



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC

2007 Foggy Bottom Campus Plan

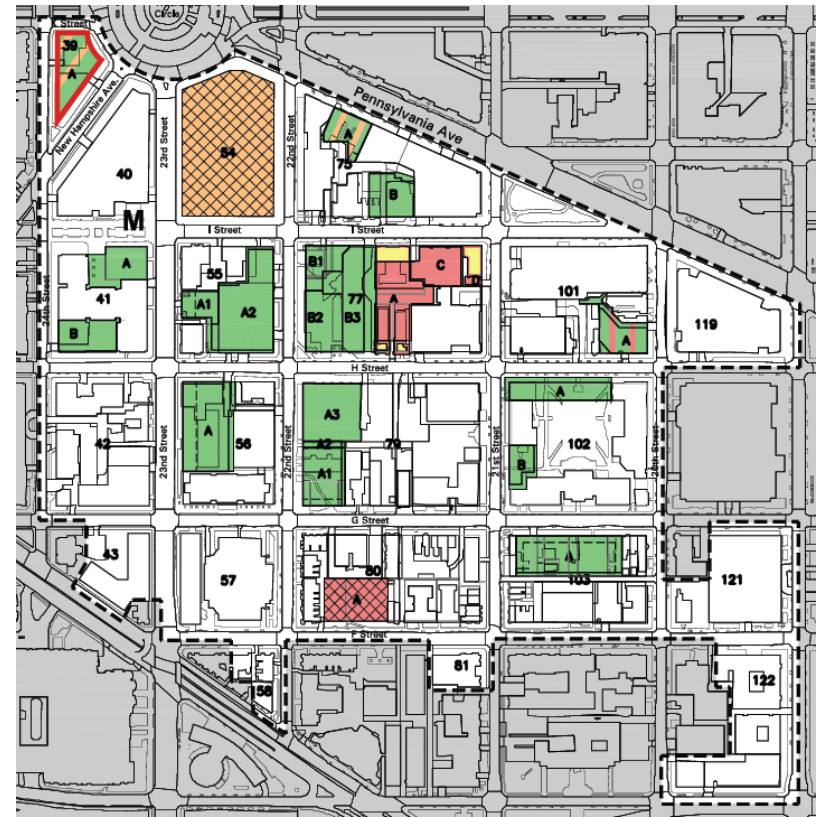
Square 39 Development Site
School of Public Health & Health
Services

June 16, 2011

David M. Avitabile
Associate
Goulston & Storrs

Introduction to the GW Foggy Bottom Campus

- 2007 Foggy Bottom Campus Plan – approved by the Zoning Commission in 2007
- Development governed by a related First Stage PUD
- **Goal:** “Grow Up, Not Out”
 - Campus Plan / PUD identified 16 sites for future development
 - Campus Plan / PUD set forth height, density, and lot occupancy for each site



THE GEORGE WASHINGTON UNIVERSITY
SCHOOL OF PUBLIC HEALTH
AND HEALTH SERVICES

Lynn R. Goldman, M.D., M.P.H.

Dean

School of Public Health and Health Services
The George Washington University

About School of Public Health and Health Services (SPHHS)

- Established in 1997, the GW SPHHS is dedicated to improving health in local, national, and global communities. With approximately 1000 students we work to:
 - Develop tomorrow's public health leaders
 - Create innovative educational opportunities
 - Translate science into policies, programs, & interventions
- We offer more than 50 degree options, including 21 master's degrees, 17 graduate certificates, 3 undergraduate degrees, and 7 doctoral degrees
- Our 7 departments are currently dispersed throughout campus but this new building will consolidate all of them into a state-of-the-art learning and teaching space.

SPHHS Work in the Community

- Community health outcomes are poor and health disparities are significant due to a number of social and environmental factors
- Improving health: one student at a time!
- GW has more than 400 practicum sites in DC and around the world. It is a true global web of opportunity
- SPHHS students and faculty form long term relationships with nonprofits and health agencies in the DC area

SPHHS Partnerships & DC Impact

- Various SPHHS partnerships directly benefit DC residents. Areas of study include:

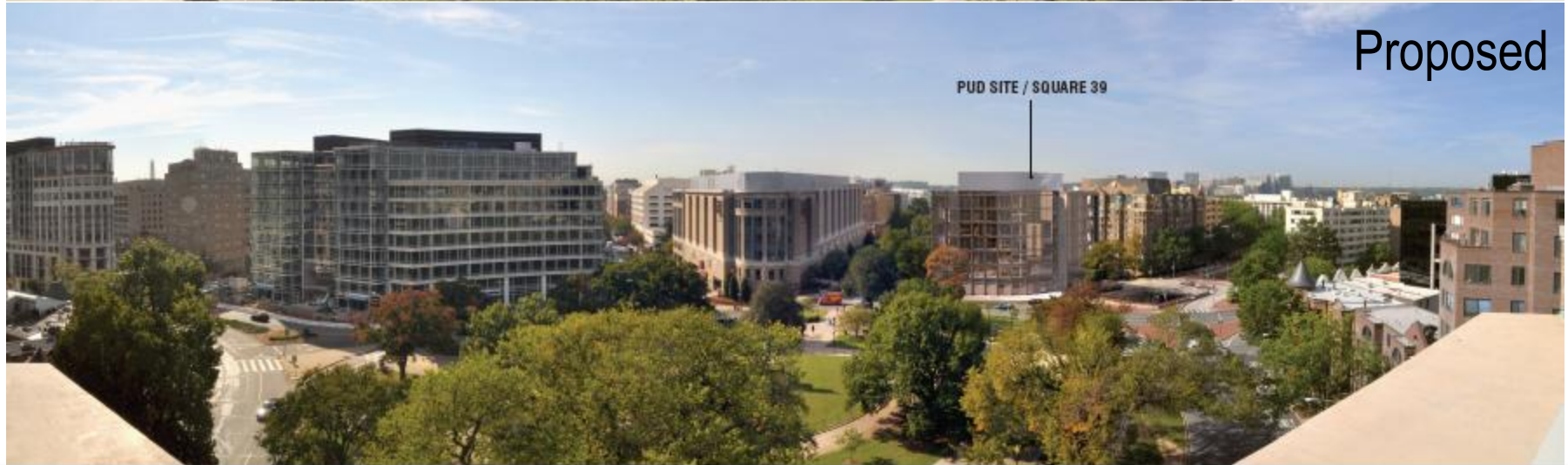
HIV/AIDS	Auto safety	Maternal /child health
Safe food	Vaccine distribution	Obesity and physical activity
Air quality	Drinking water	Healthcare reform

