

2007 Foggy Bottom Campus Plan



Site 77A

Zoning Commission

Case No. 06-11J/06-12J

May 20, 2013

Agenda

Project Overview

David Avitabile, Goulston & Storrs

Project Goals & Community Outreach

Alicia Knight, The George Washington University

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Andi Adams, Goulston & Storrs

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Alick Dearie, Ayers Saint Gross

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Jami Milanovich, Wells + Associates

Conclusion

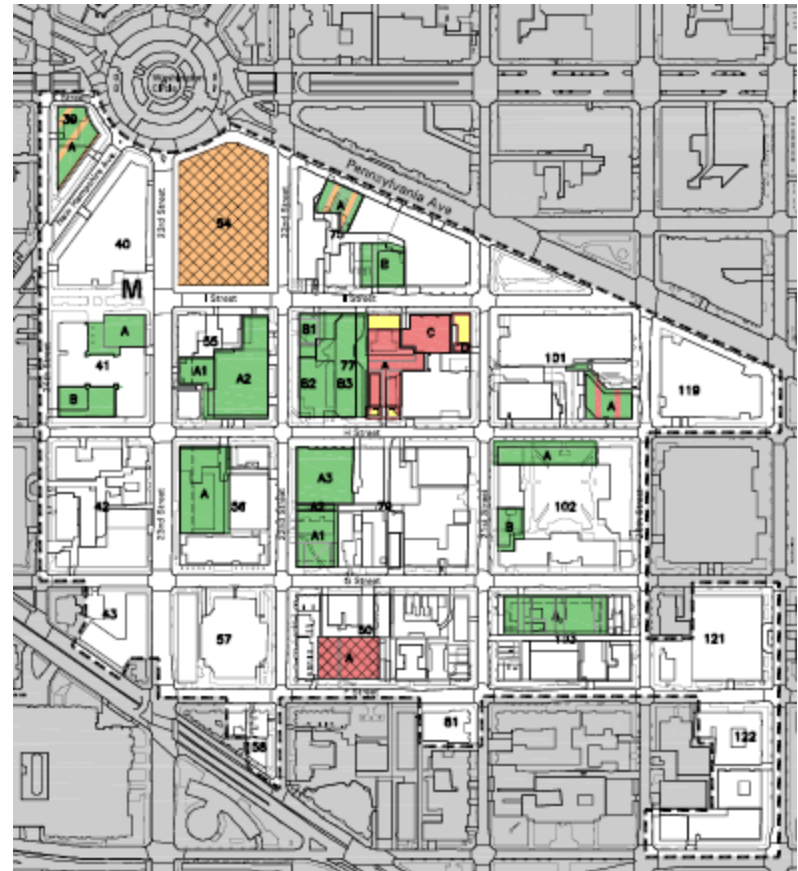
David Avitabile, Goulston & Storrs

Project Overview

David Avitabile
Associate
Goulston & Storrs

Introduction to the Foggy Bottom Campus First-Stage PUD

- In 2007, Zoning Commission approved a First-Stage PUD for the Foggy Bottom Campus, which governs all campus development
- **Goal: “Grow Up, Not Out”**
 - First-Stage PUD identified 16 sites for future development
 - First-Stage PUD set forth height, density, and lot occupancy for each site
 - Rezoning approved for certain development sites



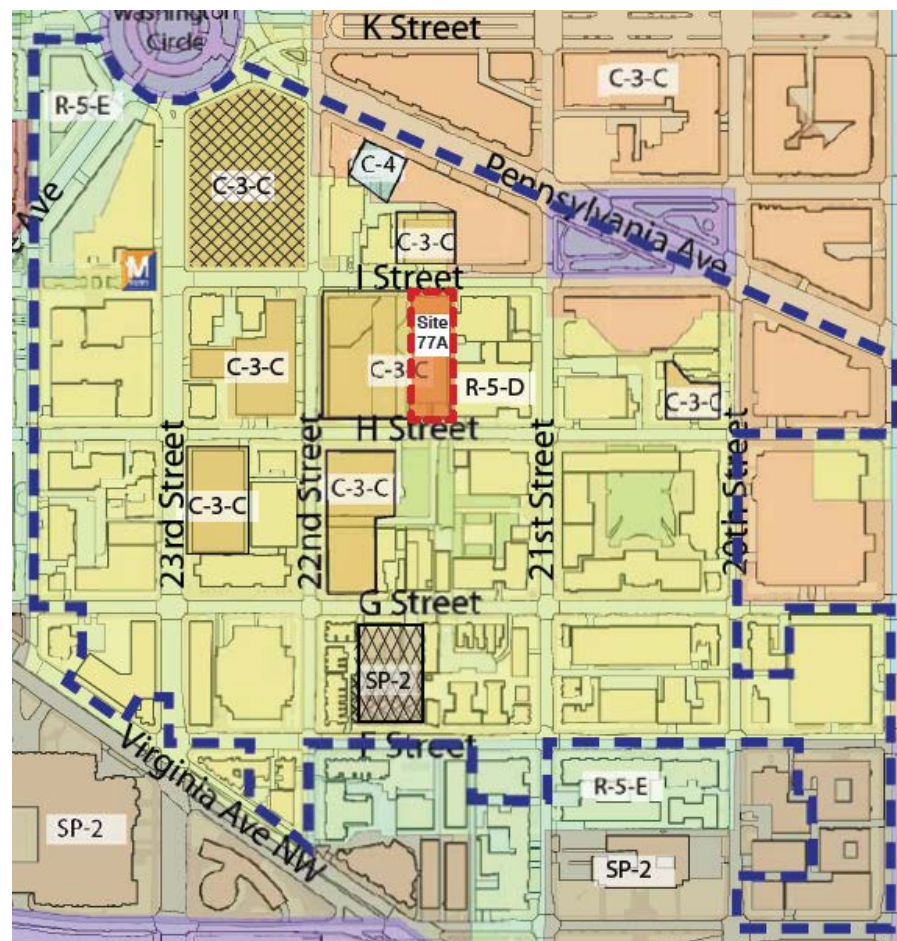
Site 77A: Grow Up, Not Out



Project Site

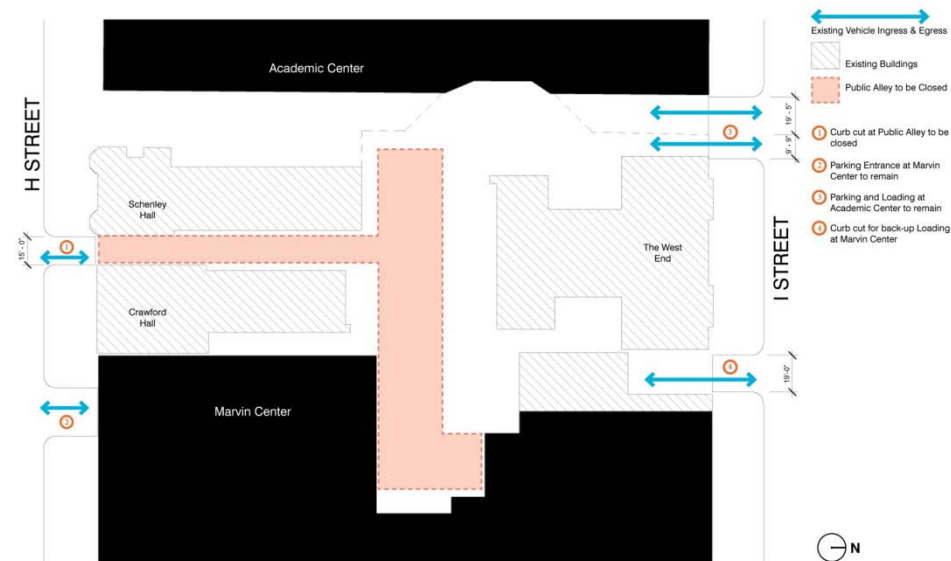
Development Site 77A

- Second-Stage PUD Approval for Site 77A
- Per First-Stage PUD
 - Zoning: C-3-C
 - Height: 110 feet
 - GFA: 316,500 s.f.
 - Use: Residential, Campus Life, Athletic



Alley Closing

- As contemplated in the First-Stage PUD, the University will seek approval for an alley closure
 - H Street curb cut to be closed
 - Existing back-in loading area along I Street will be converted into a “front-in, front-out” shared entrance for the Project and the Marvin Center.



Project Goals & Community Outreach

Alicia Knight

Senior Associate Vice President for Operations

The George Washington University

Building Program Summary

- Capacity for up to 898 beds
- Up to 5 retail uses
- B1 Level Student Life Spaces



Project Vision

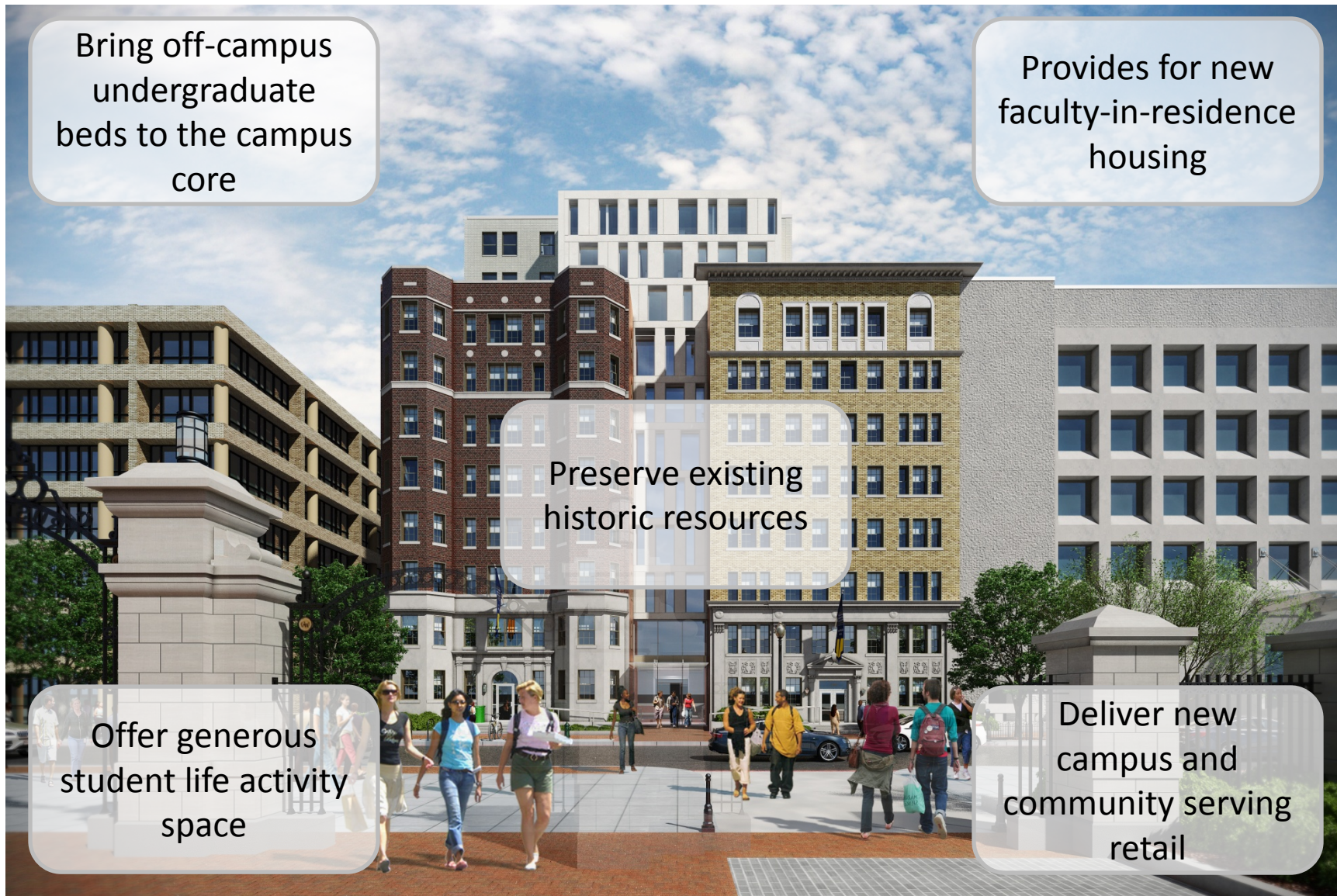
Bring off-campus
undergraduate
beds to the campus
core

Provides for new
faculty-in-residence
housing

Preserve existing
historic resources

Offer generous
student life activity
space

Deliver new
campus and
community serving
retail



Grow Up, Not Out

- Site 77A is located in the heart of the Foggy Bottom Campus:
 - Adjacent to the Marvin Center and Academic Center
 - Across from Kogan Plaza & Gelman Library
- Project will complete the move of off-campus undergraduate beds to on-campus housing
 - HOVA in 2006
 - Aston Hall in 2007
 - Columbia Plaza in 2008
 - City Hall in 2016



Retail at Site 77A

- The Project contains two retail components:
 - Ground floor retail along I Street (approximately 600-700 sf)
 - Lower level student space and retail uses available to both students and the public.
- Stairways at the H and I Street entrances provide direct access from the street down to the below-grade uses.
- At the request of the community, at least half of the retail establishments in 77A must stay open to at least 9 PM EST.



Mail and Package Services

- The University's initial application for 77A included:
 - The relocation of the University's mail and package operations into the Project
 - Creation of a centralized location for all student mailboxes within the Project
- The University is no longer proposing relocation of mail and package operations but is still exploring centralized student mailboxes within the Project
 - Eliminates package related truck traffic to the site.
 - If centralized mailboxes are incorporated, then all student mail would be sorted at existing facility and then delivered to 77A by foot or vans that fit within the loading area.

Community-Based Planning Process

- Extensive Community Outreach (Nov. 2012-May 2013)
 - ANC 2A
 - Campus Plan Advisory Committee
 - West End Citizens Association (WECA)
 - FRIENDS
- Coordination with District Agencies (OP, DDOT, & HPO/HPRB)
 - The University participated in a new DC interagency review meeting sponsored by OP
 - Various DC agencies and utility companies reviewed the Project as part of the alley closing process
- Broad Student Engagement
 - Student Association briefings
 - Residence Hall Association townhall
 - CampaignGW outreach

Community/Agency Issues Addressed

ANC-2A and FB/WE Community

- Bring off-campus undergraduate beds to a central location on-campus
- Restrict all regular deliveries to Square 77 to WB-40 trucks or smaller
- Require special deliveries using trucks larger than WB-40 to be accommodated on-site during off-peak hours (i.e. no curbside loading)
- At least half of the retail establishments in 77A must stay open to at least 9 PM EST.

