

Community Meeting
June 22nd, 2005

THE GEORGE WASHINGTON UNIVERSITY

WILL HOST A SERIES OF

OPEN COMMUNITY MEETINGS

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

June 22, 2005: Discussion of Key Community Issues

Location: The George Washington University
1957 E Street, 7th Floor

Time: 6:30 pm – 8:30 pm

EEK Architects and community facilitator David Julyan will work with members of the community to identify key issues related to campus land use and development that will be discussed in small group break out sessions. The community feedback gathered in these sessions will assist in EEK's development of place-based design principles to be presented and discussed at the July 6, 2005 meeting.

July 6, 2005: Presentation & Discussion of Design Principles

Location: The George Washington University
1957 E Street, 7th Floor

Time: 6:30 pm – 8:30 pm

EEK Architects will introduce place-based design principles with respect to the Foggy Bottom campus. Community feedback received from small group discussions will be used by EEK as they develop the design principles into concept plans that will guide the future development of the Foggy Bottom campus.

July 26, 2005: Presentation & Discussion of Design Concepts

Location: The George Washington University
Marvin Center, Room 307 & 308

800 21st Street, 3rd Floor

Time: 6:30 pm – 8:30 pm

EEK Architects and the Square 54 developer team (Boston Properties & KSI) will present preliminary concept plans for the Foggy Bottom campus and Square 54. Community facilitator David Julyan will lead a discussion session to elicit community response and feedback to the preliminary concept plans.

September 2005 (date TBA): Presentation of Proposed Development Plans

EEK Architects and the Square 54 developer team will present proposed development plans for the Foggy Bottom campus and Square 54. These development plans will reflect the input gathered throughout the community-based planning process.

♦ ALL ARE INVITED ♦

**proposed meeting topics may be subject to change*

For more information visit www.neighborhood.gwu.edu or contact Michael Akin,
GW Director of District of Columbia and Foggy Bottom/West End Affairs, at 202.994.9132

THE GEORGE WASHINGTON UNIVERSITY

WASHINGTON DC

Ran in the Georgetown Current, and GW Hatchet.

**GW- FOGGY BOTTOM CAMPUS AND
NEIGHBORHOOD STUDY
COMMUNITY MEETING# 2**

AGENDA

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

INTRODUCTION AND ROLE OF FACILITATOR (DAVID JULYAN, JULYAN & JULYAN) 10 MIN	<ul style="list-style-type: none">• Welcome• Overview of facilitator roles and responsibilities• Overview of community process – scope and schedule• Introduction of Rosalyn Taylor, Vince Micone, Lou Katz, EE&K, Boston Properties and KSI
ANC2A (VINCE MICONE, CHAIR) 5 MIN	<ul style="list-style-type: none">• Importance of community participation• Co-sponsoring this process
OP PLANNING AND REGULATORY ROLE (ROSALYN TAYLOR, DIRECTOR) 5 MIN	<ul style="list-style-type: none">• Importance of everyone’s participation• Overview of city regulatory process
UNIVERSITY GOALS AND COMMITMENTS (LOU KATZ, GW) 5 MIN	<ul style="list-style-type: none">• Presentation of GW goals and commitments
OVERVIEW OF EXISTING CONDITIONS (MATT BELL, STAN ECKSTUT EE&K) 15 MIN	<ul style="list-style-type: none">• Overview of EE&K roles and responsibilities for GW and the participants• GW campus and neighborhood – existing conditions
COMMUNITY ISSUES (DAVID JULYAN) 10 MIN	<ul style="list-style-type: none">• Discussion to identify key topics of community interest
SMALL GROUP BREAK-OUT SESSIONS 45 MIN (2 SESSIONS)	<ul style="list-style-type: none">• Identification of community issues
REPORT ON SMALL GROUP DISCUSSIONS (DAVID JULYAN) 10 MIN	<ul style="list-style-type: none">• Report on issues raised in small groups
WRAP-UP & NEXT STEPS (DAVID JULYAN) 10 MINUTES	<ul style="list-style-type: none">• Overview of next community meeting• Post-meeting feedback opportunities• Access to information (www.neighborhood.gwu.edu)

JULYAN & JULYAN

FACILITATOR'S STATEMENT COMMUNITY MEETING

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

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 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.

"MOVING FORWARD" WITH THE FRAMEWORK (AFTER THE SUMMER) WILL INCLUDE FOLLOWING THE DISTRICT'S APPLICABLE REGULATORY PROCESS, INCLUDING FORMAL REVIEW AND ACTION BY OP, BZA AND ZONING COMMISSION, ANC2A AND OTHER RELEVANT PARTIES. IT MAY ALSO INCLUDE PRE-SUBMISSION DISCUSSIONS/NEGOTIATIONS WITH GW, OP AND ANC2A, BUT SPECIFIC ACTIONS WILL DEPEND ON FUTURE EVENTS AND DECISIONS. THERE ARE MANY STEPS TO FOLLOW, THIS IS ONLY THE BEGINNING.

AND NO ONE HAS COMMITTED TO ANYTHING BEYOND THE CURRENT PROCESS OF INPUT AND PARTICIPATION IN THE PREPARATION OF GW'S FRAMEWORK. OF COURSE, I HOPE THAT WE WILL FIND AS THE SUMMER

GOES ON THAT WE ARE MAKING PROGRESS, CREATING A POSITIVE ENVIRONMENT OF COOPERATION, AND BUILDING MOMENTUM THAT WILL SUSTAIN US FOR FUTURE STEPS, BUT FOR NOW THAT IS JUST A HOPE.

THE PROCESS FOR THE SUMMER IS TO GO FROM ISSUES (WHICH WE BEGIN TONIGHT) TO DESIGN PRINCIPLES TO CONCEPT DESIGN TO *CONCEPTUAL FRAMEWORK*. EACH STEP WILL INCLUDE MULTIPLE OPPORTUNITIES FOR COMMUNITY INTERACTION.

TONIGHT WE FOCUS ON ISSUES. OP AND THE COMMUNITY CAN RAISE ANY ISSUE THEY FEEL IS RELEVANT TO THE PREPARATION OF THE FRAMEWORK. THESE ISSUES WILL BE USED TO CREATE *DESIGN PRINCIPLES* THAT WILL BE THE BASIS FOR PREPARING THE *FRAMEWORK*.

THOSE *DESIGN PRINCIPLES* WILL BE PRESENTED TO THE COMMUNITY, BEGINNING AT THE NEXT MEETING. THIS WILL BE YOUR OPPORTUNITY TO DISCUSS THOSE PRINCIPLES AND UNDERSTAND HOW THEY DRIVE THE *DESIGN CONCEPTS*. *DESIGN CONCEPTS* ALLOW YOU TO BEGIN TO SEE GRAPHIC PRESENTATIONS FOR SITE LOCATIONS FOR DIFFERENT ACTIVITIES, MASSING MODELS, AND THE OTHER PARTS TO BUILDING THE FRAMEWORK. THE DESIGN CONCEPTS WILL BE PRESENTED IN LATE JULY,

AND FINALLY, WE WILL GO FROM THE *DESIGN CONCEPTS* TO THE *CONCEPTUAL FRAMEWORK* WHICH IS THE FINAL WORK PRODUCT FOR THIS PART OF THE PROCESS.

AT EACH STEP IN THE PROCESS, WE WILL HAVE ONE OR MORE COMMUNITY MEETINGS SUCH AS THIS WHERE THE AGENDA FOCUSES

ON WHERE WE ARE IN THE PROCESS AND HOW WE GET TO THE NEXT STEP. IN ADDITION TO THE PUBLIC MEETINGS, THERE WILL BE ADDITIONAL OPPORTUNITIES FOR INPUT AND INTERACTION. I'LL REVIEW THESE LATER THIS EVENING.

THE WORK PRODUCT EXPECTED AT THE END OF THIS PROCESS, IS GW'S *CONCEPTUAL FRAMEWORK*, SO GW IS THE FINAL DECISION MAKER REGARDING WHAT IS INCLUDED. THAT ALSO MEANS THAT NO ONE PARTICIPATING IN THIS PROCESS IS COMMITTED TO SUPPORTING GW'S FRAMEWORK. YOU'LL MAKE THAT DECISION AFTER YOU SEE IT. OBVIOUSLY, THE DESIRED GOAL IS A FRAMEWORK THAT REFLECTS WHAT HAPPENS OVER THE SUMMER AND PROVIDES ALL PARTIES WITH A PLACE OF DEPARTURE FOR THE NEXT STEP.

THIS IS AN OPPORTUNITY FOR A FRESH START IN DEFINING THE RELATIONSHIP BETWEEN GW, ITS NEIGHBORS, AND THE CITY. I AM NOT NAÏVE TO THE PAST, BUT I BELIEVE THAT IF WE CAN START WITH SMALL STEPS IN A POSITIVE DIRECTION, WE CAN CREATE MOMENTUM FOR CREATING A POSITIVE AND COOPERATIVE ENVIRONMENT. I SIMPLY ASK YOU TO GIVE THIS PROCESS A CHANCE TO SUCCEED. NO LEAPS OF FAITH ARE REQUIRED. I JUST ASK THAT YOU BASE YOUR JUDGMENTS ON WHAT WE START TONIGHT AND CONTINUE THROUGH THE SUMMER.

FACILITATOR'S ROLE:

MY JOB IS TO OVERSEE AND MANAGE THE PROCESS THAT ENSURES MEANINGFUL PUBLIC PARTICIPATION AND KEEPS THE EFFORT MOVING FORWARD.

THAT INCLUDES CONDUCTING MEETINGS SUCH AS THIS ONE. I SERVE AS A SINGLE POINT OF CONTACT FOR COMMUNITY MEMBERS WHO HAVE A QUESTION, WANT SOME INFORMATION, HAVE A COMMENT, CRITICISM, OR COMPLIMENT, ETC. IF YOU BRING THE MATTER TO ME, MY JOB IS TO GET THE RIGHT PEOPLE TO RESPOND TO YOU.

I ALSO WORK WITH GW, ANC2A, AND OP IN FIGURING OUT THE DETAILS REGARDING THE LOGISTICS OF THIS PROCESS (MEETING DATES, LOCATIONS, AGENDAS, ETC).

