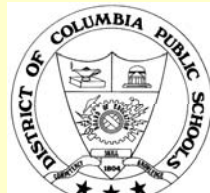


# School Without Walls Partnership District of Columbia Public Schools and The George Washington University

*ZONING COMMISSION HEARING – October 30, 2006*



DMJM | CGS



**Maureen Dwyer**

**Partner**

**Pillsbury Winthrop Shaw Pittman**



**SCHOOL WITHOUT WALLS PARTNERSHIP**

**District of Columbia Public Schools & The George Washington University**

# Project Overview

- **The PUD process is designed to encourage high quality developments that provide significant public benefits**
- **Benefits of this project include:**
  - **Renovation and modernization of the Grant School building, home of the School Without Walls**
  - **Enhanced programmatic collaboration**
  - **Historically sensitive modernization and addition to SWW**
  - **Implementation of streetscape improvements**
  - **Implementation of sustainable design principles**
  - **Additional on-campus student housing**

# Project Overview

- The overall goal of the PUD process is to permit flexibility of development and other incentives such as increased building height and density
  - We are not requesting additional density or height
    - 90' height
    - 5.29 FAR (less than the 6.0 matter of right or 6.5 PUD density)
  - We are requesting other types flexibility
    - Lot coverage, rear yard, closed court, penthouse setback and residential recreation space
- The end result is a project that carries out historic preservation and campus planning goals with significant public benefits and amenities

# Project Overview

- **Appropriateness of the SP-2 Zoning**
  - Consistent with the current campus zoning and surrounding area
  - Consistent with the comprehensive plan
  - Consistent with the 1938 Zoning Act
  - Consistent with the intent of the SP District, which is a buffer zone “that contains a mix of row houses, apartments, office and institutions at a medium to high density including buildings of historic and architectural merit”
- **The value in this development partnership is created through the rezoning**
  - Allows GW to pay DCPS approximately \$12 million for the purchase of the parking lot and unused density rights generated through the joint PUD and rezoning

# Project Overview

- **Consistent with Planning Initiatives of Both Institutions**
  - Consistent with DCPS' Master Facilities Plan and represents more than a decade of planning
  - Consistent with GW's current 2000 Campus Plan which specifically identifies the site for student housing
  - Consistent with the proposed Campus Plan pending before the Commission which describes the project's height, density and proposed use
    - The square footage requested is included in the overall square footage outlined in the Campus PUD
    - The beds and parking provided through this development are included in the University's proposed Campus Plan projections

# Fact and Expert Witnesses

- **Thomas Brady**, Chief Business Operations Officer, DC Public Schools
- **Sheila Mills Harris**, Educational Task Force Consultant and immediate past principal of School Without Walls
- **Sean O'Donnell**, Associate Principal, Ehrenkrantz Eckstut & Kuhn Architects (DCPS Architect Team)
- **Chris Graae**, Principal, DMJM|CGS (GW Architect Team)
- **Andi Adams**, Architectural Historian, Pillsbury Winthrop Shaw Pittman
- **Jami Milanovich**, Senior Associate, Wells & Associates
- **Louis Katz**, Executive Vice President and Treasurer, The George Washington University

# Thomas Brady

**Chief Business Operations Officer  
District of Columbia Public Schools**



# The School Without Walls

- **School Without Walls (SWW) is a non-traditional public high school which aims to use the District's resources to give students a richer and more fulfilling education**
- **Existing facilities are inadequate for the delivery of state-of-the-art education**
  - Facility lacks sufficient space per student, assembly facilities and technology infrastructure
  - Building is deteriorated & in need of extensive repairs

# The Public/Private Partnership

- **Public Private Partnership between DCPS & GW will facilitate the modernization and expansion of the School Without Walls**
- **MOU expands the programmatic partnership and establishes the development partnership**
  - **Sale of small parcel of DCPS land on F Street (the SWW back parking lot) to GW**
  - **GW will pay approximately \$12 million to DCPS for the land and development rights that result from the PUD**
  - **DCPS will use this funding, as well as additional DCPS funds, for the modernization and expansion of the Grant School**
  - **GW will construct an undergraduate student residence hall on F Street**
- **The project and partnership have been widely endorsed by various agencies and regulatory bodies**

# Systemic Impact

- **This partnership takes several steps toward achieving the goals set forth in the Master Education Plan and the Master Facilities Plan**
  - Transforming high schools into state-of-the-art learning environments that support a rigorous curriculum
  - Identifying public private development projects (PPDPs) that gain DCPS valuable facilities improvements
  - Building on our community assets
    - Enhances partnership with The George Washington University
- **Resources**
  - This alternative financing resource provides supplemental funding and supplants currently anticipated funding
  - DCPS will reallocate exiting funds to other high priority projects



# Transparent Process

- **Planning for this project has been a collaborative and transparent process incorporating input from a variety of stakeholders**
  - **DCPS/SWW Stakeholders**
    - Home School Association
    - Students, Faculty & Staff of SWW
  - **Community Stakeholders**
    - **Open Community Meeting held on April 3, 2006**
      - Provided information to interested community members on the DCPS and GW portions of the project

# Sheila Mills Harris

Consultant, Educational Task Force  
Immediate Past Principal – SWW

# School Without Walls Partnership

- **The School Without Walls**
  - **Educational Philosophy**
    - **Humanities-based curriculum**
    - **Using the District's resources to enhance the quality of education for SWW students**
      - Internship programs
      - Adjunct faculty from local universities, including GW
  - **Collaboration between SWW & GW**
    - **Programmatic partnership since 1980**
      - Facilities Sharing
      - GW Course Opportunities for SWW students and faculty
      - Educational and Teaching Collaborations

# School Without Walls Partnership

- In addition to the development partnership, the programmatic partnership between GW & SWW is enhanced through the new agreement
  - Establishment of the Educational Taskforce to enhance collaboration and programmatic relationship between GW & SWW
    - Aims to establish a framework for the integration of education from elementary to middle school to high school and into the university environment
  - Status of Taskforce Planning
    - Regular committee meetings in the areas of curriculum, professional development and technology
    - Effort at creating “seamless education”