OP

- Design input from HPO/HPRB
- Increase sidewalk widths to 9 feet
- Increase bicycle parking for a ratio of 1 bike per 8 beds

DDOT

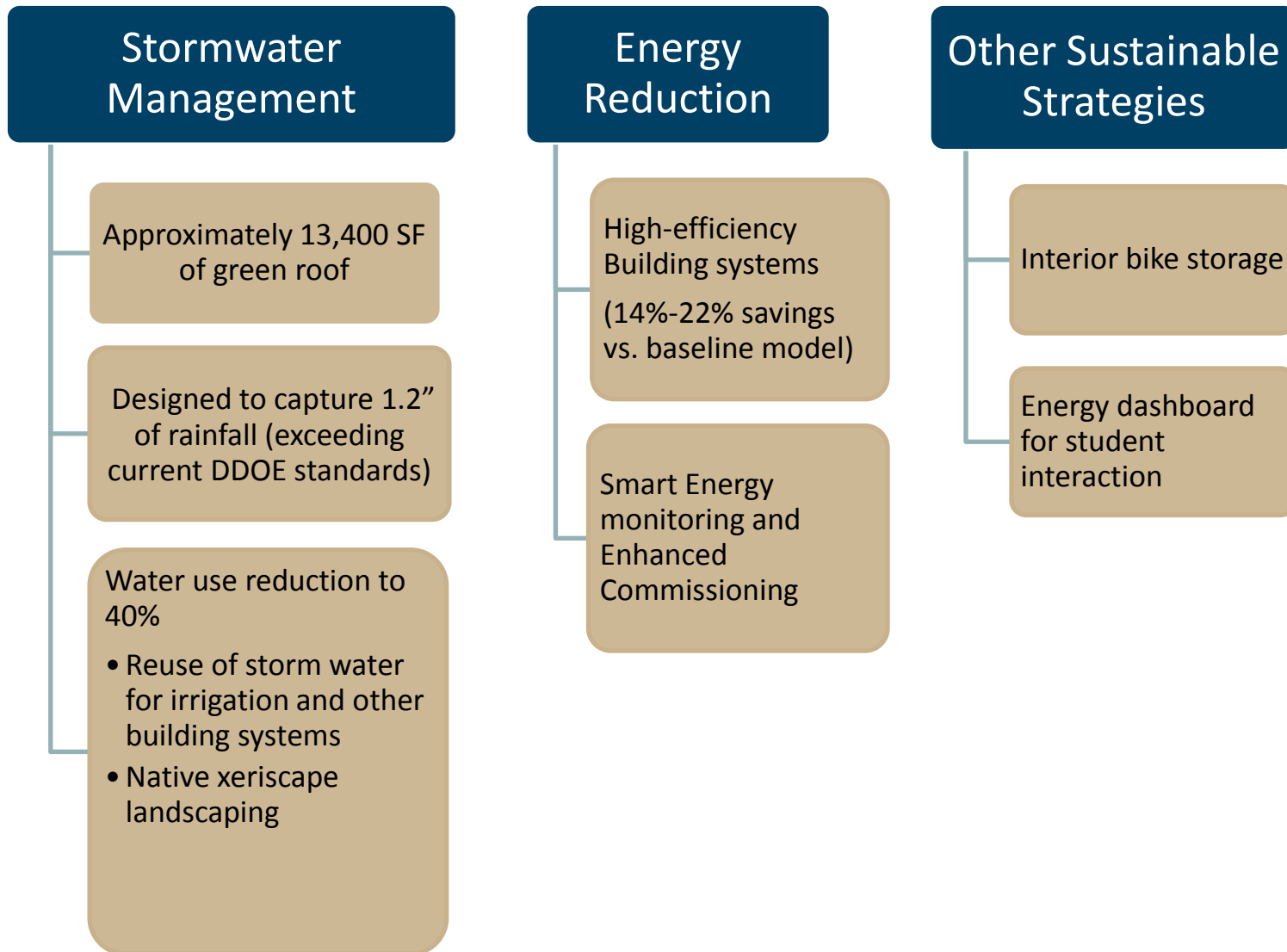
- Provide front-in/front-out maneuverability to/from the Square for all trucks
- Reorganize the Marvin Center loading area to improve accessibility
- Provide loading dock manager
- Identify preferred truck routes
- Increase sidewalk widths to 9 feet
- Increase bicycle parking for a ratio of 1 bike per 8 beds

Benefits and Amenities

The University is already delivering the following benefits and amenities as part of the 2007 PUD:

Campus Plan Condition	
Condition P-1:	Restrictions on Off-Campus Expansion
Condition P-7:	Advisory Committee
Condition P-8:	Phase-out of Existing Off-Campus Undergraduate Housing
Condition P-9:	Historic Preservation Plan
Condition P-10:	Streetscape Improvements
Condition P-12:	I Street Retail Corridor
Condition P-13:	Sustainable Development

Site 77A Sustainability – LEED Silver Target



Sustainability at GW



Sustainability at GW

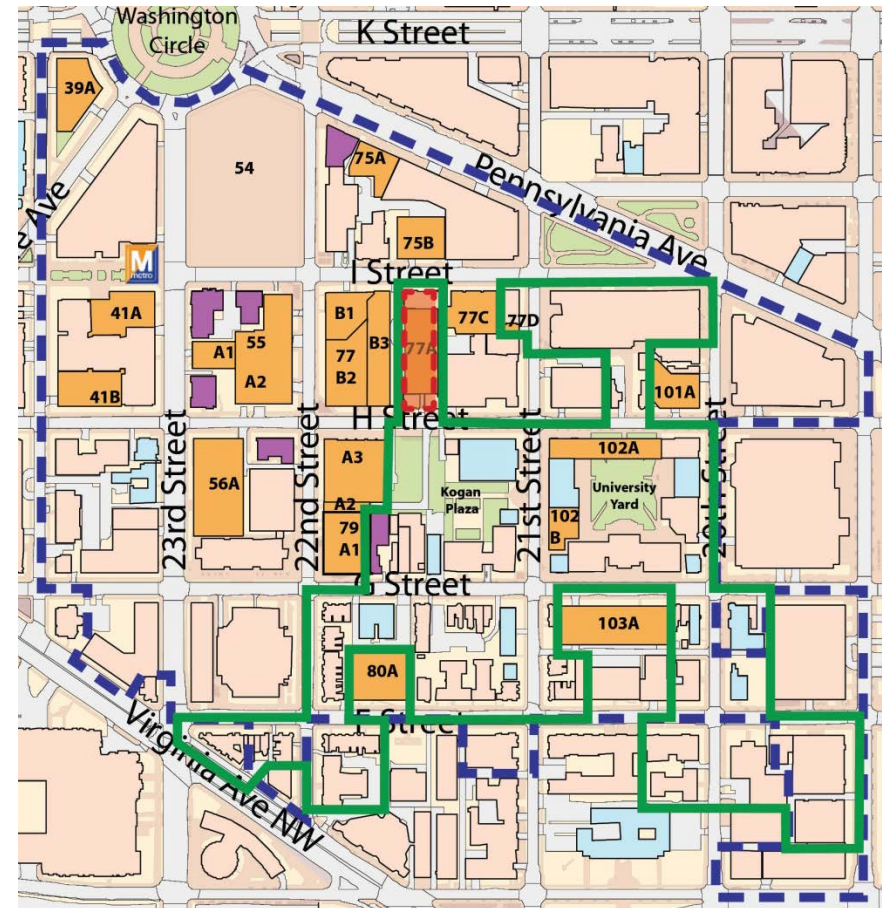
Operations	Student, Staff, & Faculty Engagement	Academic
<ul style="list-style-type: none"> • Launch of the GW Office of Sustainability in 2008 • Climate Action Plan in 2010: 40% carbon reduction by 2025 and carbon neutrality by 2040 • Water strategy aimed to reduce water consumption and bottled water use as well as minimize pollutants in waste water • GW was the founding signatory of the DC Mayor’s College and University Sustainability Pledge • Cogeneration facility under construction • Wind power RFP 	<ul style="list-style-type: none"> • GroW Community Garden • Green Grad Pledge • Green Alumni Network • Recyclemania • Green Move Out & Green Move In • Eco-Challenge • The Green Office Program 	<ul style="list-style-type: none"> • Undergraduate minor in sustainability • Graduate Certificate in Climate Change Management and Policy • Graduate Certificate in Sustainable Landscapes • Graduate Certificate in Urban Sustainability • MPS in Sustainable Urban Planning • MA in Environmental Resource Policy • Various sustainability related courses, concentrations and focuses throughout the University

Historic Preservation

Andi Adams
Architectural Historian
Goulston & Storrs

Historic Preservation Plan

- The Historic Preservation Element of the 2007 Campus Plan identified this as a development site and established parameters for retention of existing apartment buildings
- Current Project is the result of extensive consultation with HPO staff and review and approval of project by the HPRB after presentations at their December 2012 and March 2013 meetings.



Existing Buildings



Schenley Hall, 2121 H (1926)

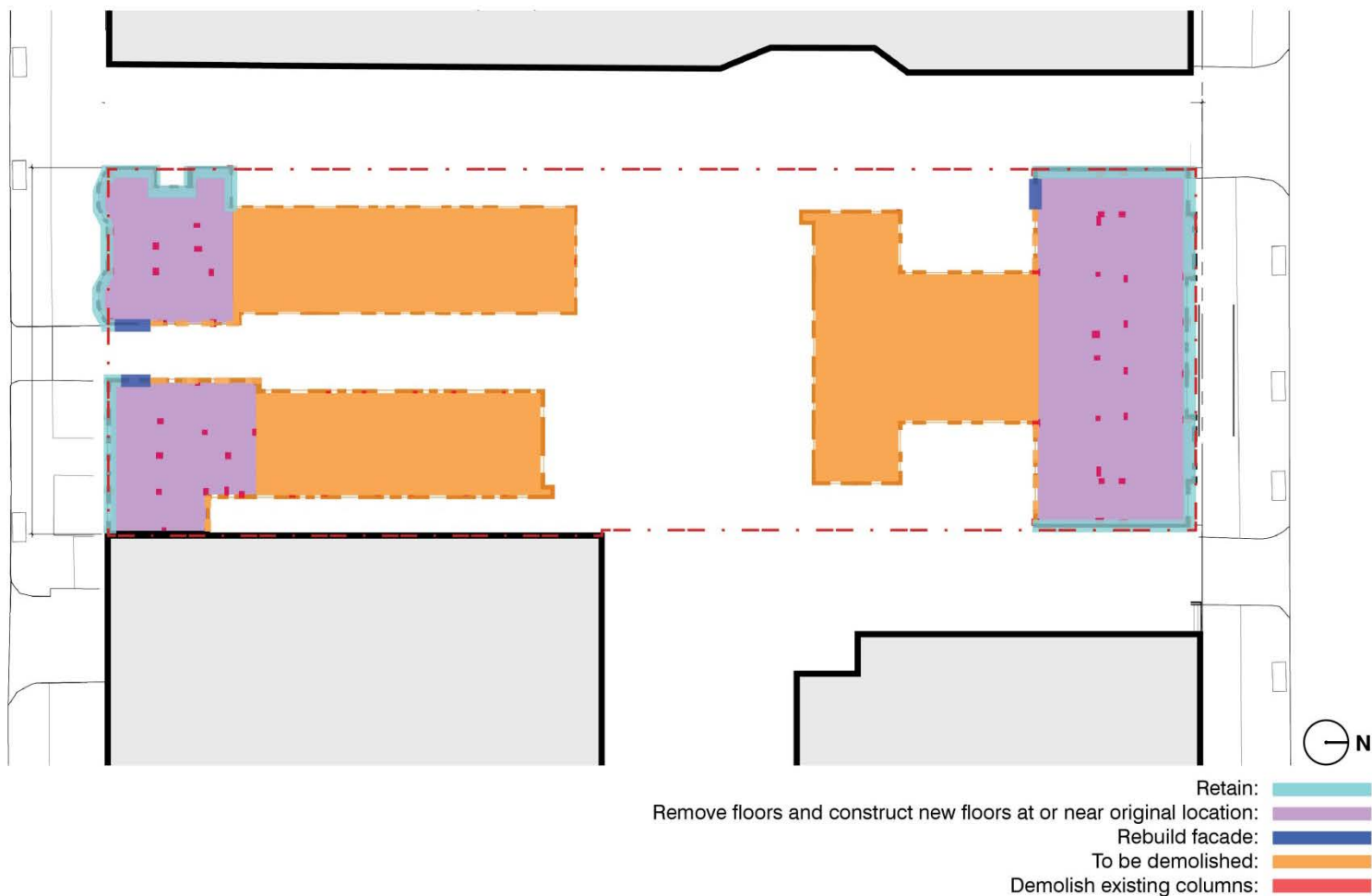


Crawford Hall, 2119 H (1925)

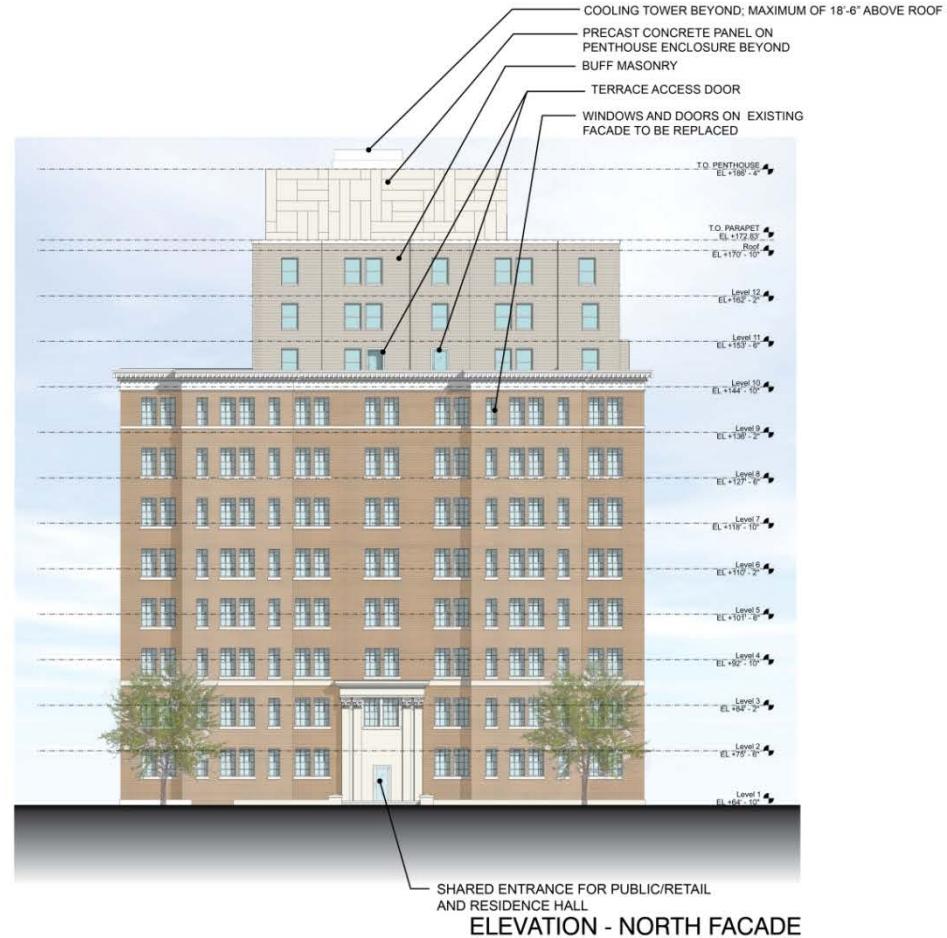
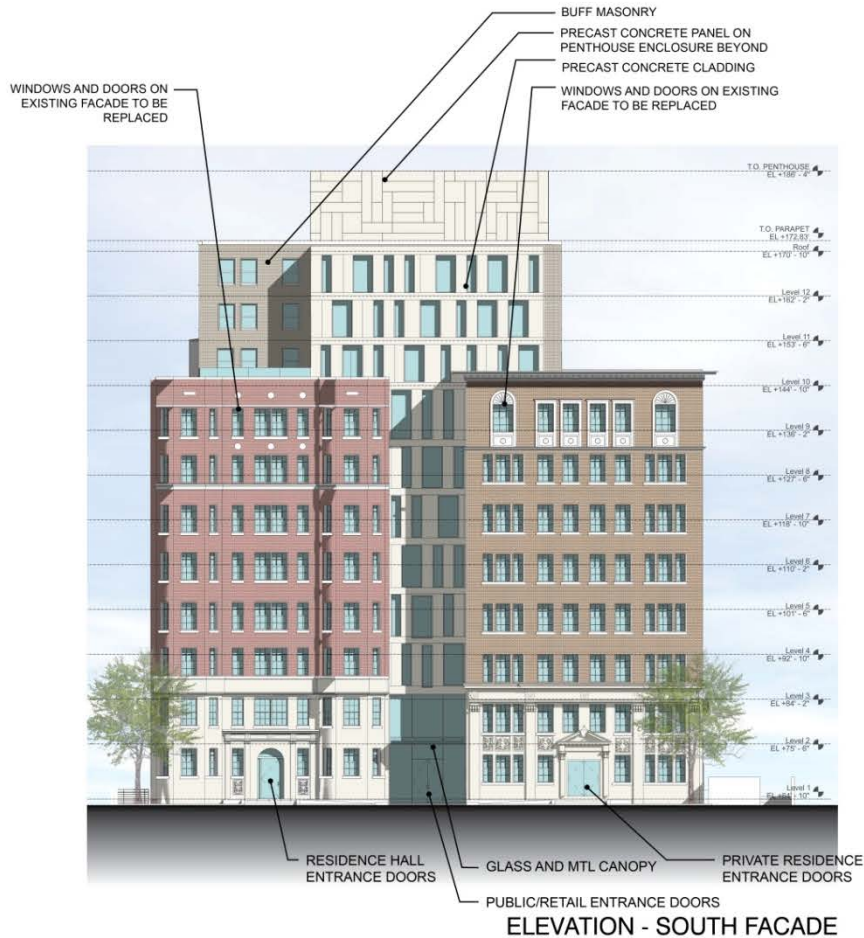
The West End, 2124 I (1926)



