

Square 54 Case 06-27

Madame Chair and Members of Board:

My name is David Lehrman. I have lived in Foggy Bottom for 14 years. This January begins my third term on the ANC for Single Member District 2A01.

The issue of Square 54 and its commercial use is one of vital interest to our ANC. My view is a minority one on the ANC and does not represent the majority of our members.

I would like to start with a personal anecdote if I may. My career with the Federal Government placed me in the DOT Nassif Building at 7th and D ST., SW, ultimately diagnosed as a "sick building." People were chronically ill with asthma, bronchitis, and a host of respiratory problems. Built in the 1960s, it was to quote Ed McMahon for those of us who remember his Karnak the Magician routine with the then Johnny Carson show, "hermetically sealed tighter than a Funk and Wagnell's mayonnaise jar. It got so bad we emptied the building for its first-ever systemic cleaning.

I still remember the daily briefings on what we had been breathing: fumes from industrial strength carpet glue, toner and printer and computer emissions, cleaning fluids used at night. Stachabotros, aspergillum, and a host of scary viruses and bacteria. One day workmen took down a false wall by the gym. A foot deep of fungus greeted them. One man fell over in a dead faint.

Lets fast forward thirty years. The building now proposed will boast at least a sixteen, a very high green rating for a commercial building. Windows will open. A veritable Amazonian rain forest will thrive atop hundreds of thousands of soil bearing plants and trees bringing needed carbon dioxide absorption and oxygen production adding to the air quality of downtown DC.

The Washington Post just last week described how our own City Council is considering legislation to require all significant buildings comply with such a green requirement. A builder adds as much as 11% to the cost of the building to do so.

Imagine how better off the city would be if we had been doing this for the last thirty years. And consider how much more we can do in developing such a concept.

My argument in support of this project is very simple: I live in a community that has a range of opinions on GW. I ask of this project, does it do more good than harm.

Finding yes, I next ask how much good. If you are lukewarm, perhaps 51% good. If you are Lou Katz, you say 100%. My finding is about 88% more good than bad.

But the opponents take a different tack. Not only is the university more bad than good. Not only do they oppose each and every GW proposal in toto. They actually see the university as the devil incarnate. A villain to be opposed at every turn.

**ZONING COMMISSION
District of Columbia**

CASE NO. 06-27
ZONING COMMISSION
District of Columbia
EXHIBIT NO. 31
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*Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001*

Re: Square 54 (Case # 06-27)

Dear Chairperson Mitten:

I am writing in support of the case submitted by the George Washington University for the purposes of Square 54 development which would bring additional revenue and beautification to the Foggy Bottom area and Northwest Washington, D.C. I am a senior at the George Washington University and support this plan for development for a few reasons:

1. The proposed development of Square 54 will bring much needed revenue to the university. Through additional non-enrollment revenue the university will have the means to fund much needed development in other areas of campus including but not limited to the new science facilities proposed by the campus plan, transfer of parking from above-ground to underground space, and residence hall construction and renovation. These funds are absolutely imperative in order to also maintain the current funding to academic endeavors. By using non-enrollment revenue, GW is able to improve campus development without jeopardizing the world-class education it provides.
2. The proposed development of Square 54 would be a catalyst for community development in the Foggy Bottom Area. With the proposed plan a neighborhood grocery store, countless retail and food venues, and affordable housing would provide a benefit to the community as well as GW. This plan establishes a solid tax base for Northwest D.C., which is crucial to a city with constant financial needs. It is also a catalyst for the cultural beautification and renewal of Foggy Bottom. With its location bordering Washington Circle and the Foggy Bottom Metro, the plan provides a gorgeous town square for individuals to live, shop, work, and enjoy everyday life in our nation's capital.
3. The most personal benefit of the Square 54 development relates to the future of GW and my future as well. I will be well into my career when the plan is completed and Square 54 comes into existence. However, my degree and my alma mater will be growing in stature as a university. With this additional development, GW will become a more pleasing university campus, more financially-able institution, and consequently more popular to prospective students, faculty, and administrators.

It is quite clear from my reasons along with those described by my peers, neighbors, and university administrators that this plan will prove beneficial to all parties involved. I appreciate your consideration and trust the zoning commission will see the merit of this project and grant the proposed development in its entirety.

Sincerely,

Craig Kupiec

November 20, 2006

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: Square 54 (Case # 06-27)

Madam Chair and Commission members,

As a recent alumni and fellow of the George Washington University, it is indeed a privilege to be asked to write a letter of support regarding the Square 54 project. The project will indeed be serving the city, the university and the greater community with the planned amenities that it will have.

Fronting Pennsylvania Avenue, the new building will provide a vast array of services to all members of the Foggy Bottom/ West End community; students, staff, faculty and residents. Its planned services include a grocery store, affordable housing and other retail options, which would not only invigorate the area economically, but also serve both the city and the university as a potential revenue source. Furthermore, the affordable housing options will be a potential residence for graduate students, newly moving to the city.

All in all, the Square 54 project will be a great project for the city, the community as well as the university. I encourage the zoning commission to support the university's plans of growth and development.

Sincerely,



Ravindran Alfreds
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But it's just the beginning. Now we ask for better, safer, more fuel efficient more responsive buildings. We never stop. That's our job.

But for now, what you see not only has my endorsement. It's the best building proposed for the area. Sure the University will make money. And earn the jealousy of small colleges struggling to survive. No wonder the Board and the Mayor and the city council will get behind.

But don't listen to me on this. Just listen to my opponents. If they find good and bad, they might have something there. But if they demonize and vilify and simplify this project for a commercial Square 54 then I think they are on very fragile intellectual ground.

I know I support this project. But more important, the facts, logic, and yes, just basic common sense militate that it be built.

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: Square 54 (Case # 06-27)

Sam Salkin
2100 F Street NW
Dakota 605
Washington, DC 20052

Chair Mitten,

I write to you and the committee today on behalf of GW's plans for development on Square 54. This plan allows GW to be source of pride to Foggy Bottom and the entire District of Columbia through the construction of green, mixed-use, transit-oriented development.

Square 54 will embrace the "Live, Work. Play" philosophy that is dominating development across the United States. In my hometown of Atlanta, GA, Atlantic Station, a new urbanist community has been a tremendous success through its ability to serve as both a residential community and a lively center for nightlife. Through building ground-level retail combined with residential and office space above street level, Square 54 will foster a vibrant street life that will be enjoyed by the community from Foggy Bottom and across DC. When we look to our neighbors in Clarendon out in Arlington County, we see a textbook example of how mixed-use, transit-oriented development has created a vibrant neighborhood that is always full.

