

2100 Pennsylvania Avenue, NW

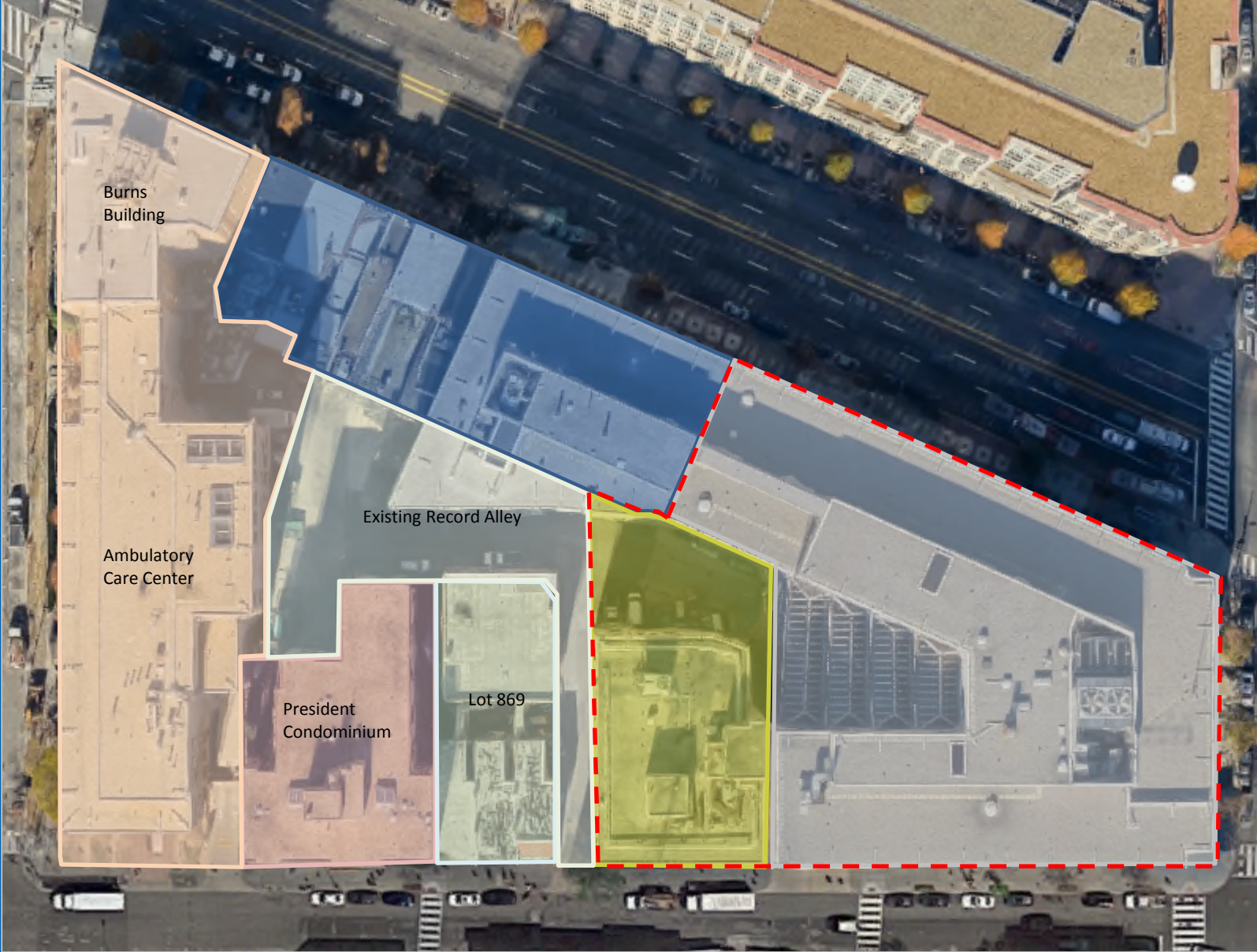
Advisory Neighborhood Commission 2A
March 15, 2017



