

Square 54 Presentation

Developer Proposal for Square 54 – Town Center Concept

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

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

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

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

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

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

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

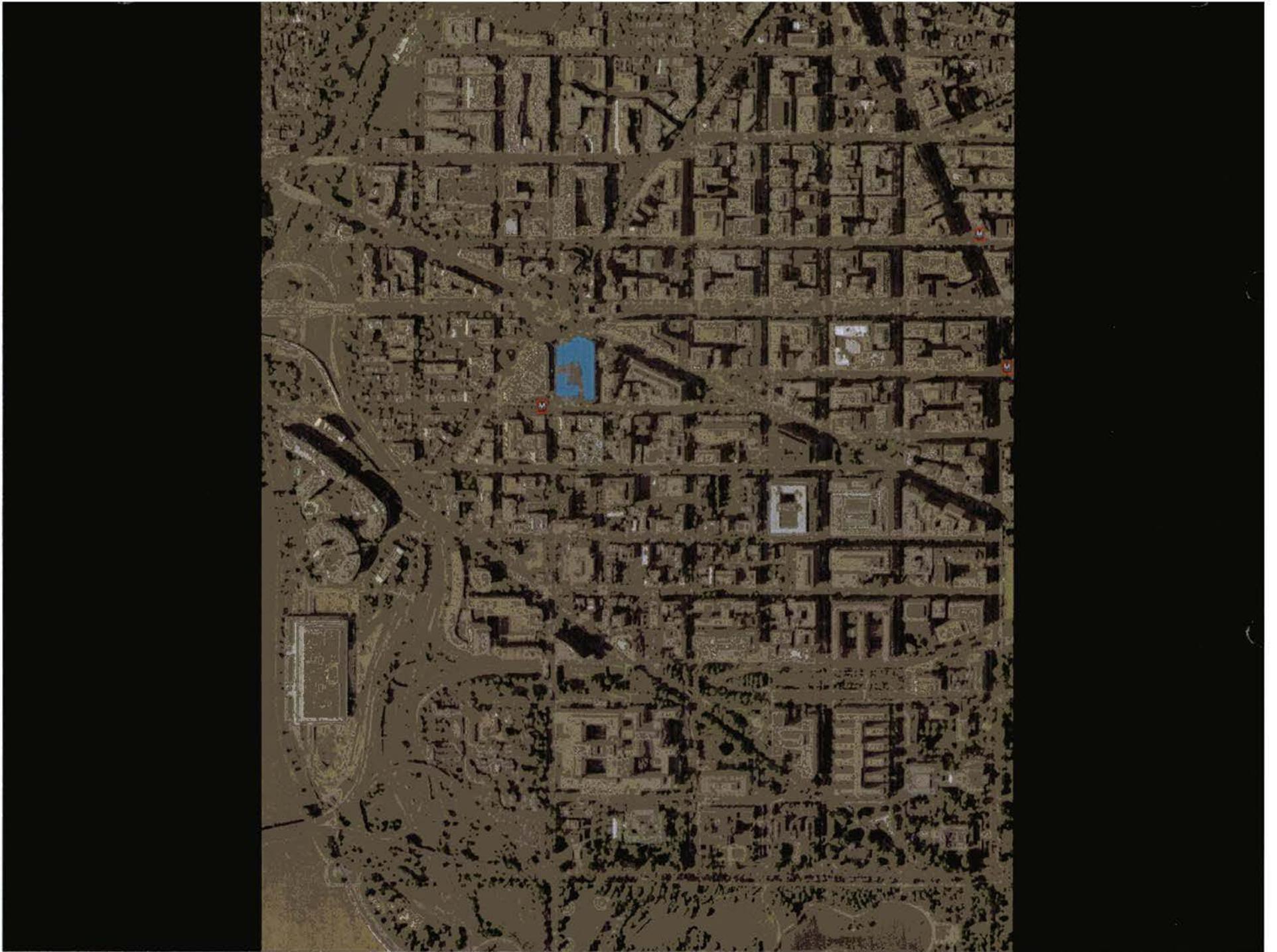
The Residential Building. The proposed residential building is a broken U-shape structure. It encloses and defines an open interior courtyard and paved plaza and it is set back from I Street along the southern edge to create a wider pedestrian zone. As with the office component of the project, the façade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

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

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

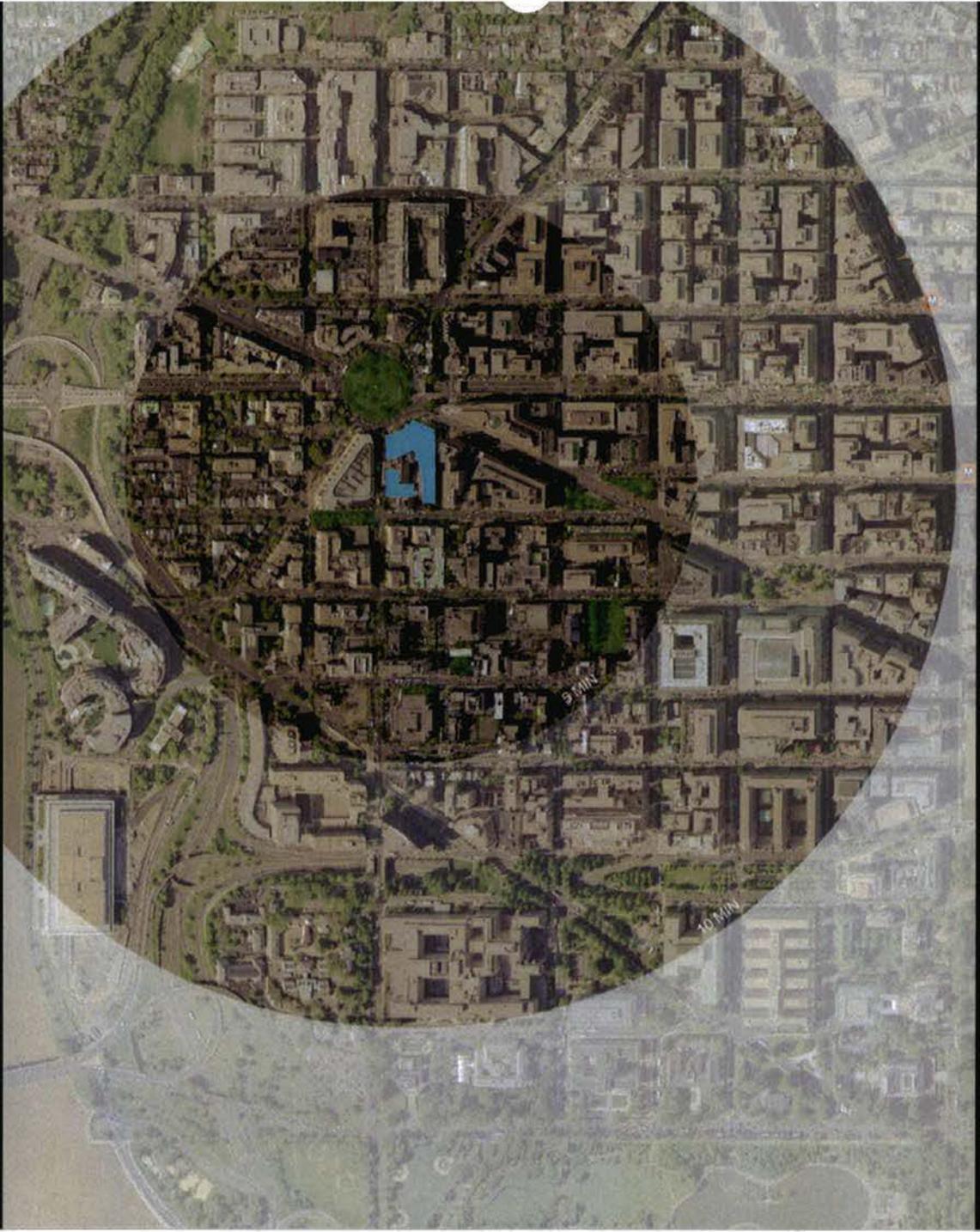
Service and Parking access to the site is proposed from 22nd Street. Also, the University and the developer team are exploring the feasibility of including additional parking on Square 54 to replace or consolidate some existing GW on-campus parking. This strategy is being considered to allow the potential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

