

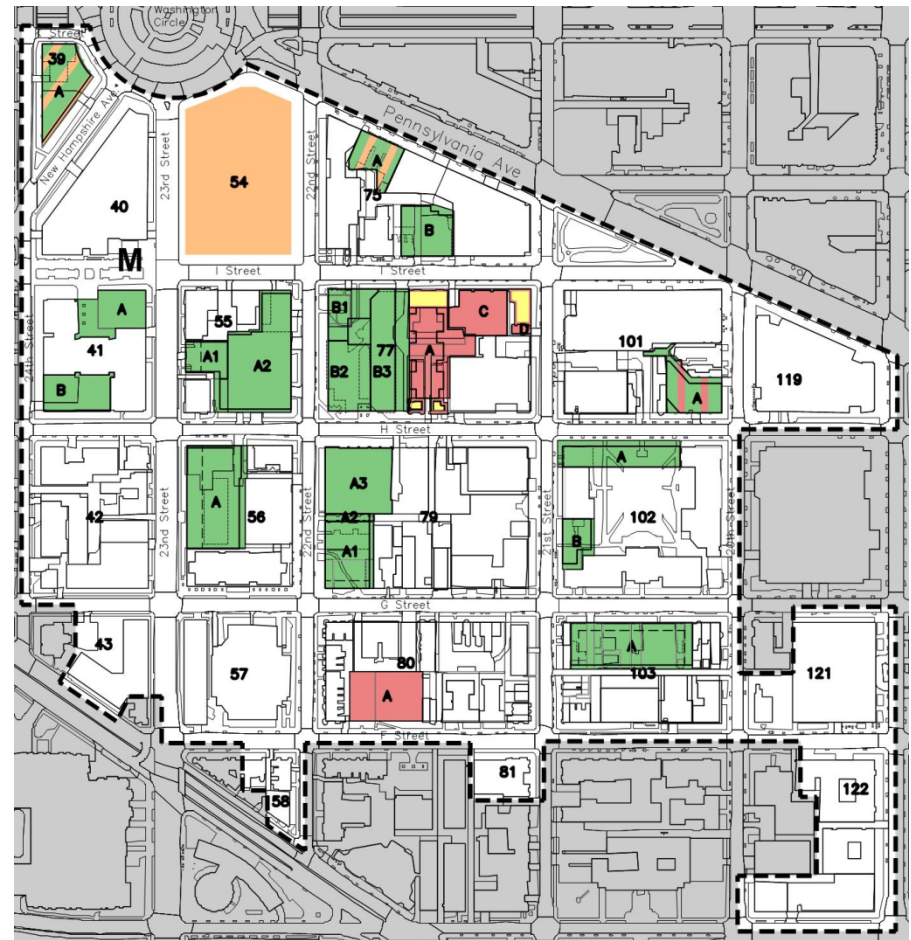
# 2007 Foggy Bottom Campus Plan Site 75A at Square 75

ANC2A Preliminary Discussion  
November 16, 2011

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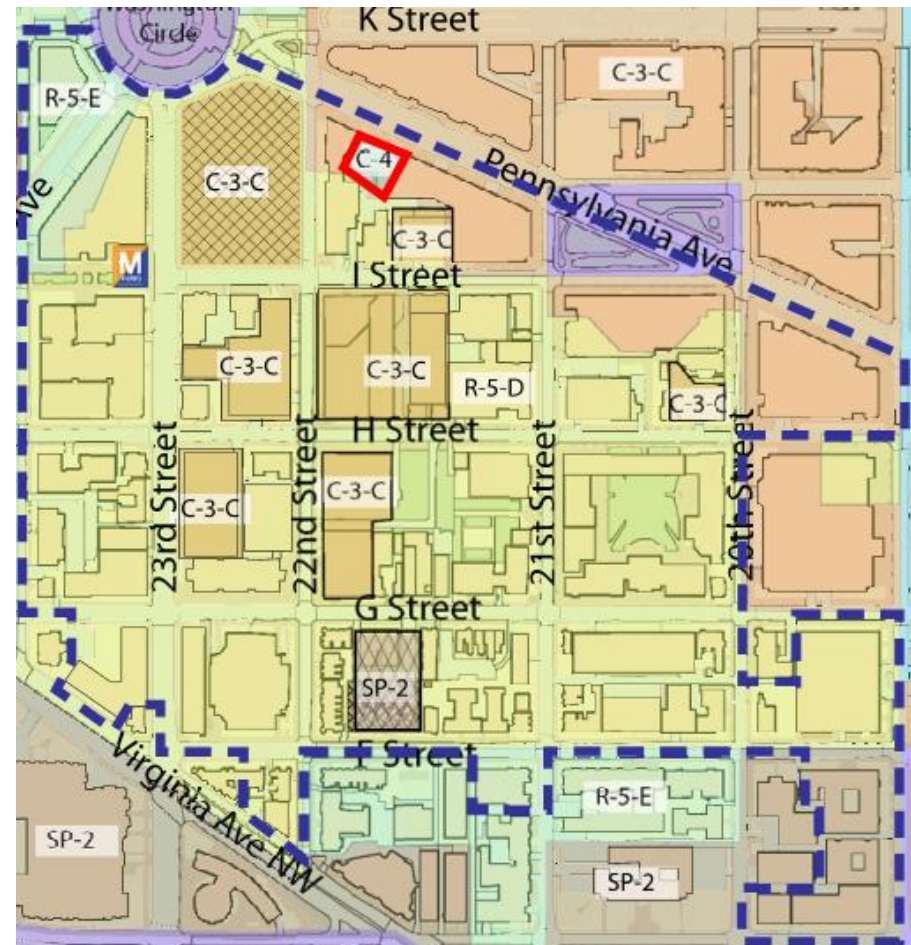
# Background