**Sean O'Donnell**

**Associate Principal  
Ehrenkrantz Eckstut & Kuhn Architects**

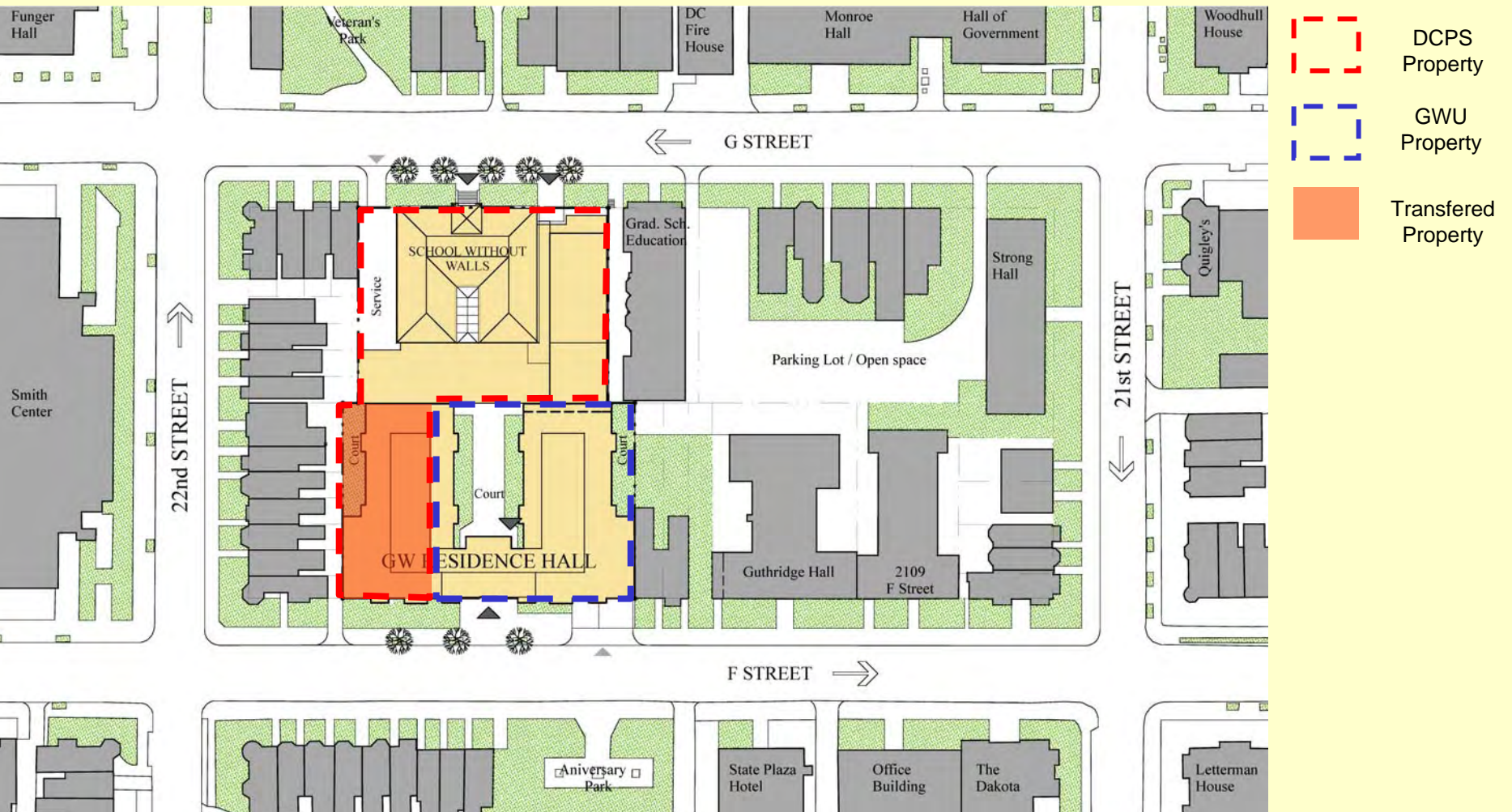


**SCHOOL WITHOUT WALLS PARTNERSHIP**

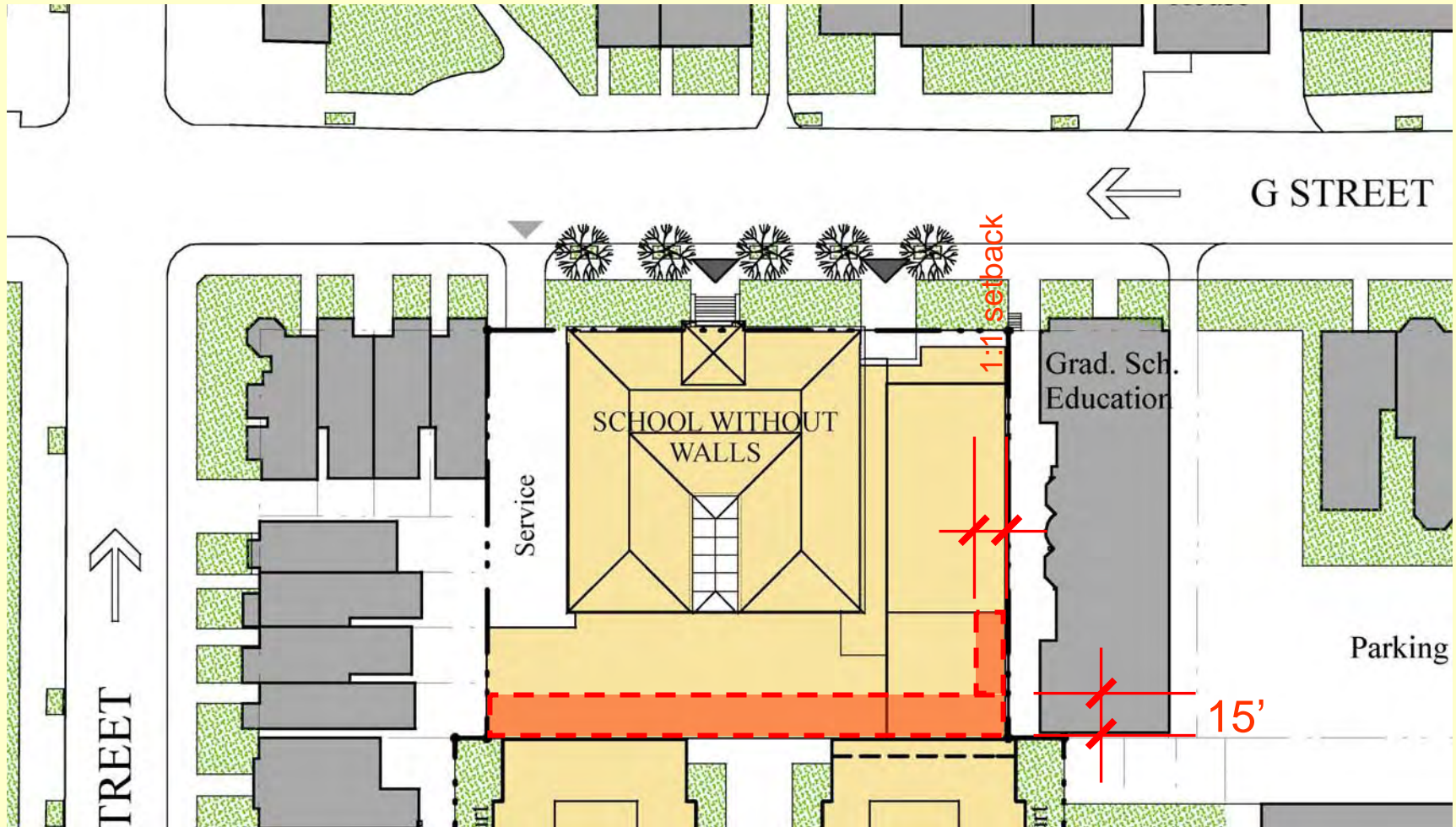
**District of Columbia Public Schools & The George Washington University**