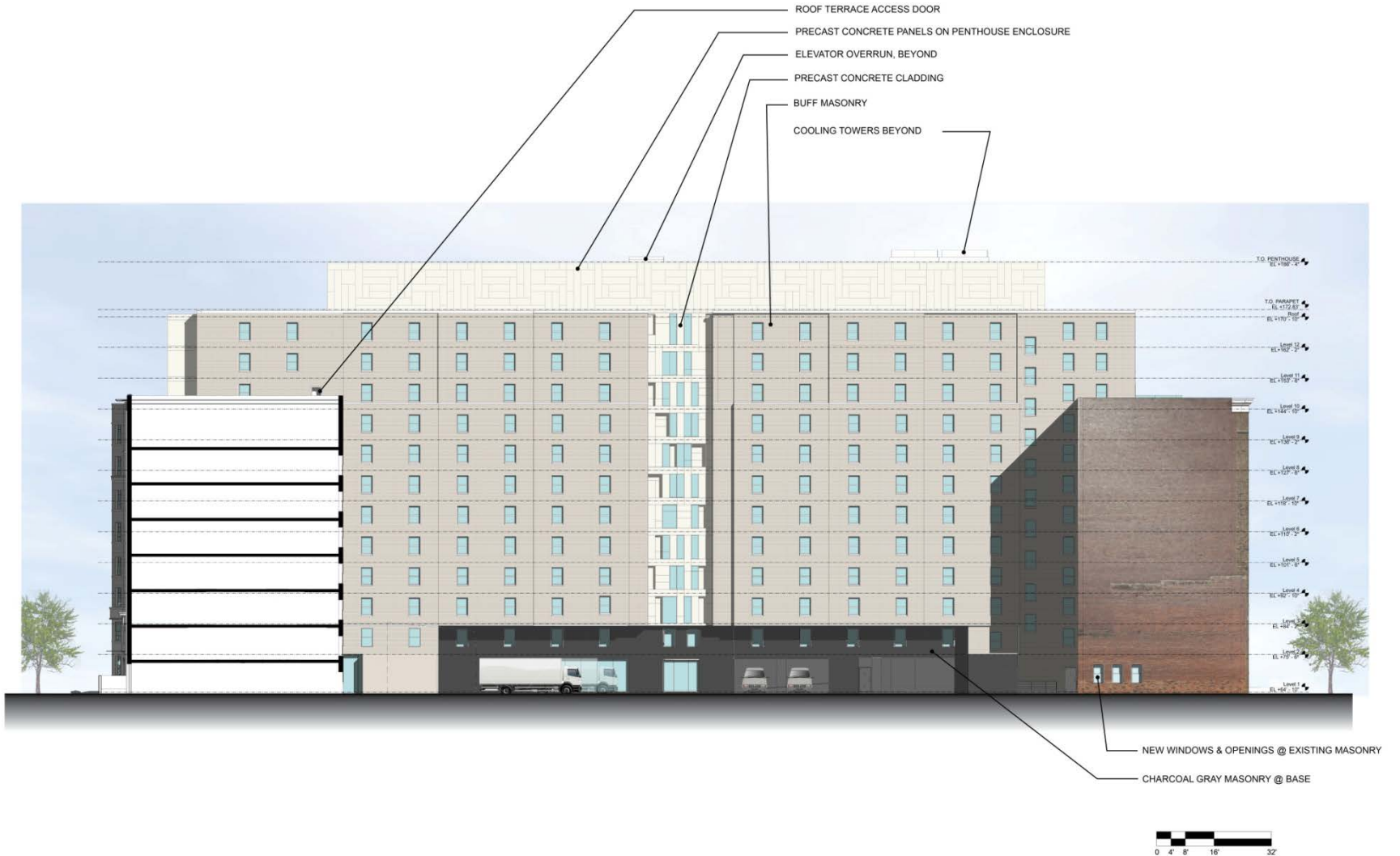
Preservation Plan



North-South Facade Elevations



East Elevation



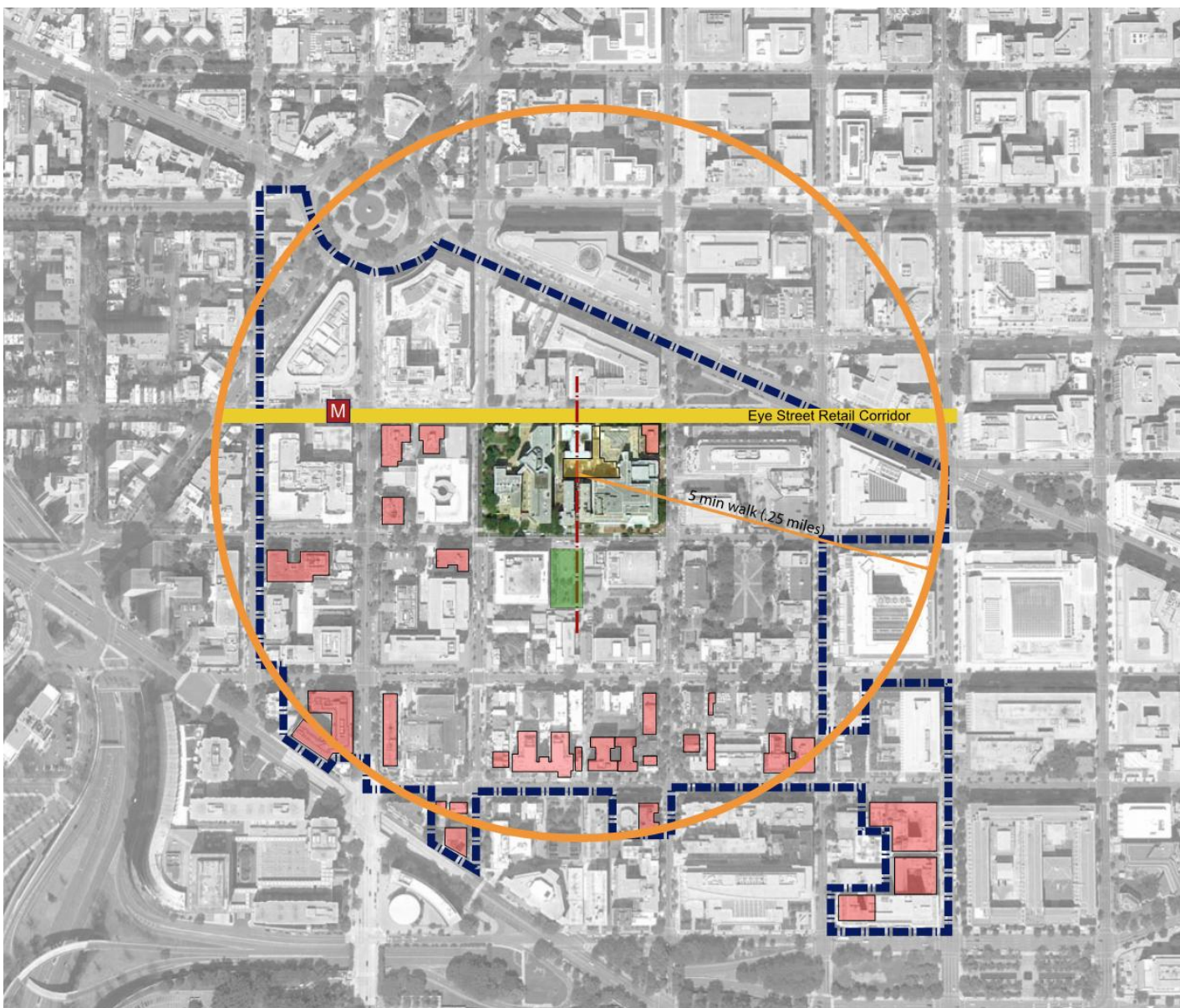
Project Design

Alick Dearie
Senior Associate
Ayers Saint Gross

Project Summary

- Proposed GFA: 270,118 S.F.
- Proposed Zoning: C-3-C
- Proposed Height: 110'
 - 12 above grade floors
 - 2 below grade floors
- Capacity for up to 898 beds

Campus Context Map



Context Photos



Schenley Hall, 2121 H (1926)

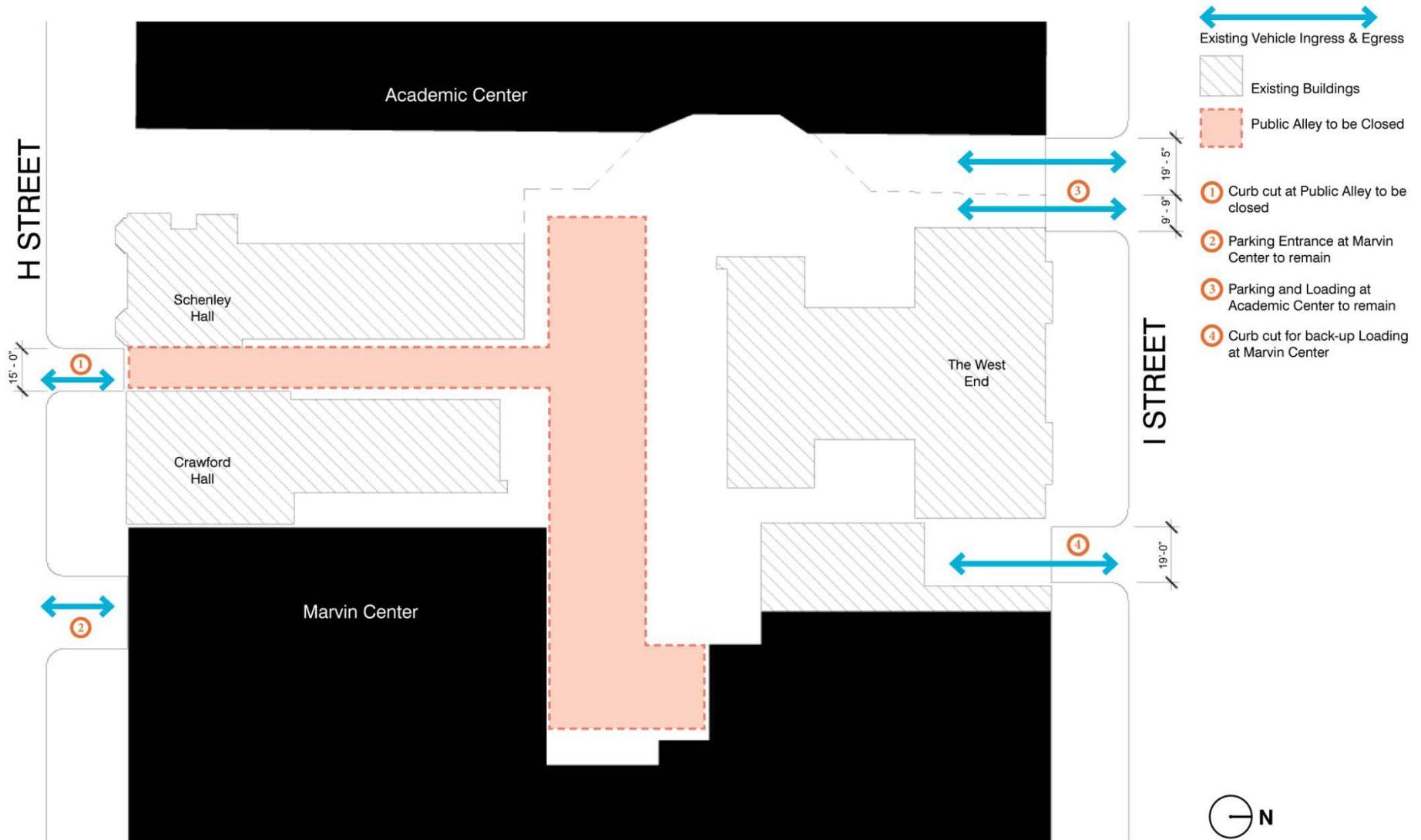


Crawford Hall, 2119 H (1925)