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







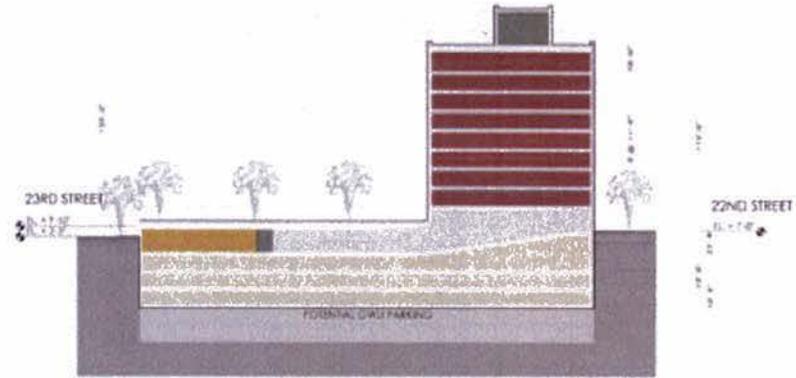




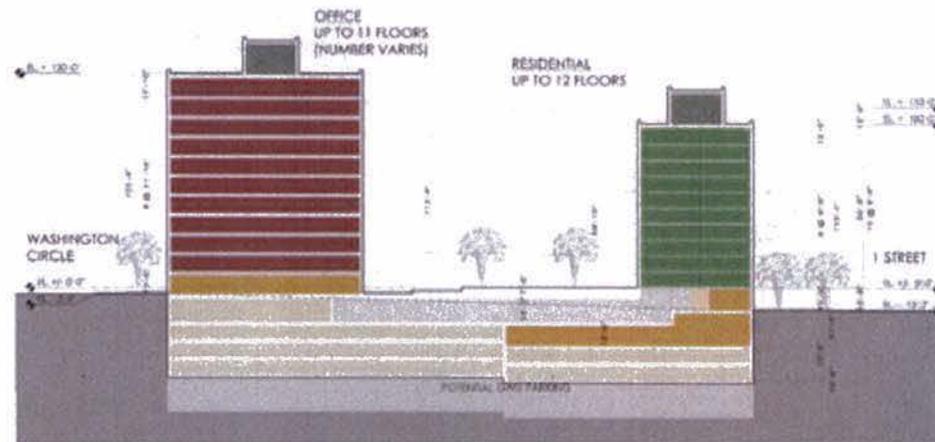