- **Campus Plan** was approved by the Zoning Commission in 2007
- **Related First Stage PUD** governs development on the campus
  - Identifies 16 development sites on campus
  - Sets forth height, density, and lot occupancy for each site
- **Rezoning**s approved for certain development sites.



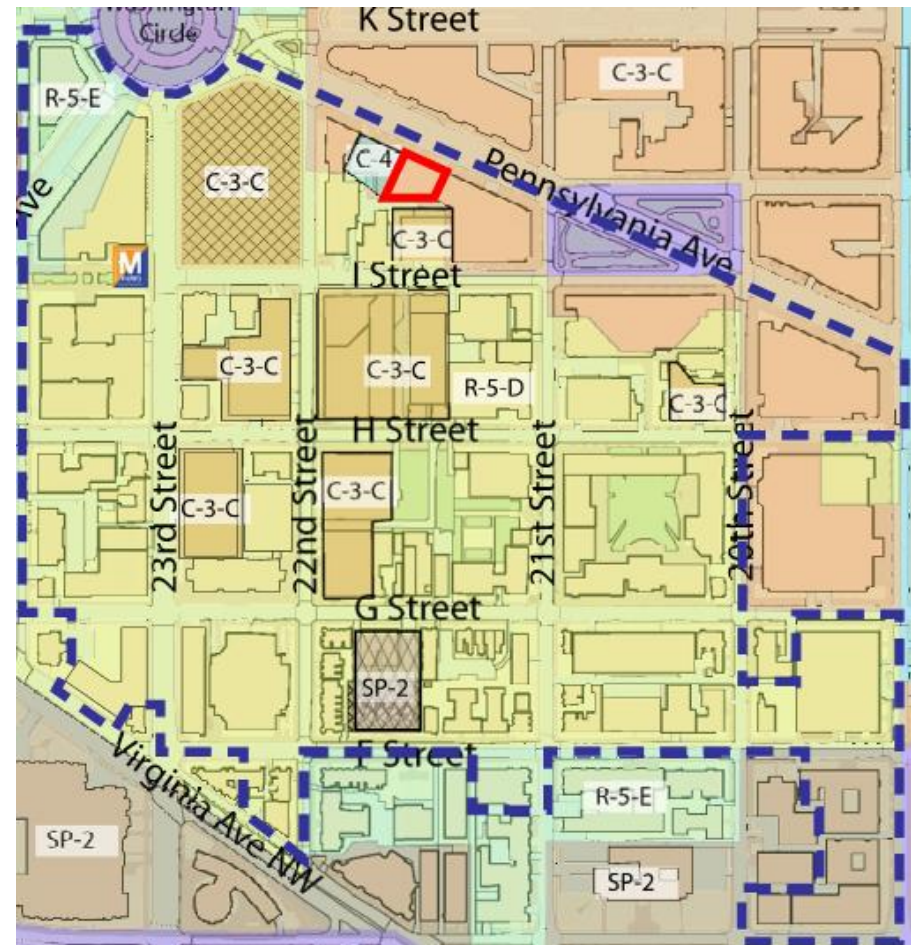
# Site75A

- Consists of 6 properties on Pennsylvania Avenue
- Approximately 12,300 s.f. of land area
- Per First Stage PUD
  - Rezoning: C-4 Zone
  - Height: 130 feet
  - GFA: 122,990 s.f.
  - Use: Commercial / Investment
- Campus Plan / PUD also calls for relocation of existing alley in Square 75