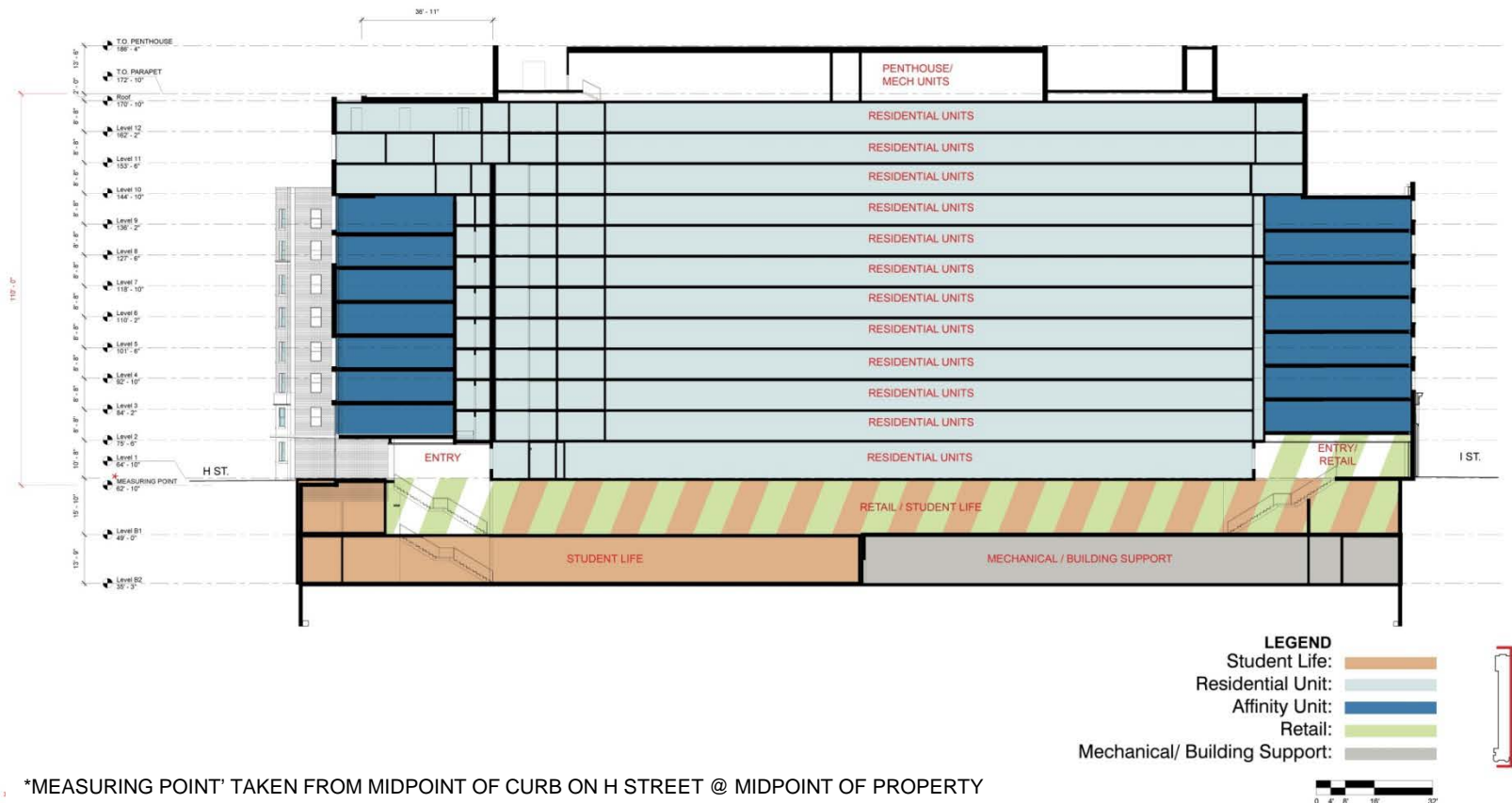
The West End, 2124 I (1926)