MODEL VIEW FROM NORTHWEST



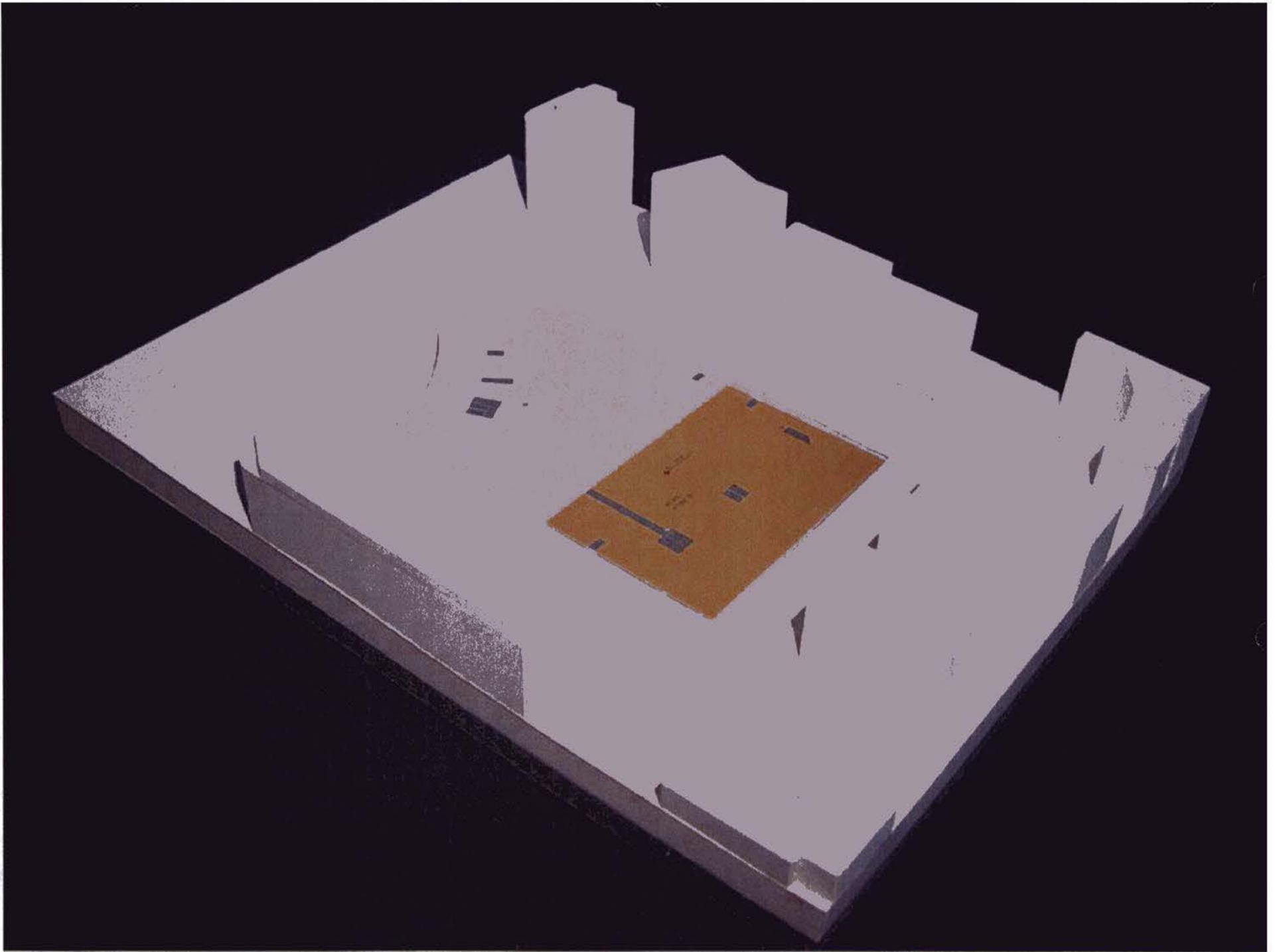
MODEL VIEW FROM SOUTHEAST