# Site Plan



# Rear Yard & Penthouse Setbacks



# Design Principles

## Urban Scale

1. Reinforce the civic presence of the school on G Street, NW
2. Preserve the appearance that the existing building is free-standing by designing the addition to:
  - allow the corners of the existing building to be seen from the street
  - feature existing elevations within the addition where the addition attaches to the existing
3. Create an inviting & useful landscaped plaza on G Street
4. Reinforce the G Street “skyline”

## Renovation & Addition

1. Natural light should be pervasive
2. Restore Historic Building
3. Work with original classroom module/structural system
4. Using existing M/E/P distribution pathways
5. Distribute accessible bathrooms appropriately
6. Create an accessible entry & building
7. Maintain the “volume” of the classrooms

## Education

1. Accommodate multiple modes of learning
2. Foster informal interaction for teachers & students
3. Actively use “common” space
4. Encourage personalization of the learning environment
5. Maintain non-institutional character/no “corridors”
6. Create useful outdoor space
7. Accommodate active community and GW use
8. Foster a “subtle” means of security & one point of access
9. Accommodate current & future technology

# “Streetwall” Architecture: Bays, Tops



# The Grant School Freestanding



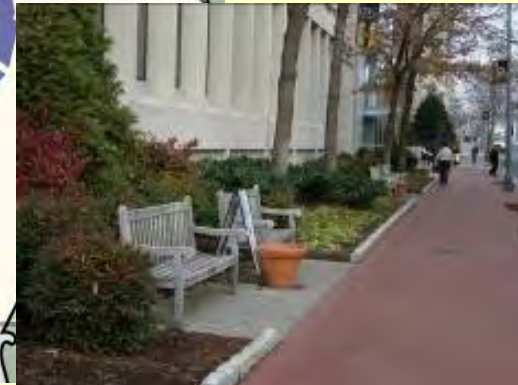
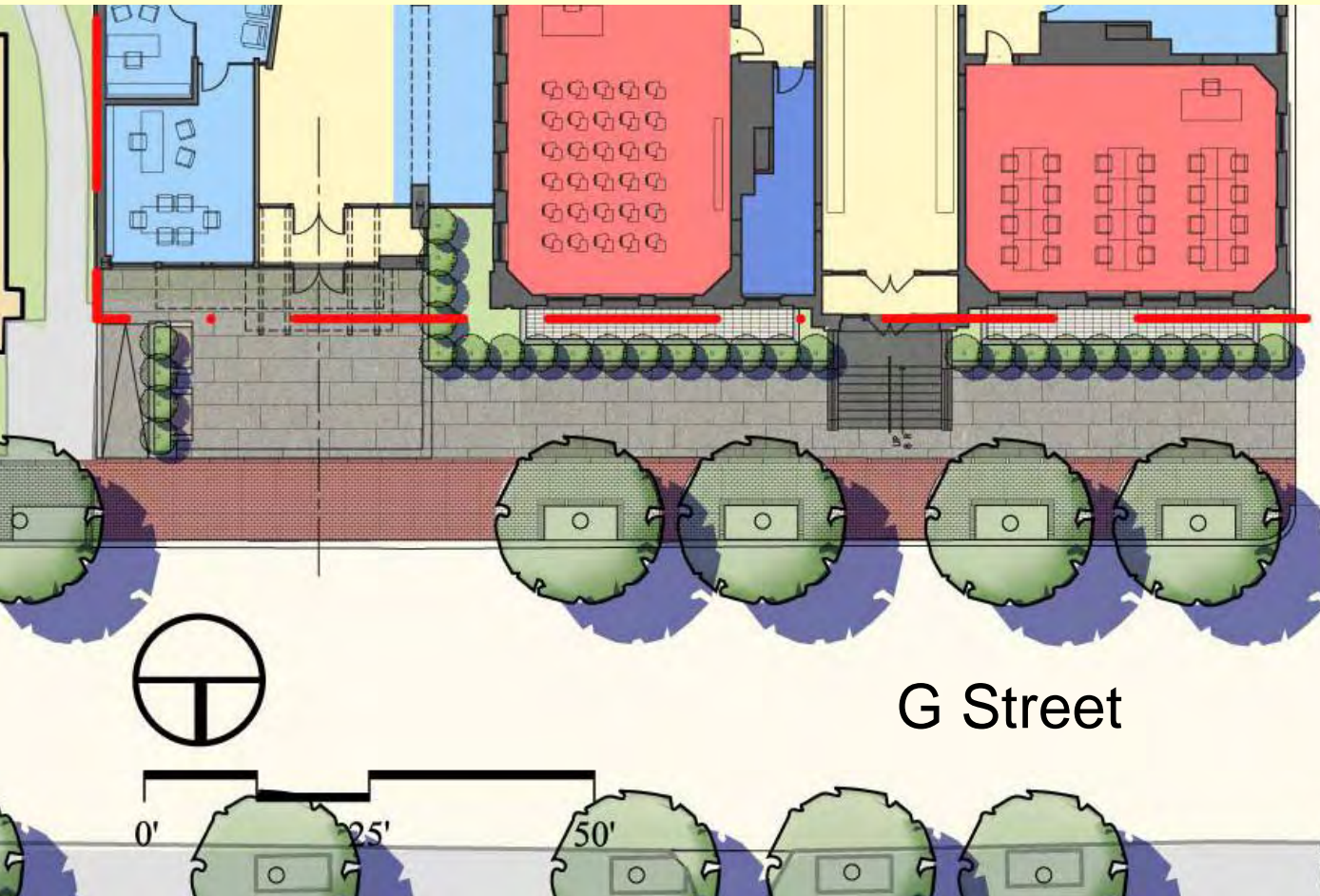
# The Addition Appears Freestanding



