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
Community Based Planning Process

- 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.
• 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
Proposal for Square 54

- 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
Square 54 Benefits: PUD Amenities

• 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