

Square 54



Planned Unit Development & Zoning Map Amendment Zoning Commission Case No. 06-27



- Boston Properties, Inc.
- KSI Services, Inc.
- The George Washington University

November 20, 2006

ZONING COMMISSION
District of Columbia

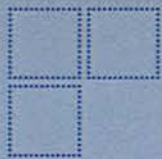
CASE NO. 06-27
ZONING COMMISSION
District of Columbia
EXHIBIT NO. 36
CASE NO. 06-27
EXHIBIT NO. 36



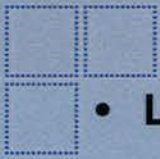
Phil Feola
Partner
Pillsbury Winthrop Shaw Pittman



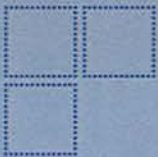
- Applicant
 - Boston Properties, Inc. & KSI Services, Inc.
 - The George Washington University
- 2.66 acre site (former GW hospital location)
- Fronting Pennsylvania Avenue at Washington Circle
 - I Street, 22nd Street and 23rd Street
- Currently zoned R-5-D, seeking C-3-C rezoning



- Creation of a vibrant, mixed-use, transit oriented development of world-class design
 - Adjacent to Foggy Bottom-GWU Metro station
- Retail, residential, & Class A office uses
- 870,000 square feet of gross floor area, 7.5 FAR
- Significant public benefits and amenities

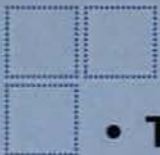


- **Louis H. Katz**
 - Executive Vice President & Treasurer, GW
- **Peter Johnston**
 - Sr. Vice President & Regional Manager, Boston Properties
- **Rafael Pelli**
 - Principal, Pelli Clarke Pelli
- **Alan Ward**
 - Principal, Sasaki and Associates
- **Richard Heapes**
 - Founding Principal, Street-Works LLC
- **Jami Milanovich**
 - Senior Associate, Wells & Associates LLC



Louis H. Katz

Executive Vice President & Treasurer
The George Washington University

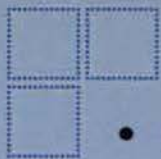


- **The Foggy Bottom Campus Plan: 2006 – 2025**
 - “*Grow Up, Not Out*” to accommodate forecasted academic and student housing needs on campus
- **DCPS/GW School Without Walls Project**
 - Unique public/private programmatic and development partnership for modernization and addition to Grant School and new GW undergraduate residence hall
- **Square 54**
 - redevelopment of old hospital site as mixed-use “town center”

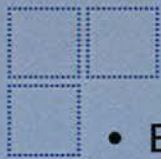
Reflect GW's broader strategic planning initiatives aimed at creating a world class university in the District



- Boston Properties and KSI development team selected by GW in 2004 after extensive RFI & RFP process, based on:
 - **Experience** in mixed-use development in the District
 - **Vision** for the potential of Square 54
 - Outstanding **project and design team**
 - Strong **financial returns** for the University
- Closely integrated working relationship throughout the planning process and beyond



- **Comprehensive community-based planning effort**
 - Developed with **Office of Planning**
 - Evaluated the future of the **Foggy Bottom campus**
 - including **Square 54** – in the context of the surrounding neighborhoods
 - Included series of **open community meetings co-sponsored by ANC 2A, OP and GW**
 - Moderated by an **independent facilitator**
 - Documented by “**issues exhibit**”
- Two website resources
 - www.neighborhood.gwu.edu
 - www.square54.com



- Establishes framework for **predictable, planned growth** guided by *smart growth* and **transit-oriented development** principles advanced by Office of Planning
- Creates opportunities for **new business development** and **enhances the District's tax base**
- Provides **neighborhood-serving retail services** on **Square 54** and along the proposed **I Street Retail Corridor**
- Enhances the **public environment and pedestrian experience** through **landscaping and streetscape improvements**
- Allows the University to make **substantial new commitments** to the community and the District
- Sustains and promotes a **world-class university** in the District of Columbia



Peter Johnston

Senior Vice President & Regional Manager
Boston Properties, Inc.



KSI Services, Inc.

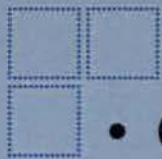


Metropolitan Park





- Transit-oriented, mixed-use development
- World class design
- Housing, employment, neighborhood-serving retail opportunities
- First-class team of design professionals
- Project will serve as a model of outstanding transit-oriented development



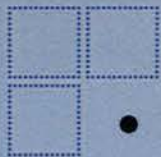
- Comprehensive community-based planning process
- Urban Land Institute Panel
 - Evaluated the redevelopment potential of Square 54
 - Recommended mixed-use commercial development
 - Density between 7.0 and 8.0 FAR
 - Office use on Pennsylvania Avenue
 - Residential component along I Street
 - Project should consist of multiple structures
 - Open spaces major element in design concept
- www.square54.com



- PUD submission consistent with ULI panel findings
- Responsive to community-based planning process
 - Height of office building **90' at Washington Circle**
 - **Top floors set back** to articulate façade
 - Project presents as **multiple structures**
 - **26,000 square foot courtyard**
 - **Internal loading facilities**
 - 60-foot wide **retail plaza** on I Street
 - **architectural importance**
 - **84,000 square feet of retail**, including grocery store



- Positive **economic impact** on the District
 - **\$12 million** annual District tax revenues
 - **400** new District residents
 - **2,000** full-time equivalent jobs
 - **500** construction-related jobs
 - **\$75 million** in additional economic activity
 - **\$4 million** in revenue from other fees



- 13% of total residential units dedicated to **affordable** (8%) and **workforce** (5%) **housing**
- 84,000 square foot **retail program** including commitment to **grocery store**
- Internal below-grade **loading facility**
- 26,000 square foot **courtyard, streetscape improvements** and **I Street retail plaza**



Square 54 Square 54 Benefits: PUD Amenities (continued)



- **Sustainable design** elements
 - Minimum **LEED score of 16** on both office and residential components
 - “**Green roof**” components
- Contribution of up to \$100,000 toward WMATA study of **second Metro entrance**
- Traffic signal at 22nd & I Streets
- Superior **architecture and design**