As I'm sure you are aware, the DC City Council voted last week to require all new commercial building in Washington over 50,000 square feet to be built to "green standards." While many smaller cities such as Pasadena, California have adopted "green" standards, DC is serving as an example to the entire nation through passage of this legislation. GW has committed to ensuring that most of the buildings placed on Square 54 will be built with green roofs and the buildings on the site will be fitted with green elements that will achieve a LEED certification of 16. Just as the new baseball stadium will serve as an anchor for green development on the eastern side of the District, Square 54 will promote green building on the District's western side. In an era when heating costs are rising and global warming's dangerous potential is being reported widely, we should all applaud both the city council and GW for committing to taking America into the next generation of energy efficient construction.

As a student of Urban Geography, I know the zoning process is tedious and often charged both emotionally and politically. I would hope that this commission will look to GW's plan as innovative and progressive, especially considering the new building requirements passed by the city council.

Sincerely,

Sam Salkin
BA in Geography, 2008

TIM LITTLE
2222 I Street, NW

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: Square 54 (Case # 06-27)

Dear Madam Chair,

I am currently a student of the George Washington University residing at 2222 I Street, NW across from the square 54 site. In addition, I currently serve as the GWU Student Association's Acting Vice President of Academic Affairs.

Through various venues, the University has discussed its planning process with members of the GW and Foggy Bottom community. I feel that the community input obtained from these meetings has been properly considered in the finalization of this plan to address many concerns.

As you know the current site is empty and has been for some time, representing a loss of potential revenue for the University. GW is at its core an extraordinary academic institution who functions as a commercial entity. Current tuition rates at the university are higher than almost anywhere in the country. If GW is unable to capitalize on its commercial property tuition rates may have to be increased, academic programs will suffer, and ultimately price, not prestige, will be a dominant factor among students interested in attending the university.

The development of this site will provide a lasting resource to the GW and Foggy Bottom community, and ultimately the entire city of DC with increased tax revenue. GW is a non-traditional college campus located in the heart of the city. The proposed creation of a vibrant "town center" to enhance the urban campus experience for those who work, study and live in Foggy Bottom create a win-win situation for all stakeholders.

As GW continues to grow-up, not out. Its academic prestige and research capacity grows with it. Any development that provides a key source of non-enrollment driven revenue to support the University's core academic mission strengthens the university's ability to recruit more academically selective students.

I wish academics was the most important consideration on students minds when applying for college, unfortunately location, amenities, modern buildings, new dormitories, and overall aesthetic appeal have now become as important an influence. Square 54 adds to the overall school community and allows for additional amenities to be made available to the community.

I stand in full support of the proposed plan. Its ability to shift revenue away from tuition, increase the community's amenities, and increase tax revenue for the city makes supporting this development a smart decision for the city of DC and the Foggy Bottom community.

Sincerely,

Tim Little

Timothy M. Saccoccia
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Ms Carol Mitten, Chairwoman
District of Columbia Zoning Commission
441 4th Street NW, Suite 200 South
Washington, DC 20001

November 17, 2006

Re: Square 54 (Case # 06-27)

Greetings Chairwoman Mitten,

I write in regard to the proposed development plan for Square 54 located off of Washington Circle in the Northwest quadrant of the District of Columbia. I write to you not only as a student leader at George Washington University, but also as a student interested in the development of his campus and as someone who plans to reside in the District upon graduation in May. Few opportunities are presented that could cause as much uproar as the proposed use of Square 54; that has certainly become evident to you. That said, this plan is important to the development of the University and of the Foggy Bottom/West End neighborhood of the District. For these reasons I write to inform you of my endorsement of the plan and ask you to support it as well.

As a student, I am most intrigued and excited to hear about the development of a new and larger grocery store that could service those students who will be in attendance in the next few years. Additionally, the increase in the open space and landscaping will make this historic and wonderful area of our city even more beautiful.

As someone who plans to continue to live in the District after my graduation in May, I'm also excited for what it can do for the city at large. For instance, inclusion of the development on the city tax rolls makes living in the District, and perhaps the West End area itself, seem more appealing to me than moving across the river to the Commonwealth of Virginia. Even though this is only one instance, I see the passage of the University's plan for Square 54 to be a sign of what the Commission will do in the future and makes me even more excited to live in the city.

In conclusion, the plan set forth by the University has many great attributes that will improve the University and the city that I have come to know and love over the past three and a half years. I hope that you will approve the proposal and move both of these entities in a positive direction. I look forward to your decisions and, until then, I remain,

Respectfully Yours,

Timothy M. Saccoccia, Coordinator
Student Admissions Representative Program
BA Political Communication '07

November 16, 2006

Ms. Carol Mitten, Chairman
Zoning Commission
441 4th Street, N.W., Suite 200 South
Washington, DC 20001

Re: Square 54 (Case # 06-27)

Dear Ms. Mitten and Members of the Zoning Commission:

My name is Donald V. Lincoln, and I have resided in Foggy Bottom at Watergate East for close to seven years. I would have enjoyed testifying before you in support of The George Washington University's proposed plan for Square 54, but I am currently in California and will not return to Washington until November 27th. I wish to lend my full support to the University's proposed plan for this site for two reasons. First, I am convinced that its Foggy Bottom Campus Plan: 2006 -20025 adequately demonstrates that the University can meet its academic and dormitory needs within the campus boundaries without the use of Square 54 for these purposes; and second, I believe that it's a terrific plan.

I have been briefed on the proposed plan on numerous occasions, and I find that this innovative plan for the mixed-use commercial development of Square 54 quite exciting. I am especially attracted to its retail aspect. The added retail venues it would provide should greatly benefit all who either work or reside in the Foggy Bottom and West End Community as well as the staff and students of The George Washington University.

The inclusion of residential units in the proposed plan would significantly enhance the vibrancy of the community as well. I commend the University for accommodating the need for affordable housing in its plan; this is something the neighborhood sorely needs.

Architecture has long been a keen interest of mine, and I am very much impressed with the proposed designs that I have seen to date and with the fact that the environment has been taken into account (i.e., the use of "green roofs"). I feel certain that the final design plan of Pelli Clarke Pelli for this prominent site fronting on Pennsylvania Avenue will be a notable addition to Washington architecture.

Before ending this letter, I would like to add that The George Washington University deserves great credit for involving the community throughout the planning process for the proposed development of Square 54 and for arriving at a plan that incorporates the community's needs and desires to the extent possible. Again, I consider the proposed plan for Square 54 terrific, and I urge that the Zoning Commission approve it.

Sincerely yours,

Donald V. Lincoln

And armed with an ally in the Foggy Bottom Association they bring a war chest of 2 million dollars to litigate any GW initiative. It was never the intention of the founders of home rule in 1973, that an ANC become a Kangaroo Court paying for lawyers to confound every initiative of GW.

You know the old story of the poor lawyer in a small town. New lawyer moves to town. Now they both get rich. Every body is suing everybody.

You might call me an anti litigation lawyer. What results in a lawsuit: facts get polarized. Sides insist on "my way or the highway." As the great Statesman Abba Eban said one never misses an opportunity to miss an opportunity. And the price is common sense.

