THE GEORGE WASHINGTON UNIVERSITY
FOGGY BOTTOM CAMPUS

SCIENCE AND ENGINEERING COMPLEX

SQUARE 55, WASHINGTON, DC
SECOND - STAGE PUD APPLICATION
Case No. 06-11B/06-12B
MARCH 04, 2011
### SECOND-STAGE PUD CHECKLIST (2406.12)

**SQUARE 55, LOT 28**

#### ZONING DATA

**AREA AND DIMENSIONS**

- **Lot Area** = 56,885 S.F. measured
- **Building Area** = 51,197 S.F.

**Percentage of Lot Occupancy**

= Building Area/Lot Area  
= 51,197 / 56,885 S.F. = 90%

**Gross Floor Area Tabulation – Square Feet**

<table>
<thead>
<tr>
<th>Level</th>
<th>Total Bldg.</th>
<th>Open to Shafts</th>
<th>Parking Ramp</th>
<th>Total GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>51,070</td>
<td>(2,291)</td>
<td></td>
<td>48,779</td>
</tr>
<tr>
<td>2</td>
<td>47,168</td>
<td>(4,114)</td>
<td></td>
<td>43,054</td>
</tr>
<tr>
<td>3</td>
<td>50,773</td>
<td>(227)</td>
<td></td>
<td>48,546</td>
</tr>
<tr>
<td>4</td>
<td>50,773</td>
<td>(227)</td>
<td></td>
<td>48,546</td>
</tr>
<tr>
<td>5</td>
<td>50,773</td>
<td>(227)</td>
<td></td>
<td>48,546</td>
</tr>
<tr>
<td>6</td>
<td>49,006</td>
<td>(227)</td>
<td></td>
<td>47,808</td>
</tr>
<tr>
<td>7</td>
<td>49,006</td>
<td>(227)</td>
<td></td>
<td>47,808</td>
</tr>
<tr>
<td>8</td>
<td>46,656</td>
<td>(1718)</td>
<td></td>
<td>43,907</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(1,031)</td>
<td></td>
<td>32,886</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>396,992</strong></td>
<td>(10,825)</td>
<td>(6,840)</td>
<td><strong>377,036</strong> S.F.</td>
</tr>
</tbody>
</table>

**Penthouse** 9,742 S.F.

**Total Gross Floor Area Provided / Allowed**

GFA provided 377,036 S.F.  (see chart above)  
GFA allowed 400,244 S.F.  (Per First-stage PUD)

**Building Height**

Building Height Allowed = 110 FT (Per First-stage PUD)  
Building Height Provided = 110 FT

**Circulation**

- **Driveways and Walkways, Including Depths, Grades, and Curb Cuts**
- **Detailed Parking Plan - Number of Parking Spaces**
- **Detailed Loading Plan - Number of Loading Berths**

**Other Information**

- **Site Context Images**
- **Perspective Renderings - Daytime**
- **Photographs of Model**
- **Photographs of Building Materials**

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**PERCENTAGE OF COMPACT SPACES PROVIDED**

= 96+51/379 = 25.7% (40% Required by LEED NC)

**PERCENTAGE OF SUSTAINABLE VEHICLES**

19/328 = 5.8%  
(5% REQUIRED by LEED NC)

**Bicycle Spaces Provided**

- 30 Bicycle Spaces Provided inside Building  
- 80 Bicycle Spaces Provided outside Building

**Loading Berths**

- 1 12'X55' Loading Berth provided  
- 1 12'X30' Loading Berth provided  
- 1 10'X20' Service/Delivery Berth provided  
- 2 Loading Platforms @ 100 SQ.FT. provided

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**CIRCUITRY**

**PARKING SPACES PROVIDED:**

<table>
<thead>
<tr>
<th>Standard</th>
<th>Compact</th>
<th>Total</th>
<th>Vandal</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>G-1 Level</td>
<td>43</td>
<td>27</td>
<td>70</td>
<td>10</td>
</tr>
<tr>
<td>G-2 Level</td>
<td>56</td>
<td>27</td>
<td>83</td>
<td>11</td>
</tr>
<tr>
<td>G-3 Level</td>
<td>69</td>
<td>27</td>
<td>96</td>
<td>15</td>
</tr>
<tr>
<td>G-4 Level</td>
<td>65</td>
<td>15</td>
<td>80</td>
<td>15</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>232</strong></td>
<td><strong>56</strong></td>
<td><strong>388</strong></td>
<td><strong>51</strong></td>
</tr>
</tbody>
</table>

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**PERCENTAGE OF COMPACT SPACES ALLOWED**

= 90% (Section 2115.2)

**EXISTING TREES TO BE RETAINED**

- 1 10'X20' Service/Delivery Berth provided
- 2 Loading Platforms @ 100 SQ.FT. provided
- 1 Loading Platforms @ 100 SQ.FT. provided

**EXISTING TOPOGRAPHY, CONTOURS, NATURAL FEATURES, LANDSCAPING**

- New contours, proposed finished grades, planting, and landscaping
- Existing trees to be retained

**EXISTING BUILDINGS AND STRUCTURES**

- 12'X55' Loading Berth provided
- 12'X30' Loading Berth provided
- 10'X20' Service/Delivery Berth provided

**PERCENTAGE OF SUSTAINABLE VEHICLES 19/328 = 5.8%**

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**DATE:**

March 4, 2011

**SECOND-STAGE PUD APPLICATION**

**TITLE:**

PUD Checklist and Zoning Data

**NUMBER:**

A-01
SECOND-STAGE PUD APPLICATION

PRIMARY USE CATEGORIES
- ACADEMIC/ADMINISTRATIVE/MEDICAL *
- RESIDENTIAL/CAMPUS LIFE/ATHLETIC
- COMMERCIAL/INVESTMENT
- RENOVATION/REDEVELOPMENT OF HISTORIC BUILDINGS
- SITES TO BE ADDRESSED UNDER SEPARATE ZONING PROCESS
- CAMPUS PLAN BOUNDARY

*Note: Development sites 79A1 and 103A each include one property not currently owned by GW. Upon acquisition of these properties, the University intends to file an amendment to this PUD to include the properties in the development sites as depicted in this exhibit.
SECOND-STAGE PUD APPLICATION

PROPOSED ZONING

ZONES
C-2-A
C-2-B
C-3-C
C-4
CR
DC/CR
FB/R-3
GOV
R-5-B
R-5-D
R-5-E
SP-2
W-2

SITES TO BE ADDRESSED UNDER SEPARATE ZONING PROCESS

ZONE BOUNDARY SITE PLAN

Foggy Bottom Campus Plan: 2006-2025
SECOND-STAGE PUD APPLICATION

AERIAL PLAN

GW - SCIENCE AND ENGINEERING COMPLEX- AERIAL PLAN

A-04