***Overall PUD Benefits & Amenities Value:
\$29.3 to \$38.2 million***



Rafael Pelli
Principal
Pelli Clarke Pelli

Alan Ward
Principal
Sasaki & Associates



North Terminal, Reagan Washington National Airport



1900 K Street



U.S. Capitol

Pelli Clarke Pelli Architects
SASAKI & ASSOCIATES





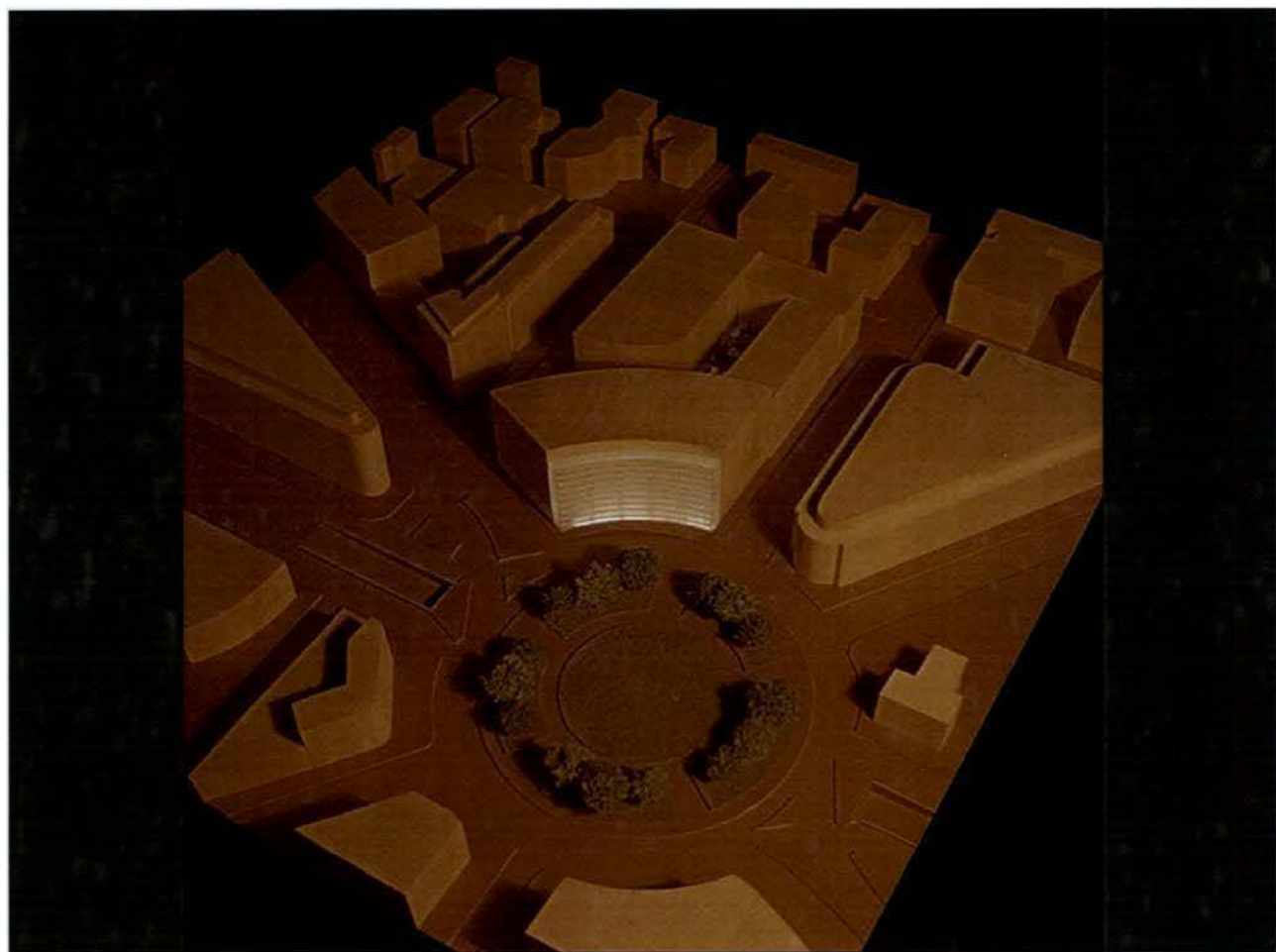