Years ago my cousin was a camp counselor. He hit a kid on a dirt road driving a bike. Result: hurled the kid into the back seat, drove him in 3 minutes to the hospital and saved his life. Now what do we see: call for the paramedics. Don't dare move the kid. And if you are a physician don't dare intervene lest your deep pockets insurance company become a target for a 1800, Call-a-lawyer. Oh—and by the way—the kid dies, because common sense became a casualty of the litigiousness.

We have only to look at tonight's testimony. What I say is scrutinized for how it will look on an appellate judge's desk as cross examination testimony. Even children are subject to treatment like criminals: do you own a car, was my favorite at the last hearing here. Kids come to college. Next thing you know they are being treated like Jeffrey Dahmer.

Contrast that with the Chevy Chase or Dupont Circle ANCs. There dedicated long time residents collegially work to add quality to each and every project before it. That I believe is the gold standard that I hope for in my ANC.

In conclusion, can we do more. Absolutely. I hope this body and the City Council will push the building trades so it's not 40 years for the next generation of buildings. Why can't we be so proactive and aggressive that we demand 15 years for the next breakthroughs.

Yes, this building will add 12 million dollars to the tax rolls. Yes it will filter and purify air. But we can ask for more. Our public responsibility requires that we ask more.

And you know what the most dangerous animal on Earth is: an informed, energetic ANC or Public Body. Because when 6 smart professionals start nosing around in every presumption and assumption of a building, study the floor plan, assess the energy requirements, speak truth to power, large projects get better.

In fact, that's what I have seen here. GW has steadily improved its plan for this site. The feedback loop with community input has made a better project. Now, instead of street blockage for deliveries below ground loading docks will get even tractor trailers off the street and inside to deliver goods.

**SQUARE 54
Project**

**Testimony of
Mohamed Gouali
510 21st Street NW – Washington DC 20006**

SUMMARY

- INTRODUCTION
- OPPORTUNITIES AND ISSUES INHERENT TO SQUARE 54
- WHY SQUARE 54 IS A LONG TERM WIN-WIN PROJECT
- CONCLUSION

INTRODUCTION

- I am an expert in designing development strategies for nations, cities and corporate firms
- Through my experience the Square 54 project pinpoints three key challenges :
 - Does Square 54 comply with Foggy Bottom environment?
 - How to make Square 54 an effective engine to the GWU area development?
 - Will Square 54 be an economic and tax-driven project?

OPPORTUNITIES AND ISSUES INHERENT TO SQUARE 54 --- 1/2

Does Square 54 comply with Foggy Bottom environment?

- The Square 54 project will provide substantial landscape and streetscape and will further **encourage the use of alternative modes of transportation**

OPPORTUNITIES AND ISSUES INHERENT TO SQUARE 54

-- 2/2

How to make Square an effective engine to the GWU area development?

- The Square 54 project will provide shared and lasting benefits for all interested stakeholders:
 - retail - including a **neighborhood-serving grocery store**
 - the District through taxes
 - Residents

WHY SQUARE 54 IS A LONG TERM WIN-WIN PROJECT

Will Square 54 be an economic and tax-driven project?

- Square 54 will provide opportunities for new business development and job growth
 - Over 2,000 full-time equivalent jobs, responsible for some \$140 million in annual District-based payroll
- It enhances the District's tax base by bringing the 2.6 acre site on the property tax rolls
 - Nearly \$12 million in direct annual District tax revenue
- The addition of over 400 new District residents.

CONCLUSION

- **The Square 54 project complies with 3 key world-class criteria :**
 - Its design
 - Its expected impacts and benefits
 - Its roll out
- **The Square 54 project from my point of view has to be utterly approved**
 - It is served by a talented, responsive and committed team.

Ryan M Davis
davis785@gwu.edu

Ms Carol Mitten, Chairwoman
District of Columbia Zoning Commission
441 4th Street NW, Suite 200 South
Washington, DC 20001

November 20, 2006

Re: Square 54 (Case # 06-27)

Dear Chairwoman Mitten,

My name is Ryan Davis and I am a senior at The George Washington University. I am writing this letter in support of GWU's proposed development on Square 54. I believe the Square 54 plan is a great step forward for the university. It will give us the ability to renovate old academic buildings and build new ones. The plan will add a grocery store as well as other retail that will benefit not only the students but the community as well.

As a future alumnus, I support GW's overall campus plan, which calls for Square 54 to be the driving force behind new and updated construction on the university's campus. The development of Square 54 will allow GW to build a state-of-the-art science center on the current location of the university's parking garage. This science center will fill a gap currently at GW. GW is known for its political science and international affairs degree programs as well as its medical and law schools. Unfortunately, it lacks in science and engineering. Through the science center, GW will be able to attract students from a whole different concentration as well as be able to apply for more research grants.

Science and technology in the 21st Century is expensive. It is changing all the time and costs lots of money to keep up with. GW University's current science labs are very much out of date. Also, GW currently does not have the resources to accommodate the changing shift from off-campus to on-campus housing, renovate existing buildings, pay increasing employee benefit costs, as well as continuously support all of the existing academic programs, while constantly updating its science and technology. The development of Square 54 will give the University the resources necessary to build and update the science and technology necessary for the 21st Century while adding to its ability to be a world-class institution.

Thank you.

Sincerely,

Ryan M. Davis

Meredith Wolff
The George Washington University
Class of 2006
4 Washington Square Village, apt 3B
New York, NY 10012

Carol J. Mitten
Chair, DC Zoning Commission
One Judiciary Square
441 4th Street NW, Suite 210S
Washington, DC 20001
Re: Square 54 (Case # 06-27)

November 17, 2006

Dear Chair Mitten:

My name is Meredith Wolff and I am an alumnus of The George Washington University, class of 2006. Back in September I wrote you a letter describing to you my support for GW's Campus Plan and asking you to approve it. I am thrilled to learn that the first piece of the plan, the School Without Walls proposal, has received your unanimous support. Now it is time to give approval to the rest of the plan, beginning with the proposal for Square 54. I am writing again to remind you of my support, and the support of many of my fellow GW Colonials, for the proposed Campus Plan. Through extensive work with students, administrators, and community members, I believe that this plan serves the best interests of all those impacted by the presence of my alma mater.

As the former GW Student Association Vice President for Community Affairs, my job was to bridge the gaps between the GW student body, the university administrators, and the Foggy Bottom Community. I filled this position at a unique moment in time, during the University's extensive outreach and development campaign that is now the finalized Campus Plan and Square 54 proposal. I assure you that there few students on the GW Campus who have learned and observed more about these proposals than myself and it is with this knowledge that I give my wholehearted endorsement to the plans for Square 54 and the entire Campus Plan.

