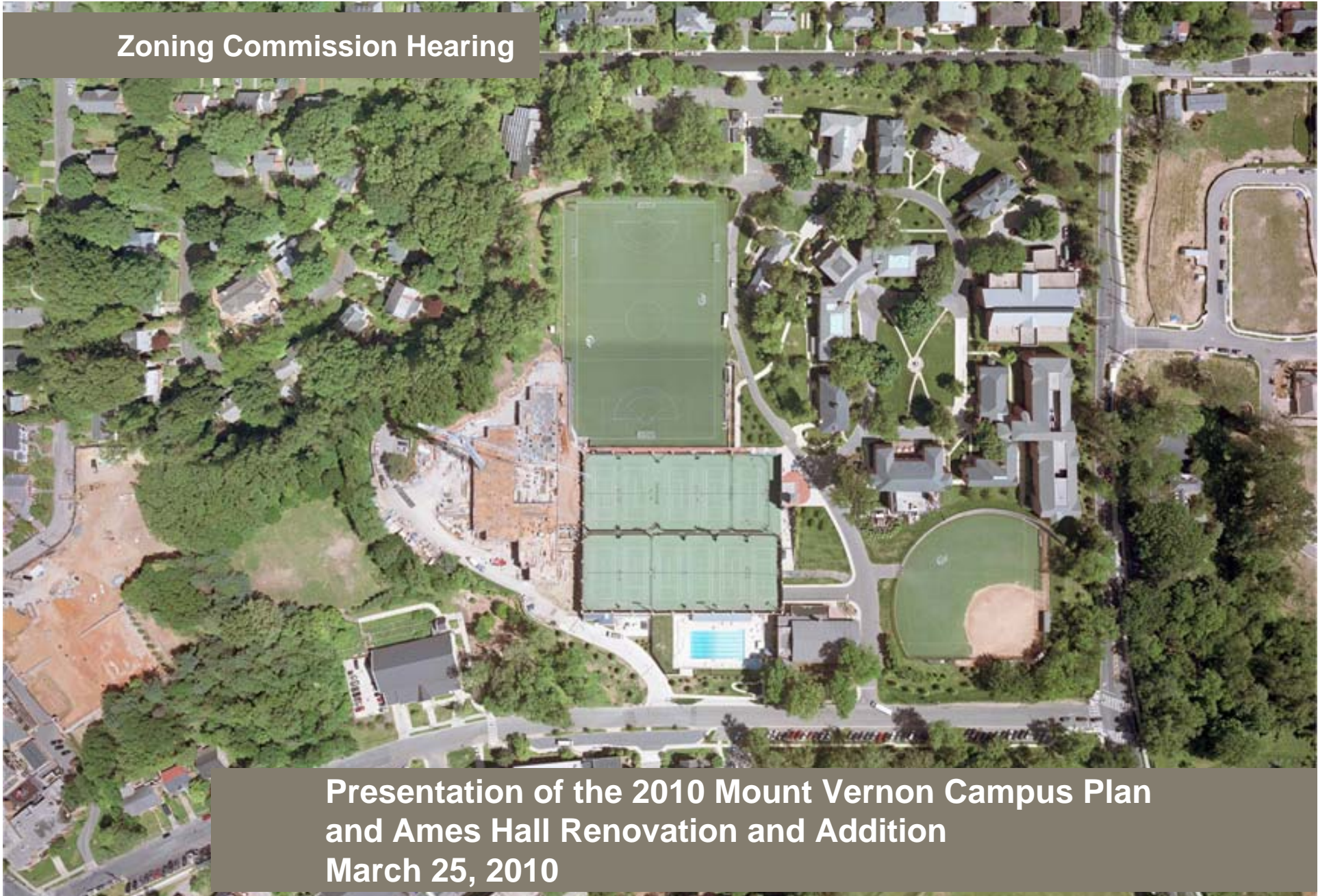


Zoning Commission Hearing



Presentation of the 2010 Mount Vernon Campus Plan  
and Ames Hall Renovation and Addition  
March 25, 2010

## Overview of the 2010 Mount Vernon Campus Plan

- Comprehensive Community-Based Planning Process
- No Objectionable Impact on Surrounding Neighborhood
- Proposed Conditions of Approval and Implementation Schedule

# The 2010 Mount Vernon Campus Plan

## Ames Hall Renovation & Addition – Further Processing

- No Objectionable Impact
- Roof Structure Relief

# The George Washington University Mount Vernon Campus

- The campus was originally home to the Mount Vernon Seminary and later Mount Vernon College
- Mount Vernon College transitioned to The George Washington University Mount Vernon Campus under the 2000 Mount Vernon Campus Plan
- The 23-acre campus is now a fully integrated co-educational “Academic Village” that complements GW’s Foggy Bottom Campus
- The campus is home to undergraduate students -- largely freshmen and sophomores -- and offers a wide variety of academic and student life opportunities

## Community Based Planning Process for the 2010 Mount Vernon Campus Plan

### The Planning Process for the 2010 Mount Vernon Campus Plan included:

- Eight monthly community meetings from April thru November 2009
- Multiple additional informational meetings and conversations with community members on key issues
- Four ANC 3D meetings to share information on the Plan, including three meetings from January to March 2010 to review and respond to questions about the filed Campus Plan
- Meetings with Saint Patrick’s Episcopal Day School regarding the development of the Campus Plan
- Meetings and conversations with Office of Planning, Department of Transportation, Historic Preservation Office, Department of the Environment and Fire and Emergency Management Services regarding the proposed Campus Plan
- Utilization of an Issues Exhibit to document and respond to all community concerns raised during the process

## Community Based Planning Process for the 2010 Mount Vernon Campus Plan

### The Planning Process for the 2010 Mount Vernon Campus Plan included:

- Internal GW dialogue regarding community concerns and how the University could meet our academic and operational goals while addressing community issues
  
- Additional Consultant Work
  - Updated Campus Survey
  - Audit of gross floor area of existing campus development
  - Acoustical studies regarding perimeter noise concerns
  - Investigation of lighting mitigation strategies for tennis court lights
  - Infiltration studies regarding removal of W Street parking lot
  - Phase 1A assessment of archaeological potential of development sites
  - Research and assessment of history and development on the Mount Vernon Campus

## University Goals/Objectives 2010 Mount Vernon Campus Plan

### **GW's Key Goals and Objectives for the 2010 Mount Vernon Campus Plan included:**

- Develop a plan that accommodates the University's space needs with limited, if any, additional new development over what was approved in the 2000 Campus Plan
  - Additional academic space to balance the living-learning community on the campus (estimated at approximately 100,000 net new square feet of academic space)
  - Approximately 100 net new student beds on the campus
  
- Enhance the Campus Environment
  - Additional streetscape elements, including plantings, pedestrian-ways, sculpture locations
  - Preserve and enhance open space and landscaping
  - Develop a plan for appropriate campus lighting (pedestrian & athletic fields)
  
- Demonstrate Commitment to Sustainability
  - Demonstrate GW's commitment to sustainability through stormwater management, building standards and enhancement of campus eco-system

## University Goals/Objectives 2010 Mount Vernon Campus Plan

### **GW's Key Goals and Objectives for the 2010 Mount Vernon Campus Plan included:**

- Address key campus plan measures
  - Campus population counts
  - Re-verification of metrics of the existing campus
- Honor existing agreements with neighbors that carry forward



## Key Features of the 2010 Mount Vernon Campus Plan

### Campus Development

- Same amount of new construction as was approved in the existing campus plan
- Focus on achieving a balance of uses on the campus
- Site-specific guidelines for development, including height, bulk and location of development
- Development located to the center of the campus, away from residential neighborhoods
- Campus design guidelines for future campus buildings

### Transportation and Circulation

- Closure of the W Street entrance and removal of the W Street parking lot
- Continued use of the Vern Express shuttle to transport students, faculty and staff between the Mount Vernon and Foggy Bottom campuses

# Key Features of the 2010 Mount Vernon Campus Plan

## Campus Perimeter Improvements

- Foxhall Road: Landscaping and fencing improvements
- Whitehaven Parkway: New sidewalks, landscaping, signage and campus entrance improvements
- W Street: Closure of the W Street entrance of the campus with enhanced plantings and continued maintenance of existing landscaping
- Berkeley Terrace: Continued maintenance of existing landscaping

## Sustainability and Environmental Impacts

- Commitment to a minimum of the equivalent of LEED Certification for all new construction
- Comprehensive stormwater management system to be implemented with new construction
- No lighting of soccer field and enhanced controls on tennis court lighting
- Mitigation of noise from soccer field and mechanical equipment along Foxhall Road

## Key Features of the 2010 Mount Vernon Campus Plan

### Campus Population

- Increase in number of students on a daily basis to 1,725 on a headcount basis and 1,100 on a full-time equivalent basis
- Continue to expect not more than 150 faculty/staff on a daily basis

### 5 Year Historical Data on Student Enrollment Counts (fall semester, as of census)

	CURRENT PLAN CAPS	Fall 2005	Fall 2006	Fall 2007	Fall 2008	Fall 2009
Maximum Daily Student Enrollment (Headcount)	1,500	1,419	1,471	1,241	1,190	1,148
Maximum Daily Student Enrollment (FTE)	1,000	741	778	645	615	623

## Commitments and Implementation of 2010 Mount Vernon Campus Plan

### Conditions of Approval to Mitigate any potential objectionable impacts

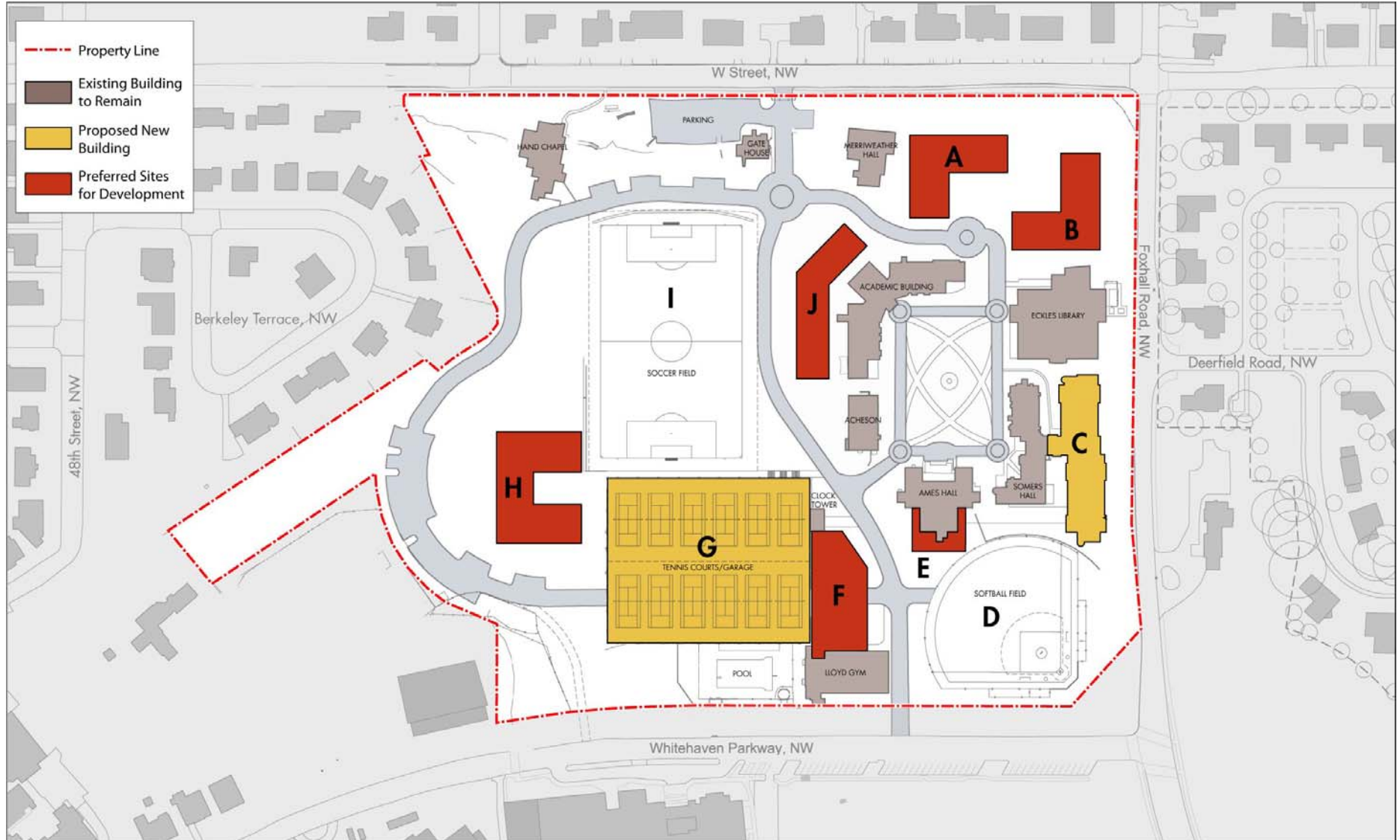
- Limitations on the location, use, height, density and lot coverage of proposed new campus development
- Cap on student enrollment
- Vehicular circulation and parking restrictions
- Limitations that will mitigate potential noise and lighting impacts
- Continued quarterly community meetings

