

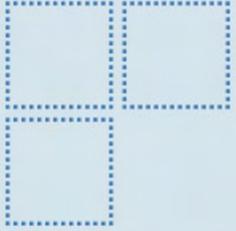
Square 54



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

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

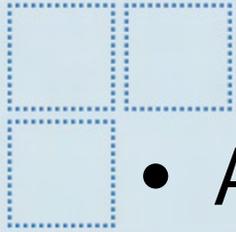
November 20, 2006



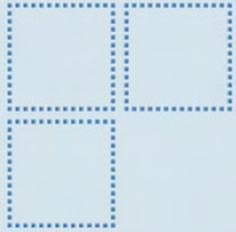
Phil Feola

Partner

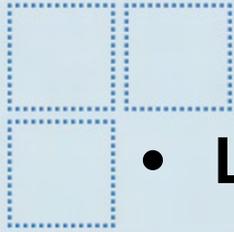
Pillsbury Winthrop Shaw Pittman



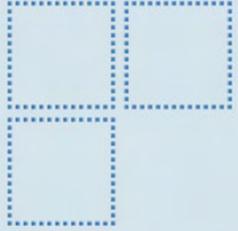
- Applicant
 - Boston Properties, Inc. & KSI Services, Inc.
 - The George Washington University
- 2.66 acre site (former GW hospital location)
- Fronting Pennsylvania Avenue at Washington Circle
 - I Street, 22nd Street and 23rd Street
- Currently zoned R-5-D, seeking C-3-C rezoning



- 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

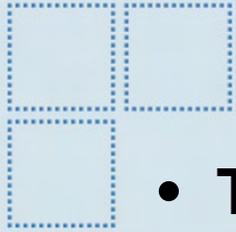


- **Louis H. Katz**
 - Executive Vice President & Treasurer, GW
- **Peter Johnston**
 - Sr. Vice President & Regional Manager, Boston Properties
- **Rafael Pelli**
 - Principal, Pelli Clarke Pelli
- **Alan Ward**
 - Principal, Sasaki and Associates
- **Richard Heapes**
 - Founding Principal, Street-Works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



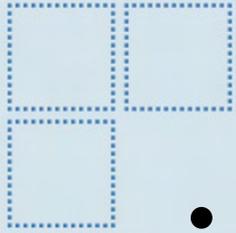
Louis H. Katz

**Executive Vice President & Treasurer
The George Washington University**

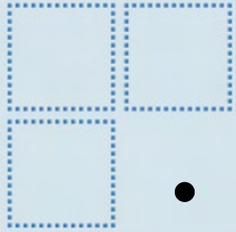


- **The Foggy Bottom Campus Plan: 2006 – 2025**
 - “*Grow Up, Not Out*” to accommodate forecasted academic and student housing needs on campus
- **DCPS/GW School Without Walls Project**
 - Unique public/private programmatic and development partnership for modernization and addition to Grant School and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

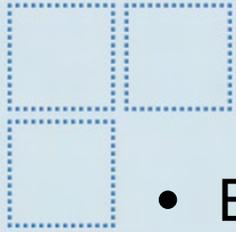
Reflect GW's broader strategic planning initiatives aimed at creating a world class university in the District



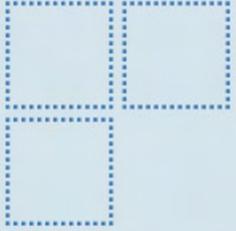
- Boston Properties and KSI development team selected by GW in 2004 after extensive RFI & RFP process, based on:
 - **Experience** in mixed-use development in the District
 - **Vision** for the potential of Square 54
 - Outstanding **project and design team**
 - Strong **financial returns** for the University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



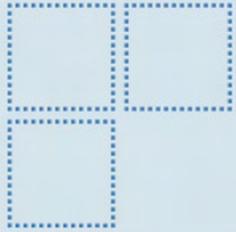
KSI Services, Inc.