SPHHS at Work in DC

- “Be Yourself/Se Tu Mismo” Teen Pregnancy Prevention Program
- Developmental Center for Aids Research (CFAR)
- GW Center for Health and Health Care in Schools
- GW Center for Health Policy partnership with the DC Department of Health on Medicaid reform

Alicia O'Neil Knight
Senior Associate Vice President for Operations
The George Washington University

View of Washington Circle



Project Overview

Academic Benefits

- Consolidates SPHHS's 7 academic departments into one location
- Provides a Hub of Discovery, Learning & Health Policy
- Offers state-of-the-art learning and teaching space

Project Benefits

- Removal of an existing surface parking lot & the distribution of parking
- High quality architecture
- Sustainable features
- Streetscape improvements including widened sidewalks and extensive landscaping
- Enhanced and expanded public park

Community Issues Addressed

- Installation of segmented benches in public park
- Removal of loading dock
- Commitment to specific loading hours
- Protection of existing tree canopy including a large oak tree
- Modified Washington Circle sidewalk paving

Community-Based Planning Process for SPPHS

- 10 Community Presentations & Updates
 - 3 Advisory Committee meetings since June 2010
 - 2 ANC2A meetings since September 2010
 - 3 FRIENDS meetings since September 2010
 - 2 Jefferson House Condominium meetings since 2010
- More than 4 Meetings with DC Agencies
 - Multiple meetings and extensive coordination with:
 - OP
 - DDOT
 - Future DDOT PDRM
- The University has agreed to all of ANC2A's stipulations
- No parties in opposition

Implementation of Amenities

- The University is implementing the benefits and amenities of the Campus Plan / PUD:
 - Condition P-1: Off-Campus Purchasing Commitment
 - Condition P-8: Off-Campus Commitments
 - Condition P-7: Advisory Committee
 - Condition P-9: Historic Preservation Plan
 - Condition P-10: Streetscape Improvements
 - Condition P-12: I Street Retail Corridor
 - Condition P-13: Sustainable Development

Sustainability at GW

The George Washington University is building a greener campus, providing research and intellectual discourse on policies and pathways to sustainable systems, and equipping students with the skills and knowledge to contribute to a sustainable future.



Sustainability at GW

Operations

- Launch of the GW Office of Sustainability in 2008
- Climate Action Plan in 2010: 40% carbon reduction by 2025 and carbon neutrality by 2040
- Green Campus Fund has already supported \$1 million worth of campus energy efficiency projects
- Water strategy aimed to reduce water consumption and bottled water use as well as minimize pollutants in waste water

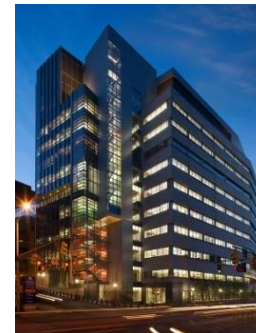
Student, Staff, & Faculty Engagement

- GroW Community Garden
- Green Grad Pledge
- Green Alumni Network
- Recyclemania
- Green Move Out & Green Move In
- Eco-Challenge
- The Green Office Program

Arlen Li, AIA,
Associate Principal
Payette

Payette – Who We Are

- Boston Firm, 140 People, 1 Office
- Focus in Academic and Medical Facilities
- Architecture, Interiors, Landscape, Programming & Planning
- Collaborative Work Environment
- Recognized National Design Leader in the Building Type
- Over 100 AIA/National Design Awards



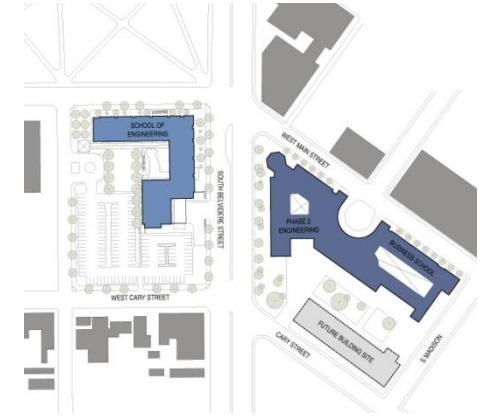
Representative Projects



Johns Hopkins University School of Medicine, Broadway Research Building
Baltimore, MD

Total Square Footage: 371,900 GSF

Research Labs, Offices, Conference Rooms, Food Commons



Virginia Commonwealth University, School of Engineering Phases I and II
Richmond, VA