21st and PENN

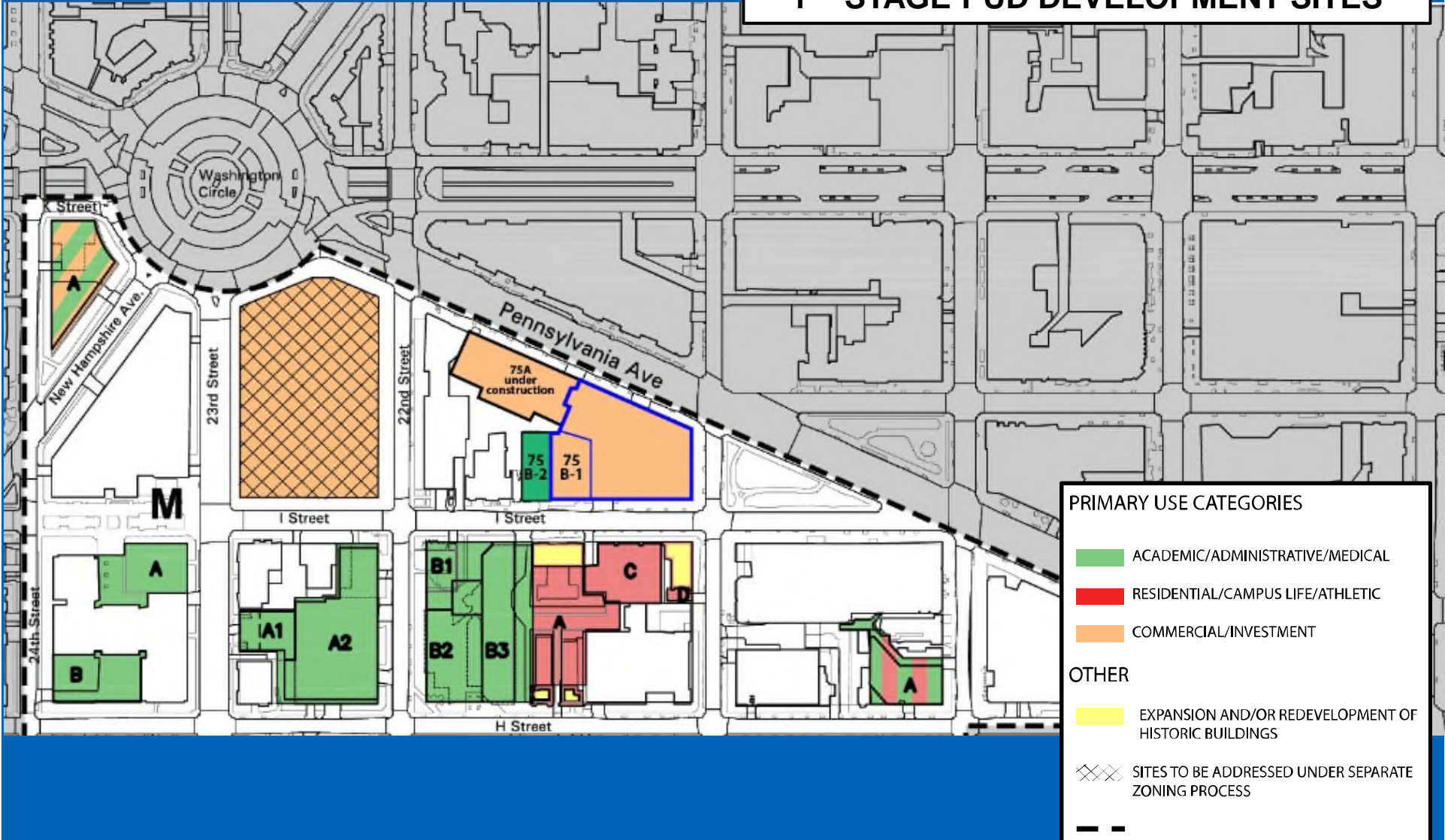


AERIAL VIEW



1ST STAGE PUD SITES

1ST STAGE PUD DEVELOPMENT SITES



PRIMARY USE CATEGORIES

- ACADEMIC/ADMINISTRATIVE/MEDICAL
- RESIDENTIAL/CAMPUS LIFE/ATHLETIC
- COMMERCIAL/INVESTMENT

OTHER

- EXPANSION AND/OR REDEVELOPMENT OF HISTORIC BUILDINGS
