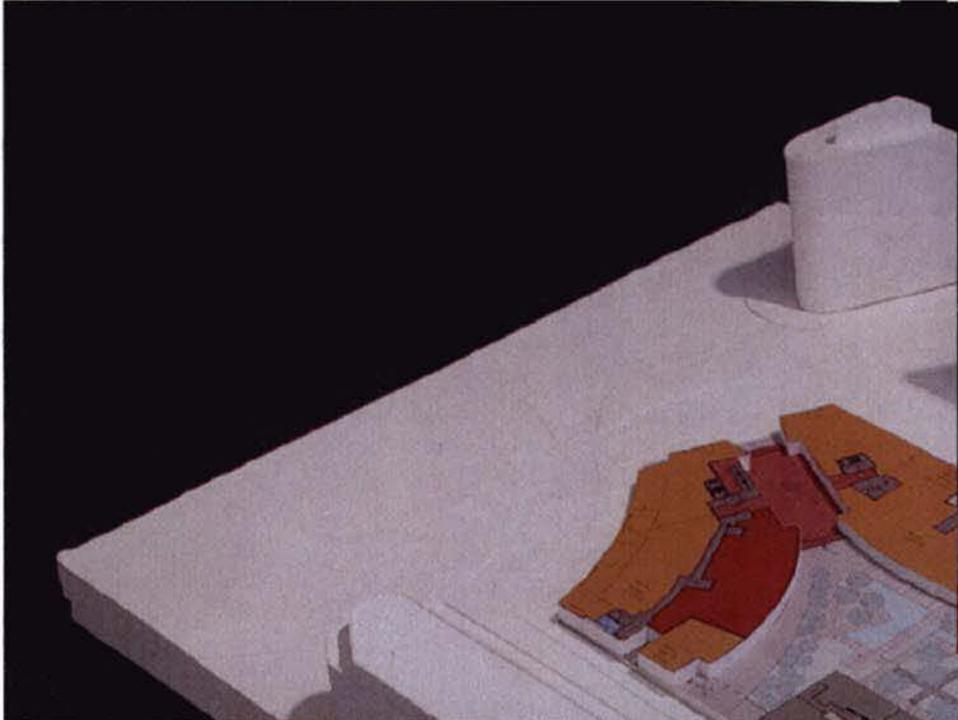
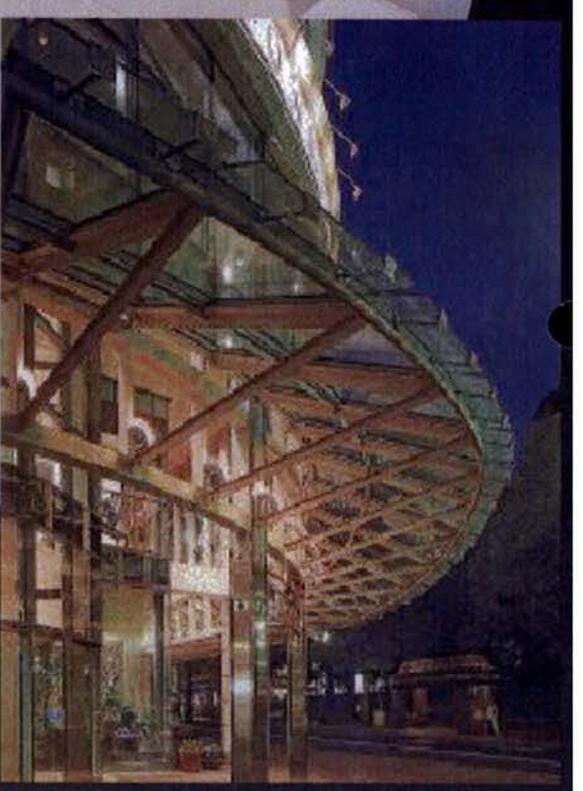
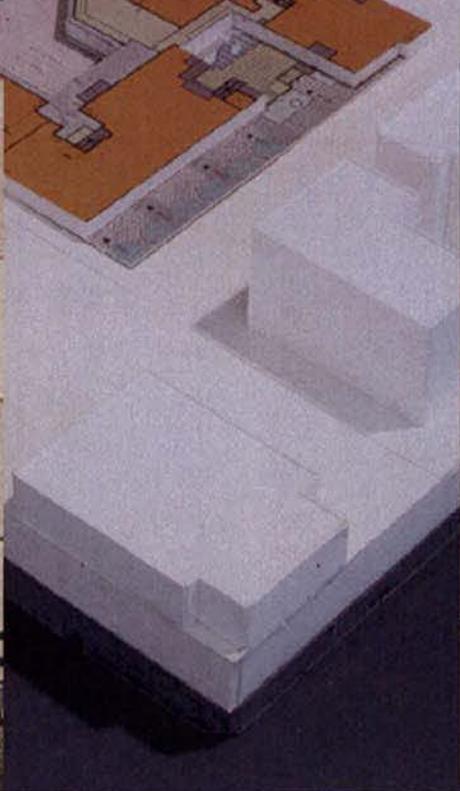