Total Square Footage: 255,000 GSF

Classrooms, Offices, Academic and Research Labs, Microelectronics Center



Harvard School of Public Health, Francois-Xavier Bagnoud Building
Boston, MA

Total Square Footage: 104,000 GSF

Classrooms, Offices, Research Labs, Conference Rooms

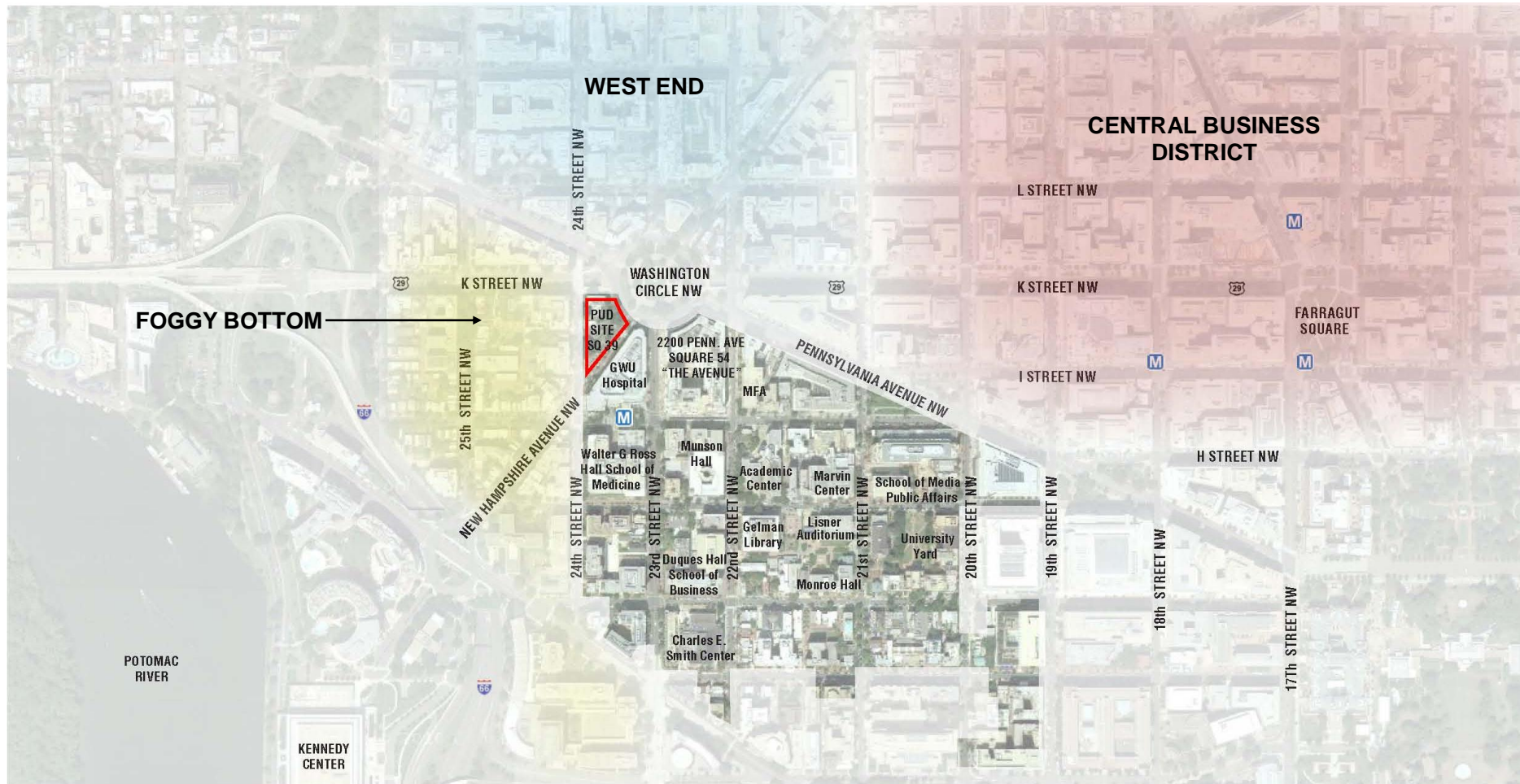


University of Rhode Island, Center for Biotechnology and Life Sciences
Kingston, RI

Total Square Footage: 142,000 GSF

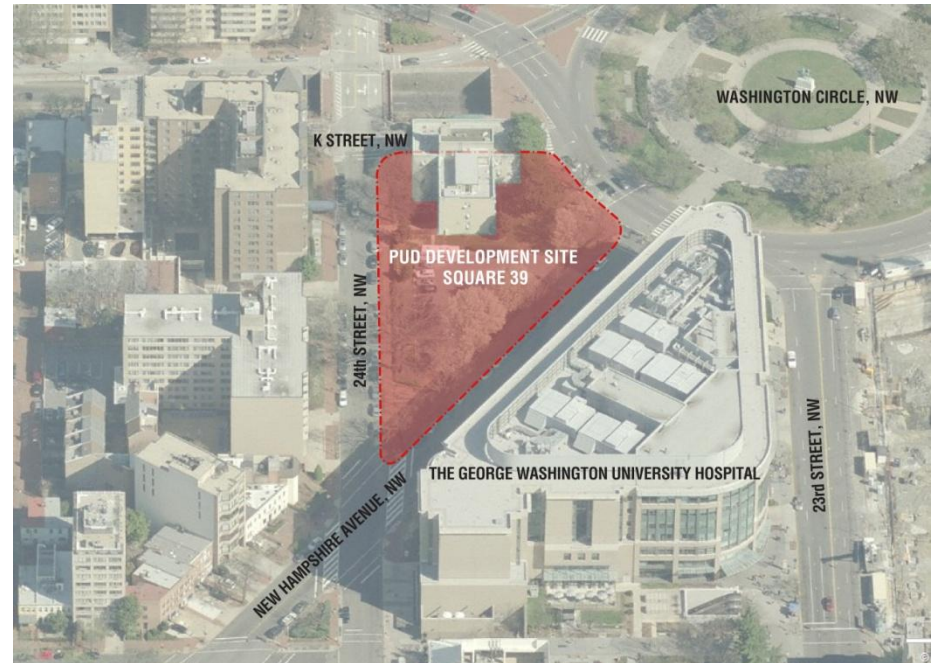
Classrooms, Offices, Academic and Research Labs, Conference Rooms