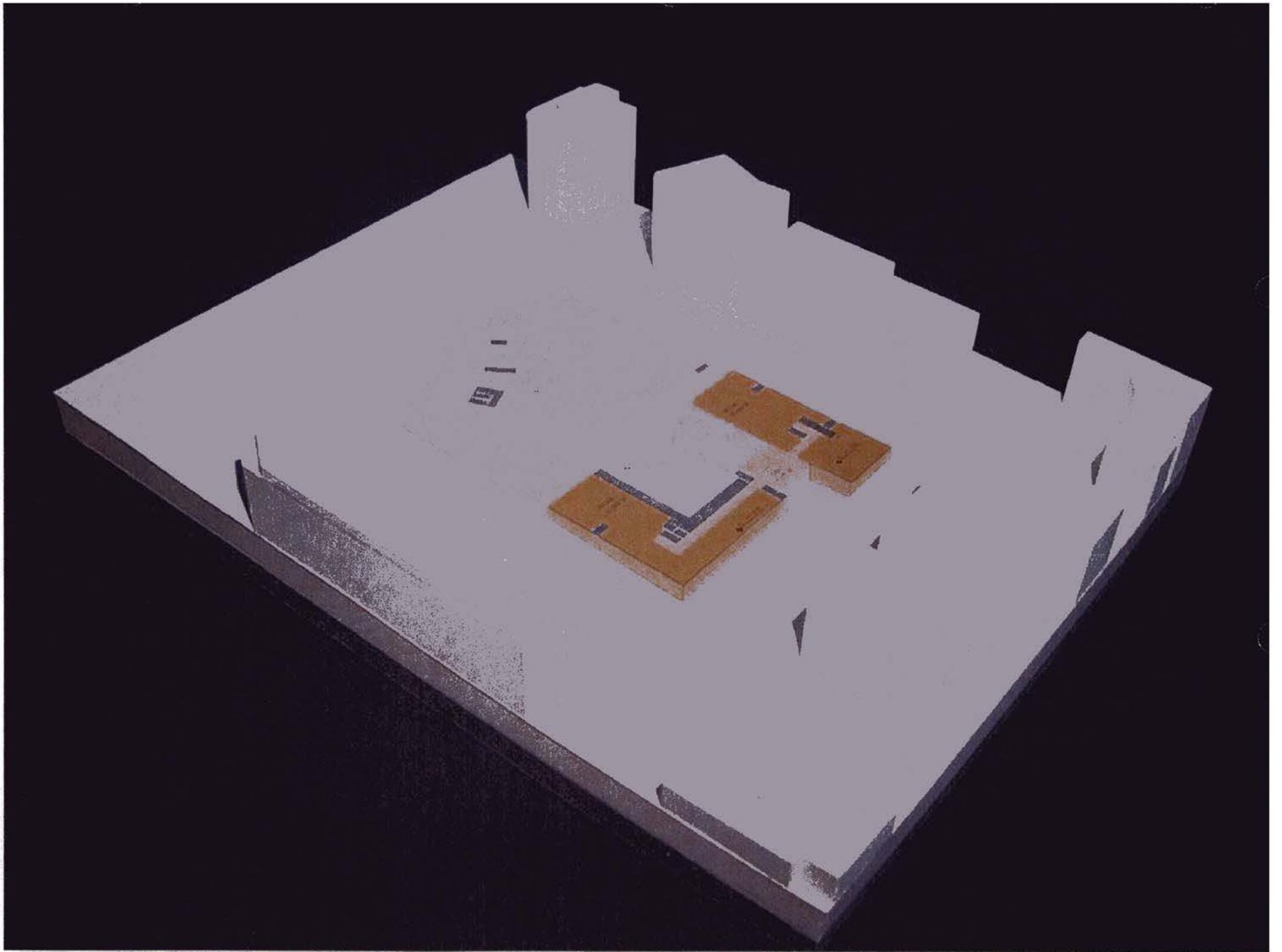


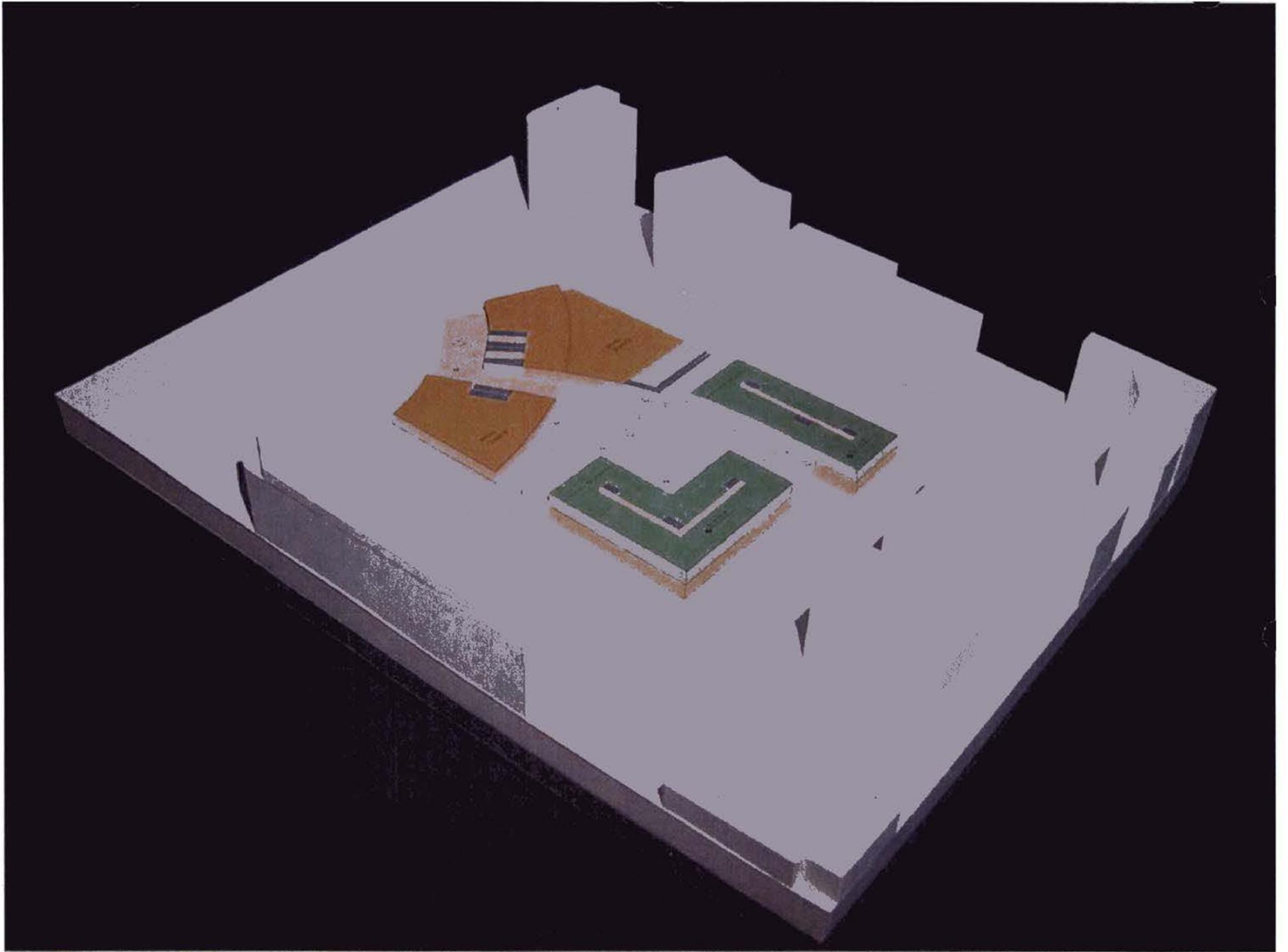
SECTION B-B

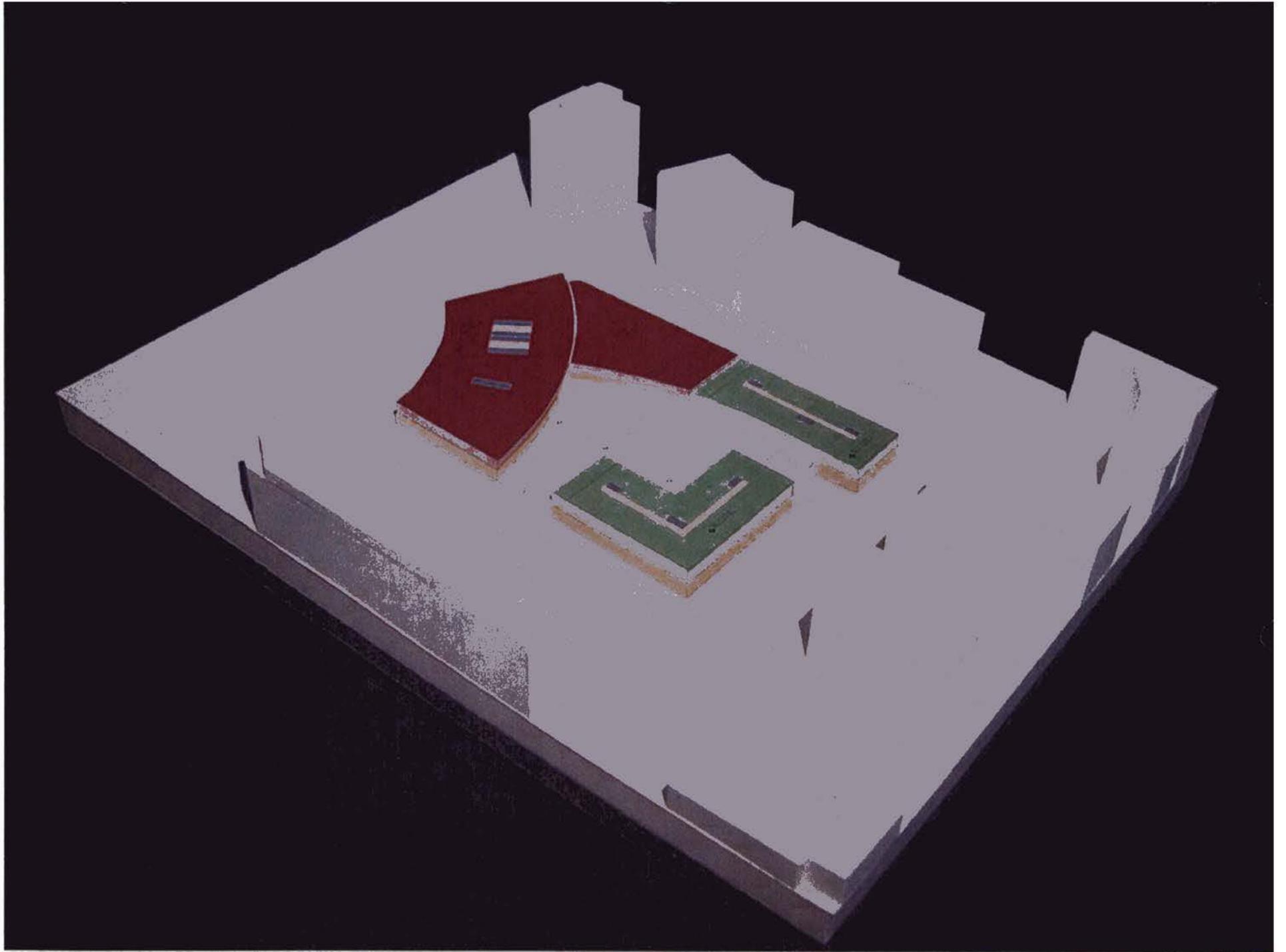