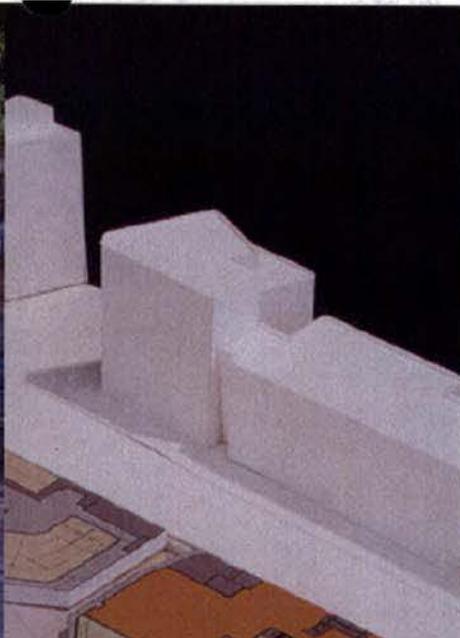
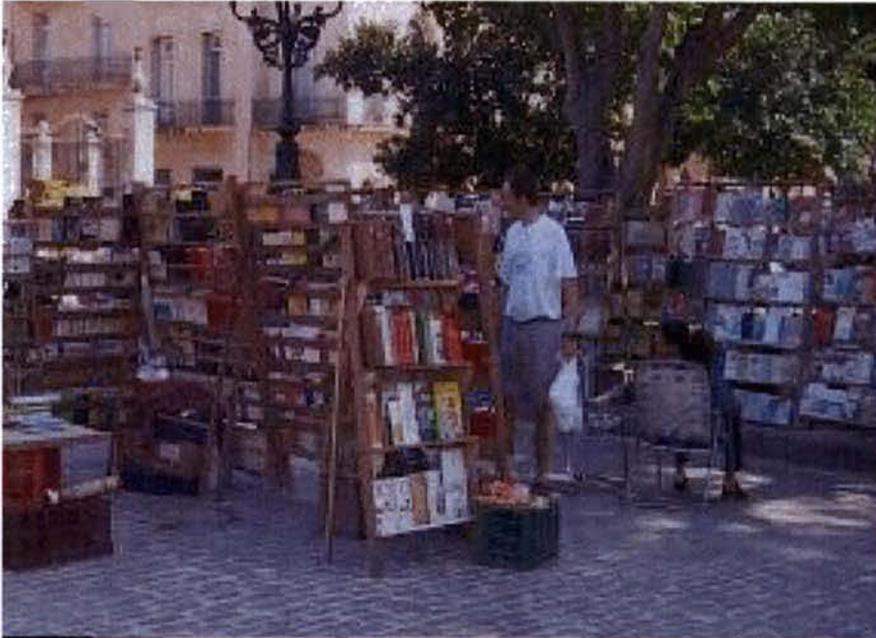
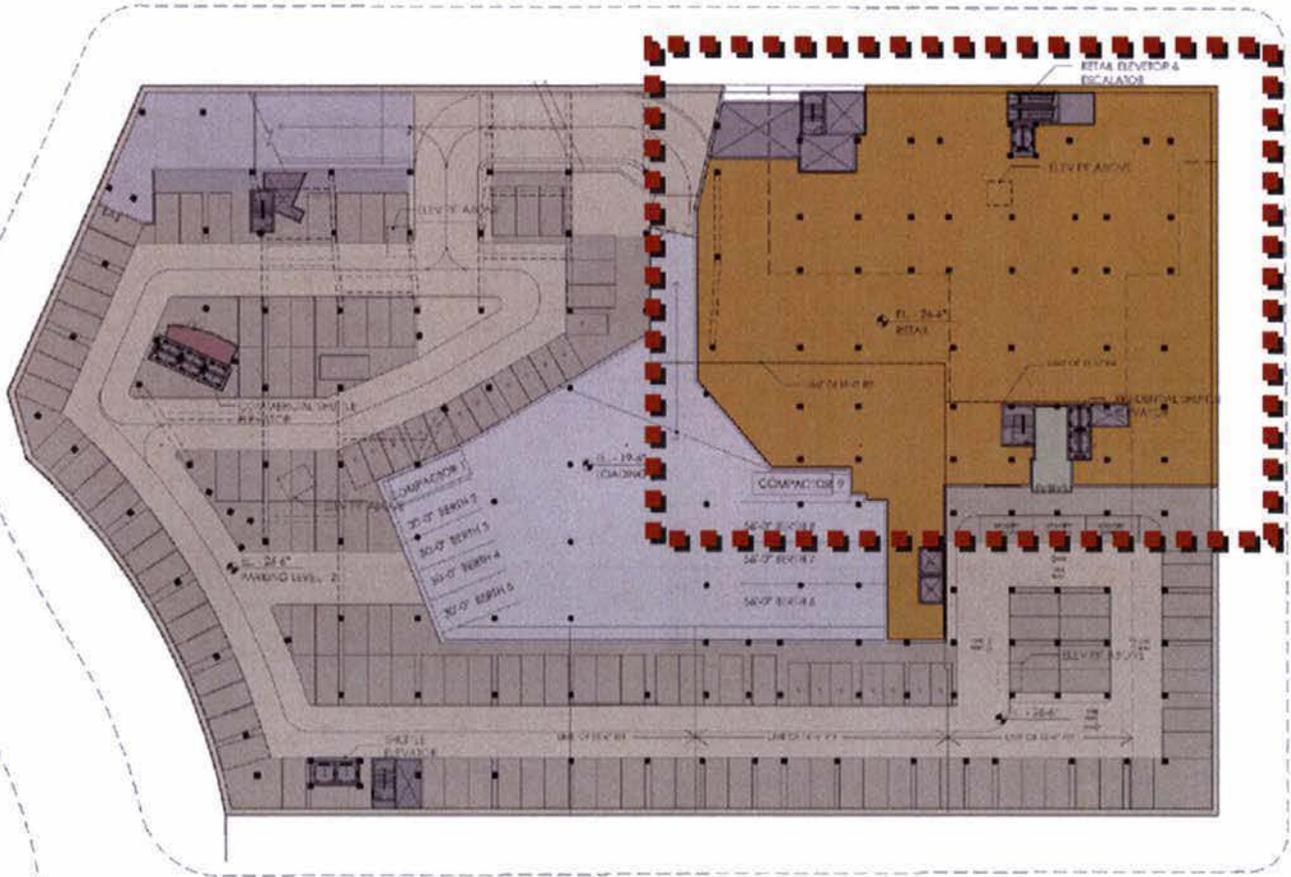