Existing Site Plan

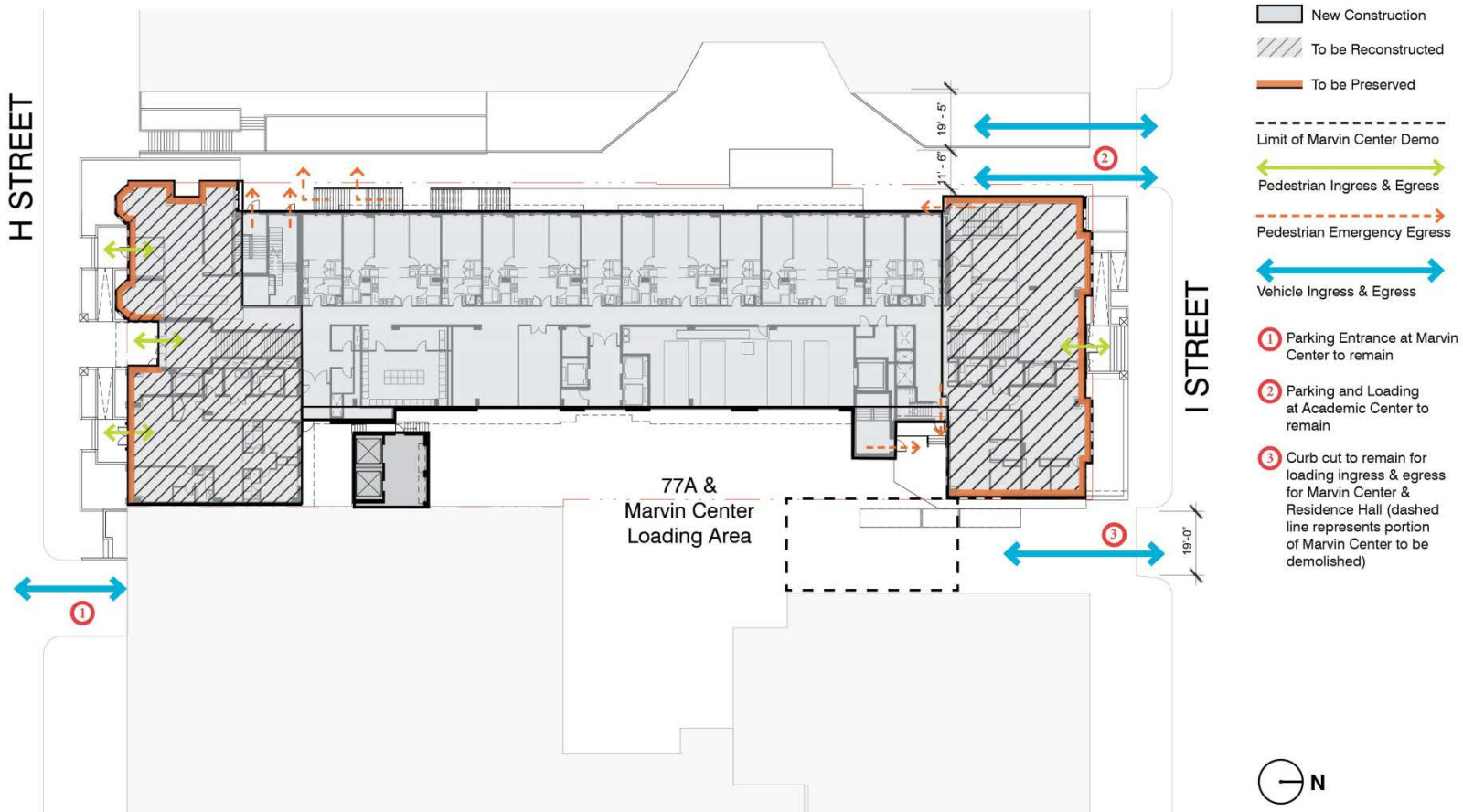


North – South Building Section

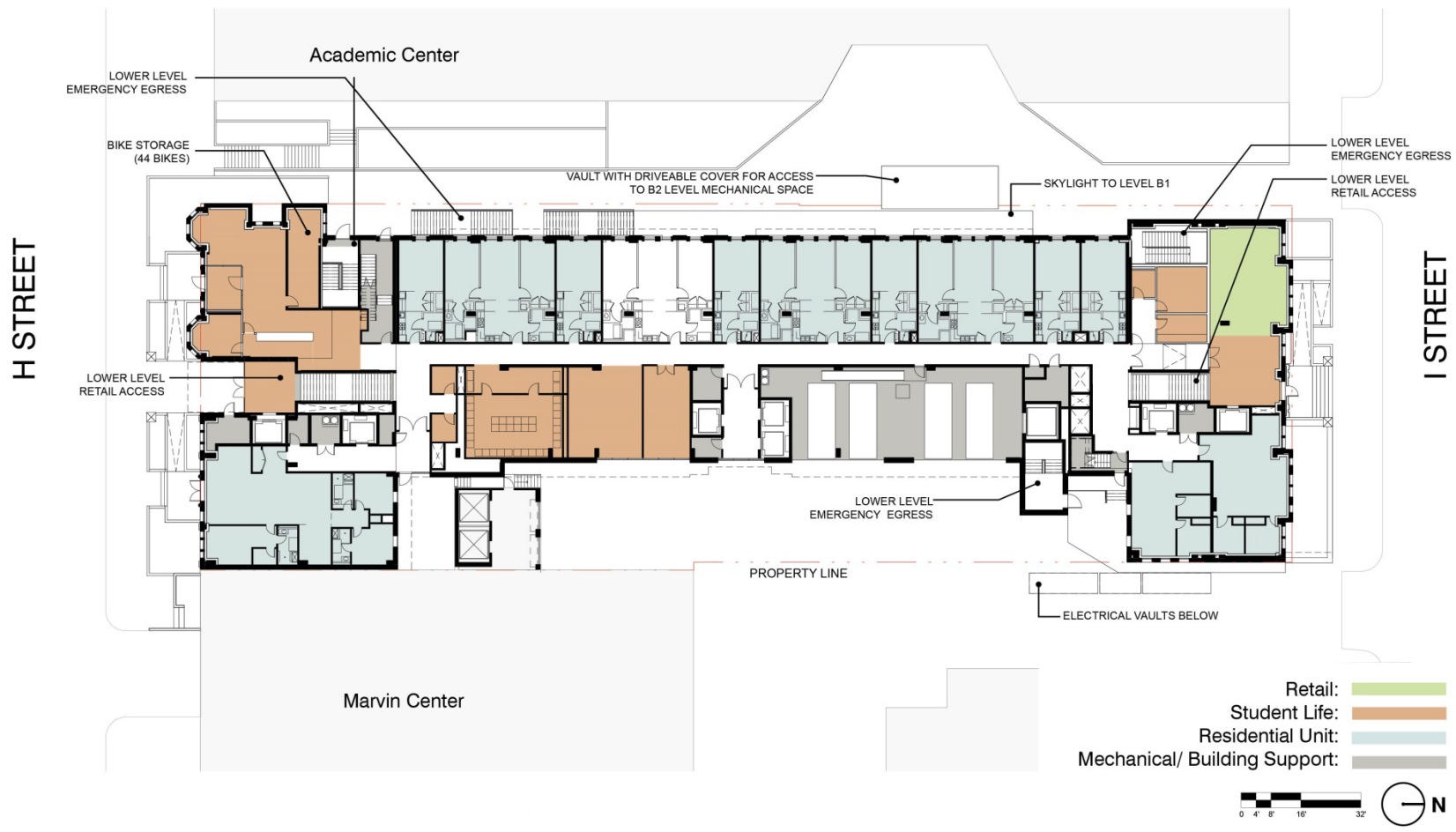


*MEASURING POINT' TAKEN FROM MIDPOINT OF CURB ON H STREET @ MIDPOINT OF PROPERTY

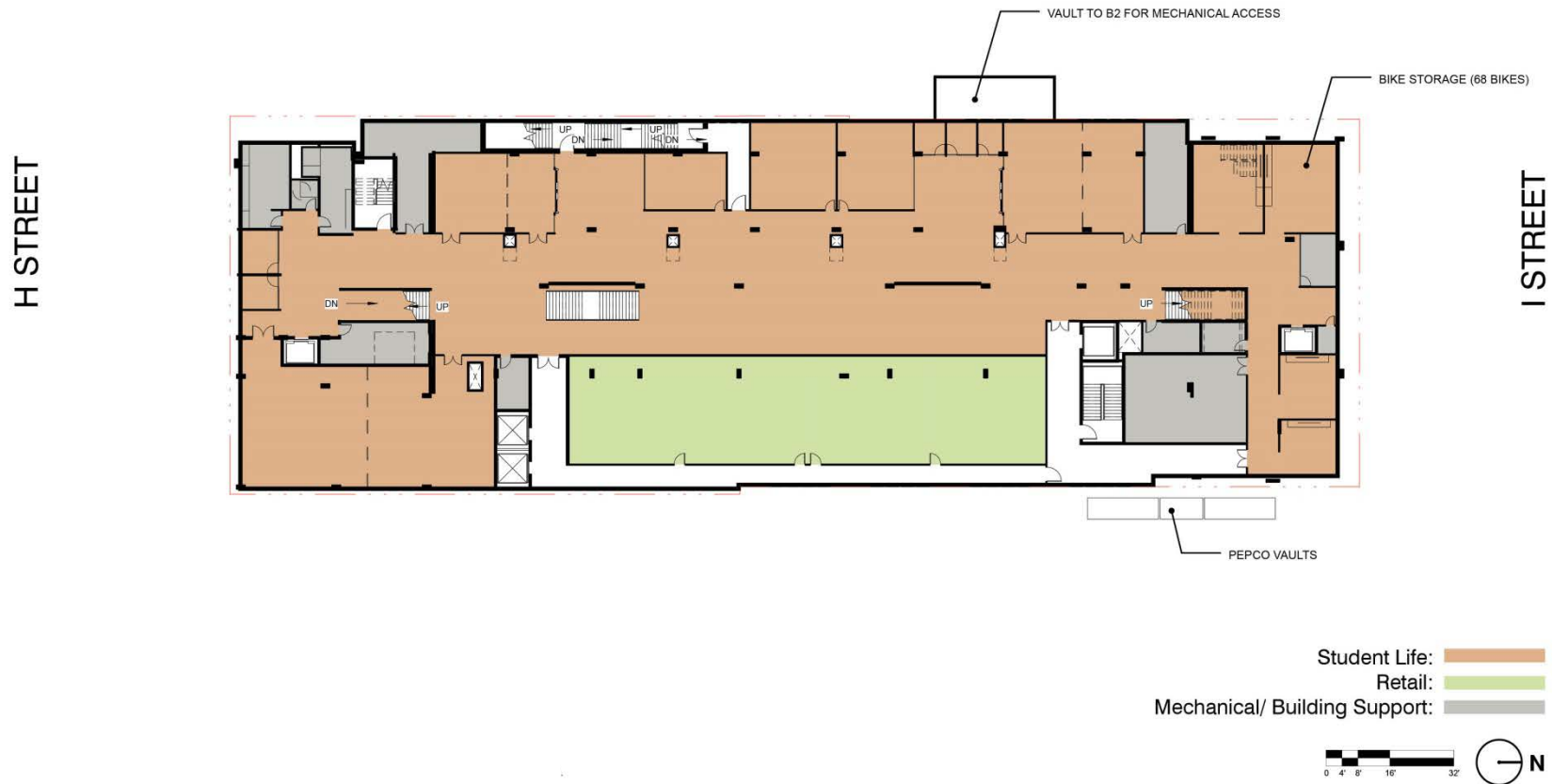
Proposed Site Plan



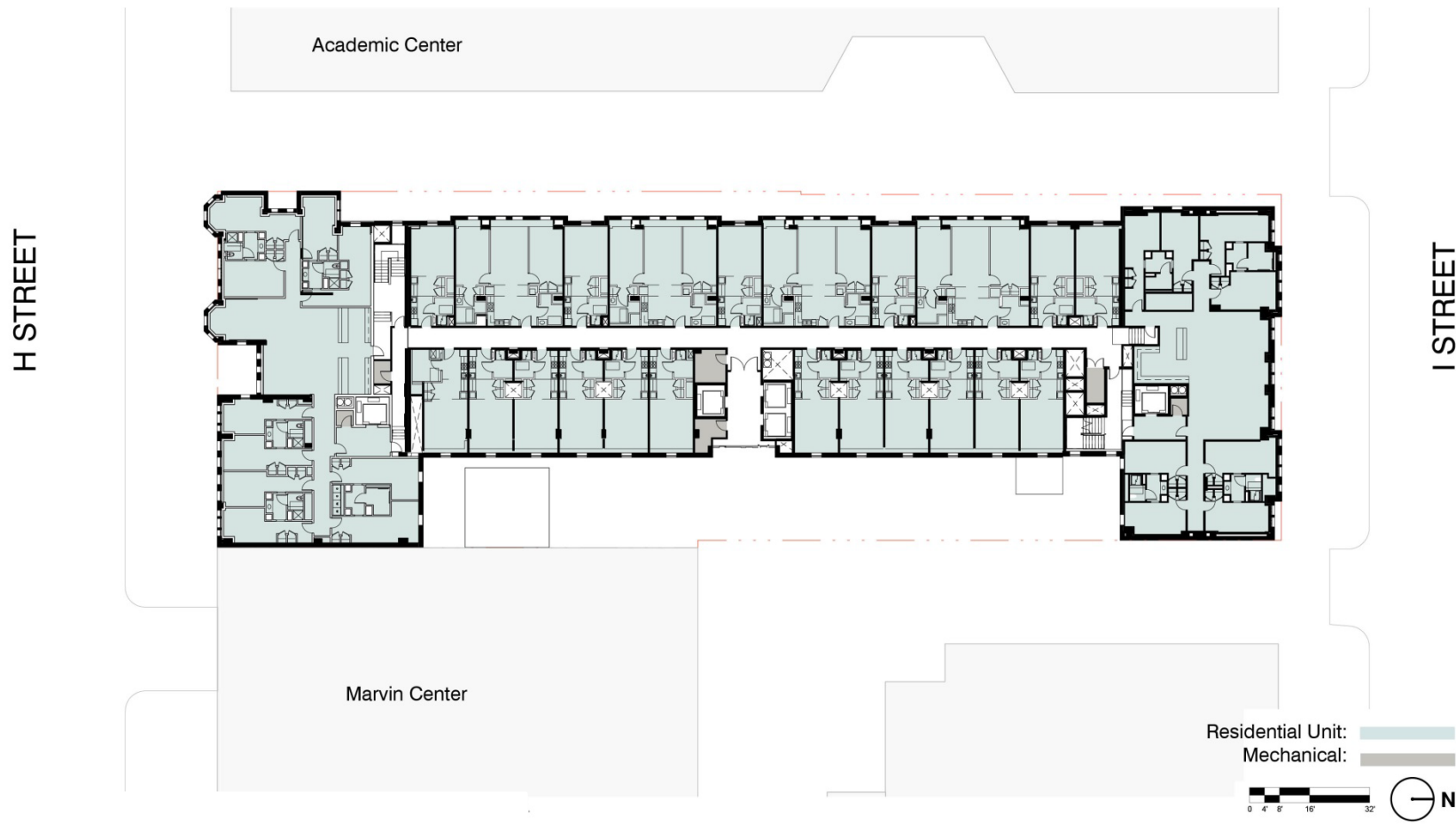
Ground Floor Plan



Lower Level 1 Plan



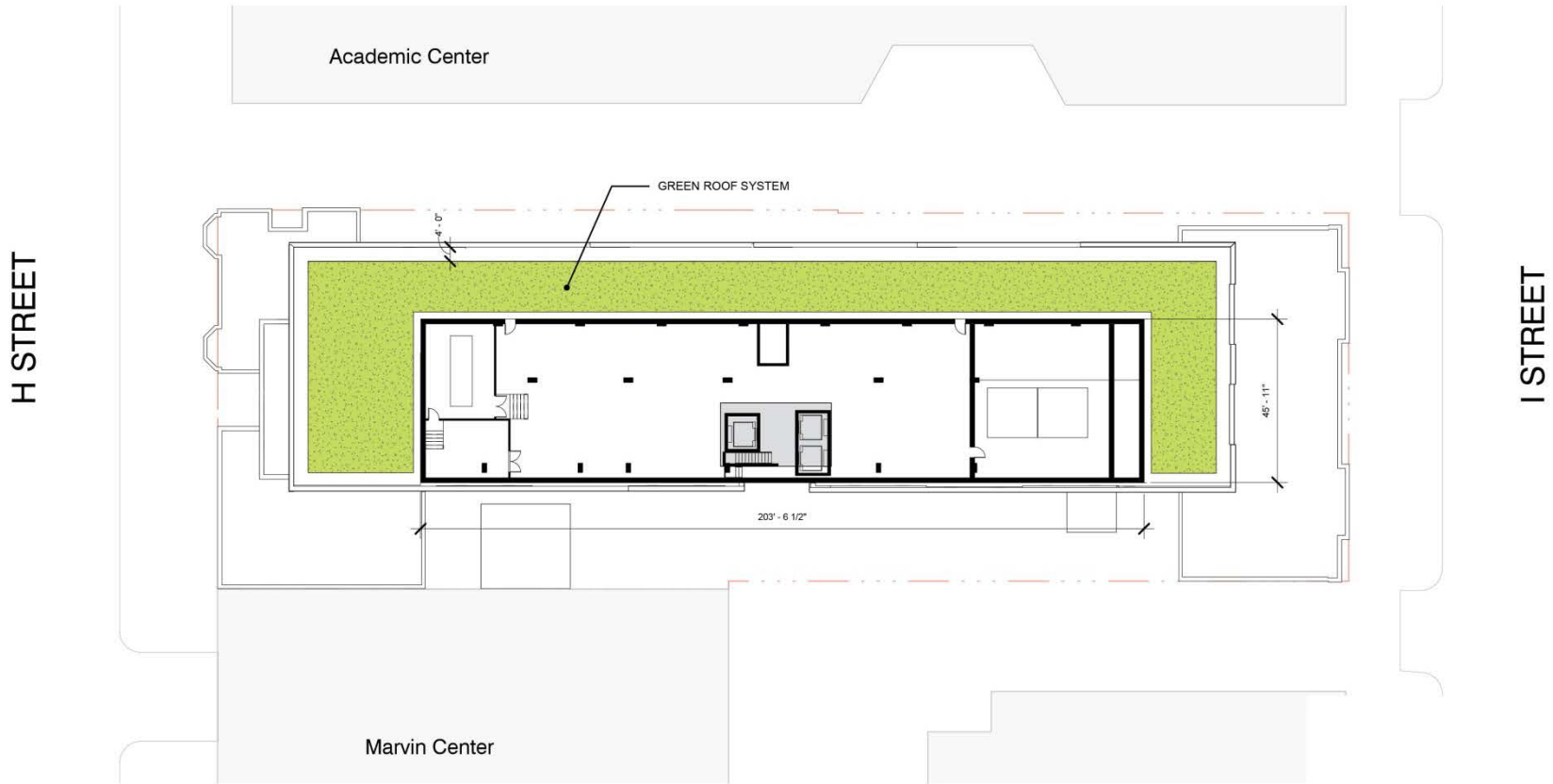
Typical Plan (Levels 3-8)



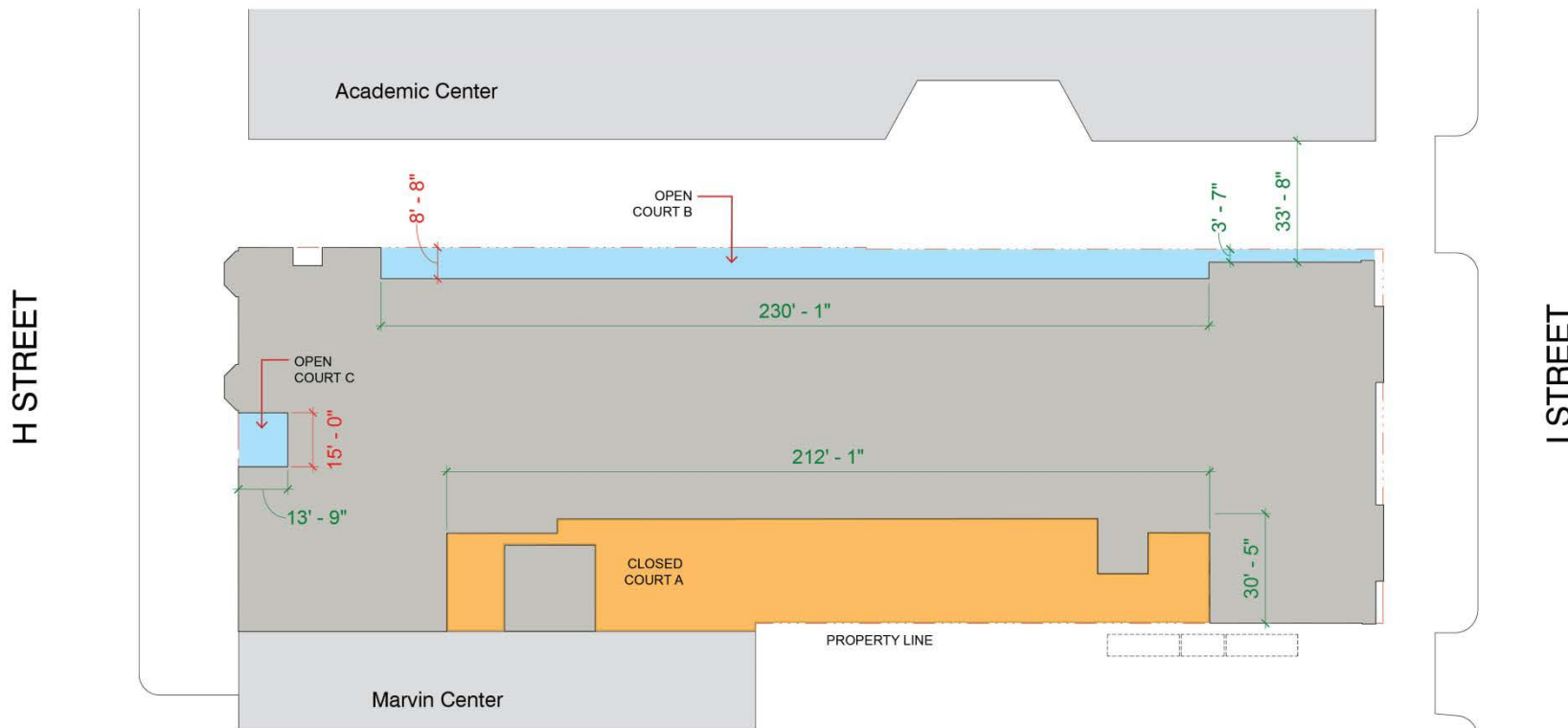
Level 10-12 Plan



Roof Plan



Court Plan



COURTS PER DCMR

776.3 ... "for residential uses...the width of the court shall be a minimum of 4 in./ft"...

CLOSED COURT:
A court surrounded on all sides by the exterior walls of a building, or by exterior walls of a building and side or rear lot lines, or by alley lines where the alley is less than ten feet (10ft.) in width.

OPEN COURT:
A court opening onto a street, yard, or an alley not less than ten feet (10') wide.

CLOSED COURT A
Width Required - $84' \times 47' = 28'$
Width Provided - $30'-5"$

Area Required - $2 \times (30' - 5")^2 = 1,850.35 \text{ SF}$
Area Provided - $6,060 \text{ SF}$

OPEN COURT B
Width Required - $84' \times 47' = 28'$
Width Provided - $8'-8"$

OPEN COURT C
Width Required - $84' \times 47' = 28'$
Width Provided - $15'-0"$



Section Perspective through Crawford



Perspective View From Kogan Plaza



Perspective View – H Street Looking East



Perspective View – H Street Looking West



Perspective View – I Street Looking West



Perspective View – I Street Looking West (with future Site 77C)



Perspective View – I Street Looking East



Perspective View – I Street Looking East



Context Elevations

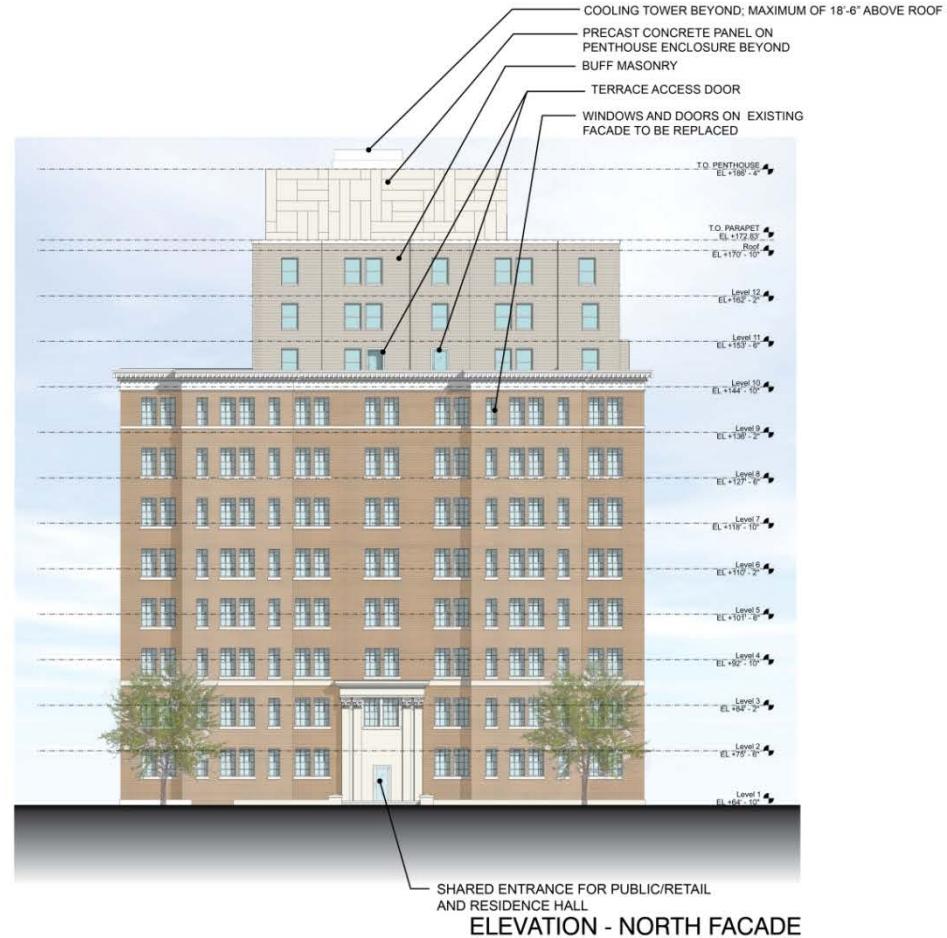
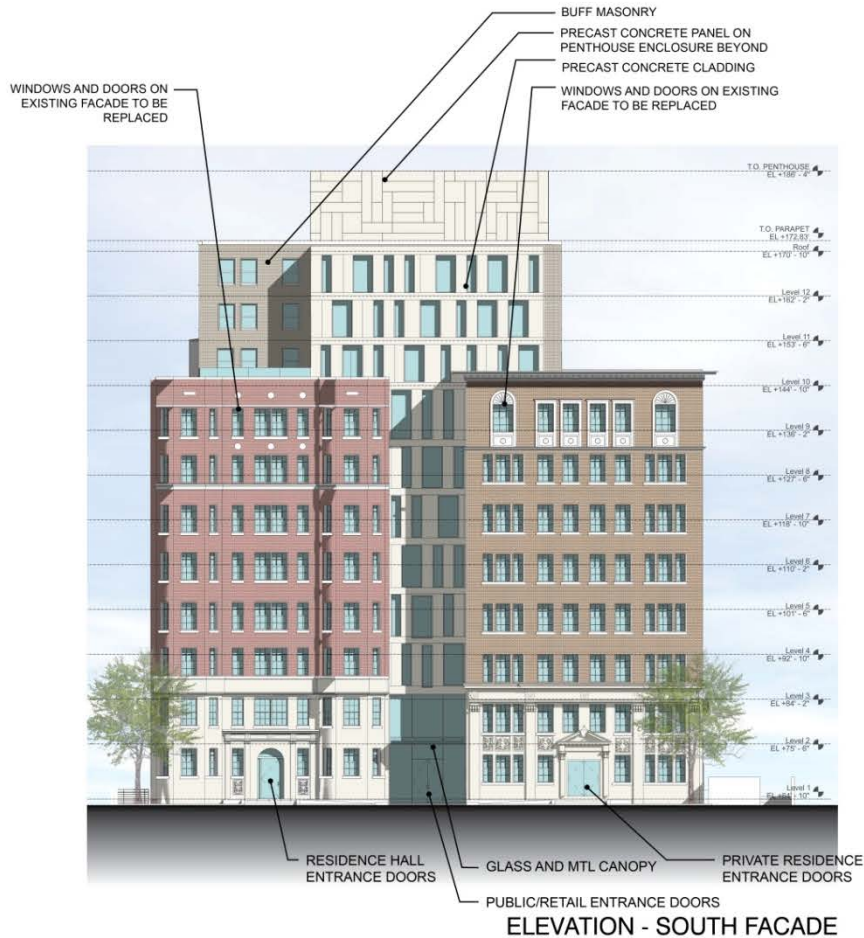