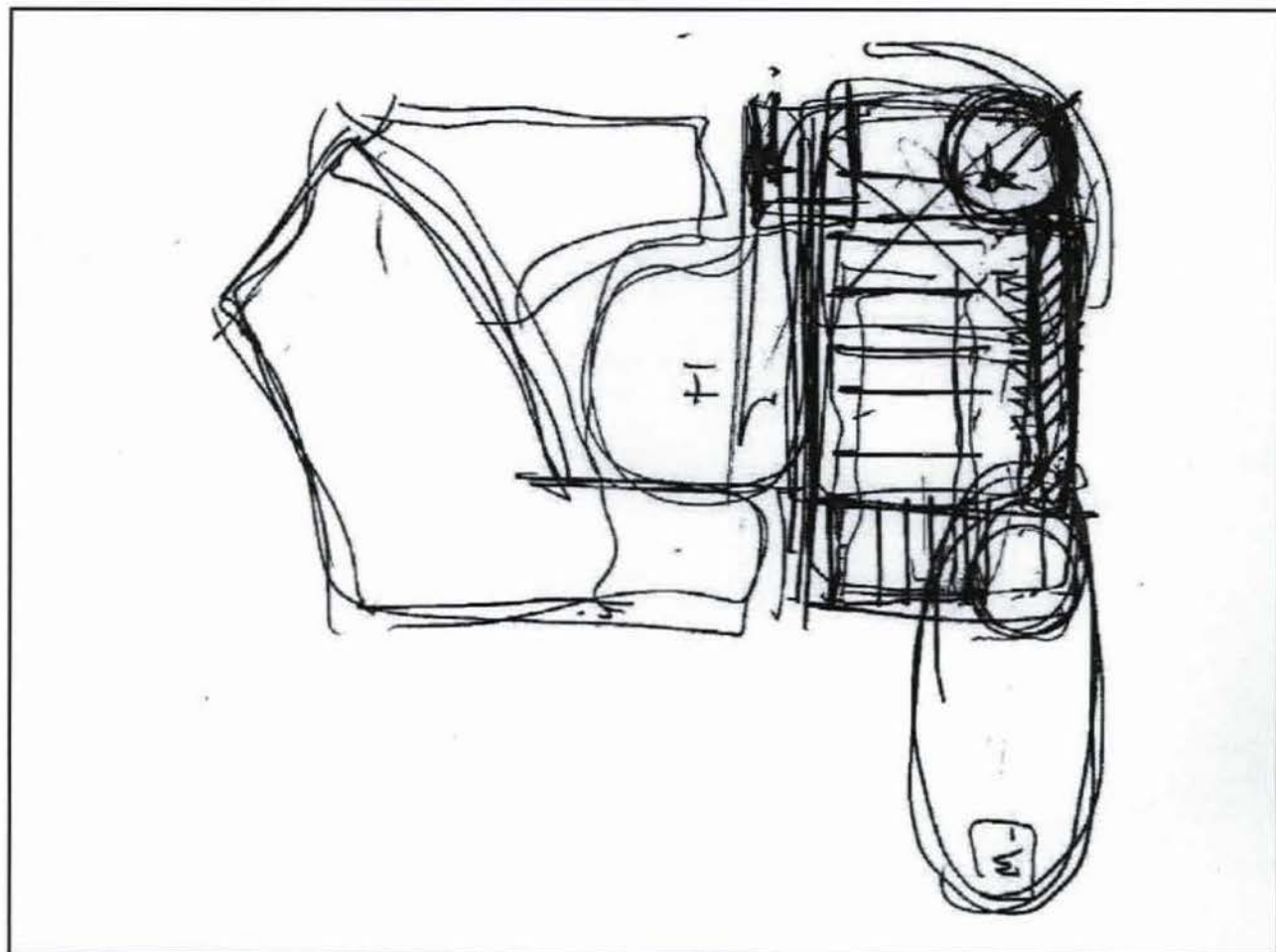


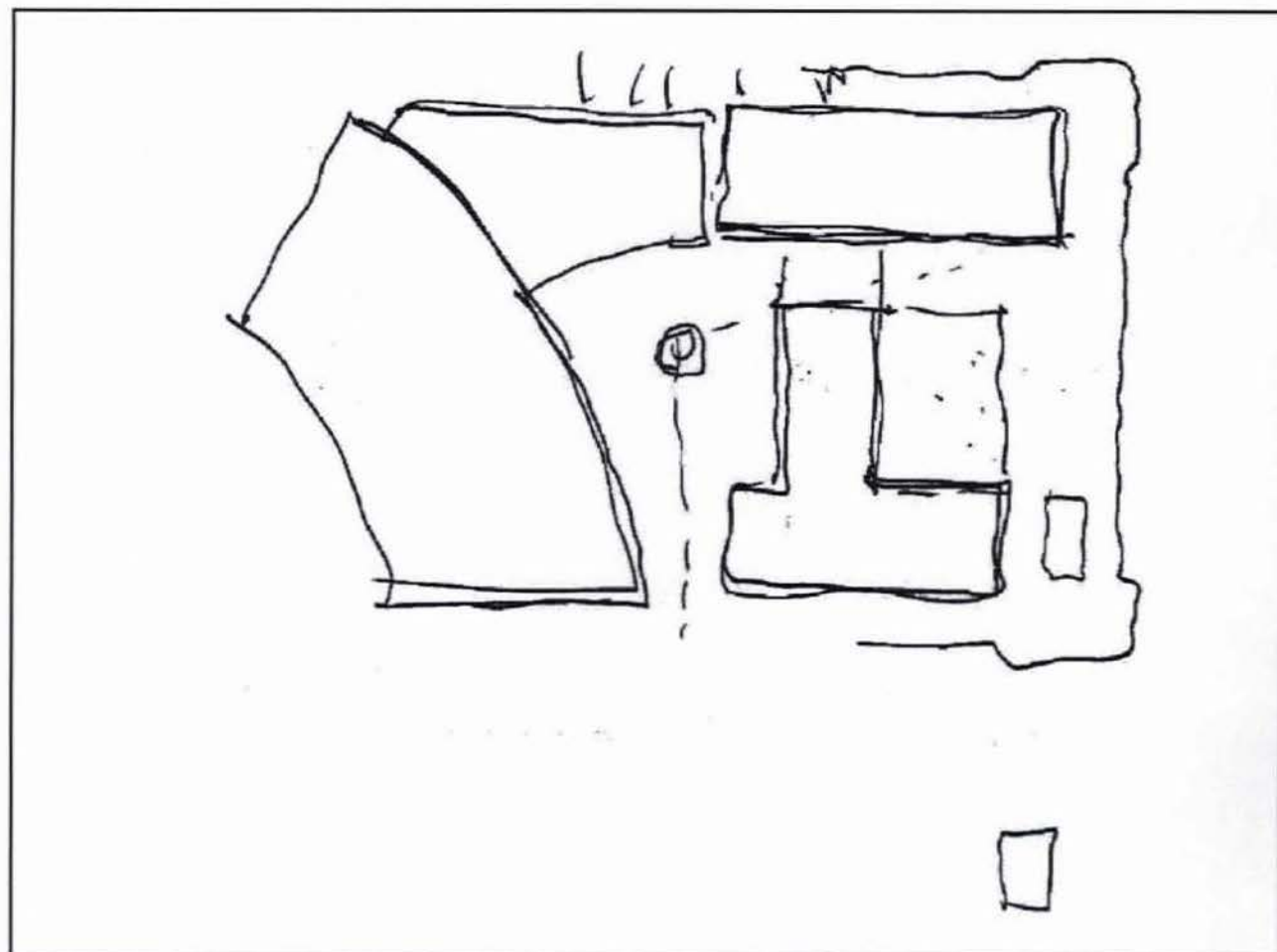


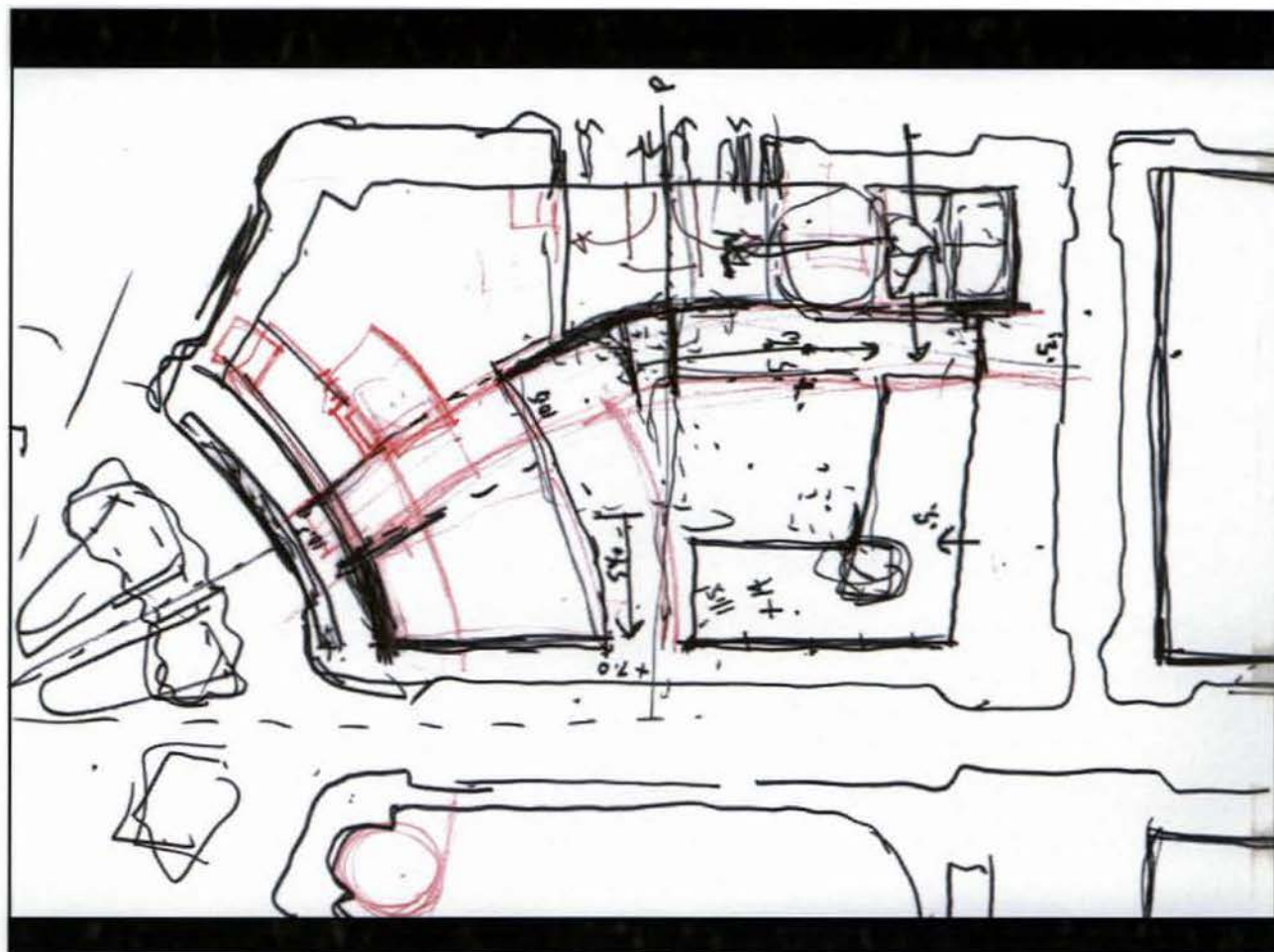


















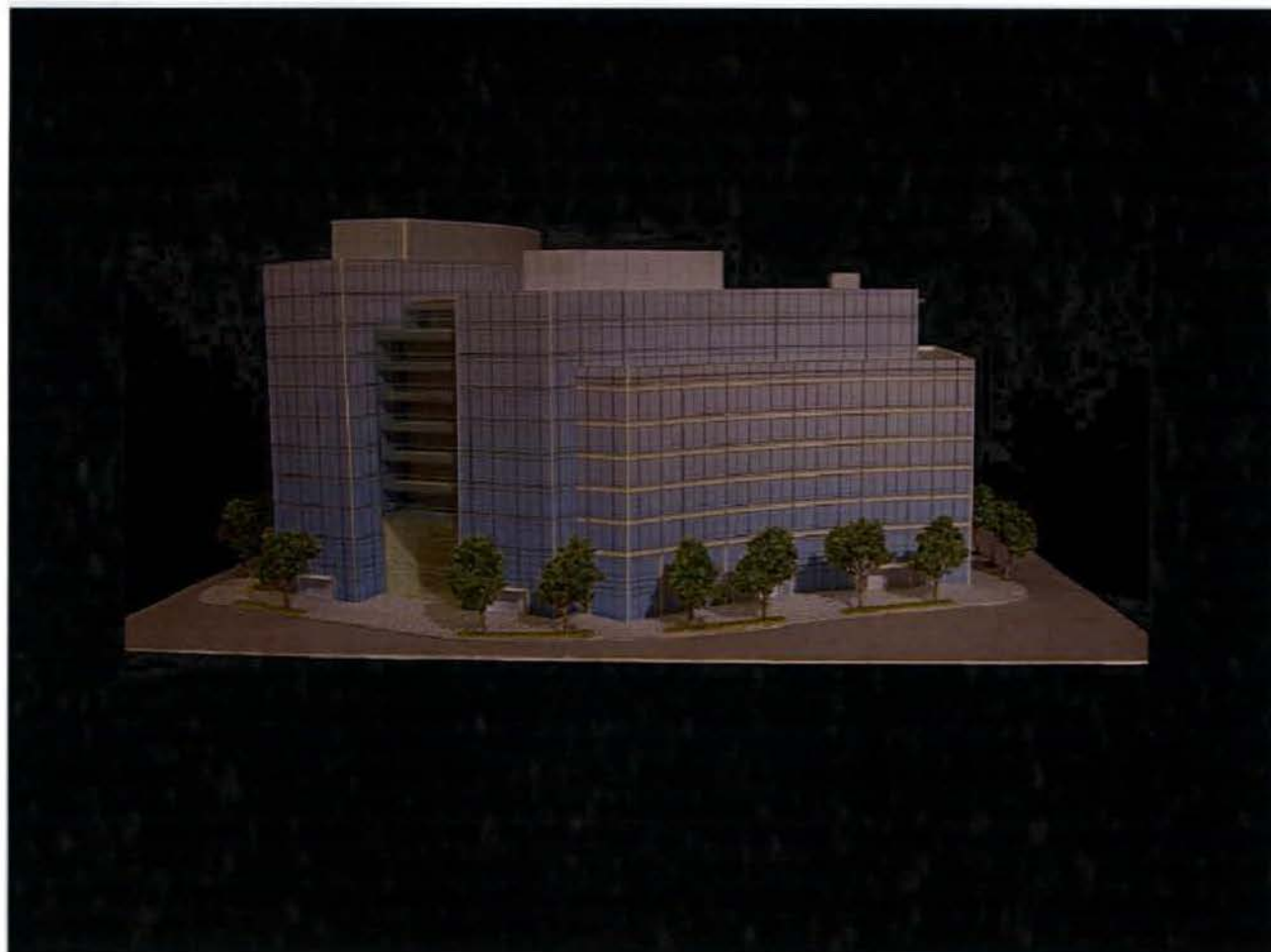




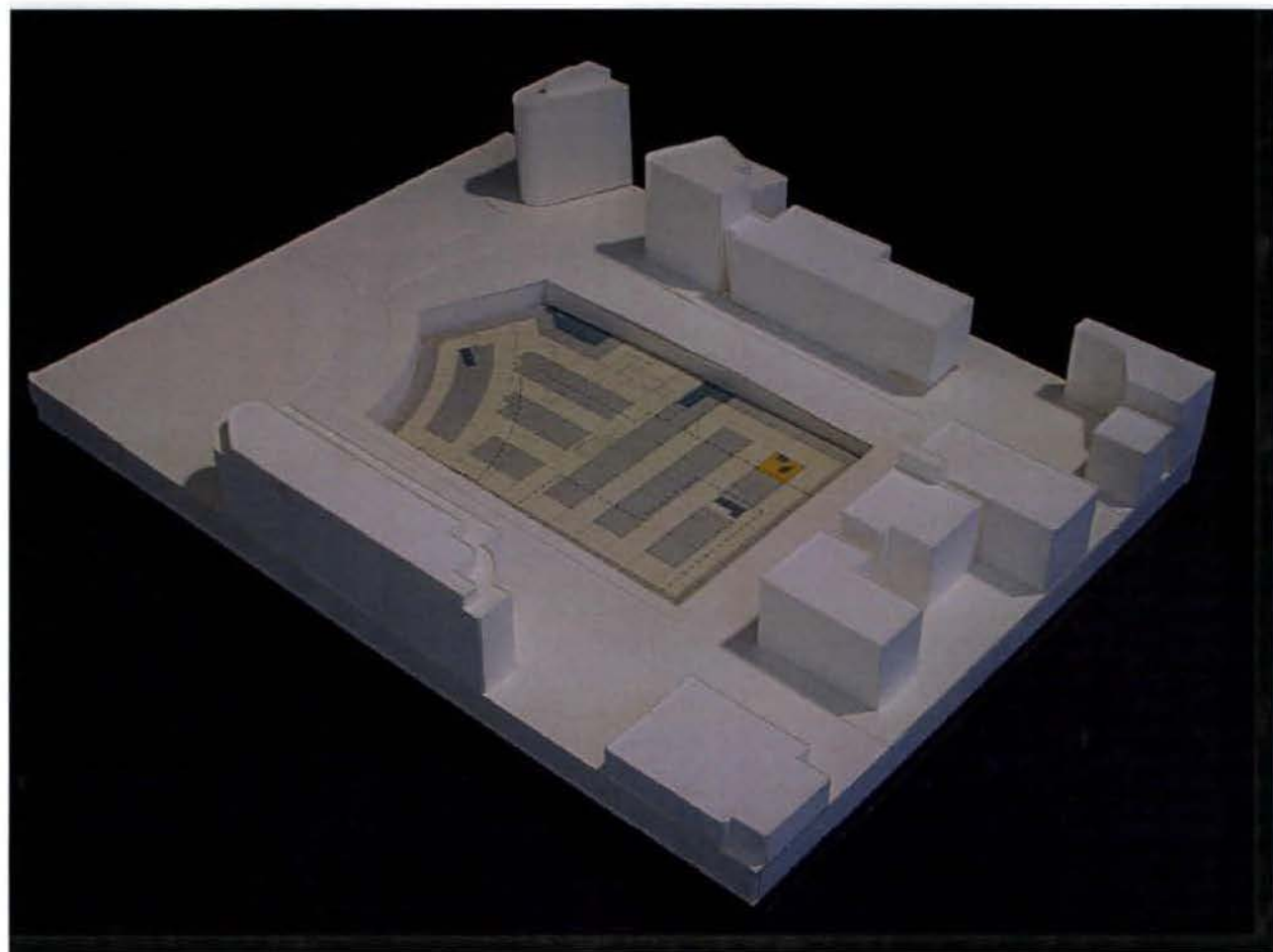


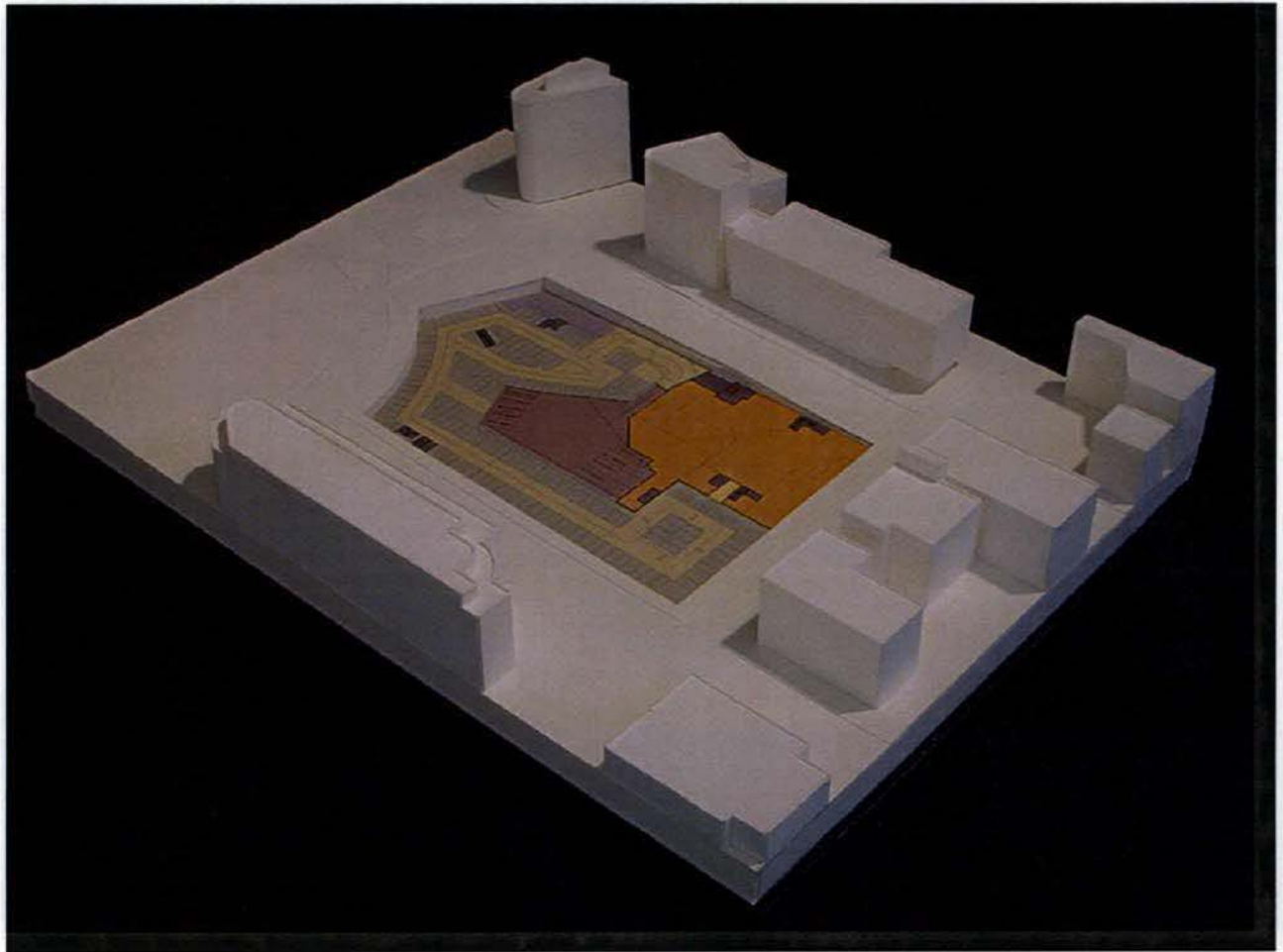


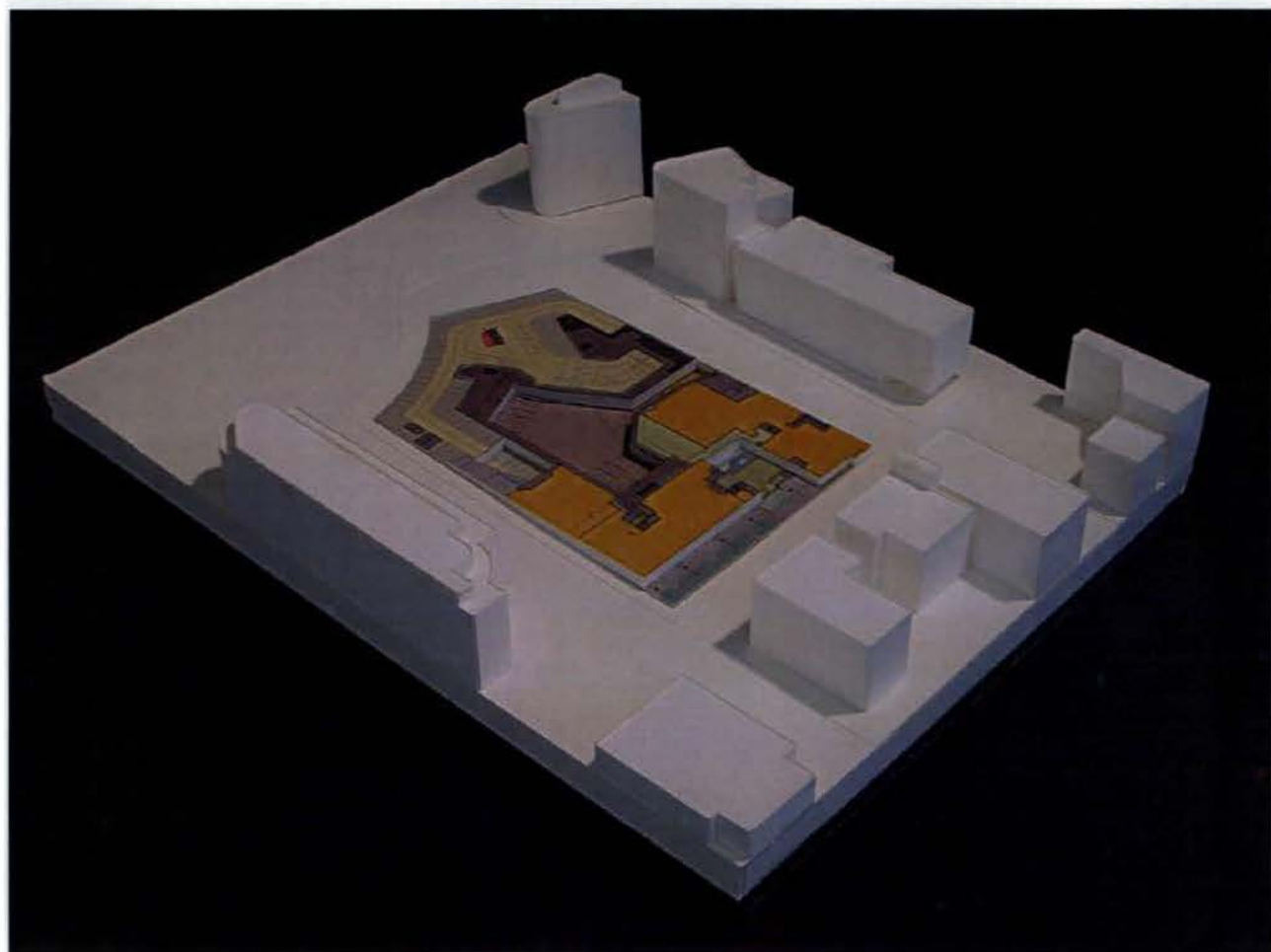


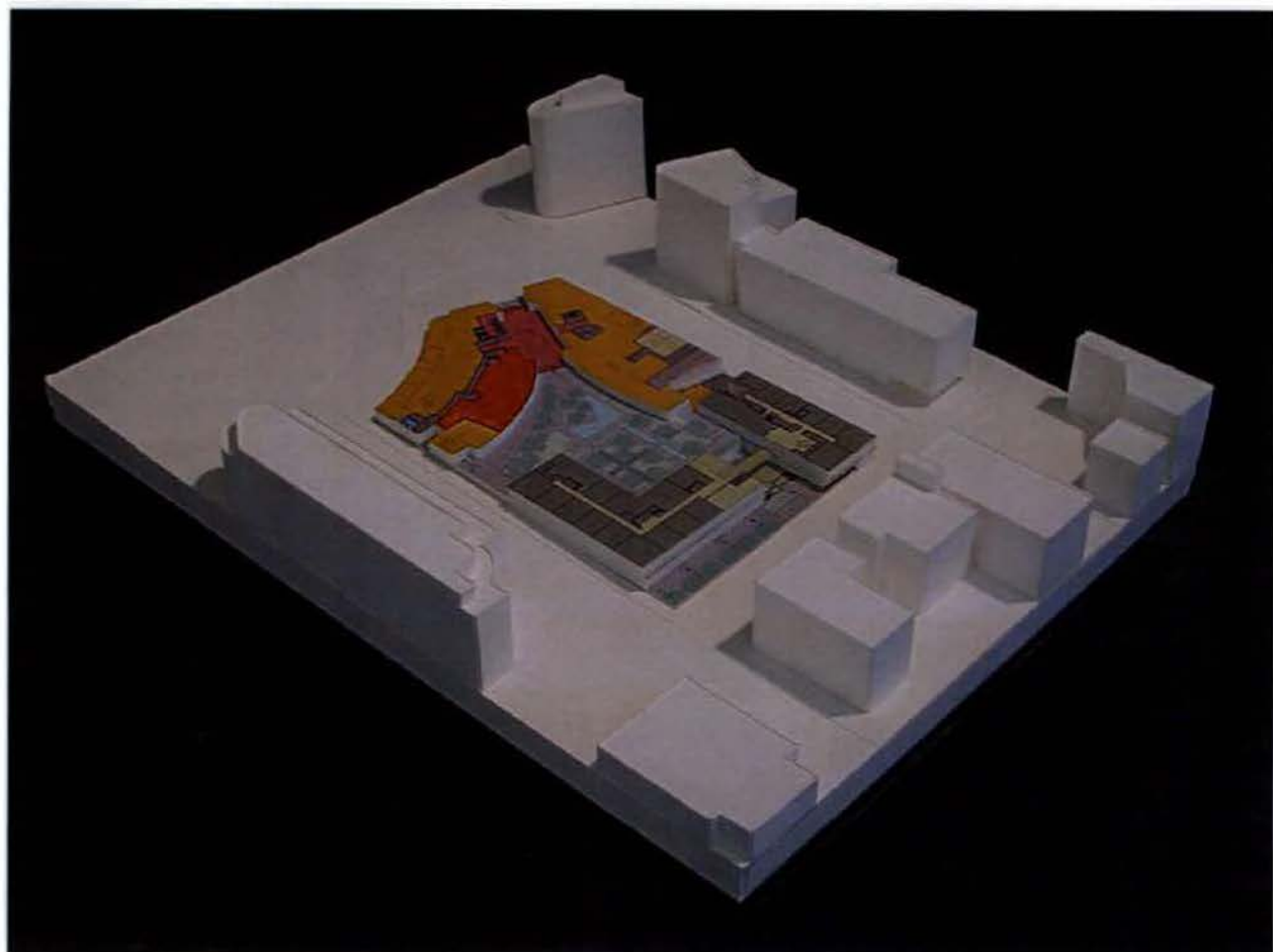


