Community Meeting:
Campus Land Use &
Square 54 Discussion
May 4, 2005
Overview of Presentation Goals

To understand.....

- How GW plans to accommodate its forecasted housing and academic space needs within our Foggy Bottom Campus

- The interrelationship between Square 54 and GW’s space needs

- How engaging the Community & the District in a planning process can result in shared benefits

- The elements of the community based planning process, including the upcoming ULI panel
Accommodating Our Space Needs
Student Housing Requirements

GW is committed to meeting the student housing requirement set forth under its Campus Plan

- Between 1998 and 2005, GW has added (or is in the process of constructing) more than 2,890 beds on its Foggy Bottom Campus

**Forecasted Space Needs:**

- Approximately 1,000 additional on-campus beds (+/-500,000 square feet of student housing) necessary to meet forecasted student demand for on-campus housing
Academic Space Needs

- Planned growth is necessary to accommodate changing and evolving academic programmatic needs
- Demand for academic spaces includes
  - state-of-the-art research labs
  - facilities to support interdisciplinary programs
  - modern classroom spaces
- Additional space that accommodates GW’s unique programs is critical to maintain its status as one of the world's leading universities
Forecasted Space Needs:

- Approximately 1.5 million square feet of academic, medical and administrative space, including
  - Science Center
  - School of Public Health
  - Cancer Center
  - Other academic and medical program requirements
Planning Strategies

- Identify potential development sites and strategically locate areas of density on campus while maintaining open space.
- Replace underutilized facilities with more efficient academic and residential facilities.
  - e.g., replace existing University Parking Garage with an academic building and relocate lost parking by including underground parking in new developments, including Square 54 (if feasible).
- Continue strategy of maintaining academic and key administrative functions on campus, while relocating non-critical administrative functions to other campuses and locations.
The Solution: “Grow Up, Not Out”

- GW has identified sites that would be able to accommodate its projected space needs on campus, but not under the current Campus Plan cap of 3.5 FAR (development allowance)
  - With Square 54: 800,000 sf of capacity remaining on campus
  - Without Square 54: 400,000 sf remaining on campus
  - In either scenario, forecasted needs could not be accommodated
- An increase to an overall 4.5 FAR would accommodate GW’s projected space needs, and allow Square 54 to be used for commercial purposes
- Campus would still remain below the surrounding land densities (6.0 – 10.0 FAR, except the Foggy Bottom Historic District)
“Grow Up, Not Out”: Shared Benefits

- **For the Community**
  - Incentivizes GW to *grow “up” within its campus* and not “out”
  - Helps *alleviate some of the town/gown tensions* in the neighborhood
- **For the City**
  - Maintains the District’s *property tax base* by keeping more properties on the tax rolls
- **For the University**
  - Significant *programmatic benefits* associated with focusing future development within the campus
  - Encourages *more efficient use* of existing campus resources

Accommodating Our Space Needs
Square 54: A Unique Opportunity
Why Is Square 54 Important?

- Revenue generated by commercial development on Square 54 is
  - key to funding GW’s academic & housing needs
  - a revenue stream not dependent on enrollment
- Redevelopment of Square 54 presents a unique opportunity to achieve shared benefits for the Community, the City, and the University
Selecting a Development Partner

Development Team: Boston Properties & KSI Services, Inc.

- Selected by GW after extensive RFI & RFP process, based on criteria such as
  - Experience in mixed use development and in the District
  - Vision for the potential of Square 54
  - 60 year ground lease provides strong financial returns – key to funding future housing and academic needs
- Development Agreement with BP/KSI does not specify mix of uses on the site
  - allows GW the flexibility to recapture all or part of the site for University purposes, if necessary

Square 54: A Unique Opportunity
A Vision for Square 54

- A **mixed-use**, smart growth & transit oriented development
- Including **office, residential, retail**
- Neighborhood **amenities**
- World-class **design**
- Adjacent to the **Foggy Bottom Metro**
- An opportunity to revitalize **Washington Circle**
- A **vibrant “town center”** in Foggy Bottom/West End

Square 54: A Unique Opportunity
Town Center: Shared Benefits

- For the Community
  “Town center” development provides community-serving retail and a vibrant neighborhood place

- For the City
  Commercial mixed-used development creates jobs, generates tax revenues, and brings additional residents to the District

- For the University
  Mixed-use development adds to the dynamic nature of the urban experience of students, faculty and staff at the “front door” of the campus and an important opportunity for GW to fund its academic and housing requirements

Square 54: A Unique Opportunity
The Campus and the Community
Seeking Community Input

GW is engaging in an open and inclusive planning process that addresses campus land use issues and the redevelopment of Square 54 in the context of the surrounding neighborhood.

- Process includes many planning tools
- Planning guidance from the DC Office of Planning
- Ehrenkrantz, Eckstut & Kuhn (EEK) Architects to advise GW, OP, and the Community through the planning process
- This is the first in a series of open community meetings throughout the summer
- Issue-oriented small group sessions
- http://neighborhood.gwu.edu website for up-to-date information, process updates, and community feedback
What is the ULI Panel?

- **Urban Land Institute (ULI)** is an independent and highly-regarded advocate for outstanding urban planning and development.
- Three day panel May 10 – 12 convened by GW in collaboration with the Office of Planning.
- **Independent experts** from across the country chosen by ULI for their combined expertise.
- Panel to **evaluate appropriate uses and design of Square 54** given its context.
- Panel will seek direct **community input** through small roundtable discussion (a process controlled and designed by ULI).
- Findings will inform the continuing **planning process**.
Moving Forward

- Together, **continue to engage in discussions** regarding campus land use issues and the redevelopment of Square 54 in the context of the surrounding neighborhood.
- Work with EEK to develop strategies for **accommodating future academic and housing needs on campus**.
- Work with District agencies and planners to develop a plan for the campus and Square 54 that creates **sustained benefits** for the Community, the City, and the University.
Working together to achieve shared benefits for the Community, the City, and the University

http://neighborhood.gwu.edu

for Information, your Ideas and Input...