Agenda

- Introductions
- Schedule
- Campus Plan Objectives
- Campus Design
- Lighting
- Sustainability
- Storm Water
- Circulation & Mobility
- Q & A
THE TEAM

• Perkins Eastman DC
  • Campus Design
  • Masterplanner

• Wells
  • Circulation and Mobility

• MCLA
  • Lighting

• Steven Winter Associates
  • Sustainability

• Wiles Mensch
  • Civil Engineering / Storm Water

• Mitchell Kuff
  • Signage
# Working Group Schedule

<table>
<thead>
<tr>
<th></th>
<th>Facilities &amp; Transportation Planning Working Group</th>
<th>Safety &amp; Community Life Working Group</th>
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<tbody>
<tr>
<td>April</td>
<td>4/14/2021</td>
<td>4/28/2021</td>
</tr>
<tr>
<td>May</td>
<td>5/12/2021</td>
<td>5/26/2021</td>
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<td>June</td>
<td>6/9/2021</td>
<td>6/23/2021</td>
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<td>July</td>
<td>7/14/2021</td>
<td>7/28/2021</td>
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<td>August</td>
<td>8/11/2021</td>
<td>8/25/2021</td>
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<td>September</td>
<td>9/8/2021</td>
<td>9/22/2021</td>
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All meeting will be virtual and start at 4:00 pm. Additional meetings will be scheduled if needed.
Campus Plan Objectives

- COMMUNITY ENGAGEMENT

- CAMPUS DESIGN
  - Further development of 2020 masterplan
  - Universal access
  - Confirm future program
    - Housing
    - Academic
    - Athletics

- LIGHTING
  - Future athletics improvements and facilities schedule

- SUSTAINABILITY
  - Align with University sustainability goals
  - Align with District sustainability goals

- STORM WATER
  - Align with new District storm water requirements

- CIRCULATION & MOBILITY
  - Traffic loads per university programming
  - Drop offs, service, and access
2010 FACILITIES MASTER PLAN
GWU MOUNT VERNON
2021 FACILITIES MASTER PLAN

SCFMP - BIG IDEAS

- AN URBAN RETREAT
- A STUDENT RECREATION + WELLNESS HUB
- CONNECTED CAMPUS LANDSCAPES
CAMPUS DESIGN

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CAMPUS DESIGN
Existing Campus Uses

1 Athletics - Soccer Field
2 Athletics - Tennis Courts
3 Athletics - Baseball Field
4 Athletics - Lloyd Gymnasium
5 Residence Hall - Wojt Hall
6 Residence Hall - MorrieWeather Hall
7 Residence Hall - Clark Hall
8 Residence Hall - Hensley Hall
9 Residence Hall - Colo Hall
10 Residence Hall - Somers Hall
11 Academic - Webb Building
12 Academic - Post Hall
13 Academic - Eckles Library
14 Academic - Acheson Science Center
15 Academic - Amos Hall
Neighborhood Context
Zoning
## Zoning – R1 A

| Development Standards | Height (ft.)
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Stories</td>
<td>Lot Occupancy</td>
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<tr>
<td>R-1-A</td>
<td>40</td>
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### Use Permissions
- Subtitle U, Chapter 2
- R- Use Group A

### Parking
- Subtitle C, Chapter 7

### Inclusionary Zoning
- Subtitle C, Chapter 10

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1 Institutional buildings or structures may be erected to a height not exceeding 90 ft., not including the penthouse, provided that the building or structure shall be removed from all lot lines of its lot a distance of not less than 1 ft. for each foot of height in excess of that authorized in the zone in which it is located.
# Zoning – R1 B

<table>
<thead>
<tr>
<th>Height (ft.)[^1]/ Stories</th>
<th>Minimum Lot Width (ft.) / Area (sq. ft)</th>
<th>Lot Occupancy</th>
<th>Front Setback</th>
<th>Read Yard (ft.)</th>
<th>Side Yard (ft.)</th>
<th>Pervious Surface (minimum)</th>
<th>Zoning Regulation Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1-B</td>
<td>40</td>
<td>50</td>
<td>40%</td>
<td></td>
<td></td>
<td></td>
<td>Subtitle D, Chapter 3</td>
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<tr>
<td></td>
<td>3</td>
<td>5,000</td>
<td>A front setback shall be provided within the range of existing front setbacks of all structures within an R-1-B zone on the same side of the street in the block where the building is proposed.</td>
<td>25</td>
<td>8</td>
<td>50%</td>
<td></td>
</tr>
</tbody>
</table>

**Use Permissions**
- Subtitle U, Chapter 2
- R- Use Group A

**Parking**
- Subtitle C, Chapter 7

**Inclusionary Zoning**
- Subtitle C, Chapter 10

[^1]: Institutional buildings or structures may be erected to a height not exceeding 90 ft., not including the penthouse, provided that the building or structure shall be removed from all lot lines of its lot a distance of not less than 1 ft. for each foot of height in excess of that authorized in the zone in which it is located.
2021 Facilities Master Plan showing remaining 2010 sites
Potential sites for new 100 bed residence hall