- SITES TO BE ADDRESSED UNDER SEPARATE ZONING PROCESS

EXISTING



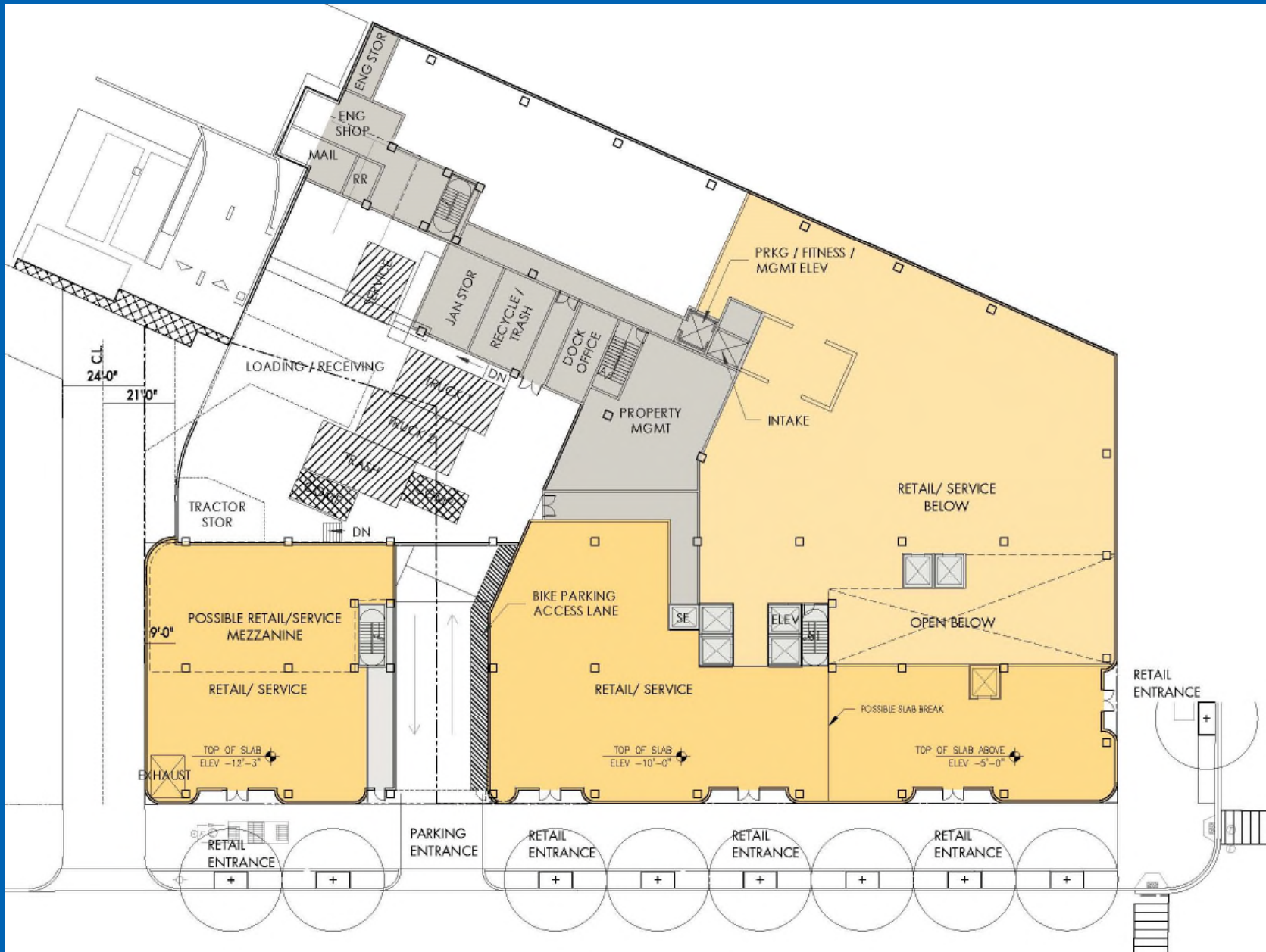
PROPOSED



PROPOSED SITE PLAN



I STREET PLAN



I STREET – EXISTING AND PROPOSED

Existing



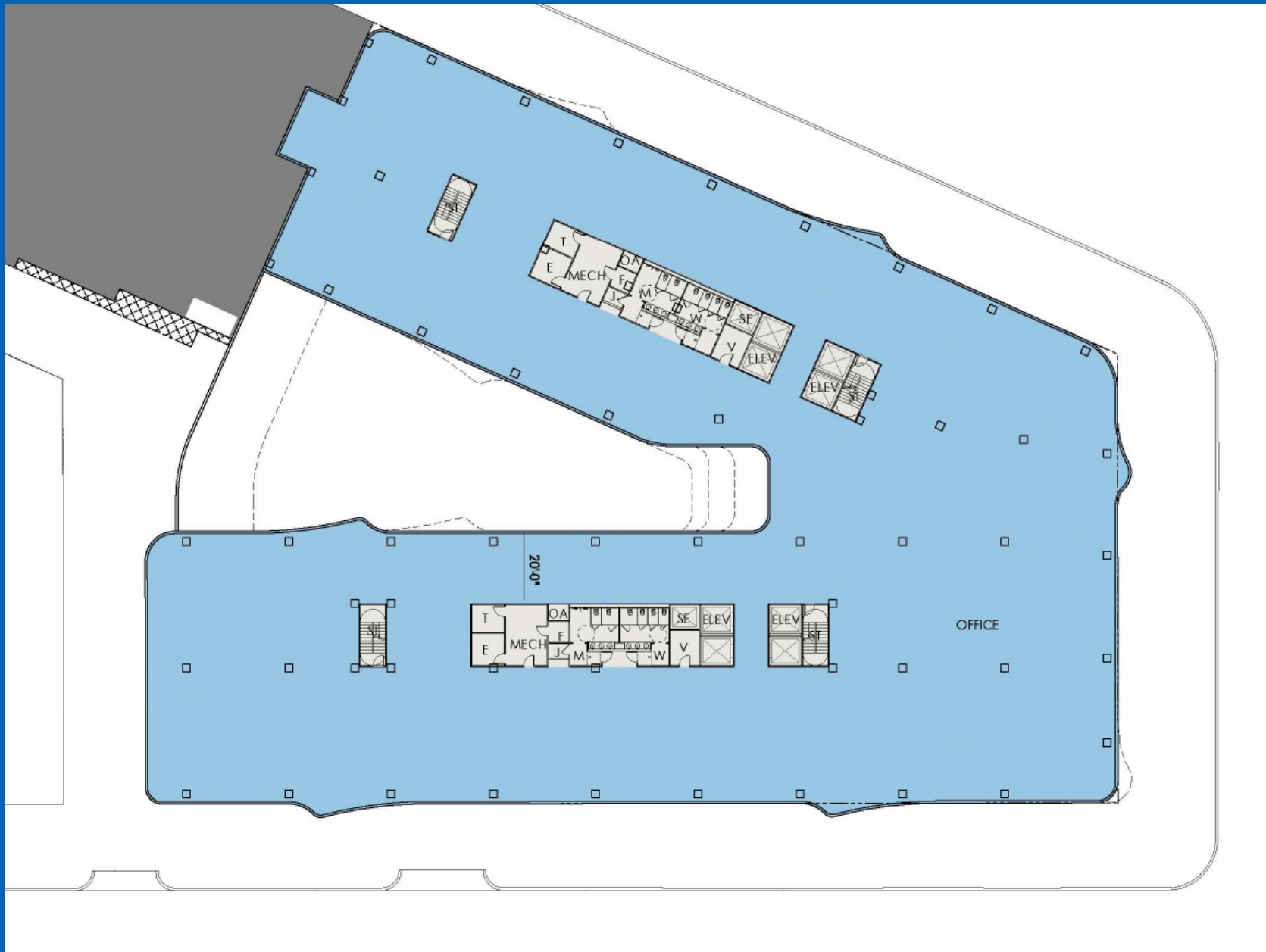
Proposed



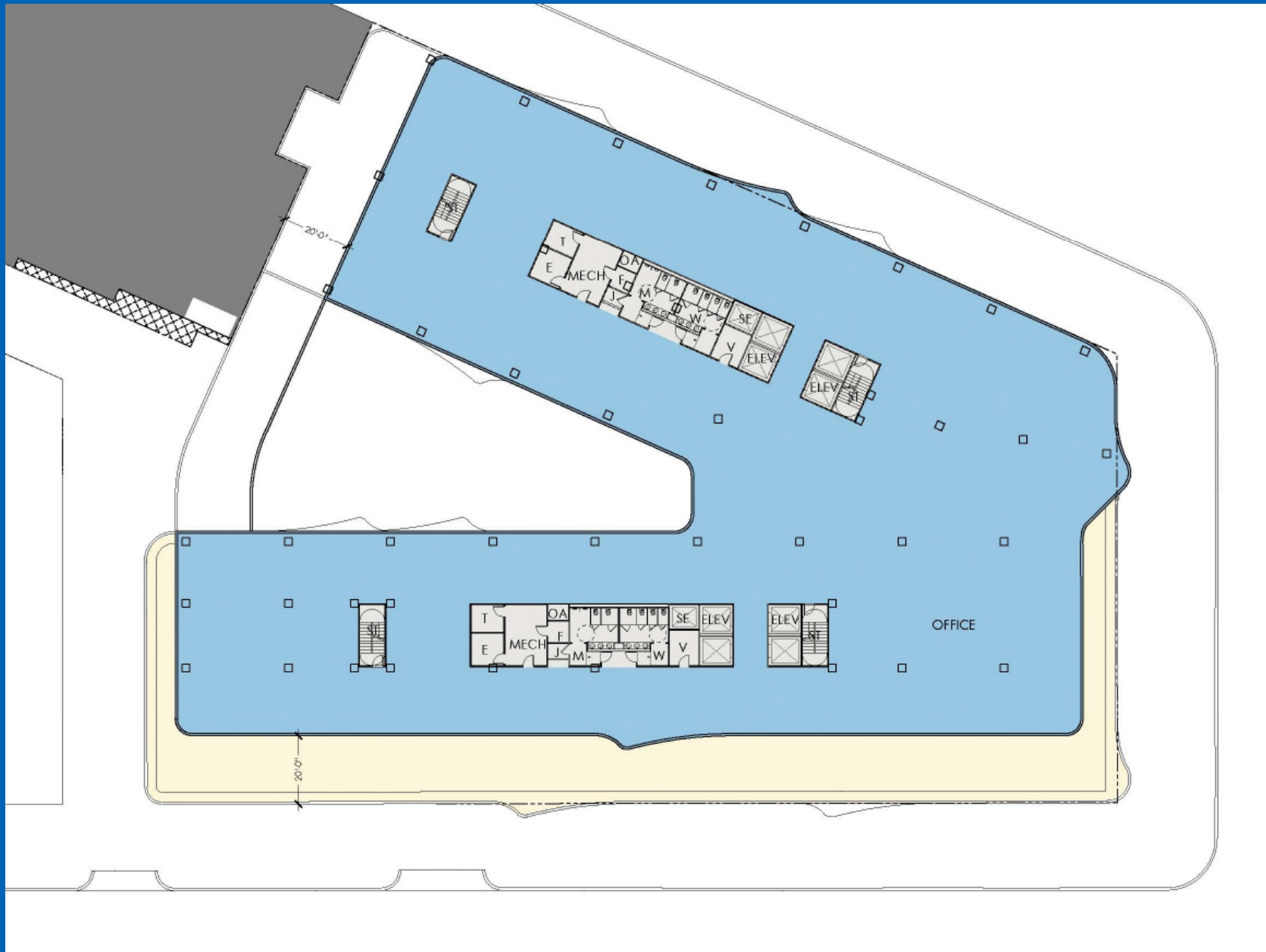
I STREET CLOSE-UP



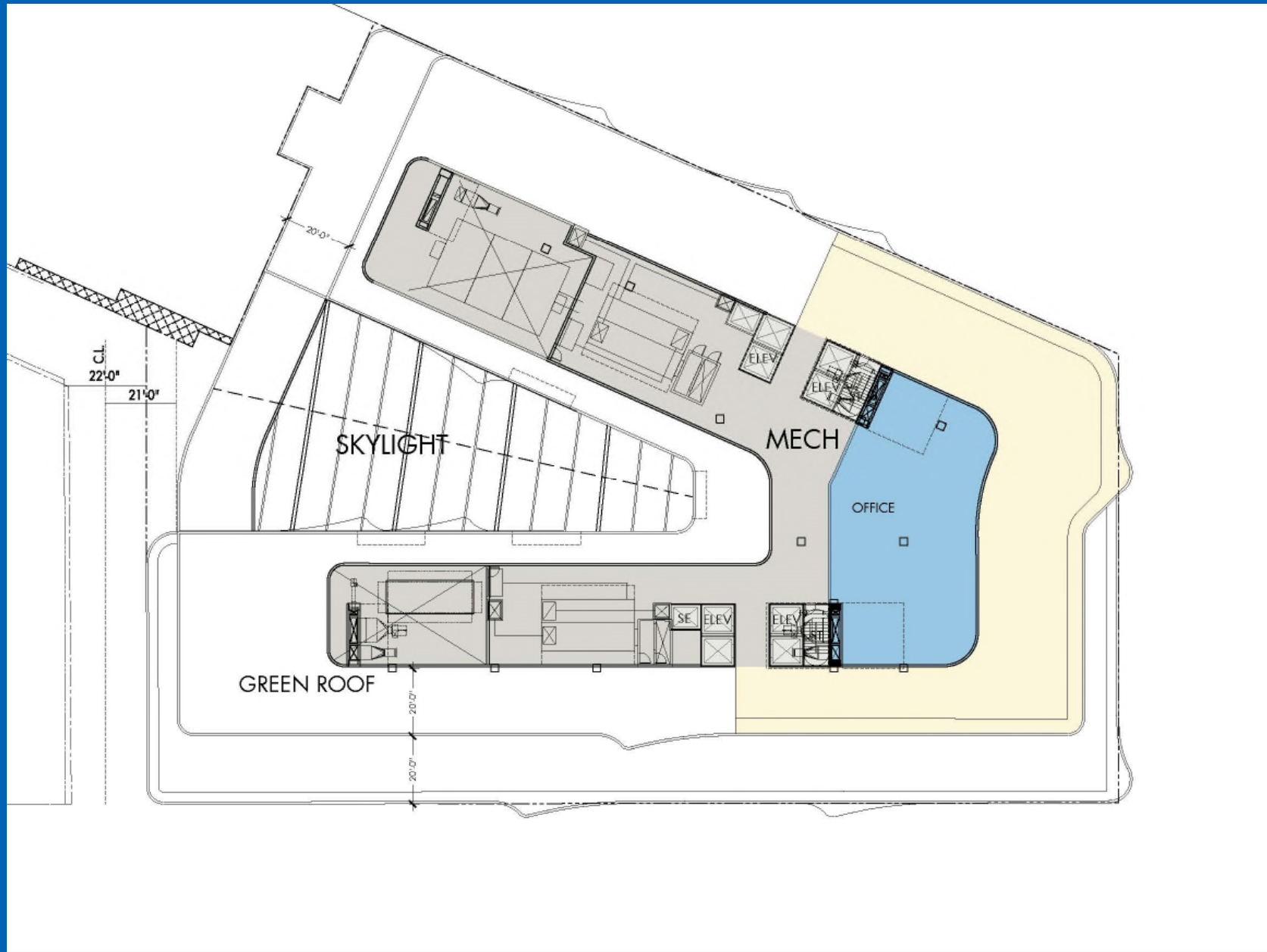