Aerial Site Plan



Project Details

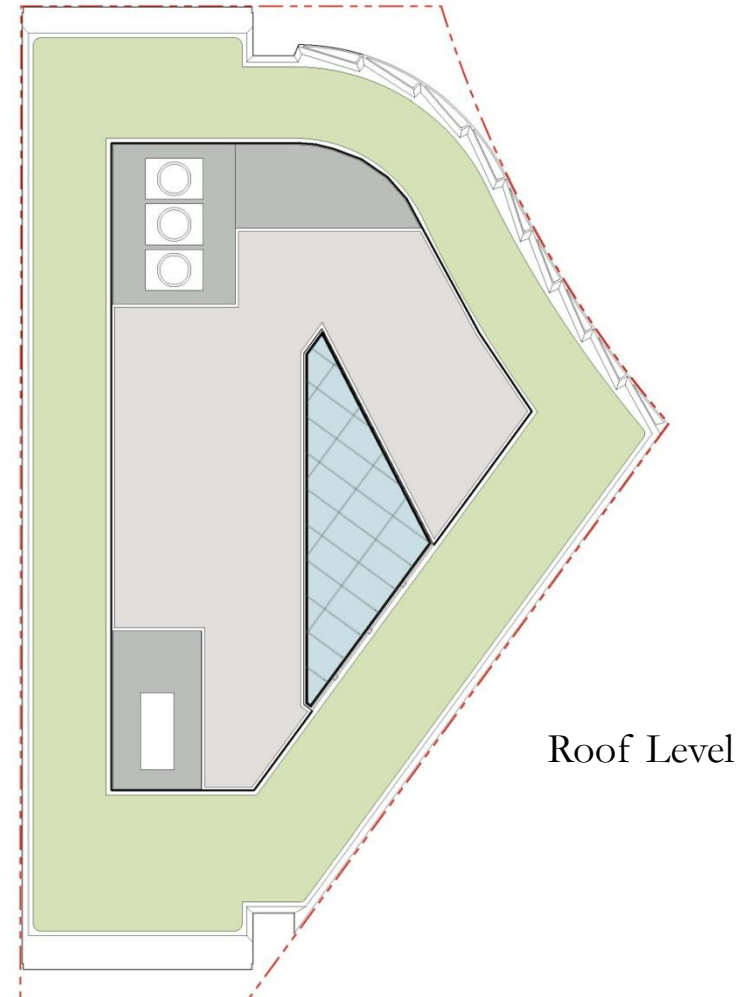
- Site: 21,456 sf (0.49 acres)
- Zoning: R-5-E
- Proposed GFA: 115,542 sf
- Proposed FAR: 5.39
- Proposed Lot Occupancy: 90%
- Parking:
 - 0 vehicular spaces
 - 81 bicycle spaces
 - 66 exterior bicycle spaces
 - 15 interior bicycle spaces