FINALLY, MY JOB INCLUDES RESOLVING ANY PROBLEMS THAT DEVELOP ALONG THE WAY.

I AM AN ATTORNEY BY EDUCATION AND HAVE WORKED ON THE HILL, IN THE PRIVATE SECTOR, AND FOR THE PAST SEVERAL YEARS UNDER MY OWN SHINGLE OF *JULYAN & JULYAN*. MY PRACTICE INCLUDES A FOCUS ON DISPUTE RESOLUTION IN GENERAL AND LAND USE DISPUTES SPECIFICALLY.

FOR THE PAST TEN YEARS, MY WORK HAS INCLUDED A FOCUS ON PUBLIC PARTICIPATION IN HIGH PROFILE AND OFTEN CONTROVERSIAL LAND USE PROJECTS. I'VE HANDLED THIS ASSIGNMENT ON PROJECTS SUCH AS THE MCI CENTER, THE NEW CONVENTION CENTER, AND THE WWII AND AIR FORCE MEMORIALS. IN PRIVATE PRACTICE, I SERVED AS THE MEDIATOR FOR THE EXPANSION OF THE PHILLIPS COLLECTION IN DUPONT CIRCLE, DEVELOPMENT OF THE H+3RD NE BP/AMOCO SITE,

NASA GODDARD'S MASTER PLAN, BRIEFLY ON THE UPPER WISCONSIN CORRIDOR STUDY, AND OTHERS.

MY ROLE IS IMPORTANT, BUT IT HAS LIMITS. I AM NOT A DECISION MAKER. I DO NOT GET A VOTE. I WORK WITH THE PARTIES TO ADDRESS THEIR ISSUES AND TO PROPOSE ALTERNATIVES FOR THEIR CONSIDERATION.

IN THE SPIRIT OF FULL DISCLOSURE, I ALSO WANT YOU TO KNOW THAT AMONG OTHER CLIENTS, I WORK WITH THE CONSORTIUM OF UNIVERSITIES OF THE WASHINGTON METROPOLITAN AREA, OF WHICH GW IS A MEMBER. MY WORK FOR THE CONSORTIUM IS EXCLUSIVELY IN THE AREA OF ADVISING THEM ON HOW TO IMPROVE THEIR RELATIONSHIP WITH THEIR NEIGHBORS AND THE CITY REGARDING LAND USE MATTERS. IN FACT, EVERYTHING YOU SEE IN THIS PROCESS: MEANINGFUL PUBLIC PARTICIPATION, AN INCLUSIVE PROCESS, FULL DISCLOSURE AND DIRECT LANGUAGE, NEED TO COMPROMISE AND COOPERATE... ARE EXACTLY THE ADVICE I GIVE THE CONSORTIUM.

I HAVE NEVER REPRESENTED THE CONSORTIUM OR ANY OF ITS MEMBERS IN AN ADVOCACY POSITION EITHER BEFORE AN ADMINISTRATIVE AGENCY OR IN COURT. THEY HAVE OTHER LAWYERS FOR THAT; IT IS NOT WHAT I DO.

IT IS ALSO SIGNIFICANT TO RECOGNIZE THAT MY ROLE IN THIS PROCESS DOES NOT EVEN CREATE AN OPPORTUNITY TO SLANT THINGS TO THE ADVANTAGE OF ANY PARTY, WHETHER THAT IS GW, ANC2A, OP, OR COMMUNITY MEMBERS. I MANAGE THE PROCESS, BUT THE PARTIES MAKE THE DECISIONS AND TAKE THE ACTIONS, AND EVERYTHING IS TRANSPARENT TO THE PARTICIPANTS.

IF YOU HAVE ANY QUESTIONS REGARDING THE PROCESS, ONE OF THE BREAKOUT GROUPS TONIGHT WILL FOCUS ON THAT. IF YOU HAVE ANY QUESTIONS ABOUT ME, I WILL BE AVAILABLE TONIGHT AND YOU'LL HAVE ALL MY CONTACT INFORMATION.

FINALLY, BECAUSE STAYING ON TONIGHT'S SCHEDULE IS IMPORTANT, LET ME INTRODUCE SOME FOLKS AND THEIR ROLE IN THIS PROCESS.

VINCE MICONE IS CHAIR OF ANC2A AND HIS SINGLE MEMBER DISTRICT INCLUDES SQUARE 54. HE AND RICHARD PRICE ARE REPRESENTING THE ANC IN THIS PROCESS. I WANT TO COMMEND THEM FOR WILLINGNESS TO CO-SPONSOR THIS PROCESS AND TRY TO HELP LAUNCH A *FRESH START*.

ELLEN MCCARTHY IS THE DIRECTOR OF THE OFFICE OF PLANNING. ELLEN AND OP HAVE BEEN INSTRUMENTAL AND UNWAVERING IN THEIR EFFORT TO MAKE THIS A MEANINGFUL PROCESS. ELLEN CARRIES THIS ASSIGNMENT AS A HIGH PRIORITY ITEM AND I AM SURE WE WILL BENEFIT FROM HAVING SUCH HIGH LEVEL PARTICIPATION.

LOU KATZ IS THE EXECUTIVE VICE PRESIDENT OF GW. HE AND SHERRY RUTHERFORD IN HIS OFFICE HAVE "HANDS ON" RESPONSIBILITY FOR THIS EFFORT AT GW. IT WAS LOU'S INITIATIVE TO BRING GW TO THIS *FRESH START*. LIKE THE OTHER PARTIES, WE ARE GETTING TOP LEVEL DECISION MAKERS INTO THIS PROCESS AND THAT HAS GOT TO HELP US SUCCEED. WITH LOU INVOLVED I KNOW THE POSITIONS AND ANSWERS WE GET FROM GW REPRESENT THE INSTITUTION.

MATT BELL AND STAN ECKSTUT ARE BOTH PRINCIPLES WITH THE FIRM EE&K. THEY HAVE LEAD RESPONSIBILITY FOR TAKING TONIGHT'S ISSUES INPUT AND MOVING THROUGH THE VARIOUS STEPS I OUTLINED EARLIER (ISSUES TO DESIGN PRINCIPLES TO DESIGN CONCEPTS TO THE FRAMEWORK). THEY

ARE THE ONES WHO WILL EVENTUALLY PUT PEN TO PAPER AS THEY TAKE YOUR IDEAS AND SHOW HOW IT MIGHT ALL LOOK ON THE GROUND. I'D LIKE TO HIGHLIGHT SOMETHING ABOUT THEIR ROLE. EEK IS WORKING FOR GW AND IS RESPONSIBLE FOR CREATING GW'S FRAMEWORK. IN ADDITION, EEK IS ONE OF THE RESOURCES AVAILABLE TO BOTH YOU AND ME FOR ANSWERING QUESTIONS OR COLLECTING INFORMATION. THEY SHOULD BE ABLE TO DO BOTH WITHOUT CONFLICTS BECAUSE NOTHING IS GOING TO BE HIDDEN FROM ANYONE. IF YOU HAVE A QUESTION OR REQUEST FOR EEK, GIVE IT TO ME AND MY JOB IS TO ENSURE THAT YOU GET A RESPONSIVE ANSWER IN A TIMELY MANNER. EEK IS JUST ONE SUCH RESOURCE AT OUR DISPOSAL, OP IS ANOTHER. MY JOB IS TO TAKE YOUR QUESTIONS OR REQUESTS AND TAP THE BEST SOURCE FOR AN ANSWER AND GET THAT ANSWER TO YOU. THAT IS FOR YOUR BENEFIT AND TO AVOID YOU TAKING YOUR TIME TO CHASE DOWN ANSWERS. IT DOES NOT MEAN YOU CAN'T HAVE DIRECT CONTACT WITH THE RESOURCES, YOU MOST CERTAINLY CAN. MY JOB IS TO FACILITATE THAT CONTACT TO HELP EVERYONE INVOLVED.

AND FINALLY, LET ME INTRODUCE PETER JOHNSON AND TREY DEMPSEY FROM BOSTON PROPERTIES AND EDDIE BYRNE AND KAREN LANHAM FROM KSI WHO ARE PART OF THE SQUARE 54 DEVELOPMENT TEAM. WE ALSO WANT THEM TO HEAR YOUR ISSUES AND POSITIONS DIRECTLY.

I KNOW I'VE GONE THROUGH QUITE A BIT. WE WILL HAVE TIME THROUGHOUT THE EVENING TO DISCUSS ANY AND EVERY ITEM I'VE RAISED. IN ADDITION, I URGE YOU TO CHECK OUT THE WEBSITE DEVOTED TO THIS PROJECT AT [HTTP://WWW.NEIGHBORHOOD.GWU.EDU/](http://www.neighborhood.gwu.edu/) . YOU'LL FIND LOTS OF INFORMATION THERE, INCLUDING A REPRINT OF THE STATEMENT I JUST MADE.

THANK YOU AGAIN FOR PARTICIPATING TONIGHT.

AND NOW ELLEN, VINCE AND LOU WILL MAKE BRIEF STATEMENTS
AFTERWHICH MATT AND STAN WILL REVIEW THE EXISTING CONDITIONS. THE
BULK OF OUR EVENING WILL BE SPENT LISTENING TO YOU AND NOTING ANY
ISSUES THAT YOU FEEL ARE RELEVANT TO THIS PROCESS.

AGAIN, THANK YOU ALL FOR COMING OUT TONIGHT AND PARTICIPATING.
THE PROCESS WILL BE BETTER FOR YOUR EFFORT.

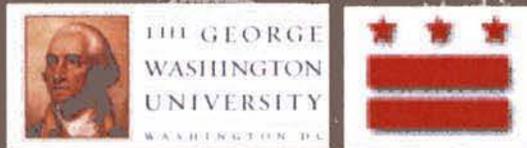
LET ME FIRST INTRODUCE ELLEN MCCARTHY FROM THE OFFICE OF
PLANNING.