TYPICAL FLOOR PLAN



FLOOR 10

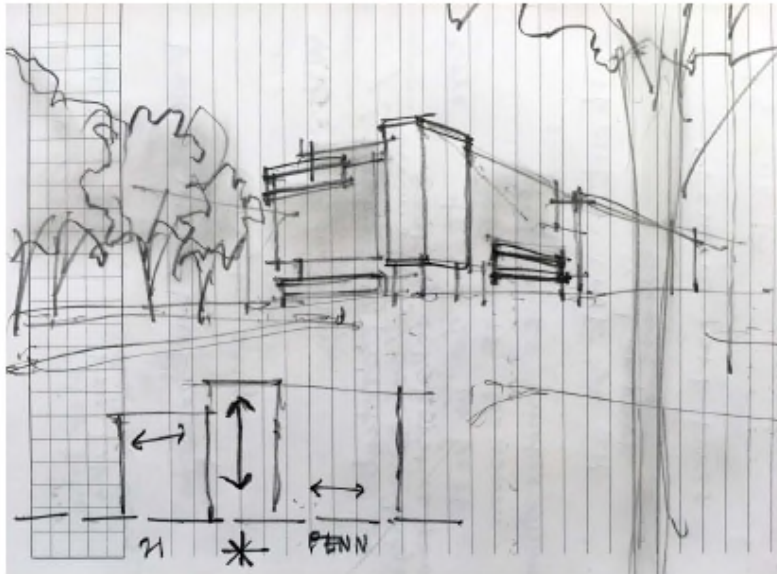


PENTHOUSE PLAN

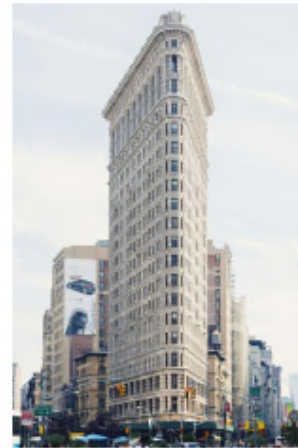


DESIGN INTENT

03



Façade & Massing Concept Diagram
Prominent Corner / Secondary Bays



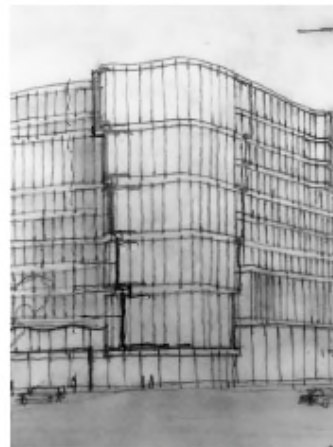
Prominent Corner Frontage
Flatiron Building, NYC



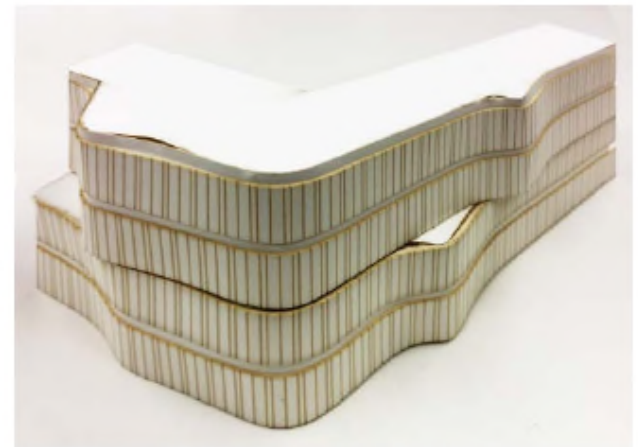
Expressive Streamline
Alvar Aalto Vase



Waving Animation
Flag Banding



Prominent Corner Frontage
Current Concept



Expressive Streamline & Banding
Current Concept

21st and PENN



I STREET AERIAL



I STREET CLOSE-UP



PROJECT SUMMARY



Project Summary

Property Size: 50,780 SF

Current Use:

Lot 50 – 2100 Pennsylvania Avenue
8-story office building

Lot 51 – Rice Hall (2121 I Street)
8-story administrative office building

Project Size: 460,000 to 470,000 FAR SF
(includes 30,000 SF of retail)

Height: 130' (setback at 110' on I Street)

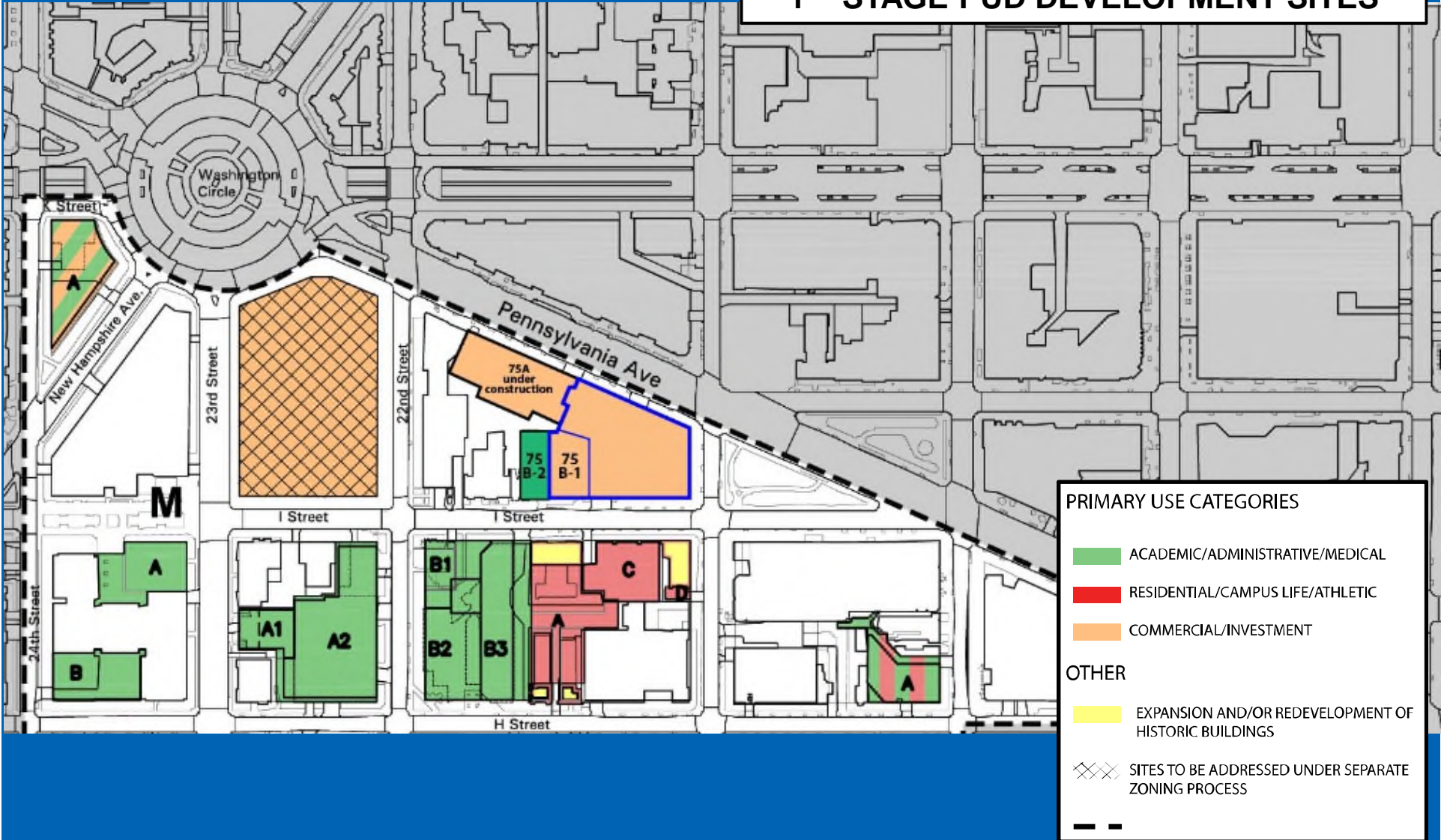