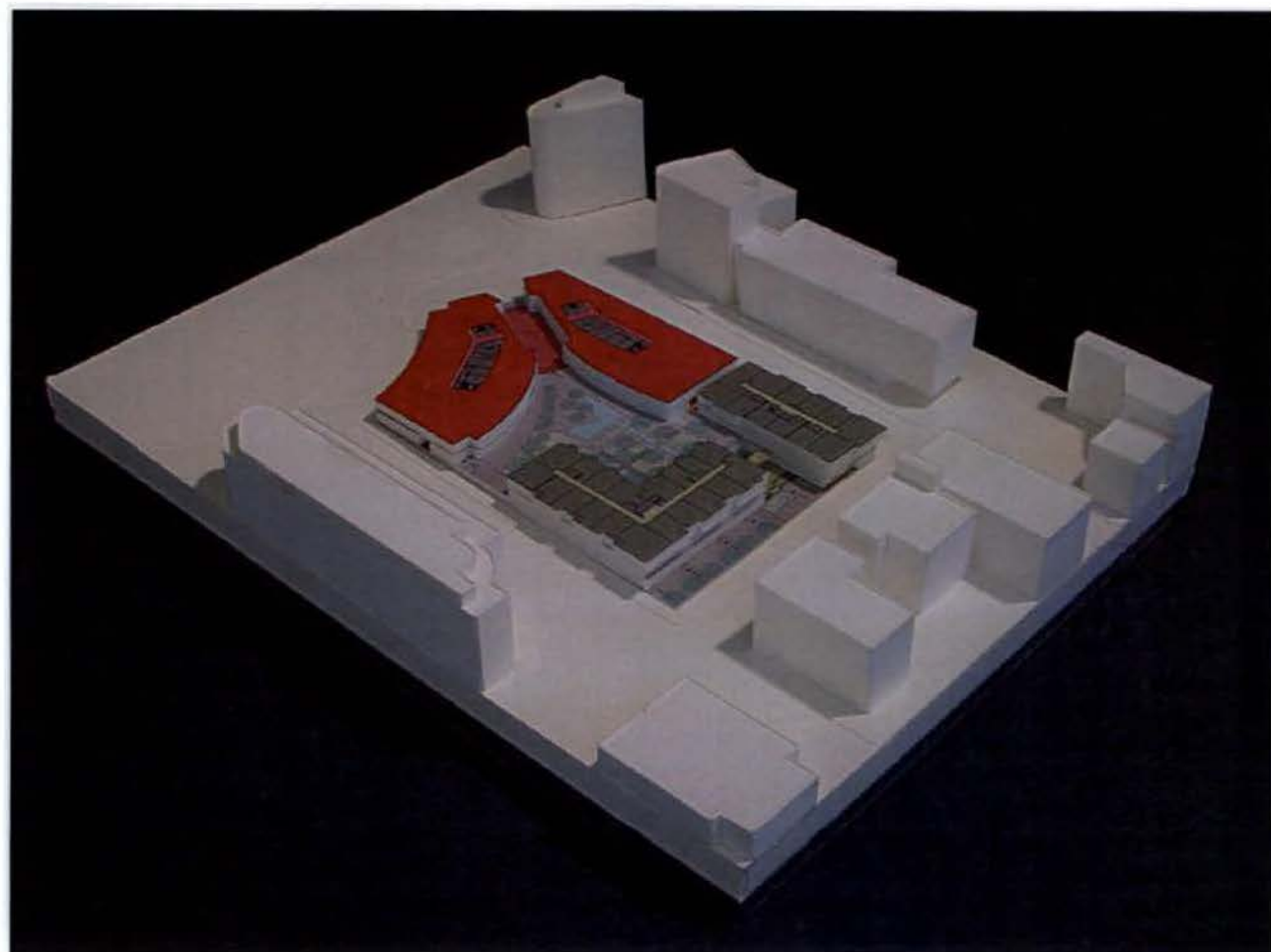


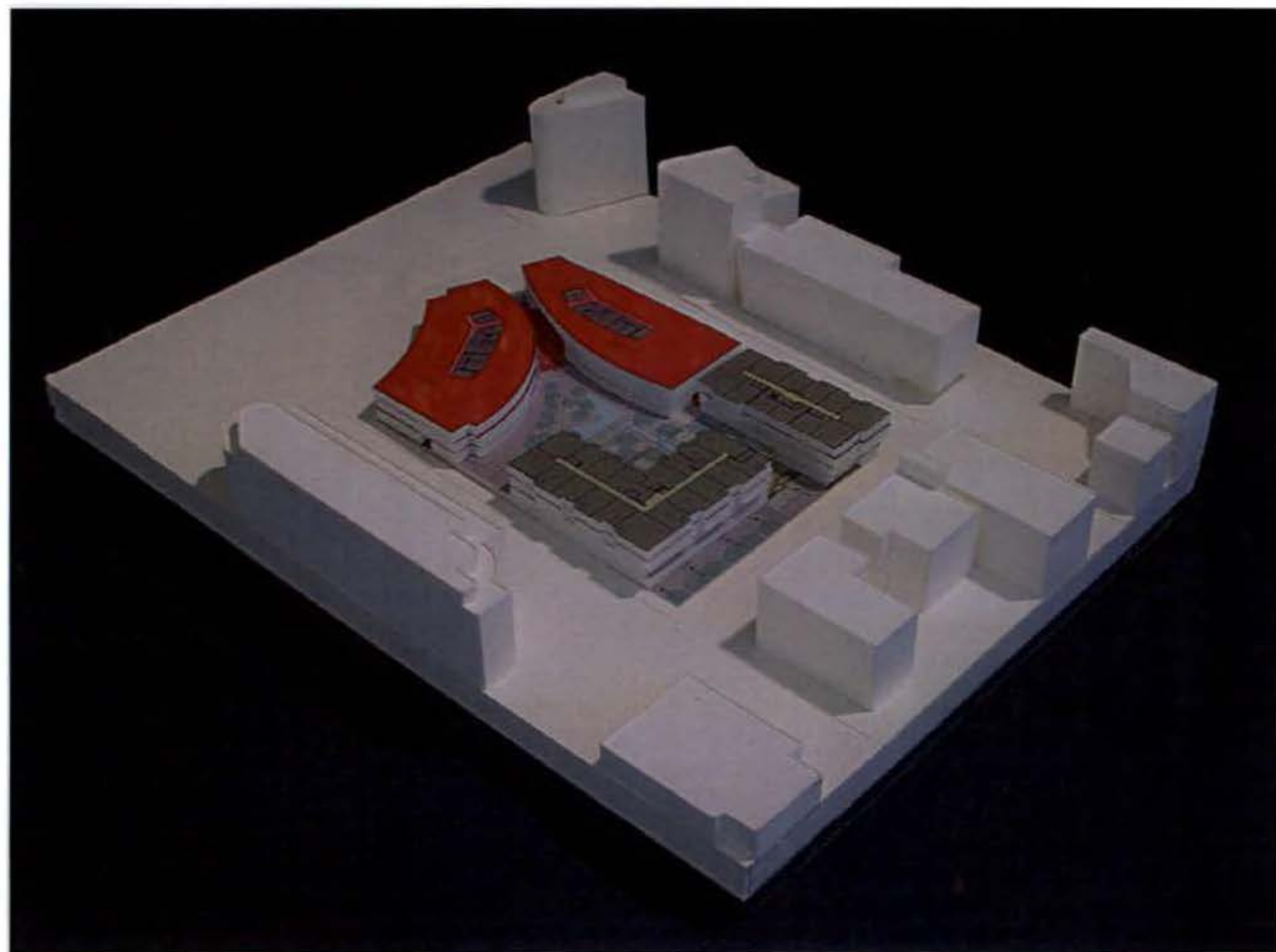


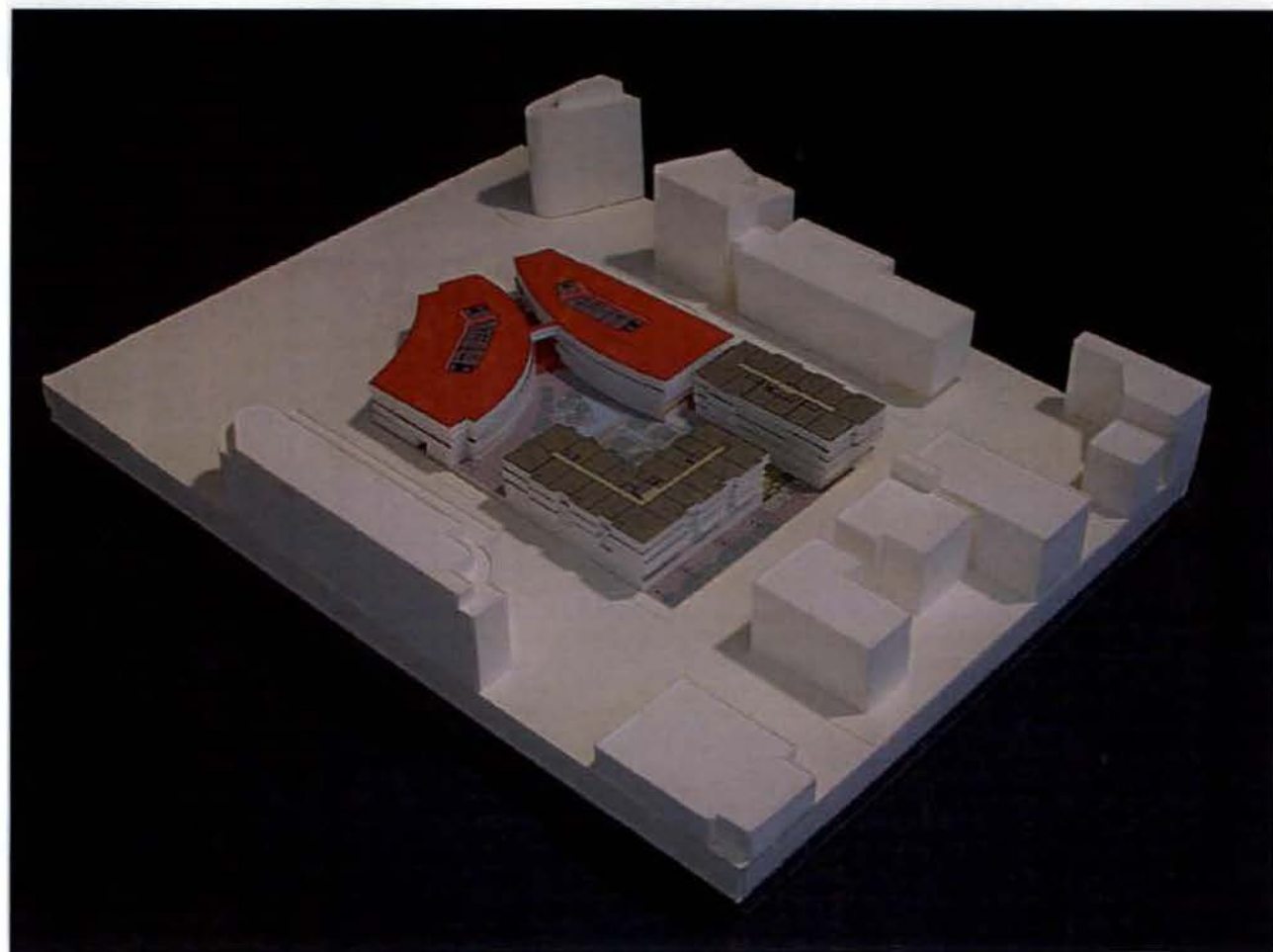








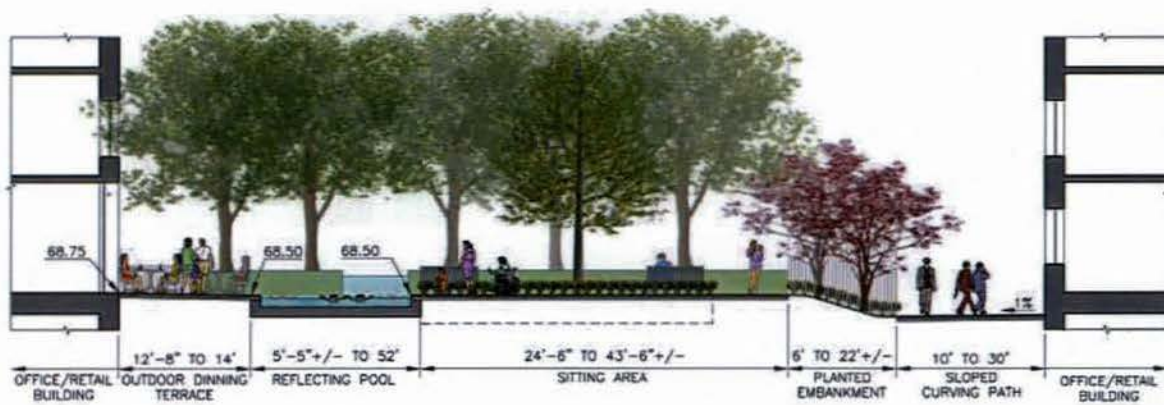












SECTION C-C @ COURTYARD

SITE SECTIONS

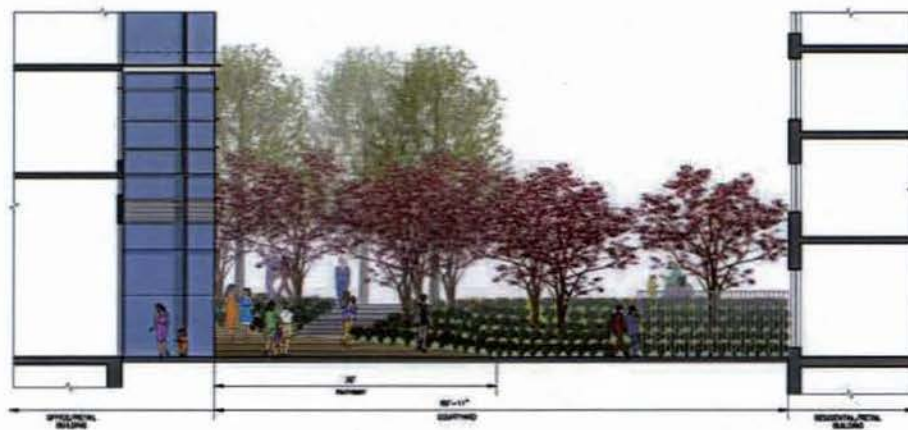
COURTYARD 2008 - PELL CLARKE PELL ARCHITECTS

SASAKI



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