## Commitments and Implementation of 2010 Mount Vernon Campus Plan

### Implementation Schedule to ensure that improvements will be provided

- Noise improvement measures already underway
- Automatic timers on tennis court lights underway by November 2010
- Perimeter fence improvement along Foxhall underway within six months of approval
- Closure of W Street and removal of parking lot underway after the completion of Ames Hall (or first development under the 2010 Plan, if a building other than Ames Hall)
- Sidewalk and other Whitehaven entrance improvements underway within 1 year of approval

# Snapshot of Existing Conditions and 2000 Campus Plan Development Sites

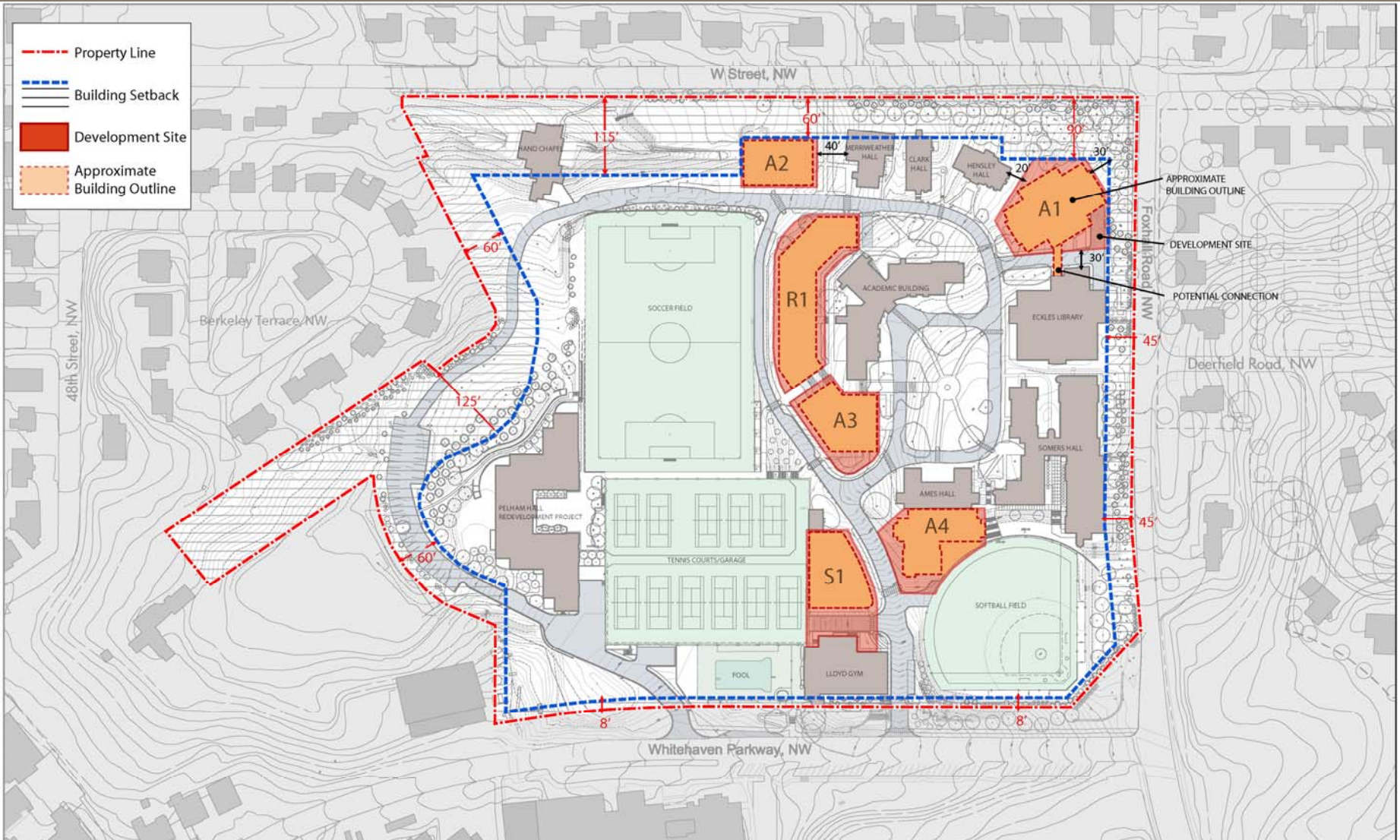


# Snapshot of Existing Conditions

## Existing Building Uses



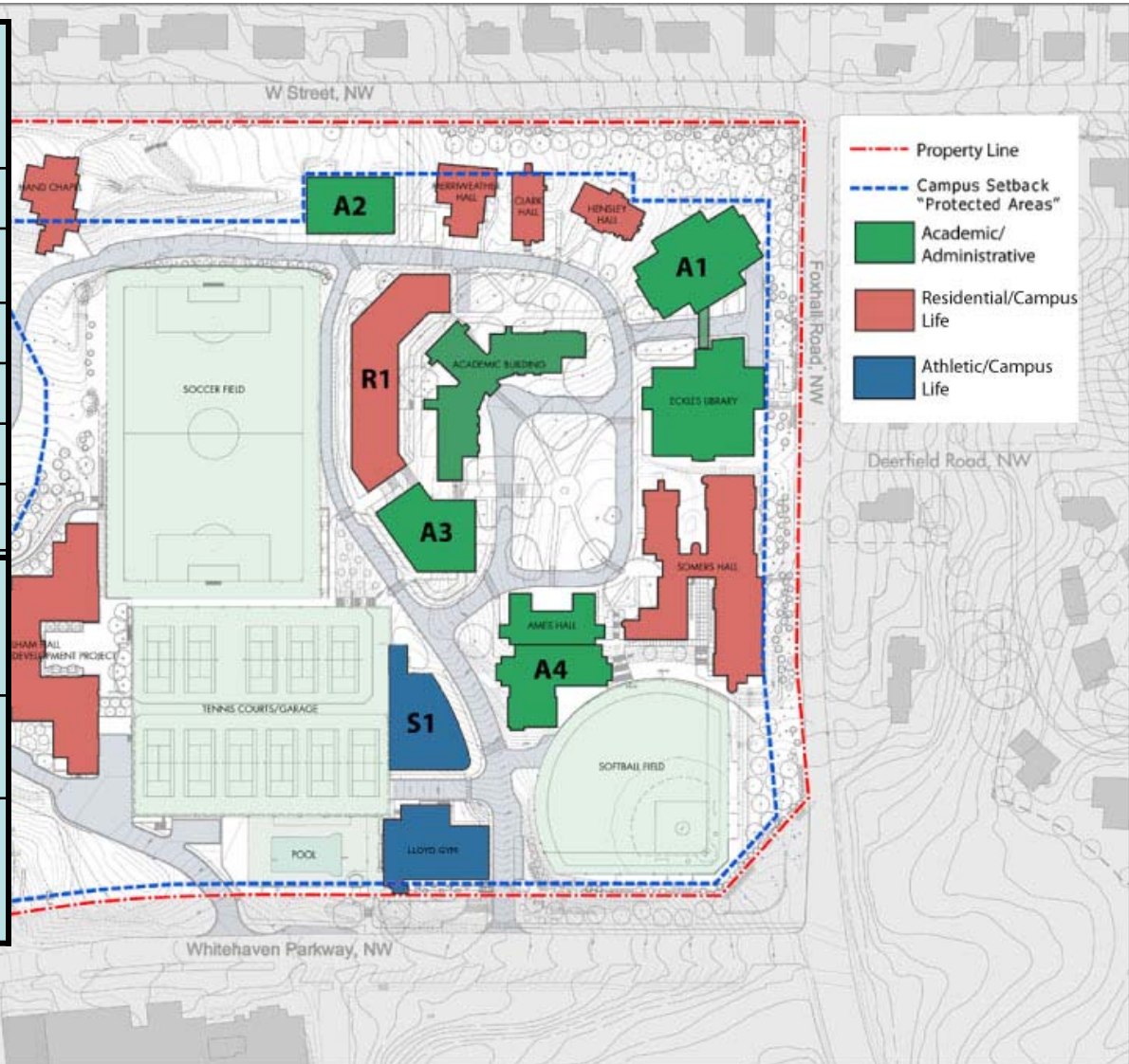
# Proposed Campus Development Sites 2010 Mount Vernon Campus Plan