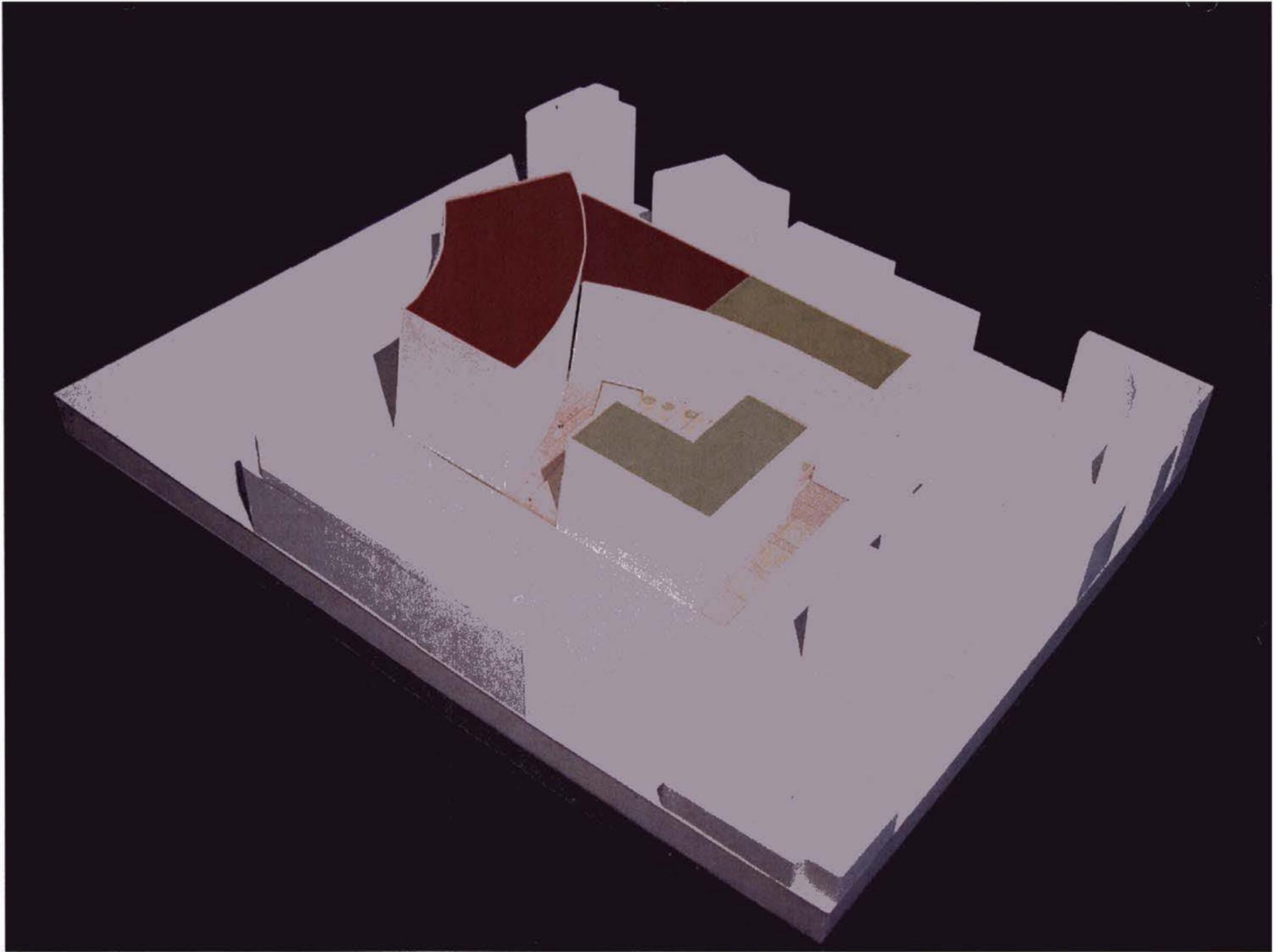
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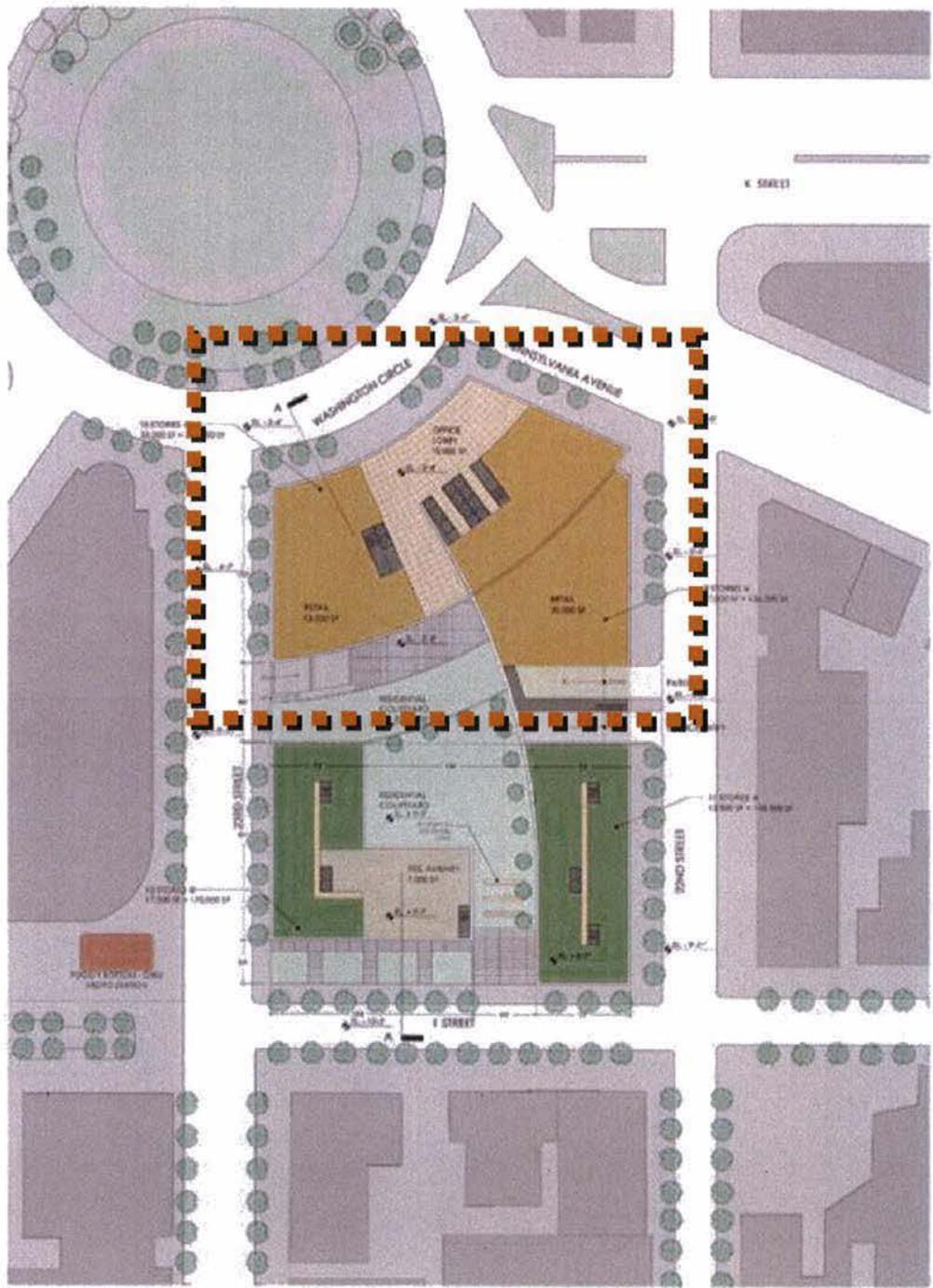