SQUARE 54



SECTION 2 EN 23RD ST. PEDESTRIAN ACCESS

SITE SECTIONS

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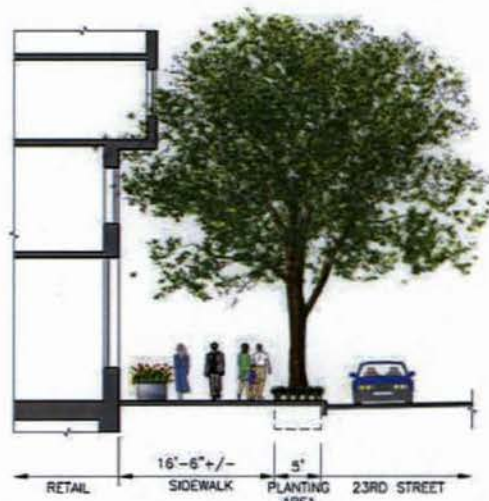
SASAKI



© 2004 PELL
SCALE: 1/8" = 1'-0"

SQUARE 54





SECTION B-B @ 23RD STREET

SITE SECTIONS

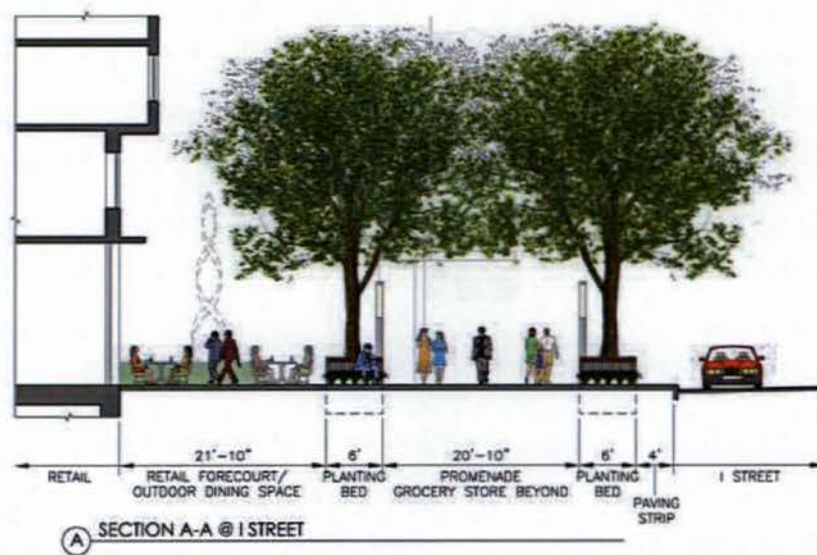
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SASAKI