I STREET CONTEXT ELEVATIONS

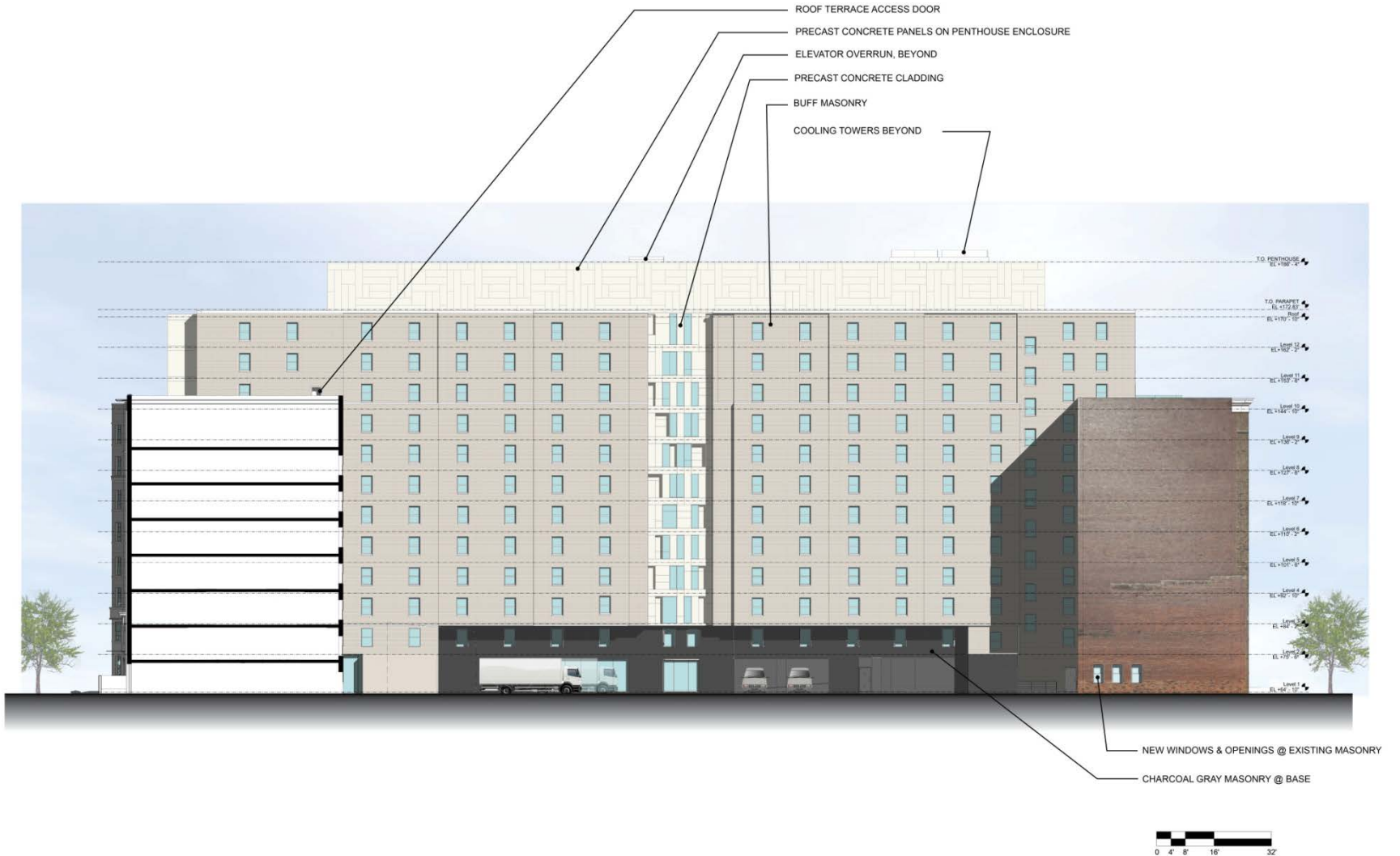


H STREET CONTEXT ELEVATIONS

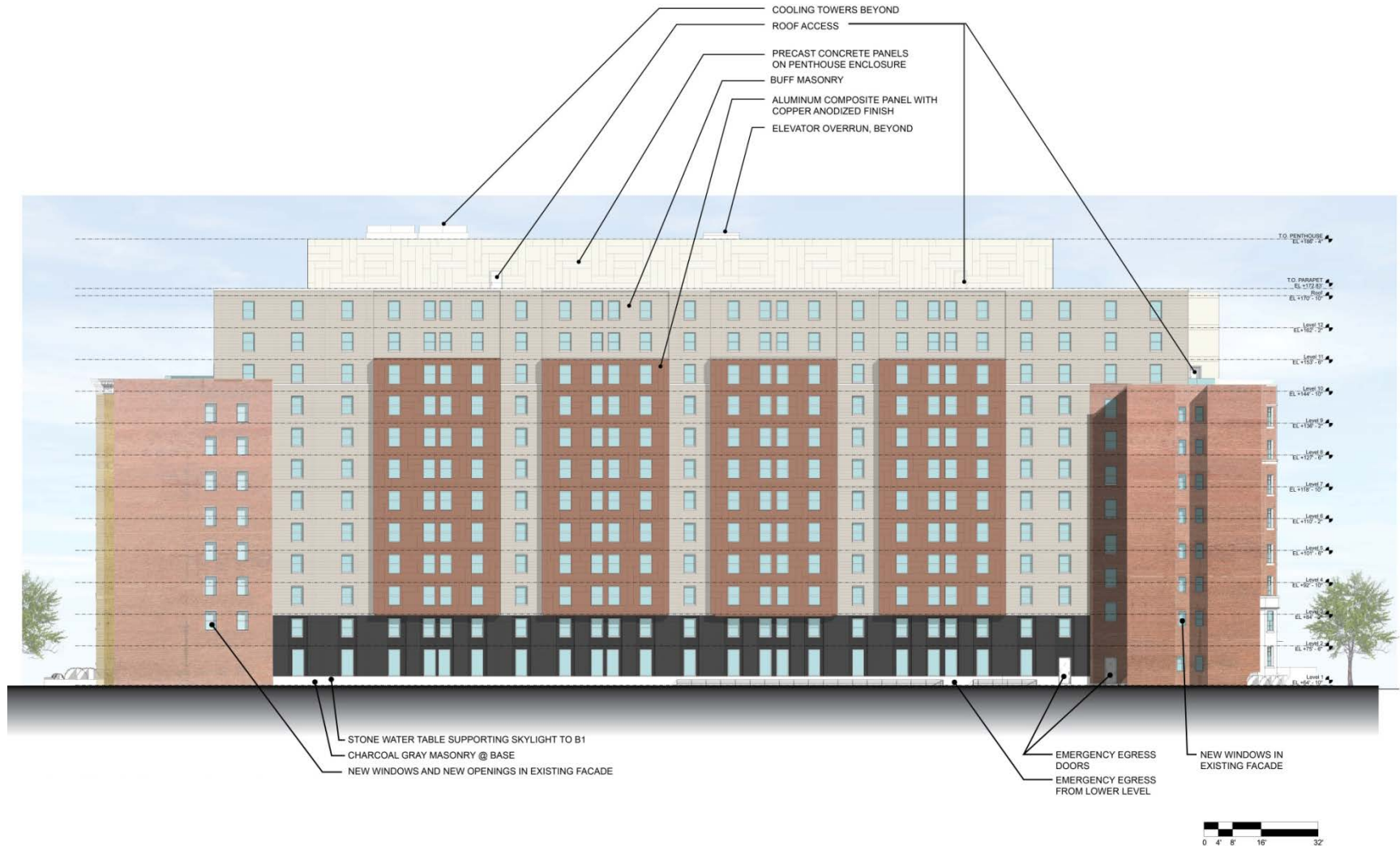
North-South Facade Elevations



East Elevation



West Elevation



Materials



MATERIAL 5 - PENTHOUSE MATERIAL
WHITE PRECAST



MATERIAL 4 - MASONRY MATERIAL
BUFF BRICK



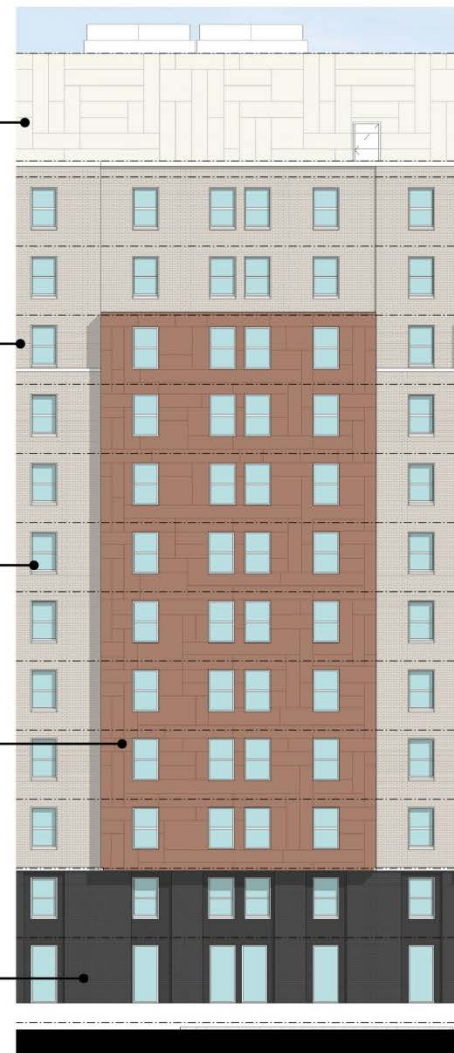
MATERIAL 3 - WINDOW FRAME
COPPER ANODIZED FINISH



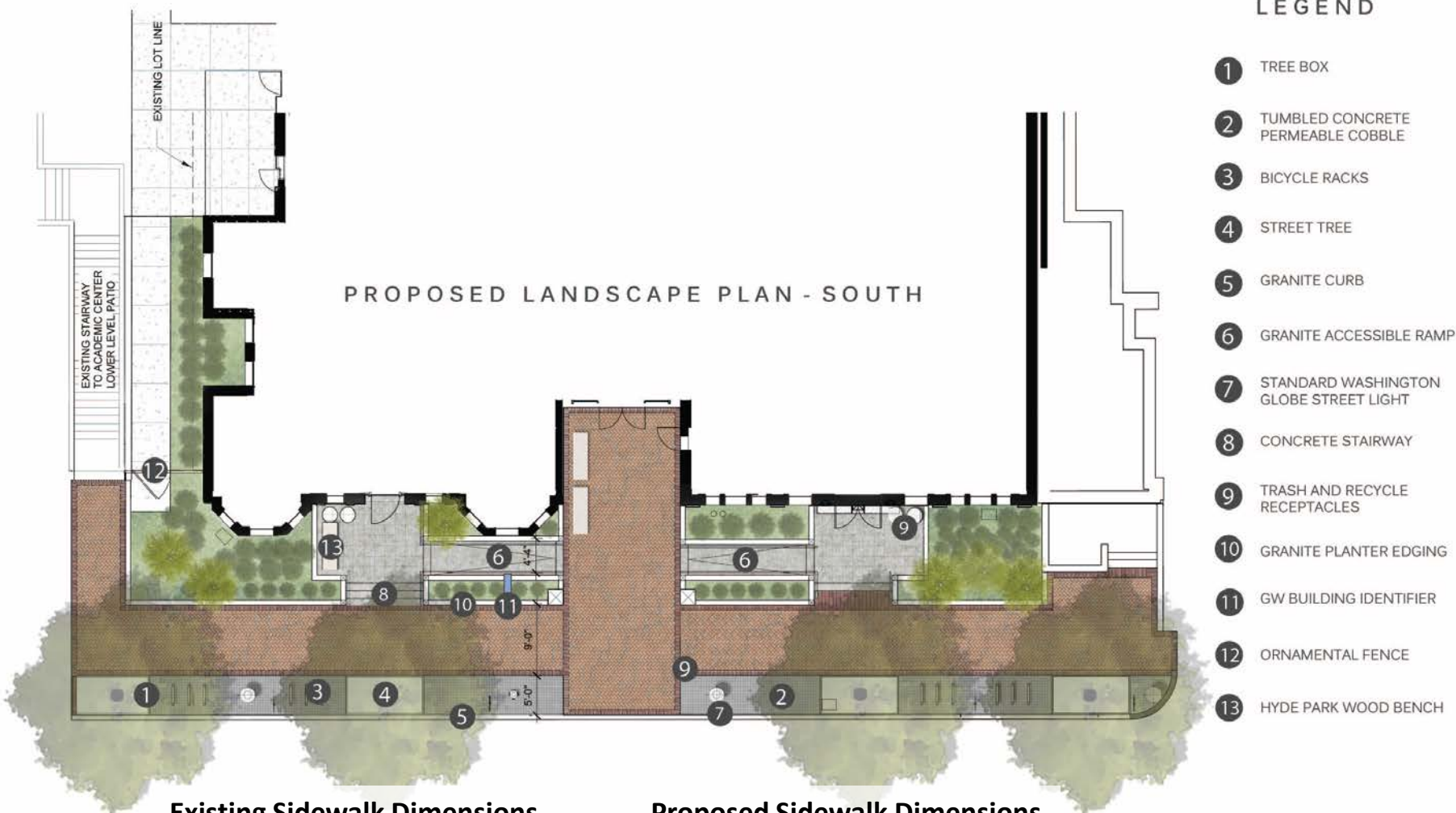
MATERIAL 2 - WEST FACADE BAYS
COPPER ANODIZED FINISH



MATERIAL 1 - BASE MASONRY MATERIAL
CHARCOAL GRAY BRICK



Streetscape/Landscape Plan - South



LEGEND

- 1 TREE BOX
- 2 TUMBLED CONCRETE PERMEABLE COBBLE
- 3 BICYCLE RACKS
- 4 STREET TREE
- 5 GRANITE CURB
- 6 GRANITE ACCESSIBLE RAMP
- 7 STANDARD WASHINGTON GLOBE STREET LIGHT
- 8 CONCRETE STAIRWAY
- 9 TRASH AND RECYCLE RECEPTACLES
- 10 GRANITE PLANTER EDGING
- 11 GW BUILDING IDENTIFIER
- 12 ORNAMENTAL FENCE
- 13 HYDE PARK WOOD BENCH