Parking: Approx. 330-350 parking spaces

Parking Access: via I Street

Loading Access: via shared public alley

1ST STAGE PUD SITES

1ST STAGE PUD DEVELOPMENT SITES



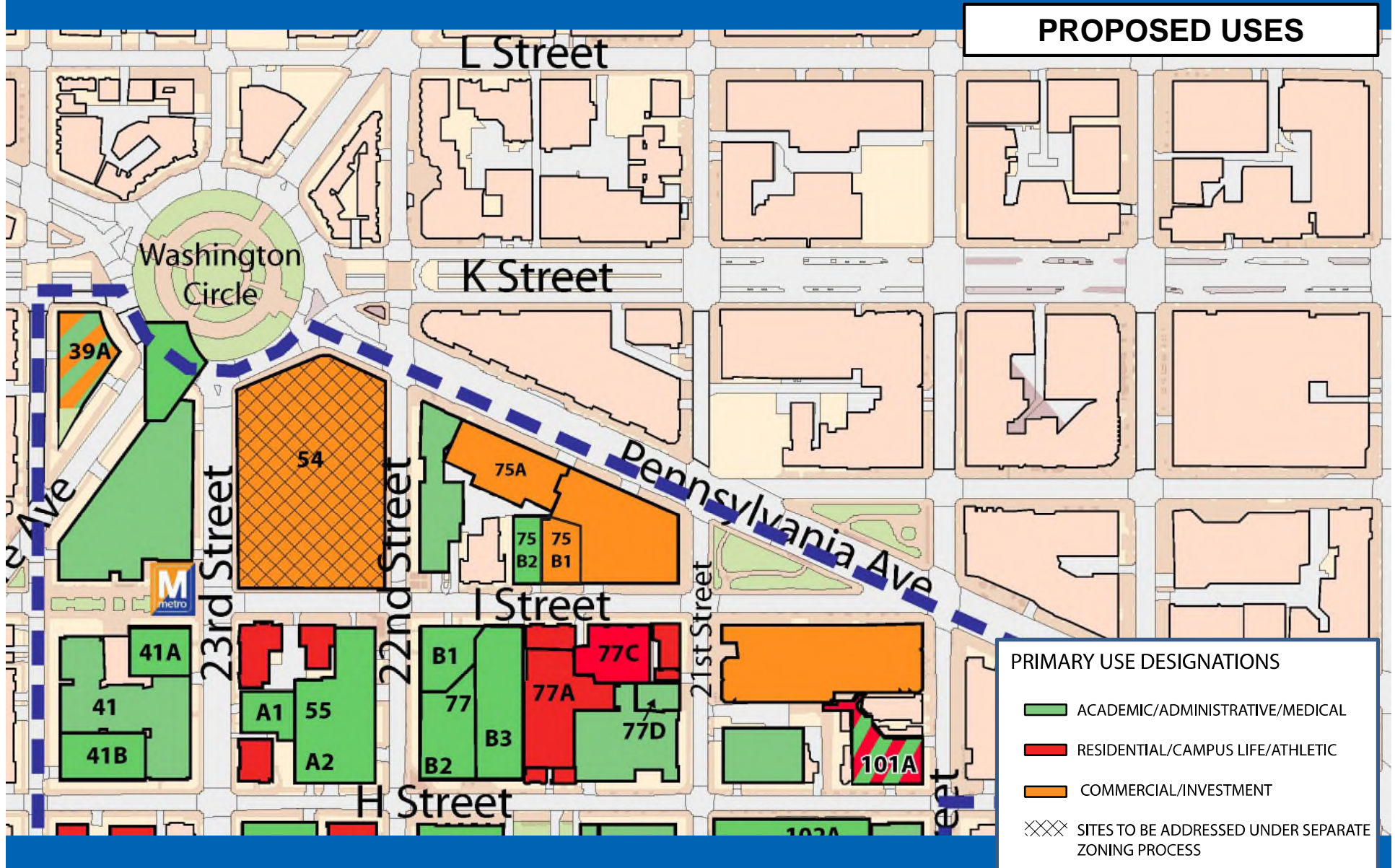
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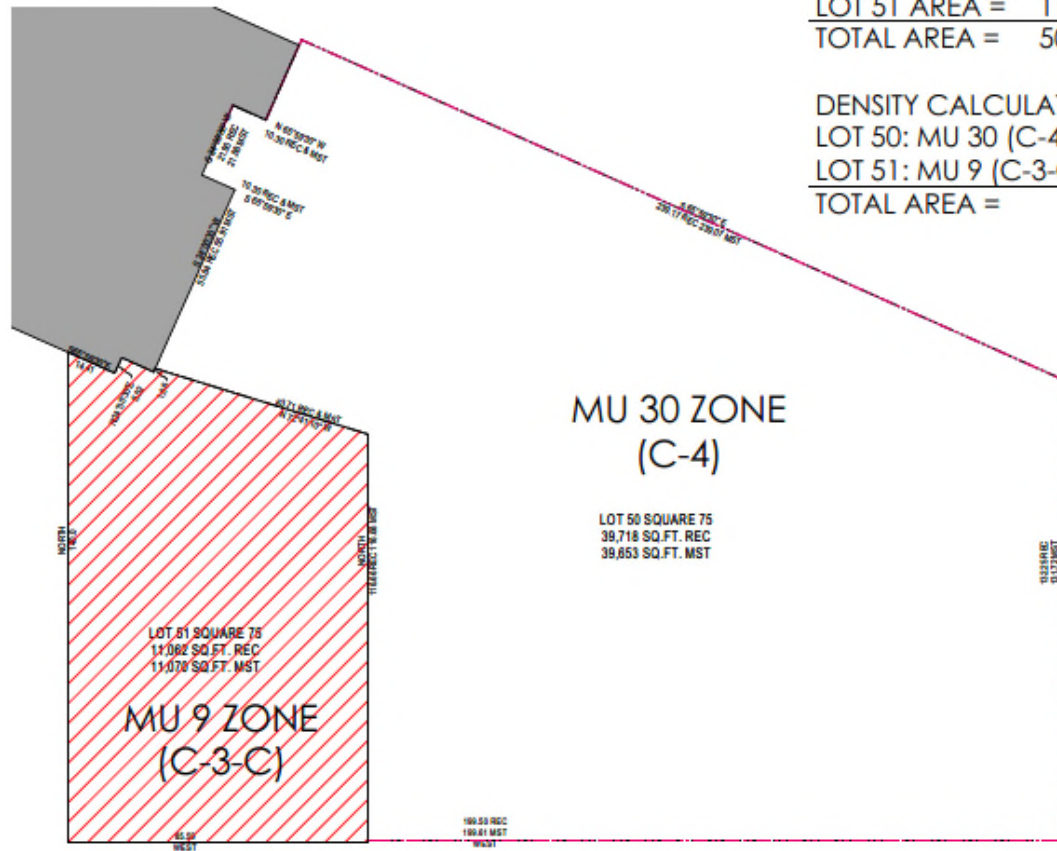
OTHER