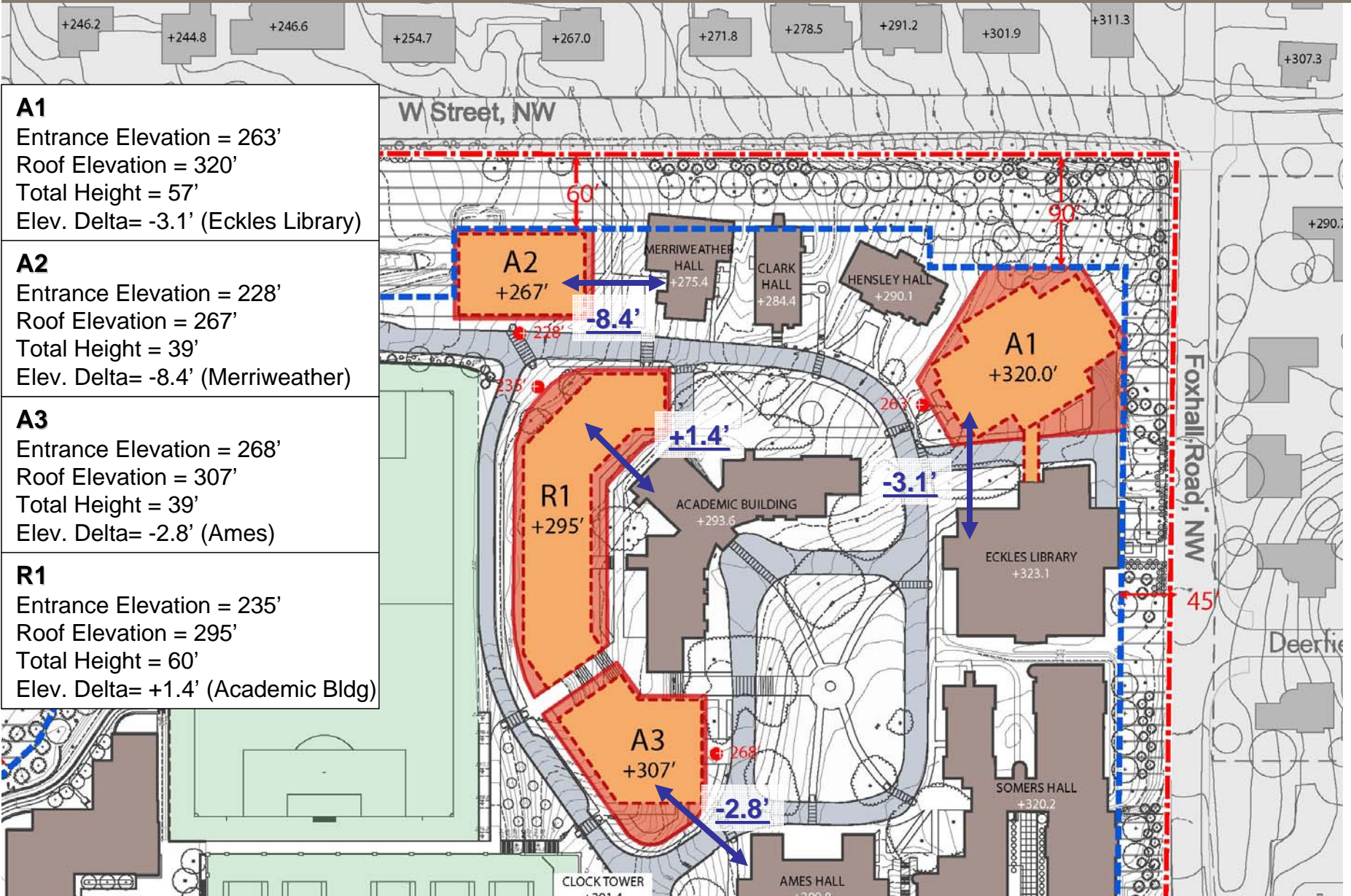


# Proposed Campus Development - Sites and Uses 2010 Mount Vernon Campus Plan

Site	Original Proposal <i>Summer 2009</i>	Current Plan <i>October 2009</i>
A1	45,000	35,000
A2	25,000	20,000
A3	25,000	24,000
A4	30,000	26,886
R1	50,000	50,000
S1	18,000	15,000
<b>Total New GFA</b>	<b>193,000</b>	<b>170,886</b>
Demo'd GFA	(26,000)	(20,387)
<b>NET NEW GFA</b>	<b>167,000</b>	<b>150,499</b>



# Proposed Development Sites with Roof Heights 2010 Mount Vernon Campus Plan



# Proposed Campus Development – Design Standards

## 2010 Mount Vernon Campus Plan

### Design Guidelines

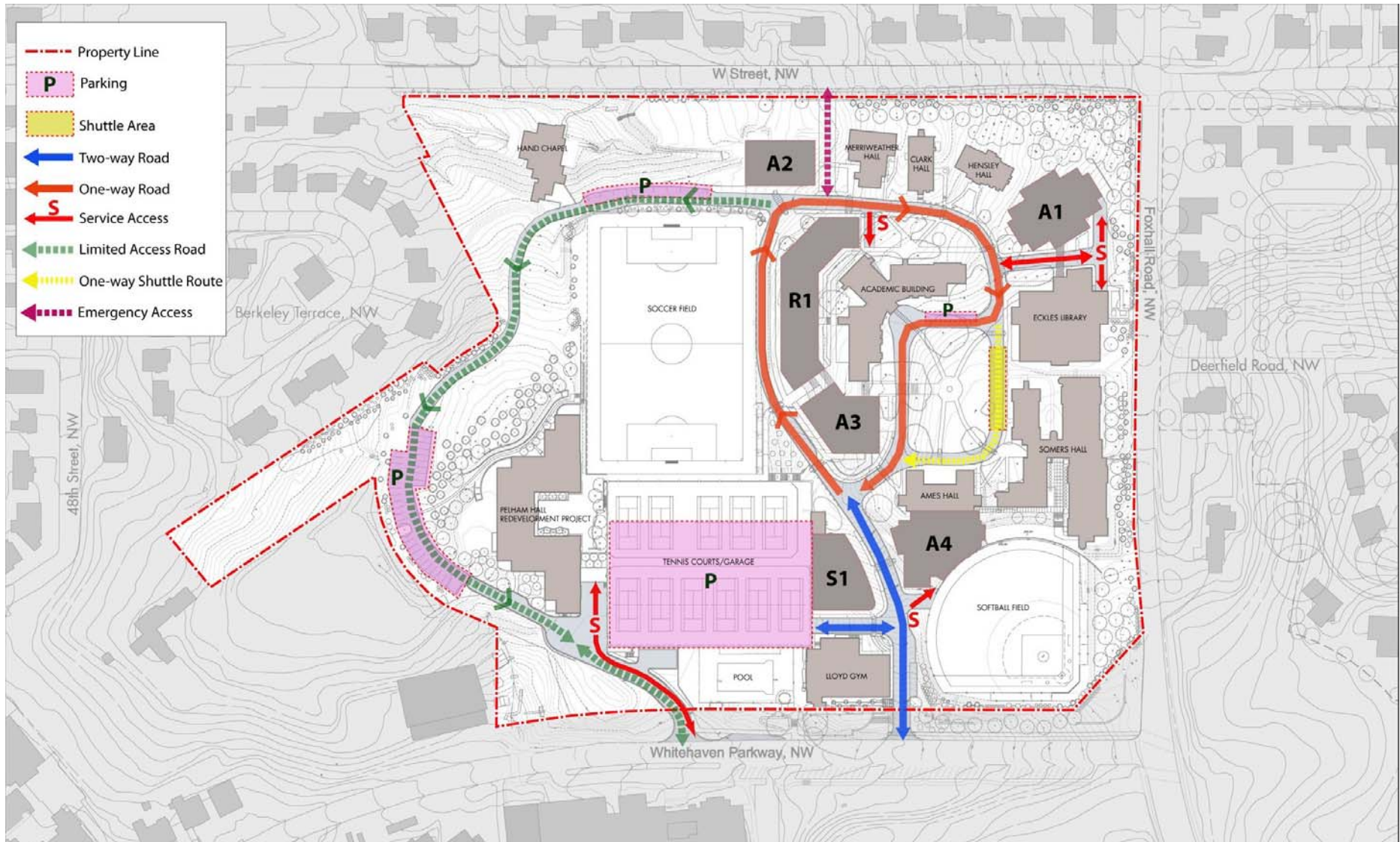
- *Materials:*
  - Predominantly brick with cast stone or pre-cast details, glass and metal features
  
- *Design Features:*
  - Due to adjacencies to residential streets sites A1 and A2 will develop street façades consistent with, and at the same level of design detail as campus core façades
  
  - Due to the various campus frontages sites A3 and R1 will develop three façades consistent with, and at the same level of design detail as campus core façades

## Proposed Campus Development – Design Standards 2010 Mount Vernon Campus Plan

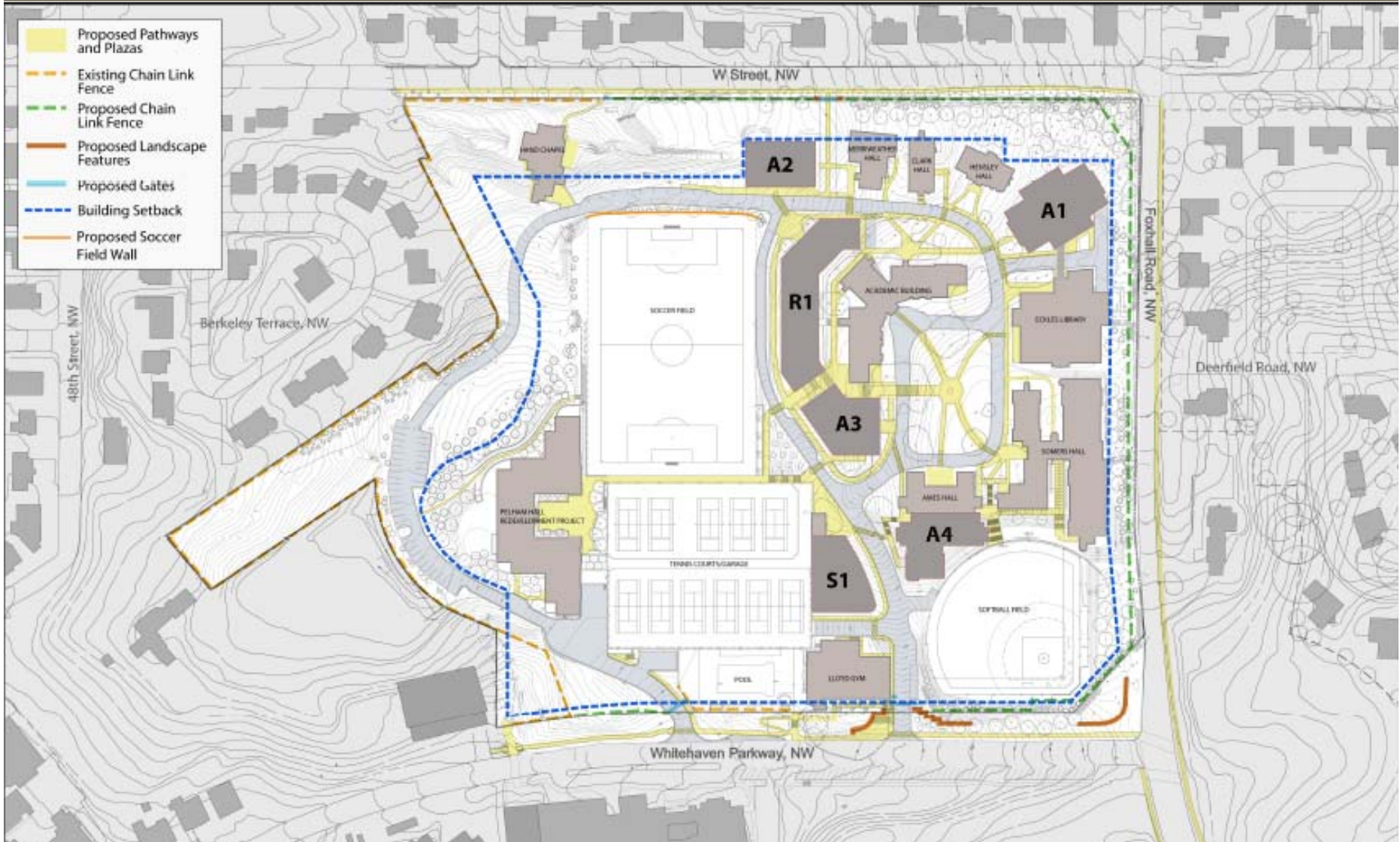
### Design Guidelines

- *Rooflines:*
  - Primary roof design will be hip or gabled style and may contain occupied space and integrate dormers or other windows as appropriate
  - Secondary areas of the roof may be flat
  - The mechanical penthouse for A1 will be set back a minimum of 40 feet from the northeast (street-facing) façade
  - The top story and mechanical penthouse for A2 will be set back a minimum of 20 feet from the north (street-facing) façade
  - The design of mechanical penthouses will be integrated into the building's design with a hip and gable roof in an architectural style consistent with existing Mount Vernon Campus buildings. Where development site constraints do not permit such integration, GW will meet with the Office of Planning and Historic Preservation Office to discuss penthouse design solutions