Upon learning that GW planned to use the old hospital site for a mixed use, retail, apartment, and office building, I approached my duty to learn more about the project with great skepticism. I wanted to know why my university was not devoting the entire space to their students for dormitories, classrooms, and the like. I needed to know how the mixed use building would be in the best interests of my "constituents," the student body. The University, through its extensive outreach to the community, and willingness to devote the same time, energy and resources to reaching the student body, have proven to myself and many of my peers, that the proposal for Square 54 will serve both our short term and our long term needs.

The proposal for Square 54 provides a key source of non-enrollment driven revenue to support the University's academic and housing needs. The students at GW are

aware that tuition will only continue to rise if an alternate method of raising funds is not sought out. Being a completely tuition driven school will hurt not only the pockets of the current student body, but also the possibility of a vibrant future for our school. The funds from Square 54 can be used in years to come to finance needed projects such as the development of more classrooms, a science center, the improvement of some of GW's older buildings, and more housing opportunities. Students who understand this key benefit to the plan recognize it as a crucial contribution to GW's future success.

Students also look forward to the opportunity to shop in a full service grocery store and have more options for dining out that don't require a trek to Georgetown. Foggy Bottom is in desperate need of a more vibrant business and social center as it is an area which lacks many of the amenities that most urban communities thrive off of. The campus organization which I co-founded with former SA President Audai Shakour, "Campaign GW" developed and administered a campus-wide survey which received an unprecedented number of responses on questions about the future of GW and specifically the development of Square 54. The majority of responses supported the administration's ideas for Square 54 development, and looked forward to the future academic benefits that they would bring as well. You would be amazed at how many students ranked "grocery store" as the number one thing which they wanted to see put in the Square 54 space!

I leave you with an excerpt from my previous letter which I feel it is important to reiterate: While all change will meet resistance, and this plan is no exception, as a former designated "voice of the students," I can confidently say that this plan is understood by an unprecedented number of my peers, and many find the prospects both exciting and beneficial. The new Campus Plan has the potential to be the catalyst that will launch The George Washington University into the tier of undergraduate institutions which both the administrators and students think it deserves. The new plan will relieve certain tensions that currently exist, such as the school's tuition driven nature, and need for more advanced classrooms in the sciences. This plan will also ease tensions between the University, its students, and its neighbors, making the campus a smaller, tighter knit community, to everyone's benefit. Approval of Square 54 is integral to the success of the entire Campus Plan.

For all of these reasons, and many more, I fully support The George Washington University's new Campus Plan and ask you to once again provide unanimous support for the phase before you, the proposal for Square 54.

Thank You,

Meredith Wolff
GW University, Class of '06
Campaign GW Founding Member

2006 Zoning Commission Public Hearing on Square 54

November 20, 2006

To Whom It May Concern:

I am writing today to express my support of the current Square 54 plan, as laid out in Zoning Commission Case #06-27. As a current student at the George Washington University, I feel a close connection to the GW campus, the Foggy Bottom neighborhood, and the District of Columbia on the whole. I moved to the District in the fall of 2004 and am now in my third year of undergraduate study. During the 2003-2004 academic year, my older brother lived in Munson Hall, directly across from the old university hospital which formerly resided on the Square 54 site. He witnessed the demolition of the building from his seventh floor window, yet I have known only an empty space on the property during my time here in D.C.

Having followed the development of this project with curiosity over the past couple of years, I cannot help but feel excited by what the project offers and compelled to advocate on its behalf. The establishment of an urban town center on a site that bridges the GW campus, the Central Business District, and the Foggy Bottom and West End neighborhoods is both appropriate and beneficial. Retail opportunities that meet our needs, specifically a full-service grocery store, are important additions to the neighborhood. I must also point out that the Square 54 development will offer millions of dollars in District tax revenue, as well as a great source of non-tuition driven revenue for GW. Attending a school that has a high cost - a cost I benefit from daily, but often struggle to pay - I understand the importance of finding alternative sources of revenue, which will continue to allow students from all economic backgrounds receive their education at GW.

Just as important, I am in full support of the plan because of its commitment to using environmentally sensitive construction and design. Over the past few months, a group of fellow students and I founded a new student organization on campus, Green GW. The purpose of our group is to unite GW students, faculty, staff, and community members in a joint effort to create a more sustainable and eco-friendly George Washington University. It is our responsibility, as a world-class university in the heart of the United States capital, to be at the forefront of environmental issues. Consequently, we were very glad to hear that the plan incorporated a 26,000 square foot internal courtyard that will function as a green roof, reducing the urban heat island effect and the amount of storm water runoff. We were also happy to hear that both Boston Properties and KSI have a record of environmentally-conscious design and construction. Finally, the improvements to the urban landscape of Washington Circle and the Eye Street corridor please our group as well.

In conclusion, I support the Square 54 plan for the shared benefit of GW students, Foggy Bottom neighbors, DC residents, and even the environment. I appreciate your consideration of my thoughts and urge you to support the Square 54 plan.

Sincerely,

Maggie Desmond

Maggie Desmond
The George Washington University
Class of 2008
desmondm@gwu.edu

950 24th St. NW #901
Washington, DC 20052

November 17th, 2006

522 21st Street NW, Apt 201
Washington, DC 20006

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: Square 54 (Case # 06-27)

Dear Chairman Mitten,

My name is James Walker. I am a senior at The George Washington University majoring in Communication with a minor in History. In my four years at the University, I have had experiences that I will hold on to forever.

I was privileged enough to live in the Hall on Virginia Avenue, a building forever tied to the Watergate, which represents an interesting period in our nation's political history. I have attended engagements with Ambassadors, listened to addresses from Presidential Cabinet members, and worked at a popular show for the most trusted name in network news.

I am not writing to tell you that The George Washington University is a great institution. You know it is, and I know it is, but as great as it is, we both know it could be better. The University has been very active in the last few years, building new dormitories, on-campus eateries, and classroom facilities. This has helped to improve student life and the academic experience, but there is more to be done. While building the institution, you cannot forget the community, and the University most certainly has not.

After hearing different opinions on what should be done with Square 54, I have to agree that the University's plan to have a mix of residential, office, and retail space is the best. This plan will enhance the Foggy Bottom community truly making it a place where people will be able to live, work, and study.

With this plan, the University is able to generate revenue that will help fund the academic programs and student life initiatives while making a major investment in the community.

I support the University's Square 54 development plan 100 percent.

Respectfully,

James Walker

Hon. Carol Mitten, Chairperson
Zoning Commission
441 4th Street, NW, Suite 200 South
Washington, DC 20001

Kevin Kozlowski
2201 Virginia Avenue, NW, Apt. 703
Washington, DC 20052

Re: Square 54 (Case#06-27)

Hon. Carol Mitten,

This letter is meant to state my support for the George Washington University's (GW) Square 54 development plan. I am a sophomore at GW and have testified in front of the Zoning Commission in favor of the University's 20 Year Campus Plan. Just as with the Campus Plan, I have had time to look over and examine the University's proposal for the development of Square 54. The plan stands out as a good one for a number of reasons.

