



School Without Walls
March 3rd, 2006

**THE DC PUBLIC SCHOOLS &
THE GEORGE WASHINGTON UNIVERSITY**

INVITE YOU TO ATTEND AN
OPEN COMMUNITY MEETING

TO DISCUSS THE JOINT PLANNED
UNIT DEVELOPMENT (PUD) FOR THE
MODERNIZATION & ADDITION TO
THE SCHOOL WITHOUT WALLS AND THE
CONSTRUCTION OF A NEW RESIDENCE HALL
FOR THE UNIVERSITY

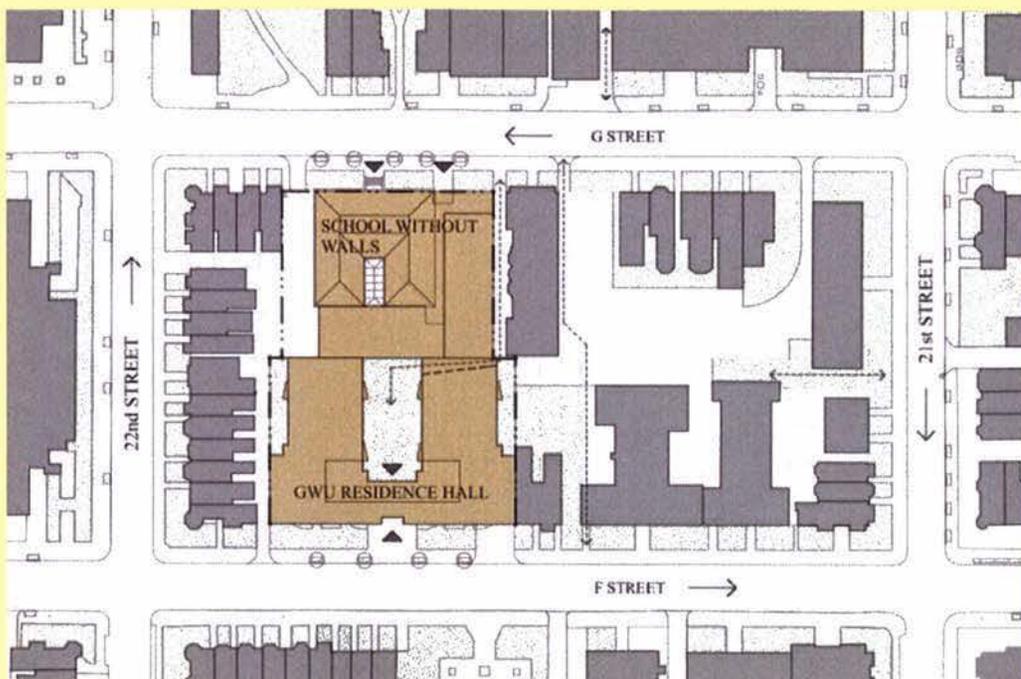
Thursday, March 23, 2006

**Presentation & Discussion of
New Development on Square 80**
The George Washington University Hospital
900 23rd Street, NW
6th Floor (Room # 6115)
6:30 pm – 8:00 pm

Representatives of DCPS and GW will present concepts for the modernization & addition to the School Without Walls (on G Street) and the construction of a new undergraduate residence hall (on F Street). The presentation will focus on the intended uses of the two buildings, massing of the structures and other conceptual design issues.

♦ **ALL ARE INVITED** ♦

To request additional information,
please call (202) 994-3300.



School Without Walls Partnership

District of Columbia Public Schools and The George Washington University

COMMUNITY PRESENTATION - March 23, 2006



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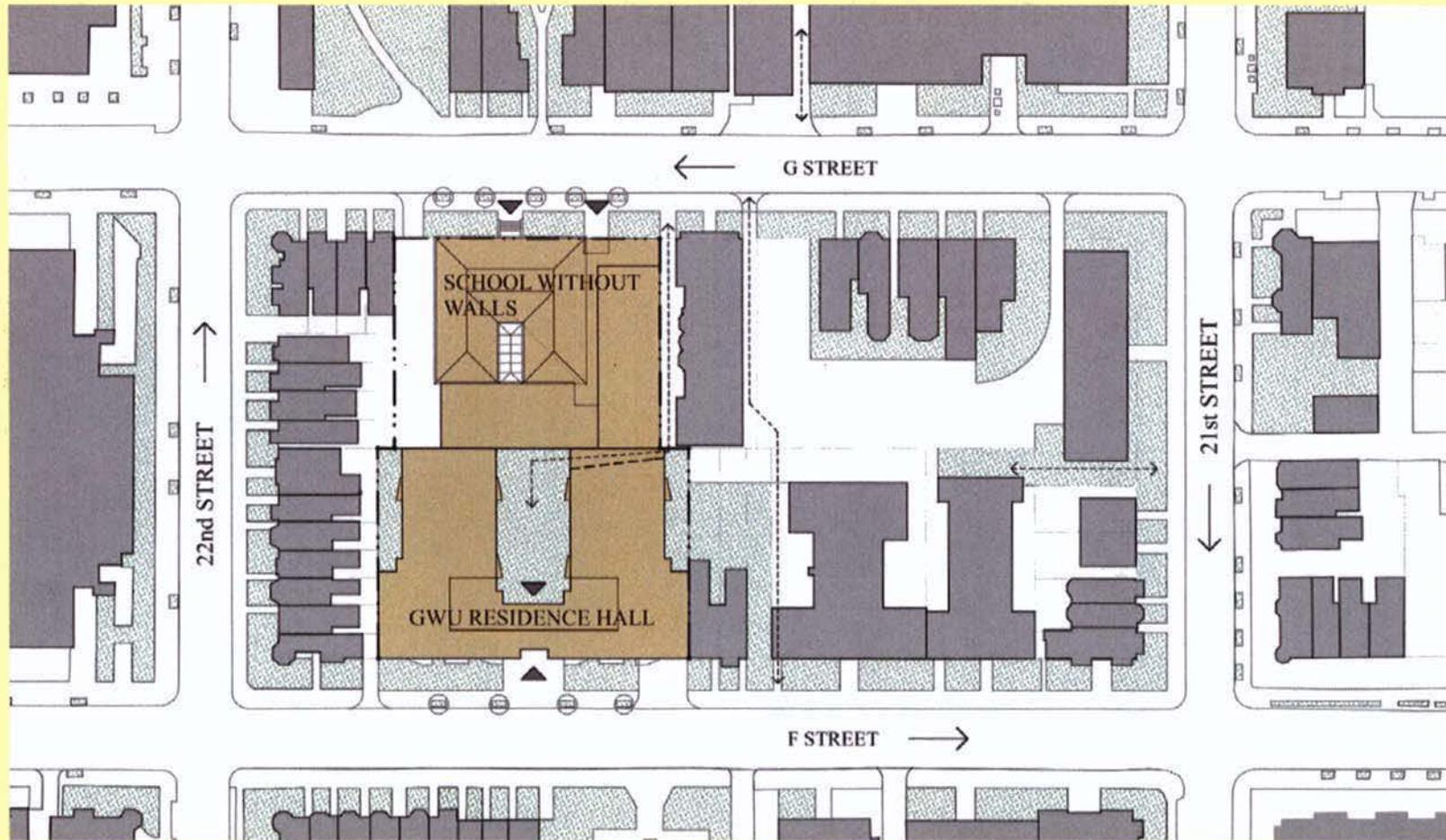
- **The History of the Partnership**
 - In partnership since 1980
 - Facilities Sharing
 - Gelman Library, Marvin Center, Smith Center
 - GW course opportunities for SWW students and faculty
 - Educational and Teaching collaborations
 - Stephen Joel Trachtenberg Scholarship Program
 - 12 of 84 recipients have been SWW students

- **The Partnership is reinforced through the new agreement**
 - **Formation of a Programmatic Taskforce**
 - **Funding to support further development of the programmatic partnership**
 - **Continuation of existing partnerships, additional synergies to be identified by the Taskforce**

- **MOU Recently Executed by DCPS and GW lays groundwork for continuation of partnership as well as development initiatives**
 - Supports the Superintendent's goals for improving facilities
 - An example of the type of public/private development partnership that DCPS hopes to create to assist in the renovation of other public school facilities
 - Summary of the DCPS/GW Agreement
 - Institutes and provides funding for the Programmatic Taskforce
 - GW purchases a small parcel of land (currently the SWW back parking lot) and additional development rights generated through PUD process
 - Funds GW pays to DCPS under this agreement will be used to help fund the modernization and expansion of the SWW facility

Site Plan

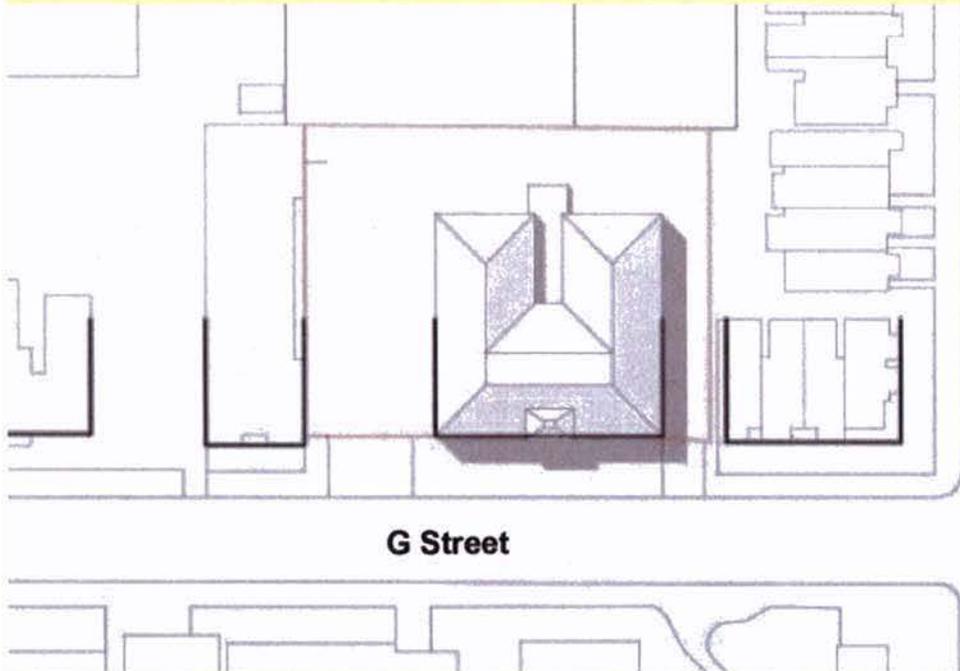
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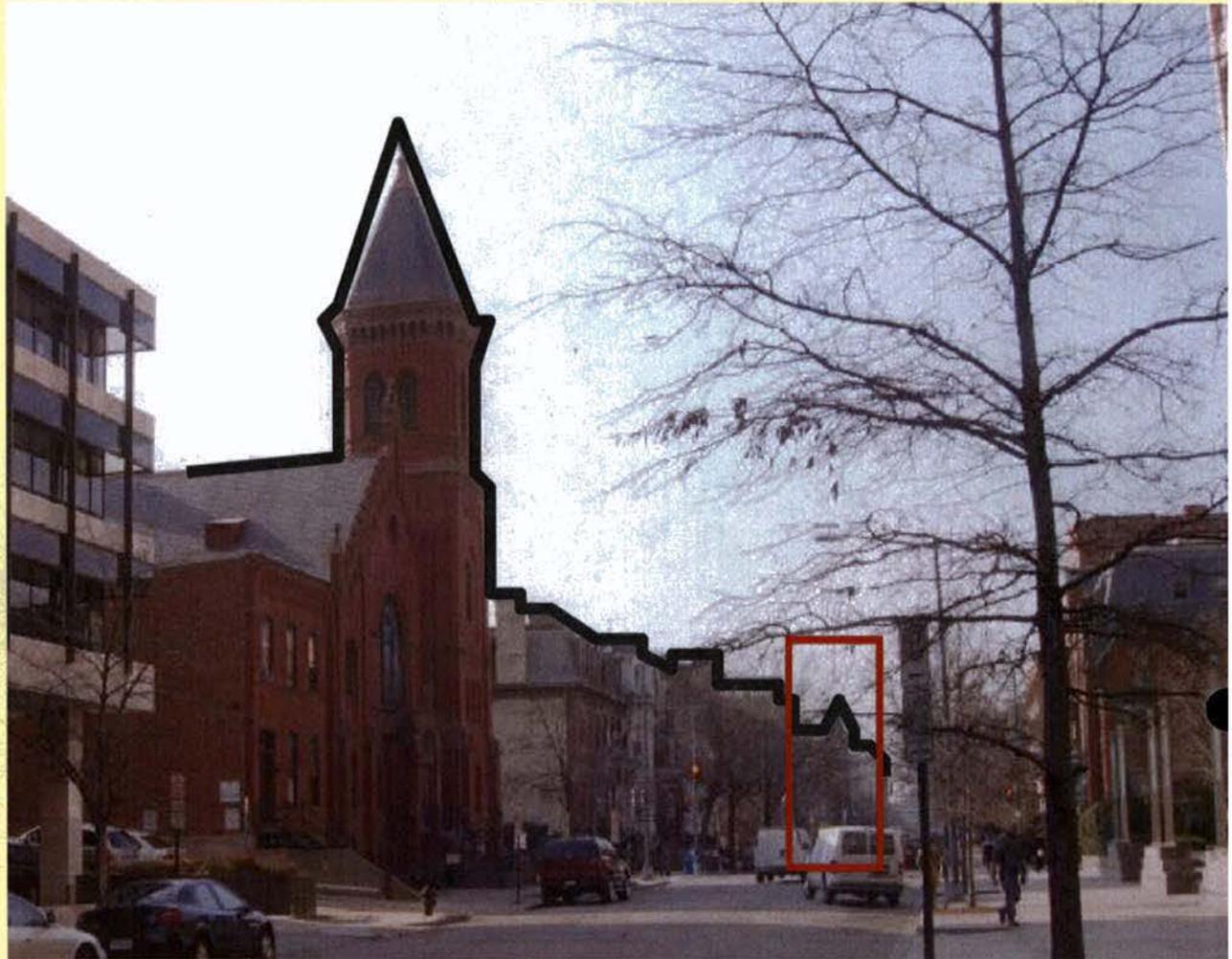
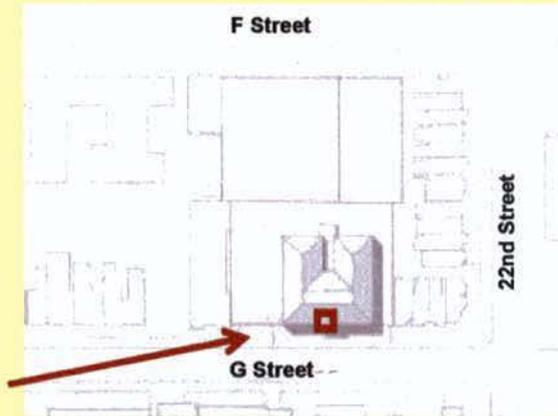
SCHOOL WITHOUT WALLS PARTNERSHIP
District of Columbia Public Schools & The George Washington University

March 23, 2006

Civic Presence: The building is freestanding



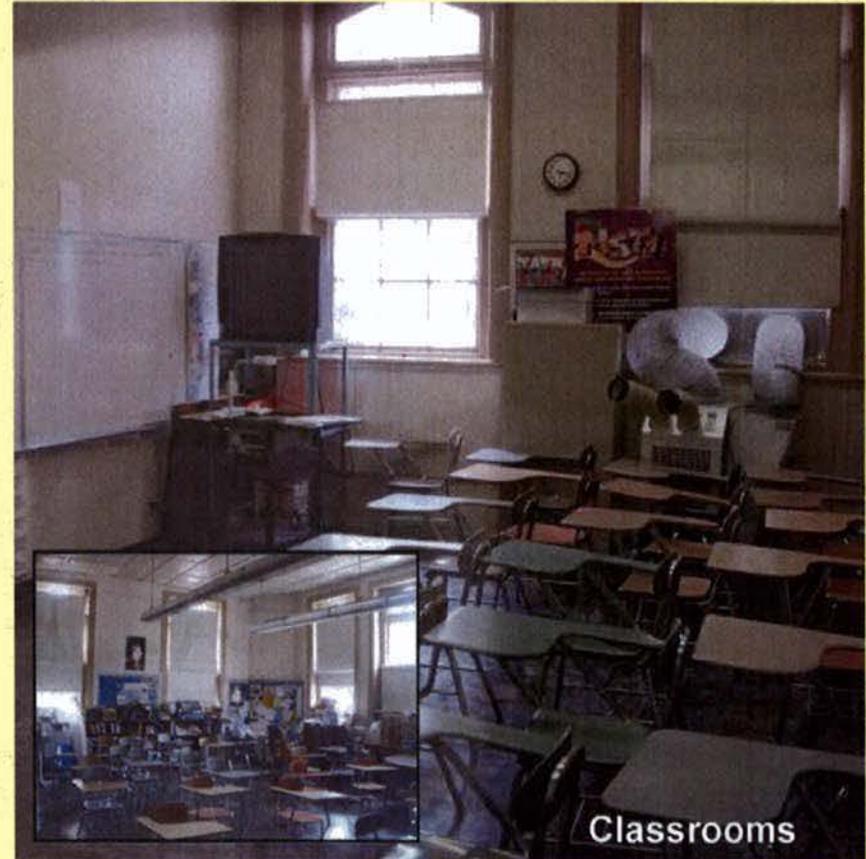
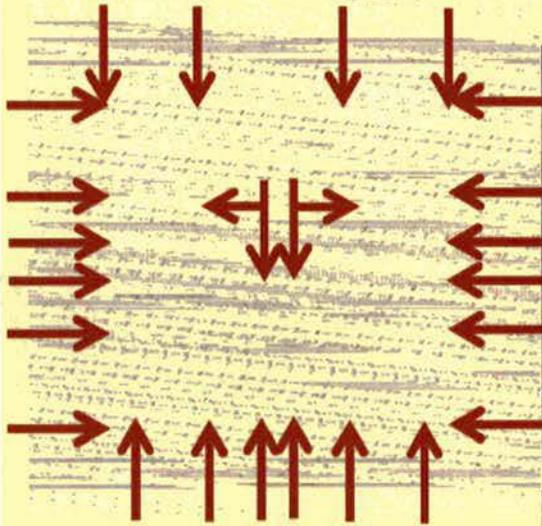
Civic Presence: The G Street “skyline”