# Campus Circulation - Vehicular 2010 Mount Vernon Campus Plan



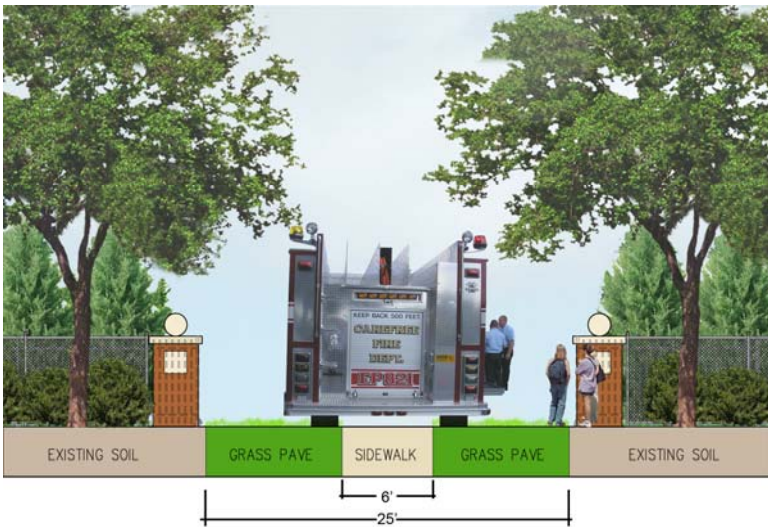
# Campus Circulation - Pedestrian 2010 Mount Vernon Campus Plan



# Perimeter Treatment - W Street 2010 Mount Vernon Campus Plan

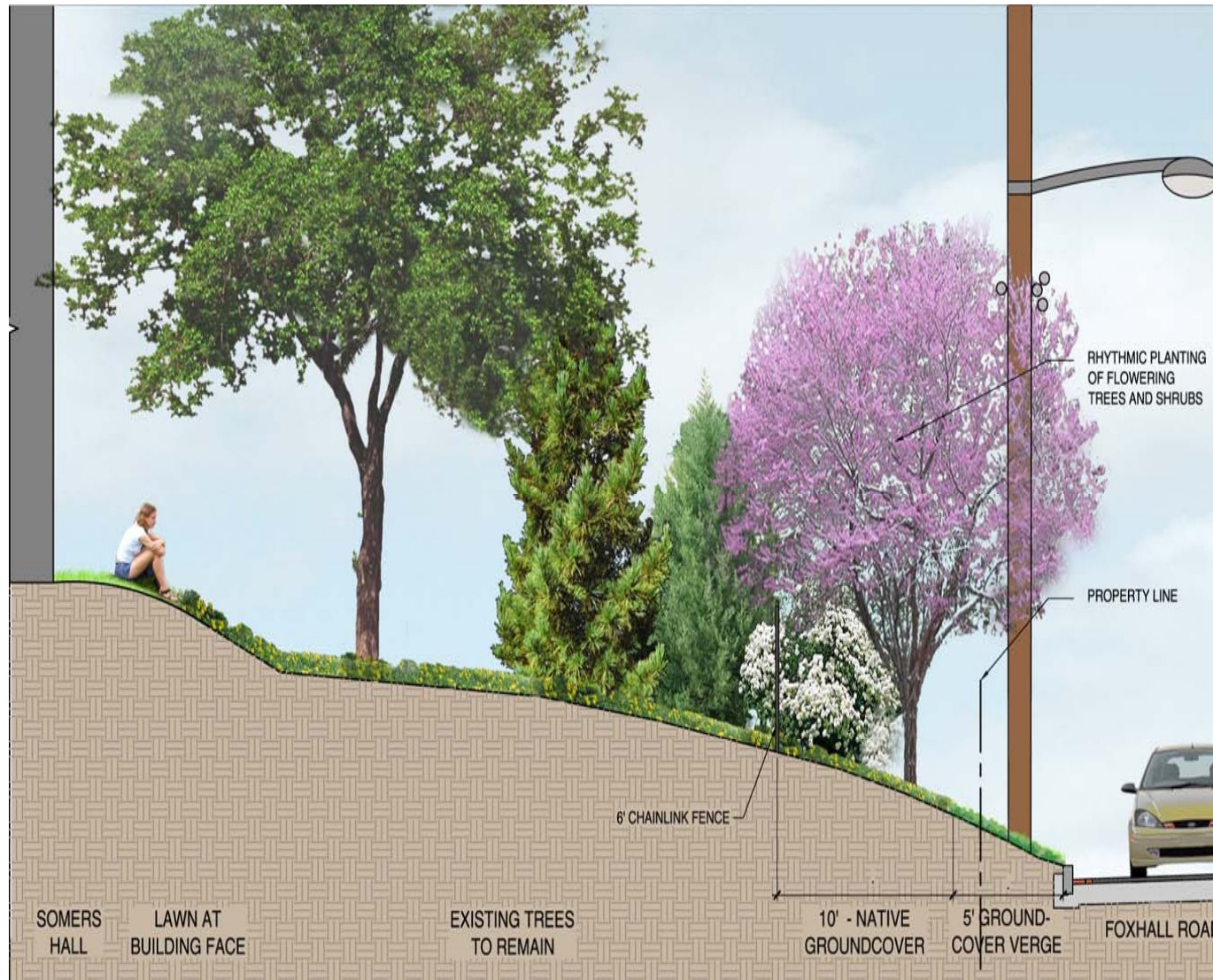


# Perimeter Treatment - W Street 2010 Mount Vernon Campus Plan

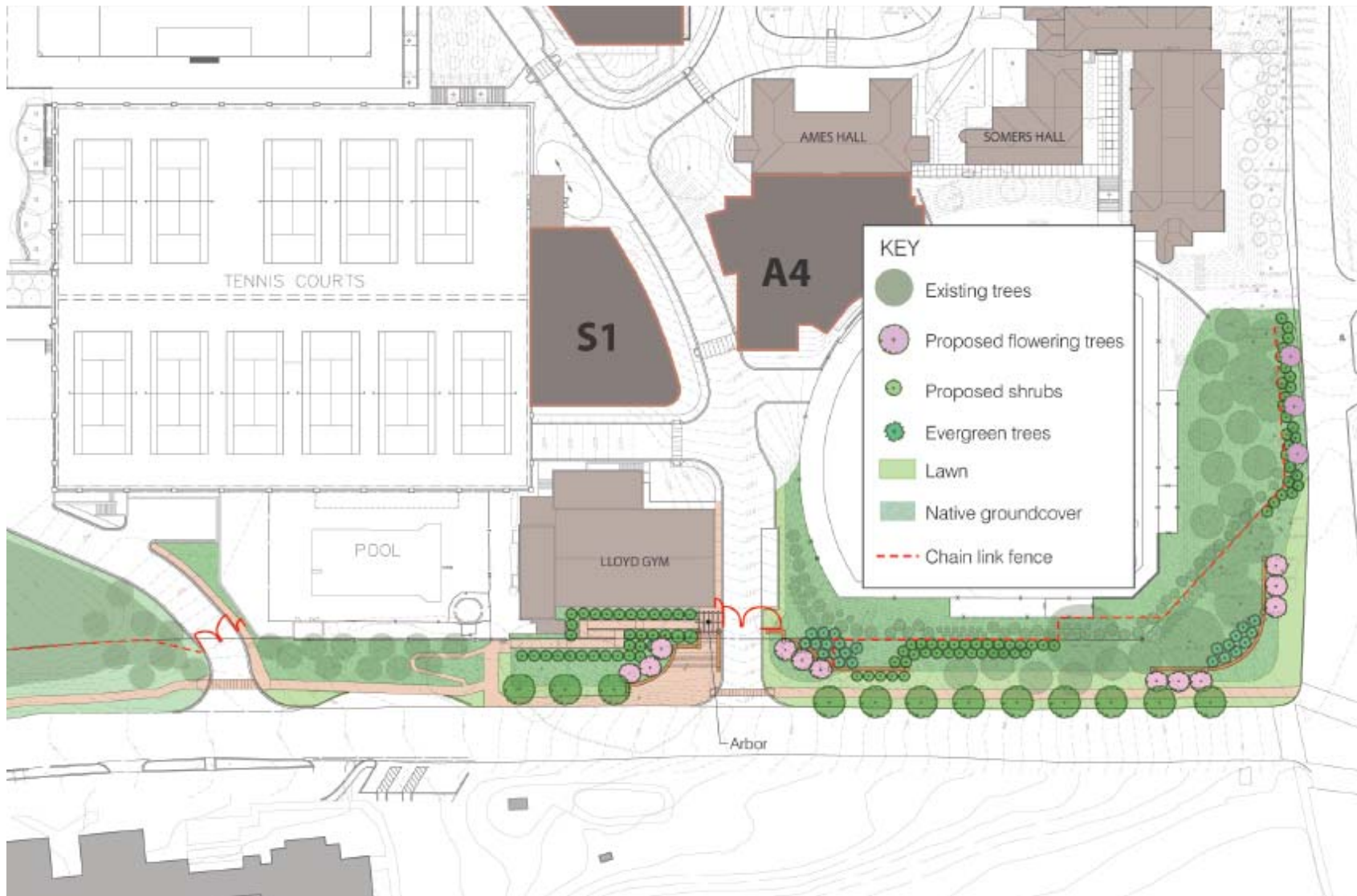




# Perimeter Treatment - Foxhall Road 2010 Mount Vernon Campus Plan



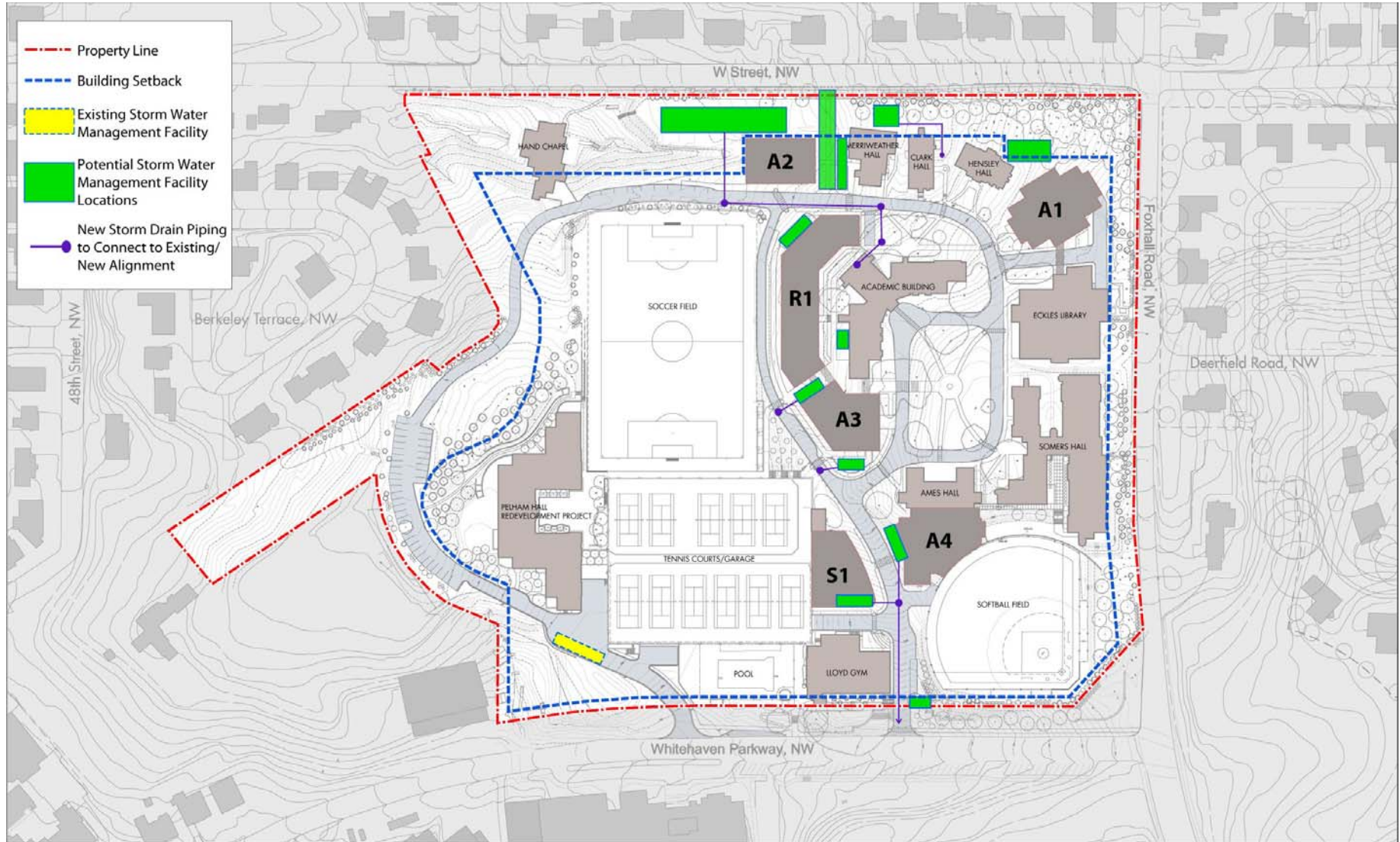
# Perimeter Treatment - Whitehaven Entrance 2010 Mount Vernon Campus Plan



