ANC 2A Presentation
November 9, 2006
Introduction & Overview

- **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**
Building a World-Class University

- **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
Shared Benefits: For The University

- 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
Community Based Planning Process

- 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](http://www.square54.com)
Proposal for Square 54

- 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**
• 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