Urban Design Principles

- 1. Reinforce the civic presence of the school on G Street, NW**
- 2. Preserve the appearance that the existing building is free-standing by designing the addition to:**
 - allow the corners of the existing building to be seen from the street**
 - feature existing elevations within the addition where the addition attaches to the existing**
- 3. Create an inviting & useful landscaped plaza on G Street**
- 4. Reinforce the G Street “skyline”**

Natural light is pervasive



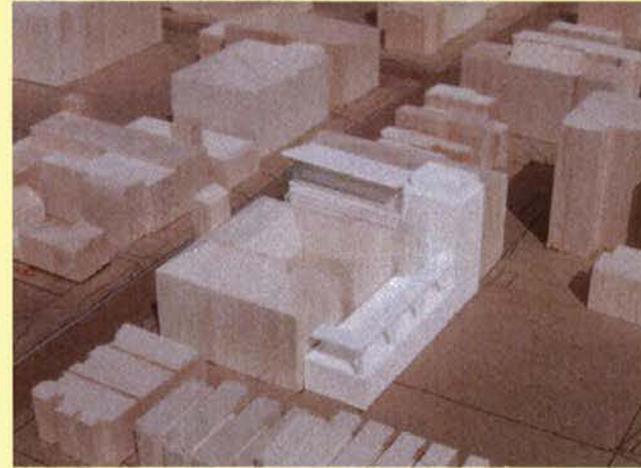
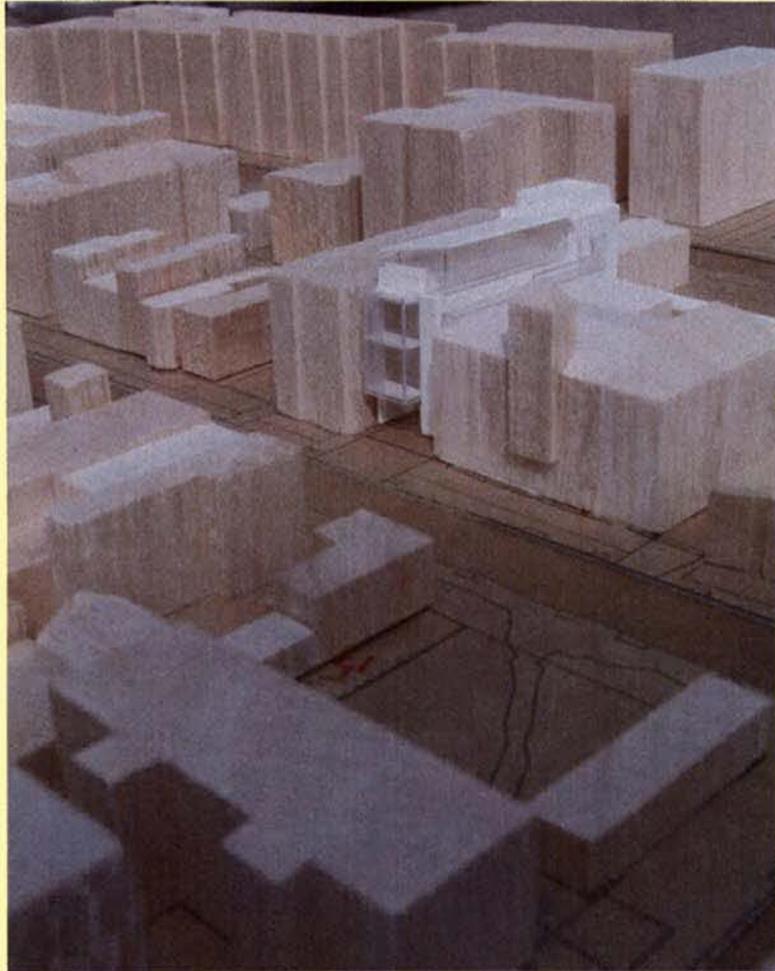
Renovation & Addition Principles

1. **Natural light should be pervasive**
2. **Restore the historic finishes**
3. **Work with original classroom module/structural system**
4. **Use existing M/E/P distribution pathways**
5. **Distribute accessible bathrooms appropriately**
6. **Create an accessible entry & building**
7. **Maintain the “volume” of the classrooms**

Educational Design Principles

1. Accommodate multiple modes of learning
2. Foster informal interaction for teachers & students
3. Actively use “common” space
4. Encourage personalization of the learning environment
5. Maintain non-institutional character/no “corridors”
6. Natural light should be pervasive
7. Create useful outdoor space
8. Accommodate active community and GW use
9. Foster a “subtle” means of security & one point of access
10. Accommodate current & future technology

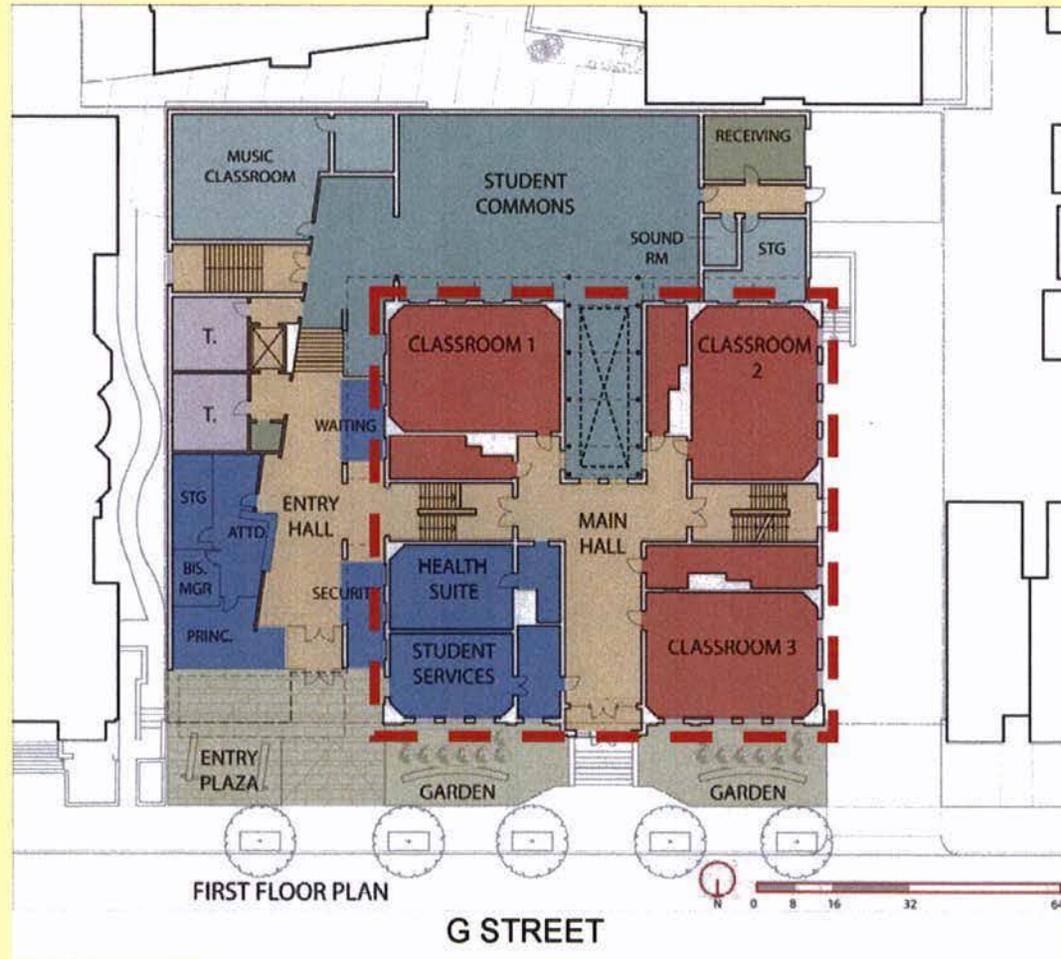
Preferred Option - 61,000 GSF



The Grant School Appears Freestanding

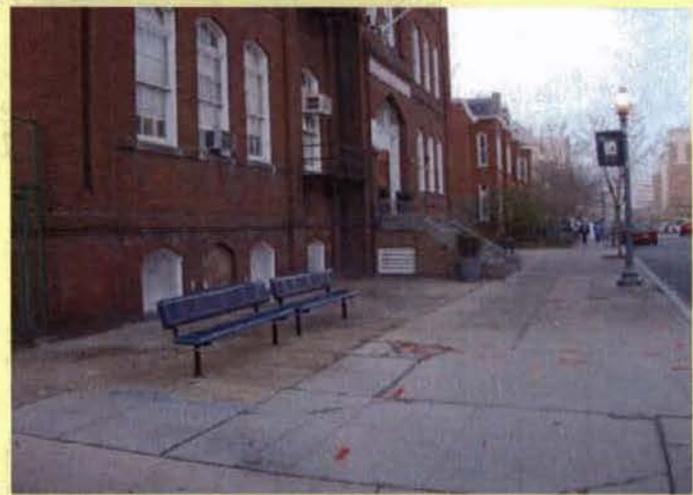


First Floor Plan

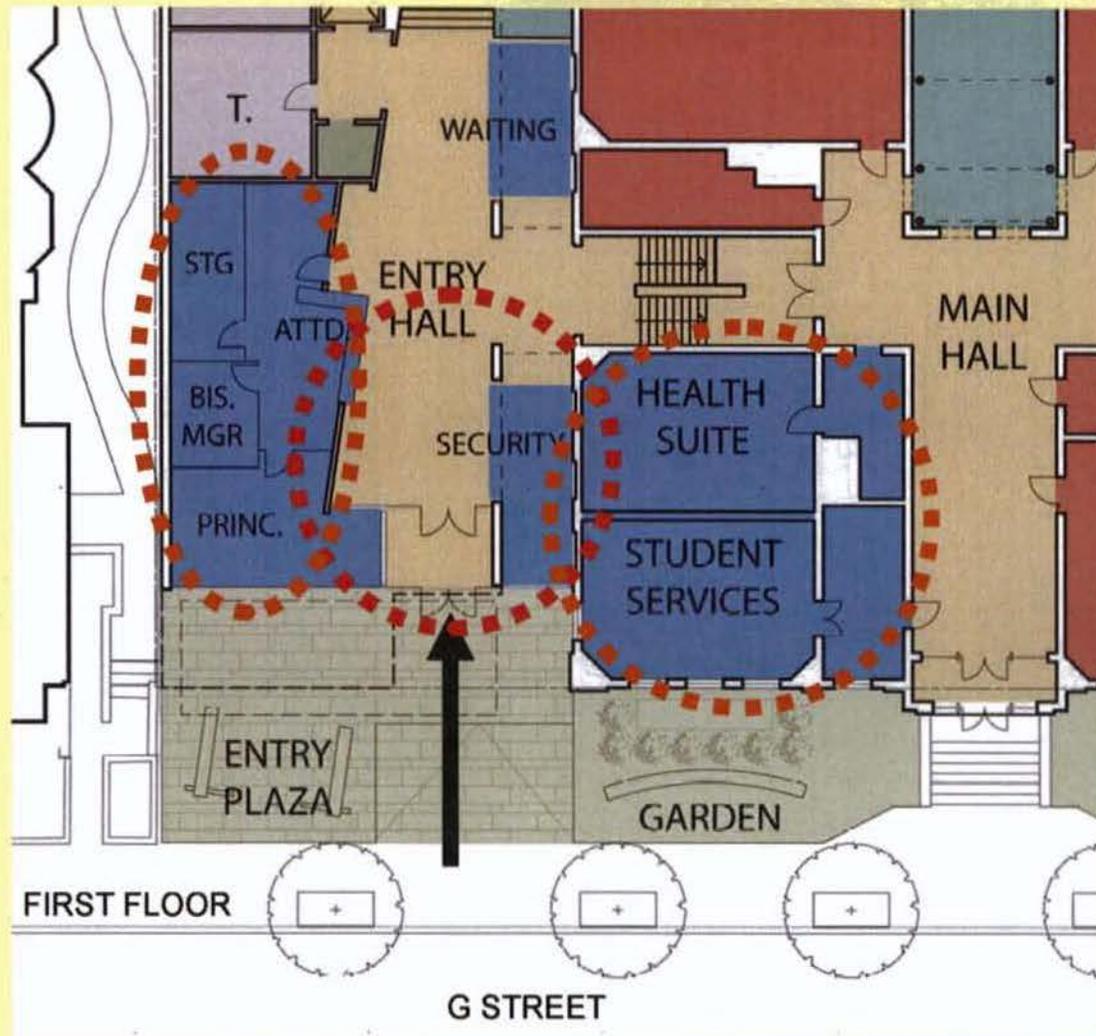


- classroom
- administration
- commons
- media center
- student services
- physical education
- custodial
- mechanical
- toilets
- circulation
- garden / roof terrace

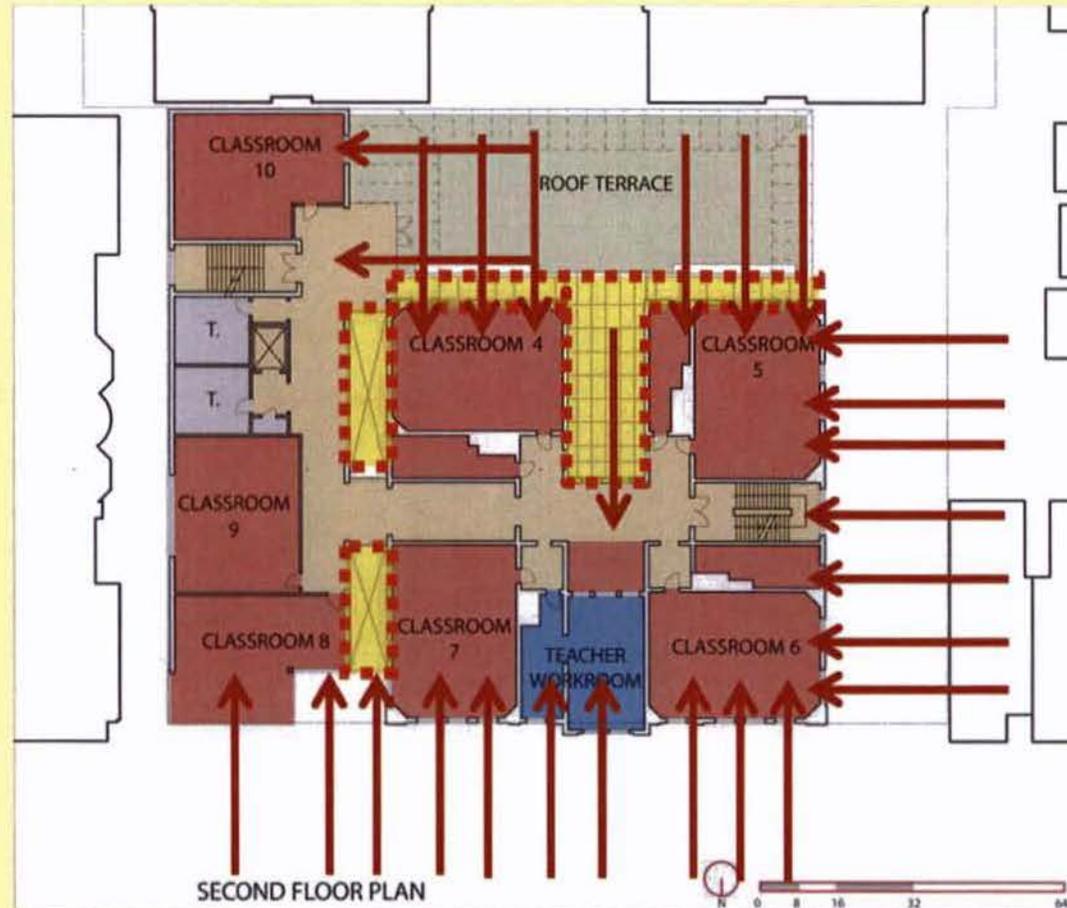
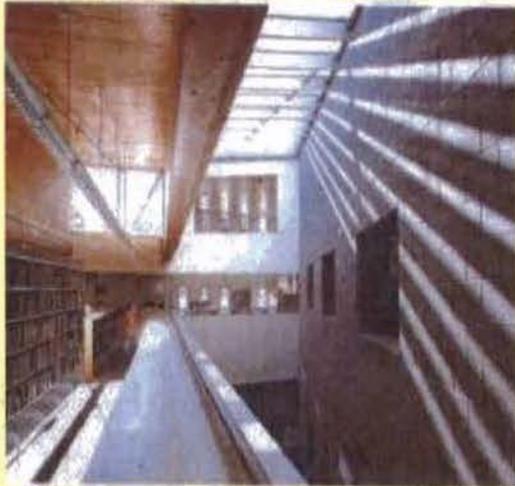
Civic Presence: Exterior Spaces



