

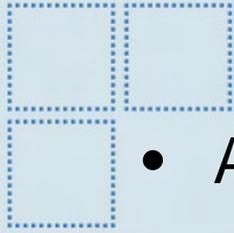
Square 54



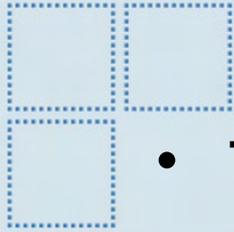
ANC 2A Presentation

November 9, 2006



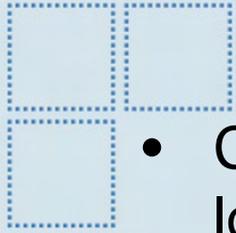


- Applicants
 - Boston Properties and KSI Services (project developers)
 - The George Washington University (land owner)
- 2.66 acre site (former GW hospital location)
- Currently zoned R-5-D, seeking C-3-C rezoning
 - Consistent with surrounding zoning and built environment
- PUD and rezoning requested to create vibrant, mixed-use, transit oriented development of world-class design
 - Retail, residential (rental), and Class A office uses
- 870,000 square feet of gross floor area, 7.5 FAR
- Significant public benefits and amenities superior to matter of right development warrant PUD planning flexibility

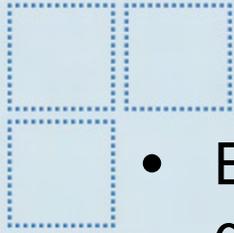


- **The Foggy Bottom Campus Plan: 2006 – 2025**
 - Carefully balanced Plan and proposed conditions premised on “**Grow Up, Not Out**” philosophy to accommodate forecasted academic and student housing space needs within existing Campus Plan boundaries
- **DCPS/GW School Without Walls Project**
 - Unique **public/private programmatic and development partnership** that provides modernization and addition to Grant School and new GW undergraduate residence hall
- **Square 54**
 - By accommodating forecasted space needs on campus, Campus Plan allows for **redevelopment of Square 54 as mixed-use “town center”**

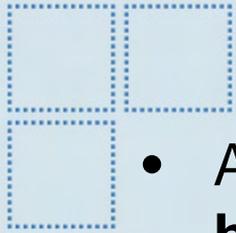
Reflects GW’s broader strategic planning initiatives to create a world-class university in the nation’s capital



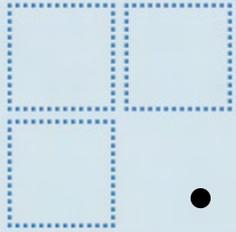
- Concentrates new University development in targeted locations in the core of the campus, **away from surrounding residential neighborhoods**
- Provides **neighborhood-serving retail services** on **Square 54** and along the proposed **I Street Retail Corridor**
- Enhances the **public environment and pedestrian experience** through **landscaping and streetscape improvements**
- Includes significant **new University commitments**, including a schedule for the **transition of off-campus properties** and **limitations on the use of any additionally-acquired off-campus properties** in the Foggy Bottom/West End neighborhood



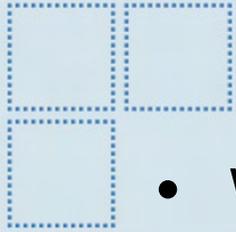
- Establishes a framework for **predictable, planned growth** guided by ***smart growth*** and **transit-oriented development** principles advanced by the DC Office of Planning
- Provides opportunities for **new business development** and **enhances the District's tax base**
- Maintains **architectural and historic resources** that enhance the unique character of Washington, DC through the creation of a **potential historic district** and the **landmark designation** of several additional buildings on campus
- Funds the **modernization of one of DC's top public high schools** through the **SWW public-private partnership**
- Sustains and promotes a **world-class university** in the District of Columbia



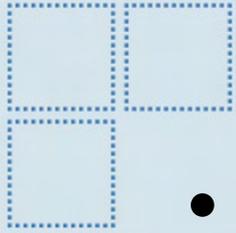
- Accommodates GW's forecasted **academic and student housing space needs** within the **existing Campus Plan boundaries**
- Provides **programmatic benefits** and promotes **efficient use of resources**
- Furthers GW's status as a **world-class research university**
- Allows for mixed-use commercial development of **Square 54**
 - creating a **vibrant “town center”** for those who work, study and live in Foggy Bottom
 - providing a **key source of non-enrollment driven revenue** to support the University's core academic mission



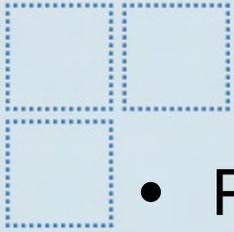
- Boston Properties/KSI team selected by GW in 2004 after extensive RFI & RFP process, based on:
 - **Experience** in mixed-use development in the District
 - **Vision** for the potential of Square 54
 - Outstanding **project and design team**
 - Strong **financial returns** for the University
- Closely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