GW- Foggy Bottom Campus and Neighborhood study



Community Meeting No. 2 Issues and Existing Conditions

June 22, 2005



**Ehrenkrantz
Eckstut
&
Kuhn
Architects**

**Julyan &
Julyan**



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC

EE&K
Architects

Julyan &
Julyan

Tonight's Schedule- Introductions



- **Welcome and Overview** David Julyan, Julyan & Julyan
- **ANC 2A** Vince Micone, Chair
- **Office of Planning** Rosalynn Taylor, Deputy Director
Planning and Regulatory role
- **The George Washington University** Lou Katz, Executive Vice President
Goals and Commitments
- **Ehrenkrantz Eckstut & Kuhn Architects** Stan Eckstut, Principal
Existing Conditions review
Matthew Bell, Principal



THE GEORGE
WASHINGTON
UNIVERSITY
www.gwu.edu

EE&K
Architects
Julyan &
Julyan

Schedule - Community Issues Discussion



- **Two Breakout sessions**

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



THE GEORGE
WASHINGTON
UNIVERSITY
ESTABLISHED 1782

EE&K
Architects
Julyan &
Julyan

Ground Rules



- Civil behavior / facilitator enforces
- Nothing personal – people are here to discuss process and substance
- Respect everyone's right to an opinion, even if different from yours
- Maintain agenda and times



DOUGLASS
WASHINGTON
UNIVERSITY
WASHINGTON, D.C.