# Perimeter Treatment - Landscaping 2010 Mount Vernon Campus Plan



# Stormwater Management 2010 Mount Vernon Campus Plan



# Study Area



## Transportation Summary

### *Summary of Findings:*

- The increase in enrollment associated with the Campus Plan will generate 58 AM peak hour vehicle trips and 37 PM peak hour vehicle trips
- Traffic associated with the increased enrollment will account for less than one percent of traffic at the study intersections
- This increase in traffic will be virtually imperceptible at the study intersections
- The shuttle between the Mount Vernon and Foggy Bottom Campuses is widely used by both staff/faculty and students
- The number of shuttle buses will be expanded as necessary during peak periods
- The University will expand its existing TDM and Parking Management programs to ensure that traffic impacts on the neighborhood are minimized

## Existing Transportation Demand Management

### *Existing TDM Measures:*

- The Vern Express
- Zipcar
- NuRide
- Reduced parking rates for carpools
- Significant bicycle parking
- Bicycle loan program
- Shopping cart loan program

## Proposed Transportation Demand Management

### *TDM Recommendations:*

- Continue existing TDM strategies
- Maintain shuttle bus service with commitment to expand number of buses as necessary during peak periods
- Provide preferential parking in garage for carpools
- Provide preferential parking for hybrid vehicles



## Existing Parking Management

### *Existing Parking Management:*

- On-Campus Parking Restrictions Policy
  - All GW faculty, staff, students and visitors must park on campus
  - Policy is available on-line and is given to new residents of the Mount Vernon Campus
- “Help GW Be A Good Neighbor” Flyer
  - Flyers are placed on vehicles affiliated with GW that are parked on neighborhood streets to remind them of the policy

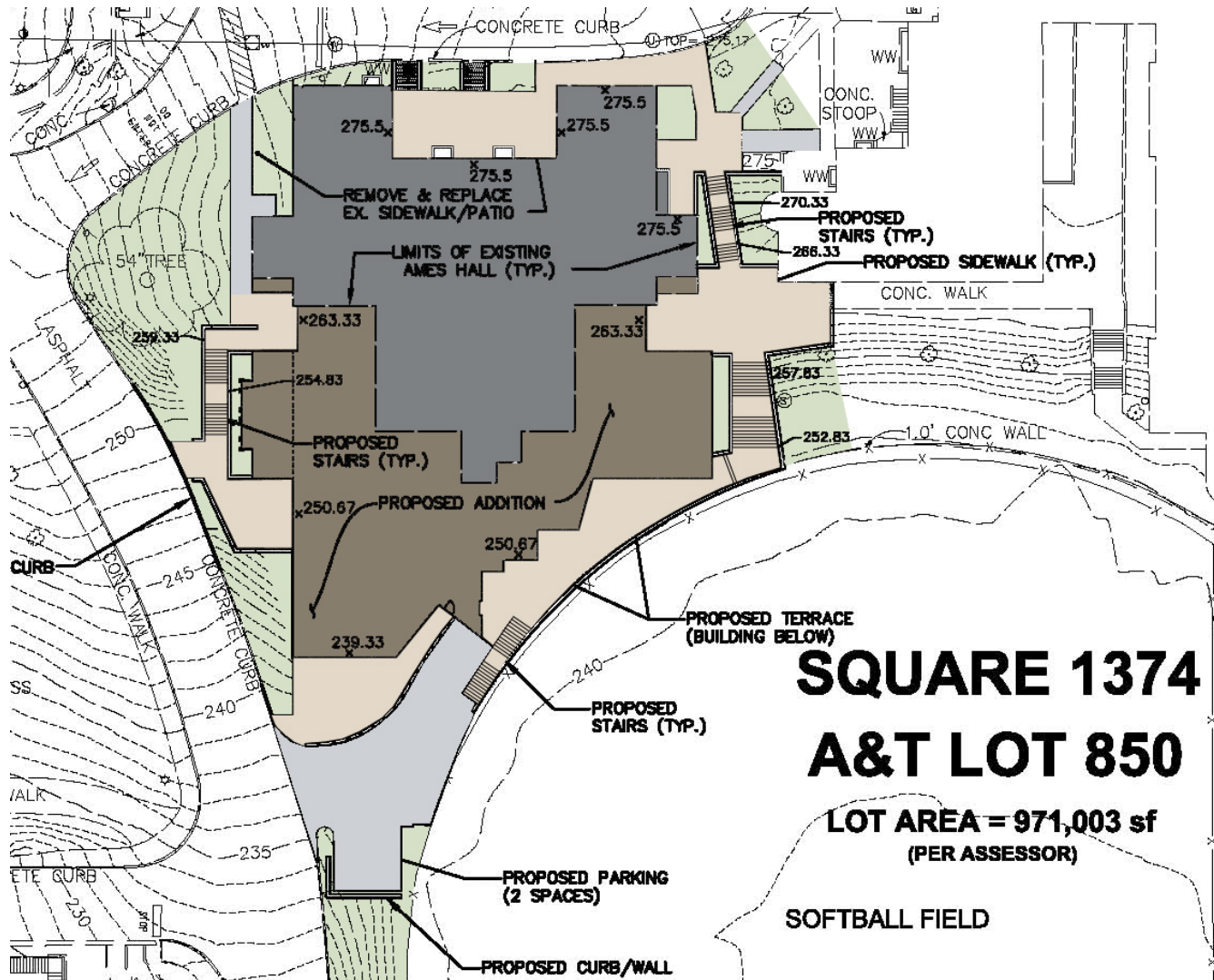
# Proposed Parking Management

## *Proposed Parking Management:*

- Maintain ability to reclaim Lab School leased parking spaces at any time
- Monitor Parking Annually – when parking occupancy reaches 85%, implement additional measures, such as:
  - Increase number of spaces by implementing attendant parking
  - Restrict freshmen from bringing cars to campus
- Provide preferential parking in garage for carpools
- Continue to encourage use of car sharing service by students and monitor potential demand of car sharing



# Ames Hall Renovation and Addition 2010 Mount Vernon Campus Plan

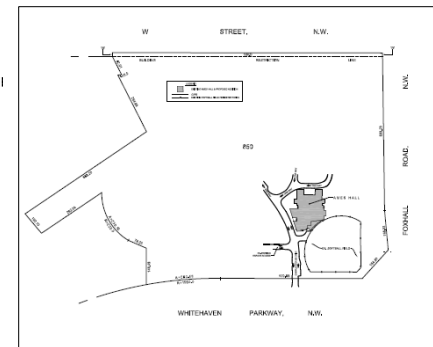


**SQUARE 1374**

**A&T LOT 850**

**LOT AREA = 971,003 sf  
(PER ASSESSOR)**

**SOFTBALL FIELD**



# Ames Hall Renovation and Addition 2010 Mount Vernon Campus Plan

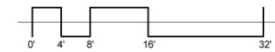


# Ames Hall Renovation and Addition 2010 Mount Vernon Campus Plan



**Perspective View from South Entrance**

# Ames Hall Renovation and Addition 2010 Mount Vernon Campus Plan



WEST ELEVATION

SCALE 1/16" = 1'-0"

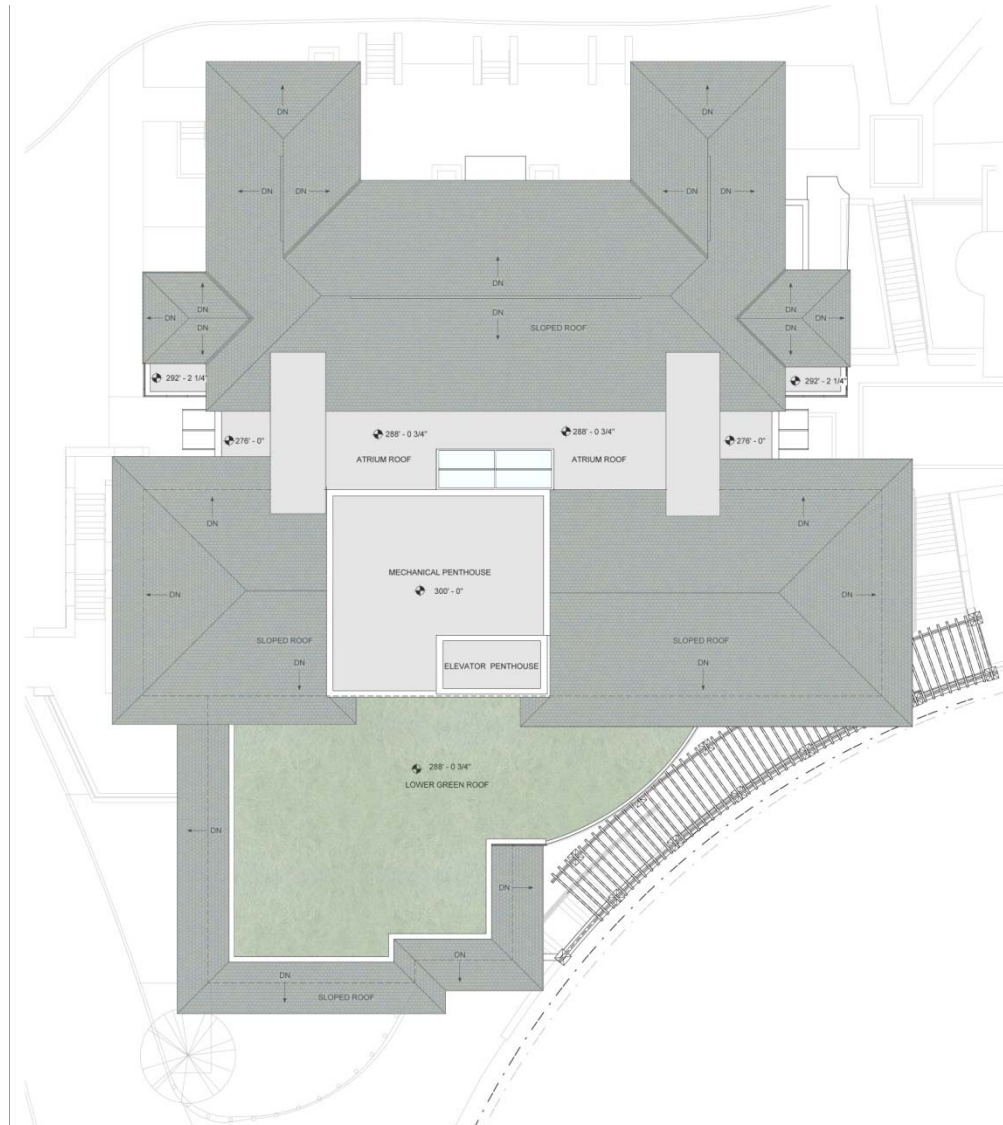
# Ames Hall Renovation and Addition 2010 Mount Vernon Campus Plan