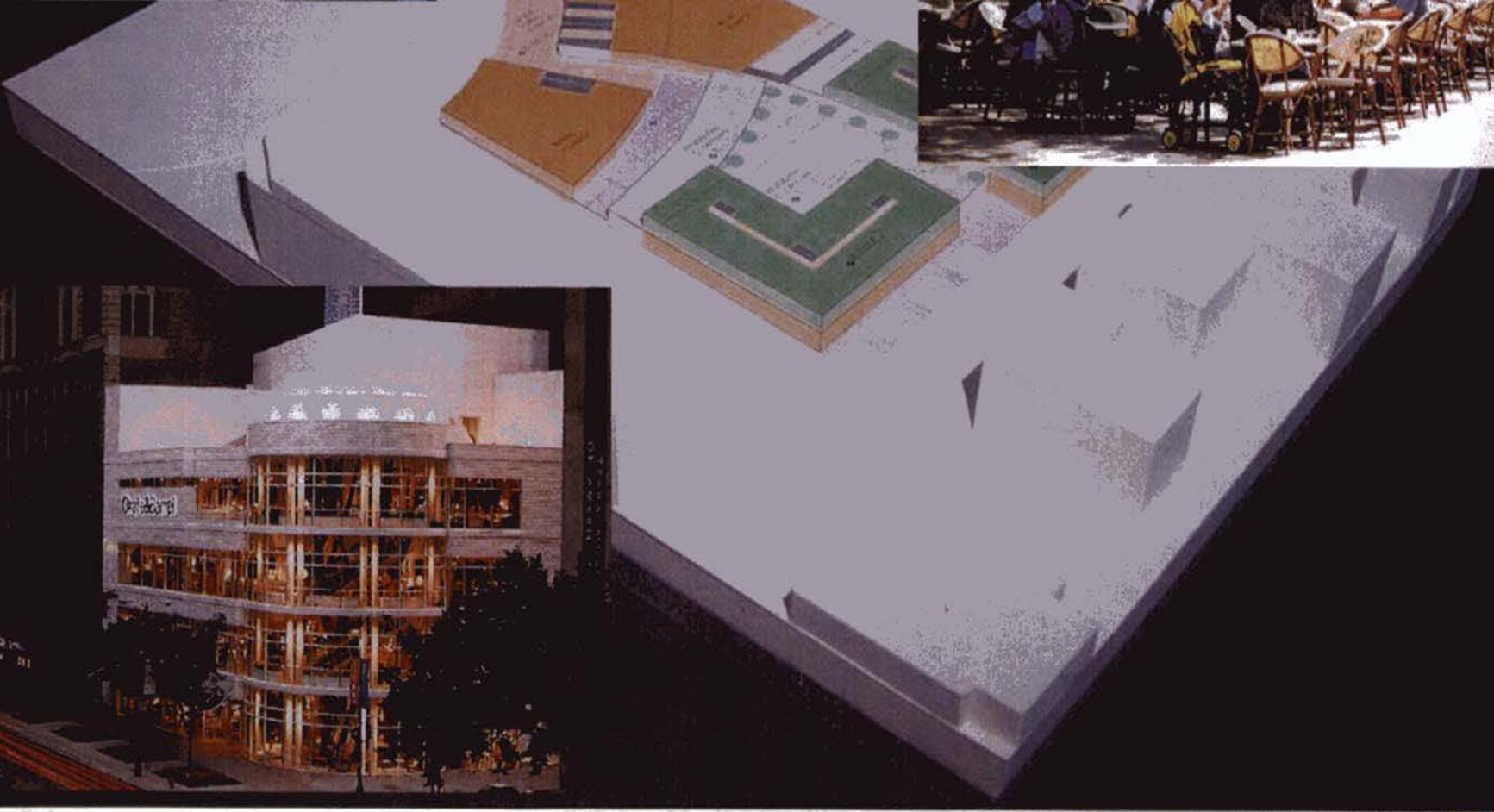
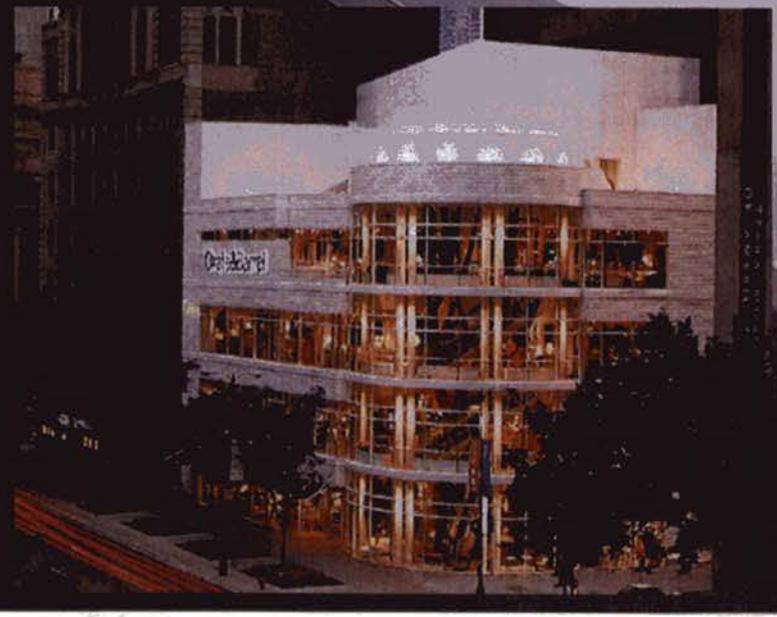
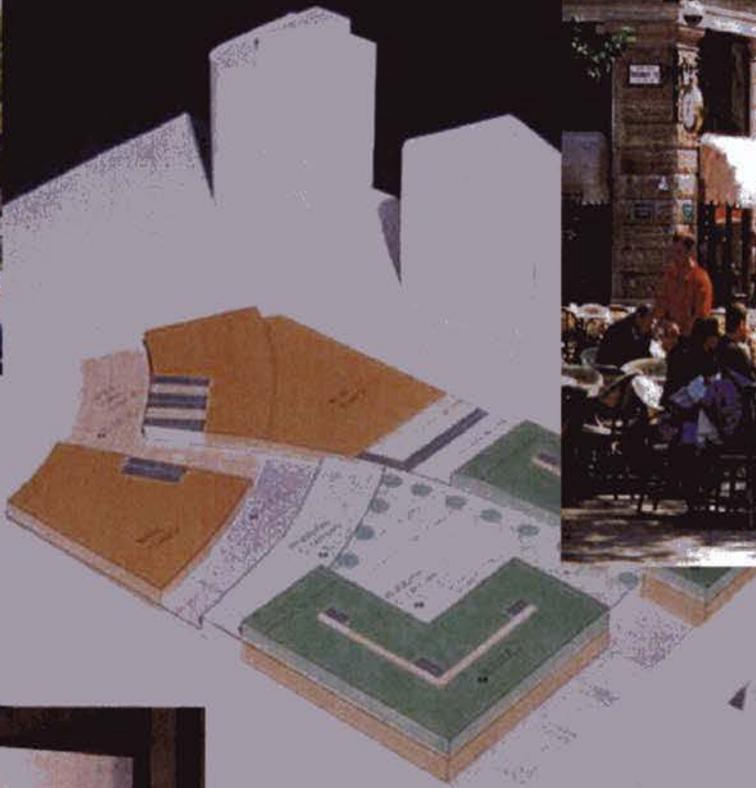