First of all, from a student's standpoint, Square 54 would generate a great deal of revenue for GW (as well as the District). This money could then be put into rehabilitation of existing facilities and the construction of new ones. Just as the world constantly changes universities must change in order to cater to the ever changing job skill demands of society. Revenue from Square 54 would go a long way in ensuring GW has the necessary fiscal resources to keep up with society's demands.

Looking at the project from a community standpoint, the many features of the Square 54 plan would make this development an invaluable resource. An open town square at the center of the development would provide an open space members of the community and University can employ together. Situated at the crossroads of Pennsylvania Avenue, the Foggy Bottom/GWU Metro Station, Foggy Bottom, the West End, and GW, this new town square would be the perfect complement to the vibrant mix of people who already interact on a daily basis in areas such as Washington Circle and the I Street Mall which is located adjoining to the GW Hospital and the GW School of Medicine.

Finally, the District of Columbia would benefit from this project. Besides aforementioned tax revenue, environmentally friendly and sustainable design in addition to innovative loading docks for freight would benefit the city. The green roof feature of Square 54 structures would benefit the city with respect to a reduction in the heat island effect. This is a term given to the physical phenomenon of increased temperatures and poorer quality of area found in urban areas as a result of trapped air. Roofs of structures have relatively low albedo ratings, meaning they absorb a great deal of sunlight during the day and then slowly release it during hours of low or no sunlight, thus increasing temperatures in urban areas. Green roofs, originally pioneered in Chicago, go a long way in bringing albedo ratings to levels seen in non-urbanized areas, this reducing the heat island effect and enhancing quality of life in cities. In addition, the project calls for innovative

underground loading docks for freight with enough room for trucks to perform u-turns underground. This would ensure traffic flow remains uninterrupted.

Thank you for taking the time to put into consideration my letter in support of the Square 54 plan. If you have any questions please don't hesitate to e-mail (kkoz@gwu.edu) or call me (917 676 7542).

Best,
Kevin Kozlowski
GWU Class of 2009

Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001
Re: Square 54 (Case # 06-27)

Dear Chairperson Mitten,

I am Emily Brooks, a freshman at the George Washington University. I have written you in the past regarding the zoning situation with my school, and have also testified. I come to you today with concerns regarding the zoning issues with Square 54 to be addressed before the commission on Monday, November 20th. Because I have been involved with this process since and even before the school year began, I have become very familiar with all the concepts of the George Washington University Campus plan, and as a student here and engaged citizen, I feel an obligation to be a part of the process.

I have seen this University become a nationally known institution for its academics, faculty, and facilities. I want to make sure that I can do my part to not only perpetuate this reputation, but ensure that GW continues to grow in recognition and prestige. Coming from Chattanooga, TN, it is very common to see most high school students matriculate to the state school system, and not consider outside institutions; however, I saw the popularity of GW among students (even from my area) grow throughout my highschool experience. By senior year, at least 20 of my peers from all over my town were applying to GW with hopes to come to D.C. to pursue a career. As I emphasized when I testified before the commission, I think it is very important to consider the type of student that GW will attract as it becomes more and more reputable nationally. Not only will the average student become more competitive, they will consider a career in the D.C. area. The graduates of GW, as you know, have become highly successful businesspeople, economists, doctors, attorneys, and policy makers. It may seem like a stretch, but I see a direct correlation between GW's plan for campus advancement, the students it therefore will attract, and the entire D.C. community afterward.

Square 54 is currently a drab, empty circle among many hopping businesses and buildings. Something needs to be added here to contribute to not only the atmosphere, but the economy of the area. It anchors Washington Circle at the northwest corner of the campus, and is adjacent to both the Central Business District and the Foggy Bottom Metro Stop. I have seen the illustrations for the Square 54 plan, and am excited to see it become an urban hub of business and retail. GW students will be very excited about the prospect of a neighborhood serving grocery store, as the nearest one is currently within the Watergate complex. It would be much more accessable for students.

Also, when considering the entire community, it is important to understand that

this development would increase the district tax base by bringing a 2.6 acre site onto the property tax rolls. In addition, new housing developments would encourage new residents into the Foggy Bottom community.

Once again, I want to reiterate my strong support for the entire GW campus plan; moreover, as a freshman, I want to see my community grow as I grow with the school. I plan on living in D.C. after graduation. I want to attend law school, practice in the area, and become involved in the public sector of politics. As a future D.C. resident, a current contributor to the community, and an engaged citizen and young person, I ask that you seriously take my thoughts into consideration.

Thank you very much for you time,

Emily A. Brooks
GWU Class of 2010
Political Science and Women's Studies
College Democrats of America Legislative Action Liason
eabrooks@gwu.edu, www.collegedems.com

To the Zoning Commission, regarding case 06-27:

When I first stepped on to GW's campus in 2004, it was obvious that I was not just stepping onto my University campus, but that I was stepping into the District of Columbia. When I went to get my groceries, I passed by the Foggy Bottom Historic District. When I walked to class, I walked past the World Bank. When I grabbed a bite from J Street in our Marvin Center, I watched students from the School Without Walls flood in for their lunch break. GW opened its arms to me, but it didn't confine me. Instead, I was encouraged to branch out and explore GW's extended community.

I became very involved in one of GW's chartered student organizations, the Residence Hall Association. I served on its Executive Board as Community Service Coordinator. It was with this position that I began volunteering at St. Mary's Court every Sunday running errands for residents to and from St. Mary's Court and the Watergate. I was also introduced to the FRIENDS community group. FRIENDS and the Residence Hall Association collaborated on a holiday toiletry drive last November and December. It is these kinds of activities that allowed me to get involved not only on campus, but within the Foggy Bottom community as well. I can definitely say I don't just look at this plan for Square 54's development as beneficial only for, but also for my newfound neighbors and friends.

Why do I see it as a good plan? The mixed-use commercial redevelopment of Square 54 provides a myriad of opportunities—most notably the grocery store that will occupy some of the space. Hungry students won't just benefit from the grocery store, but so will DC. I don't need to say that there are some places in DC where grocery stores can't be found. I think GW sets an admirable example when it steps up and provides a better option for satisfying some part of DC residents' nutritional needs.

GW has acted responsibly in every step of their planning. All plans for Square 54 have been made accessible to the wider GW and Foggy Bottom communities. I know that I felt that I played an active role in understanding the need of GW, and at the same time, the need of Foggy Bottom residents. It is clear that GW views this as a two way street and is not done listening to residents' concerns. I'm excited to see the progression of this project and the great benefits it will bring my community.

Sincerely,

Kara Williams

Class of 2008
The George Washington University

November 16, 2006

Carol J. Mitten, Chairperson
District of Columbia Zoning Commission
Office of Zoning
441 4th Street, NW
Suite 210
Washington, DC 20001

Dear Chairperson Mitten and Members of the Commission,

My name is William Rone and I am currently a student at the George Washington University studying Biomedical Engineering (Pre-Medicine track) in the School of Engineering and Applied Sciences, with a double-major in Biochemistry in the Columbian College of Arts and Sciences. I am writing to you today to express my support for the Square 54 PUD and Map-Related Amendment as put forth by The George Washington University and other parties.