**Perspective View from across the Softball Field**



# Ames Hall Renovation and Addition 2010 Mount Vernon Campus Plan



## Conclusion

### 2010 Mount Vernon Campus Plan

- ANC 3D Report
- OP Report
- DDOT Report

# Conclusion

## 2010 Mount Vernon Campus Plan

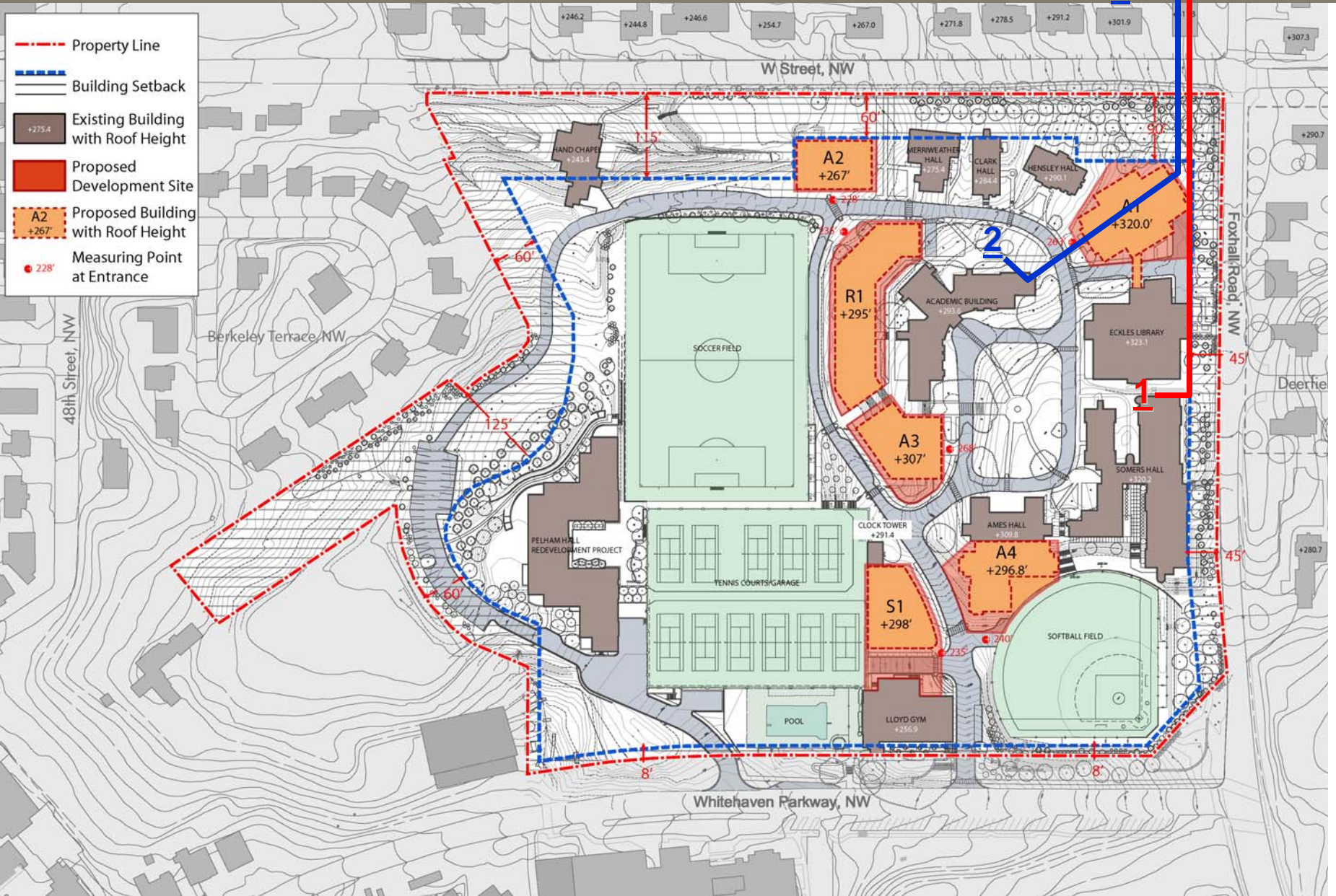






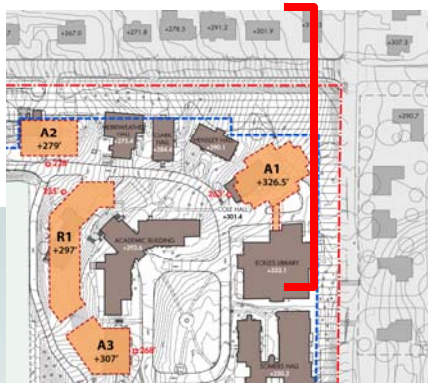
# Proposed Development Sites with Roof Heights 2010 Mount Vernon Campus Plan

- - - Property Line
- - - Building Setback
- Existing Building with Roof Height
- Proposed Development Site
- A2 Proposed Building with Roof Height
- 228' Measuring Point at Entrance