31 OCTOBER 2009
SCALE: 1/8" = 1'-0"

SQUARE 54



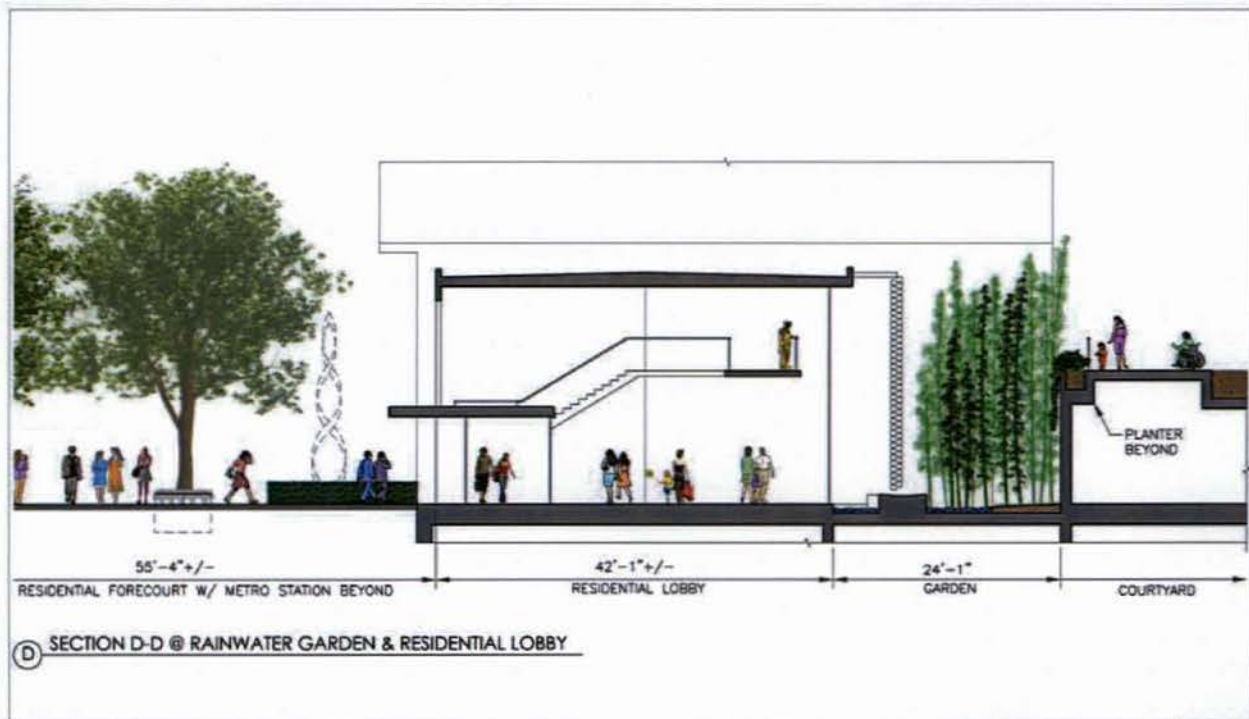
SITE SECTIONS

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SASAKI

20 OCTOBER 2004
SCALE 1/8"=1'-0"

SQUARE 54



SASARI

SQUARE 54



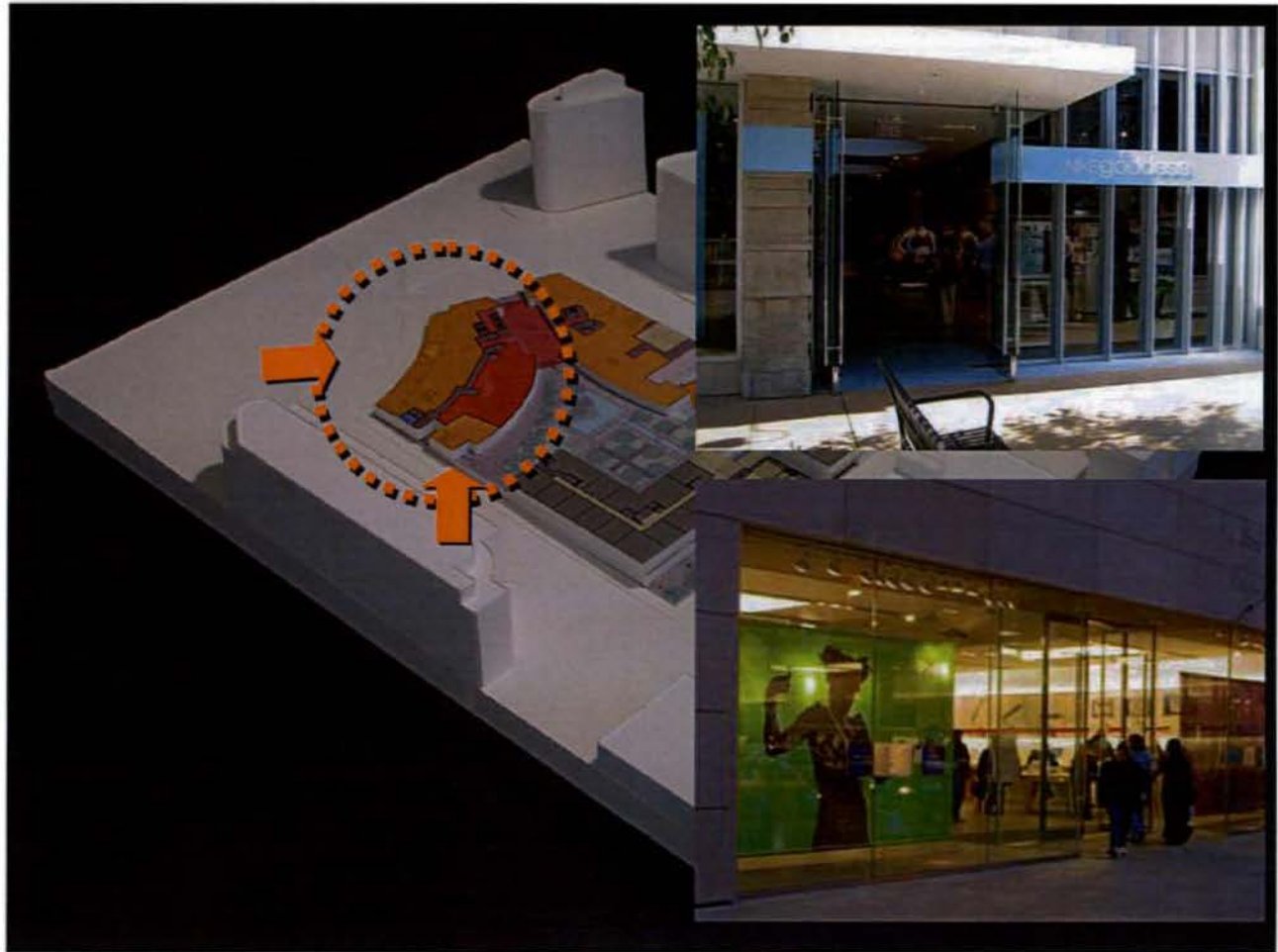
Richard Heapes
Founding Principal
Street-Works LLC