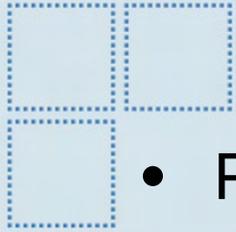
- Working with the **Office of Planning**, GW developed a **comprehensive planning effort** to evaluate the future of the Foggy Bottom campus – including Square 54 – in the context of the surrounding neighborhoods
 - Foggy Bottom Campus & Neighborhood Study
 - Urban Land Institute Advisory Services Panel
 - ANC 2A, OP, GW co-sponsored series of open community meeting (moderated by independent facilitator)
 - Additional meetings and outreach and engagement with District agencies
 - Issues Exhibit
- Two website resources
 - www.neighborhood.gwu.edu
 - www.square54.com



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



- Planning effort informed by 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 and responsive to issues raised during the community-based planning process
 - Height of **office building set at 90'** at Washington Circle
 - Top floors set back to **articulate façade**
 - Project designed as **multiple structures**
 - 26,000 square foot **internal courtyard**
 - Internal and **below-grade loading facilities**
 - 60-foot wide **retail plaza** on I Street
 - 84,000 square feet of at & below-grade retail space, including **neighborhood-serving grocery store**



5 min

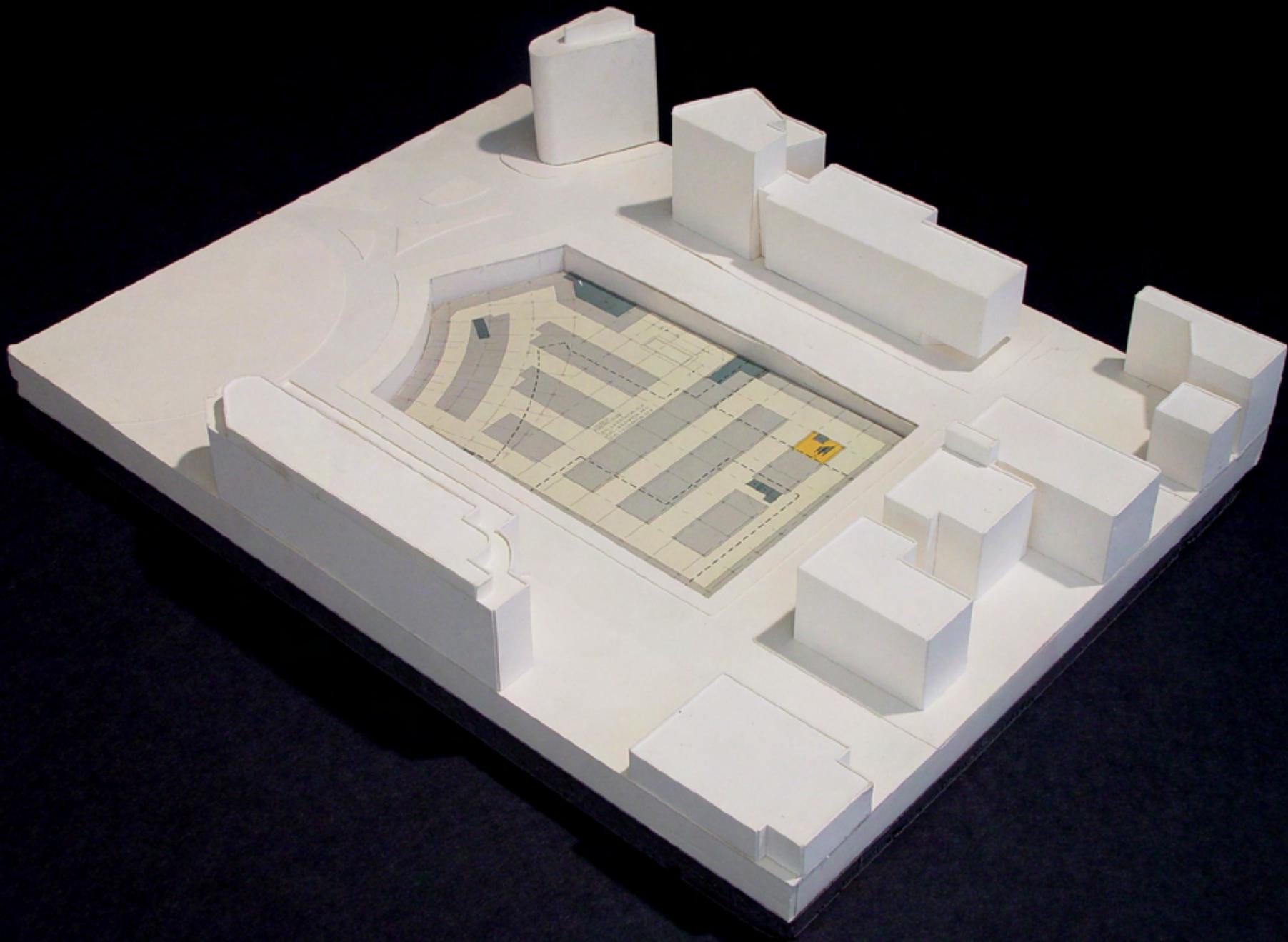
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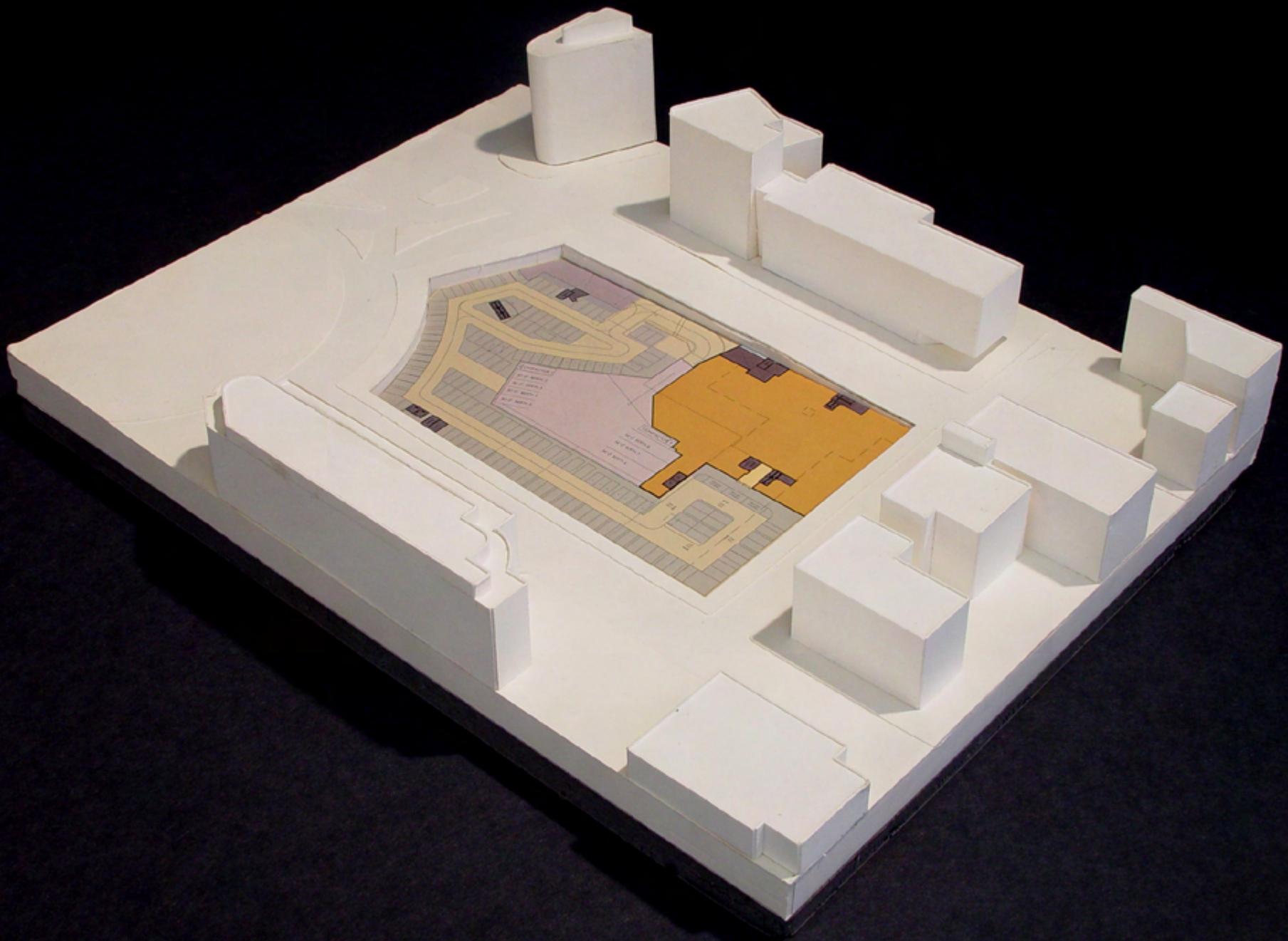