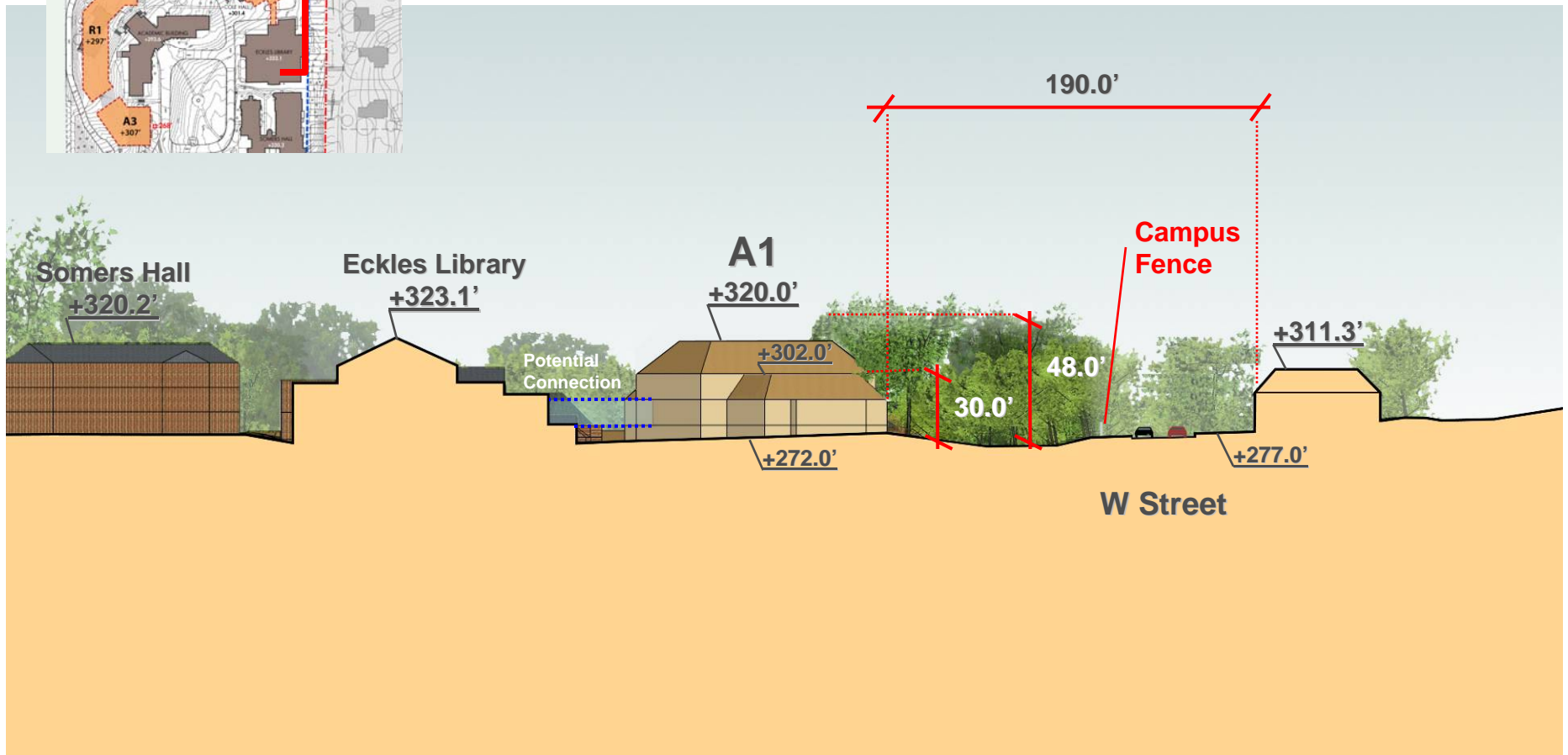


# Relative Heights of Development Sites

## Site A1 Elevation/Section



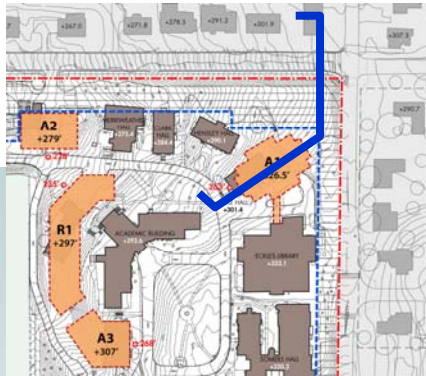
Key Plan



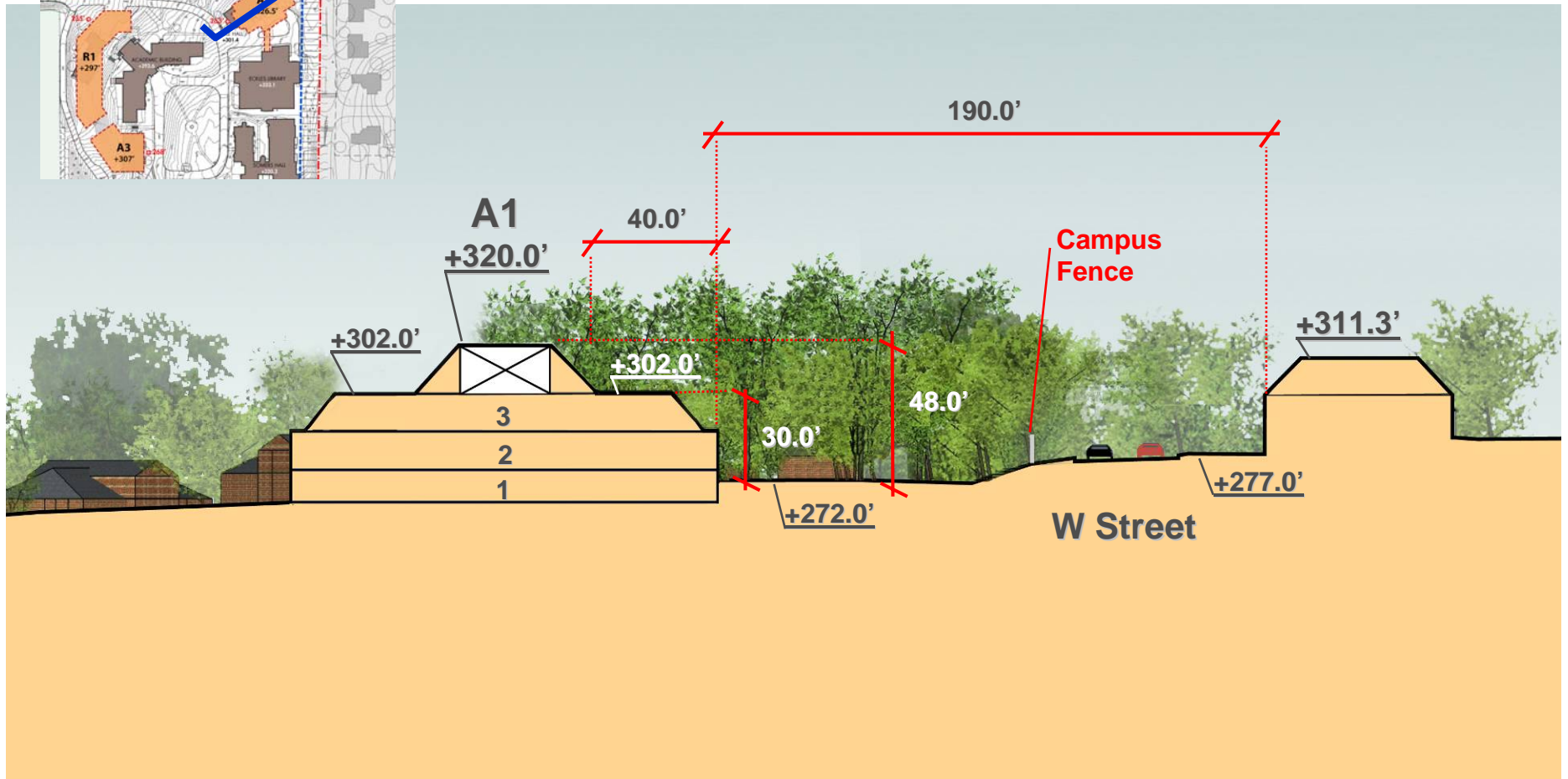


# Relative Heights of Development Sites

## Site A1 Elevation/Section

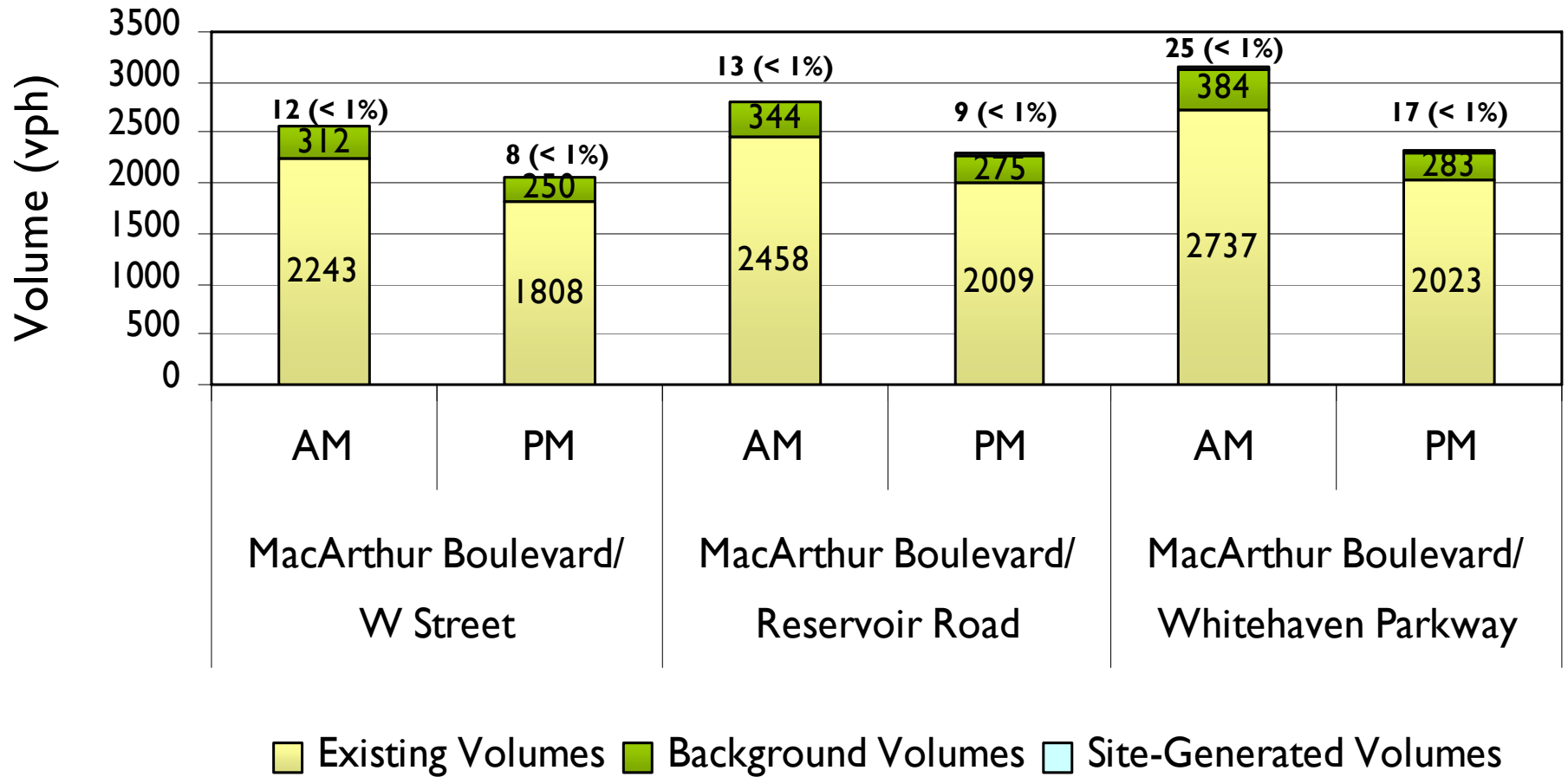


Key Plan



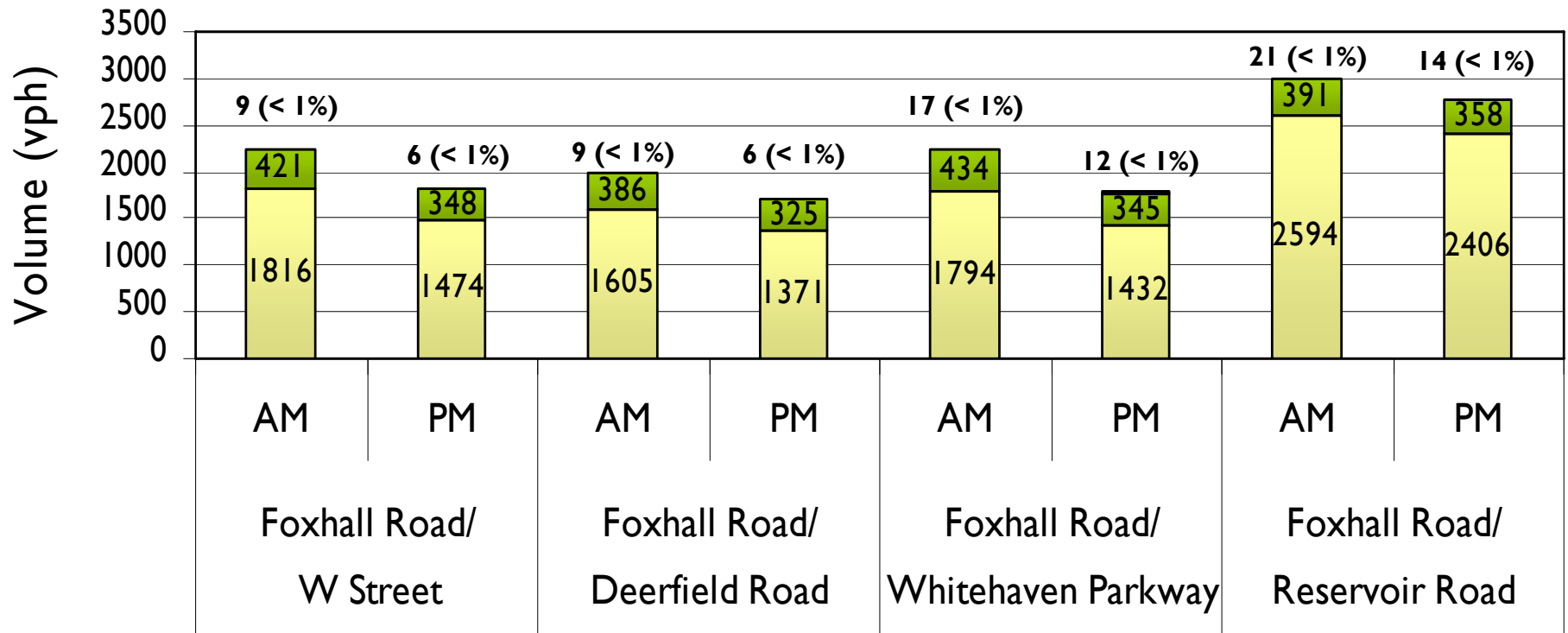
# Proportional Impact

## MacArthur Boulevard Intersections



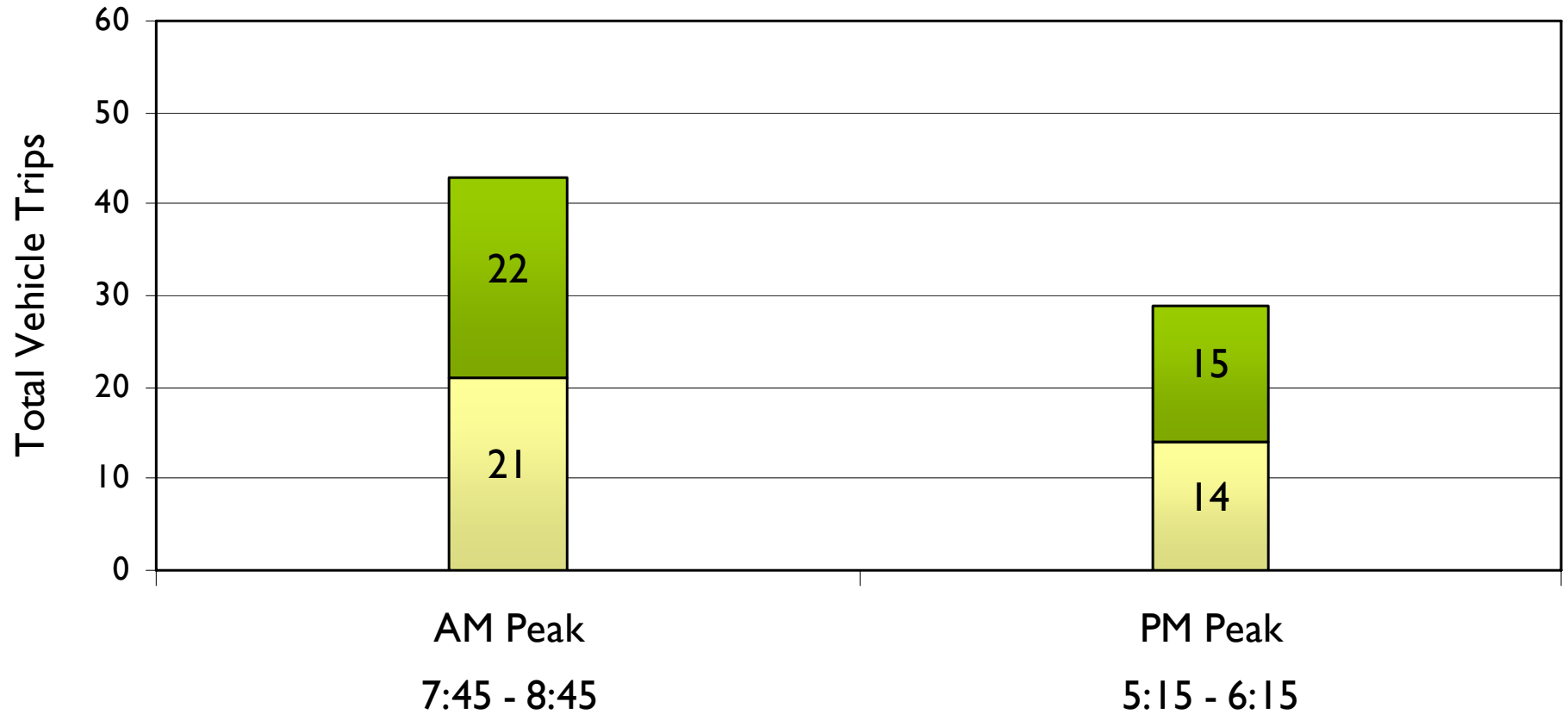
# Proportional Impact (continued)