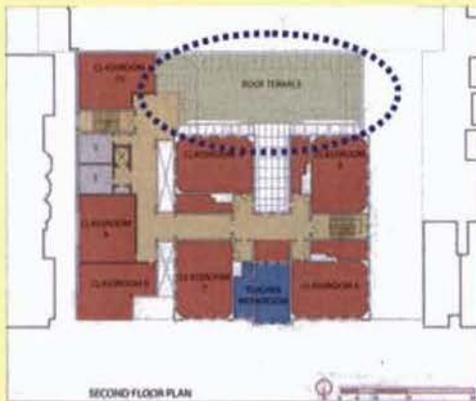
An New Accessible Entry & One Point of Control



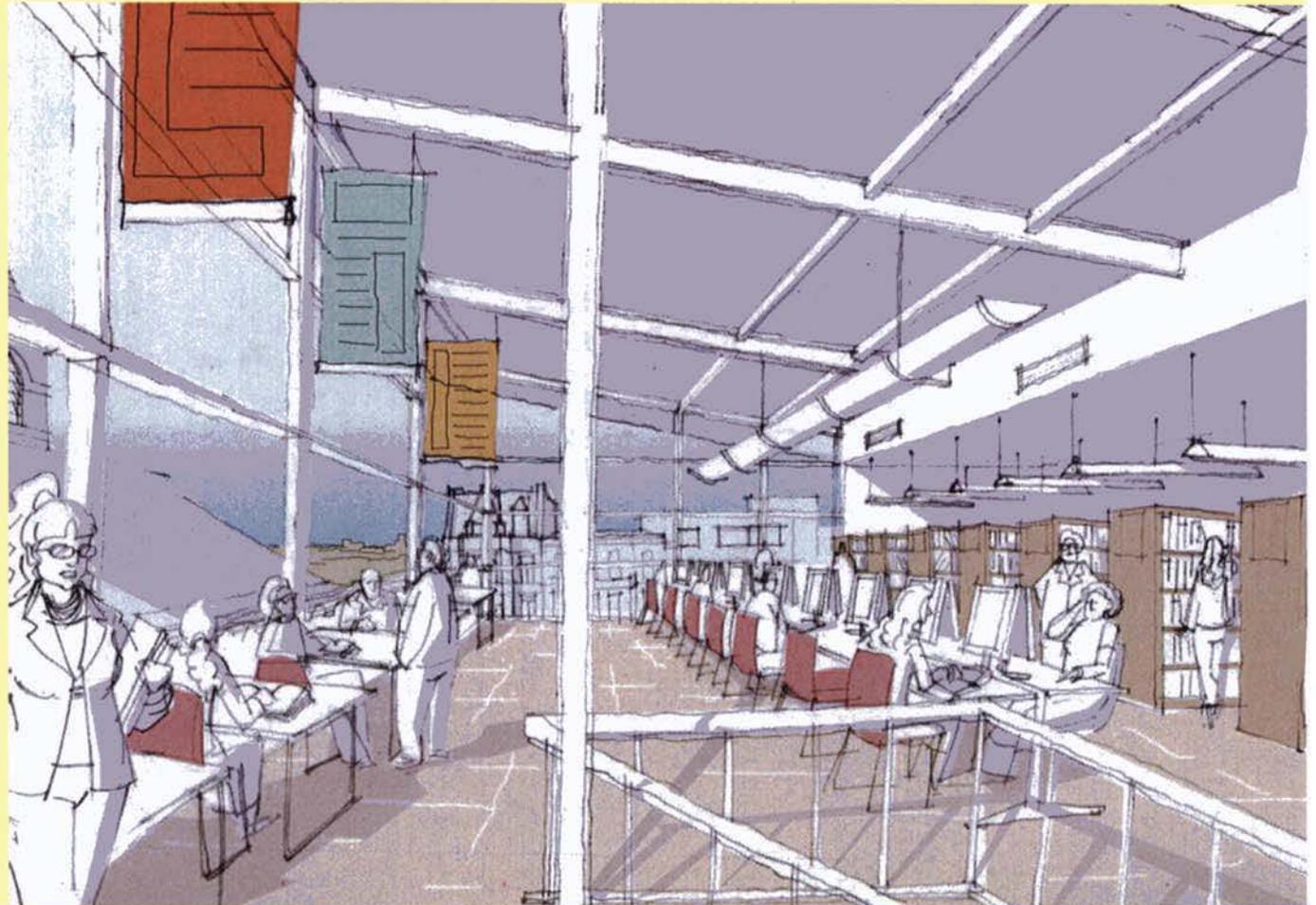
Second Floor Plan, Natural Light is Pervasive



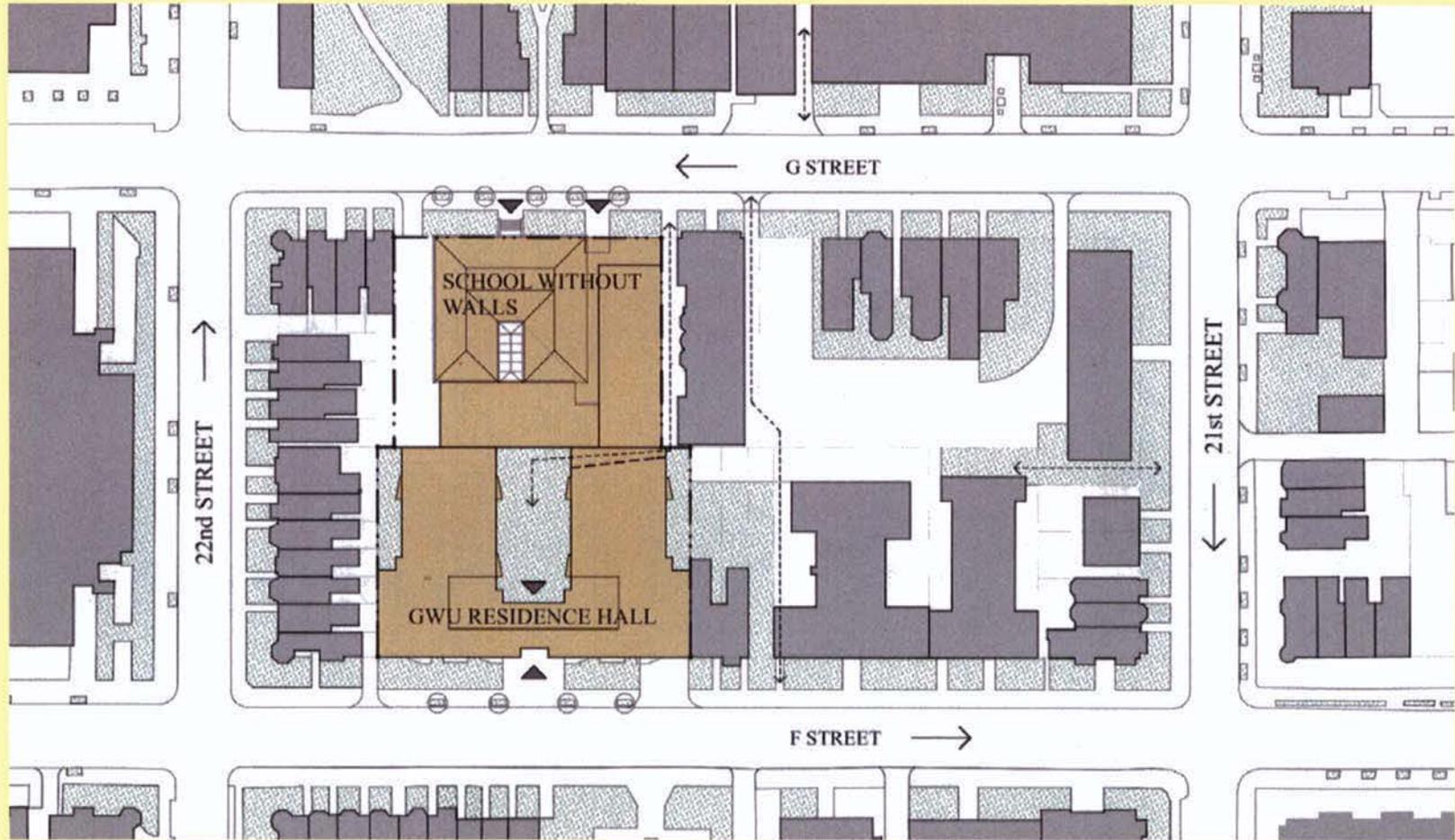
Roof Terrace



Media Center



Site Plan



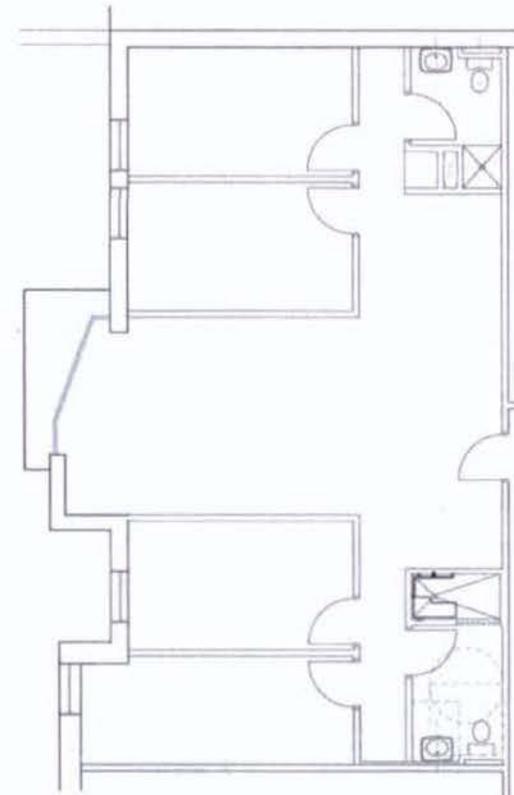
- **Design reflects principles developed through summer community-based planning process and adopted in the proposed Foggy Bottom Campus Plan: 2006-2025**
 - Additional on-campus undergraduate housing
 - Pathways & linkages
 - Open spaces
 - Maintaining the character of the “campus streets”
 - Providing underground parking while limiting the impact of parking/loading activities
- **Providing student housing on the site is also consistent with the current Foggy Bottom Campus Plan**

GW Residence Hall Project

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• Additional on-campus housing for undergraduate students

- Provides approximately 474 beds
- Typical unit includes four single bedrooms with shared kitchen, living area and two bathrooms



- **Additional on-campus housing for undergraduate students**
 - **Assists GW in maintaining long-term compliance with the Campus Plan housing condition that comes into effect in fall 2006**
 - **Provides additional housing facilities to replace facilities off-campus that are being transitioned from undergraduate housing in coming years**

GW Residence Hall Project

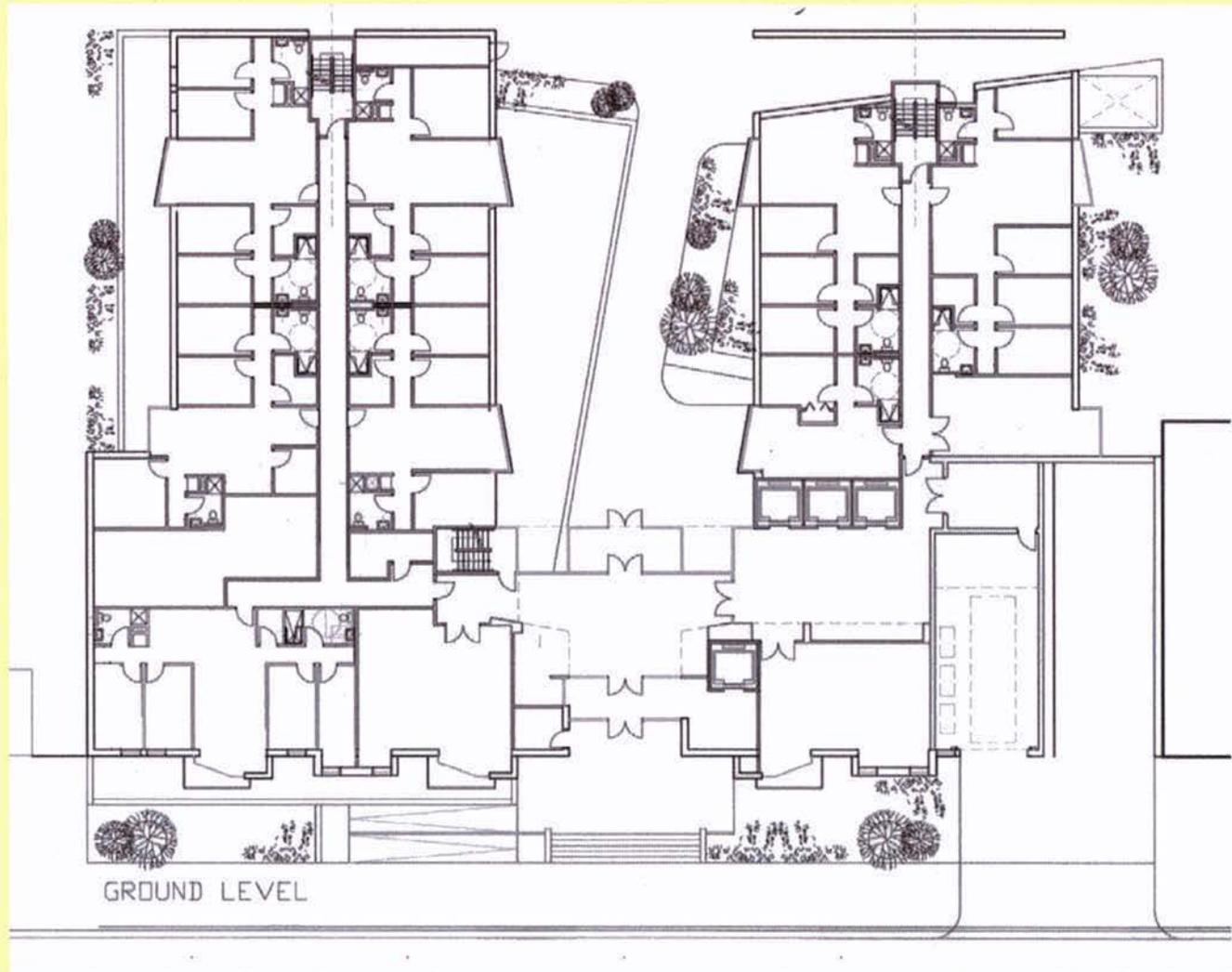
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- **Building Massing**
 - 90 foot height
 - Approx 74% lot coverage
- **Building use and massing is consistent with the existing Foggy Bottom Campus Plan as well as the proposed Foggy Bottom Campus Plan: 2006-2025.**



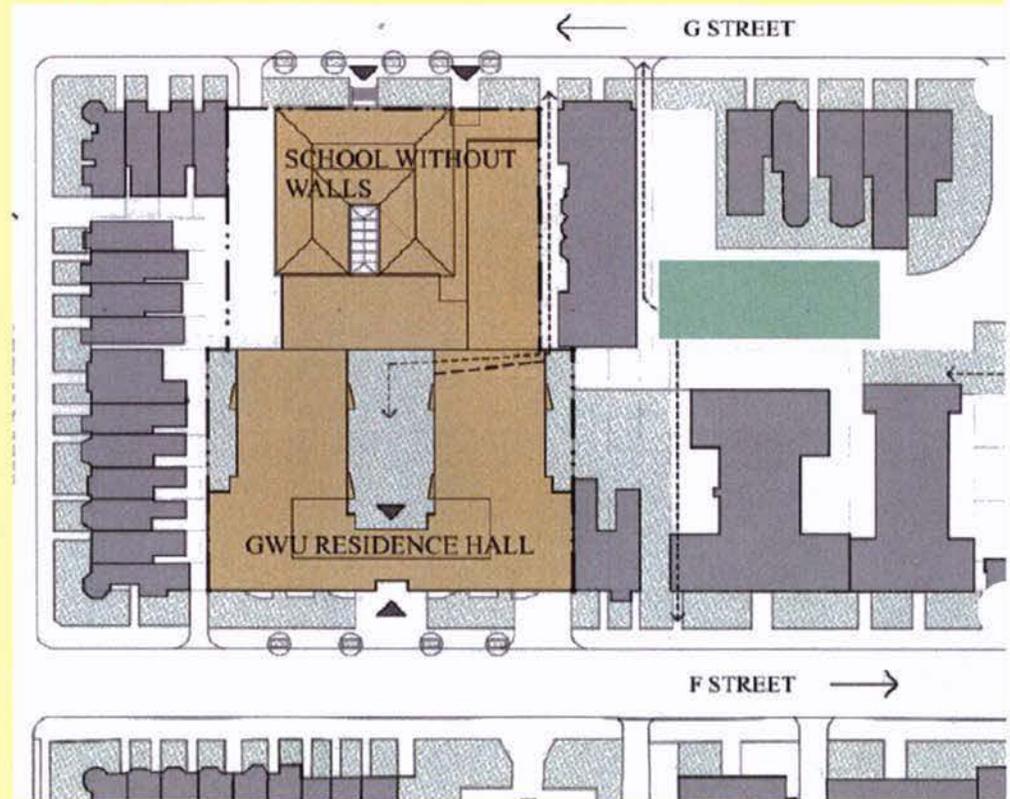
GW Residence Hall Project

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Pathways & Linkages/Open Space