# 2100 Penn Ave - West

- Immediately adjacent to Site 75A
- Current use: office building
  - Zone: C-3-C
  - Use: Commercial / Investment
- Primary tenant (Kaiser Permanente) is vacating building



# The Project

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- Develop a new office building on 75A/2100 West, which will:
  - Fund GW's academic mission through non-enrollment driven revenue
  - Benefit the District through increased tax revenue
- Improve the alley system behind the project site
- Following approval, partner with a third-party developer who will construct, lease and operate the new building
- The developer will be fully bound to implement the conditions of approval

# The Process

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- Zoning process:
  - Amend the First Stage PUD and rezoning to incorporate 2100 West
    - Approximately 45,000 s.f. net new GFA over what was previously approved in First Stage PUD
  - Request second stage PUD and further processing approval for the building
- Alley Process:
  - Relocate and widen alley
  - Will not reduce the total amount of public alley space

# Benefits and Amenities



- First Stage PUD already approved benefits and amenities for 75A. Pursuant to this:
  - Sustainable features
  - Streetscape improvements along Pennsylvania Avenue
  - Exemplary architecture
  - Site planning – improved alley system
- For the additional 45,000 SF above 2100 West:
  - Additional benefits and amenities proportionate to the additional SF gained through the amendment of the First Stage PUD



# Outreach and Next Steps

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- The University has...
  - Briefed its existing retail tenants
  - Informed the President Condominium and will be meeting with them in the near future
  
- The University will...
  - Continue to work with ANC 2A, community representatives, President Condo, existing retail tenants and other stakeholders to discuss plans and identify amenity and benefit opportunities
  - File PUD and Alley Closing in early 2012

Jeff Barber  
Principal / Managing Director  
Gensler

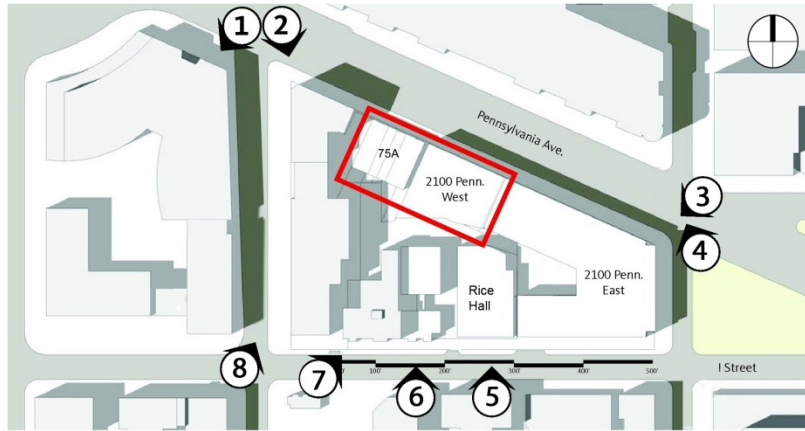
# Project Summary

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- Proposed GFA: 255,550 S.F.
- Proposed Zoning: C-4
- Proposed Height: 130'
  - 11 above grade floors
  - 3 below grade floors
- Proposed Parking: 178 spaces (including 35 valet)
- LEED Certification Target: LEED Gold