# Material Palette



# A Useful and Inviting Plaza





# First Floor Plan



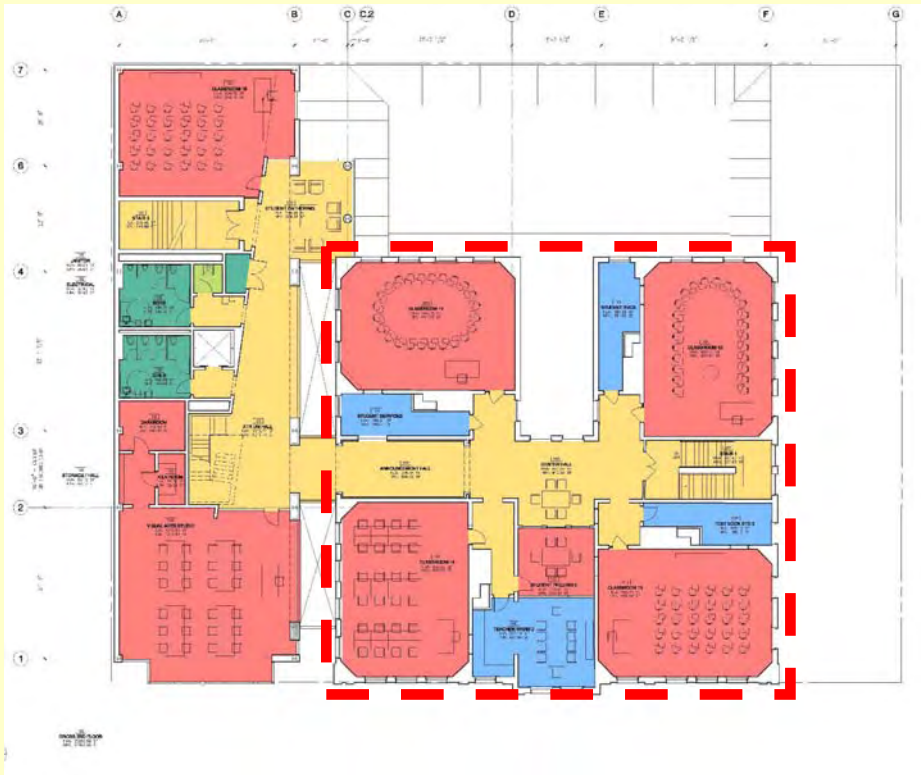
**PROGRAMMATIC LEGEND:**

<span style="color: red;">■</span> CORE ACADEMIC PROGRAM	<span style="color: lightgreen;">■</span> MAINTENANCE AND CUSTODIAL
<span style="color: pink;">■</span> MEDIA CENTER	<span style="color: yellowgreen;">■</span> ROOF TERRACE
<span style="color: teal;">■</span> PERFORMING ARTS / ASSEMBLY	<span style="color: yellow;">■</span> BUILDING CIRCULATION
<span style="color: orange;">■</span> VISUAL ARTS	<span style="color: darkgreen;">■</span> BUILDING SUPPORT
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# Second Floor Plan



