



THE GEORGE  
WASHINGTON  
UNIVERSITY  
WASHINGTON, DC

## *2007 Foggy Bottom Campus Plan*

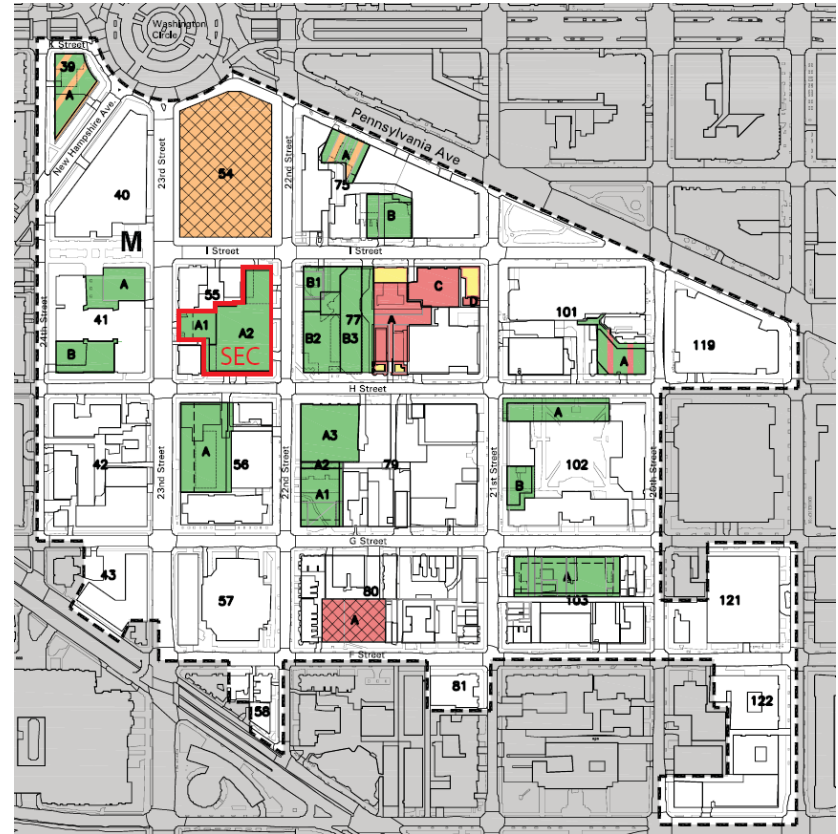
Square 55 Development Site  
Science and Engineering Complex

March 24, 2011

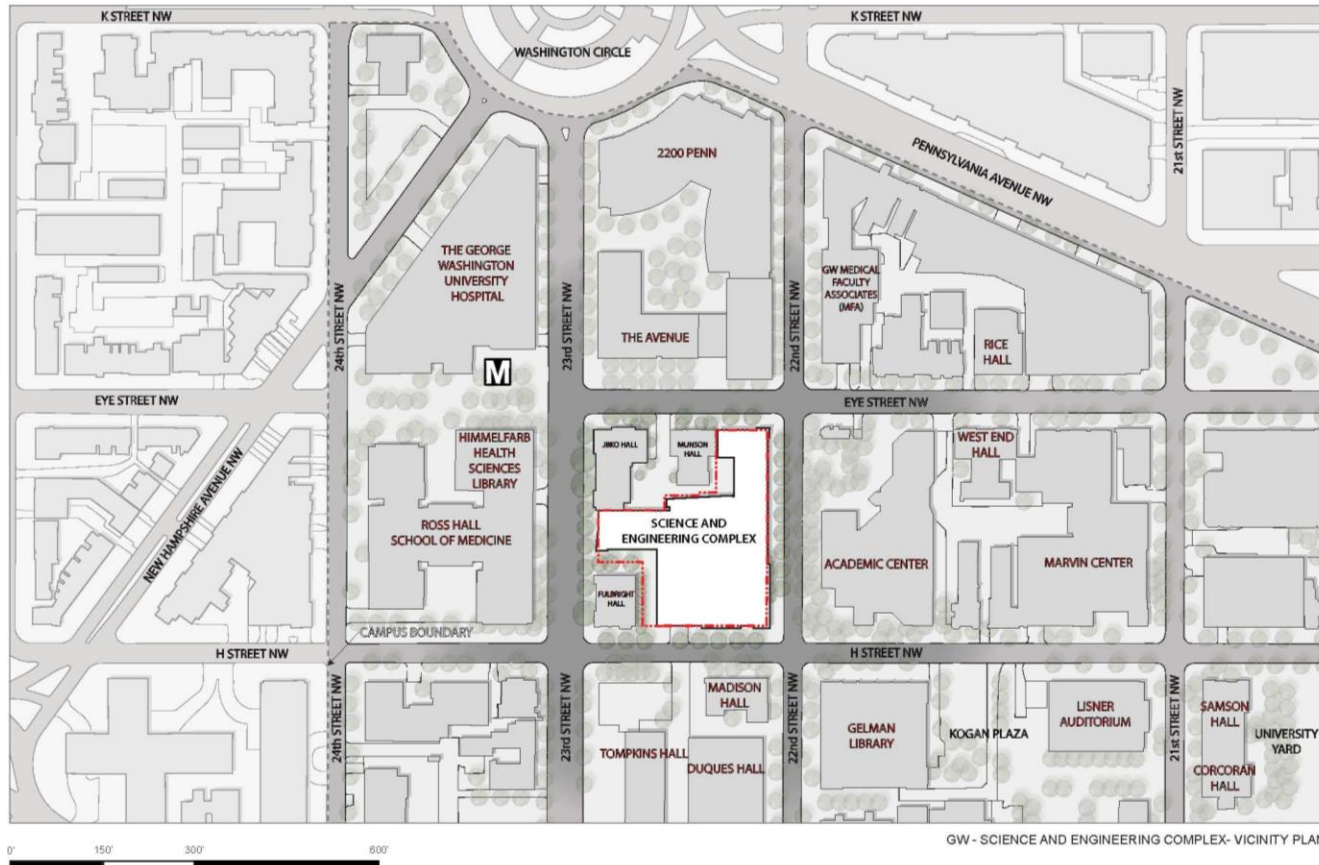
David M. Avitabile  
Associate  
Goulston & Storrs