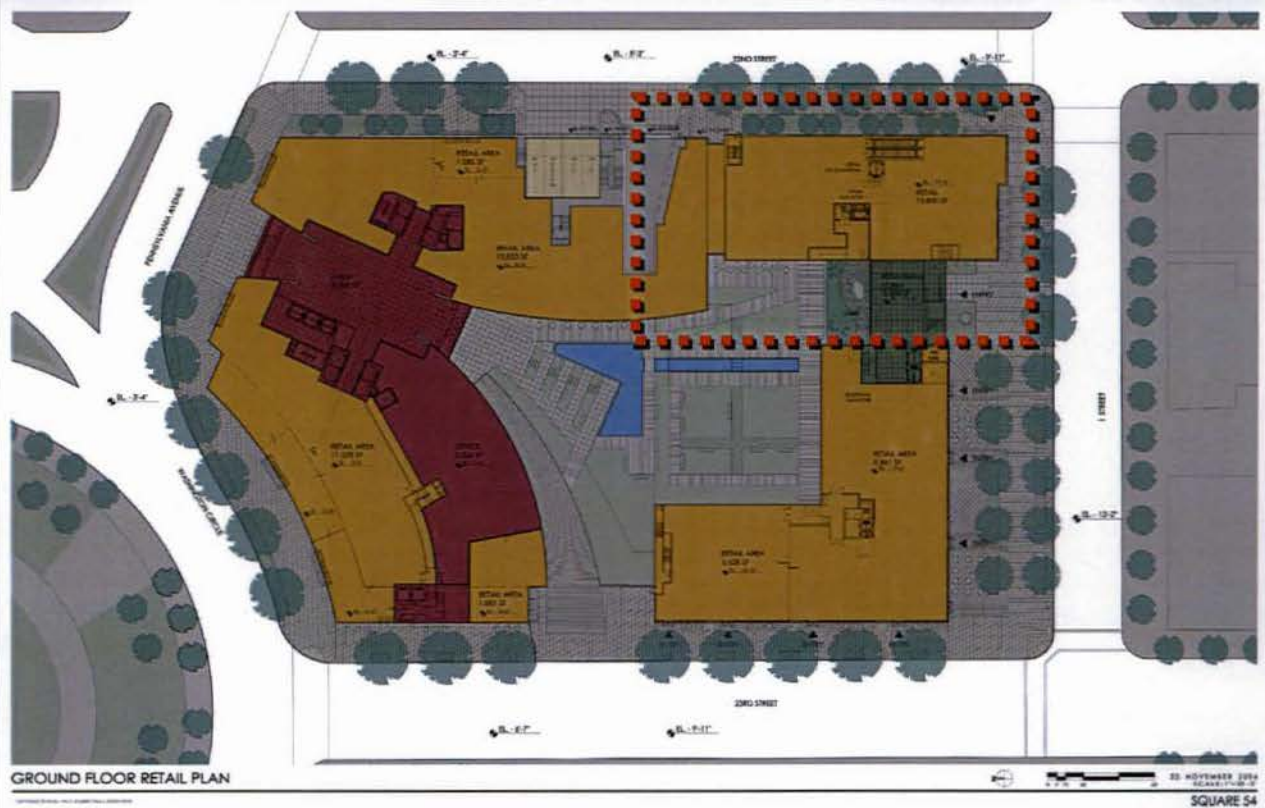






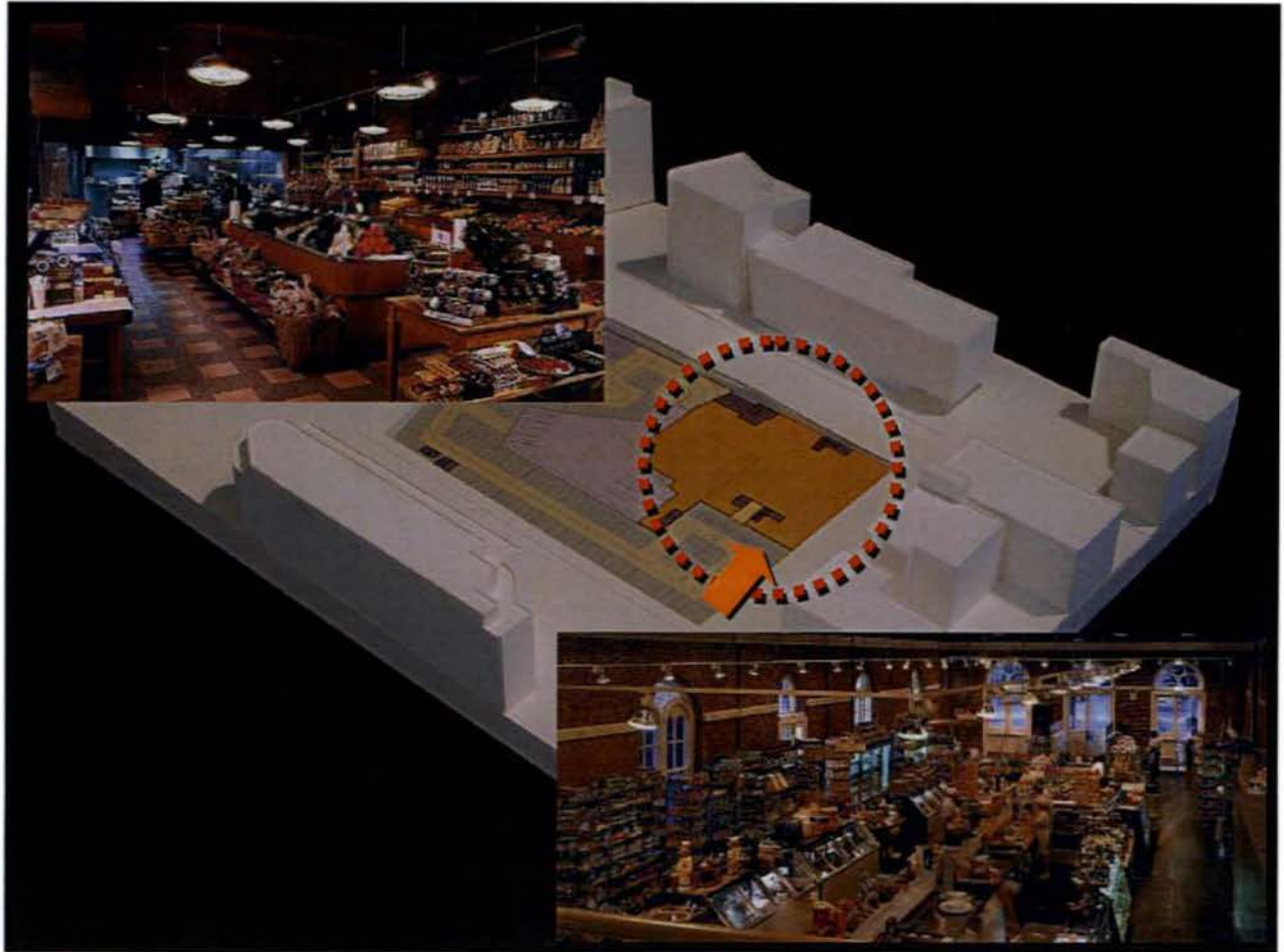








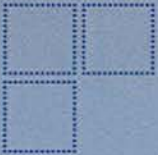












Jami Milanovich
Senior Associate
Wells & Associates LLC



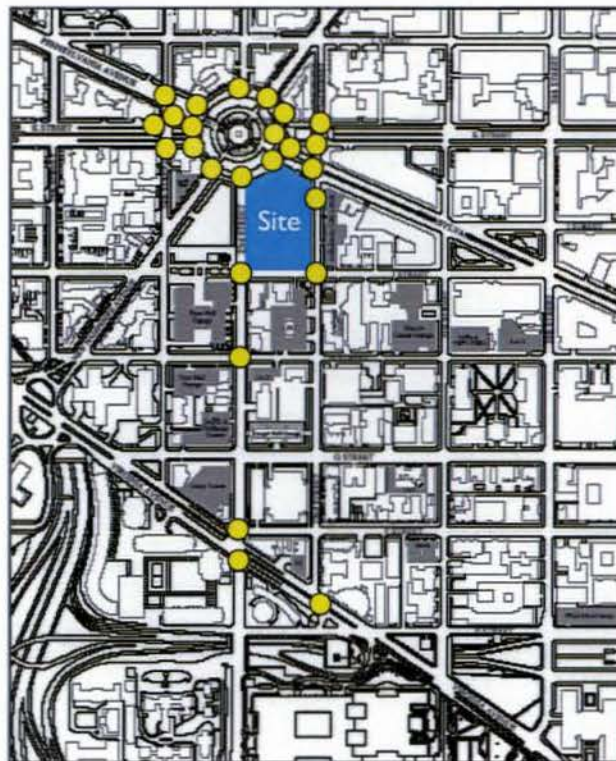
Components

1. Vehicles
2. Pedestrians
3. Transit
4. Loading
5. Transportation Demand Management

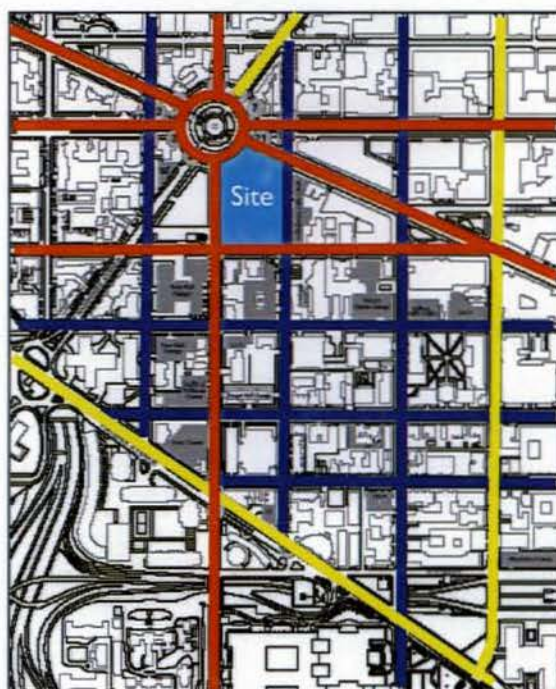


- A. Existing Conditions
- B. 2010 Conditions without the Proposed Development
- C. 2010 Conditions with the Proposed Development