# Third Floor Plan

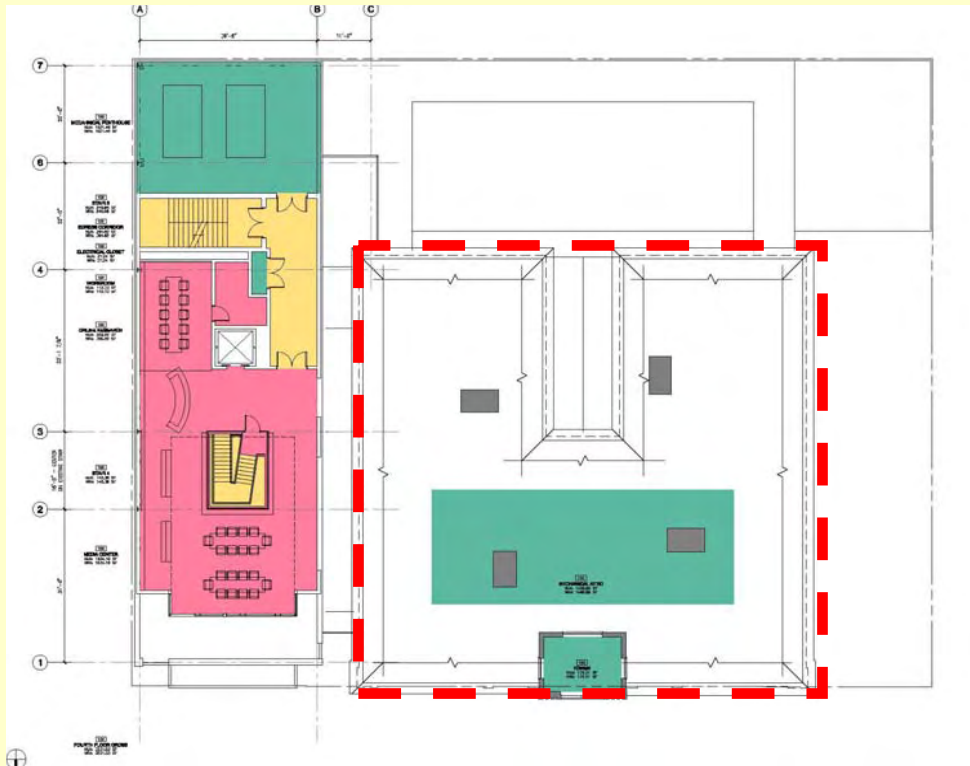


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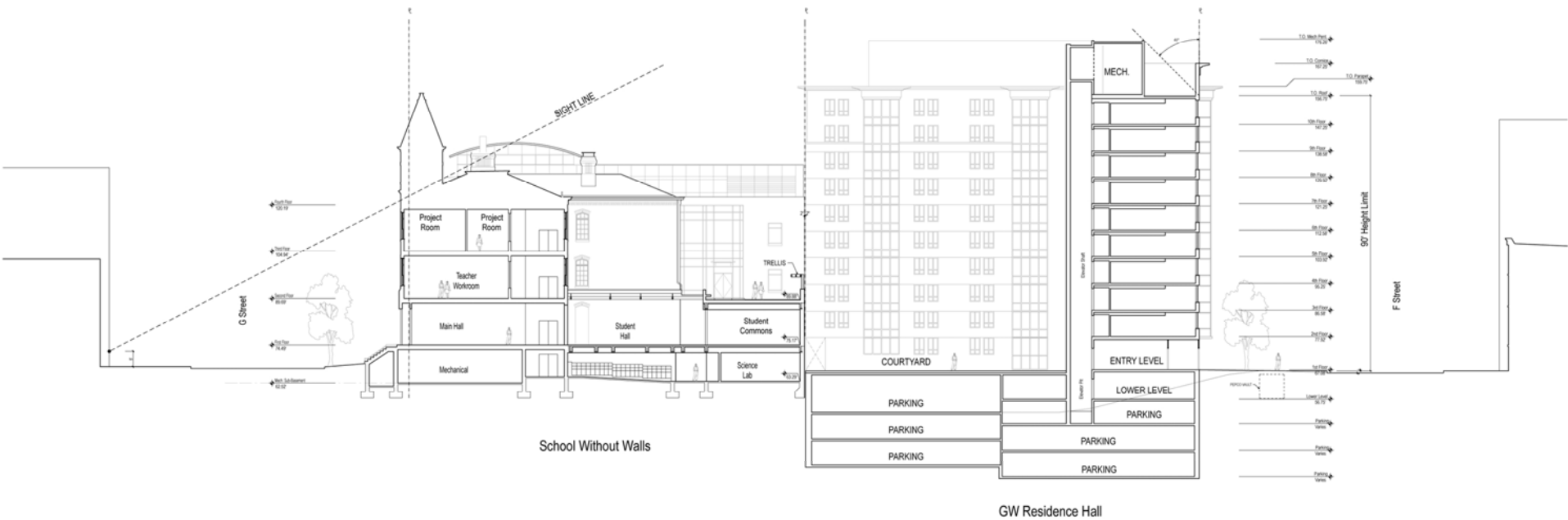
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<span style="color: blue;">■</span> ADMINISTRATIVE SERVICES	
<span style="color: purple;">■</span> GUIDANCE AND STUDENT SERVICES	



# Fourth Floor Plan



# North/South Site Section



# High Performance School Design

## Strategies being explored during Design

### 1. SUSTAINABLE SITES

- Erosion & sedimentation control during construction
- Dense, urban site & connected to community
- Convenient to Metro
- Energy Star (high albedo) roofing

### 2. WATER EFFICIENCY

- Water use reduction strategy being explored

### 3. ENERGY & ATMOSPHERE

- DDC automatic temperature control & energy management/surveillance system
- Occupancy sensors/time clock/photo cells control lighting system
- Roof top heat recovery ventilation units
- Interior “storm windows” installed in historic building
- Low e-glazing in new addition

### 4. MATERIAL & RESOURCES

- Reuse of historic building
- Recycled content in replacement roofing
- Masonry & curtain walls from regional sources
- Rapidly renewable material and/or certified wood for doors & casework

### 5. INDOOR ENVIRONMENT QUALITY

- Appropriate acoustics
- CO<sub>2</sub> monitoring
- Low-emitting paints, adhesive, sealants & flooring (Green Seal)
- Walk-off mats, exhaust in labs and copy rooms control indoor pollutants
- Temperature control in each primary program space
- Operable windows
- Natural light & views throughout the building

### 6. INNOVATION & DESIGN PROCESS

- Innovative joint use facility (GWU/DCPS)
- Low emitting furniture being explored