# 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



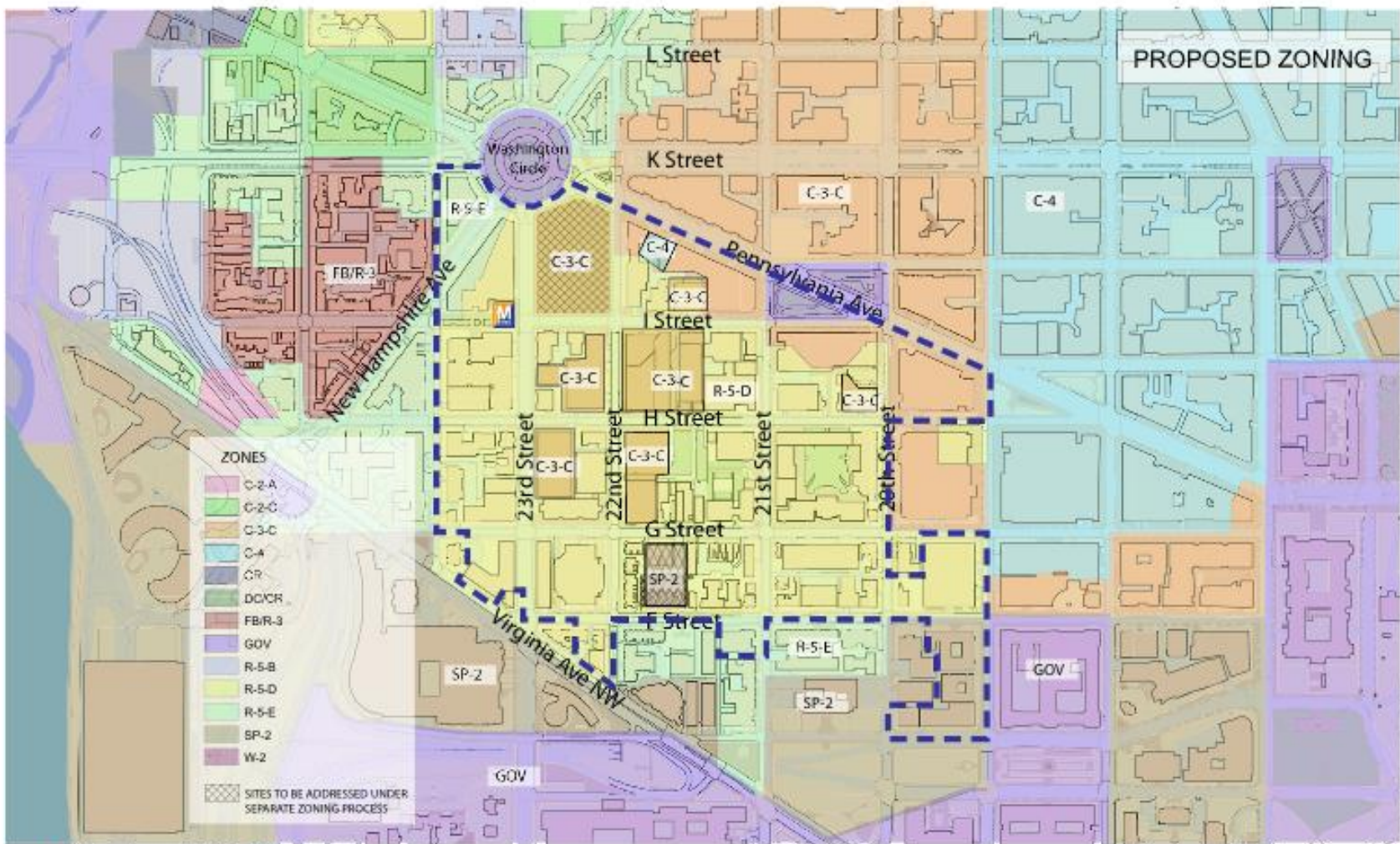
# Project Site



- Location: Square 55, Lot 29
  - Bounded by H ST NW, 22<sup>nd</sup> ST NW, I ST NW, & 23<sup>rd</sup> ST NW
- Zoning: C-3-C
- Existing Conditions: The University Parking Garage, a below and above-ground parking and a small gymnasium with associated academic office uses.



# Zoning Map



Dr. Steven Lerman  
Provost and Executive Vice President for  
Academic Affairs  
The George Washington University

# Investing in Science & Engineering

- The SEC is representative of GW's commitment to invest in science & engineering
  - Furthers a national need to educate the next generation of inventors, scholars, & scientists
  - Provides students with quality facilities for basic science/engineering education
  - Nearly doubles the space for science/engineering
    - Space will not increase the number of students above existing caps
  - Recruitment of best faculty & brightest students and faculty

# Co-locating Science & Engineering

- The SEC's Foggy Bottom location is critical to the programmatic co-location
  - A symbol of national interest in the progress of science & engineering in the nation's capital
  - Ability to create a unique environment in multi- & interdisciplinary discoveries
    - Teaching & research environments expose students to research
    - Flexible space to conduct research and interact with corporate and government partners
  - Bring together engineers and scientists in an environment that facilitates collaboration



# Fostering Collaborations

- The SEC will...
  - foster a premier teaching and research environment in the heart of the nation's capitol
  - promote multidisciplinary and interdisciplinary teaching and research
  - improve the University's profile as a world-class educational institution.