While I do believe this plan to be a wonderful opportunity for development in Foggy Bottom on its own merit, the additional implications of this project give me even more reason to support it. Provided your Commission approves both this and the new Campus Plan (another proposal I strongly support), the revenues from the new development of Square 54 would be put initially toward the construction of a new Science Center.

In recently attending the zoning hearing regarding the GW/School Without Walls project, a key issue many attendees had (that they voiced during their presentation and testimony) was that the students were being forced to learn in a less than ideal environment. While the status of the various science labs at GW today are not nearly as bad as the classrooms in the School Without Walls, the same type of issue can be raised. While strong programs are possible without it, an outstanding environment can only enhance them. This particularly applies to the sciences, where some of the most critical learning is done in a laboratory as opposed to a classroom.

In summation, I feel that this plan should be viewed not only by its own merits, but also by the substantial positive impact it will have on other substantial university developments.

Thank you for your consideration,

William S. Roné, Jr.
The George Washington University
Treasurer: Engineers' Council

Carol J. Mitten
Chair, DC Zoning Commission
One Judiciary Square
441 4th Street NW, Suite 210S
Washington, DC 20001
Re: Square 54 (Case # 06-27)

November 17, 2006

Dear Chair Mitten:

Thank you for your careful time and consideration of the Square 54 development project. As a former student body President of The George Washington University (2005-2006), I hope this statement of support will give you a unique perspective, insight, and help win your support and approval of the Square 54 Project.

The development of Square 54 is vital to meeting the academic and intellectual goals of the George Washington University. Personally, GW has given me the benefit of a world class degree and intellect, extending my ability to thrive in today's fast changing world. I know the development of Square 54 will broaden the horizon and further the experience for thousands of students to attend, and more importantly the millions who will be impacted by these leaders. GW has come a long way from being a small commuter school to a world class institution and as a result, it needs new resources. Square 54 will replenish these resources. It will broaden the scope of scientific research, give the resources to uphold free legal clinics for residents of the district, and give more opportunities and financial aid for the many that benefit from a GW academic experience like the Trachtenberg Scholars.

As we progress into the 21st century, developments around the country are occurring to meet the needs of a new and rejuvenated urban migration. Square 54 is not just a development project, but also an innovative approach to meeting the demands of this migration. It maximizes the potential of the land, meets the demands of the city and offers a sophisticated, contemporary outlet for residents, students, and visitors to enjoy. Like all great intellectual havens (Berkeley, Cambridge, Upper West Side) Square 54 will provide a healthy and vibrant intellectual and social center where new ideas are born and rendered.

As a former neighbor and student, I enjoyed St. Mary's senior prom, community block parties and just conversing with neighbors on a park bench, or at a community meeting. I would not be in approval of any development project if it were not mutually beneficial for both students and residents of Foggy Bottom. For over 90 years, GW and the neighbors of Foggy Bottom have thrived because of the co-existence of one another. As such, I believe Square 54 will further this experience by offering amenities and commercial space benefiting residents, students, and commuters of the District. I hope that once careful consideration and examination of all facts is complete, you will agree that this is the right move for Foggy Bottom, GW, and the District of Columbia. If you have any further question please do not hesitate to contact me. Again, thank you for your time and consideration.

Best Regards,
Audai Shakour

Carol J. Mitten
Chair, DC Zoning Commission
One Judiciary Square
441 4th Street NW, Suite 210S
Washington, DC 20001
Re: Square 54 (Case # 06-27)

November 17, 2006

Dear Chair Mitten:

My name is Brian Schepis and I am an undergraduate freshman in the Columbian College at The George Washington University. When I first visited the school, I couldn't help but ask the tour guide why there was a big piece of undeveloped property in the middle of Washington DC. Being a visitor at the time it seemed very strange to have a big empty space with no signs of construction on it. Wasn't this piece of property worth millions of dollars? Why would someone let this go to waste? When I came to GW this fall, I soon found out that the University was planning on constructing a building there. After getting involved with student government, I was introduced to The Foggy Bottom Campus Plan: 2006-2025 and immediately saw the importance of such a project.

The George Washington University's annual tuition is pretty high. How, without scaring students away with even higher tuition fees, can the University generate funds to provide a better academic community on campus? The answer: Square 54. The funds provided from Square 54 will help improve GW's academic and living facilities. Not only will this help attract a wider variety of students and residents to the campus but it will also make The George Washington University one of the leading universities in the country. Having such a diverse population of students and a booming university can only help improve Foggy Bottom and Washington DC.

From a student focused view, I, along with fellow students want an on campus grocery store. On a student budget, buying overpriced, low quality food isn't worth it. The Square 54 project will address this problem in that there will be grocery services available in the new lot for all Foggy Bottom residents. I know many students, along with myself, who are extremely excited for this. We will finally have the option of picking out food from our full refrigerator instead of wondering where we want to go out to eat all the time. Furthermore, I feel like all of the Foggy Bottom residents will benefit from a good grocery store.

Sincerely,

Brian Schepis

Carmen Oyarzun

Ms Carol Mitten, Chairwoman
DC Zoning Commission
441 4th Street NW
Washington, DC 20001

November 20, 2006

Re: Square 54 (Case # 06-27)

Dear Chair Mitten:

My name is Carmen Oyarzun and I am an alumnus of the George Washington University.

I am writing this testimonial in support of GW's Square 54 plan because I feel that this plan will contribute to not just the university and its students but to the surrounding Foggy Bottom community.

I lived in the Jackie Kennedy Bouvier Onassis residence hall when the old George Washington hospital was torn down. Since then, the university has struggled to adapt to the demands of the city, the growing student population, and being able to find the equilibrium between the two.

I believe that the development of Square 54, more specifically GW's plan to build retail and a market, business space and apartments will benefit not only the university and the students, but the surrounding community as well.

But this plan does not only ask for the development of Square 54, but it asks that the community support its development of other buildings on campus. This is of interest to me because I want to be proud of my alma mater. In funding the science center and many of the other aspects of the campus plan, GW will become a more respected world-class institution; more so than it is today. Because in twenty years, my friends and acquaintances will not think of GW as it was when I was there but as it is then. I know that this plan will not only attract leading scientists and researchers but help fuel the leaders of the future.

I stand in complete support of GW's campus plan, Square 54.