# Chris Graae

## Principal DMJM|CGS

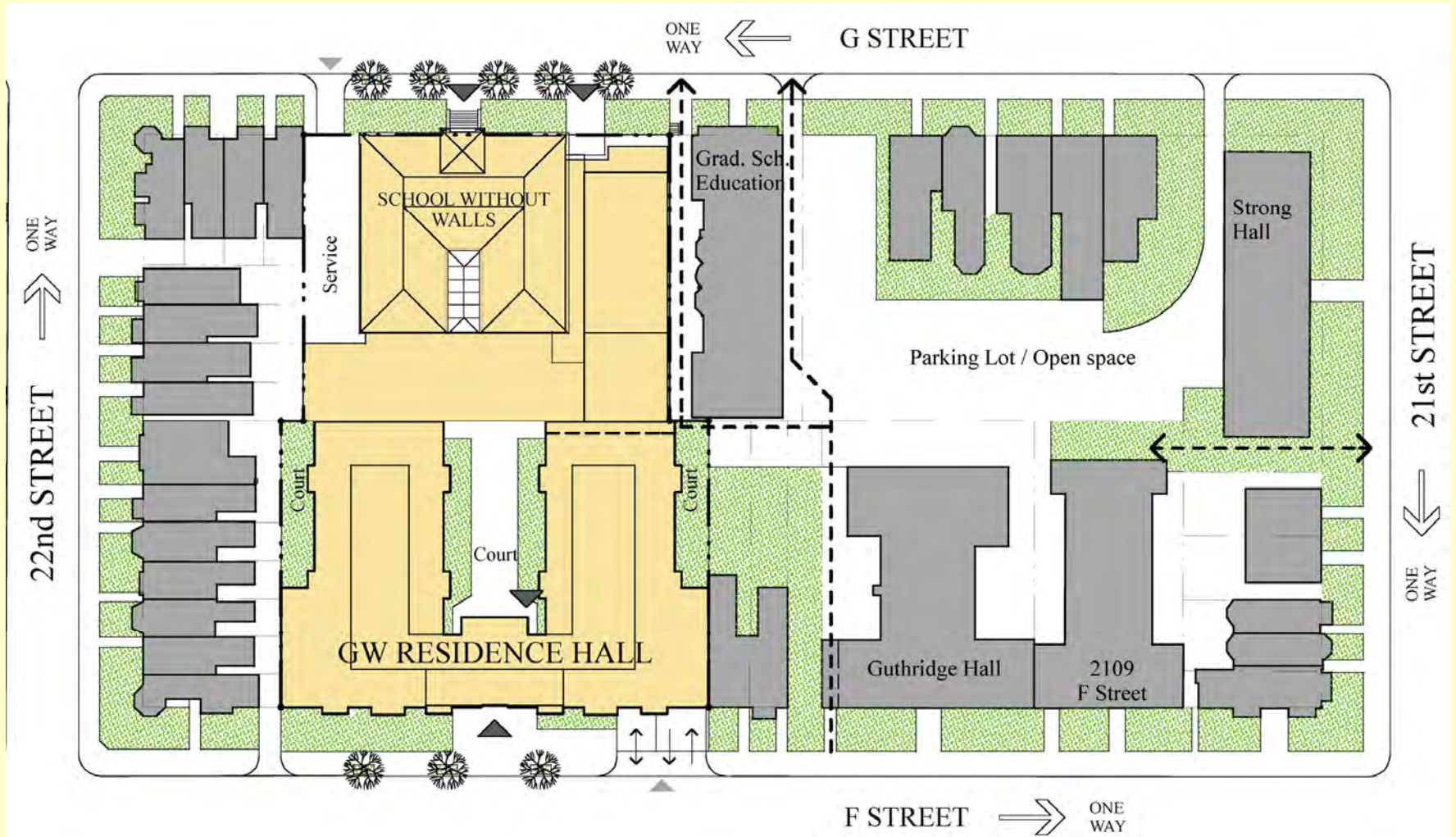


# GW Residence Hall Project

- **Building Program**
  - Provides approximately 474 beds
    - Typical unit includes four single bedrooms with shared kitchen, living area and two bathrooms
  - Approximately 192,000 square feet above grade
  - Accommodates approximately 178 vehicles below-grade (self-park & valet)
- **Helps Achieve GW's Undergraduate Housing Goals**
  - Additional on-campus housing for undergraduate students
  - Assists GW in maintaining long-term compliance with the Campus Plan housing condition
  - Provides additional on-campus undergraduate student housing to replace off-campus facilities that are proposed to be transitioned from undergraduate student housing uses as a condition of the proposed *Foggy Bottom Campus Plan: 2006-2025*
- Building design reflects principles developed through summer community-based planning process resulting in the proposed *Foggy Bottom Campus Plan: 2006-2025*