A2.04 OFFICE FLOOR 1 / RESIDENTIAL FLOOR 2









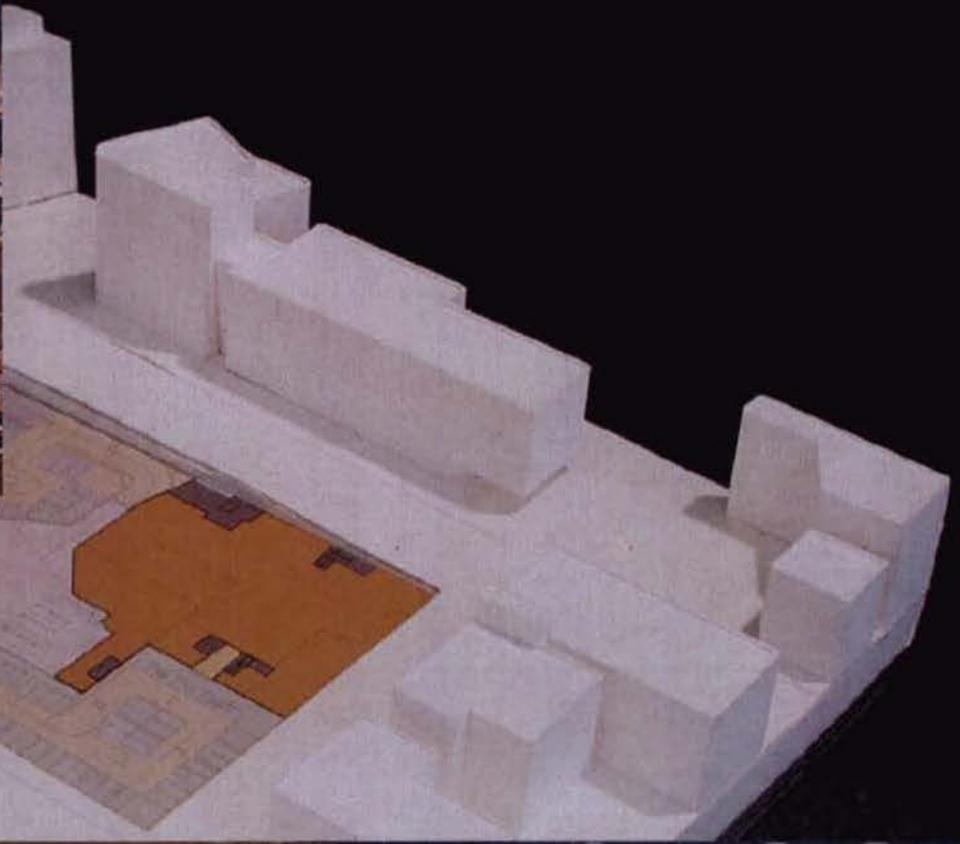
A2.02 PARKING LEVEL P2

DATE: 08/14/08



8 MAY 2008
SCALE: 1/8" = 1'-0"

SQUARE 54 - WASHINGTON CIRCLE





Square 54:

A Community Update

A Vision for Square 54

Square 54 represents an opportunity to create a unique transit-oriented, mixed use development adjacent to the Foggy Bottom/GWU Metro Station.

After a series of collaborative community meetings, the development team is pleased to present the latest vision for Square 54 that responds to the issues raised by members of the community and the Office of Planning.

Community Benefits

One of the most important aspects of the Square 54 concept is integrating the project with the surrounding neighborhood.

The proposed development offers the following key community benefits:

- World class design and architecture that enriches the character of the local community
- Retail that responds to the needs of Foggy Bottom & West End residents and workers
- Neighborhood serving grocery store
- Environmentally conscious design and construction, including open space that will create a unique neighborhood gathering place
- Rental apartment living that includes affordable residential living options
- Below grade parking and delivery solutions that work in an active, urban street grid



Timeline of Events

January 2005

Boston Properties and KSI are selected as the development team.

April 2005

Urban Land Institute (ULI) study of Square 54.

May 2005 – May 2006

Community stakeholder meetings.

February 2006

Interactive web portal, www.square54.com, launches to facilitate ongoing dialogue with the community.

Spring/Summer 2006

Anticipated filing of PUD Application.

Square 54



Under the proposed plans, the I Street corridor would incorporate neighborhood serving retail, a grocery store, and a vibrant street life element.

This lively town center, just steps from the Foggy Bottom/GWU Metro, would further enrich the character of the diverse Foggy Bottom/West End community.

Over the past year, the community has expressed the desire to incorporate open public space into the concept plan. The development team has responded with an open courtyard directly accessible from 23rd street.



As shown in the context model, the proposed development of Square 54 (shown in white) responds to and balances the adjacent uses and densities.

(Note: model shows new development proposed in the Foggy Bottom Campus Plan: 2006-2025.)

Historic Preservation
August 2nd, 2006

THE GEORGE WASHINGTON UNIVERSITY

INVITES YOU TO ATTEND AN

OPEN COMMUNITY MEETING

**Wednesday, August 2, 2006
6:30 - 8:30 pm**

**Saint Stephen Martyr Catholic Church
2436 Pennsylvania Avenue, NW
(use Parish Hall entrance on 25th Street)**

Representatives of The George Washington University
and the Office of Planning's Historic Preservation Office
will provide an overview of the Foggy Bottom Campus
Historic Preservation Plan, a component of the
proposed *Foggy Bottom Campus Plan: 2006 – 2025*

◆ ALL ARE INVITED ◆

For more information, please call 202.994.3300



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Foggy Bottom Campus Plan: 2006 - 2025 Historic Preservation Plan