Metropolitan at Pentagon Row

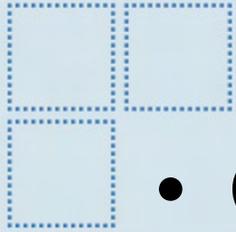


Metropolitan Park

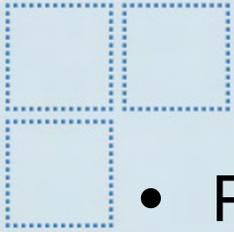




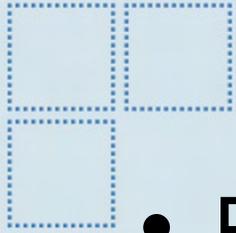
- Transit-oriented, mixed-use development
- World class design
- Housing, employment, neighborhood-serving retail opportunities
- First-class team of design professionals
- Project will serve as a model of outstanding transit-oriented development



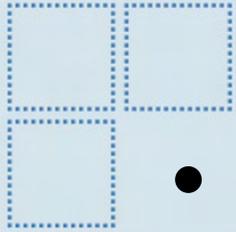
- Comprehensive community-based planning process
- Urban Land Institute Panel
 - Evaluated the redevelopment potential of Square 54
 - Recommended mixed-use commercial development
 - Density between 7.0 and 8.0 FAR
 - Office use on Pennsylvania Avenue
 - Residential component along I Street
 - Project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



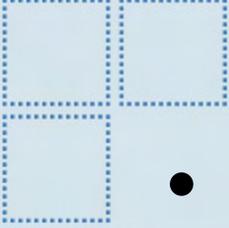
- PUD submission consistent with ULI panel findings
- Responsive to community-based planning process
 - Height of office building **90' at Washington Circle**
 - **Top floors set back** to articulate façade
 - Project presents as **multiple structures**
 - **26,000 square foot courtyard**
 - **Internal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



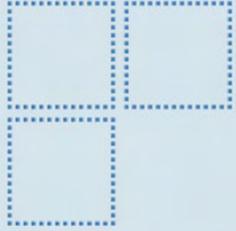
- Positive **economic impact** on the District
 - **\$12 million** annual District tax revenues
 - **400** new District residents
 - **2,000** full-time equivalent jobs
 - **500** construction-related jobs
 - **\$75 million** in additional economic activity
 - **\$4 million** in revenue from other fees