Carmen Oyarzun
GW alumnus, Class of 2006

CHRISTOPHER KEITH WIMBUSH
GWU MITCHELL HALL • ROOM 544 • 514 19TH STREET, NW • WASHINGTON, D.C 20052
202.531.3154 • CKW09@GWU.EDU

Carol Mitten
Chairman, D.C. Zoning Commission
441 4th Street NW Suite 200 South
Washington DC 20001
Re: Square 54 (Case # 06-27)

Dear Madam Chairman,

My name is Christopher Keith Wimbush and I am a sophomore in the Colombian College of Arts & Sciences at The George Washington University. I am writing to express my support of the Square 54 Project proposal that is before the D.C. Zoning Commission. I support the University's proposal for two primary reasons. First, the building of the Square 54 mixed retail and commercial space development will generate enough revenue that will allow for an expansion of GW's academic facilities including the building of a new Science Center that will hopefully enhance the academic credentials of the University. As GW moves forward over the next 20 years, strengthening the University's academic and research capabilities are critical to past, current, and future students that attend this great center of higher education.

The second reason I support the Square 54 project is that it will help to create a dynamic and quality residential area that will help rebuild the character of the D.C. community. I am currently taking a class on State & Urban Politics and one of the key topics we have focused on this semester is the efforts cities, corporations, and non-profits organizations have engaged in to help rebuild individual neighborhoods for the betterment of all the local stakeholders. I firmly believe that this project will improve the Foggy Bottom area and will help chart the future of the community. I hope you will strongly consider approving the project and help direct the future of GW and the Foggy Bottom Community.

Christopher Keith Wimbush
The George Washington University '09

To: Carol Mitten, Chairman
Zoning Commission
441 4th Street NW, Suite 200 South
Washington DC 20001

Re: Square 54 (Case # 06-27)

Good evening, ladies and gentlemen, my name is Brandon P. Mansur. I am a freshman at The George Washington University, majoring in International Affairs. But, more importantly, I am a student at one of the finest post-secondary institutions in this nation. And, the more I think about that, the issue of improving the quality and layout of this institution seems to matter even more to me. One such way of improving GW is by developing locations on or near the GW Campus with projects that are designed to help *both* the GW community and the residents of the Foggy Bottom neighborhood. The development plan for Square 54 does exactly that, and should be supported by the Washington D.C. Zoning Commission for that reason.

Square 54 is a key component of GW's integrated development strategy: the proposed mixed-use development will enhance the urban campus experience for those who work, study and live in Foggy Bottom and provide a key source of non-enrollment driven revenue to support the University's core academic mission.. Given its location adjacent to the active Foggy Bottom-GWU Metrorail Station, the proposed design concept for Square 54 incorporates Smart Growth and transit-oriented development principles advanced by land use planning experts – including the DC Office of Planning. Having worked in commercial construction over the summer, and through consultation with my Uncle, who is a Pre-Construction Manager, this project will not only increase GW's visibility in the Foggy Bottom neighbor and throughout the entire District of Columbia, but will also attract new forms of revenue streams to the neighborhood. Instead of people having to travel on the Metro to the Pentagon City Mall for some of their shopping, residents of Foggy Bottom and GW students can now shop with greater convenience at the Square 54 mall. Here are some expected economic impact estimates:

- The Square 54 project will have a significant and lasting economic impact on the District of Columbia, including an estimated:
 - Nearly \$12 million in direct annual District tax revenue, of which \$4.6 million represents real estate taxes.
 - The addition of over 400 new District residents.
 - Over 2,000 full-time equivalent jobs, including over 1,700 office jobs, nearly 230 retail-related jobs, and over 10 project support jobs, responsible for some \$140 million in annual District-based payroll (this job generation is in addition to the over 500 construction-related jobs estimated to be created spanning each month of the project's 30-month construction period)
 - Over \$75 million in additional economic activity from visitors/vendors affiliated with the office, retail and residential components of Square 54
 - Over \$4 million in direct District of Columbia revenue from recordation fees and development processing/permitting fees

Moreover, this project will further the overall plan of redeveloping the rest of the GW campus. It is imperative that this project, and the 20 year plan that GW Authorities have typed up is passed, so that The George Washington University will remain a viable university throughout the 21st Century, and begin to pave a pathway towards greatness. GW certainly is one of the best universities in the nation. Now, it only needs a little more recognition. This plan will help it "capture" that recognition. It is an ingenious idea that just needs some support, so I, along with my fellow GW Colonials, call on the D.C. Zoning Commission to support this plan. Thank you for your time.



GREATER WASHINGTON

Board of Trade

Growing Business. Building Community

November 15, 2006

DC Zoning Commission
441 4th Street, NW
Suite 210
Washington, DC 20004

Dear DC Zoning Commission:

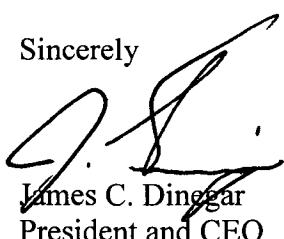
The Greater Washington Board of Trade supports the GW plan to develop Square 54, the old GW Hospital Site into a mixed use project of commercial, housing and retail. This development will bring more jobs, retail space, housing and business activity to the community. The development is good for city revenues and small businesses.

The university has completed a three year outreach to the neighbors of the community seeking comments and suggestions on the project. The community responded with numerous suggestions of which the university has adopted.

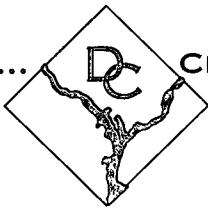
Furthermore, GW's development of this site will bring added housing to the District furthering the goal of attracting and increasing 100,000 new residents into the city. Further, the site will hold major retail, especially a grocery store, in the community per the wishes of the community residents. Lastly, the site will increase further commercial space adding more revenue to the city and more business development opportunities to local businesses and residents.

I highly recommend approval of the university's application. Thank you.

Sincerely



James C. Dingar
President and CEO



CHAMBER of COMMERCE

1213 K Street NW Washington, DC 20005 • Fax: 202.347.7201 • 202.638.6762 • www.dcchamber.org

November 17, 2006

Ms. Carol Mitten
Chair, The Zoning Commission
441 4th Street, NW, Suite 210
Washington, DC 20004

Dear Chair Mitten:

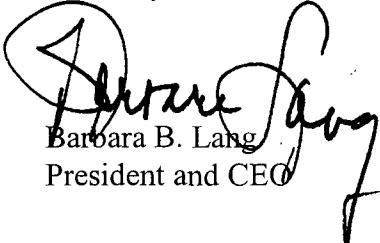
I write in support of George Washington University's application to develop Square 54, the Old GW Hospital Site, on Washington Circle in Foggy Bottom. GW's development of the site is on transit-oriented space within the Foggy Bottom Metro area and is the last remaining undeveloped site on Pennsylvania Avenue, Northwest. The site is ideal for mixed-use purposes of housing, commercial and retail space. These three purposes are exactly what GW intends to do with the site.

Accordingly, GW's development of this site will bring added housing to the District furthering the goal of attracting and increasing 100,000 new residents into the city. Further, the site will hold major retail, especially a grocery store, in the community per the wishes of the community residents. Lastly, the site will increase further commercial space adding more revenue to the city and more business development opportunities to local businesses and residents. In short, the site is a win-win-win for the city, the community and the university.