Community Meeting Presentation
August 2, 2006

Presentation Format

Overview

– Sherry Rutherford, GW

Foggy Bottom Campus Plan: 2006 - 2025

– Matthew Bell, EE&K Architects

Historic Preservation Plan

– Laura Hughes, EHT Traceries

Implementation Plan & Process

– Andi Adams, Pillsbury Winthrop
Shaw Pittman

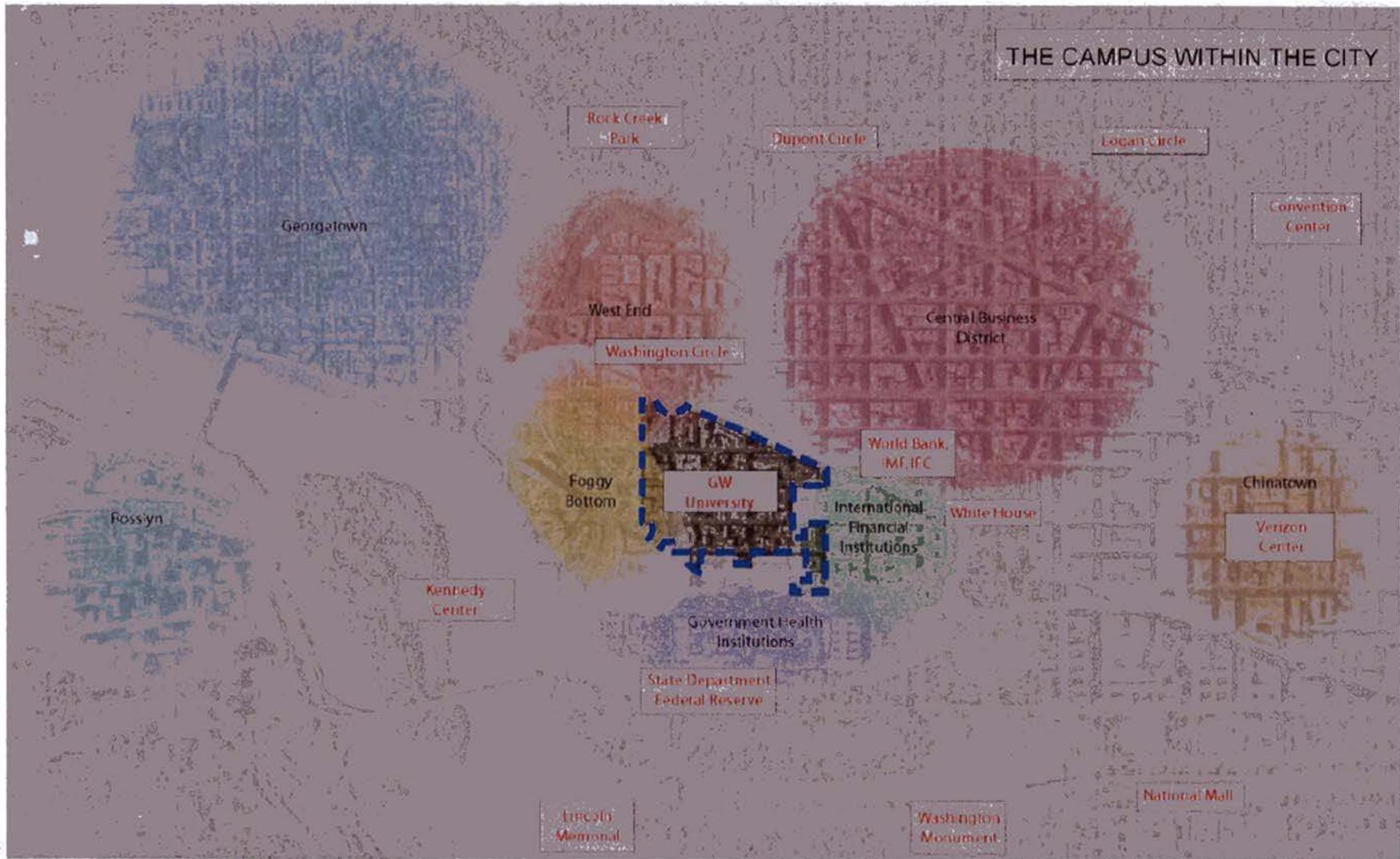


Overview

About GW

- Located in the **Foggy Bottom neighborhood since 1912**, GW combines the resources of a **major international research university with the dynamics of a vibrant, urban setting** in the heart of the nation's capital
- The University **values the Foggy Bottom & West End neighborhoods** of which it is a part and recognizes that a **thriving community** is a key component of the *GW Living & Learning Experience*





Foggy Bottom Campus Plan: 2006-2025



Overview

Campus Land Use & Development

- Development is currently governed by the *Foggy Bottom Campus Plan: 2000 - 2009*
- Under the existing Plan, GW's building program has resulted in the addition of over **2,000 undergraduate beds** as well as **academic and student activity & recreational facilities**
- Several factors prompted GW to **reevaluate land use planning efforts**
 - Constraints of **limited space and financial resources**
 - Concerns expressed by **members of the community** regarding University growth and development
 - Opportunity presented by **redevelopment potential of Square 54**, the former GW hospital site



Overview

Community-Based Planning Process

- For nearly two years, **GW has worked with the Office of Planning and Historic Preservation staff** to develop and engage in a community-based planning effort to explore and evaluate **future development of the Foggy Bottom campus** in the context of surrounding neighborhoods
- Planning process drew upon **various planning resources** – land use planners, architects, historic preservation experts, and traffic consultants – and provided **continuous opportunities for community input** and feedback

⇒ The proposed ***Foggy Bottom Campus Plan: 2006 – 2025*** and the **Historic Preservation Plan** are results of this comprehensive planning effort



Overview

Integration of Campus Plan Components

- The Foggy Bottom Campus Plan: 2006 – 2025 sets forth a plan for **future campus development** over the next twenty years
- Together, the Campus Plan and Historic Preservation Plan **preserve historic resources** that define the urban fabric of DC while **accommodating GW's forecasted academic and student housing needs** within the existing Campus Plan boundaries