- Goal is to provide pedestrian-oriented connections between open spaces and various University uses
- Provides alternate access to the residence hall from the center of campus
- Interior courtyard provides gathering place for students
- Courtyard is adjacent to planned mid-block open space
- Encourages students to traverse the campus from the interior

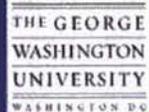
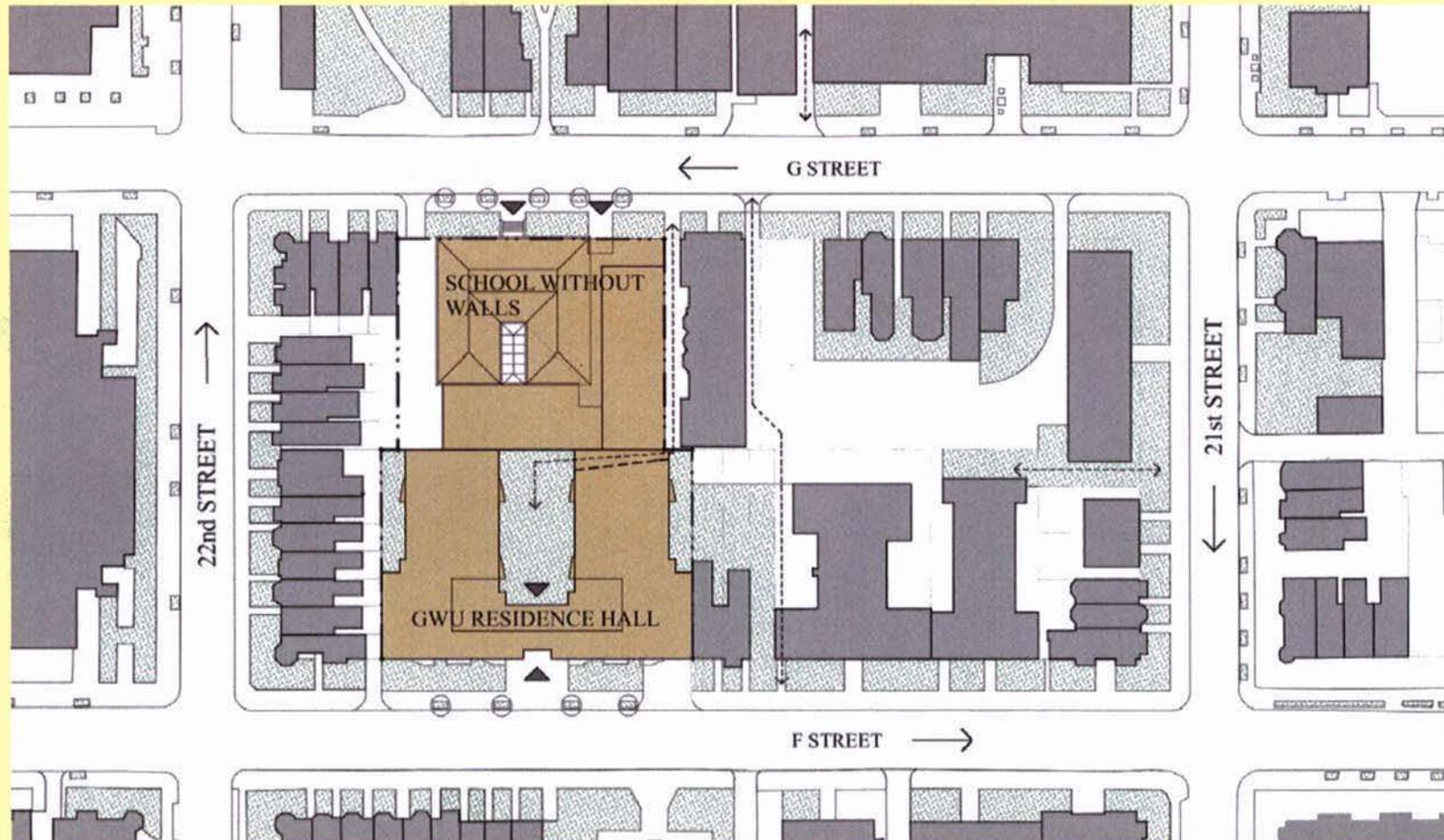


- **Minimize the impact of parking and service activities**
 - **178 space underground parking facility**
 - **Service bay located inside the building**
 - **Helps to replace parking that is contemplated to be lost by redeveloping the University Parking Garage for academic program space (*as proposed in the Foggy Bottom Campus Plan: 2006-2025*)**

- **Maintain the character of F Street**
 - **The only F Street site proposed in the new Campus Plan**
 - **Maintains the diverse and articulated scale of existing buildings on F Street**
 - **Provides a transition between campus, institutional and private residential uses**
 - **The new building will be consistent with the built environment on F Street**

Site Plan

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SCHOOL WITHOUT WALLS PARTNERSHIP
District of Columbia Public Schools & The George Washington University

March 23, 2006

The Joint Planned Unit Development

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- **Project Statistics**

- **Total above grade square footage: approx 235,000 sf**
- **Total land area: approx 45,690 sf**
- **Maximum height: 90' on F Street, 89' on G Street (at existing tower)**

- **Site FAR: approx 5.14 FAR**
- **Maximum FAR under a PUD proposed SP-2 Zone: 6.5 FAR**



SCHOOL WITHOUT WALLS PARTNERSHIP
District of Columbia Public Schools & The George Washington University

March 23, 2006

- **Moving forward...**
 - **Joint PUD filing – early April**
 - **Hearings expected late summer, early fall 2006**
 - **Construction commencement to closely follow project approval**
 - **Estimated 18-24 month construction period**
 - **Delivery of the SWW & GW buildings targeted for 2009**

- **Neighborhood.gwu.edu website**
 - Website will be updated to include a section dedicated to the joint SWW project
 - Currently, information can be found in the Information/Documentation Sharing section of the Campus Development site
- **School Without Walls HSA website**
 - www.swwhs.org
 - The School Without Walls HSA website will provide information on the SWW building project



THE GEORGE
WASHINGTON
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WASHINGTON, DC



The School Without Walls and The George Washington University

*Looking Forward...
The Next Step in the Partnership*

In March 2006, The George Washington University and the School Without Walls started a new chapter in their long-standing partnership. Under the Memorandum of Understanding recently executed by GW and DCPS, GW gains the opportunity to acquire both land (in the form of the SWW back parking lot) and additional development rights in exchange for providing funding to support the planned **modernization and expansion of the SWW facility**. This agreement is being championed as a model for the type of public/private development partnership that DCPS would like to promote to assist with the renovation of other public school facilities.

Under the agreement, GW would combine the back parking lot with the neighboring GW tennis courts to house a **new undergraduate residence hall** with approximately 474 beds and 178 underground parking spaces. The monies transferred to DCPS under this agreement would be used to **help fund the SWW building project**. DCPS and GW will submit the appropriate zoning applications to request approval of this joint development project in early April.

This agreement also provides funding and support to the programmatic relationship between GW and SWW (this partnership is detailed on reverse side) and creates a **"Partnership for a Learning Community."** Through the continuation and expansion of the relationship between GW and SWW, the parties hope to further the mutually beneficial learning environment that exists for both institutions.

QUICK FACTS ON THE PROPOSED DEVELOPMENT

	SWW Project	GW Project
Scope:	Modernization & Addition to Existing SWW facility	Construction of a new Undergraduate Residence Hall
Program:	Additional classroom facilities, labs, common spaces & support spaces	474 beds (single bedrooms with shared living area, kitchen and bathrooms), 178 parking spaces
New Sq.Ft. (approx): <i>(above grade/total)</i>	26,000/30,000	185,000/280,000
TOTAL Sq.Ft. (approx): <i>(above grade/total)</i>	50,000/65,000	185,000/280,000
Max Height:	89 feet at existing tower	90 feet
Key Design Elements:	Preservation of Existing Building, Roof Terrace, Library/Media Center	Contextual Design, Rear Courtyard, Alternate building access linking to center of campus



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The School Without Walls and The George Washington University

A Partnership Since 1980



The **School Without Walls (SWW)**, one of DC's non-traditional public high schools, aims to utilize the City's resources to give students a richer and more fulfilling education. Located within the boundaries of **The George Washington University's** Foggy Bottom campus (2130 G Street, NW), the School's student-centered environment maximizes integrative, interactive, experiential learning within the philosophy of using the "*city as a classroom.*"

The George Washington University, founded in **1821** and rooted in the Foggy Bottom community since 1912, combines the resources of a **major international research university** with the unique dynamics of a **vibrant, urban setting** in the heart of the nation's capital.

The relationship between the SWW and GW began in **1980**, at the SWW's founding. Since that time, the two institutions have collaborated on a number of levels with the goal of fostering a **mutually beneficial learning environment**. Examples of these joint initiatives include:

- **Facilities Sharing.** GW provides SWW students and faculty with access to Gelman Library, the Marvin Center and the Charles E. Smith Athletic Center. SWW provides GW with access to classroom space during the evening hours.
- **Teaching Collaborations.** GW faculty, staff and graduate students guest lecture in SWW classes and teach certain SWW elective courses.
- **Internships for GW Graduate Students.** Students in GW's Graduate School of Education and Human Development serve as interns at SWW in the areas of science, social studies, special education and counseling.
- **Educational Opportunities.** SWW students are annually permitted to enroll in GW courses, with waiver of tuition and fees. SWW faculty and staff are also eligible to take courses at GW.
- **Educator Training.** GW's Graduate School of Education and Human Development annually offers continuing education opportunities to SWW faculty, specifically the opportunity to achieve the National Board for Professional Teaching Standards certification.

Under the new agreement recently finalized by GW and DCPS, a joint task force has been established to determine how the University and the School might further enhance their collaboration on programs and shared facilities. This task force is expected to issue a set of recommendations by summer 2006.

The University's commitment to the School Without Walls and the District of Columbia Public Schools (DCPS) is further exemplified by the **Stephen Joel Trachtenberg Scholarship Program** which provides a full four-year scholarship to academically talented DCPS seniors. The scholarship includes tuition, fees, housing, meals and books and is valued at approximately \$200,000 over four years. This program has benefited **84 students** since its inception in 1989 – 12 of whom have been SWW students.



Square 54
May 8th, 2006

[Square 54: A community update.]

Over the past year, Boston Properties and KSI have worked to gather input from members of the Foggy Bottom and West End communities on the vision for Square 54. Please join the entire development team for an interactive discussion of the proposed plan for Square 54, including a question and answer session.

Please join us for an update on Square 54.