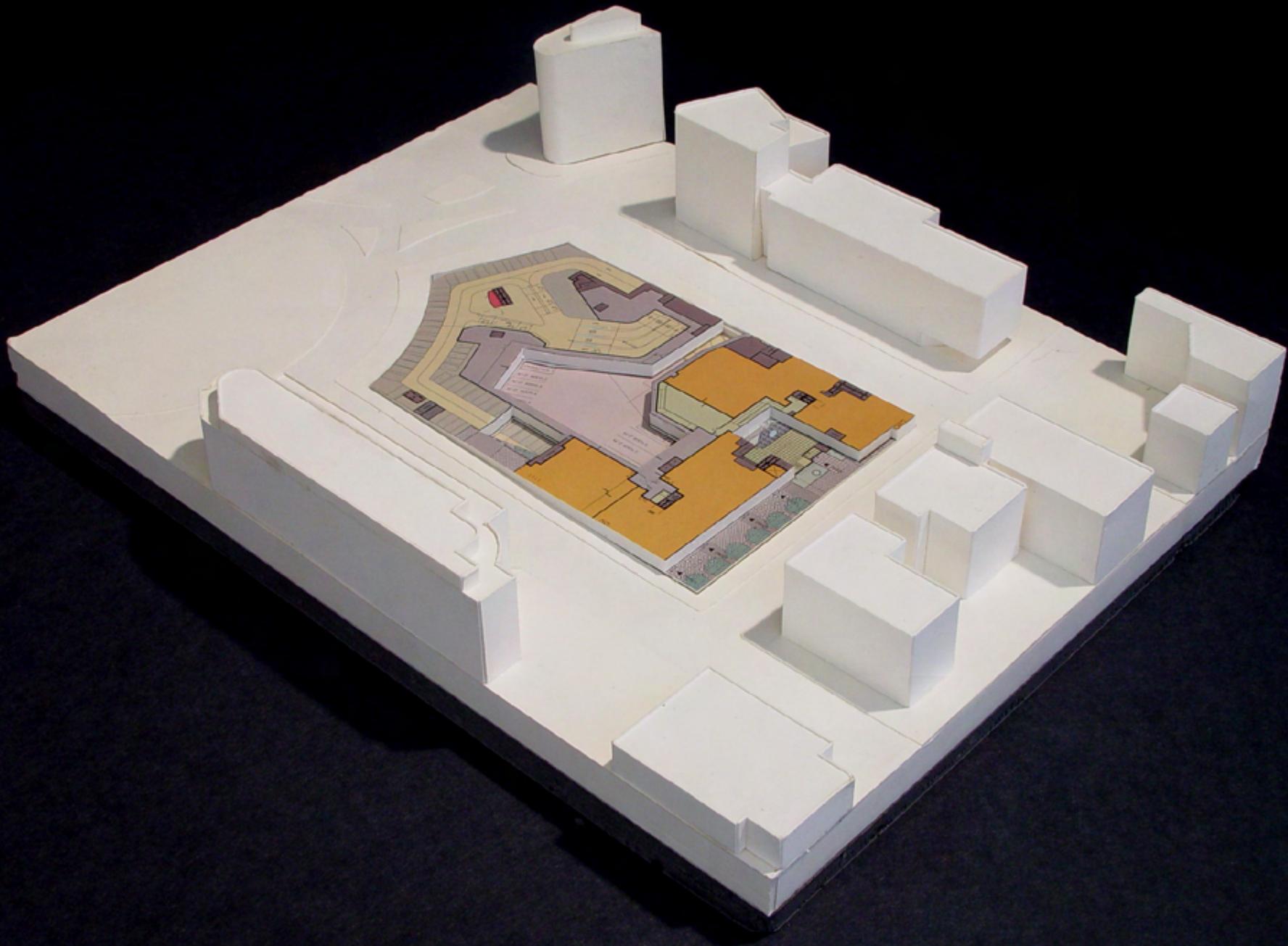














SITE PLAN

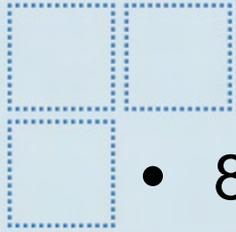
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SASAKI

FOGGY BOTTOM
 GWU
 METRO STATION

31 OCTOBER 2004
 SCALE: 1" = 50'-0"

SQUARE 54





- 84,000 square foot (at & below grade) **retail program**
 - including **neighborhood-serving grocery store**
- 13% of total residential units dedicated to **affordable (8%)** and **workforce (5%) housing**
- **Below grade loading facility and parking**
 - Traffic signal at 22nd & I
- **Retail plaza, internal courtyard, and streetscape** improvements
- **Sustainable design** elements
 - commitment to **LEED score of 16** on both residential and office structures
 - “**green roof**” components
- **Superior architecture and design**