Existing Curb Cuts
Proposed Curb Cuts
Existing Site Trips vs. Proposed Site Trips

- AM Peak Hour:
  - Existing Site Trips: 259
  - Proposed Site Trips: 67

- PM Peak Hour:
  - Existing Site Trips: 338
  - Proposed Site Trips: 85

75% Reduction!
Proportional Impact - AM

Traffic Volume (V/H)

23rd Street/ I Street

22nd Street/ I Street

22nd Street/ H Street

23rd Street/ H Street

Intersection

2020 Background
Addition of Trips Associated with Redevelopment
Reduction of Trips Associated with Redevelopment

0%
5%
-3%
-1%
Proportional Impact - PM

Traffic Volume (V/H)

23rd Street/ I Street
22nd Street/ I Street
22nd Street/ H Street
23rd Street/ H Street

Intersection

-3%
-5%
-3%
-2%

2020 Background
Addition of Trips Associated with Redevelopment
Reduction of Trips Associated with Redevelopment
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
Faculty/Staff Mode Choice

- Drove Alone: 29%
- Commuter Rail: 40%
- Public Bus: 7%
- Private Bus: 1%
- Walk/Jog: 10%
- Bicycle: 2%
- Carpool: 8%
- Other: 3%
Commuter Student Mode Choice

- Commuter Rail: 55%
- Drove Alone: 17%
- Carpool: 3%
- Public Bus: 8%
- Private Bus: 1%
- Walk/Jog: 8%
- Bicycle: 5%
- Other: 3%
Proposed TMP Measures

• Car Sharing
  – 3 spaces will be designated for car sharing

• Parking for Electric Cars
  – 6 spaces will be designated for electric cars
  – Equipped with recharging stations

• Bicycle Accommodations
  – 30 bicycle spaces in SEC garage
  – 80 bicycle spaces outside SEC building entrances
  – Shower and changing facilities will be provided

• Truck Management Plan
  – Promote safe and efficient travel for all users.
Loading Operations
Truck Management Plan

- Dock Manager
- Truck Route Designation
- Operation of Trucks
- Scheduling of Trucks
- Hours of Operation
- Enforcement
Craig S. Spangler, AIA, NCARB
Principal
Ballinger
## Sustainability: LEED Silver Target: LEED NC 2009

Surpasses GW Commitment to @ Least 16 Points Under LEED 2.2

<table>
<thead>
<tr>
<th>Building Systems</th>
<th>Design</th>
<th>Operations</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Performance MEP Systems</td>
<td>Flexible / Adaptable Spaces</td>
<td>Recycling</td>
</tr>
<tr>
<td>Upgraded Central Utility Plant @ Ross Hall</td>
<td>High Performance Envelope</td>
<td>Bike Storage</td>
</tr>
<tr>
<td>High Performance Water Systems</td>
<td>Structural Adaptability</td>
<td>Electric Car Parking</td>
</tr>
<tr>
<td>Storm Water Management</td>
<td>Internal / External Transparency</td>
<td>Changing Rooms</td>
</tr>
<tr>
<td>Zoning of MEP Infrastructure</td>
<td>Social Hubs / Open Stairs</td>
<td>Pantries / Eating Areas</td>
</tr>
<tr>
<td>Indoor Air Quality</td>
<td>Sustainable Exterior / Interior Plantings &amp; Green Roof</td>
<td>Thermal Comfort Modulation</td>
</tr>
</tbody>
</table>

- Energy Recovery Wheels
- Water Based Cooling
- Green Roof & Cistern
- Adaptable Casework
- Thermal Efficiency
- 6 Electric Car Charging Parking
Pervious Coverage Improvement

• Proposed Design Increases PUD Site Pervious Coverage
  From 4% to 22%

• Approximately 100% of Roof Stormwater Is Being Reused
  (Based on Average Annual Use and Rainfall)

• Exceeding DDOE-SWM Standard / Meeting MS4 Regulations
Landscape Plan
Landscape Plan - North

NOTES:
- Streetscape details are shown in context for...
Eye Street Pocket Park

GATE ELEVATION

NOT TO SCALE

NOTES:
•街道景设计图旨在概念性展示，非正式用途。街道景改善方案需符合已批准的教区街道改善建议，以及适用于该地区的建筑和建筑施工标准。
•请参阅建筑平面图以了解建筑内部。

PLAN

SCALE: 1"=20'

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON DC

Ballinger
Paving Materials

COBBLESTONE
(Located on 22nd Street, 23rd Street, H Street and Eye Street)

CONCRETE WALK
(Located on 22nd Street and 23rd Street)

BRICK WALK
(Located on H Street and Eye Street)

STONE PAVEMENT
(Located at building entrances)

COLORED CONCRETE
(Located in service courtyard)
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>
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</thead>
<tbody>
<tr>
<td>Use Designation</td>
<td>Academic/Admin./Medical</td>
<td>Academic/Admin./Medical</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>110 feet</td>
<td>110 feet</td>
</tr>
<tr>
<td>Design Guidelines</td>
<td>Step-down to 90 ft on 23&lt;sup&gt;rd&lt;/sup&gt; St</td>
<td>Step-down to 82 ft on 23&lt;sup&gt;rd&lt;/sup&gt; St</td>
</tr>
<tr>
<td>Gross Floor Area (GFA)</td>
<td>400,244 sf (7.0 FAR)</td>
<td>377,036 sf (6.6 FAR)</td>
</tr>
<tr>
<td>Approved Lot Occupancy</td>
<td>90%</td>
<td>90%</td>
</tr>
<tr>
<td>Below-Grade Parking Spaces</td>
<td>Approx. 350 spaces</td>
<td>328 spaces / 379 with valet</td>
</tr>
<tr>
<td>Eye Street Retail Space</td>
<td>Yes</td>
<td>Yes, 3,000 SF</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