- 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**

- 
- **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



5th Ave

10th Ave





Emergency

THE
WA
UN
H

600



TOYOTA

POLICE

23rd St
MICHIGAN ST

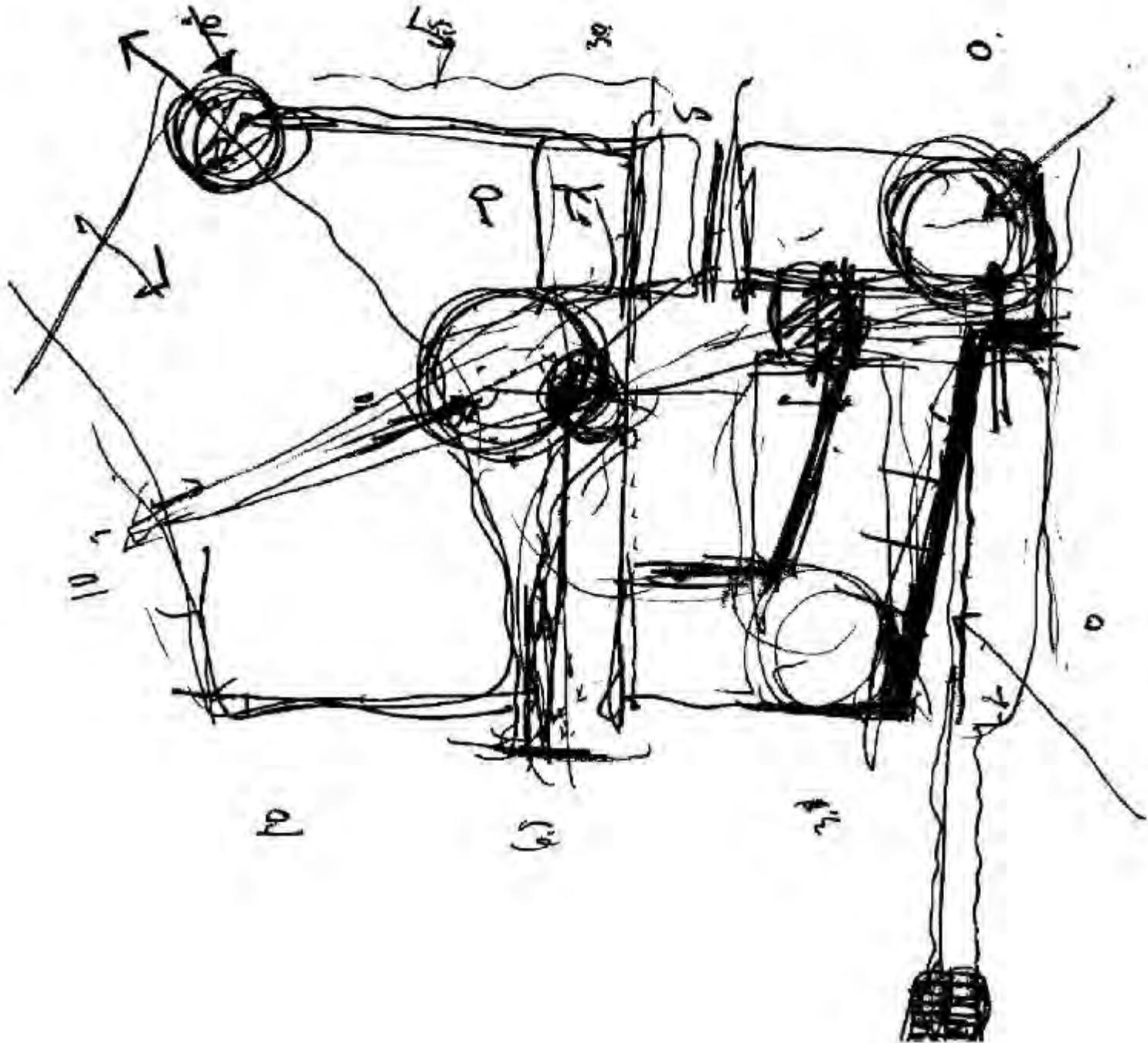