When:
Monday, May 8
at 6:30 PM

Where:
Westin Grand
23rd and M St. NW
in the Ballroom

www.Square54.com



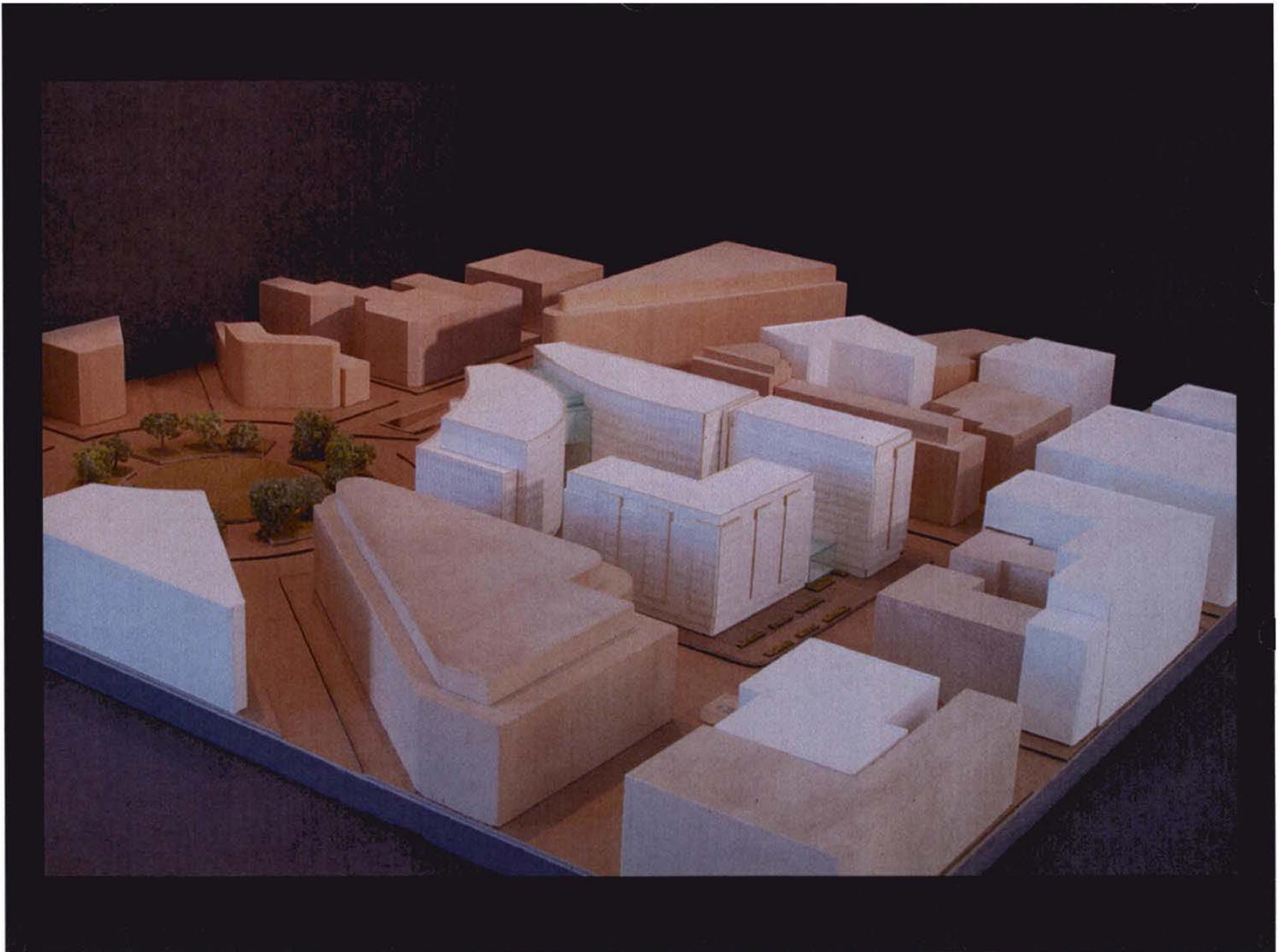




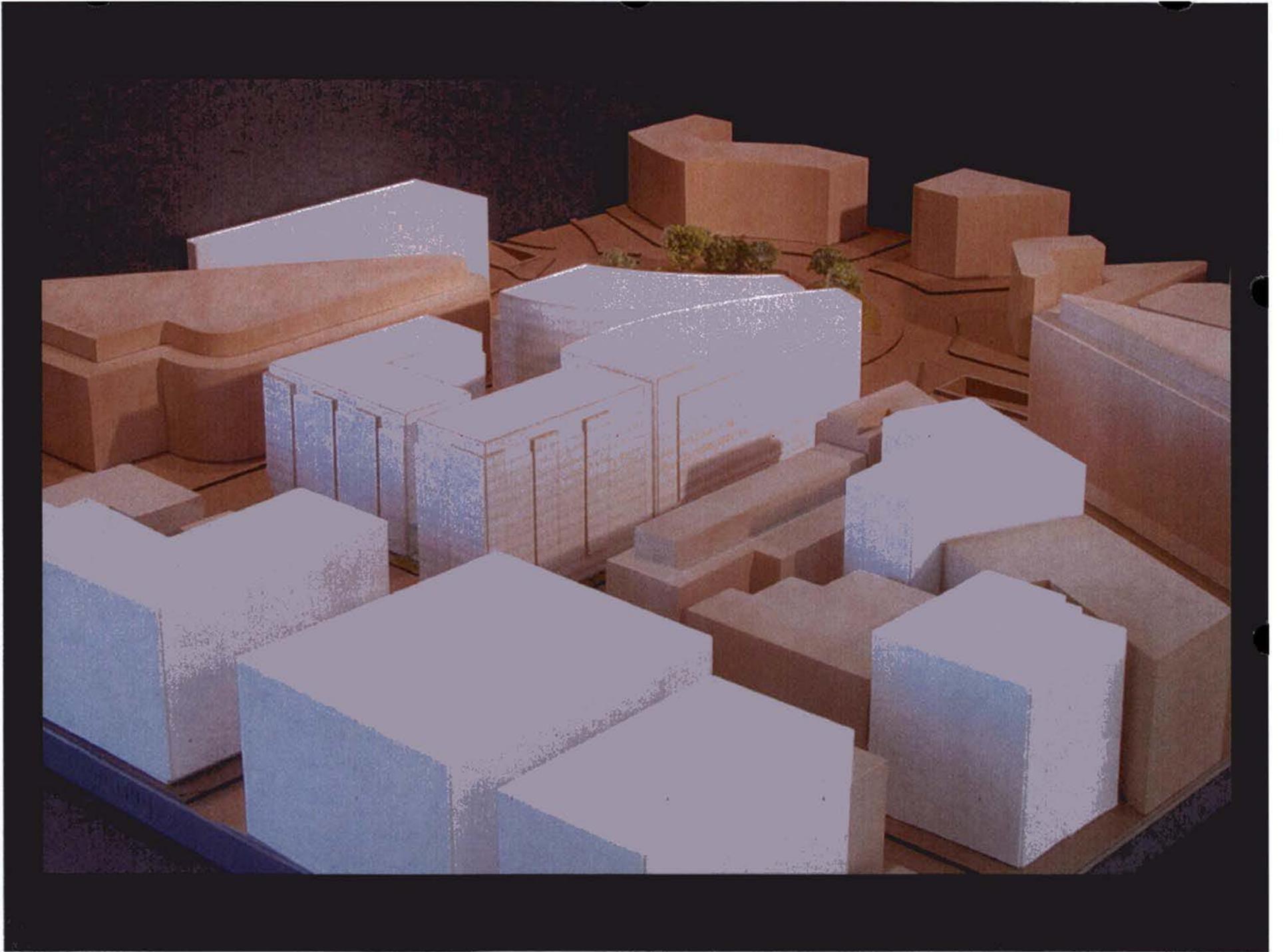


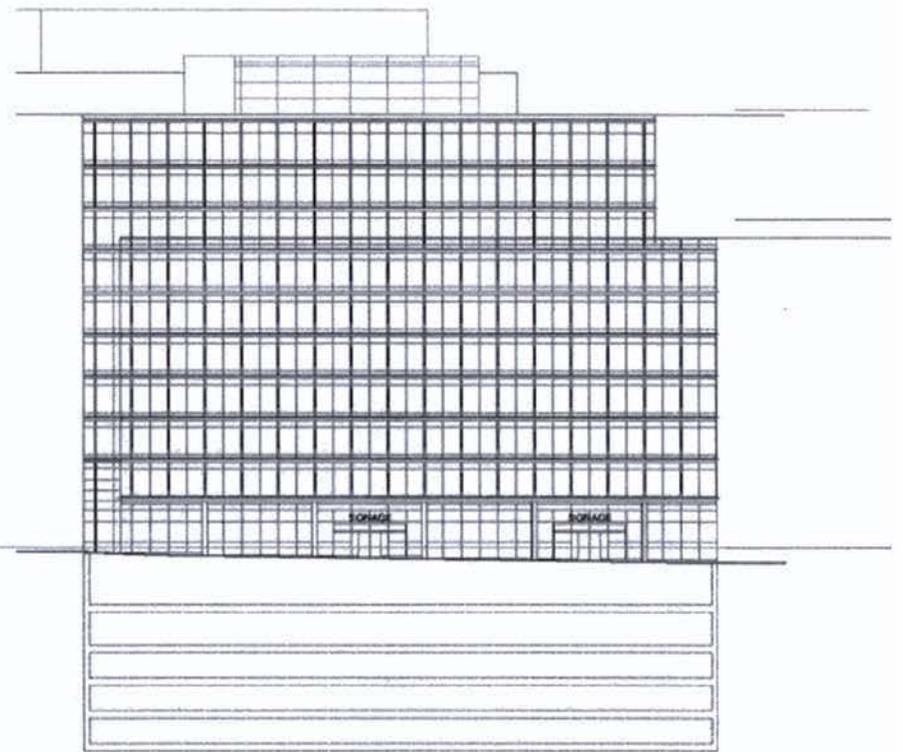
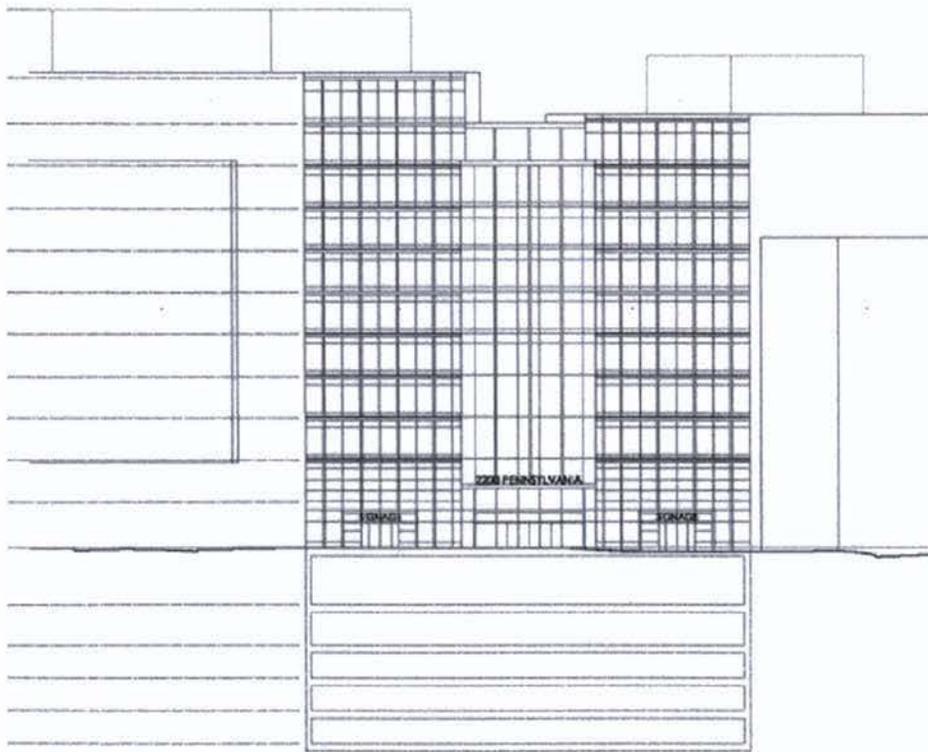


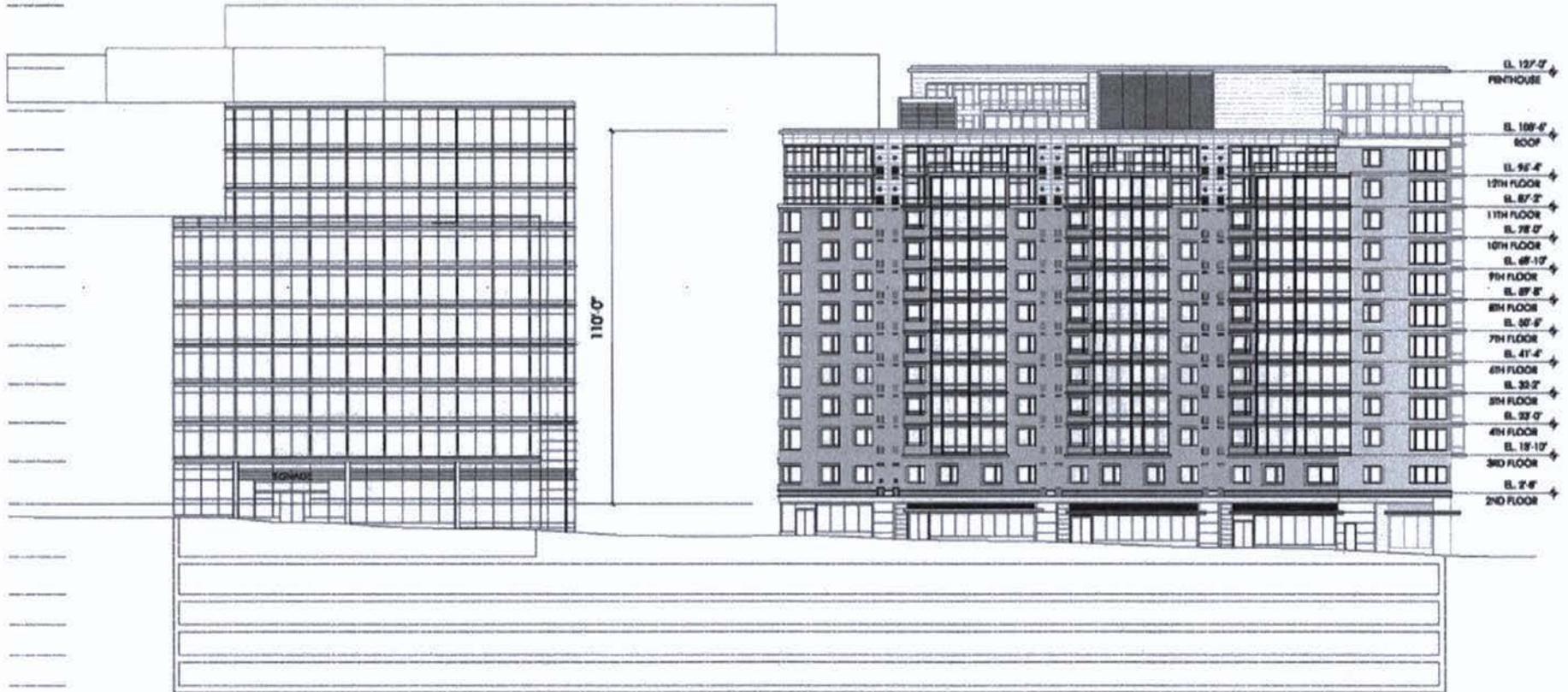


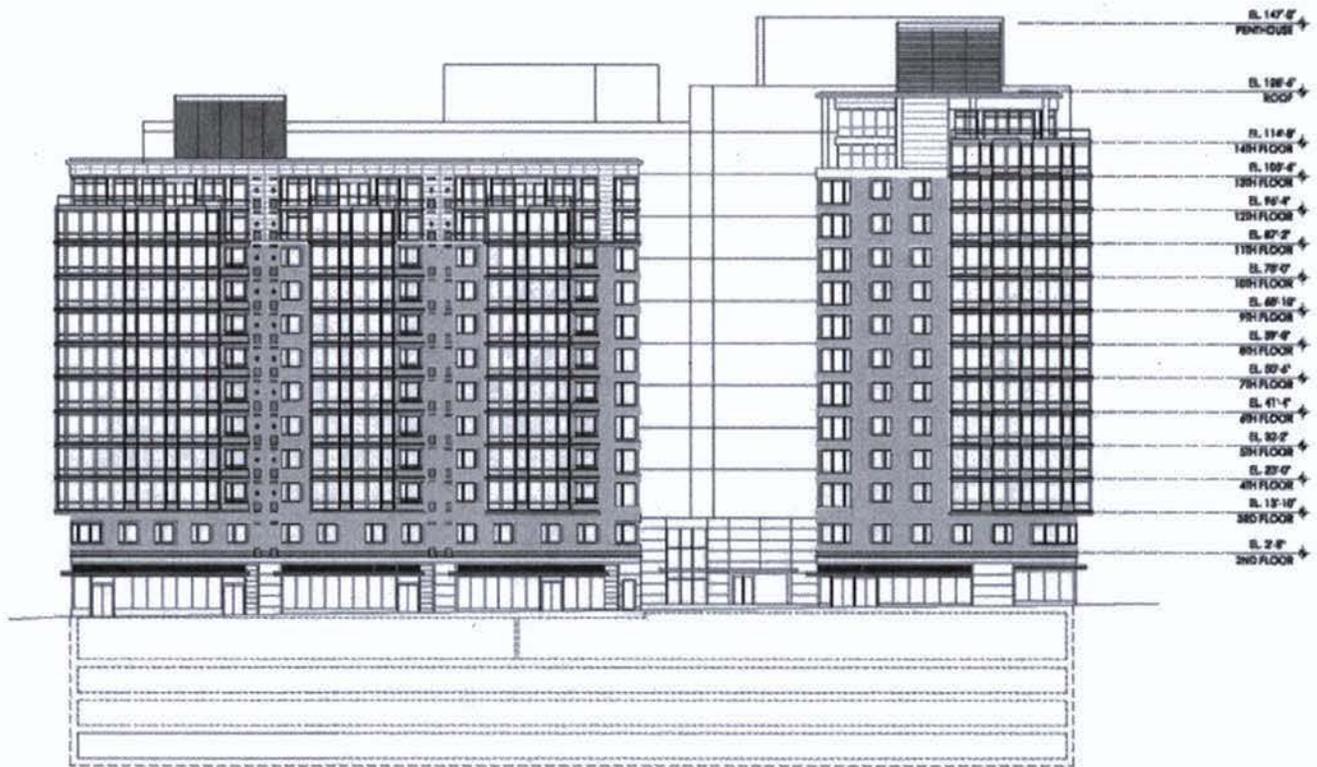




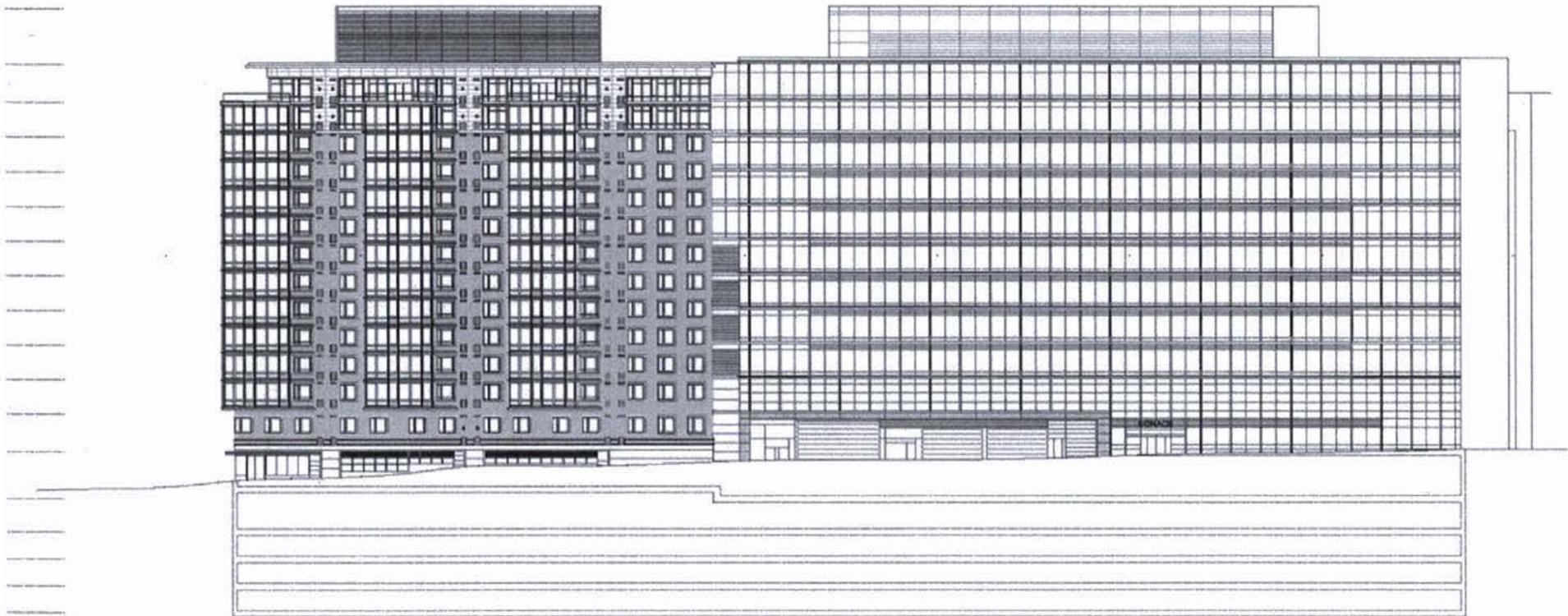


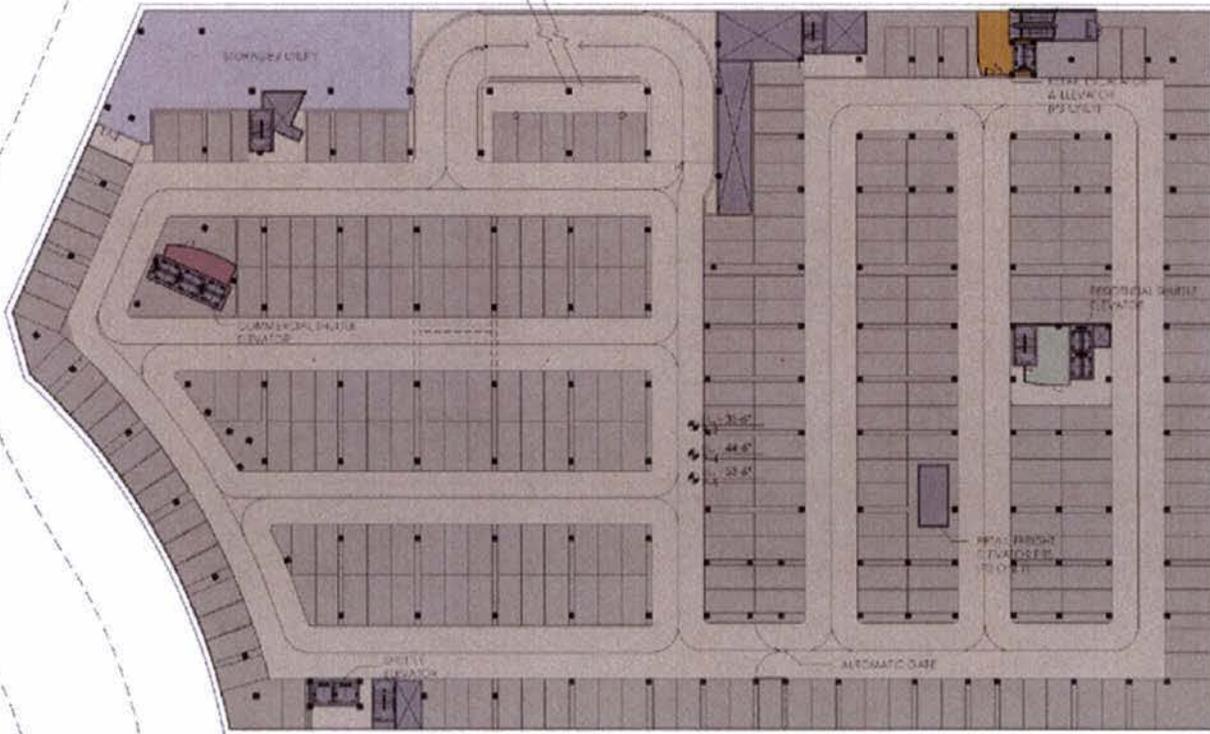






- EL. 147' 0" PENTHOUSE
- EL. 126' 0" ROOF
- EL. 114' 0" 14th FLOOR
- EL. 105' 0" 13th FLOOR
- EL. 95' 0" 12th FLOOR
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- EL. 69' 10" 9th FLOOR
- EL. 59' 0" 8th FLOOR
- EL. 50' 0" 7th FLOOR
- EL. 41' 0" 6th FLOOR
- EL. 32' 0" 5th FLOOR
- EL. 23' 0" 4th FLOOR
- EL. 13' 10" 3rd FLOOR
- EL. 2' 0" 2nd FLOOR