EE&K
Architects
Julyan &

Study area

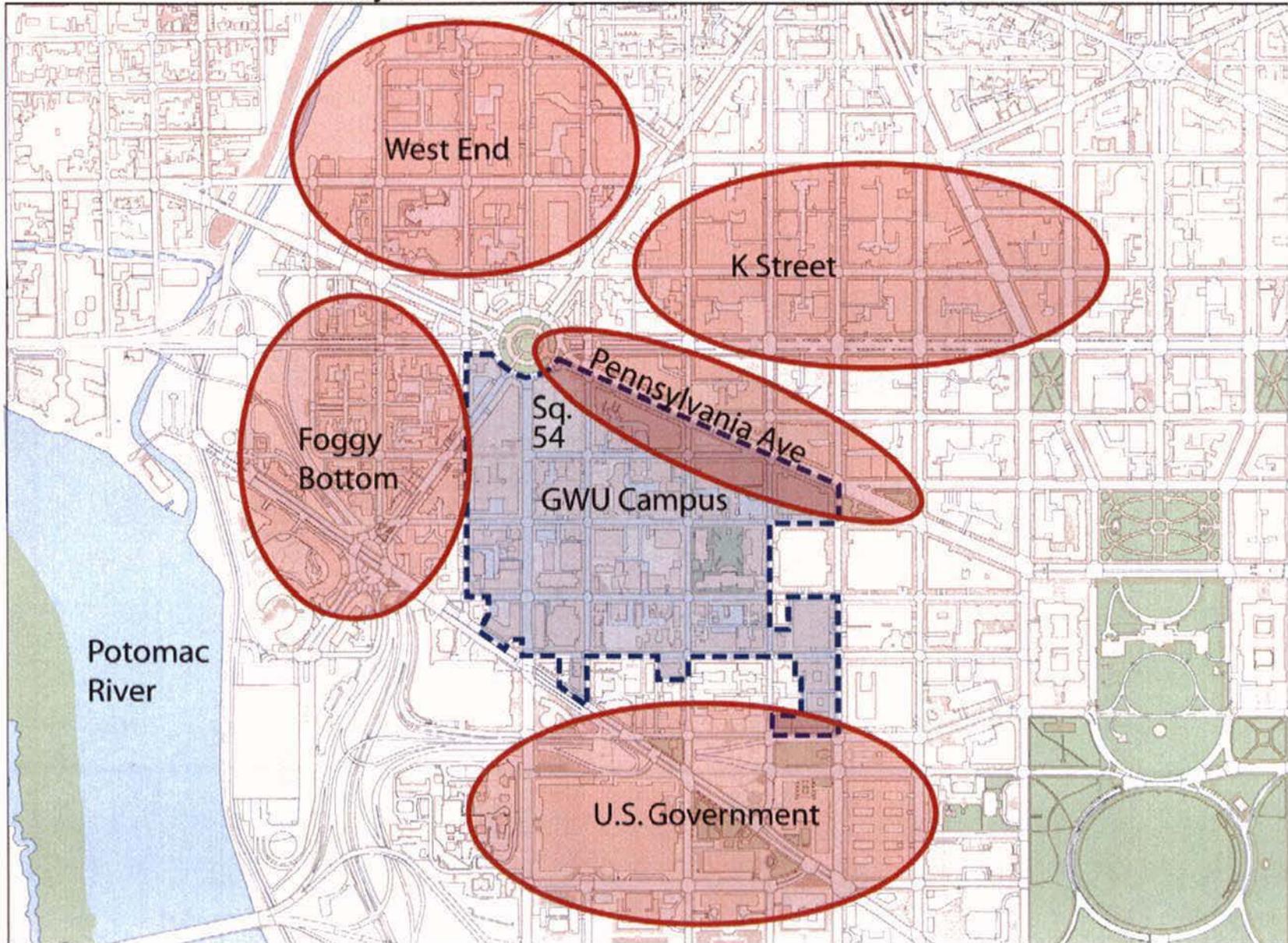




THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC

EE&K
Architects
Julyan &

The Site



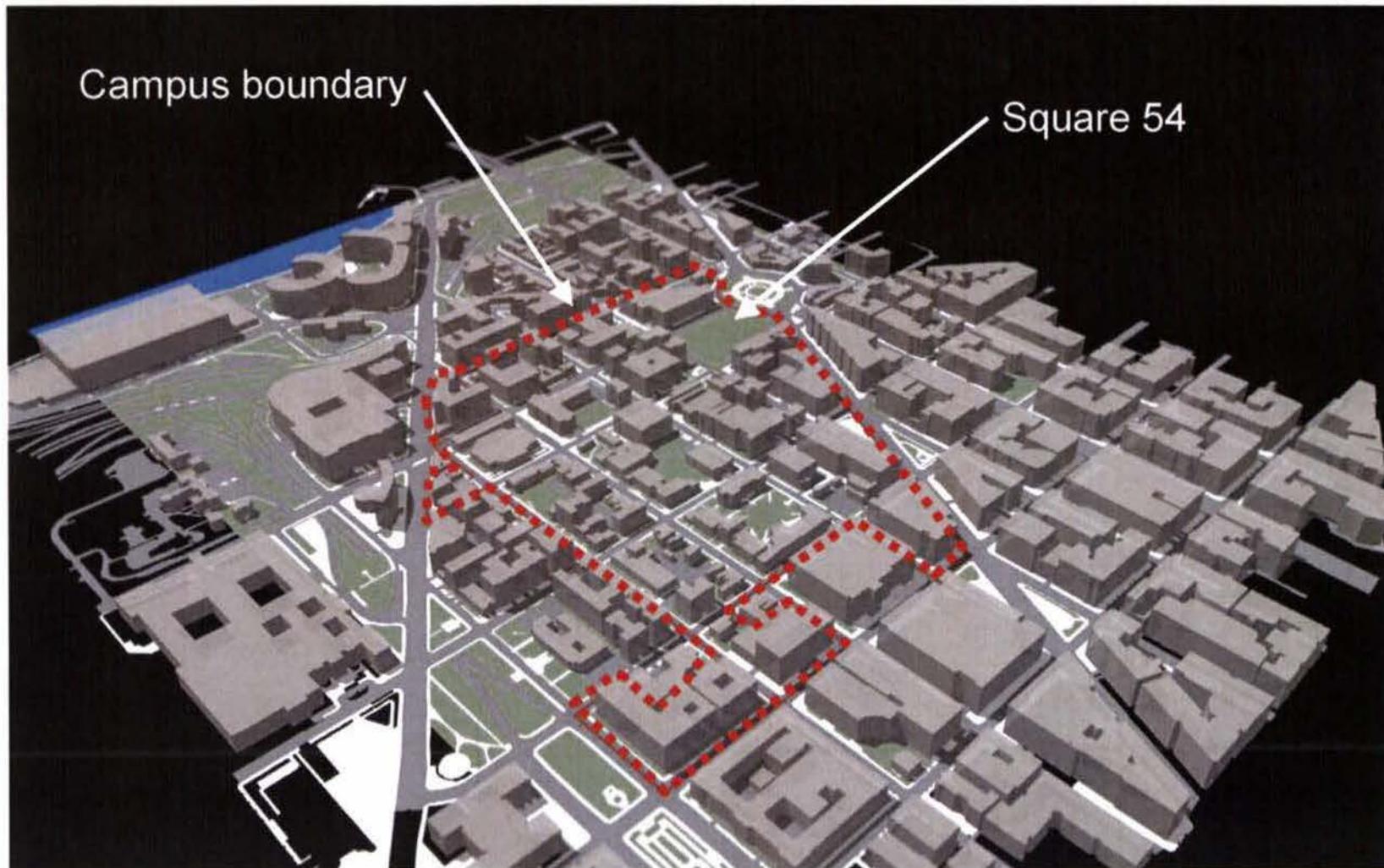


THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC

EE&K
Architects

Julyan &
Julyan

GWU and Foggy Bottom





THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC

EE&K
Architects

Julyan &
Julyan

The Site- The walkable campus



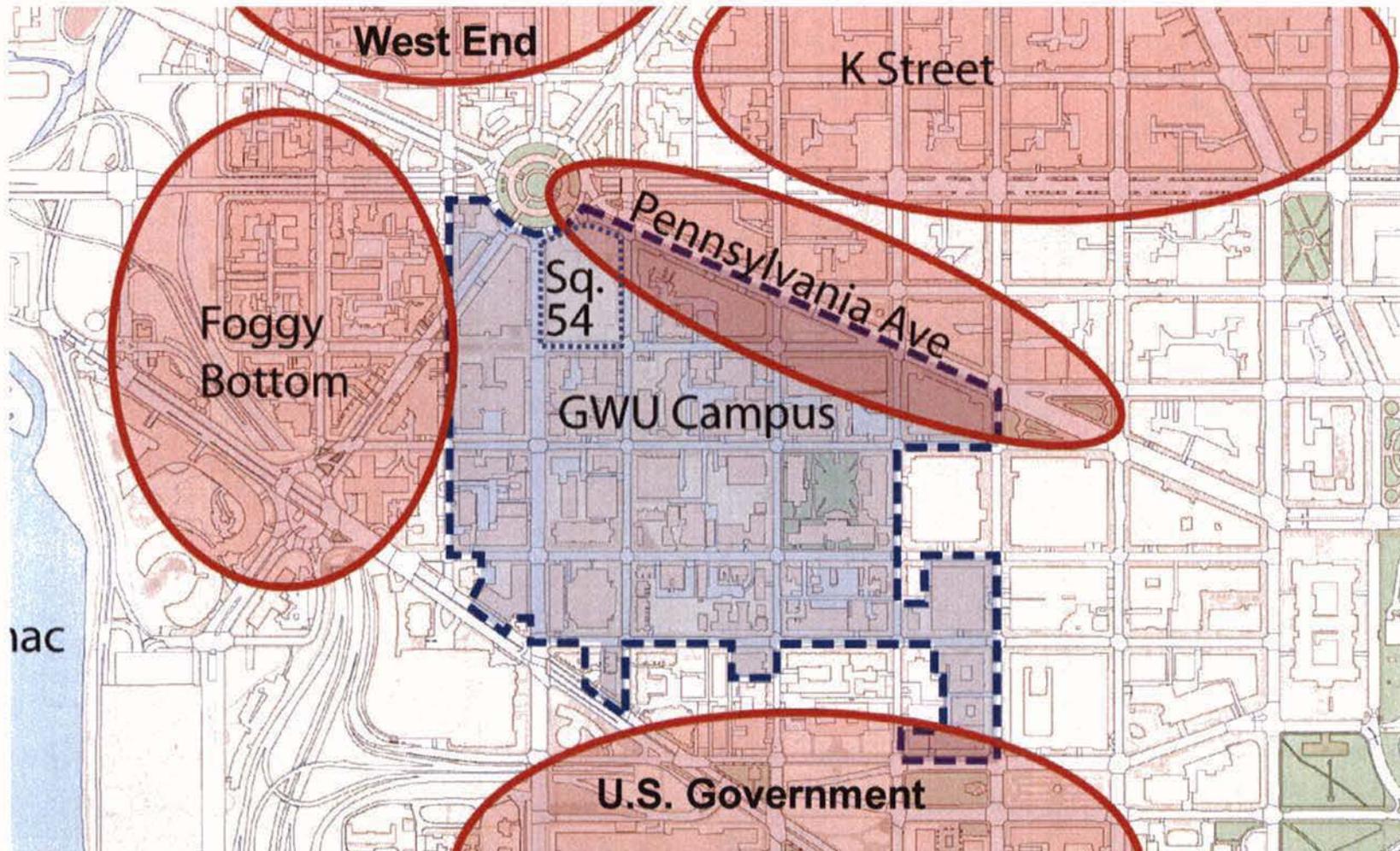


HUG GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC

EE&K
Architects

Julyan &
Julyan

Neighboring Areas

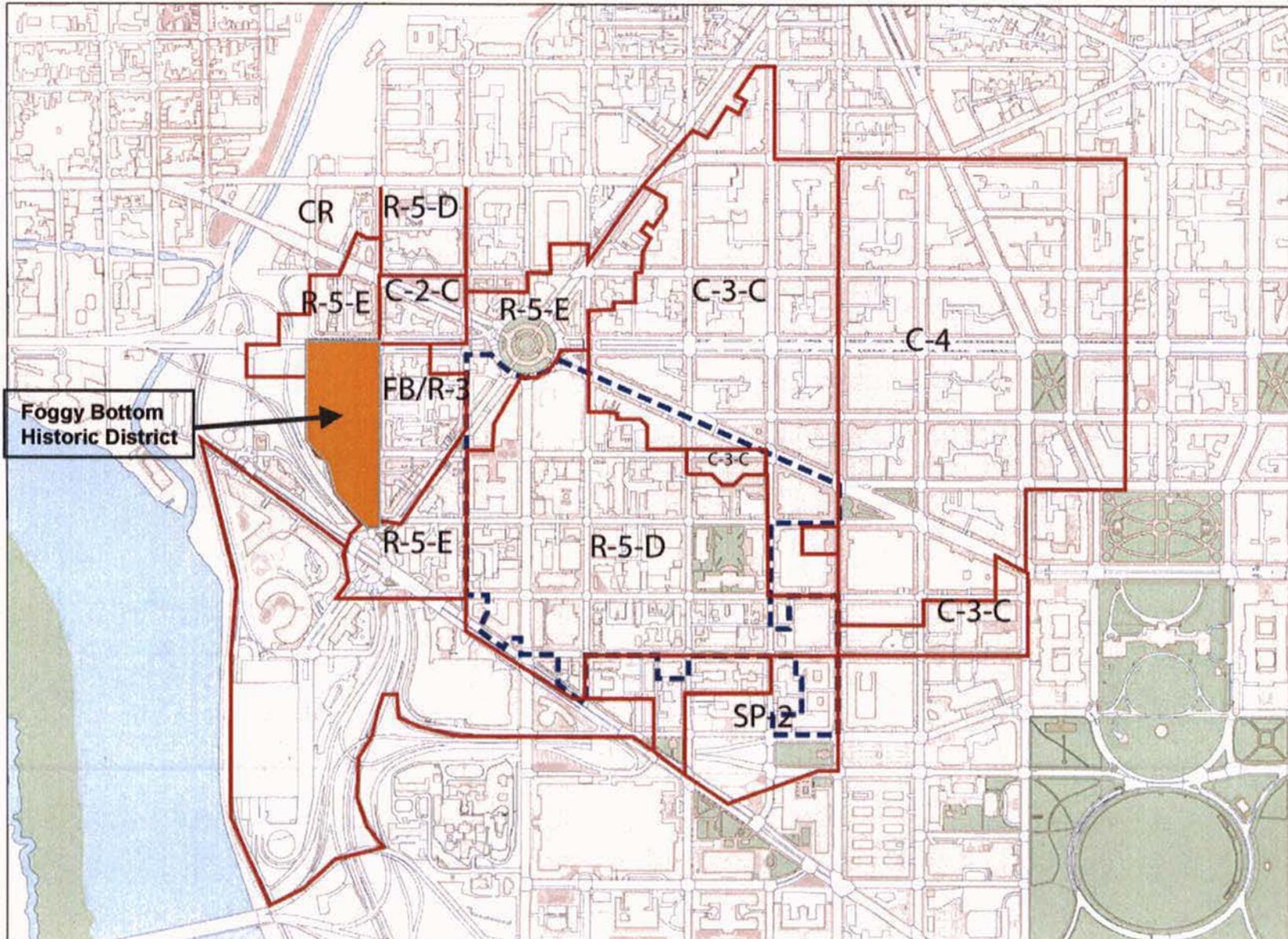




THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC

EE&K
Architects
Julyan &

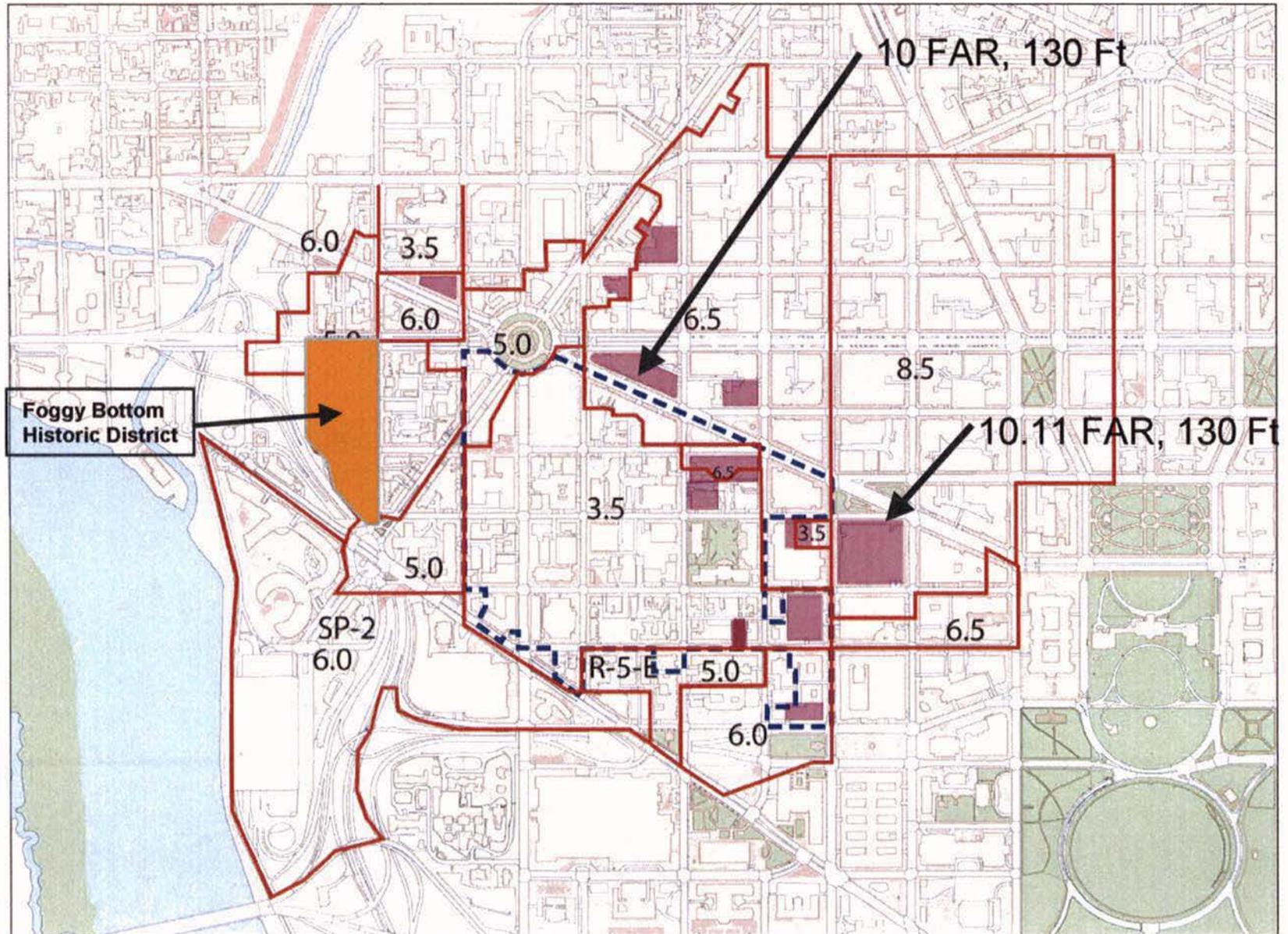
Zoning Districts in the study area





EE&K
Architects
Julyan &

Zoning Districts, FARs and PUDs



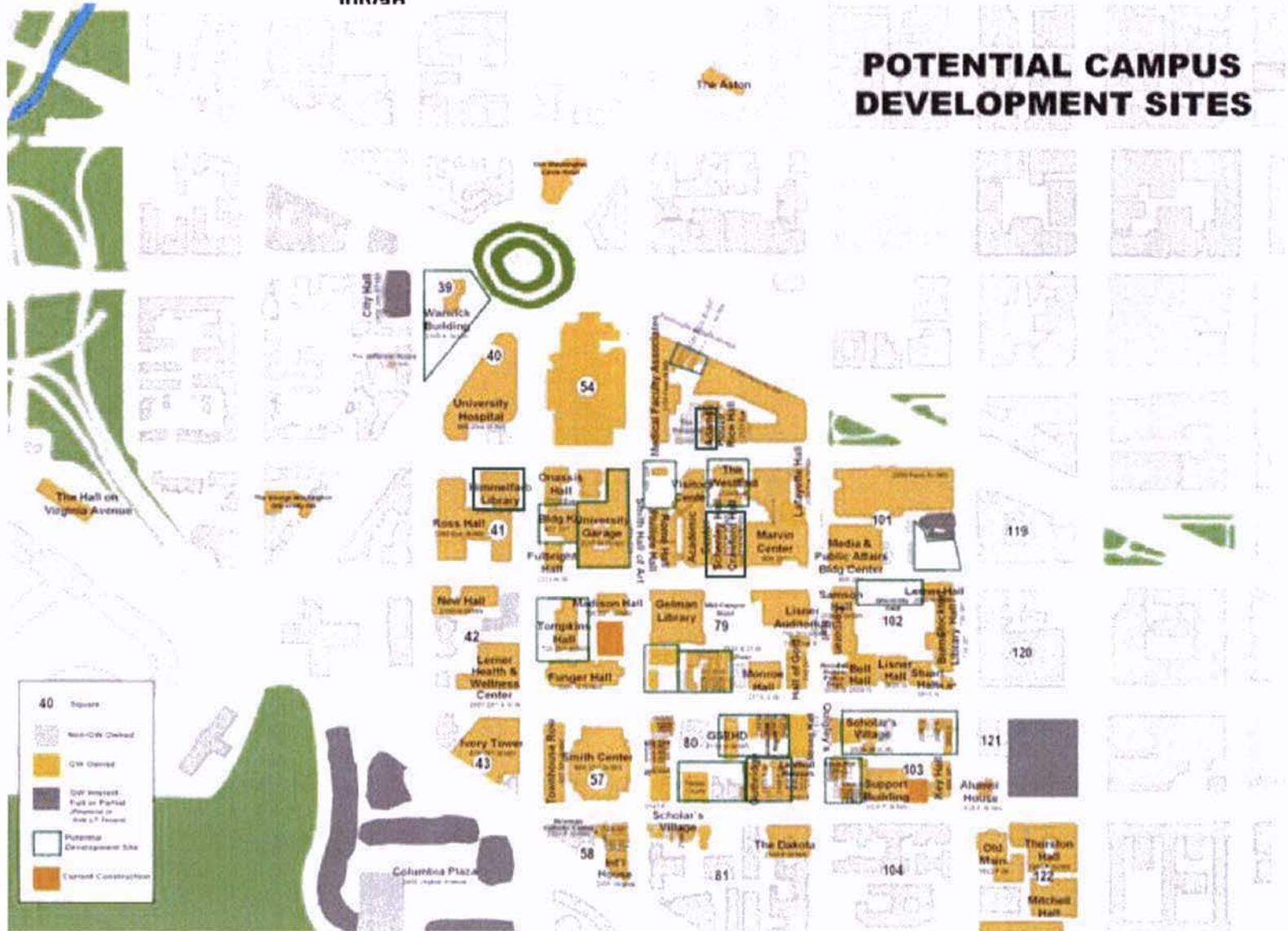


THE GEORGE
WASHINGTON
UNIVERSITY
ESTABLISHED 1789

EE&K
Architects

Julyan &
Julyan

Campus Development Sites





THE UNIVERSITY OF
WASHINGTON
UNIVERSITY

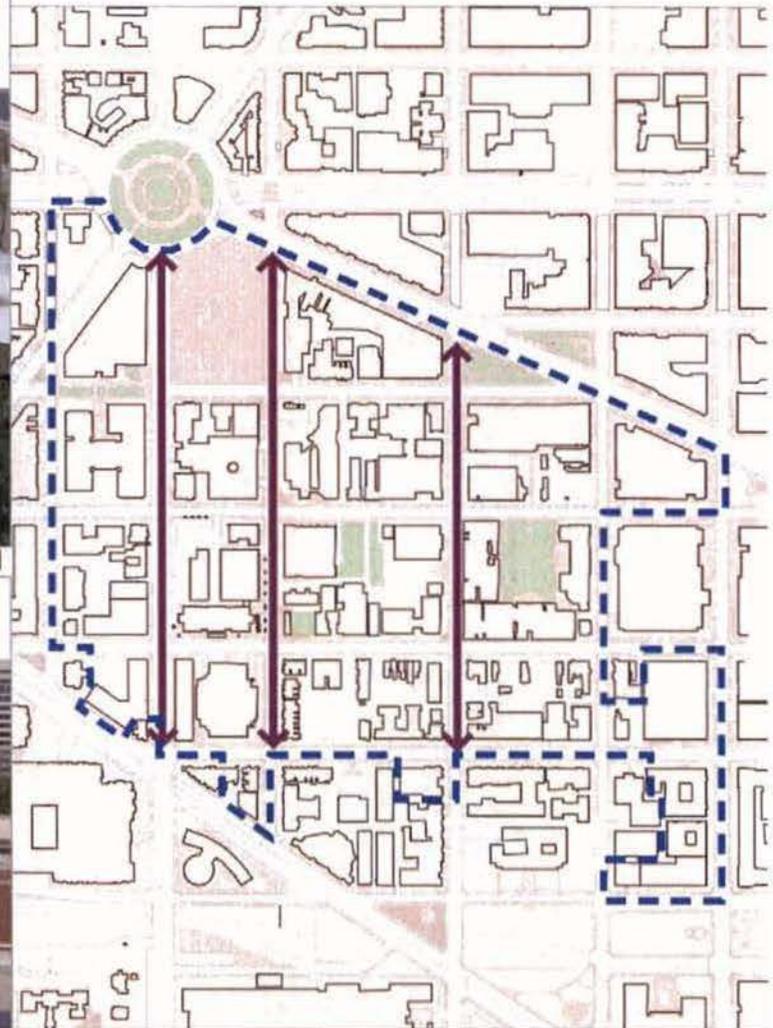
EE&K
Architects

Julyan &
Julyan

North South Streets



- Moves traffic to/from I-66, Memorial Bridge to K Street and Dupont Circle
- More regional in destination
- Thru streets for deliveries, heavier use, etc...