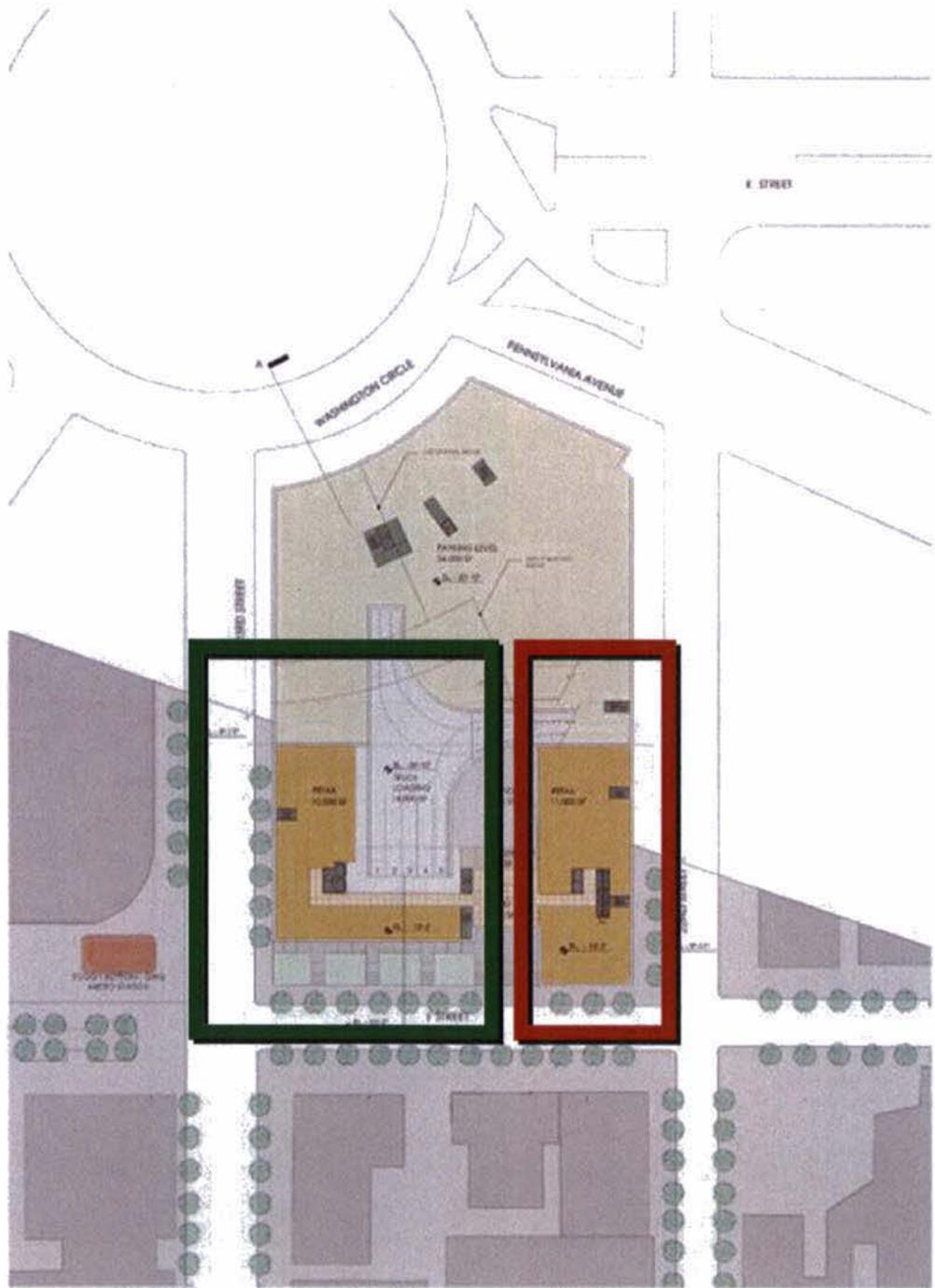


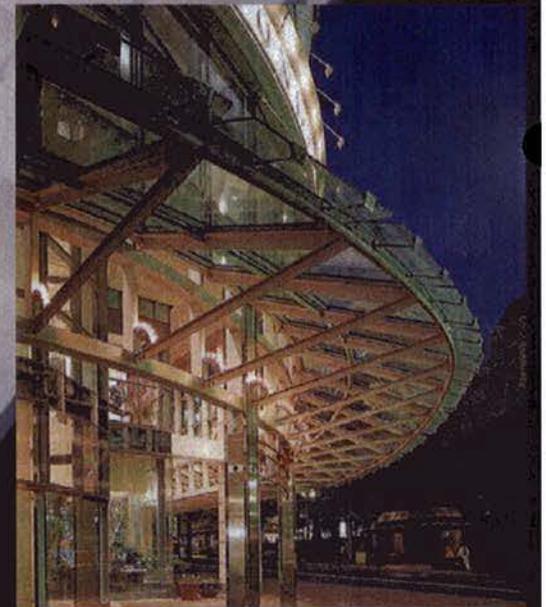
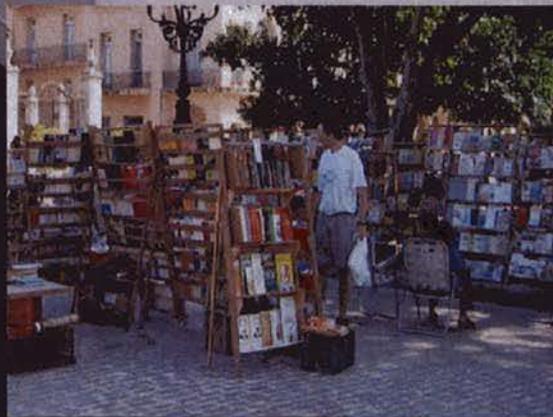
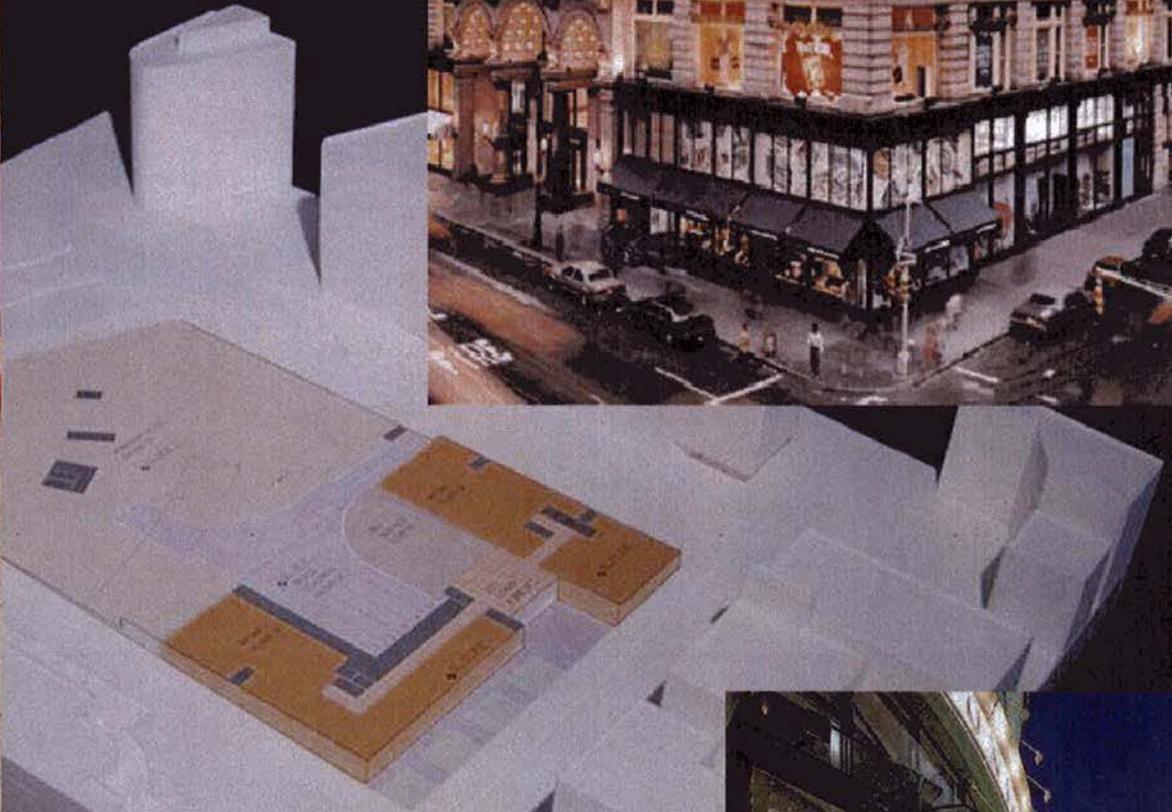