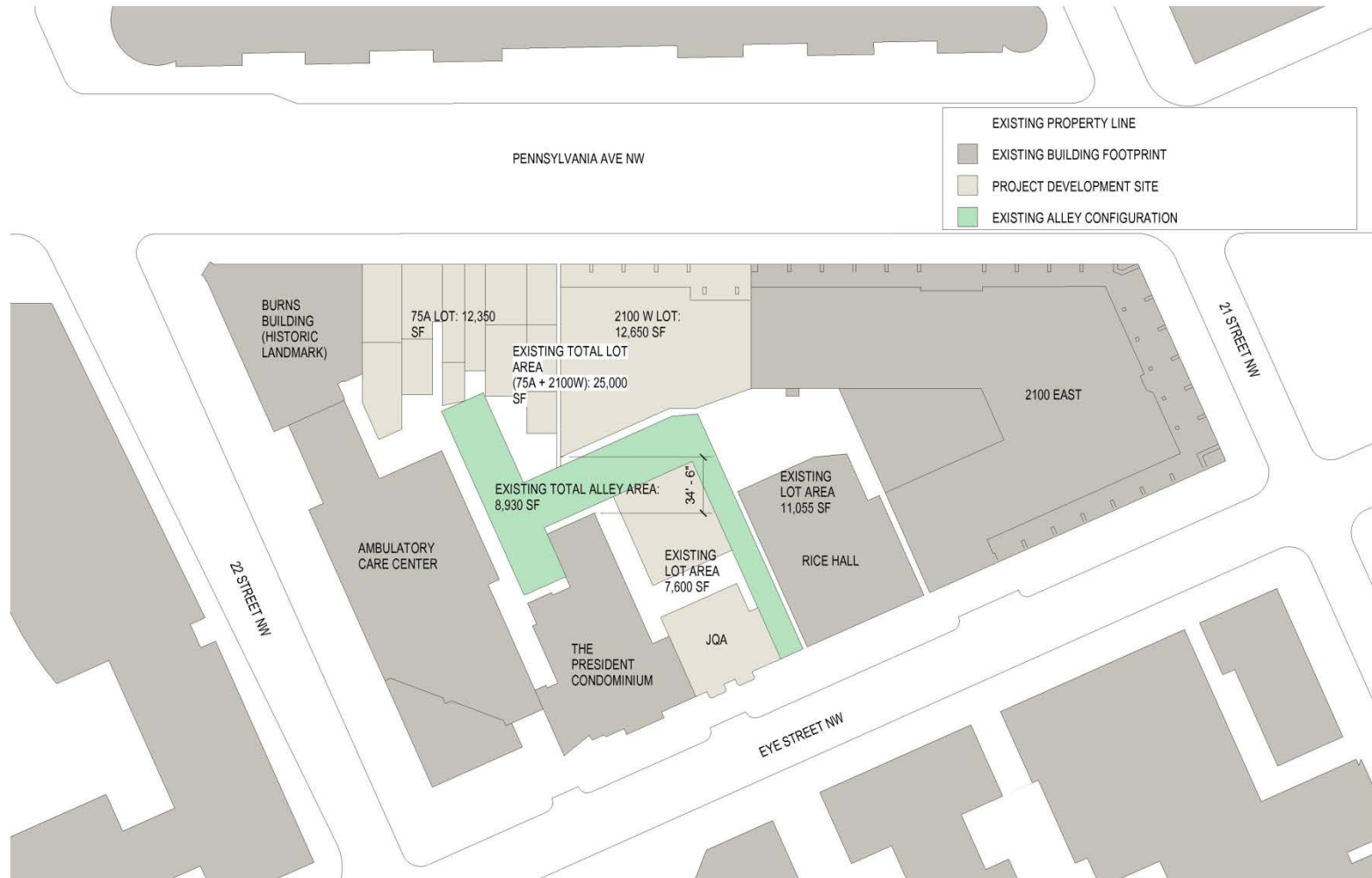
# Context Photos



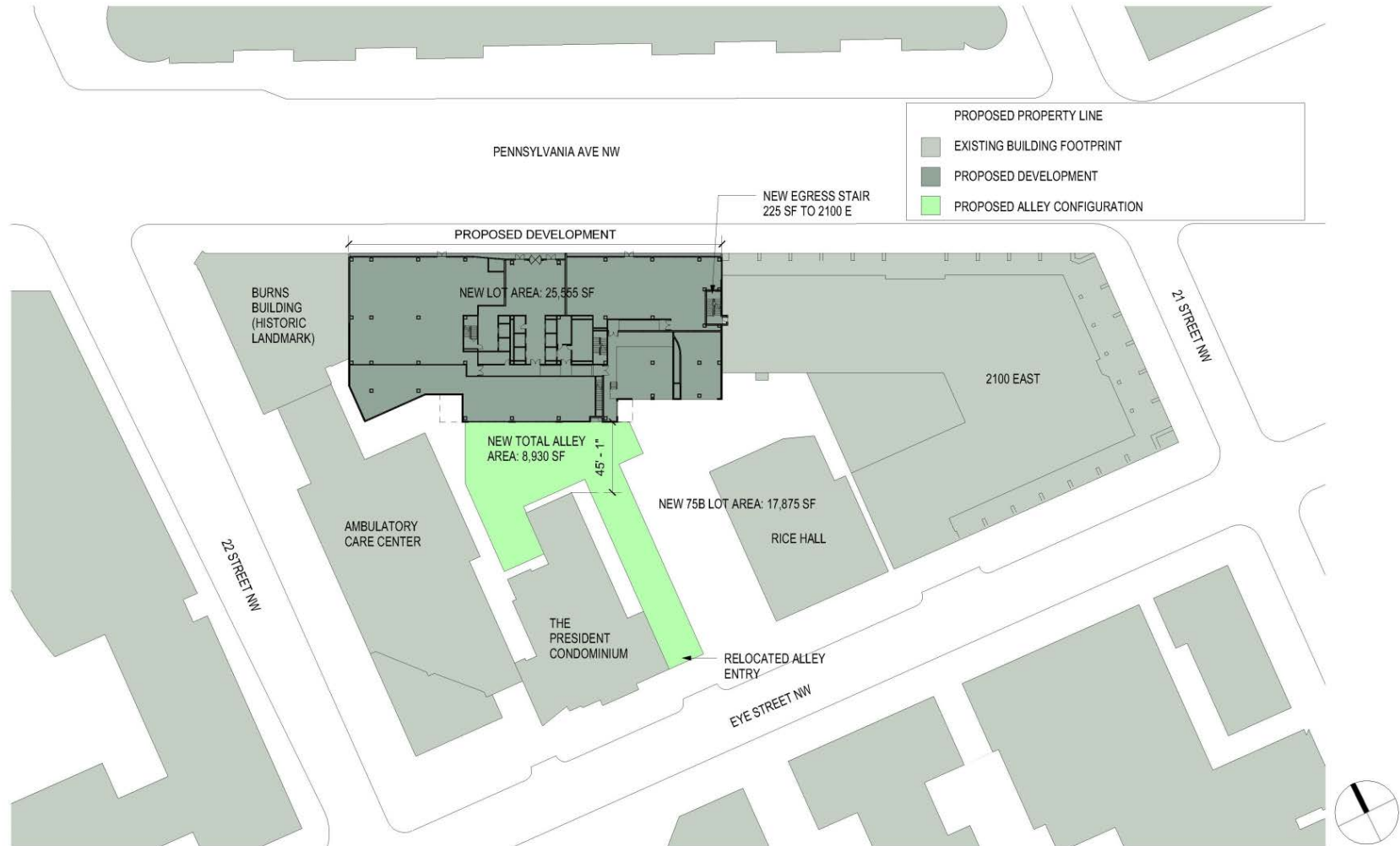
VIEW FROM NE



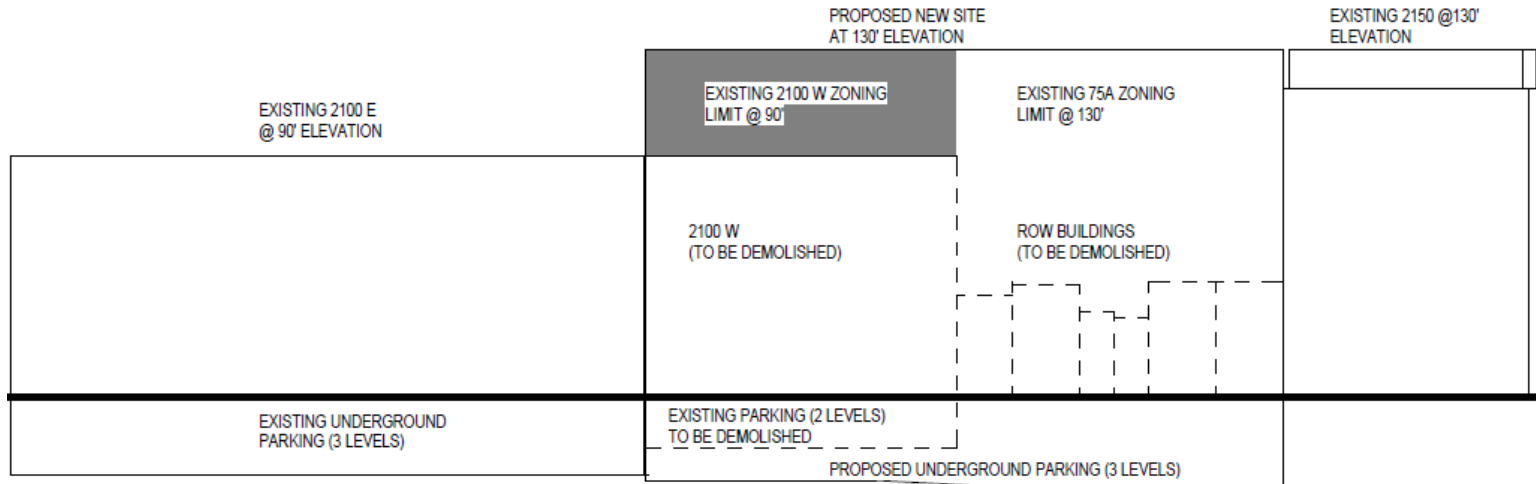
# Site Plan - Existing



# Site Plan - Proposed



# Zoning