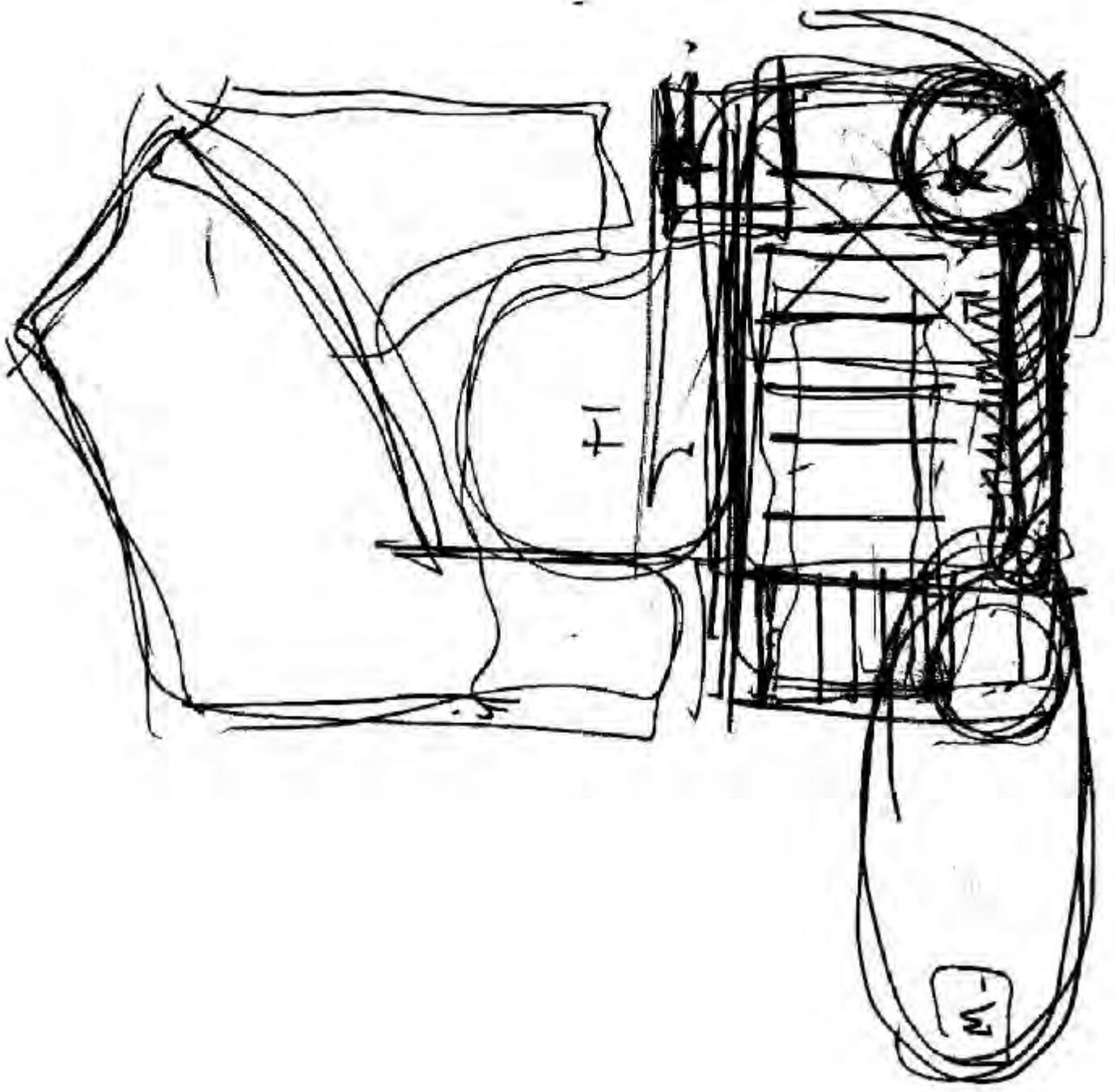


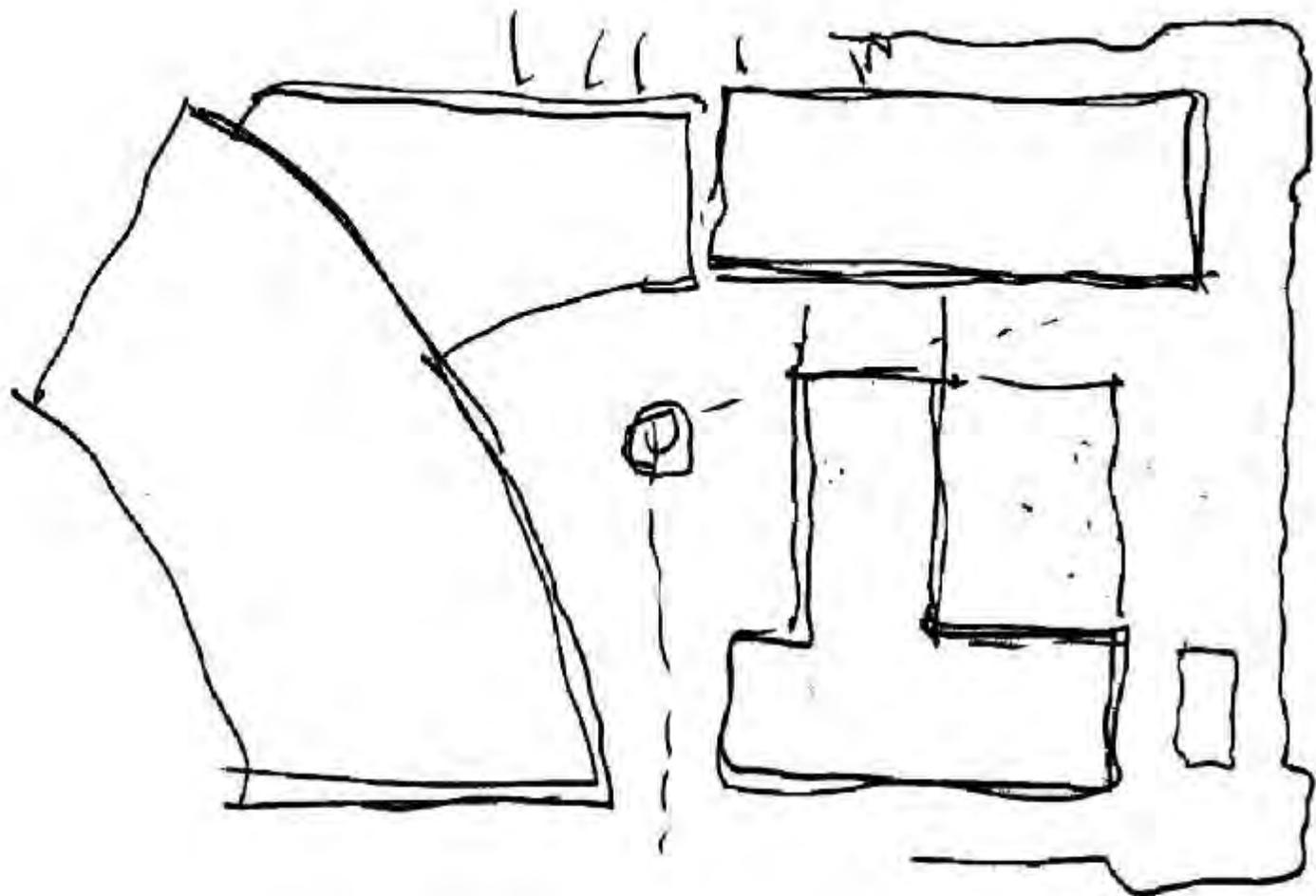


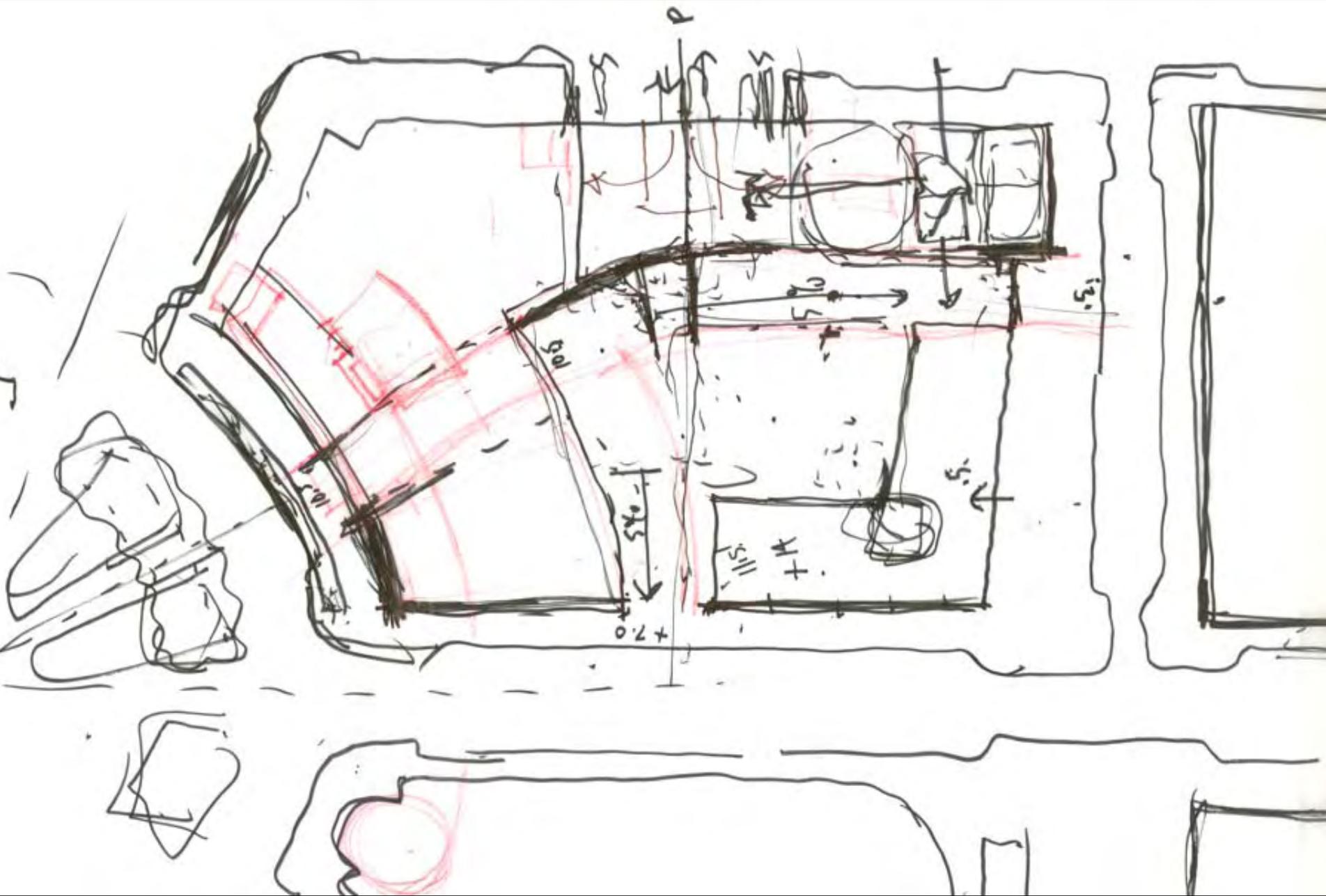














SITE PLAN

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SASAKI



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

SQUARE 54



I STREET SPACE DIAGRAM

- FORECOURT TO RESIDENCE
- FOCAL POINT
- MAJOR PEDESTRIAN CIRCULATION
- SHADED WALK
- SHADED GATHERING SPACE/OUTDOOR SEATING, TYP.
- MAJOR PEDESTRIAN CIRCULATION TO/FROM METRO AND SQUARE 54
- SIGHT LINE TO/FROM METRO STATION