# Site Plan



# F Street – Context Photographs



# GW Residence Hall Project - 1<sup>st</sup> Floor Plan



# GW Residence Hall Project - Typical Floor Plan

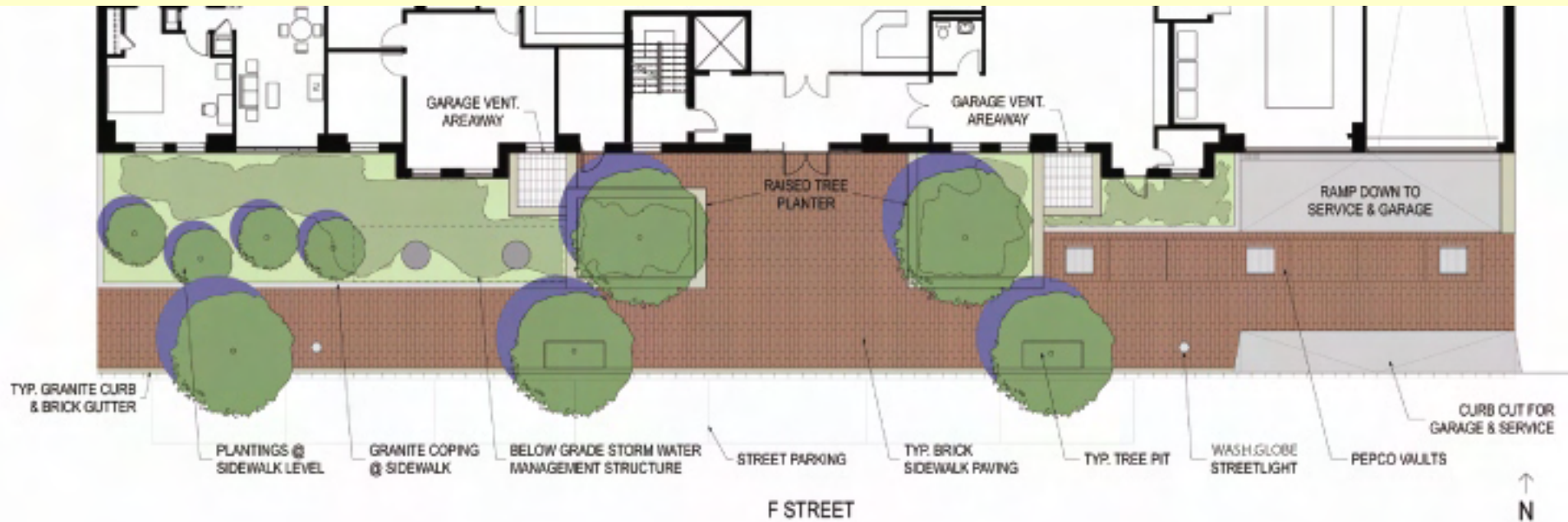


# GW Residence Hall Project

## F Street Perspective (Rendering)



# Residence Hall Streetscape



# Sustainable Design Goals

## Strategies being explored during Design

### 1. SUSTAINABLE SITES

- Erosion & sedimentation control during construction
- Densely developed urban site; underground parking
- Alternative transportation - convenient to Metro; bicycle storage
- Light pollution reduction – both building and site
- Energy Star (high albedo) roofing
- Stormwater management

### 2. WATER EFFICIENCY

- Water use reduction
- Water efficient landscaping

### 3. ENERGY & ATMOSPHERE

- Building Commissioning
- Energy efficient HVAC / lighting systems
- Centralized Building Energy Management
- Use of non-ozone depleting refrigerants

### 4. MATERIAL & RESOURCES

- Facilities within building for collection of recyclable waste
- Use of recycled content materials
- Local / regional materials sourcing
- Certified wood for doors & casework

### 5. INDOOR ENVIRONMENT QUALITY

- Smoke free environment
- CO<sub>2</sub> monitoring
- Low-emitting paints, adhesives, sealants, flooring
- Walk-off mats control indoor pollutants
- Operable windows
- Natural light & views throughout the building
- Temperature control within individual living spaces

### 6. INNOVATION & DESIGN PROCESS

- LEED Accredited Professionals on both design team and University staff



**Andi Adams**

**Architectural Historian  
Pillsbury Winthrop Shaw Pittman**





# The Project in Context



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**Jami Milanovich**

**Senior Associate  
Wells and Associates**



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# Study Area



# Existing Levels of Service

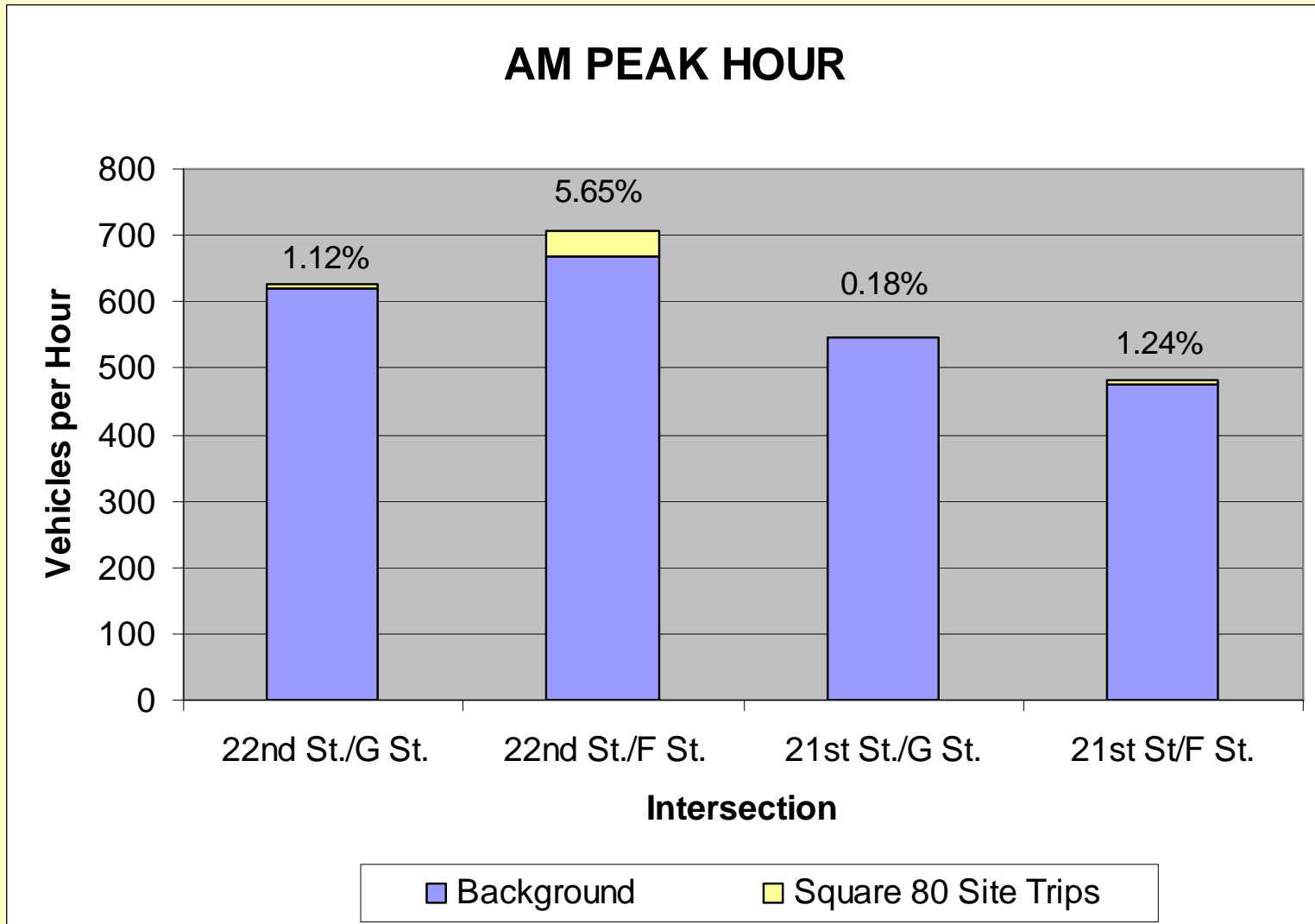


Levels of service shown are **overall** intersection levels of service.