Building Height Diagram



# Ground Floor Plan





# Perspective View – North Facade



# Perspective Views – North Facade



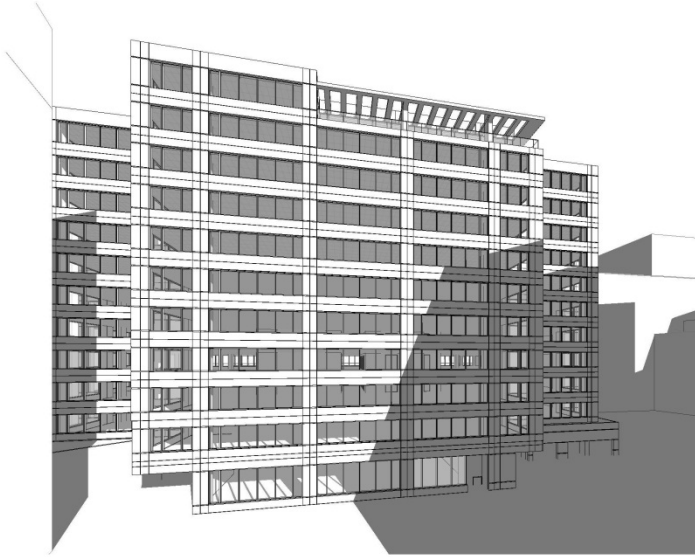
View From Sidewalk



View From 22<sup>nd</sup> and Penn