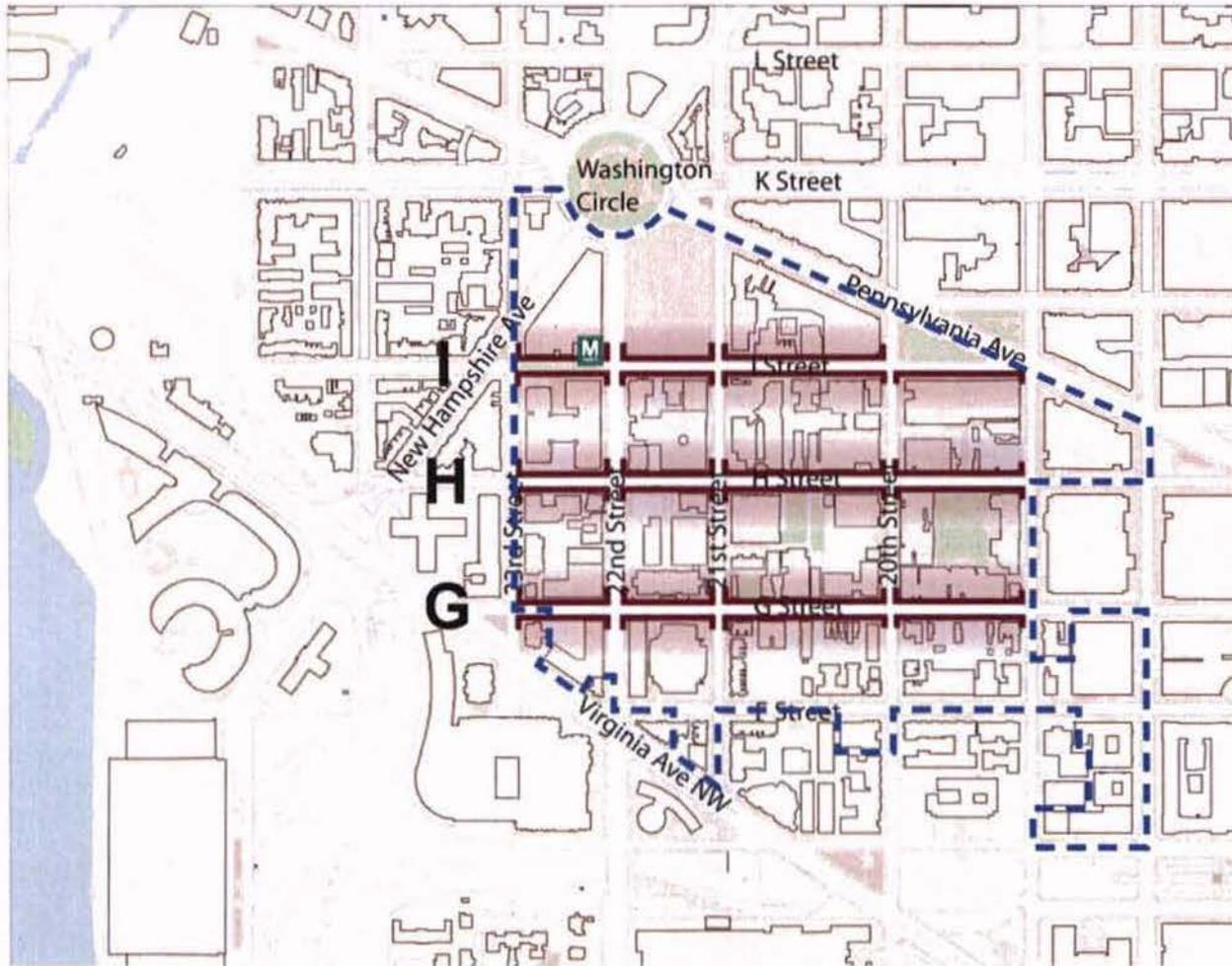


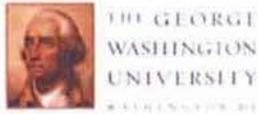
THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC

EE&K
Architects

Julyan &
Julyan

Three Streets: I, H and G





EE&K
Architects

Julyan &
Julyan

East-West Streets



- Campus places mostly defined by: I, H, G & F Streets
- Campus scale, lower traffic volumes
- Diverse character



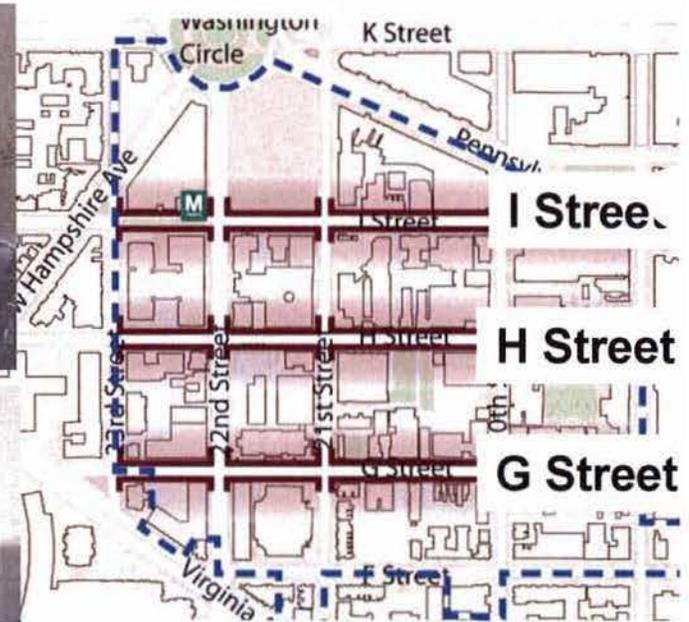
I Street between 22nd and 23rd



H Street & 22nd



G Street between 20th & 21st street





GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC

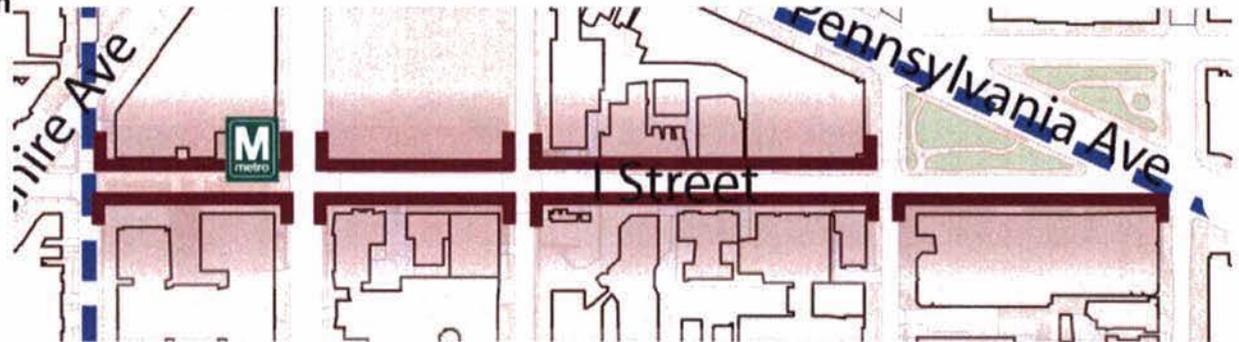
EE&K
Architects

Julyan &
Julyan

I Street



Foggy Bottom Metro Plaza



- Links open space at Metro with Retail at 2000 Penn
- Major Re-building potential with Square 54
- Northern edge of Campus
- Connects to river
- Potential location of town center

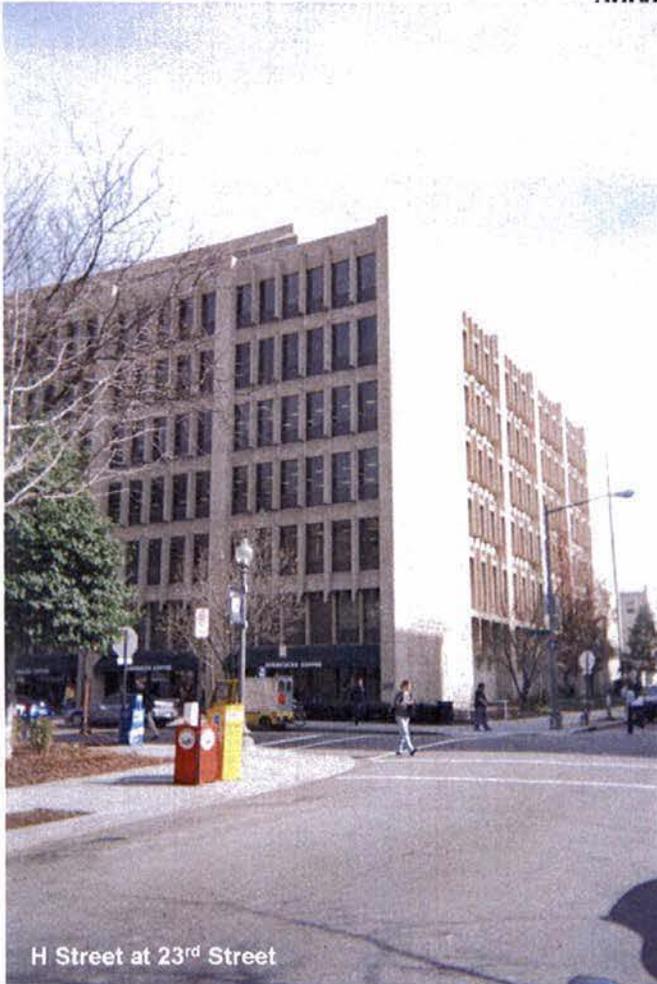
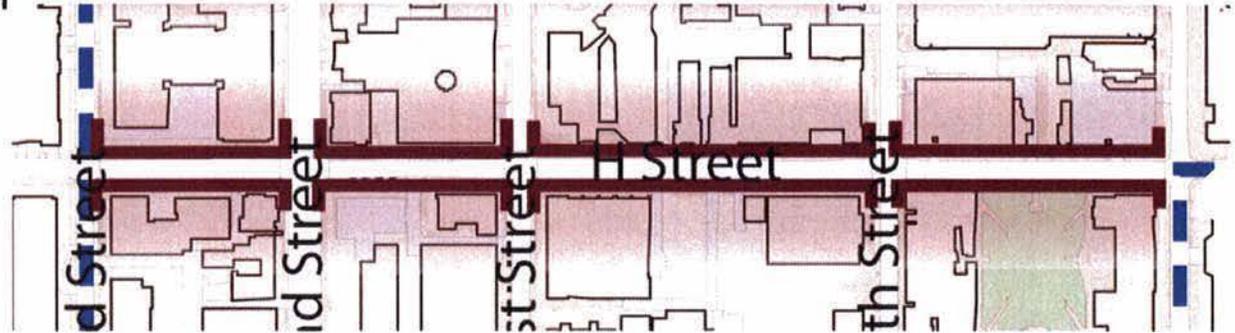


THE GEORGE
WASHINGTON
UNIVERSITY
WWW.GWU.EDU

EE&K
Architects

Julyan &
Julvan

H Street



H Street at 23rd Street

- The Campus academic center
- Location of Library, Marvin Center, Lisner Auditorium.
- Location of University Yard and Mid-Campus Quad