  - be positioned to further collaborations with the adjacent GW Medical Center

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

# Corner of 22<sup>nd</sup> and H Streets



# Corner of 22<sup>nd</sup> and H Streets





# Project Overview

- The SEC will...
  - foster a premier teaching and research environment
  - promote multi- & inter-disciplinary interaction
  - improve the University's profile as a world-class institution
  - improve the pedestrian experience
  - promote campus connectivity through the proposed SEC itself
  - include a 3,000 sf retail space on the I Street Retail Corridor

# Community-Based Planning Process for SEC

- 8 Community Presentations & Updates
  - 3 Advisory Committee meetings since June 2010
  - 2 ANC2A meetings since October 2010
  - 3 FRIENDS meetings since September 2010
- More than 13 Meetings with DC Agencies
  - Multiple meetings and extensive coordination with:
    - OP
    - HPO
    - DDOT
  - DDOT PDRM

# 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

# Implementation of the Campus Plan – Distribution of Parking

- A key feature of the 2007 Campus Plan / PUD is the distribution of the University's parking supply:
  - Elimination of surface parking lots
  - Dispersal of parking into several underground lots
  - Redevelopment of UPG for the SEC
- GW has planned for replacement of parking that will be lost during construction
- Upon completion of the project, the University's parking capacity will exceed 3,300 spaces (including valet)



# Implementation of the Campus Plan – Replacement of Parking

- The University has planned to offset the loss of UPG
  - South Hall on Square 80 (180 spaces)
  - Square 54 (362 spaces/462 spaces with valet capacity)
  - Square 103 (392 spaces and 58 interim surface spaces)
- 379 parking spaces will be provided in the SEC upon completion

