOU WILL HAVE AN OPPORTUNITY TO ASK QUESTIONS AND EXPRESS YOUR OPINION ON THEIR EFFORT. YOUR COMMENTS WILL BE DOCUMENTED AND BECOME PART OF THE RECORD.

THE FRAMEWORKS YOU SEE TONIGHT ARE NOT FINAL PRODUCTS; THEY ARE THE CURRENT STEP IN A CONTINUING PROCESS.

FOR EXAMPLE, THE FOGGY BOTTOM FRAMEWORK WILL SHOW SPECIFIC POTENTIAL DEVELOPMENT SITES AND ASSOCIATE BUILDING SIZE AND USES, AS WELL AS OPEN SPACES, POTENTIAL GARAGE LOCATIONS, ETC. HOWEVER, IT IS NOT YET AT THE LEVEL OF DETAIL THAT WILL BE REQUIRED BEFORE ANYTHING CAN BE SUBMITTED TO THE DISTRICT GOVERNMENT FOR REVIEW AND ACTION. THAT IS IN THE FUTURE AND THERE WILL BE FUTURE OPPORTUNITIES FOR COMMUNITY INPUT, INTERACTION, AND INVOLVEMENT. IN OTHER WORDS, THIS IS NOT THE LAST TIME YOU GET TO SEE, COMMENT AND PARTICIPATE IN THIS PROJECT.

GW WILL NEED TO TAKE THESE FRAMEWORKS AND PREPARE SUBMISSIONS TO THE DISTRICT GOVERNMENT. FOR SQUARE 54 THAT IS LIKELY TO BE PUD PROPOSAL, FOR FOGGY BOTTOM, IT'S A CAMPUS PLAN AMENDMENT. THE TWO ARE LINKED, BUT SEPARATE ACTIONS. THOSE SUBMISSIONS WILL TRIGGER THE DISTRICT'S REGULATORY PROCESS.

THAT INCLUDES ZONING COMMISSION HEARINGS, OFFICE OF PLANNING REPORTS, AND FORMAL REVIEW, ZC DETERMINING PARTY STATUS, ETC. THAT REGULATORY PROCESS WILL PROVIDE ADDITIONAL OPPORTUNITIES FOR INPUT AND PARTICIPATION.

THE CURRENT VOLUNTARY PROCESS THE THREE COSPONSORS AGREED TO ENDS TONIGHT. IT HAS MET ITS GOAL, WHICH WAS TO PROVIDE AN OPPORTUNITY FOR COMMUNITY AND OP INPUT AS GW PREPARED THEIR FRAMEWORKS. IN ADDITION, THROUGH THE *ISSUES EXHIBIT*, ANY ISSUE RAISED BY ANY PARTICIPANT HAS BEEN RECORDED AND WILL STAY WITH THIS PROJECT AS IT PROCEEDS.

THE COSPONSORS OF THE CURRENT PROCESS MAY CONSIDER OTHER NEXT STEPS, BUT THE ONLY DEFINITE FUTURE STEP I CAN REPORT ON TONIGHT IS THAT THIS PROJECT, LIKE ALL SIMILAR PROJECTS IN THE DISTRICT, WILL GO THROUGH THE STANDARD REGULATORY PROCESS.

TONIGHT'S AGENDA IS PRETTY STRAIGHT FORWARD. AFTER STATEMENTS FROM THE COSPONSORS, THE ARCHITECTS WILL PRESENT A BRIEF OVERVIEW FOR EACH FRAMEWORK. THE BULK OF OUR TIME TONIGHT WILL BE FOCUSED ON GETTING YOU DIRECTLY IN FRONT OF THE FRAMEWORKS AND THE ARCHITECTS TO DISCUSS THEIR WORK AND GET YOUR REACITONS.

WE'VE SET UP THREE STATIONS. ONE FOR SQUARE 54, ONE FOR THE FOGGY BOTTOM CAMPUS, AND ONE FOR THE ISSUES EXHIBIT. PLEASE FEEL FREE TO SPEND TIME AT ANY AND ALL OF THE STATIONS. LISTEN TO THE FOLKS WHO PREPARED THESE FRAMEWORKS, ASK YOUR QUESTIONS, AND PROVIDE YOUR COMMENTS, WHICH WILL BE RECORDED.

LET'S GET STARTED.

LOU KATZ IS THE EX. VP OF GW AND HAS OVERALL RESPONSIBILITY FOR THIS PROJECT.

VINCE MICONE IS THE CHAIRMAN OF FOGGY BOTTOM/WEST END ANC2A.

ELLEN MCCARTHY IS THE DIRECTOR OF THE DISTRICT'S OFFICE OF PLANNING.

NEXT ON THE AGENDA WE WILL HAVE BRIEF OVERVIEWS OF THE FRAMEWORKS. MATT BELL FROM E&K IS THE LEAD ARCHITECT FOR THE FOGGY BOTTOM FRAMEWORK AND RAFAEL PELLI IS WITH THE TEAM OVERSEEING SQUARE 54. LET'S START WITH MATT.