# Trip Generation

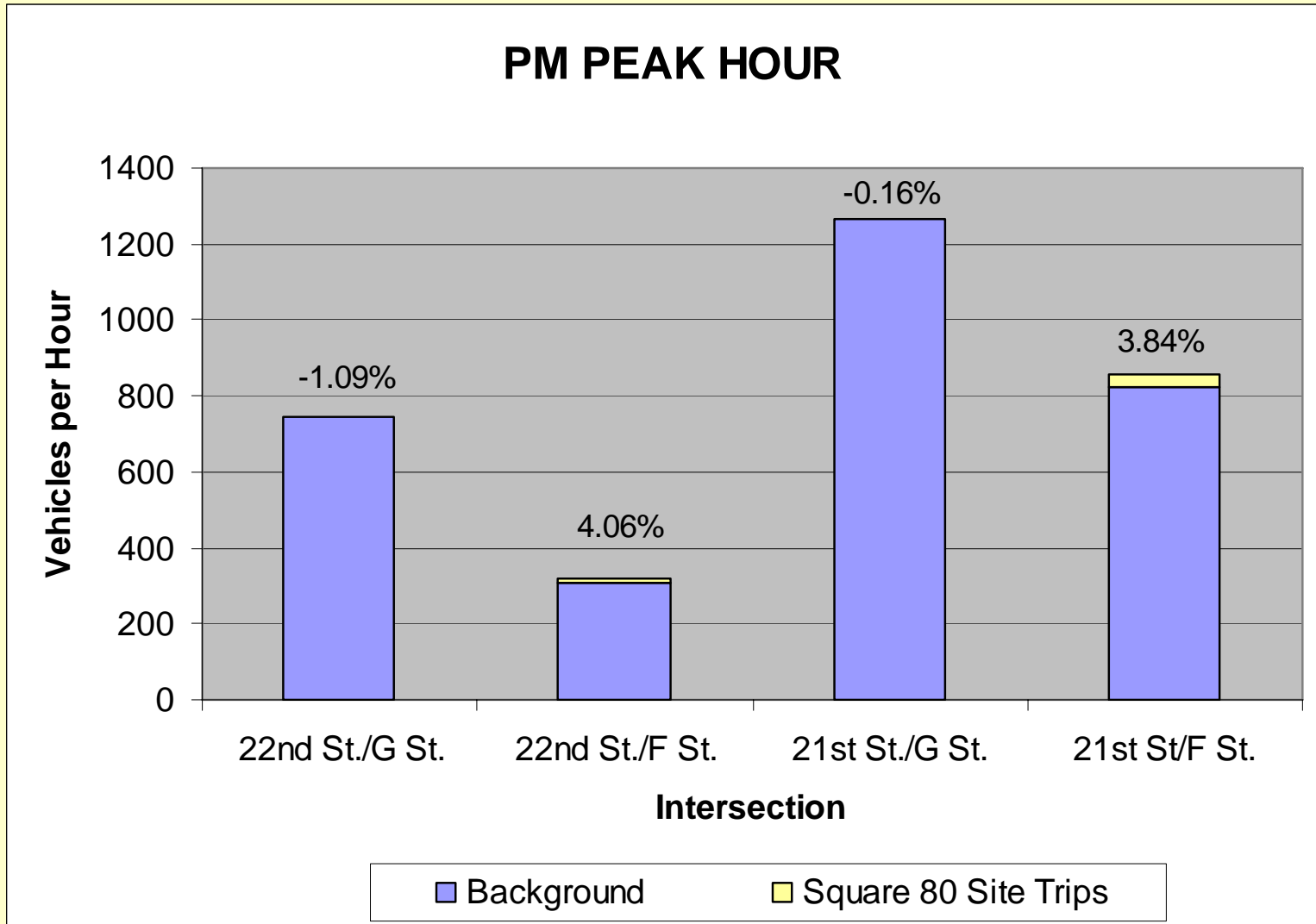
Component	AM PEAK			PM PEAK		
	In	Out	Total	In	Out	Total
SWW Expansion	15	10	25	2	4	6
GW Garage Trips	26	3	29	9	21	30
<b>Total</b>	<b>41</b>	<b>13</b>	<b>54</b>	<b>11</b>	<b>25</b>	<b>36</b>

# Proportional Impact – AM Peak Hour





# Proportional Impact – PM Peak Hour



# Background Levels of Service



Levels of service shown are **overall** intersection levels of service.

# Total Future Levels of Service



Levels of service shown are **overall** intersection levels of service.

**Louis H. Katz**

**Executive Vice President & Treasurer  
The George Washington University**



# The George Washington University

- The University has been located in Foggy Bottom since 1912
- GW's location is key to its mission & critical to its success
  - Synergies created by proximity to organizations and resources
  - The *GW Experience* is one that occurs both inside & outside the classroom, both within & beyond GW's campus boundaries
- Like SWW, by capitalizing on its location, GW delivers an educational experience that is both distinctive and rewarding



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# The George Washington University

- **GW and SWW have a longstanding partnership**
- **Unique partnership results from collaboration stemming from complementary missions as well as physical proximity**
  - **The partnership has grown and evolved over the years**
  - **This project provides an additional opportunity to expand the partnership and affect lasting improvements for both organizations**



# Building a Living & Learning Community

- **Building a Living & Learning Community is critical to the delivery of education at The George Washington University**
- **Providing on-campus undergraduate student housing is important not only to the University but also to the surrounding community**
- **This project provides additional on-campus undergraduate student housing to replace off-campus facilities that are proposed to be transitioned as a condition of the proposed *Foggy Bottom Campus Plan: 2006-2025***

# The Importance of this Site

- **Site-specific opportunity for partnership with DCPS**
- **Accommodates the need for additional space while accomplishing historic preservation goals**
- **Development of this site as proposed creates positive benefits for the District, the community, and the University**



**Maureen Dwyer**

**Partner**

**Pillsbury Winthrop Shaw Pittman**



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# Project Benefits/Amenities

- **Renovation and modernization of the Grant School**
- **Enhanced programmatic collaboration between GW and SWW**
- **Historically sensitive modernization and addition to SWW**
- **Implementation of streetscape improvements**
- **Implementation of sustainable design principles**
- **Additional on-campus student housing**