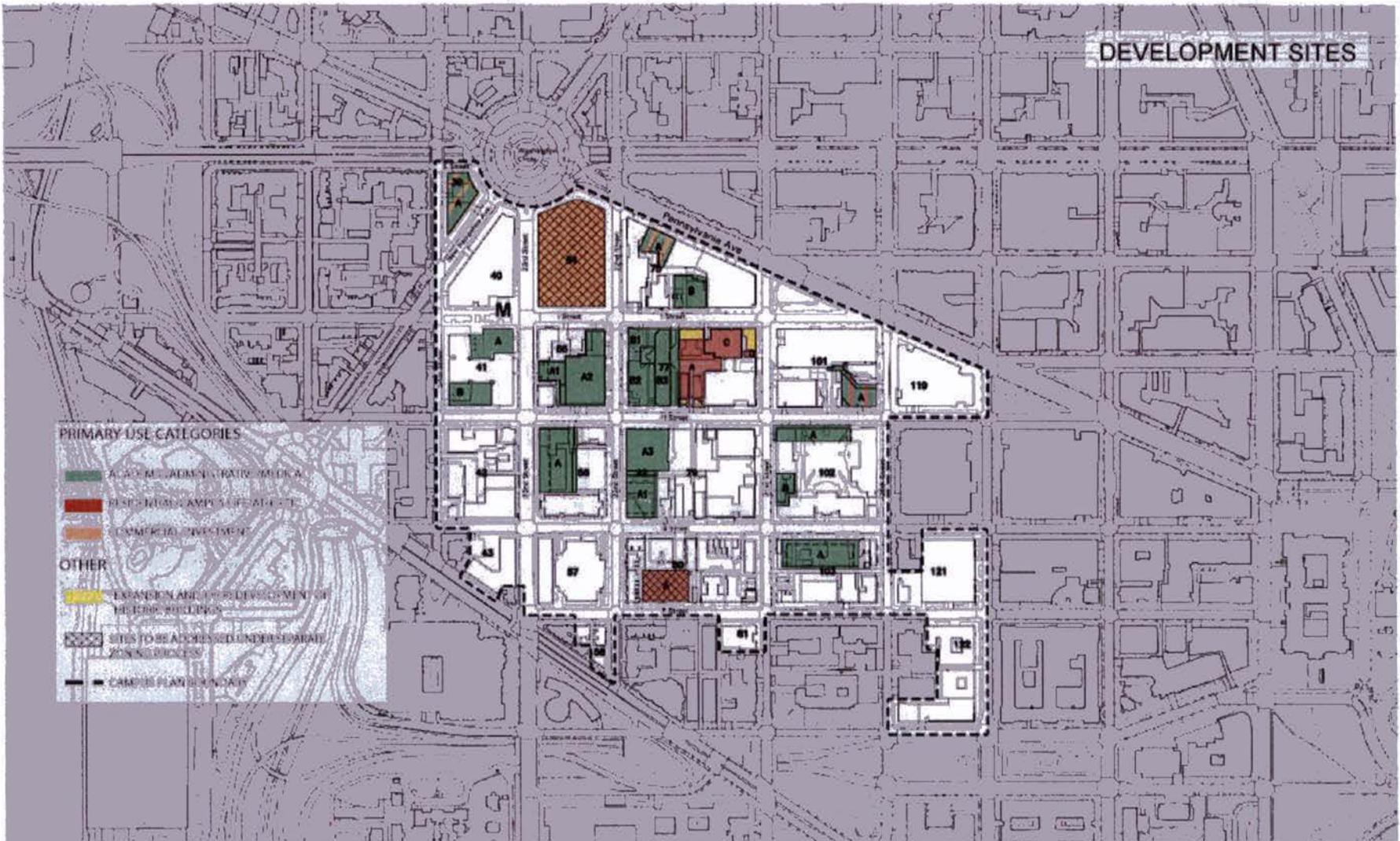


Foggy Bottom Campus Plan: 2006 - 2025

Grow Up, Not Out

- The *Foggy Bottom Campus Plan: 2006 - 2025* sets forth a **20-year plan** that
 - Accommodates GW's forecasted **academic and student housing needs** on campus
 - Addresses concerns of **community members** and **District agencies**
 - Carries out **transit-oriented development and smart growth** planning objectives advanced by the Office of Planning
- The development plan provides for increased **density targeted at specific locations** – primarily concentrated **in the core of campus**, away from sensitive historic resources and surrounding residential areas
- Focusing development on these sites allows the University to retain and enhance **pedestrian pathways, open spaces** and **pocket parks**, as well as important **historic resources** on the balance of the campus
- As a component of the Campus Plan, GW is also working on a **Streetscape Plan** for the Foggy Bottom Campus