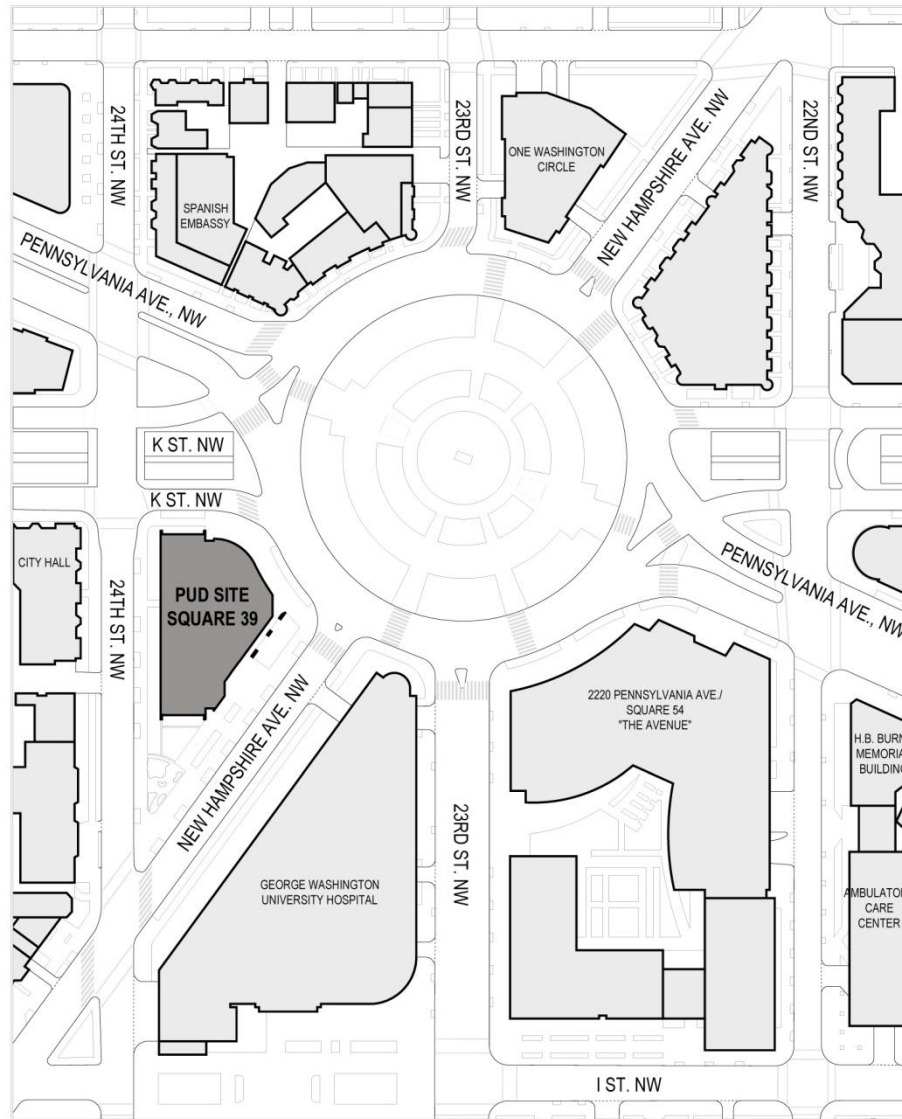
Parti Diagrams



Representative Upper-Level and Roof Plans



Site Plan



Pre-Setdown Design | December 2010



View looking SW from Washington Circle

Revised Design | June 2011



View looking SW from Wash. Circle

Pre-Setdown Design | December 2010



View looking SE from intersection of 24th St., NW and K St., NW

Revised Design | June 2011



View looking SE from intersection of 24th St., NW and K St., NW

Pre-Setdown Design | December 2010



View looking N from intersection of 24th St., NW and New Hampshire Ave., NW

Revised Design | June 2011



View looking N from intersection of 24th St., NW and New Hampshire Ave., NW

Pre-Setdown Design | December 2010



View looking SE of sidewalk along Wash. Circle

Revised Design | June 2011



View looking SE of sidewalk along Wash. Circle

Revised Design | June 2011



View looking W of sidewalk along Wash. Circle

Revised Design | June 2011



View looking SW towards entry from Wash. Circle sidewalk

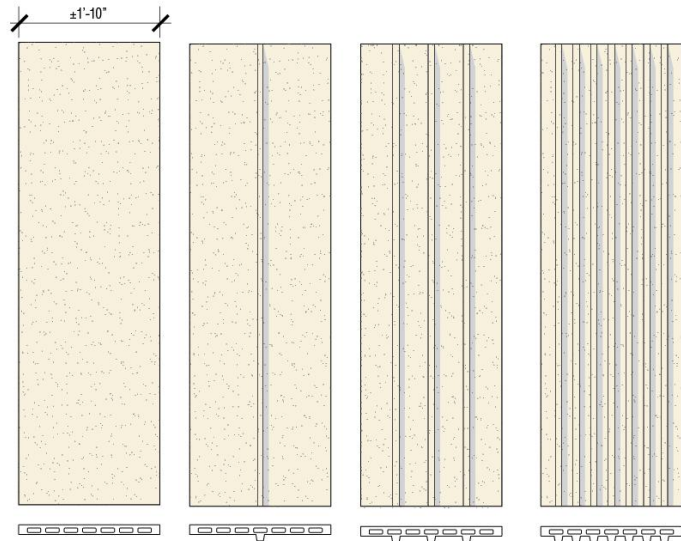
24th Street Elevation | Pre-Setdown | Dec. 2010



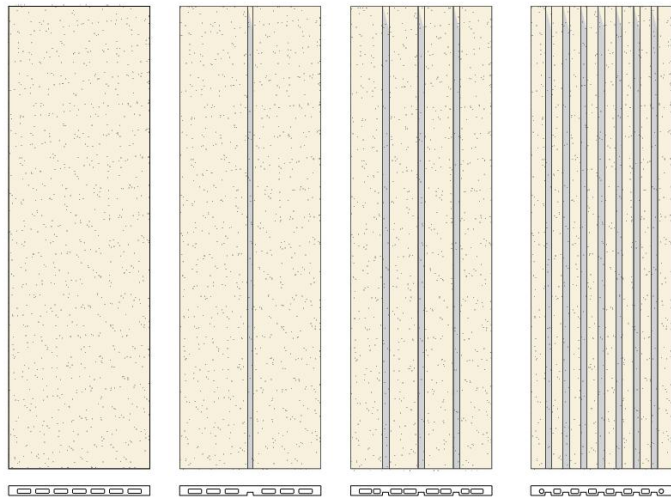
24th Street Elevation | Revised Design | June 2011



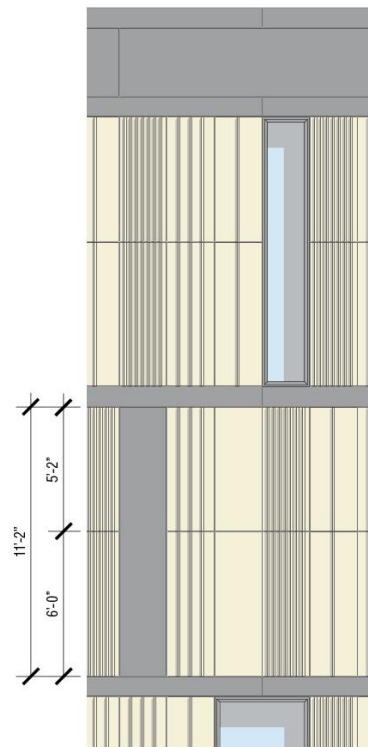
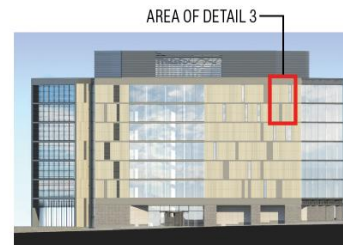
Terra Cotta Cladding Panel Sizes and Profiles