# Parking Phasing Plan

- The University will lease a minimum of 350 spaces at the Kennedy Center during construction of the SEC in order to meet parking demand
- Leased spaces will be used to to meet the 2,800 off - street parking requirement during the period between UPG demolition & Square 103 completion
- Leased spaces will be used at a reduced quantity to meet demand during the period between Square 103 & SEC completion.
  - Lease will discontinue upon completion of SEC

# Kennedy Center Shuttle Routes



- KEY**
- Accessible Entrance
  - Blue Light Security Phones
  - Visitor Parking
  - The Vern Express (Connects the Foggy Bottom & Mount Vernon campuses)
  - Virginia Science and Technology Campus Shuttle
  - Metrorail Station - Orange/Blue Line
  - Metrorail Station - Red Line
  - One-way Street

- BUILDING USAGE**
- GW Academic/Administrative
  - GW Academic/Administrative/Medical (not owned by GW)
  - GW Residential
  - GW Residential (not owned by GW)
  - GW Campus Life/Recreational
  - Medical/GW Academic Medical
  - GW Preferred Hotels
  - Other
  - Non-GW

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Craig S. Spangler, AIA, NCARB  
Principal  
Ballinger

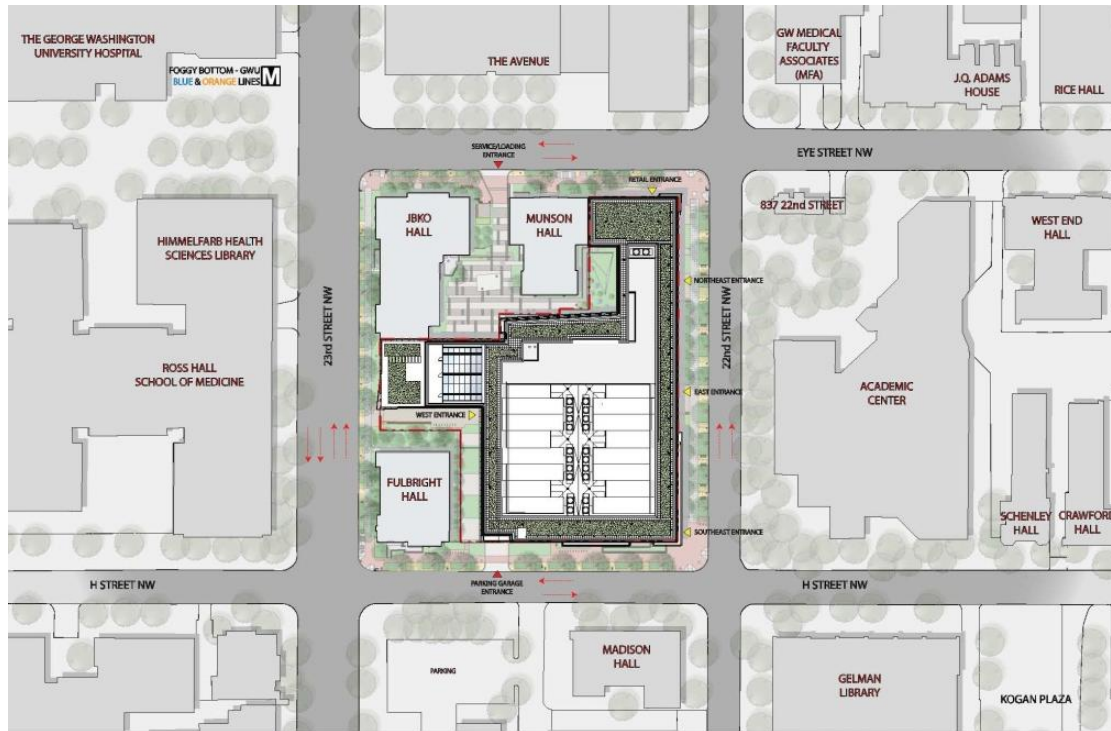


# Project Details

- Site: 56,885 sf (1.3 acres)
- Zoning: C-3-C
- Proposed GFA: 377,036 sf
- Proposed FAR: 6.6
- Proposed Lot Occupancy: 90%
- Parking: 328 spaces below grade
  - 51 valet spaces for a total of 379 parking spaces
  - 80 surface-level bicycle spaces
  - 30 interior bicycle spaces