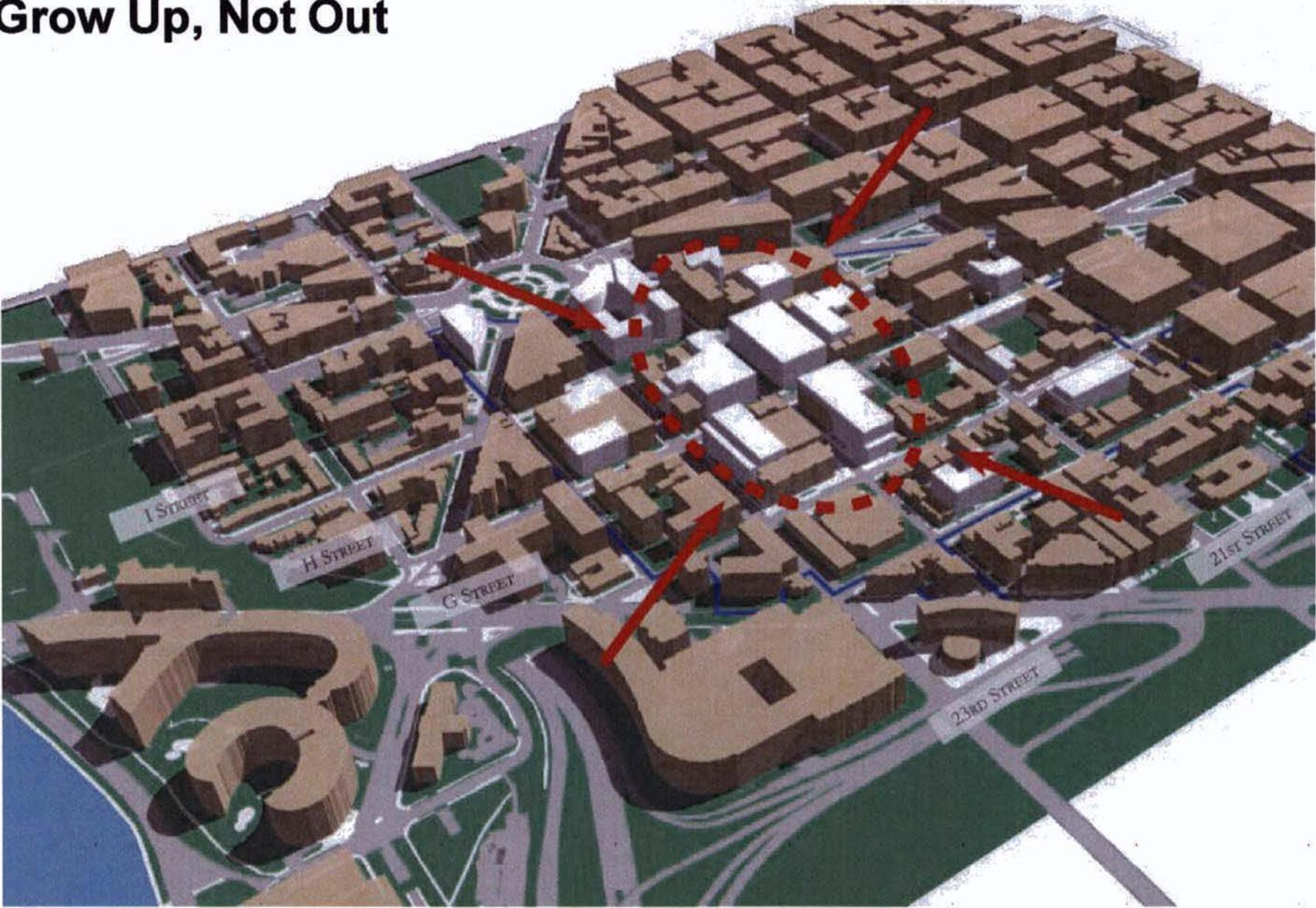




Foggy Bottom Campus Plan: 2006-2025



Grow Up, Not Out



Foggy Bottom Campus Plan: 2006 - 2025

Campus Character: The Diversity of Campus Streets

- An urban campus, GW is defined in large part by the **city streets** that traverse the campus
 - the **north/south streets** primarily support vehicular travel
 - the **east/west streets** are more pedestrian-oriented
- The character of the **primary “campus streets”** – specifically I, H, and G Streets – **reflects the diversity** of the campus and **helps define and shape proposed campus activity and development patterns**
- The Campus Plan seeks to enhance the **special experiences that occur along I, H, and G Streets**



Foggy Bottom Campus Plan: 2006 - 2025

I Street: *Creating a Vibrant Retail Corridor*

- I Street is an **active corridor** with an existing mix of complementary uses (i.e., academic, residential, and retail uses)
- The Campus Plan seeks to create a **dynamic retail corridor**, providing additional campus- and neighborhood-serving retail extending from the I Street Mall (at the Foggy Bottom-GWU Metro) to The Shops at 2000 Penn
- The Campus Plan proposes
 - Additional **academic and modernized student residential space**
 - New **retail and outdoor dining** opportunities
 - Improved **landscape and streetscape** elements
 - Active and animated **streetlife**





I Street Looking West Between 22nd and 23rd Streets



Foggy Bottom Campus Plan: 2006-2025

H Street: *Enhancing the Academic Heart of Campus*

- H Street embodies the **dynamic academic experience** of the campus with active street life, particularly between the **academic and student-focused facilities** (including Gelman Library and the Marvin Center) and **major campus open spaces**, such as University Yard and Kogan Plaza
- H Street is a key location for **future academic and residential development**
- The Campus Plan proposes
 - New and modernized **academic and student residential space**
 - Improved **landscaping and streetscape elements**
 - Enhanced campus **open spaces**





H Street Looking West Between 21st and 22nd Streets



Foggy Bottom Campus Plan: 2006-2025

G Street: *Preserving Historic Character*

- G Street also exhibits a strong campus presence, with its **own distinct scale and character**
- The Campus Plan specifically responds to the **pedestrian scale** of G Street, proposing **limited new development to complement the existing built environment**, maintaining many historic buildings
- The Campus Plan proposes
 - **New academic facilities, respecting scale and design** of existing buildings
 - **Retained historic resources** (i.e., John J. Earley apartment and studio)
 - Enhanced **pedestrian pathways** to connect buildings and open spaces
 - Preservation of the **unique scale and character** of G Street





G Street Looking West Between 21st and 22nd Streets



Historic Preservation Plan

Historic Preservation Study

- As part of the campus planning effort, GW and its historic preservation consultants, along with the Office of Planning and Historic Preservation staff, conducted an **in-depth campus historic preservation study**
- As a result, GW's Campus Plan was significantly modified to achieve an **integrated preservation and development plan** that accommodates the University's future development needs on campus and addresses historic preservation priorities



Historic Preservation Study: Impact on Development Plan

Density concentrated in core of campus

Several sites along G and F Streets that included historically significant buildings removed from original plan

Height setbacks incorporated along 23rd & G Streets

PRIMARY USE CATEGORIES

- ACADEMIC, ADMINISTRATIVE, MEDICAL
- RESIDENTIAL CAMPUS LIFE/ADULT USE
- COMMERCIAL INVESTMENT

OTHER

- EXPANSION AREAS/REDEVELOPMENT OF HISTORIC BUILDINGS
- SITES TO BE ADDRESSED UNDER SEPARATE ZONING PROCESS
- CAMPUS PLAN BOUNDARY



Foggy Bottom Campus Plan: 2006-2025



July 2006

Historic Preservation Plan

Developing the Preservation Plan

- **GW, OP, Historic Preservation staff and preservation consultants** have continued to work together to conduct a comprehensive evaluation of campus buildings and further develop a proposed Historic Preservation Plan for the Foggy Bottom campus
- * *Goal: to ensure that **appropriate historic resources are identified, preserved, and maintained** while accommodating GW's forecasted academic and student housing space needs within the existing Campus Plan boundaries*
- Through this planning effort, GW and the Office of Planning have proposed a **preservation plan** that celebrates the **unique campus environment and urban fabric** of Washington, DC through the **preservation of individual buildings and collections of historic resources**
- * *Result: The Preservation Plan **proposes a potential historic district** on the Foggy Bottom campus as well as **landmark designation** of several additional campus buildings*