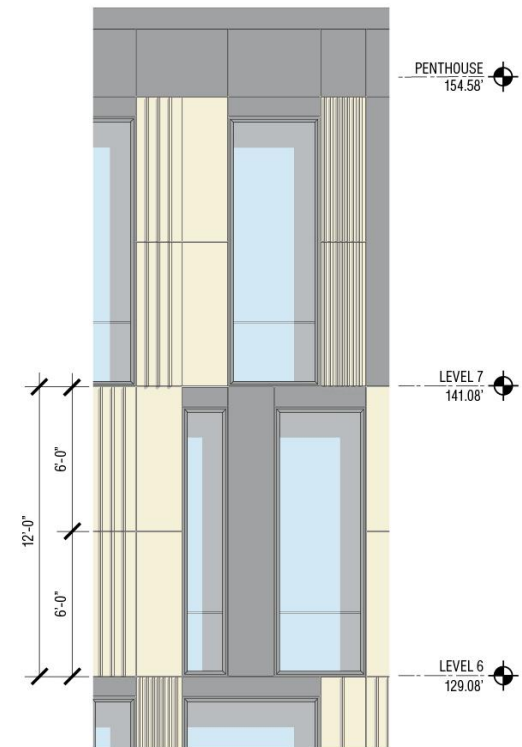
1 TERRA COTTA PANEL PROFILES - PROTRUDING (WEST & SOUTHEAST ELEVATIONS)



2 TERRA COTTA PANEL PROFILES - RECESSED (NORTHEAST ELEVATION)



3 PARTIAL SOUTHEAST ELEVATION



4 PARTIAL WEST ELEVATION

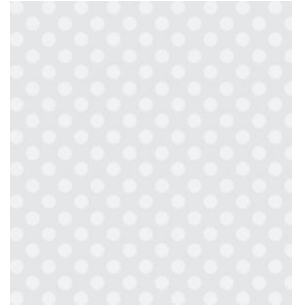
Exterior Materials



GRANITE



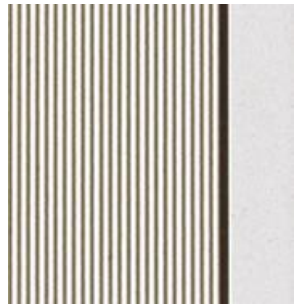
RECYCLED LIMESTONE



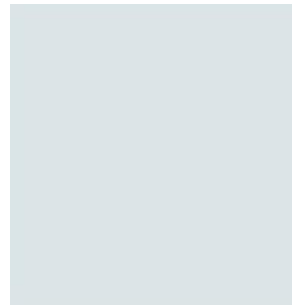
GLASS – WITH FRIT



METAL PANEL



TERRA COTTA

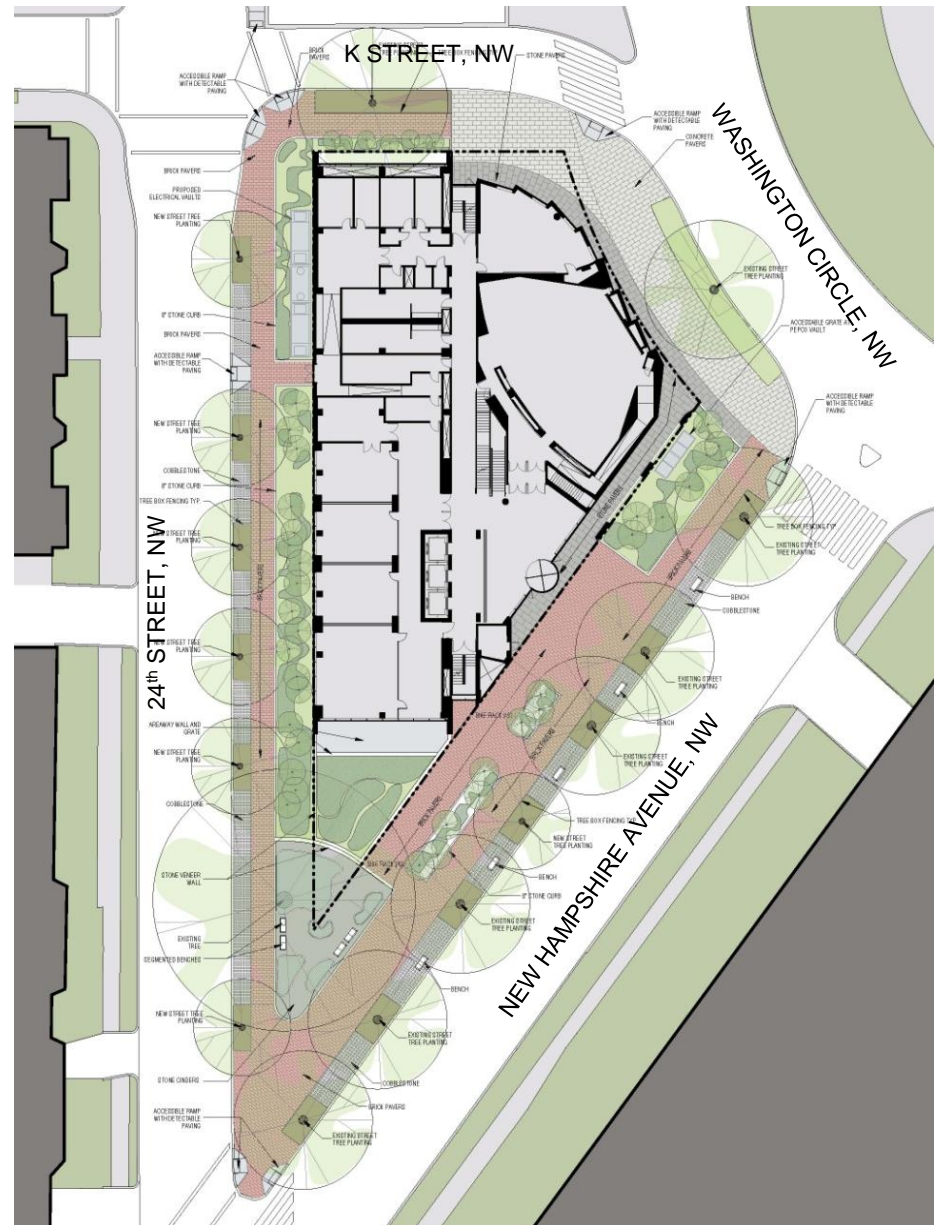


GLASS – LOW-E



Landscape Plan

- Concrete pavers along Circle
- Widened sidewalks
- Enhanced park and planting areas
- Priority to preserve mature trees
- Planting strip along Circle to discourage jaywalking