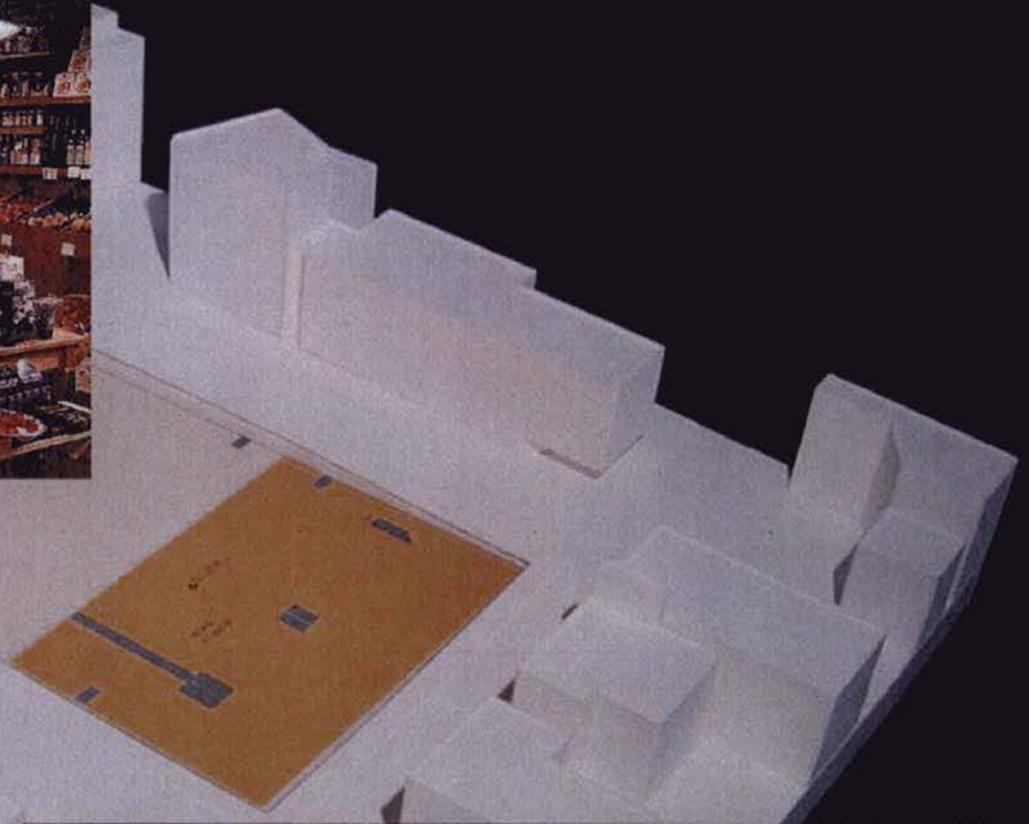












**FOGGY BOTTOM CAMPUS & NEIGHBORHOOD STUDY
JULY 26, 2005 COMMUNITY MEETING**

MEETING MINUTES

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

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

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

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

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

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

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

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

COMMUNITY COMMENTS (*recorded on flipcharts during meeting*)

FOGGY BOTTOM CAMPUS

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

SQUARE 54

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

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

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

JULYAN & JULYAN

FACILITATOR'S MEETING REPORT

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

The meeting convened at 6:40 pm.

David Julyan opened the meeting with an introductory statement that outlined the parties co-sponsoring the process (ANC2A, DC Office of Planning, and GW University), the process being followed, and the meeting's agenda. The focus for tonight's meeting is the presentation of design principles and concepts for both the Foggy Bottom campus in general and Square 54 specifically. The introductory statement is posted on the dedicated website: www.neighborhood.gwu.edu.

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

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

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

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

Facilitator's Meeting Report

July 26, 2005

Page Two

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

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

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

The meeting adjourned at 8:50pm.

JULYAN & JULYAN

WE NEED YOUR FEEDBACK!!!

July 26, 2005

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

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

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

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

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

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

I'd just like to say:

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

For further input:

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

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

Please leave this form at the door as you leave.

Thank you for your suggestions!

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Unsatisfactory Poor Satisfactory Very Good Excellent

Meeting Format:

1 _____ 2 _____ 3 _____ 4 _____ 5 5

Meeting Management:

1 _____ 2 _____ 3 _____ 4 _____ 5 5

Presentation Content:

1 _____ 2 _____ 3 _____ 4 4 5

Discussions:

1 _____ 2 _____ 3 _____ 4 4 5

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

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.....

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

I'd just like to say:

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

For further input:

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

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Meeting Format:

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Meeting Management:

1 2 3 4 5

Presentation Content:

1 2 3 4 5

Discussions:

1 2 3 4 5

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

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

I'd just like to say:

We must be need food store not to be Big
But conviniance for Neighborhood.

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

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

customer for working
Distance

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Unsatisfactory Poor Satisfactory Very Good Excellent

Meeting Format:

1 2 3 4 5

Meeting Management:

1 2 3 4 5

Presentation Content:

1 2 3 4 5
AT THIS STAGE ALTERNATIVES
② ARE NECESSARY

Discussions:

1 2 3 4 5

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

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

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

I'd just like to say:

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

For further input:

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

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

Please leave this form at the door as you leave.

Thank you for your suggestions!

HR BENSON

JULYAN & JULYAN

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July 26, 2005

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Meeting Format:

1	2	3	4	5 ✓
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Meeting Management:

1	2	3	4	5 ✓
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Presentation Content:

1	2	3	4 ✓	5
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Discussions:

1	2	3 ✓	4	5
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Future Community Meetings and Issue-Oriented Discussions. Please provide your suggestions for topics that should be addressed during the planning process:

Perhaps some explanation for the basis of various decisions already known to planners - such as why there is no academic use for 52 54

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

I'd just like to say:

the height + scale need to be reduced!

the sidewalks need to be wide (unlike west side of 23rd)

I'm delighted that neighbors are being given an opportunity of input

For further input:

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

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

Please leave this form at the door as you leave.

Thank you for your suggestions!

**Attendance List
Community Meeting # 4 - July 26th, 2005**

Barbara Kahlow		
Meseret Bekele		
Ed Murn		
Bill Schechter		
Claudia Schechter		
Alfred Liu, A.IA	2421 Penn. Avenue, NW, Washington, DC	202-822-8320 allu@aepa.com
Michael Thomas	2501 M Street, NW, #811, WDC, 20037	
Cathy Long		
Sarah Shapiro	2400 Virginia Avenue, NW	202-223-5078 sarah72@starpower.net
Alfred Anderchick		
Jay Gu	2301 E Street, NW, Apt. A-107, WDC	202-285-7481
Chris Shaheen		
Sara Maddox	525 21st Street, NW, #401	202-466-8142
Natalie Johnson		
Jane Lingo		
Vince Micone		
E. Adofo Sellers	3 Washington Circle, NW, #1003, WDC, 20037 925 25th Street	202-203-8403 eadfo@gsb-washington.edu
Barbara Spillinger		
Conrad DeWitte		
Michele Molotsky	1350 Penn. Ave., NW, #106, WDC 20009	202-724-8058 mmolotsky@dccouncil.us
Brian Hamluk		
Vivien Kilner		
S. Ambruster		
Gary Griffith		
Ann Hyde	1001 26th Street, NW, #508, WDC, 20037	
D. Tai		
Ben Benson		
M.A. Lucey	Potomac Plaza, 2475 VA Avenue, 20037	yhicks@gwu.edu