The university has engaged the local community in its planning and visioning process for Square 54 for over two years conducting seven town hall meetings, meeting with over 500 residents of the community and attending at least 15 small neighborhood meetings in order to come to this win-win-win situation. The university should be commended for its efforts to be sensitive and adaptive to many of the community's suggestions to make this plan work for all parties in the city and community.

In short, Square 54 means jobs, revenues and smart growth for our city. I highly recommend and encourage approval of the university's application. Thank you.

Sincerely,


Barbara B. Lang
President and CEO

November 19, 2006

Ms. Carol Mitten, Chairperson
Zoning Commission
411 4th Street NW, Suite 200 South
Washington, DC 20001

Dear Ms. Mitten:

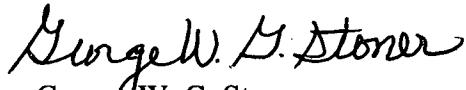
Having lived in Foggy Bottom since 1960, I have appreciated what The George Washington University has contributed to the neighborhood. Each year, the University has become increasingly sensitive to the needs and concerns of the community. I only wish you could attend the monthly meetings of the Friends of the Community. You would be impressed by what the University is doing to make this area more attractive and safe from year to year.

When the Square 54 Project is brought to fruition, you will see a neighborhood-serving grocery store; affordable housing options; below-grade parking and loading facilities; and open spaces, landscaping and streetscape improvements all of which provide opportunities for new business development and job growth. This will increase the District's tax base and encourage new residents to live in the area. The University, of course, will also benefit with a important source of non-enrollment driven revenue.

The Project, therefore, will have a significant economic impact on the District, including nearly \$12 million in direct annual District tax revenue, over 2,000 full-time equivalent jobs, and over \$75 million in additional economic activity.

The Project will promote smart-growth and transit-oriented planning principles, encouraging the use of alternative modes of transportation for those who work or live in the area. You will see the creation of a vibrant town center to enhance the urban campus experience for University students and for area residents..

Thank you for your thoughtful consideration.



George W. G. Stoner
2475 Virginia Ave. NW, Apt. 821
Washington, DC 20037

Esteem Cleaners
2100 Pennsylvania Avenue N.W.
Washington, DC 20037

November 17, 2006

DC Zoning Commission
441 4th Street, NW, Suite-210
Washington, DC 20004

Dear DC Zoning Commission:

I write to support the GW plan to develop Square 54, the old GW Hospital Site into a mixed use project of commercial, housing and retail. This development will bring more jobs, retail space, housing and business activity to the community. The development is good for city revenues and small businesses.

The university has completed a three year outreach to the neighbors of the community seeking comments and suggestions on the project. The community responded with numerous suggestions of which the university has adopted.

Furthermore, GW's development of this site will bring added housing to the District furthering the goal of attracting and increasing 100,000 new residents into the city. Further, the site will hold major retail, especially a grocery store, in the community per the wishes of the community residents. Lastly, the site will increase further commercial space adding more revenue to the city and more business development opportunities to local businesses and residents.

I highly recommend approval of the university's application. Thank you.

Sincerely,



Stephen Paik
President

Watergate Gallery & Frame Design

November 16, 2006

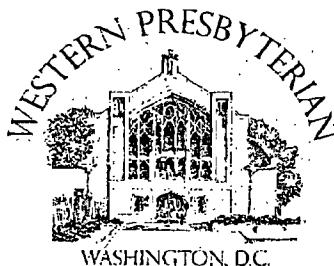
To whom it concerns,

This letter is to advocate George Washington University's plan for the development of Square 54. It appears that the university is in favor of growth in the urban area designated as Foggy Bottom by attempting to build a site with multi uses that is not meant to overwhelm the area. A handsome site can only bring more recognition to the area. The only issue I feel should be carefully studied is how the additional traffic will be handled.

Sincerely,



The Watergate Mall
2552 Virginia Avenue, N.W. • Washington, D.C. 20037
(202) 338-4488



a community of believers and seekers growing together in God's Spirit. Empowered by our faith in God's ability to transform lives, we are an active force and passionate voice for a just and compassionate society.

John W. Wimberly, Jr.
Carol Howard Merritt
Pastors

November 14, 2006

D.C. Zoning Commission
441 4th Street NW Suite 210
Washington, D.C. 20004

Dear Commission members,

As pastor of an institution that has been a resident of Foggy Bottom for 156 years, I am keenly interested in the way this neighborhood develops. Therefore, I write to express my support for the mixed use project GWU is proposing for the old GW hospital site. I don't know all of the exact details. However, I participated in the community input process held about a year ago at The Washington Circle Hotel and I have followed the process both in the papers and in other ways.

I believe Foggy Bottom will benefit from a mixed use project. Foggy Bottom residents (some of whom worship here) can certainly use the type of retail stores being proposed. The housing and office space will also be good for the economy. In addition, I hope there will be a meaningful percentage of housing units devoted to low and moderate income people. Foggy Bottom historically has been home to many middle class folks. It would be great to keep that important part of our community's demographic makeup.

I hope you will approve the application so this important project can move forward. Thank you.

Sincerely,

John W. Wimberly, Jr.
Pastor, Western Presbyterian Church

2401 Virginia Avenue, N.W. • Washington, D.C. 20037
telephone: 202-835-8383 • website: www.westernpresbyterian.org • email: john@westernpresbyterian.org



NEWMAN CATHOLIC STUDENT CENTER

2210 F Street N.W., Washington D.C. 20037 Ph: 202-676-6855 www.gwcatholic.com

"God has created me to do Him some definite service. He has committed some work to me which He has not committed to another."

~John Henry Cardinal Newman

November 20, 2006

Carol Mitten
Zoning Commission
4441 4th st. NW
Washington, DC 20001

Dear Ms. Mitten:

I am writing this letter on behalf of the Catholic students here at George Washington University. As their chaplain, it has been my pleasure to work with and get to know these students over the last two years. I write as someone who seeks to advocate that their university remains one of the finest academic institutions in the country.

The Newman Catholic Student Center supports the proposed plan for Square 54 because of the following reasons. First it will provide new living options for both students and neighbors. Many of the students have chosen to study, and someday work and live in the heart of our nation's capital. They need affordable options to be close to their classes and social activities.

Secondly, the plan has taken into account the need for other services such as a grocery store and other retail outlets. In talking with others in the community, I have been told repeatedly of the desire to have access to shopping opportunities right here in the neighborhood.

Finally, I think it is important that the university be allowed to live up to their "Grow Up, Not Out" Pledge. They should be permitted to grow within reasonable boundaries to meet the growing enrollment of their students, while still serving the local community. The mixed-use strategy for Square 54 seems to be a good-faith effort to do so.

Ms. Mitten, thank you for considering the opinions of the Catholic community here at George Washington University.

Sincerely,

Rev. William H. Gurnee