Existing Sidewalk Dimensions

	Schenley	Crawford
TREE BOX	3'-9"	4'-6"
CLEAR	7'-7"	6'-10"
TOTAL	11'-4"	11'-4"

Proposed Sidewalk Dimensions

TREE BOX	5'-0"
CLEAR	9'-0"
TOTAL	14'-0"

Streetscape/Landscape Plan - North

Existing Sidewalk Dimensions

TREE BOX	3'-4"
CLEAR	7'-10"
TOTAL	11'-2"

Proposed Sidewalk Dimensions

TREE BOX	5'-0"
CLEAR	9'-0"
TOTAL	14'-0"

LEGEND

- 1 TREE BOX
- 2 TUMBLED CONCRETE PERMEABLE COBBLE
- 3 BICYCLE RACKS
- 4 STREET TREE
- 5 GRANITE CURB
- 6 GRANITE ACCESSIBLE RAMP
- 7 STANDARD WASHINGTON GLOBE STREET LIGHT
- 8 CONCRETE STAIRWAY
- 9 TRASH AND RECYCLE RECEPTACLES
- 10 GRANITE PLANTER EDGING
- 11 GW BUILDING IDENTIFIER



Streetscape Materials



GW STANDARD BENCH



Single Globe
- 18'-0" HL.
WASHINGTON GLOBE
STREETLIGHT



Twin-20
TWIN 20 STREETLIGHT



ULMUS ALLEE (LACEBARK ELM)



QUERCUS NUTTALLI - (NUTTALL OAK)



TREE BOX FENCING



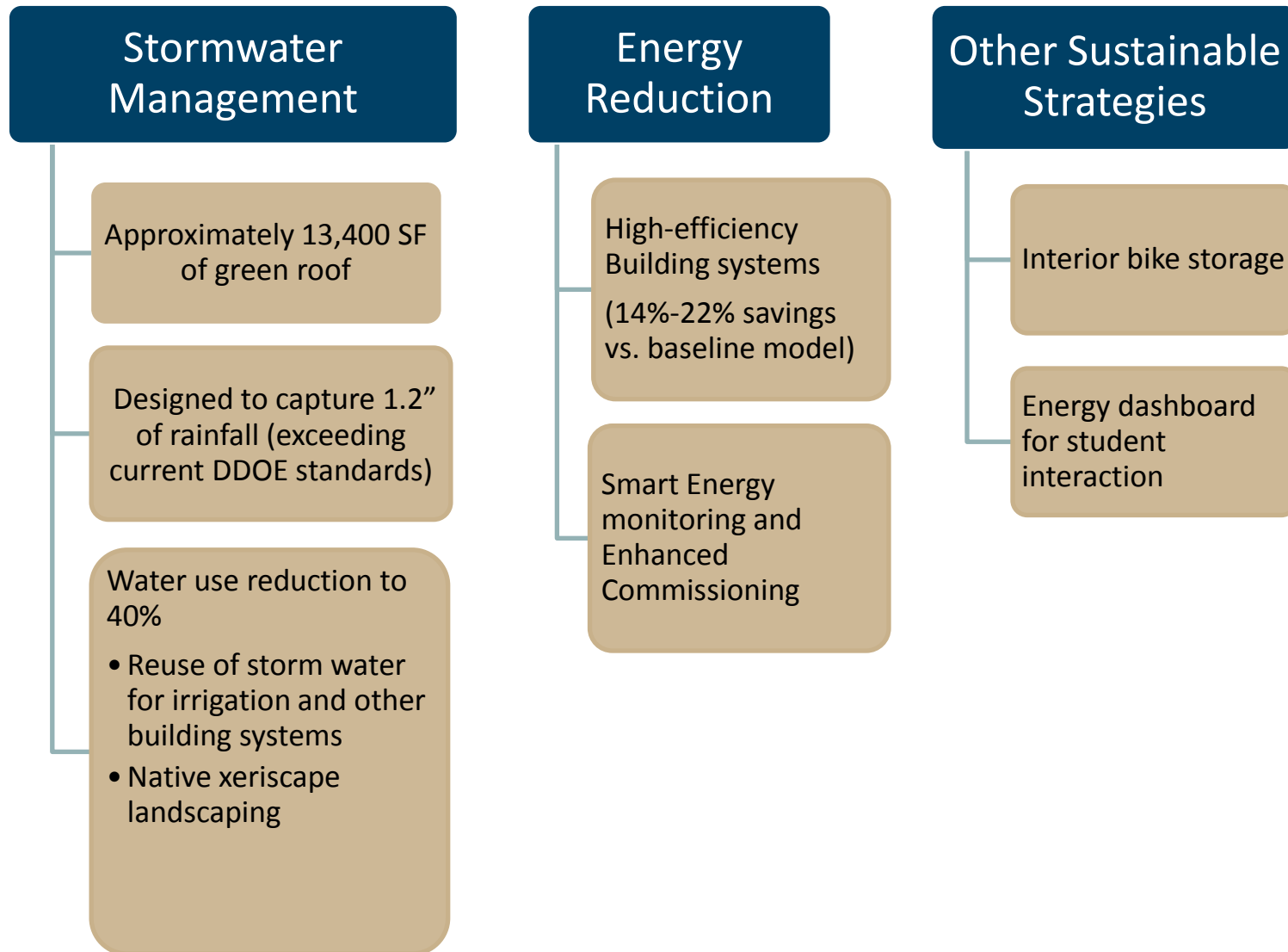
BICYCLE RACK



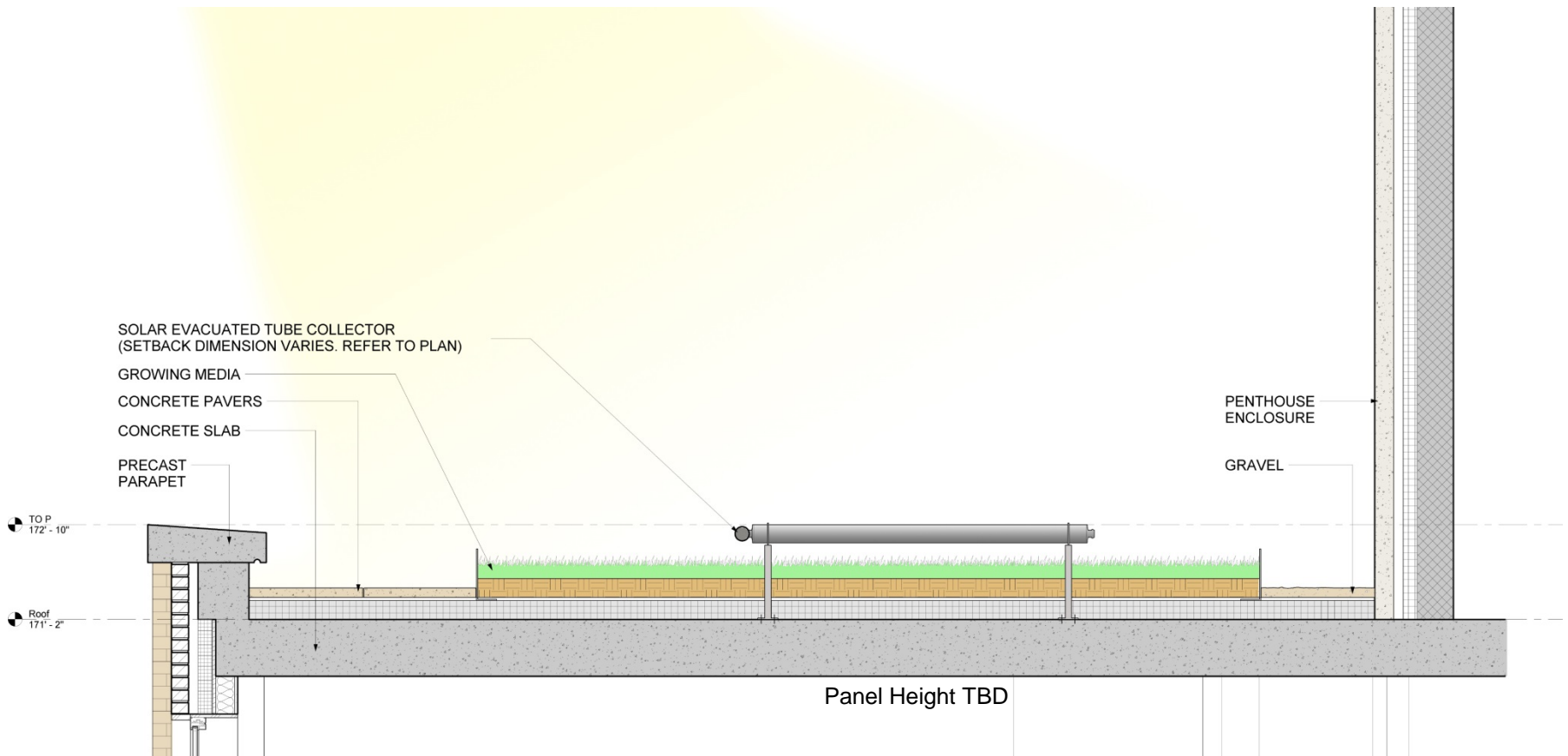
GARDEN PLANTERS



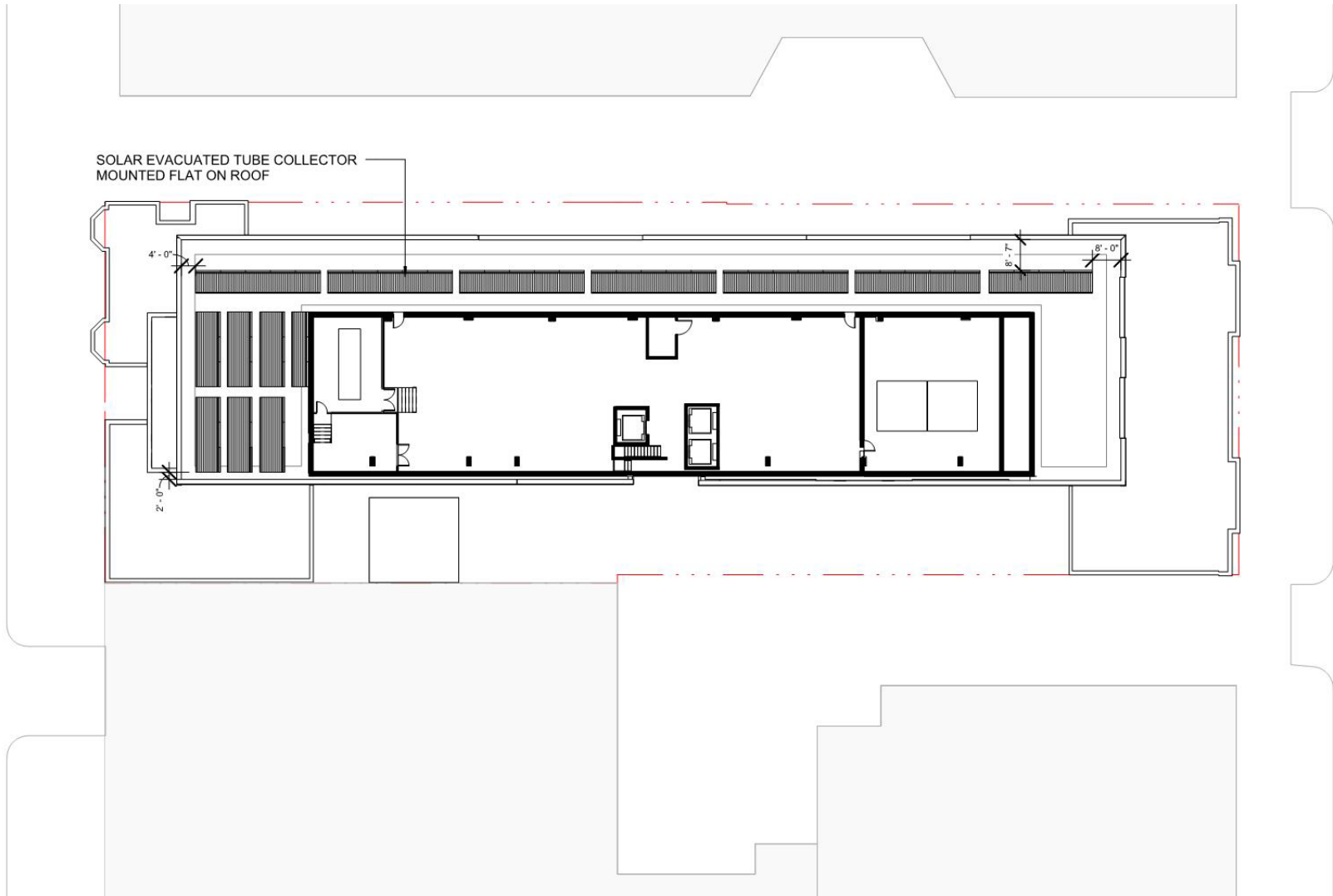
Sustainable Features – LEED Silver Target