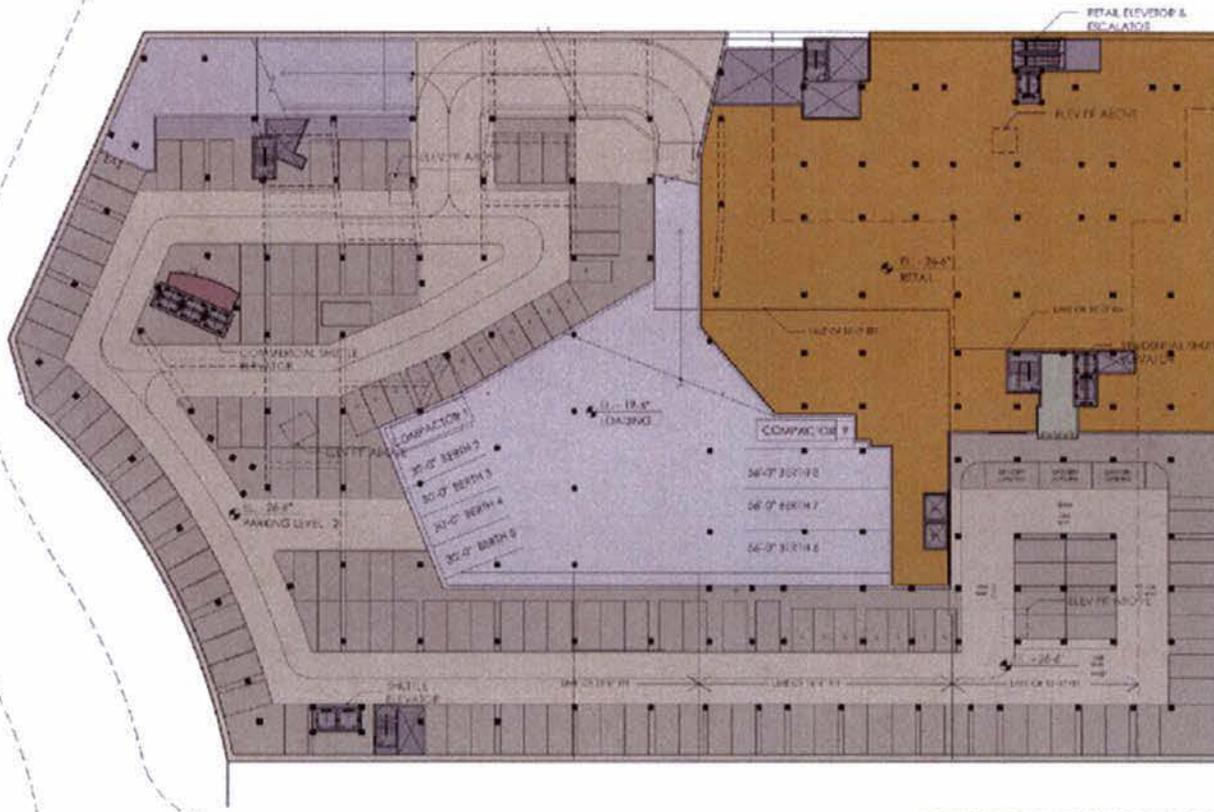
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DATE: 05/11/09



5 MAY 2009
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SQUARE 54 - WASHINGTON CIRCLE



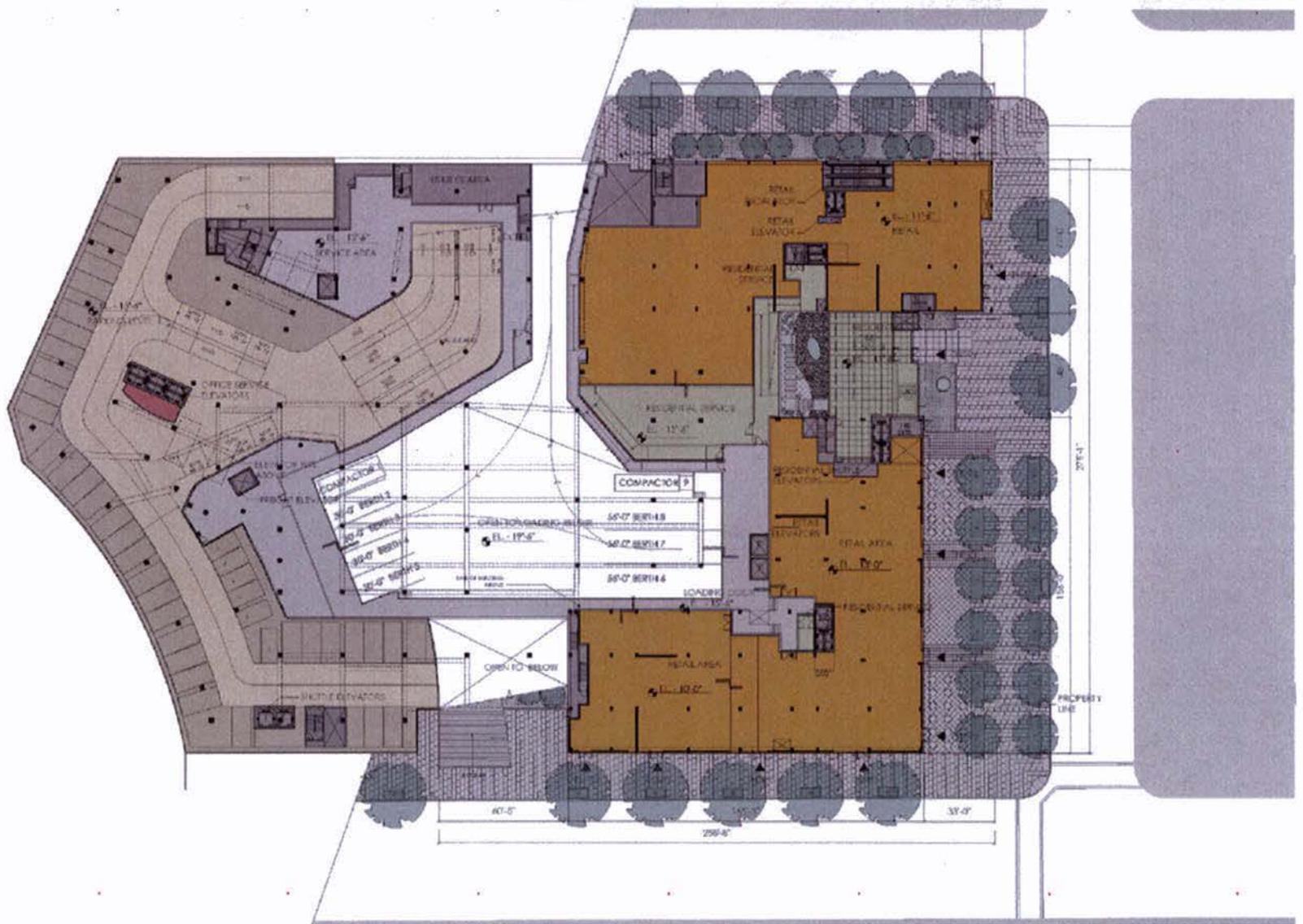
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4 MAY 2009
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SQUARE 54 - WASHINGTON CIRCLE



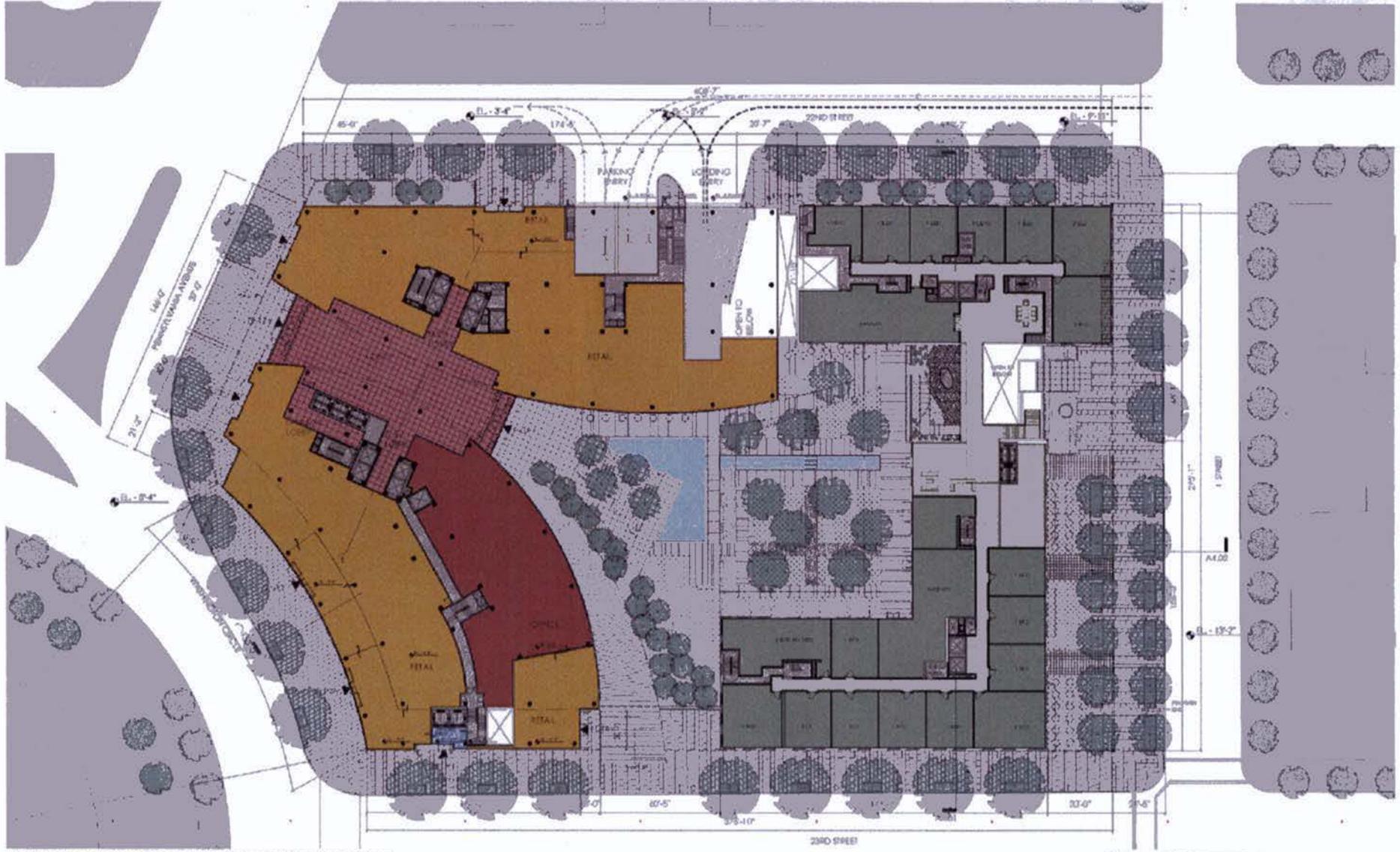
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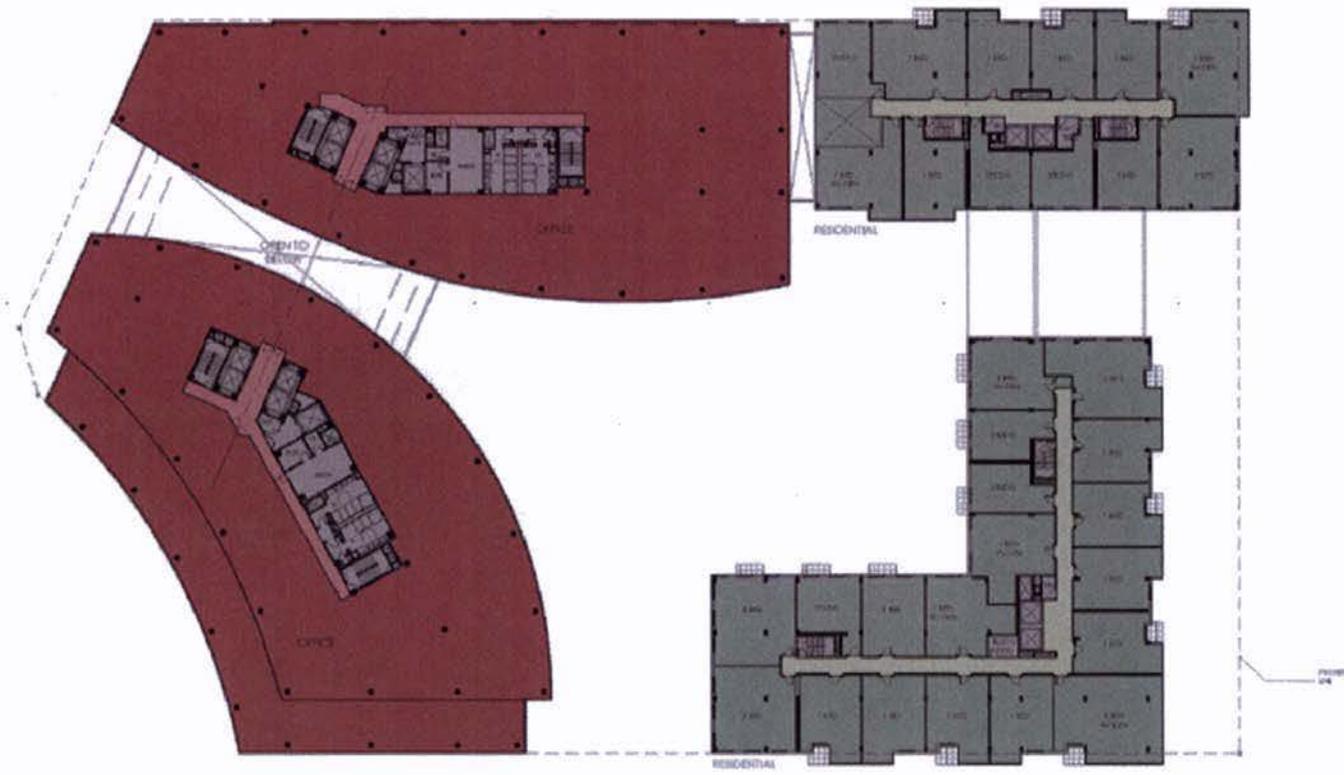