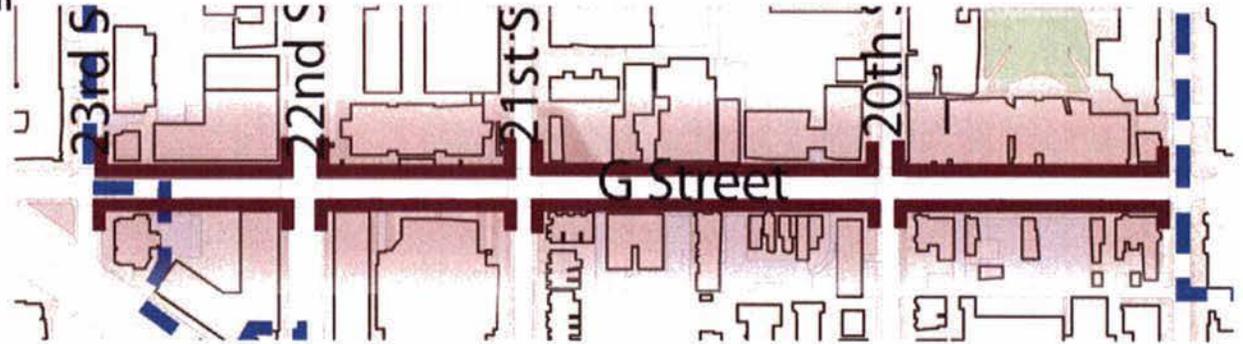
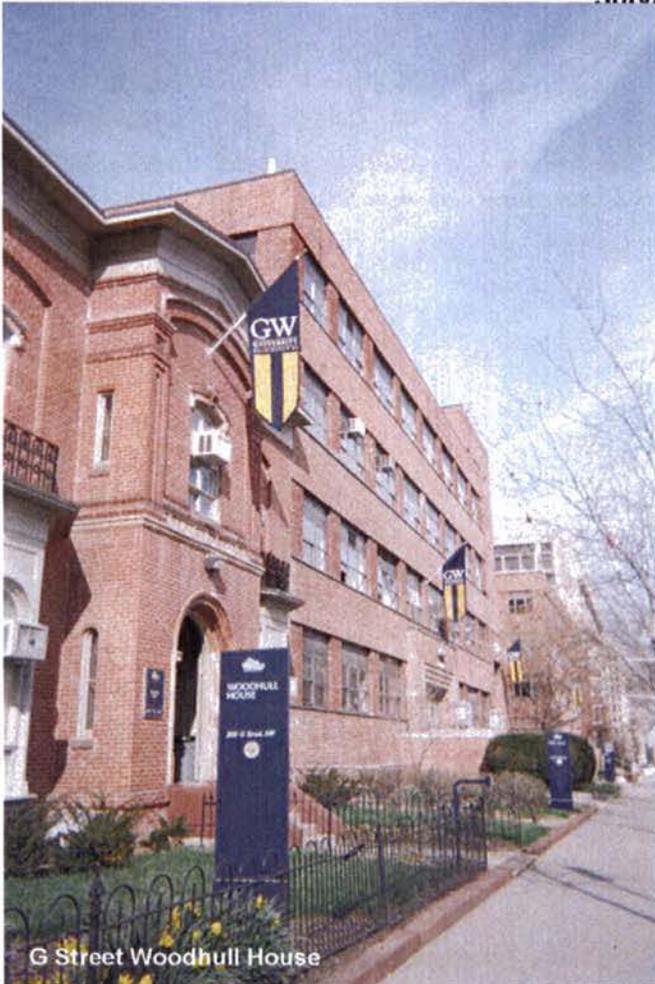


THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC

EE&K
Architects

Julyan &
Julyan

G Street



- New opportunity sites for University
- Historic character of townhouses, Law School, etc.



THE UNIVERSITY OF
GEORGE WASHINGTON
UNIVERSITY
WASHINGTON, DC

EE&K
Architects

F Street



Julyan &
Julvan



- Edge of Campus
- Taller buildings to the south
- New residential building under construction



F St looking east from 20th Street



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC

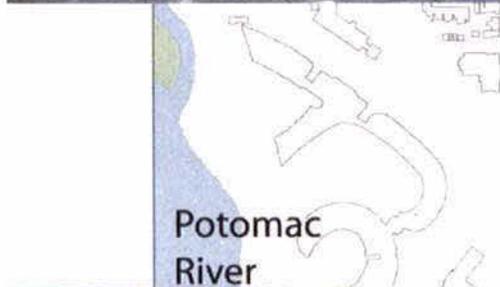
EE&K
Architects

Julyan &
Julyan

Major Public Open Spaces



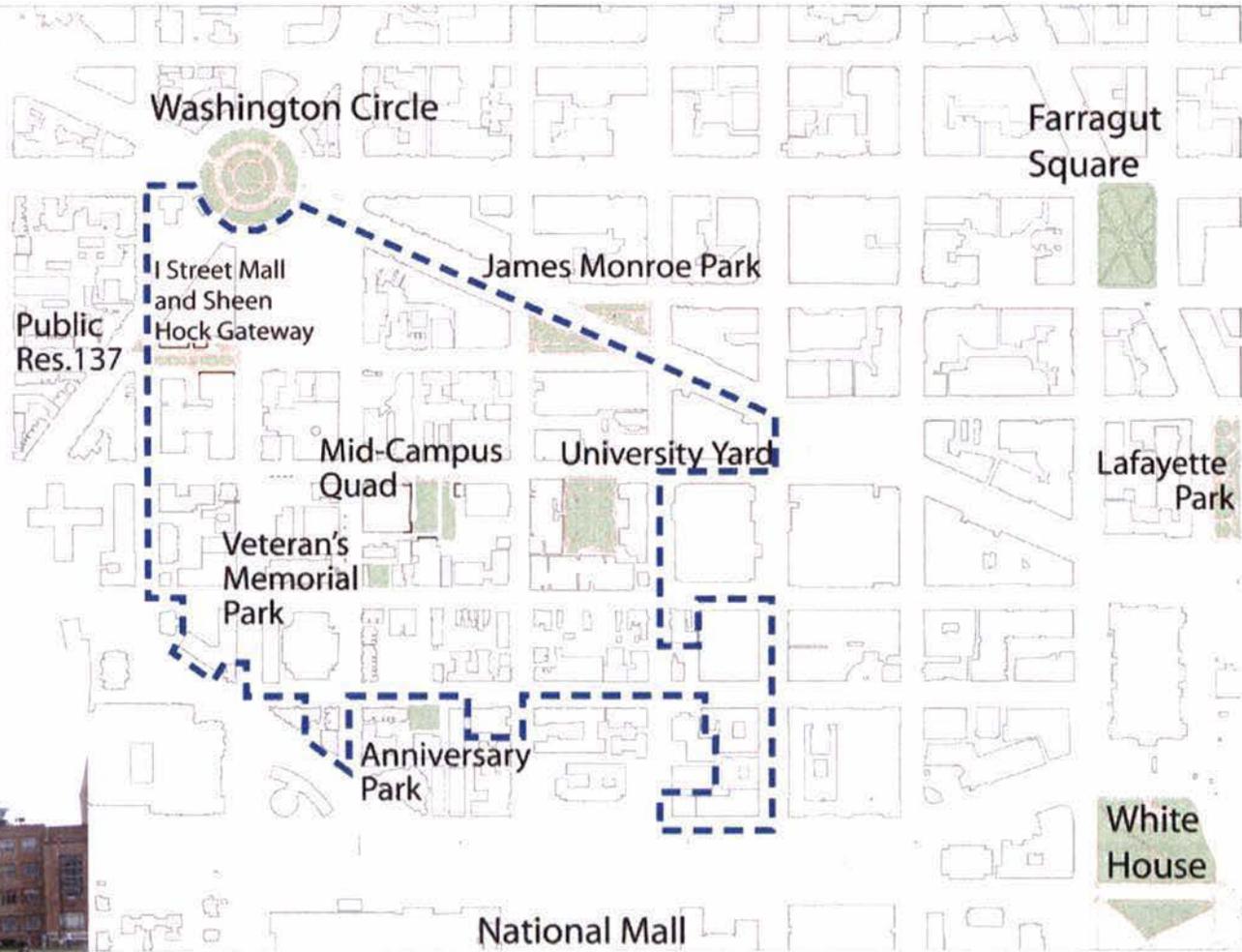
Washington Circle



Potomac
River



University Yard



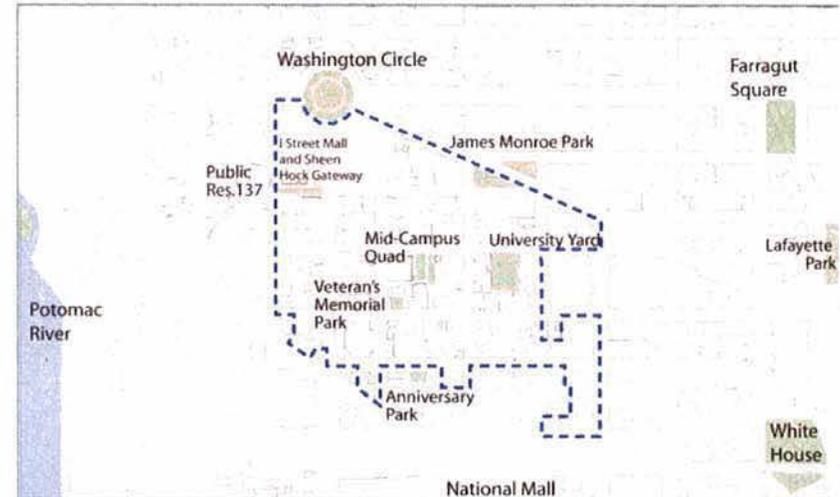


EE&K
Architects
Julyan &
Julyan

Major Public Open Space Issues



- Open Spaces of the campus also used by the community
- Washington Circle more of a traffic circle than a place to be
- Difficult connection to the river, although it was historically a waterfront community
- Many parks, no real “center”



