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
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:

<table>
<thead>
<tr>
<th>HIV/AIDS</th>
<th>Auto safety</th>
<th>Maternal /child health</th>
</tr>
</thead>
<tbody>
<tr>
<td>Safe food</td>
<td>Vaccine distribution</td>
<td>Obesity and physical activity</td>
</tr>
<tr>
<td>Air quality</td>
<td>Drinking water</td>
<td>Healthcare reform</td>
</tr>
</tbody>
</table>
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

Existing

Proposed
## Project Overview

<table>
<thead>
<tr>
<th>Academic Benefits</th>
<th>Project Benefits</th>
<th>Community Issues Addressed</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Consolidates SPHHS’s 7 academic departments into one location</td>
<td>• Removal of an existing surface parking lot &amp; the distribution of parking</td>
<td>• Installation of segmented benches in public park</td>
</tr>
<tr>
<td>• Provides a Hub of Discovery, Learning &amp; Health Policy</td>
<td>• High quality architecture</td>
<td>• Removal of loading dock</td>
</tr>
<tr>
<td>• Offers state-of-the-art learning and teaching space</td>
<td>• Sustainable features</td>
<td>• Commitment to specific loading hours</td>
</tr>
<tr>
<td></td>
<td>• Streetscape improvements including widened sidewalks and extensive landscaping</td>
<td>• Protection of existing tree canopy including a large oak tree</td>
</tr>
<tr>
<td></td>
<td>• Enhanced and expanded public park</td>
<td>• Modified Washington Circle sidewalk paving</td>
</tr>
</tbody>
</table>
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
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
Level B1 and Ground Floor Plans
Representative Upper-Level and Roof Plans
Site Plan
View looking SW from Washington Circle
View looking SW from Wash. Circle
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
View looking N from intersection of 24th St., NW and New Hampshire Ave., NW
View looking N from intersection of 24th St., NW and New Hampshire Ave., NW
View looking SE of sidewalk along Wash. Circle
View looking SE of sidewalk along Wash. Circle
View looking W of sidewalk along Wash. Circle
View looking SW towards entry from Wash. Circle sidewalk
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**

- **AREA OF DETAIL 3**
- **AREA OF DETAIL 4**

**Image Annotations:**
- Level 7: 141.68'
- Level 6: 129.68'
- Penthouse: 154.68'
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
Exterior Paving Materials

CONCRETE PAVER

COBBLESTONE

BRICK WALK
## Sustainable Features

<table>
<thead>
<tr>
<th>Category</th>
<th>Project Highlights</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sustainable Sites</td>
<td>- <strong>Green roof</strong>&lt;br&gt;- Native &amp; adaptive plantings</td>
</tr>
<tr>
<td>Water Efficiency</td>
<td>- <strong>No irrigation</strong>&lt;br&gt;- Low-flow plumbing fixtures</td>
</tr>
<tr>
<td>Energy &amp; Atmosphere</td>
<td>- <strong>32% better than ASHRAE 90.1-2007</strong>&lt;br&gt;- Chilled beam system in offices &amp; classrooms&lt;br&gt;- Provision for natural ventilation in atrium areas&lt;br&gt;- Under floor air distribution in auditorium &amp; lecture halls&lt;br&gt;- Exterior sun shades on south-facing façade&lt;br&gt;- High-performance glazing&lt;br&gt;- Enhanced commissioning</td>
</tr>
<tr>
<td>Materials &amp; Resources</td>
<td>- Recycling stations throughout building&lt;br&gt;- Reuse of limestone from Warwick Building in arcade&lt;br&gt;- Local, recycled, FSC &amp; rapidly renewable materials&lt;br&gt;- <strong>Use of terra cotta cladding</strong></td>
</tr>
<tr>
<td>Indoor Environmental Quality</td>
<td>- <strong>Extensive daylighting of interior spaces</strong>&lt;br&gt;- Low VOC products&lt;br&gt;- Daylighting controls in public areas&lt;br&gt;- Occupancy sensors in all offices &amp; classrooms</td>
</tr>
</tbody>
</table>
Jami L. Milanovich, P.E.
Principal Associate
Wells + Associates
Existing Site Plan
Proposed Site Plan

- Proposed Site Plan
- Washington Circle
- New Hampshire Avenue
- K Street
- 3' Service Ramp
- 60' Loading Zone
- 24th Street
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

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

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

www.neighborhood.gwu.edu