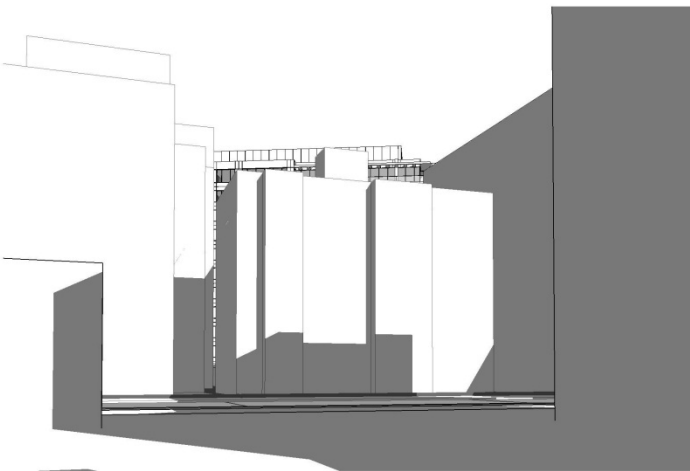
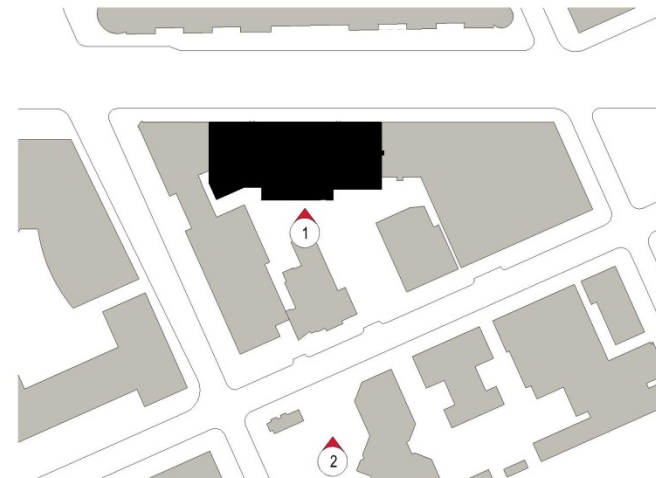
# Perspective Views – South Facade



VIEW FROM THE PRESIDENT CONDOMINIUM AT FOURTH FLOOR

SCALE:

1



VIEW FROM ACADEMIC CENTER

SCALE:

2