8 MAY 2006
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SQUARE 54- WASHINGTON CIRCLE



A2.04 OFFICE FLOOR 1 / RESIDENTIAL FLOOR 2



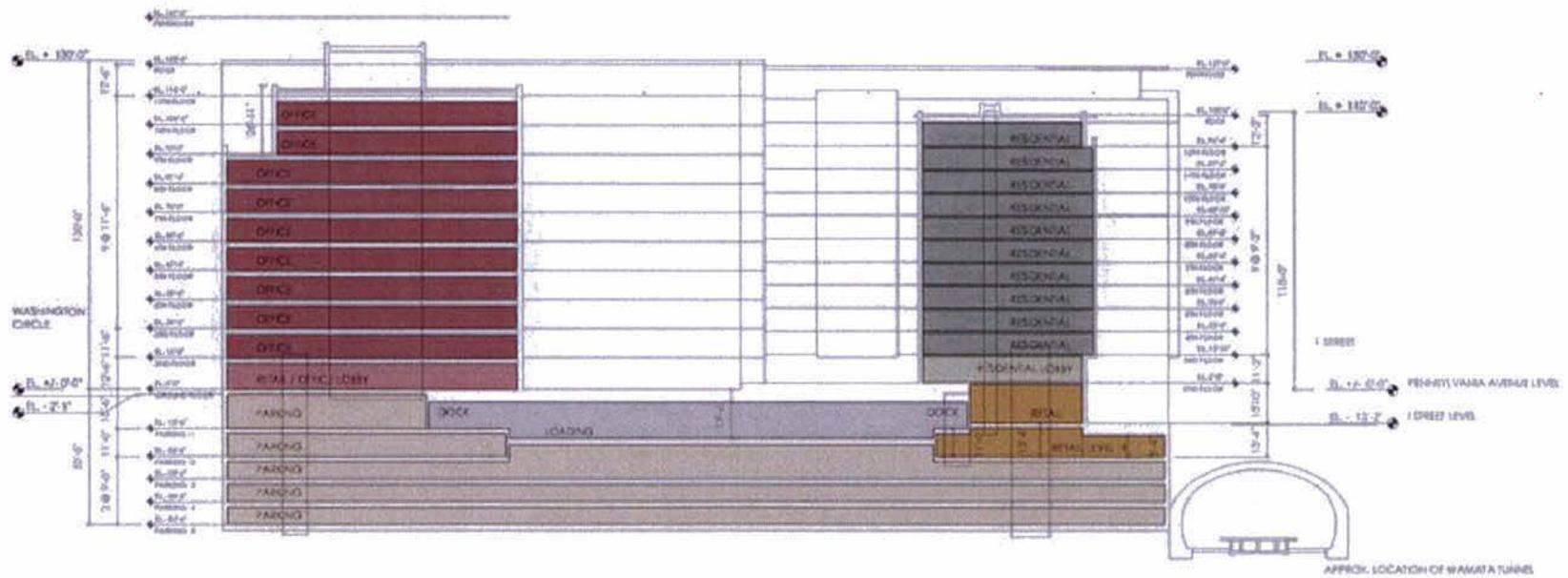
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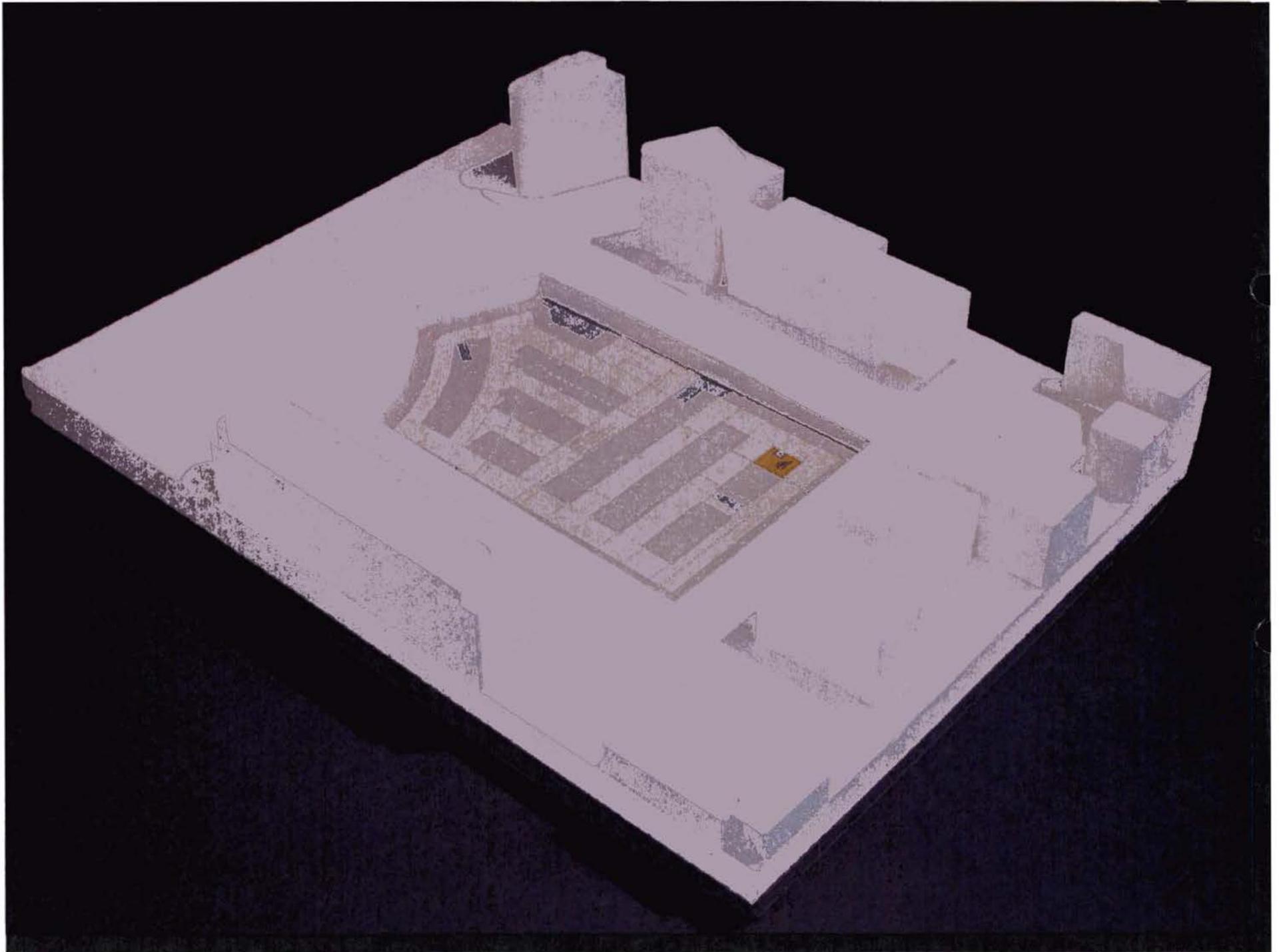


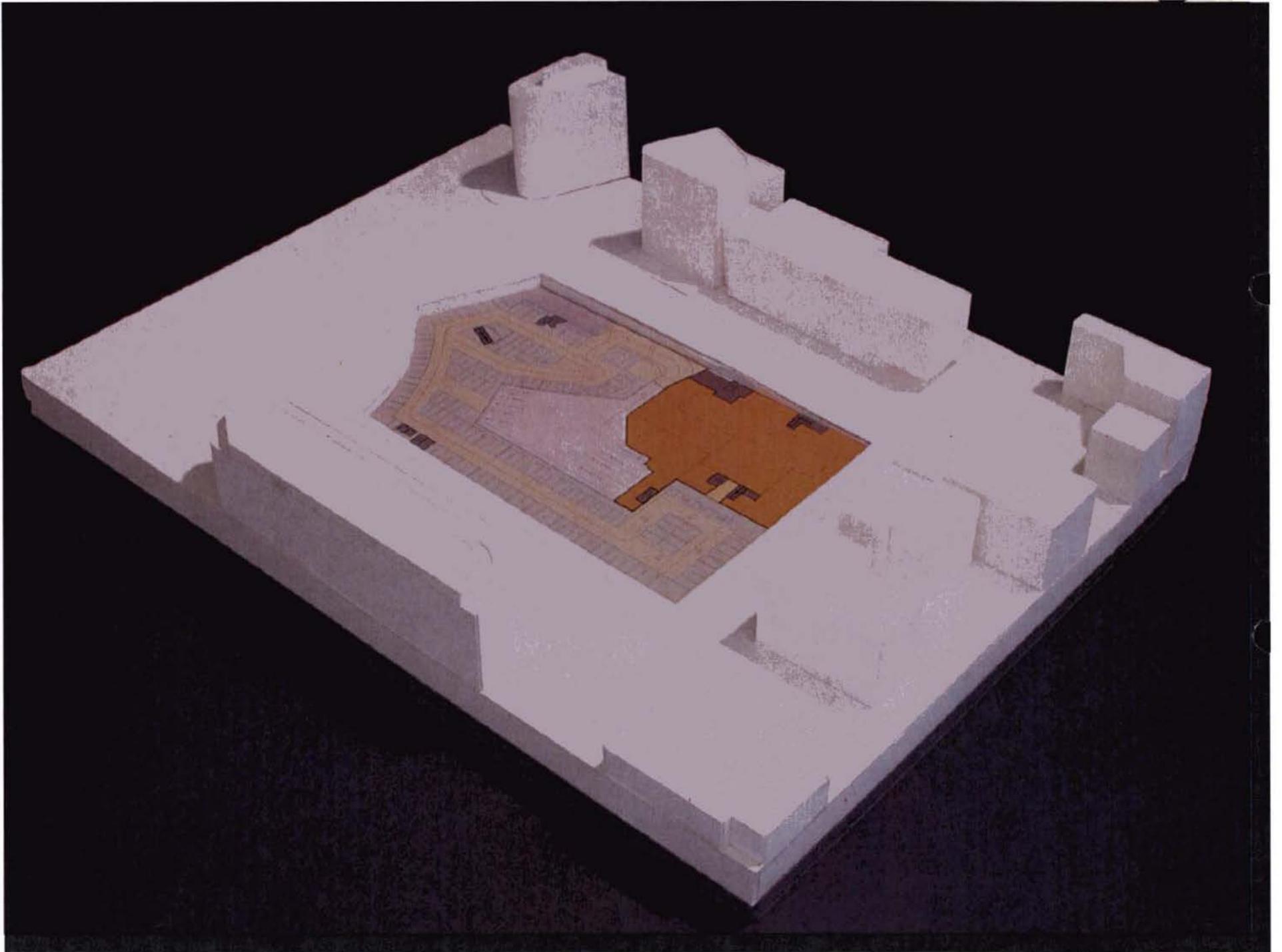
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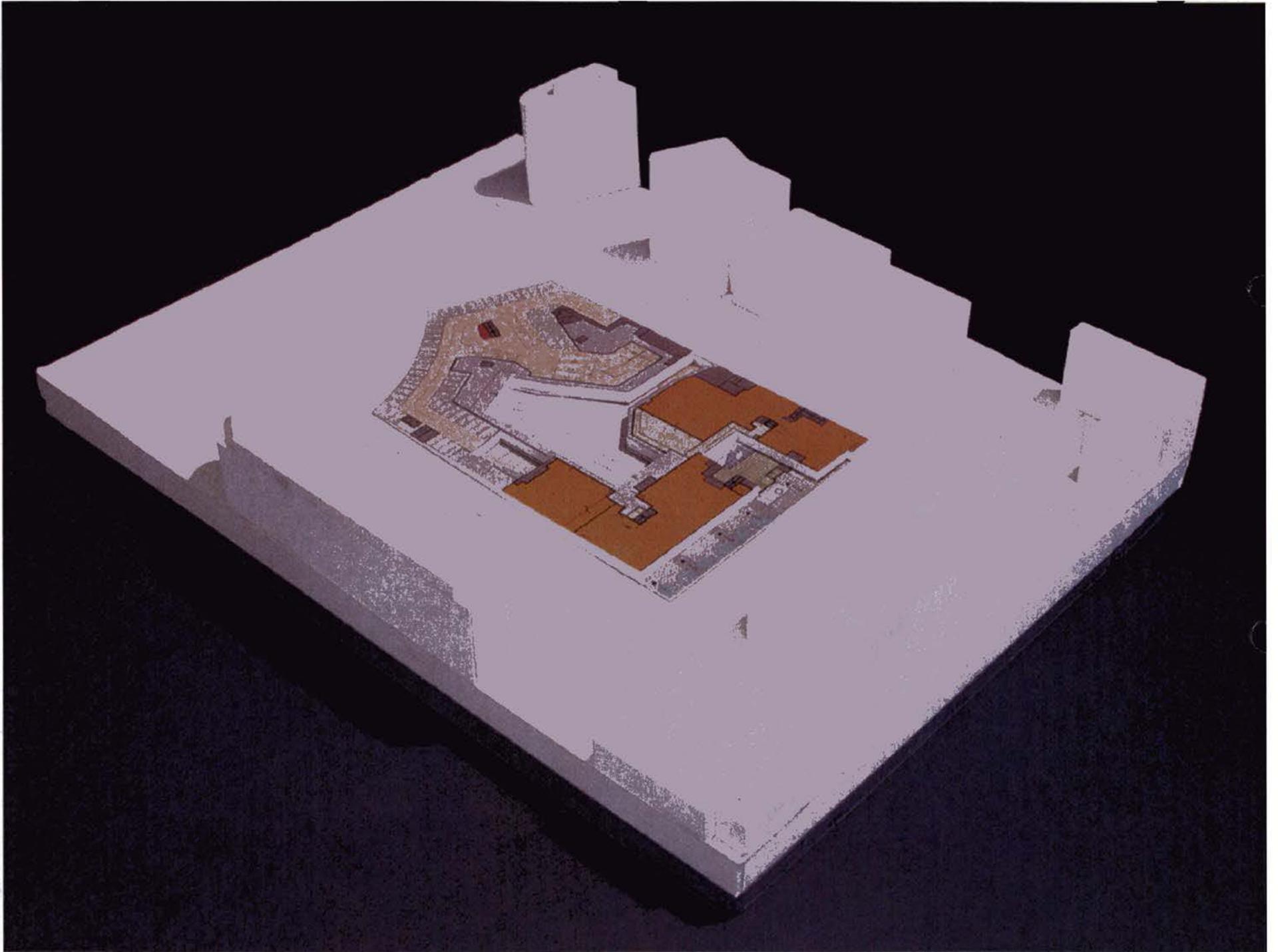
SQUARE 54 - WASHINGTON CIRCLE