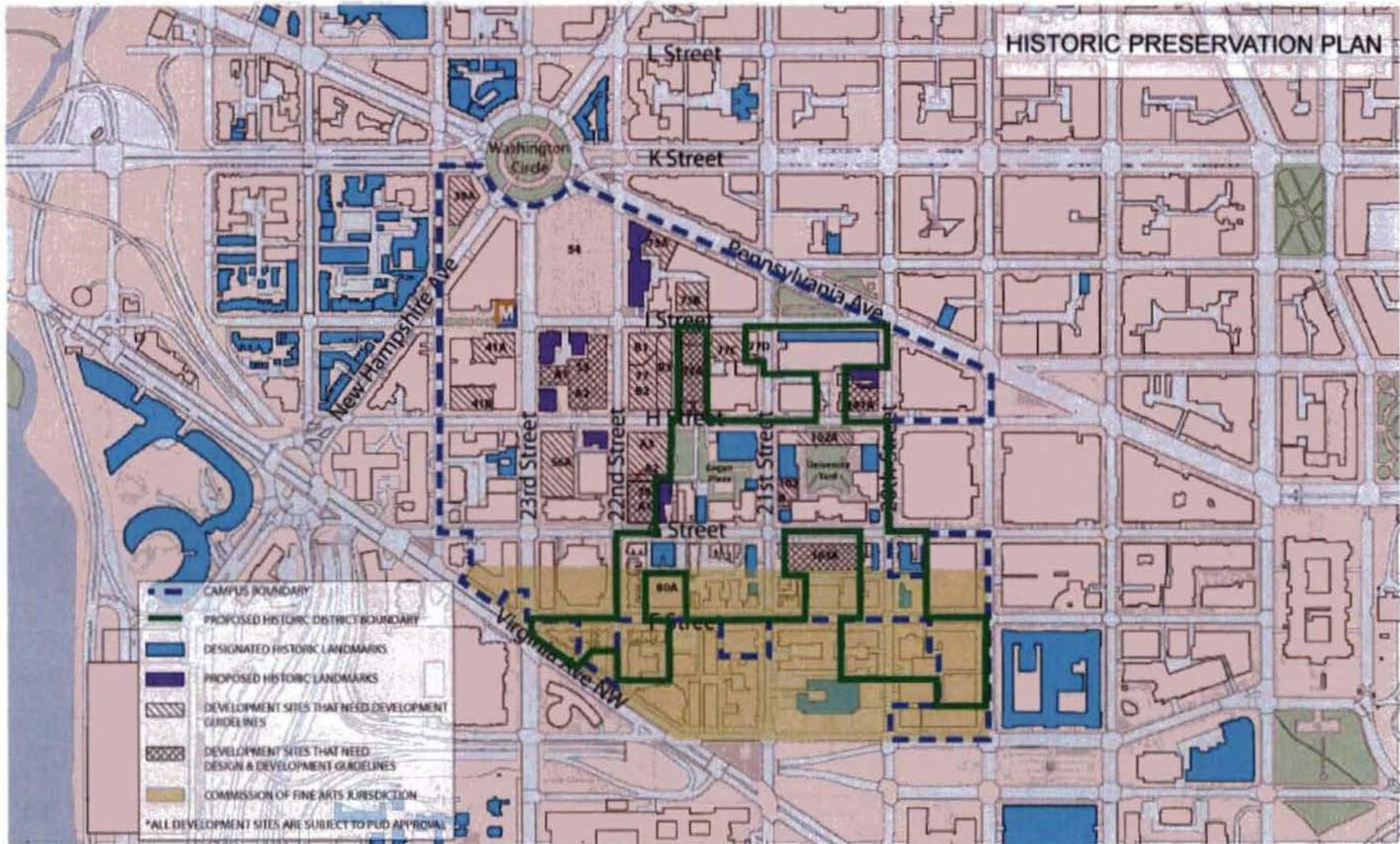


Historic Preservation Plan

Potential Historic District

- The **potential GW Foggy Bottom Campus Historic District** includes
 - Largest remaining **concentration of buildings from late-19th century** Foggy Bottom and West End neighborhoods
 - **Historic core of GW's Foggy Bottom campus**
 - **Original university quadrangle** (the University Yard) and older **GW buildings (mid-1920s to early-1950s)** that document evolution of GW in Foggy Bottom
 - Areas where historic character of campus is most evident, specifically **southern edge of campus along F and G Streets**
 - Several campus blocks that include largely **intact Victorian rowhouses intermixed with taller early-20th century apartment houses**
 - Notable **early-20th century apartment houses**





Foggy Bottom Campus Plan: 2006-2025

July 2006

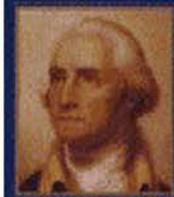
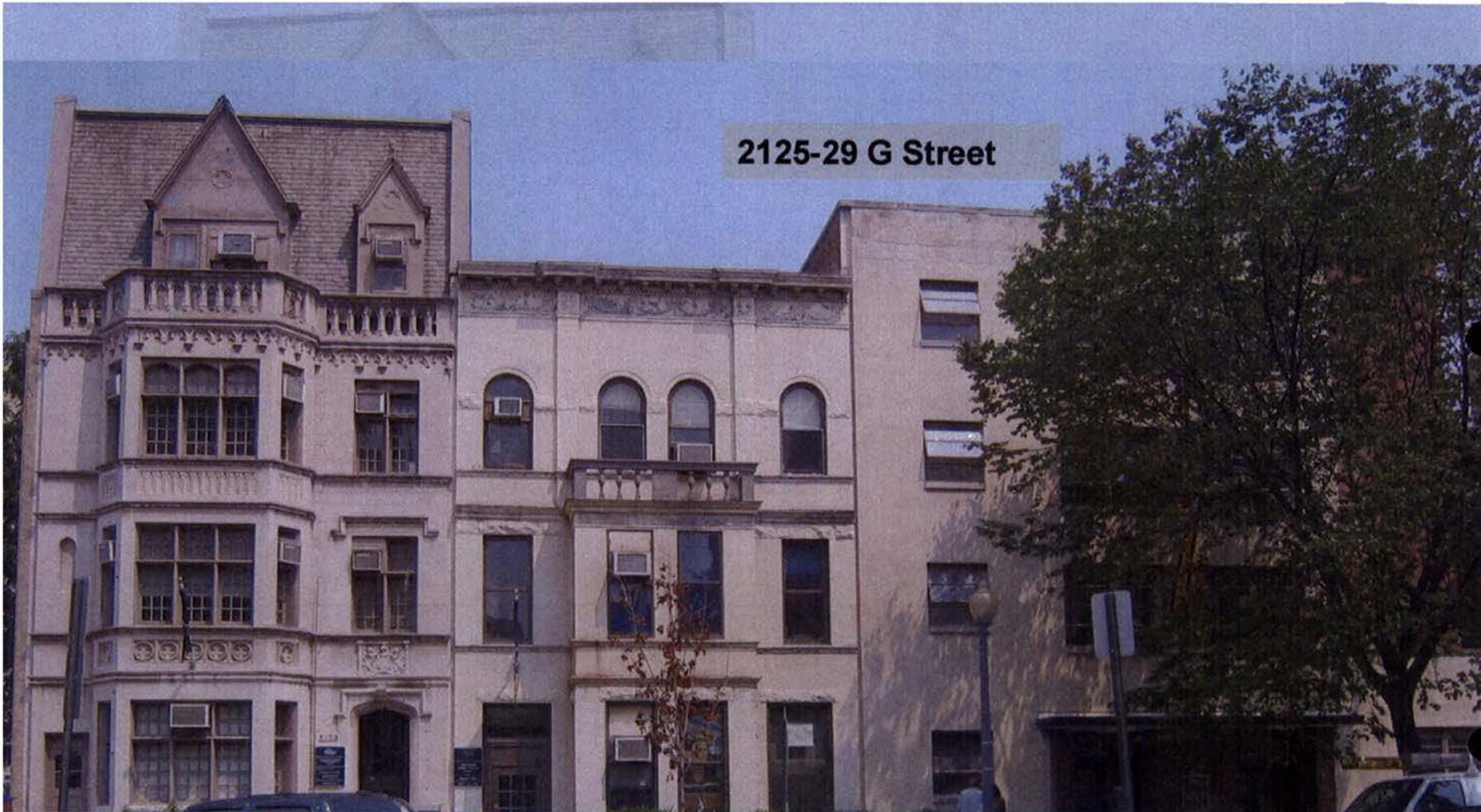
**Monroe Hall,
2115 G Street**