## Foxhall Road Intersections



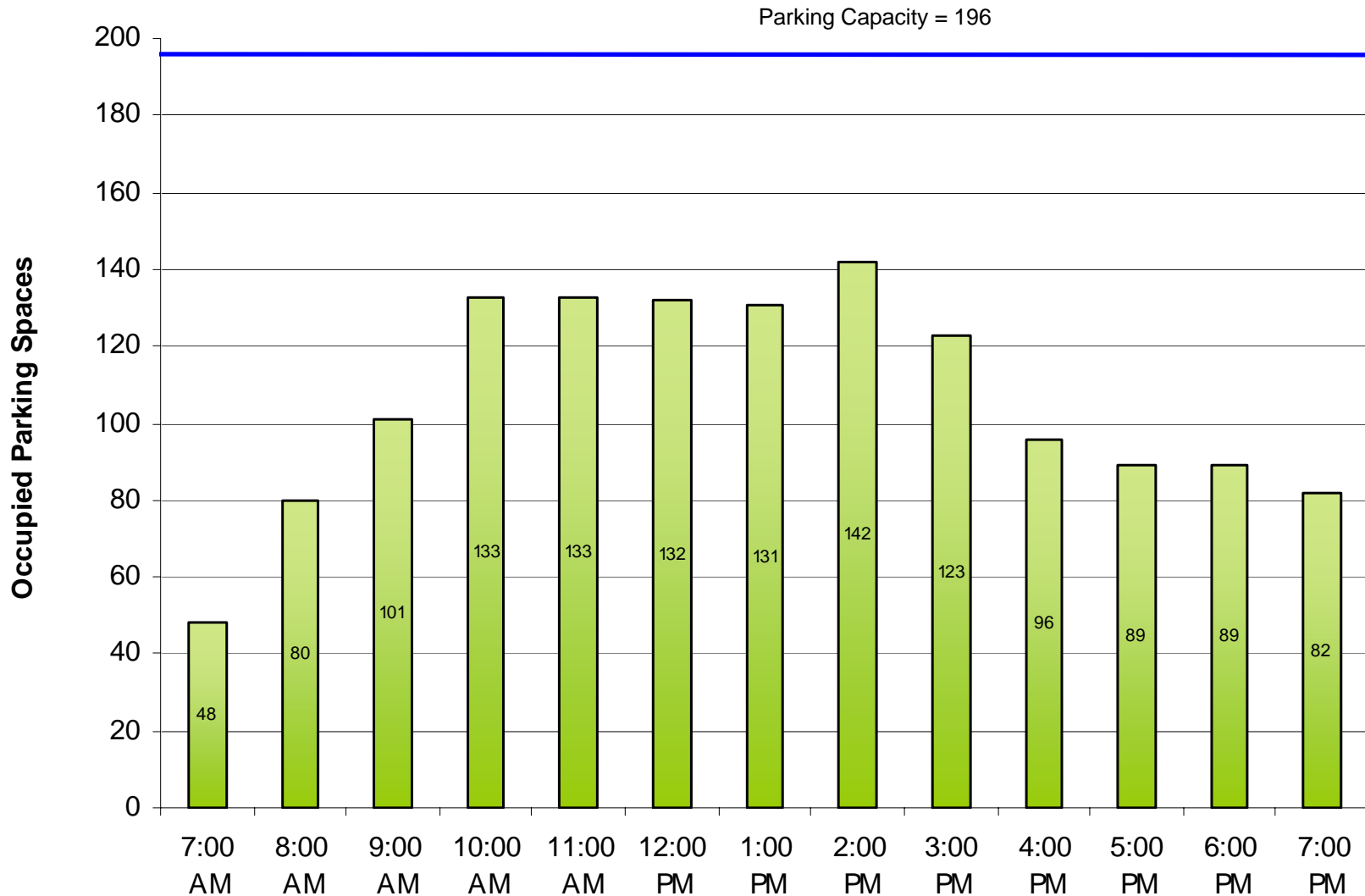
Existing Volumes
  Background Volumes
  Site-Generated Volumes

# Trip Generation



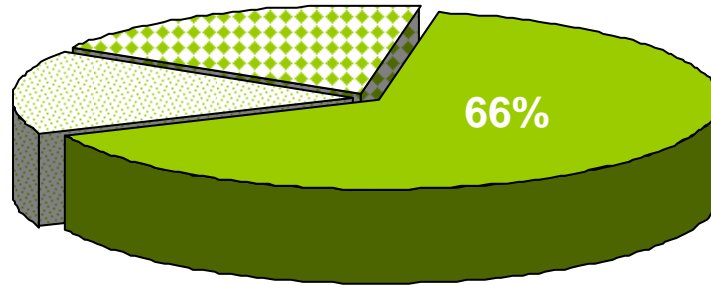
■ Trips Associated with Pelham Project ■ Additional Trips Associated with Campus Plan

# Existing Parking Demand

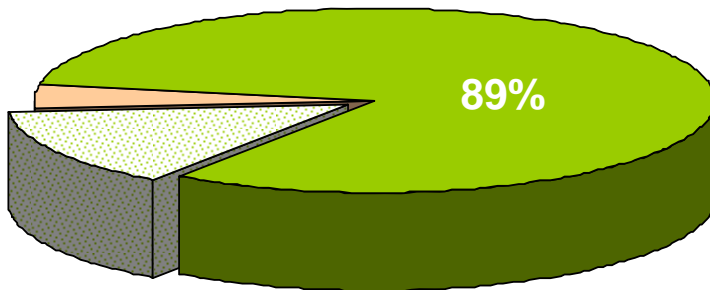


# Peak Parking Demands

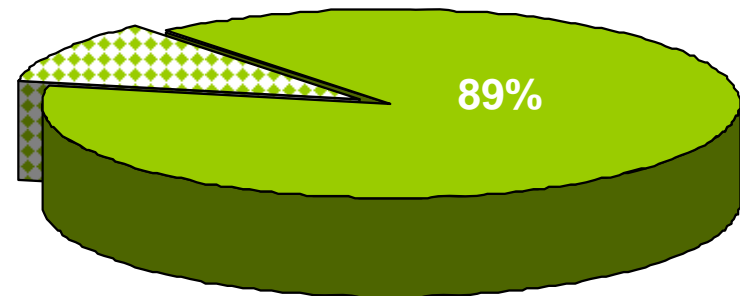
Existing



Projected with Lab School Leased Spaces



Projected without Lab School Leased Spaces



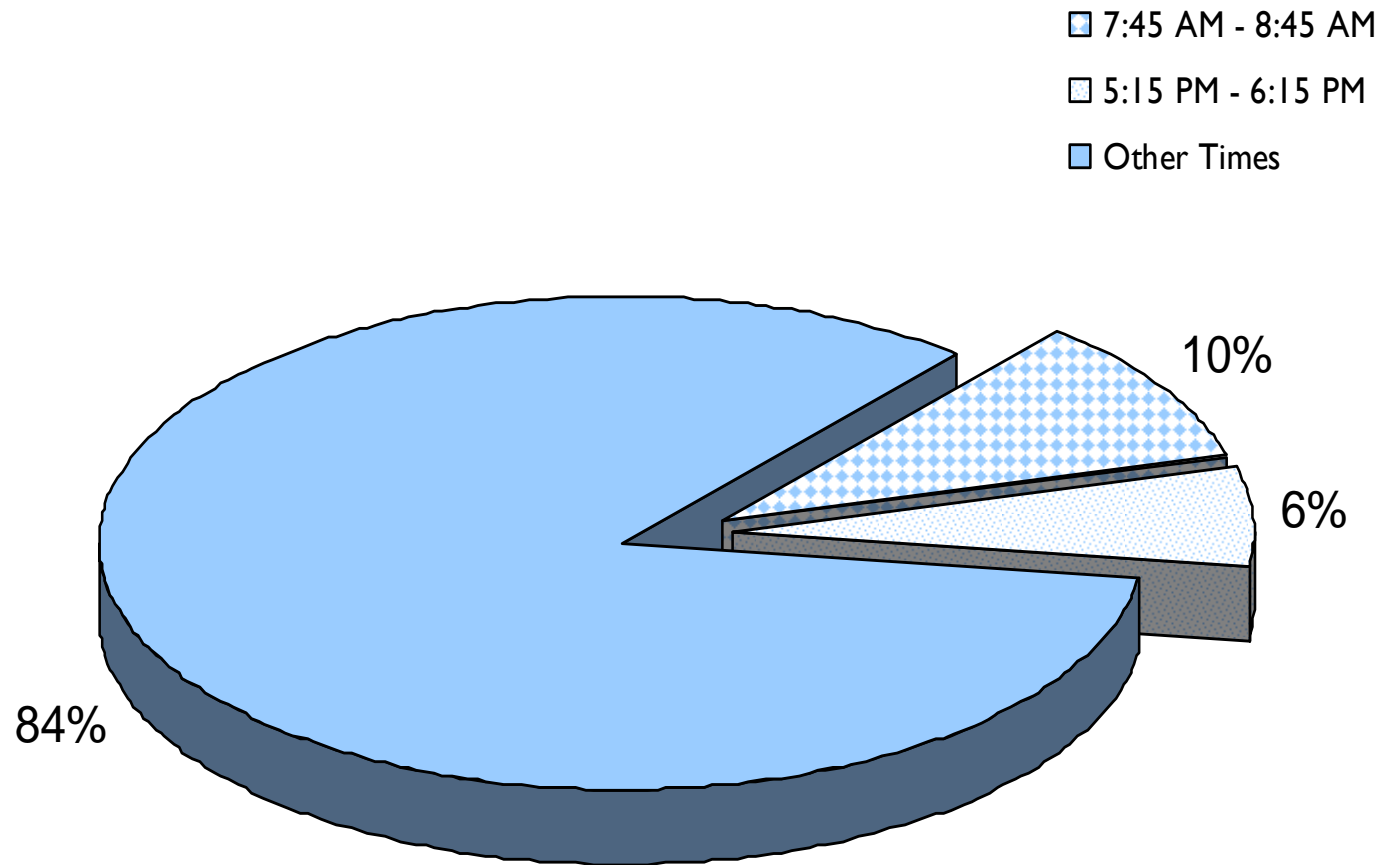
■ Peak GW Demand

■ Unused Supply

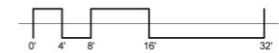
■ Lab School Leased Spaces

■ Deficit

# Existing Trip Generation



# Ames Hall Renovation and Addition 2010 Mount Vernon Campus Plan



NORTH ELEVATION

SCALE 1/16" = 1'-0"

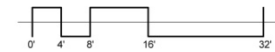


# Ames Hall Renovation and Addition 2010 Mount Vernon Campus Plan



Perspective View from Campus

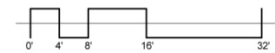
# Ames Hall Renovation and Addition 2010 Mount Vernon Campus Plan



WEST ELEVATION

SCALE 1/16" = 1'-0"

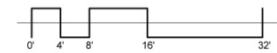
# Ames Hall Renovation and Addition 2010 Mount Vernon Campus Plan



EAST ELEVATION

SCALE 1/16" = 1'-0"

# Ames Hall Renovation and Addition 2010 Mount Vernon Campus Plan



SOUTH ELEVATION

SCALE 1/16" = 1'-0"

# Ames Hall Renovation and Addition 2010 Mount Vernon Campus Plan