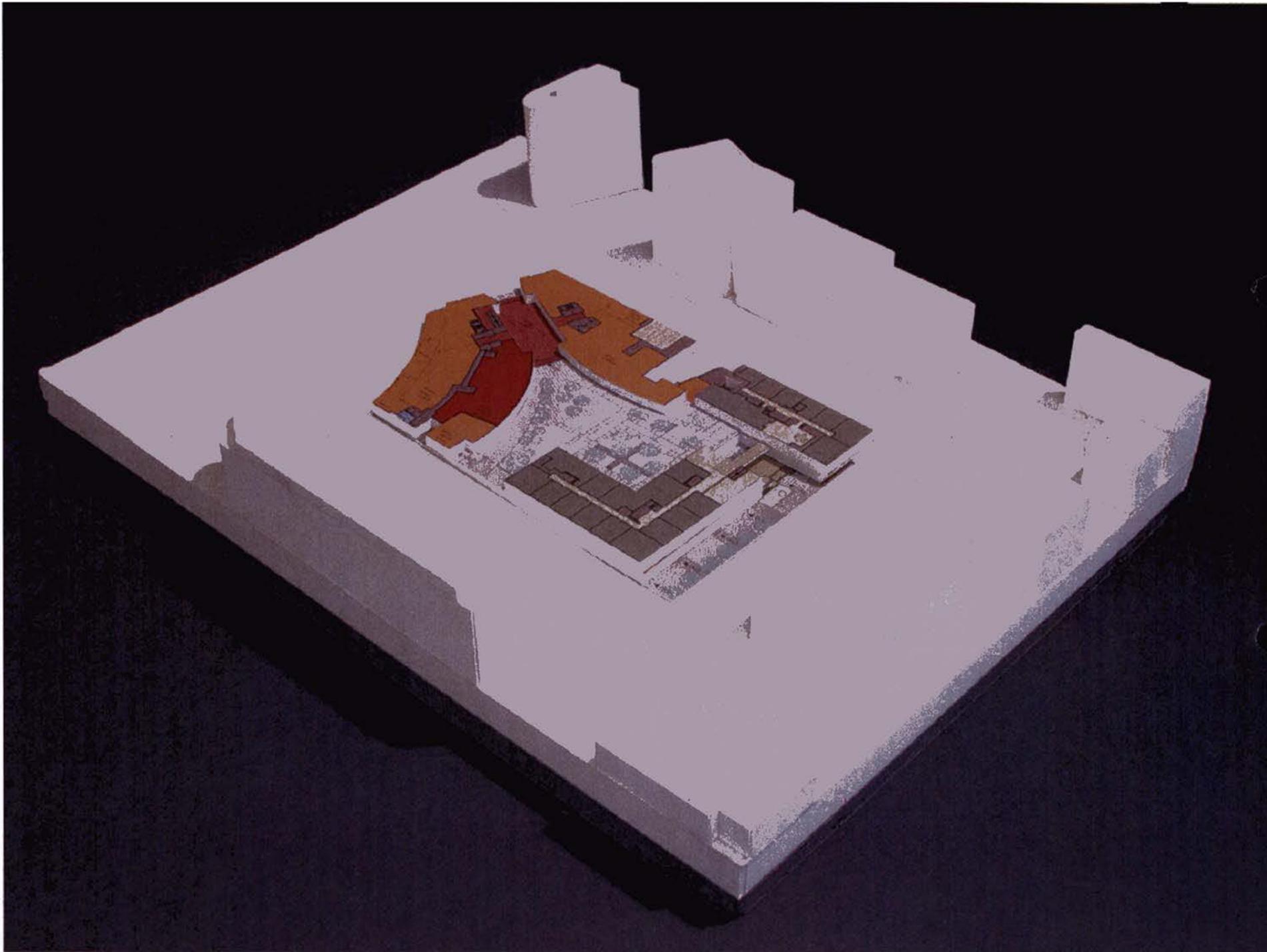


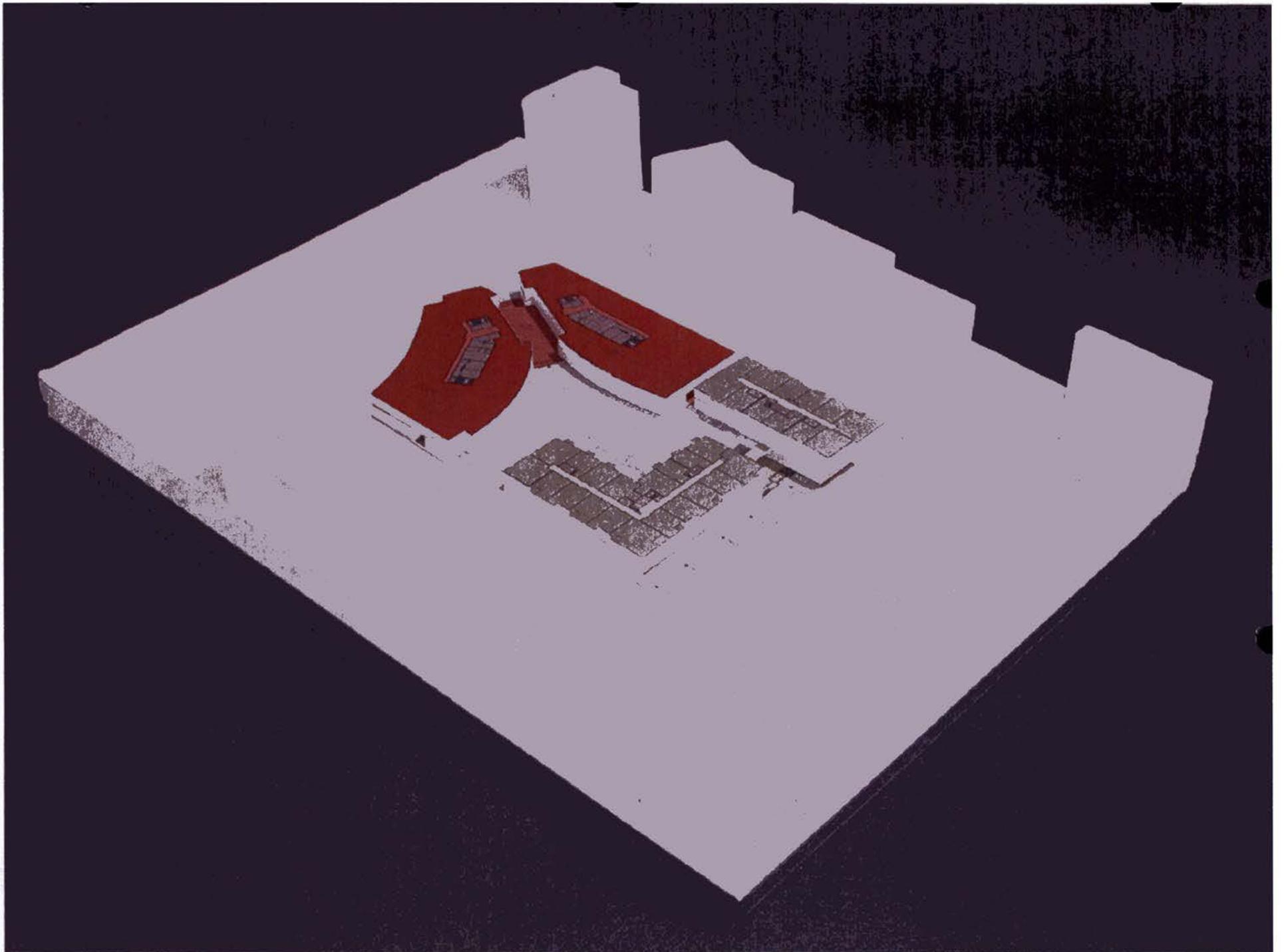
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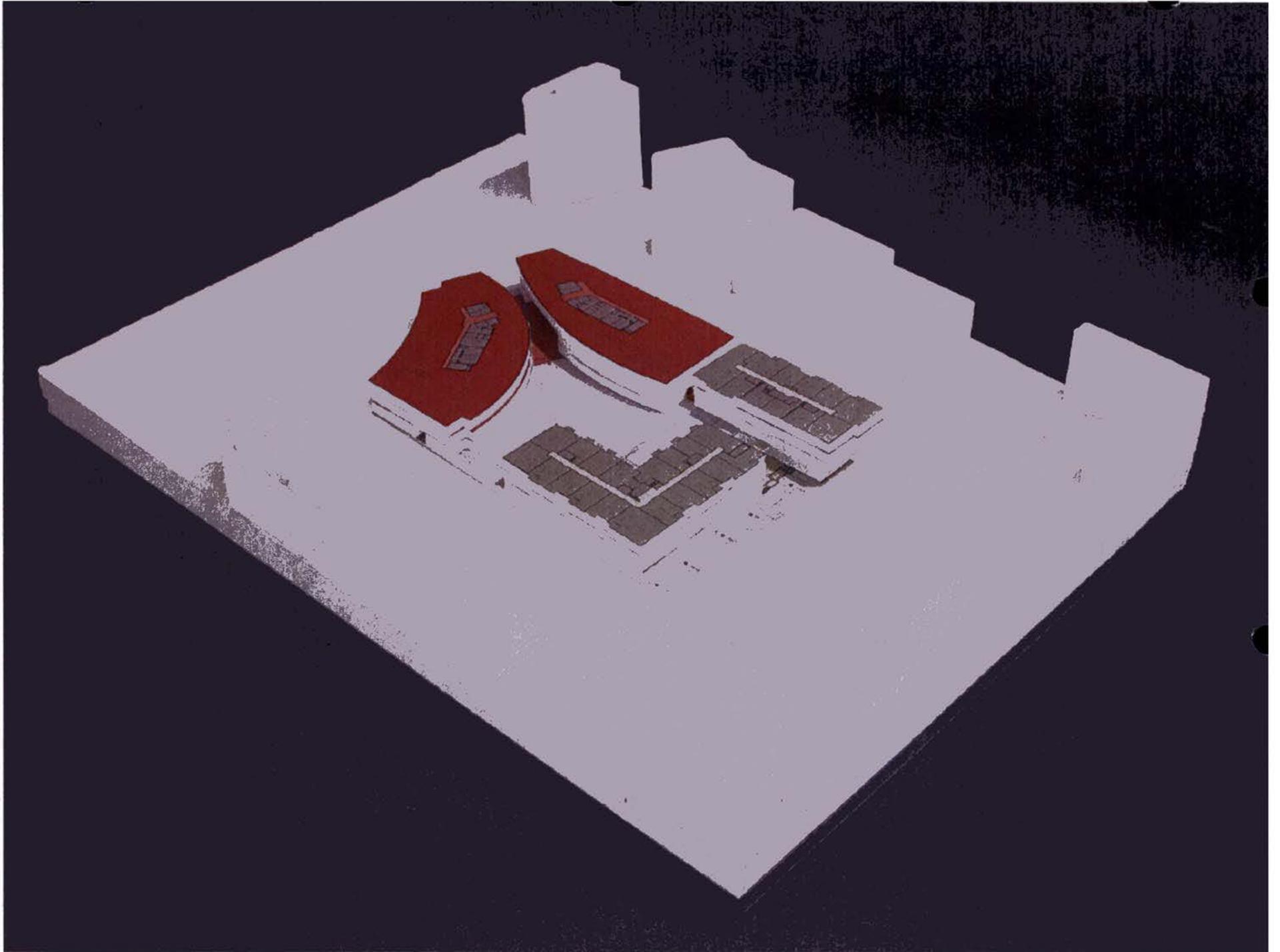


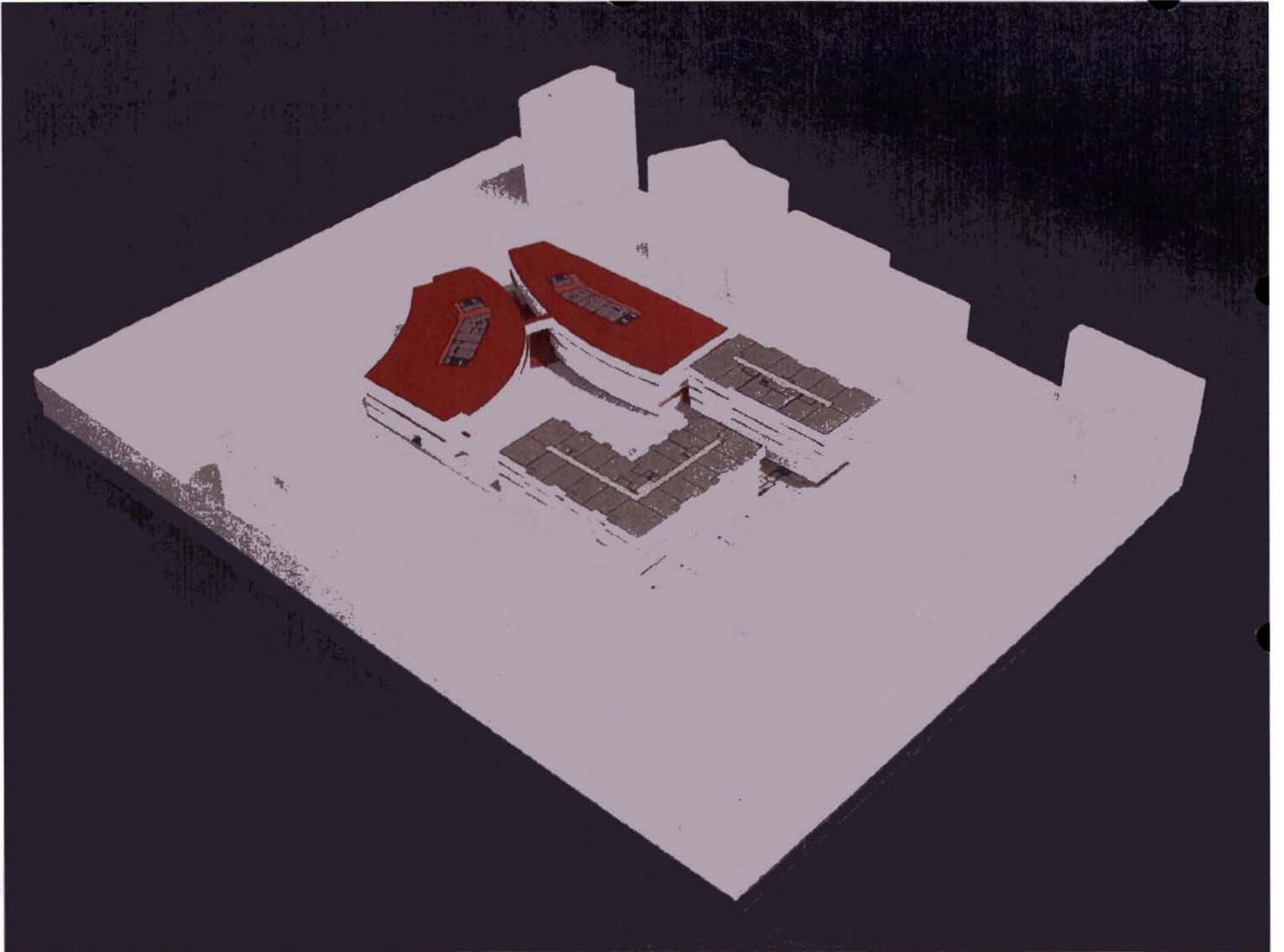


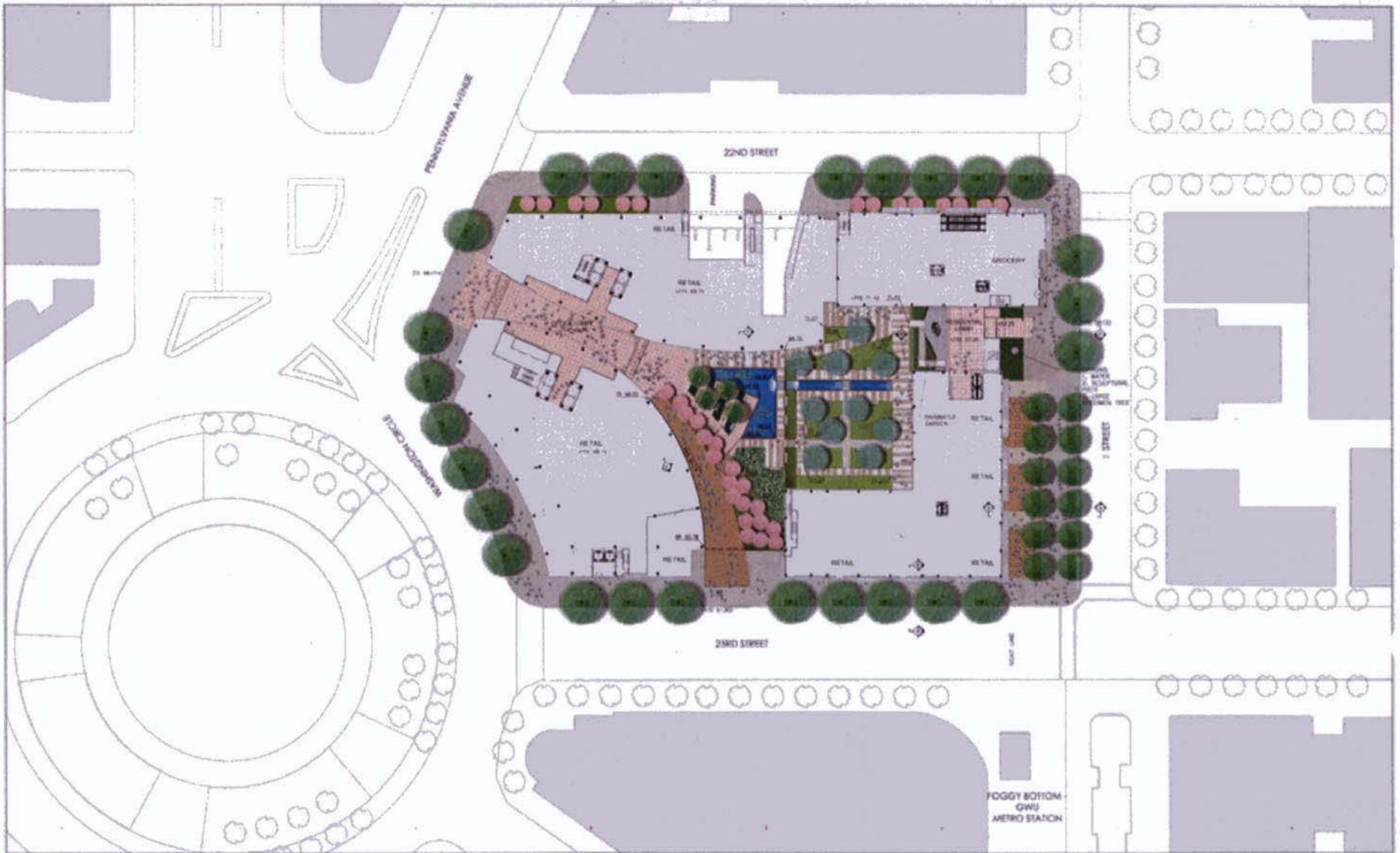






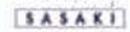






SITE PLAN

Illustration is subject to change without notice.

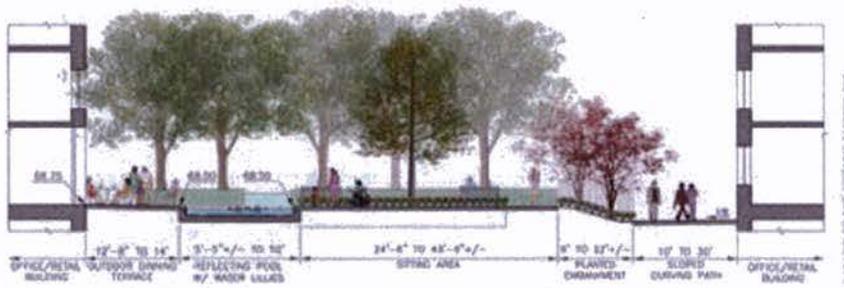


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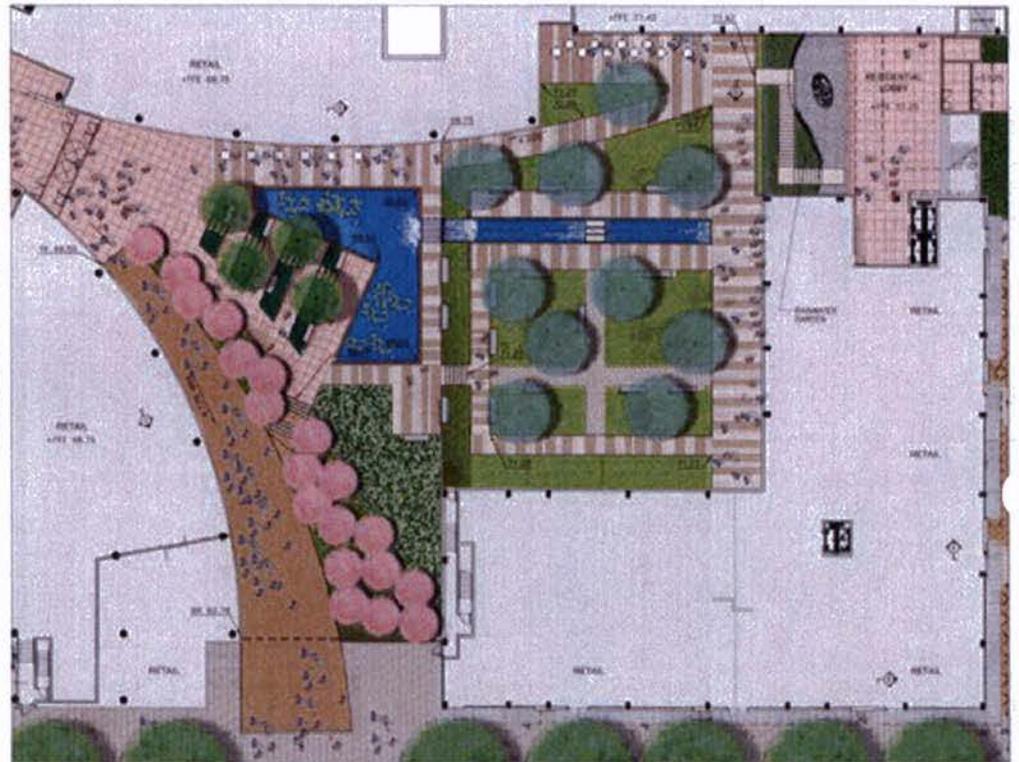
SQUARE 54 - WASHINGTON CIRCLE



SECTION D-D @ RAINWATER GARDEN & RESIDENTIAL LOBBY
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SECTION C-C @ COURTYARD
SCALE: 1/4" = 1'-0"



COURTYARD & RAINWATER GARDEN PLAN & SECTIONS

APPROVED BY: [Signature]



© MAY 2009
SCALE: AS SHOWN

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