Washington Circle



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC

EE&K
Architects

Circle Comparison



Julyan &
Julyan



Dupont Circle



Washington Circle



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC

EE&K
Architects

Julyan &
Julyan

Dupont Circle Aerial Overlay



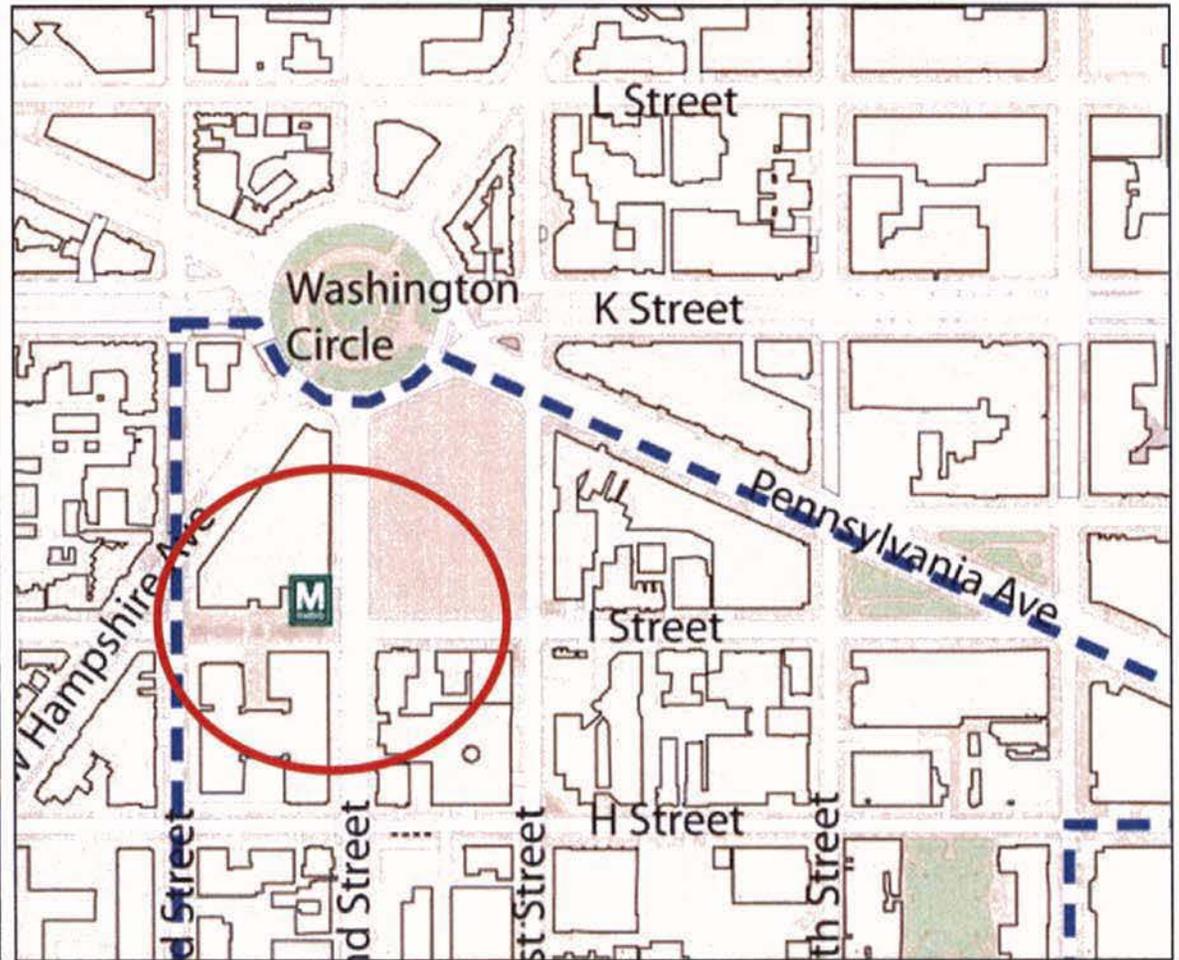


THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC

EE&K
Architects

Julyan &
Julyan

Public places- A Town Center





THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC

EE&K
Architects

Julyan &
Julyan

What we have learned....



- Campus places and community co-exist and are complementary
- Diverse character surrounds the campus and Square 54
- Best campus streets are East-West
- Good models exist for making Washington Circle better
- I Street and Square 54 present opportunity for Town Center



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC

EE&K
Architects

Julyan &
Julyan

Community Issues



- **Two Breakout sessions**

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



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC

EE&K
Architects

Julyan &
Julyan

Proposed Community Issue Topics



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



EE&K
Architects
Julyan &
Julyan

Issue Groups and Facilitation Team



Process and Historical Context- KC Dutton and Tom Buckley

Student Housing- Alicia O'Neil and Anne Vergiels

Physical Environment- Kurt Haglund and Hendra Halim

Off-campus Facilities- Sherry Rutherford and Vin Lacovara

Square 54- Erinn Torres and Ileana Schinder

Traffic, Circulation and Environment- Chris Shaheen and Jaymi Peyton



THE GEORGE
WASHINGTON
UNIVERSITY
ESTABLISHED 1825

EE&K
Architects

Julyan &
Julyan

Issue Groups- 2



Student Housing

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



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC

EE&K
Architects

Julyan &
Julyan

Issue Groups- 2



Student Housing (continued)

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



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC

**EE&K
Architects**

**Julyan &
Julyan**

Next steps: Issues input opportunities



Contact the facilitator:

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

Identify issues, highlight concerns, ask questions

Open House Hours:

June 30th 6:30-8:30pm

University Club at 1918 F Street (Trustees Room)

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



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC

EE&K
Architects

Julyan &
Julyan

Future Meetings



Next Meeting: July 6

6:30 – 8:30 pm

Location: TBD

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

Future Meetings:

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



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC

EE&K
Architects

Julyan &
Julyan

Information and Contact



Information and Contact

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

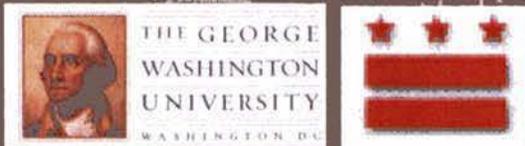
Any questions, complaints, requests, comments should come to facilitator who will be responsible for securing response. David Julyan, (202) 367-0800, julandjul@aol.com

GW- Foggy Bottom Campus and Neighborhood study



Community Meeting No. 2 Issues and Existing Conditions

June 22, 2005



**Ehrenkrantz
Eckstut
&
Kuhn
Architects**

**Julyan &
Julyan**



THE GEORGE
WASHINGTON
UNIVERSITY
ESTABLISHED 1821

GW Goals & Commitments

June 22, 2005

Overview of Goals & Commitments

Goals

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

Commitments

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



Forecasted Space Needs

Student Housing:

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

Academic & Medical Programs:

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



“Grow Up, Not Out”

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



Square 54: Shared Benefits

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



Meeting Campus Plan Conditions

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



Community Based Planning Process

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



Community Request

Direct access to consultants during the planning process



Information regarding planning experts & consultants



Access to Documents & Presentations



Information regarding EEK scope



Strategies to address student behavior concerns



GW reconsider use of its off-campus properties



GW Response

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

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

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

EEK scope of work to be posted on website

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

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



JULYAN & JULYAN

FURTHER INFORMATION

OVERVIEW OF COMMUNITY BASED PLANNING PROCESS

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

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

FOR FURTHER INFORMATION

Visit the Website for information, ideas and input

<http://neighborhood.gwu.edu>

Contact the Facilitator

The Community/Outreach Facilitator has been engaged to facilitate and document public participation in the community-based planning process.

The facilitator will be the primary point of contact for all stakeholders throughout the planning process.

David Julyan

Julyan & Julyan

666 Eleventh Street, NW, Suite 655

Washington, DC 20001

(202) 367-0800

julandjul@aol.com

Participate in Open Community Meetings

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

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

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

COMMUNITY PLANNING PROCESS: KEY PARTICIPANTS

DC Office of Planning

Ellen McCarthy, Interim Director
(202) 442-7600

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

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

ANC2A

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

The George Washington University

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

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

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

Ehrenkrantz Eckstut & Kuhn Architects (EEK)

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

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

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

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

MEETING MINUTES

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

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

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

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

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

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

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

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

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

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

JULYAN & JULYAN

FURTHER INFORMATION

OVERVIEW OF COMMUNITY BASED PLANNING PROCESS

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

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

FOR FURTHER INFORMATION

Visit the Website for information, ideas and input

<http://neighborhood.gwu.edu>

Contact the Facilitator

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

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

Participate in Open Community Meetings

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

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

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

COMMUNITY PLANNING PROCESS: KEY PARTICIPANTS

DC Office of Planning

Ellen McCarthy, Interim Director
(202) 442-7600

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

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

ANC2A

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

The George Washington University

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

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

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

Ehrenkrantz Eckstut & Kuhn Architects (EEK)

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

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

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

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

COMMUNITY COMMENTS *(recorded on flipcharts during meeting)*

TOPIC 1: PROCESS

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

TOPIC 2: STUDENT HOUSING

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

TOPIC 3: PHYSICAL ENVIRONMENT

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

TOPIC 4: OFF-CAMPUS FACILITIES

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

TOPIC 5: SQUARE 54

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

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

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

TOPIC 6: TRAFFIC, CIRCULATION, AND ENVIRONMENT

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

JULYAN & JULYAN

FACILITATOR'S MEETING REPORT

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

The meeting convened at 6:45 pm.

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

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

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

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

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

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

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

Facilitator's Meeting Report

JUNE 22, 2005

PAGE TWO

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

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

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

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

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

The meeting was adjourned at 9:05 pm.

Attendance List
Community Meeting # 2 - June 22, 2005

Tim Shea	616 23rd Street, Suite 203	202-994-7169
Meri Wolff	500 23rd Street, #B805	
Cary Cafer		
Rosalynn Taylor	Office of Planning	442-8970 rosalynn.taylor@dc.gov
Bernard Demczuk	GW	202-994-9132
Sharon Robinson	1090 Vermont Avenue, , Suite 800, WDC	202-494-5338
Bill & Claudia Schechter	2475 Virginia Avenue, #900, WDC	
Michael Patrick	1444 Belmont Street, NW	michael_patrick@gensler.com
Matt Wittin	575 7th Street, WDC, 20004	202-783-8181 matt.wittin@staubach.com
Pete Larkin	575 7th Street, WDC, 20004	202-783-8181 peter.larkin@staubach.com
S. Armbruster	730 24th Street, NW, #808, WDC, 20037	
Chrissy Caggiano	950 24th Street, NW, #1205, WDC 20052	202-242-7802
Martin Rizer	5905 River Drive, Lorton, VA 22079	571-243-5401 rizeme4@mba.wfu.edu
Karen Lanham		703-641-9000
Eddie Byrne		703-641-9000 ebyme@ksi.com
Barbara Spillinger	2500 Virginia Avenue, NW, WDC	202-338-2079 bspill@erols.com
Peter Johnston	901 New York Ave., NW, WDC	202-585-6840
Trey Dempsey	901 New York Ave., NW, WDC	202-585-0843
Stan Eckstut	23 E. Fourth St, NY, NY, 10003	212-353-0400
S.Towell		202-333-7646 kstowell@erols.com