**Thurston Hall (1900 F Street) &
1915-18 F Street**



2125-29 G Street



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WASHINGTON DC

Historic Preservation Plan - Community Meeting Presentation

August 2, 2006

23

Historic Preservation Plan

Potential Historic Landmarks

- The Office of Planning has identified several new potential historic landmarks that
 - Relate to **historic context of late-19th century development of the Foggy Bottom and West End areas and pre-World War II apartment buildings**
 - Have been identified under the thematic context of **buildings erected by GW** and of **government and institutional buildings**
- **Proposed landmarks** include
 - John J. Earley House and Studio, 2131 G Street, NW
 - Burns Building, 2150 Pennsylvania Avenue, NW



A tall, multi-story brick building with many windows, identified as the Burns Building at 2150 Pennsylvania Avenue.

**Burns Building, 2150
Pennsylvania Avenue**

A smaller, light-colored brick building with a prominent chimney, identified as the John J. Earley House & Studio at 2131 G Street.

**John J. Earley House &
Studio, 2131 G Street**



Implementation Plan & Process

- **GW has worked closely with OP's Historic Preservation staff** to develop an implementation plan for the University's historic preservation efforts, which includes
 - **Potential historic district**
 - Identification of additional potential **landmarks** for designation
 - **Design guidelines** for certain key development sites
 - including proposed **setbacks, parking and loading locations, and an acceptable range of exterior building materials**
 - **Maintenance plan** for historic landmark buildings as well as contributing buildings within the potential historic district



Implementation Plan & Process

- Proposed timeframes for current activities and next steps include:
 - *June & July 2006:* **general approach and concept** presented to HPRB for their initial review and comment
 - *Summer 2006:* Office of Planning staff and GW representatives **meet with interested stakeholders** to discuss proposed plan
 - *Late 2006:* Upon Zoning Commission approval of the Campus Plan, begin HPRB **review process on potential historic district and landmark applications**



Summary

- The *Foggy Bottom Campus Plan: 2006 – 2025* sets forth a vision for the future that is the result of a collaborative planning effort and reflects the input of a variety of **interested stakeholders**
- The proposed **Historic Preservation Plan**, a key component of the Campus Plan, represents a **substantial commitment by GW to preserve and maintain historic campus resources** while accommodating GW's forecasted academic and student housing space needs on the balance of campus
- **Future development** of the campus will be **subject to development guidelines** set forth in the Campus Plan and key sites will also be subject to additional **design & maintenance guidelines**
- This **integration of planning and preservation** has resulted in a Campus Plan that celebrates the character of the campus, the Foggy Bottom & West End neighborhoods and the District of Columbia, providing **shared and lasting benefits for all stakeholders**





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Foggy Bottom Campus Plan: 2006 - 2025

Historic Preservation Plan

Community Meeting Presentation

August 2, 2006

Attendance List
Historic Preservation Community Meeting - August 2nd

Mr/Mrs. Bradford A. Tatum 234 Oneida Street, NE, WDC, 20011
David Maloney DC HPO/OP
Shirlee Thorpe 700 New Hampshire Avenue, NW
Thalia Johnson 2475 Virginia Avenue, NW, Apt. 909 or 409
James Morris 2475 Virginia Avenue, NW
Alexandra Blackhurst 1010 25th Street, NW, #802
Travis Parker DCOP
Maria-Catalina Trevino 1010 25th Street, NW, #307, WDC 20037
Marie Huang 830 24th Street, NW, WDC 20037
Robert & Norrene Vogt 2417 I Street, NW, 20037
George Stoner 2475 VA Avenue, #821
Don Lincoln 2500 VA Ave., NW, #1014-S
Kaitlyn Jahrling
J.O. Donohue The current
Lionel Gloster 750 23rd Street, NW, 20037
Tracy Shapiro
Joanne Rorapaugh 917 25th Street, NW
Margaret —
James Zvoknick 2555 PA Ave., NW #309
Jacqueline Lemire
Conrad DeWitt
Laetitia Combrinck
Abraham Abitor 1101 VA Avenue, NW
Jane Lingo GW

kjahrling@gwhatchet.com

jglemire@aol.com

l_combrinck@hotmail.com