A wide, paved pedestrian walkway in a city, lined with parked cars on the left and a brick wall with a blue sign on the right. Two women are walking away from the camera in the foreground. The walkway is paved with reddish-brown bricks. On the left, several cars are parked along the curb. On the right, there is a low brick wall and a blue signpost. In the background, there are trees and buildings.

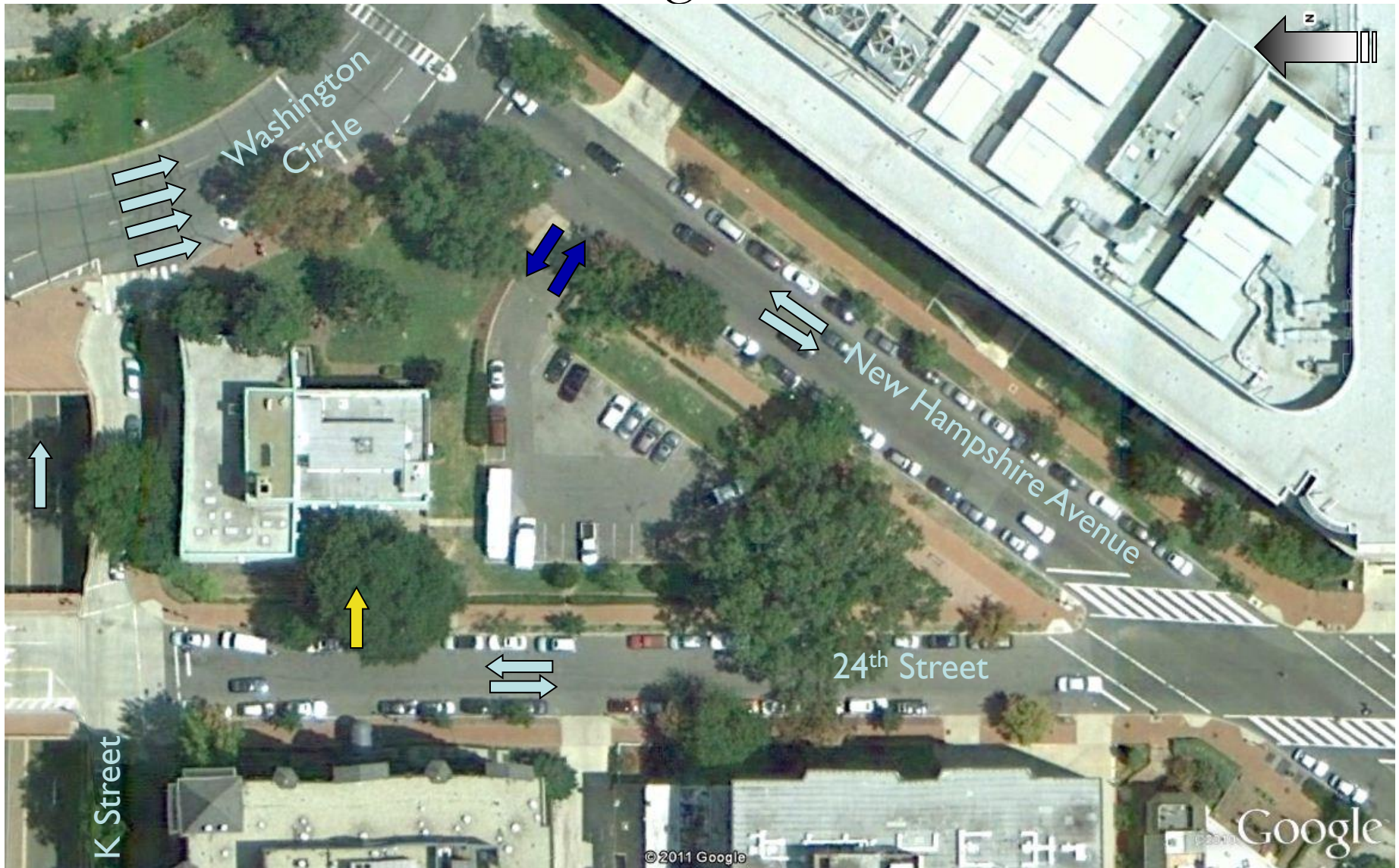
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Sustainable Features