THANK YOU GENTLEMEN. FOR THE REST OF THE EVENING WE'LL USE THE THREE STATIONS I EXPLAINED EARLIER TO PRESENT THE FRAMEWORKS AND THE ISSUE EXHIBIT, ANSWER YOUR QUESTIONS, AND GET YOUR REACTIONS. I'LL RECONVENE AROUND 8:25 FOR THE FINAL WRAP UP.

WRAP UP

JUST A COUPLE OF ITEMS BEFORE WE LEAVE TONIGHT.

FIRST, NEXT STEPS. AS I SAID EARLIER, GW NEEDS TO TAKE THESE FRAMEWORKS AND CONTINUE THEIR WORK AS THEY PREPARE TO MAKE SUBMISSIONS TO THE DISTRICT GOVERNMENT.

YOU CAN STAY AWARE AND INVOLVED WITH THE DEVELOPMENTS. IF YOU HAVE PROVIDED US WITH YOUR CONTACT INFORMATION YOU WILL RECEIVE PERIODIC UPDATES. YOU CAN ALSO STAY INFORMED THROUGH CHECKING THE DEDICATED WEBSITE: WWW.NEIGHBORHOOD.GWU.EDU.

THE *ISSUES EXHIBIT* WILL REMAIN OPEN FOR FOUR WEEKS. IF YOU HAVE AN ISSUE THAT YOU BELIEVE IS RELEVANT TO THIS PROJECT AND HAS NOT BEEN INCLUDED, PLEASE CONTACT ME AND I WILL ADD IT. IN ADDITION, COSPONSORS CAN ADD COMMENTS TO THE EXHIBIT OVER THE NEXT MONTH. MY CONTACT INFORMATION IS AVAILABLE AT THE WEBSITE OR SEE ME TONIGHT AND I'LL GIVE YOU MY CARD. FOR THOSE OF YOU TAKING NOTES, MY PHONE NUMBER IS 202.367.0800 AND MY EMAIL IS JULANDJUL@AOL.COM.

I WANT TO THANK THE COSPONSORS FOR THEIR EFFORTS OVER THE SUMMER. THIS HAS BEEN A SINCERE AND SUCCESSFUL INITIATIVE TO IMPROVE THE COMMUNICATION BETWEEN GW AND THE COMMUNITY. IT IS AN IMPORTANT STEP IN THE RIGHT DIRECTION, ALTHOUGH OBVIOUSLY THERE ARE MORE STEPS STILL TO TAKE.

I ALSO WANT TO THANK YOU ALL FOR PARTICIPATING. FOR MANY OF US, PARTICIPATING IN THIS EFFORT IS DOING OUR JOBS. FOR YOU IT REPRESENTS A DEDICATION OF YOUR FREE TIME AND A WILLINGNESS TO ENGAGE IN A PROCESS. THAT'S TRULY A BIG DEAL. WITHOUT YOUR INVOLVEMENT THERE WOULDN'T BE A PROCESS, WITH IT I BELIEVE YOU WILL GET A BETTER PROJECT. SO ON BEHALF OF ALL THE COSPONSORS, THANK YOU ALL VERY MUCH.

AND WITH THAT, THIS MEETING IS ADJOURNED.



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC

GW Goals & Commitments

September 20, 2005

Plan for Future Campus Development

- **Integrated strategy** for Foggy Bottom campus & Square 54 to achieve **shared benefits** for Community, District and the University
- **Campus Plan Amendment** to accommodate forecasted University needs of **2 million square feet** on campus
 - Student Housing: **~500,000 square feet (1,000 beds)** to meet student demand
 - Academic: **~1.5 million square feet** (including Science Center, School of Public Health, Cancer Center)
 - Increase overall campus FAR from **3.5 to 4.5**
 - Targeted density along **23rd Street & Pennsylvania Avenue**
- Future development in accordance with the **design principles & concepts** conceived through this process
- **Square 54** developed as a commercial mixed-use **Town Center** (separate PUD)



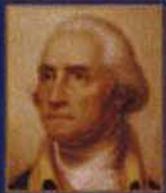
Neighborhood-GW Advisory Committee

- GW seeks to establish regular **quarterly community meetings** as mandated under the Campus Plan Order
 - *to “foster consistent communication between the University and the Foggy Bottom/West End community, discussing issues of mutual interest and proposing solutions to problems that exist or arise in implementing the approved Campus Plan”*



GOAL: Establish procedures to **constructively identify, address and resolve** ongoing operational issues and mutual concerns

- e.g., student behavior concerns, loading dock issues, etc.



Compliance, Monitoring & Enforcement

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



GOAL: Establish reasonable and predictable method for **monitoring compliance** and procedures to ensure **enforcement**



GW Commitments

- Continued compliance with **Campus Plan**
- If proposed development plan approved, **accommodate forecasted academic and housing space needs on campus** and develop **Square 54** as a commercial mixed-use “town center”
- Decision on future uses of **HOVA** and **The Aston** other than undergraduate student housing
- Establish effective **compliance, monitoring and enforcement mechanisms**