- EXPANSION AND/OR REDEVELOPMENT OF HISTORIC BUILDINGS
- SITES TO BE ADDRESSED UNDER SEPARATE ZONING PROCESS

GW PROPOSED USES



SPLIT ZONING DIAGRAM



SPLIT ZONE STRATEGY

LOT 50 AREA = 39,718 SF
 LOT 51 AREA = 11,062 SF
 TOTAL AREA = 50,780 SF

DENSITY CALCULATIONS

LOT 50: MU 30 (C-4) ZONE	39,718 x 9.5 FAR =	377,453 SF
LOT 51: MU 9 (C-3-C) ZONE	11,062 SF x 7.3 FAR =	80,259 SF
TOTAL AREA =		457,712 SF

MU 30 ZONE
(C-4)

LOT 50 SQUARE 75
 39,718 SQ.FT. REC
 39,663 SQ.FT. MST

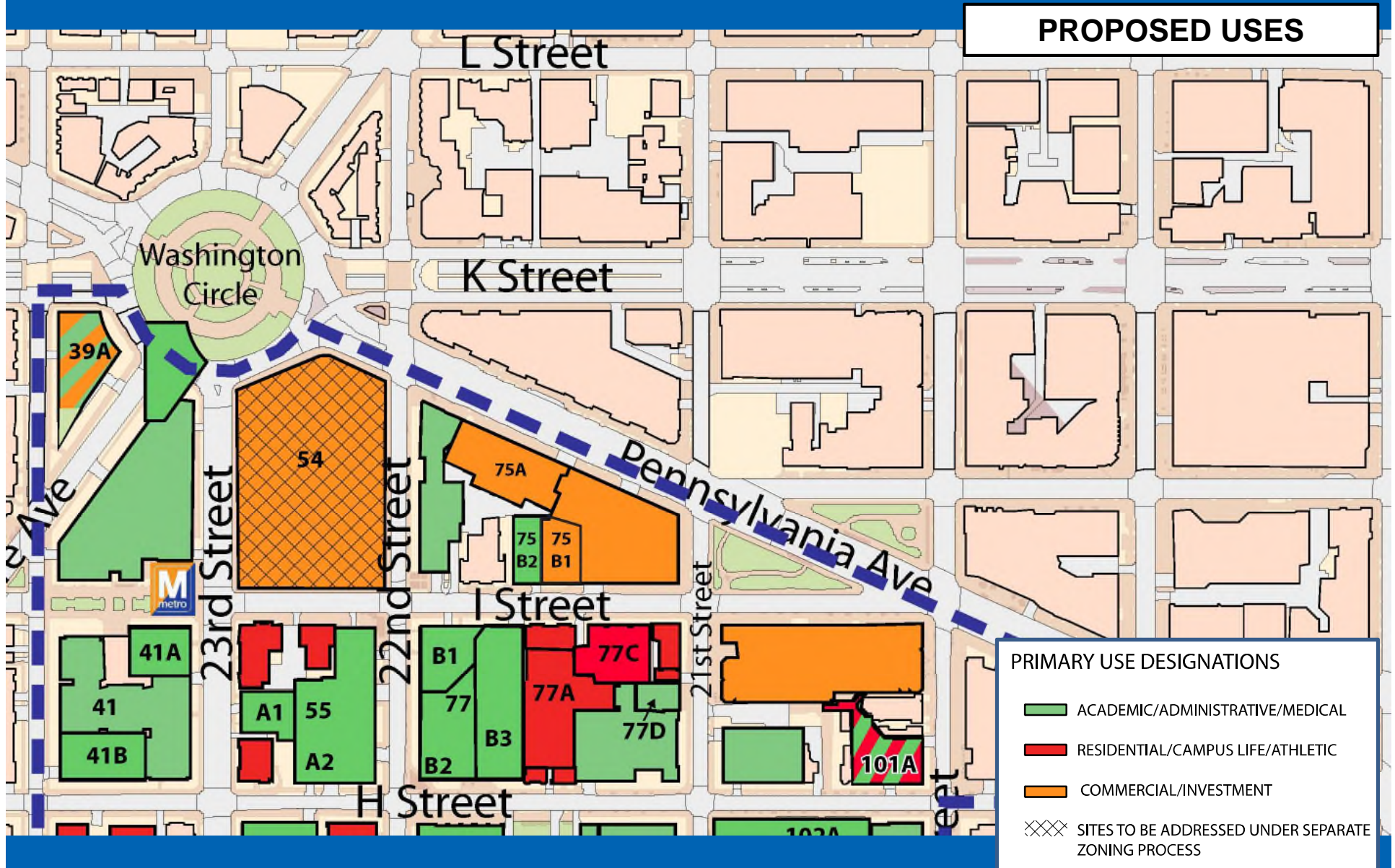
MU 9 ZONE
(C-3-C)

LOT 51 SQUARE 75
 11,062 SQ.FT. REC
 11,078 SQ.FT. MST



SCALE: 1/32" = 1'-0"

GW PROPOSED USES



QUESTIONS & ANSWERS

Existing



Proposed