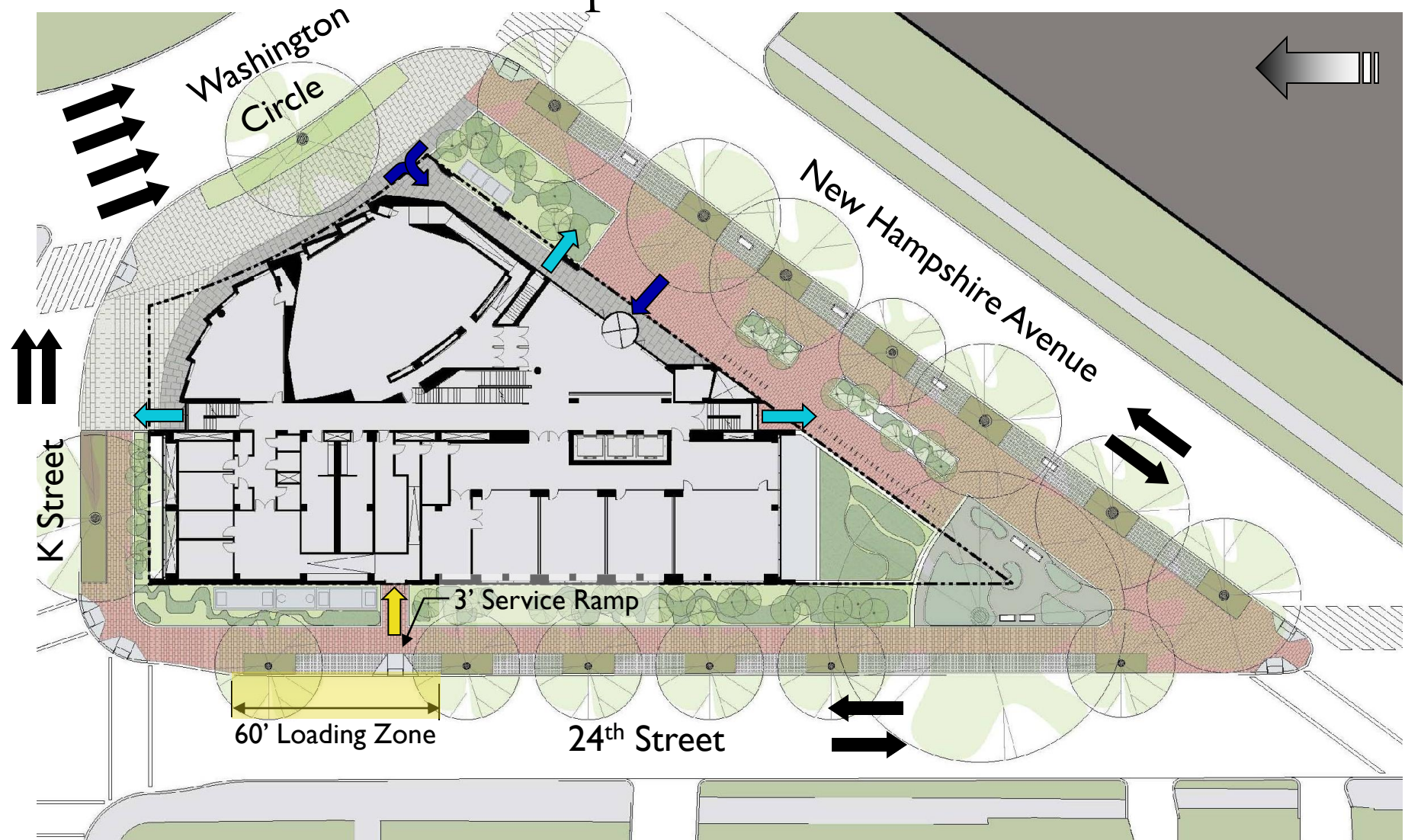
Category	Project Highlights
Sustainable Sites	<ul style="list-style-type: none"> • Green roof • Native & adaptive plantings
Water Efficiency	<ul style="list-style-type: none"> • No irrigation • Low-flow plumbing fixtures
Energy & Atmosphere	<ul style="list-style-type: none"> • 32% better than ASHRAE 90.1-2007 • Chilled beam system in offices & classrooms • Provision for natural ventilation in atrium areas • Under floor air distribution in auditorium & lecture halls • Exterior sun shades on south-facing façade • High-performance glazing • Enhanced commissioning
Materials & Resources	<ul style="list-style-type: none"> • Recycling stations throughout building • Reuse of limestone from Warwick Building in arcade • Local, recycled, FSC & rapidly renewable materials • Use of terra cotta cladding
Indoor Environmental Quality	<ul style="list-style-type: none"> • Extensive daylighting of interior spaces • Low VOC products • Daylighting controls in public areas • Occupancy sensors in all offices & classrooms

Jami L. Milanovich, P.E.
Principal Associate
Wells + Associates

Existing Site Plan



Proposed Site Plan



Square 39 Traffic Impacts

- Vehicles currently using the 24 space lot will be displaced to other GW locations.
- There will be no discernable traffic impacts associated with the redevelopment of Square 39

Existing TMP

- Transportation Management Coordinator
- Public Transportation Pass
- GW Parking Facility Permits
- On-Campus Parking Pre-Tax Deductions
- Off-Campus Parking Pre-Tax Deductions
- Attendant Parking
- Carpool Programs
- Shuttle Bus Service Plan
- Car Sharing
- Technology Initiatives
- Web-based Transit Purchases
- Parking Management During On-Site Construction
- Truck Management Program

Proposed TMP Measures

- Bicycle Accommodations
 - 15 bicycle spaces on the ground floor of the SPPHS
 - 66 bicycle spaces outside SPPHS building entrance
 - Shower and changing facilities will be provided
- Truck Management Plan
 - Truck Route Designation
 - Operation of Trucks
 - Hours of Operation
 - Enforcement

David M. Avitabile
Associate
Goulston & Storrs

Responses to Agency and ANC Reports

Project Overview

	Approved	Proposed
Use Designation	Academic/Admin./Medical or Commercial/Investment	Academic/Admin./Medical
Maximum Height	90 feet	90 feet
Gross Floor Area (GFA)	115,549 sf	115,542 sf
Floor Area Ratio (FAR)	5.40 FAR	5.39 FAR
Approved Lot Occupancy	90%	90%
Below-Grade Parking Spaces	0 spaces	0 spaces
Existing Public Park	Maintain	Maintain, enhance, & expand

Conclusion

The Project meets the requirements and standards for approval under the relevant provisions of the Zoning Regulations



www.neighborhood.gwu.edu