Sustainable Features – Solar Diagram



Sustainable Features – Solar Array Diagram



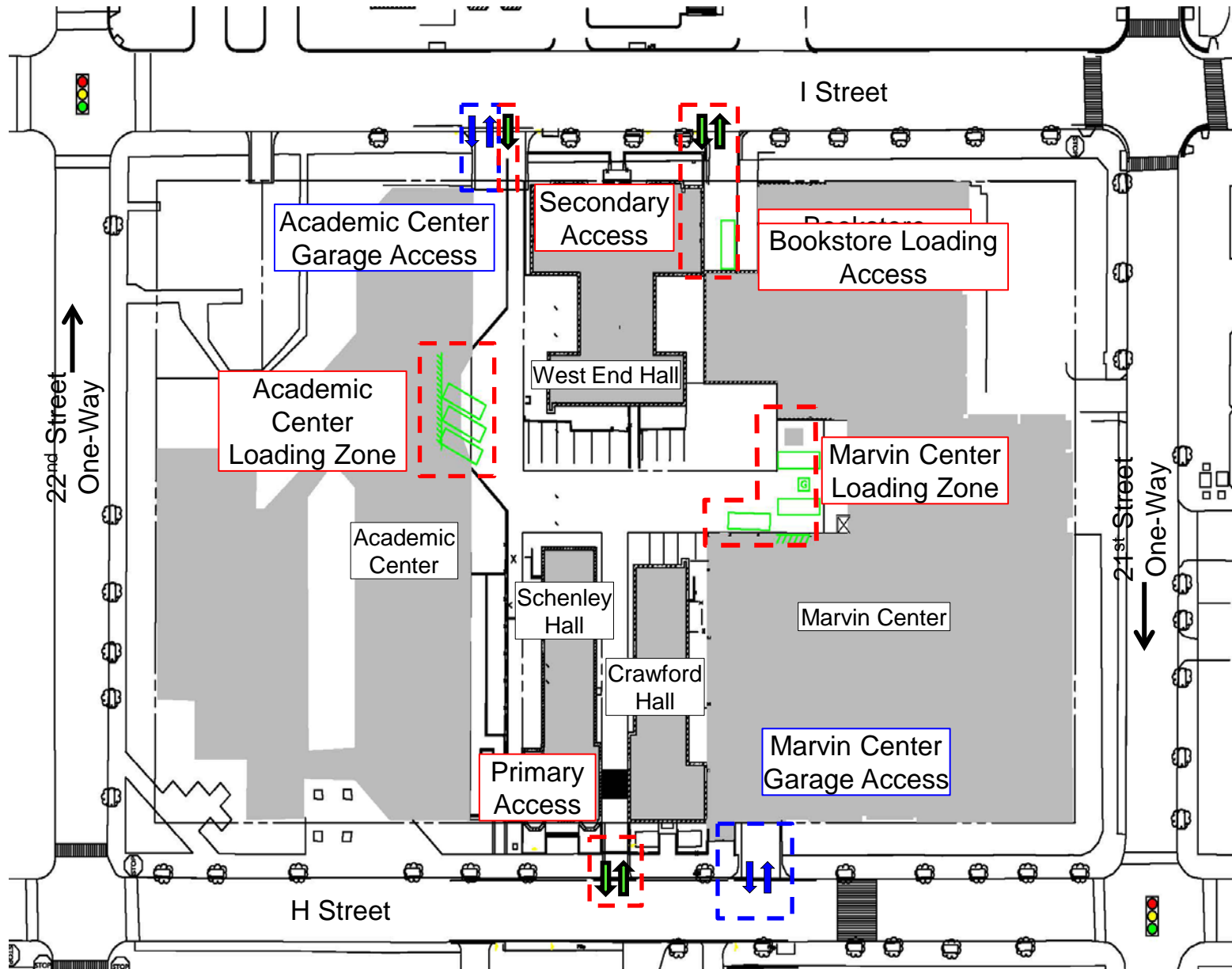
Transportation Overview

Jami Milanovich
Principal Associate
Wells & Associates

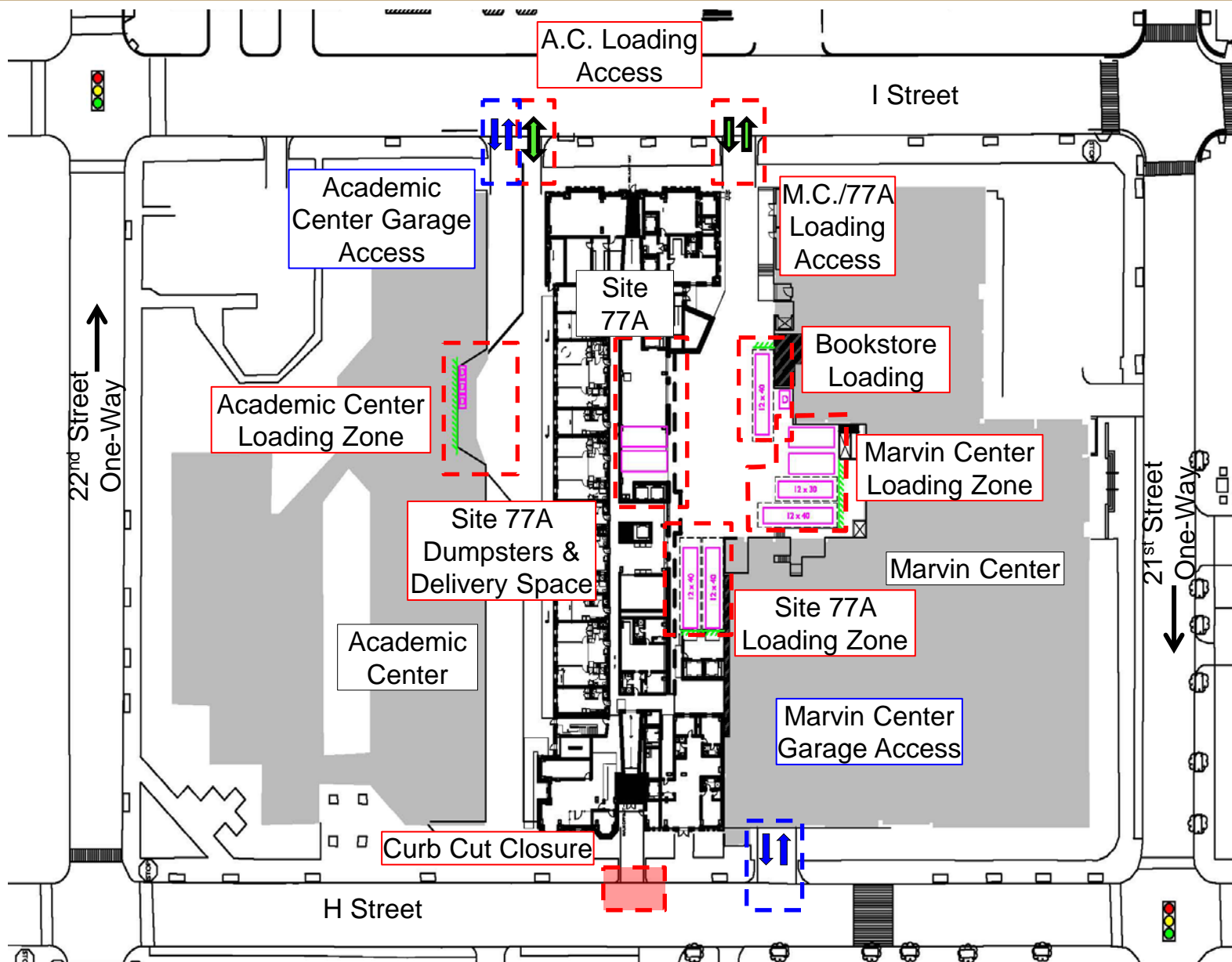
Project Highlights

- Bring off-campus undergraduate student beds on-campus
- Close the existing curb cut to Square 77 on H Street
- Eliminate back-in/back-out maneuvers by trucks at the existing I Street curb cut
- Provide front-in/front-out maneuverability to/from the Square for all trucks
- Reorganize the Marvin Center loading area to improve accessibility
- Restrict all regular deliveries to Square 77 to WB-40 trucks or smaller
- Require special deliveries using trucks larger than WB-40 to be accommodated on-site during off-peak hours (i.e. no curbside loading)
- Increase the sidewalk widths on H Street and I Street

Existing Conditions



Proposed Conditions



Trip Generation

- The Site 77A Redevelopment would generate very few vehicle trips
- 97% of undergraduate students on the Foggy Bottom Campus do not have a car on campus
 - Therefore, the residence hall would not generate any new AM or PM peak hour vehicle trips
- 85% of retail employees are expected to utilize non-auto modes of transportation
 - Therefore, the retail venue would generate just 4 AM peak hour trips and just 8 PM peak hour trips
- Virtually all new truck trips to the site will be associated with the proposed retail venue
 - The retail venue would generate an average of 10 trucks per day

Transportation Management Plan

- Includes a Transportation Management Coordinator
- Provides information regarding alternative transportation modes to students at orientation
- Promotes available GW shuttle bus options
- Promotes car sharing services
- Promotes Capital Bikeshare
 - Nearest location at 21st Street & I Street NW intersection
- Will provide bicycle parking
 - 112 secure, indoor spaces provided (1 space per 8 beds)
 - Additional 40 outdoor bicycle spaces

Loading Management Plan

- Designate dock manager
- Limit truck sizes for regular deliveries
- Coordinate non-standard deliveries to off-peak times
- Identify preferred truck routes
- Provide enforcement

Conclusions

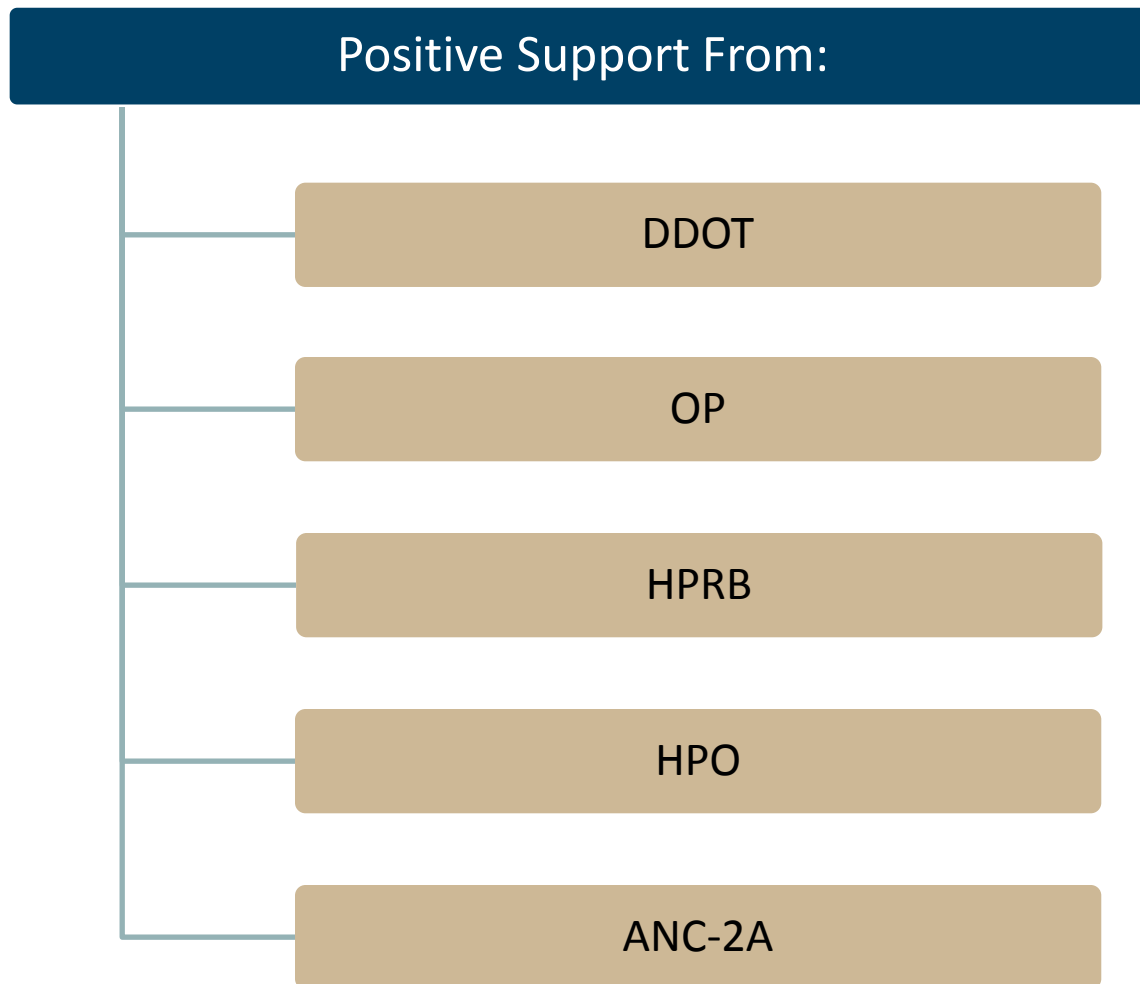
- Generates minimal vehicular trips
- Improve loading
 - Eliminate back-in/back-out maneuvers
 - Limit regular deliveries to WB-40 trucks or smaller
 - Coordinate special deliveries
 - Implement Loading Management Plan
- Has no objectionable impact on the surrounding residential communities

Conclusion

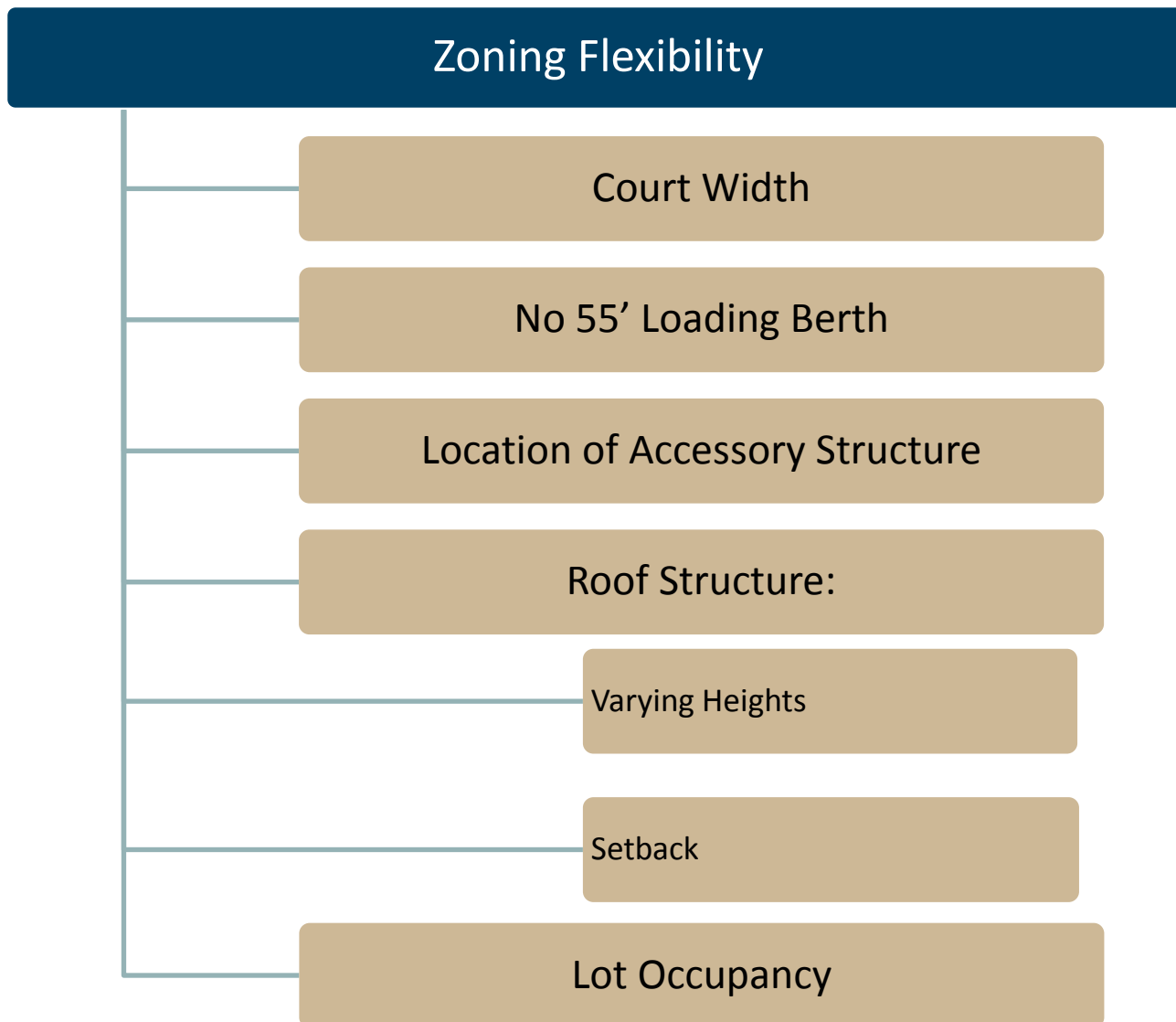
David Avitabile
Associate
Goulston & Storrs

Responses to Agency and ANC Reports

Community/Agency Support



Requested Areas of Zoning Flexibility



Conclusion

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



neighborhood.gwu.edu