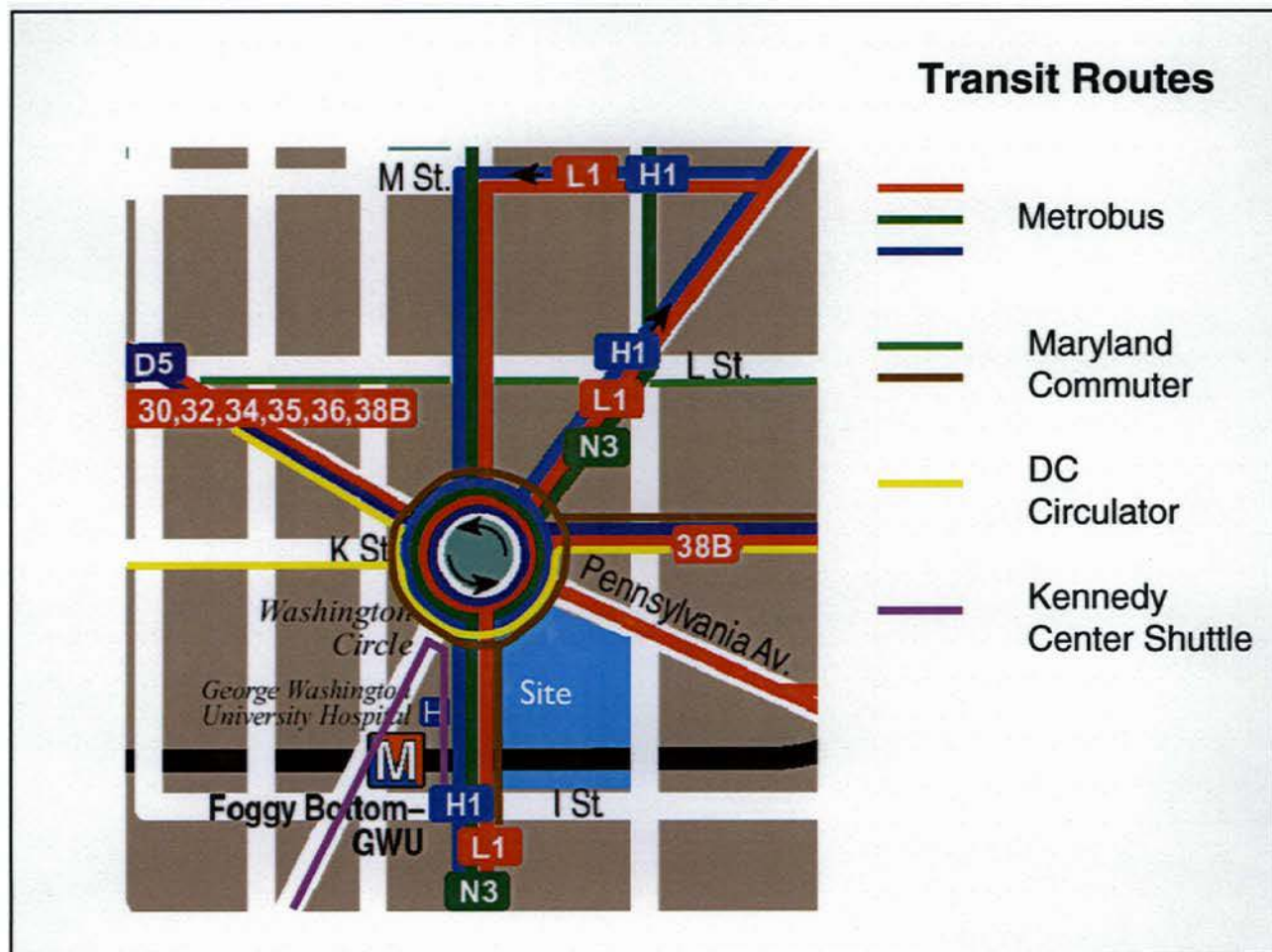
Scope



Functional Classification



Principal Arterial Minor Arterial Collector



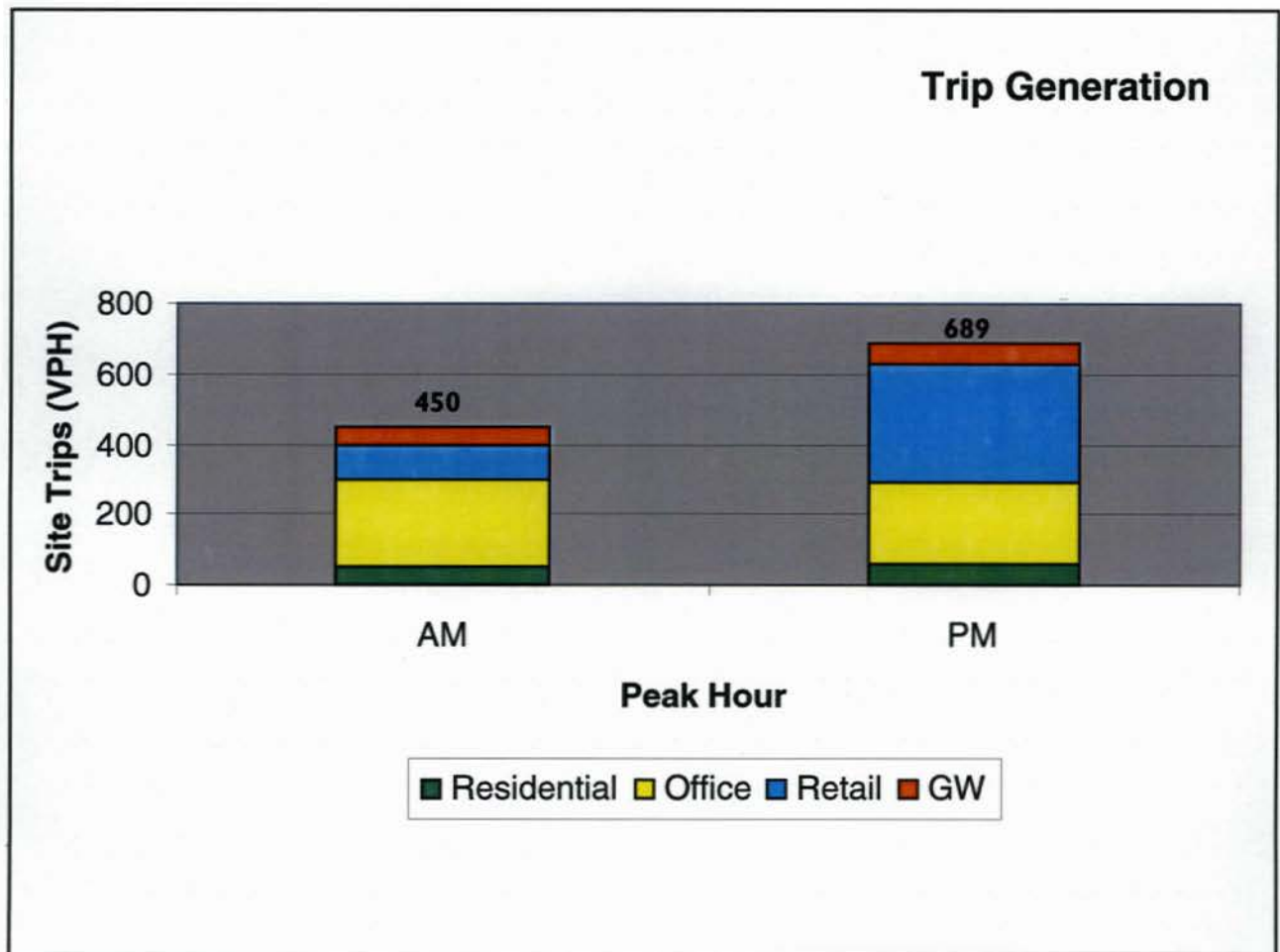
Existing Intersection Levels of Service



All intersections operate at overall acceptable levels of service ('D' or better) during the AM and PM peak hours except:

- Washington Circle/K Street (eastbound) (#3)
- 24th Street/Pennsylvania Avenue (#24)

- Overall LOS D or better
- Overall LOS E or better
- Overall LOS F or better



Future Conditions – Intersection Levels of Service

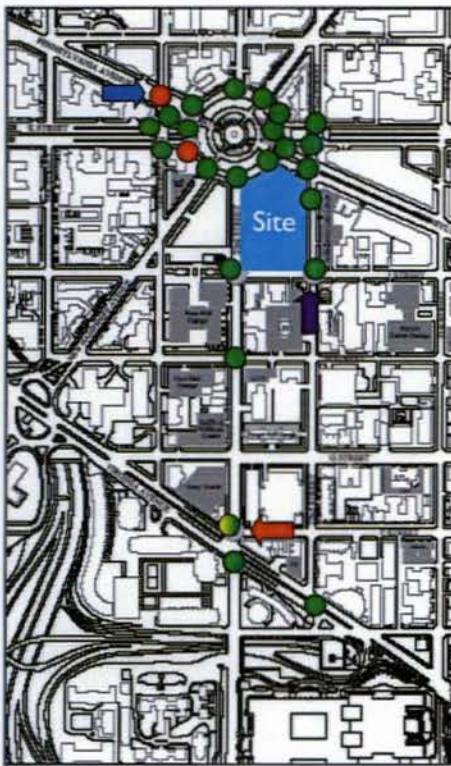
Without Proposed Development



With Proposed Development & Mitigation



Proposed Mitigation Measures



- 23rd Street / F Street / Virginia Avenue westbound (#10)
 - Adjust AM peak hour signal timings
- 22nd Street / I Street (#15)
 - Install traffic signal and restrict parking on south side of I Street
- 24th Street / Pennsylvania Avenue (#24)
 - Adjust AM and PM peak hour signal timings



- Transit Incentives
- Information Dissemination
- Telecommuting Incentives
- Carpooling Incentives
- Parking for Car Sharing
- Bicycle Storage



- On-site Loading
- Trucks Enter and Exit Front First
- Loading Dock Coordinator
- Provide Preferred Truck Circulation Route



- The impact of the proposed development can be offset with the proposed transportation improvements
- TDM Program
- Truck Management Plan