# Project Description



Architectural Block Plan



Aerial View Looking East



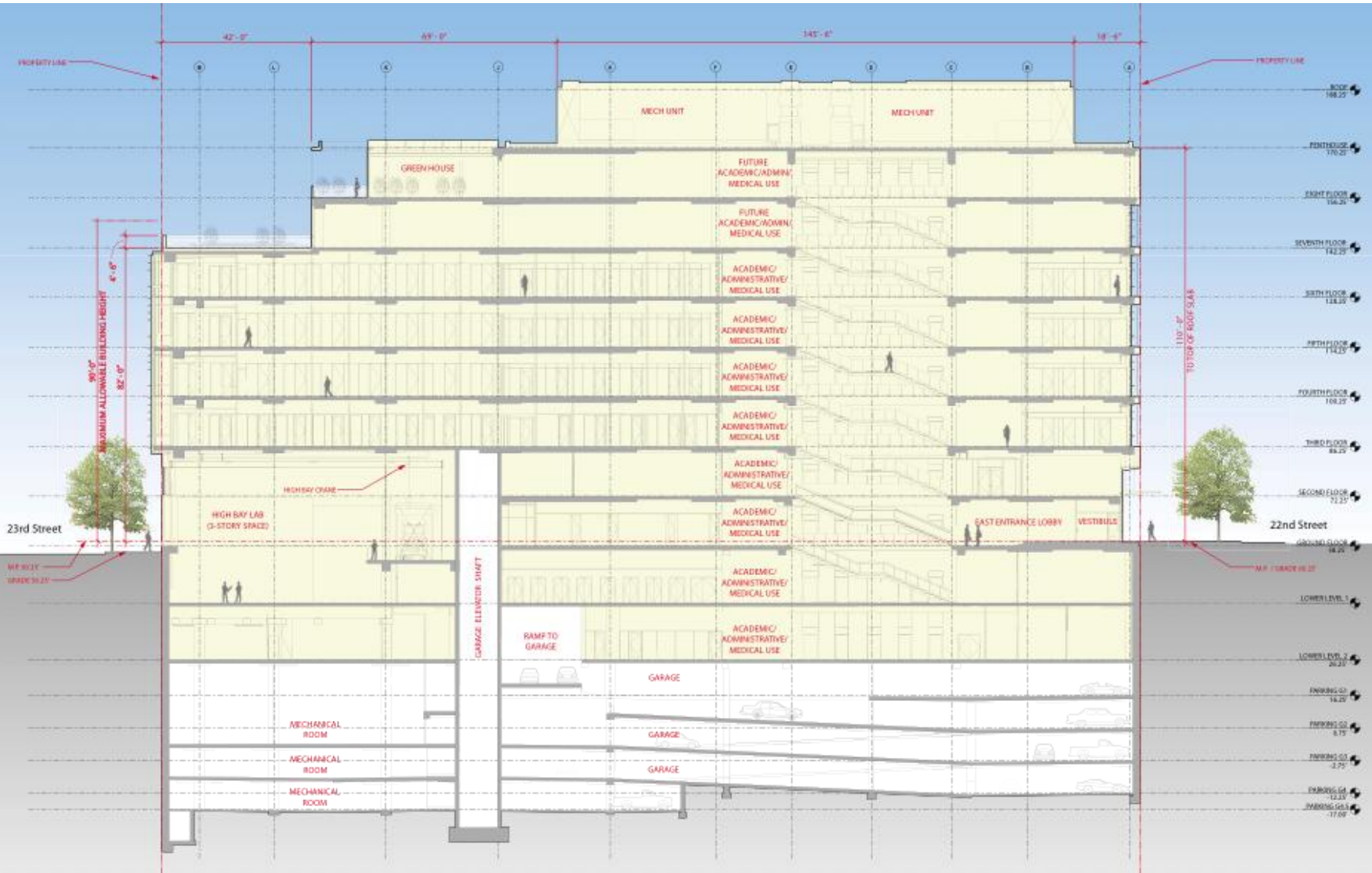
Aerial View Looking North



Aerial View Looking Southwest



# East/West Building Section



# Perspective View: Corner of 22<sup>nd</sup> and H Streets



Setdown



Current



# Perspective View: Corner of 22<sup>nd</sup> and H Streets





# Perspective View: Southeast Entrance





# Perspective View: East Entrance





# Perspective View: Corner of 22<sup>nd</sup> and Eye Streets





# Perspective View: Northeast Entrance





# Perspective View: Eye Street Looking West