SITE A2
300 Bed Res Hall
Assumptions:
350 sf gross per bed
9,787 sf / floor (26 beds / floor)
4 Stories in total

SITE R1
300 Bed Res Hall
Assumptions:
350 sf gross per bed
9,581 sf / floor (27 beds / floor)
4 Stories in total
Future Needs
LIGHTING

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Athletics seating and lighting needs
Lighting

LOCATIONS of ATHLETIC LIGHTING EXAMPLES

- GWU Mount Vernon Campus
- Woodrow Wilson High School
- Bethesda Chevy Chase High School
- Guy Mason Recreation Center
- Jelleff Recreation Center
Lighting

Local projects with sports lighting in residential settings

Jelleff Boys and Girls Club

Guy Mason Park

BCC High School

Wilson High School
SCALE OVERLAY – Wilson High School
SCALE OVERLAY – Guy Mason Rec Center
Lighting

MOUNT VERNON | LIGHTING

Lighting recommendations for sports lighting

Spill Light and Glare
Any light that falls outside of the intended active area is considered spill light.
Higher mounting heights will allow for better angles down onto the field, less light spill.
Provide shields to help avoid seeing into the fixture from adjacent properties.
Shields should prevent light above the horizontal plane.
Vertical measurements at perimeter of property can determine extended light spill.

Controls
Fixture should be on timers to provide automatic shut off after games.

Light Levels as recommended by IES by classification of play
Under 5,000 spectators, high school soccer
50 FC horizontally on field, uniformity of 2.5:1
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Sustainability

Since 1972, Steven Winter Associates, Inc. has been providing research, consulting, and advisory services to improve the built environment for private and public sector clients.

Our services include:

- Energy Conservation and Management
- Decarbonization
- Sustainability Consulting
- Green Building Certification
- Accessibility Consulting

We have over 100 staff across four office locations:
New York, NY | Washington, DC | Norwalk, CT | Boston, MA

For more information, visit
www.swinter.com
STORM WATER

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Storm Water – Existing Conditions

Figure 1. – Existing Three Chamber Sandfilter

Figure 2. – Plan and Section Detail of the Existing Three Chamber Sandfilter
Storm Water

**Old DOEE SWM Regulations:**
- SWM requirements is triggered if the project site disturbed more than 5,000 square feet.
- Treat the first 0.5” of rainfall runoff for Water Quality Requirements.
- Detain the storm event using the 15-year design storm frequency for Water Quality Volume requirements.

**Current DOEE SWM Regulations:**
There are two types of scenarios where DOEE stormwater management rules and regulations apply.

**Major Land Disturbing Activity (MLD)**
- DOEE defines MLD as any activity that disturbs, or is part of a common plan of development that disturbs, 5,000 square feet or greater of land area, and either or both:
  - Any portion of the pre-project land cover is natural; and/or 2,500 square feet or greater of the post-project land cover is impervious or BMP area.
- Retention Requirement: Site is required to retain the first 1.2” of rainfall on site
- Detention Requirement
  - 2 Year Storm: Control peak discharge to pre-development conditions
  - 15 Year Storm: Control peak discharge to pre-project conditions

**Major Substantial Improvement Activity (MSI)**
- DOEE defines MSI as any activity where construction costs for building renovation/addition are greater than or equal to 50% of the pre-project assessed value of the structure AND combined footprint of the structure(s) exceed the cost threshold and any land disturbance are greater than or equal to 5,000 square feet, and either or both
  - Any portion of the pre-project land cover is natural;
  - 2,500 square feet or greater of the post-project land cover is impervious or BMP area
- Retention Requirement: Site is required to retain the first 0.8” of rainfall on site
- No detention requirement required
Storm Water

Best Management Practices (BMP)

GREEN ROOF

BIO RETENTION
Storm Water

Best Management Practices (BMP)

RAINWATER HARVESTING

Permeable Paving
CIRCULATION & MOBILITY

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Wells + Associates
Transportation Consultant

• Began working with GW in 2005 with the Foggy Bottom Campus Plan
• Worked on the previous Mount Vernon Campus Plan in 2009
• Other GW Work:
  — School without Walls
  — 2100 Pennsylvania Avenue
  — Science and Engineering Hall
  — School of Public Health and Health Services
  — GW Museum
  — District House Residence Hall
• Other University work in the District:
  — Georgetown University
  — Trinity Washington University
Wells + Associates
Scope of Work

Summer

• Work with Planning Team to evaluate on-campus circulation
• Identify improvements to make campus more pedestrian-friendly
• Understand and quantify traffic associated with proposed program
• Scope Traffic Study with DDOT
Wells + Associates
Scope of Work

Fall
- Conduct traffic counts when in-person learning returns
- Begin work on Traffic Study
  - Identify any impacts on surrounding roadway network
  - Recommend improvements to mitigate impacts
  - Study will be conducted in accordance with DDOT guidelines

Late Fall/ Early Winter
- DDOT conducts thorough review of traffic study
- DDOT issues preliminary feedback on traffic study
- DDOT issues final report approximately two weeks prior to Zoning Commission Hearing
Human by Design