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

**Historic Preservation**
Andi Adams, Goulston & Storrs

**Project Design**
Alick Dearie, Ayers Saint Gross

**Transportation Overview**
Jami Milanovich, Wells + Associates

**Conclusion**
David Avitabile, Goulston & Storrs
Project Overview

David Avitabile
Associate
Goulston & Storrs
• 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
  – Rezonings approved for certain development sites
Site 77A: Grow Up, Not Out
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:

<table>
<thead>
<tr>
<th>Campus Plan Condition</th>
<th>Benefit/Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Condition P-1:</td>
<td>Restrictions on Off-Campus Expansion</td>
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<tr>
<td>Condition P-7:</td>
<td>Advisory Committee</td>
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<tr>
<td>Condition P-8:</td>
<td>Phase-out of Existing Off-Campus Undergraduate Housing</td>
</tr>
<tr>
<td>Condition P-9:</td>
<td>Historic Preservation Plan</td>
</tr>
<tr>
<td>Condition P-10:</td>
<td>Streetscape Improvements</td>
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<tr>
<td>Condition P-12:</td>
<td>I Street Retail Corridor</td>
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<tr>
<td>Condition P-13:</td>
<td>Sustainable Development</td>
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</table>
Site 77A Sustainability – LEED Silver Target

**Stormwater Management**
- Approximately 13,400 SF of green roof
- Designed to capture 1.2” of rainfall (exceeding current DDOE standards)
- Water use reduction to 40%
  - Reuse of storm water for irrigation and other building systems
  - Native xeriscape landscaping

**Energy Reduction**
- High-efficiency Building systems (14%-22% savings vs. baseline model)
- Smart Energy monitoring and Enhanced Commissioning

**Other Sustainable Strategies**
- Interior bike storage
- Energy dashboard for student interaction
Sustainability at GW
## Sustainability at GW

<table>
<thead>
<tr>
<th>Operations</th>
<th>Student, Staff, &amp; Faculty Engagement</th>
<th>Academic</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Launch of the GW Office of Sustainability in 2008</td>
<td>• GroW Community Garden</td>
<td>• Undergraduate minor in sustainability</td>
</tr>
<tr>
<td>• Climate Action Plan in 2010: 40% carbon reduction by 2025 and carbon neutrality by 2040</td>
<td>• Green Grad Pledge</td>
<td>• Graduate Certificate in Climate Change Management and Policy</td>
</tr>
<tr>
<td>• Water strategy aimed to reduce water consumption and bottled water use as well as minimize pollutants in waste water</td>
<td>• Green Alumni Network</td>
<td>• Graduate Certificate in Sustainable Landscapes</td>
</tr>
<tr>
<td>• GW was the founding signatory of the DC Mayor’s College and University Sustainability Pledge</td>
<td>• Recyclemania</td>
<td>• Graduate Certificate in Urban Sustainability</td>
</tr>
<tr>
<td>• Cogeneration facility under construction</td>
<td>• Green Move Out &amp; Green Move In</td>
<td>• MPS in Sustainable Urban Planning</td>
</tr>
<tr>
<td>• Wind power RFP</td>
<td>• Eco-Challenge</td>
<td>• MA in Environmental Resource Policy</td>
</tr>
<tr>
<td></td>
<td>• The Green Office Program</td>
<td>• Various sustainability related courses, concentrations and focuses throughout the University</td>
</tr>
</tbody>
</table>
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

- Retain:
- Remove floors and construct new floors at or near original location:
- Rebuild facade:
- To be demolished:
- Demolish existing columns:
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

- Existing Vehicle Ingress & Egress
- Existing Buildings
- Public Alley to be Closed
- Curb cut at Public Alley to be closed
- Parking Entrance at Marvin Center to remain
- Parking and Loading at Academic Center to remain
- Curb cut for back-up Loading at Marvin Center

- H STREET
- I STREET

- Schenley Hall
- Crawford Hall
- Marvin Center
- Academic Center
- The West End

[Map diagram showing various areas and labels marked with numbers]

N

30
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

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 (10') in width.

CLOSED COURT A
Width Required - 64' x 4'7" = 28'
Area Required - 2 x (30' - 5'5" = 1,850.35 SF
Area Provided - 8,000 SF

OPEN COURT B
Width Required - 64' x 4'7" = 28'
Width Provided - 15'0"

OPEN COURT C
Width Required - 64' x 4'7" = 28'

H STREET

I STREET

Marvin Center

OPEN COURT C

OPEN COURT B

CLOSED COURT A

Academic Center

COURTS PER DCMR
776.3...for residential uses...the width of the court shall be a minimum of 4 in/10"...
Section Perspective through Crawford
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

- Cooling towers beyond roof access
- Precast concrete panels on penthouse enclosure
- Stucco masonry
- Aluminum composite panel with copper anodized finish
- Elevator overrun, beyond
- Stone water table supporting skylight to B1
- Charcoal gray masonry @ base
- New windows and new openings in existing facade
- Emergency egress doors
- Emergency egress from lower level
- New windows in existing facade
Materials

1. MATERIAL 1 - BASE MASONRY MATERIAL
   CHARCOAL GRAY BRICK

2. MATERIAL 2 - WEST FACADE BAYS
   COPPER ANODIZED FINISH

3. MATERIAL 3 - WINDOW FRAME
   COPPER ANODIZED FINISH

4. MATERIAL 4 - MASONRY MATERIAL
   BUFF BRICK

5. MATERIAL 5 - PENTHOUSE MATERIAL
   WHITE PRECAST
Streetscape/Landscape Plan - South

### Existing Sidewalk Dimensions

<table>
<thead>
<tr>
<th></th>
<th>Schenley</th>
<th>Crawford</th>
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<tbody>
<tr>
<td>TREE BOX</td>
<td>3’-9”</td>
<td>4’-6”</td>
</tr>
<tr>
<td>CLEAR</td>
<td>7’-7”</td>
<td>6’-10”</td>
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<tr>
<td>TOTAL</td>
<td>11’-4”</td>
<td>11’-4”</td>
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</tbody>
</table>

### Proposed Sidewalk Dimensions

<table>
<thead>
<tr>
<th></th>
<th>TREE BOX</th>
<th>CLEAR</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>TREE BOX</td>
<td>5’-0”</td>
<td>9’-0”</td>
<td>14’-0”</td>
</tr>
<tr>
<td>CLEAR</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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”
Streetscape Materials

GW STANDARD BENCH

WASHINGTON GLOBE STREETLIGHT

TWIN 20 STREETLIGHT

ULMUS ALLEE (LACEBARK ELM)

QUERCUS NUTTALLI - (NUTTALL OAK)

TREE BOX FENCING

BICYCLE RACK

GARDEN PLANTERS
Sustainable Features – LEED Silver Target

**Stormwater Management**
- Approximately 13,400 SF of green roof
- Designed to capture 1.2” of rainfall (exceeding current DDOE standards)
- Water use reduction to 40%
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**Energy Reduction**
- High-efficiency Building systems (14%-22% savings vs. baseline model)
- Smart Energy monitoring and Enhanced Commissioning

**Other Sustainable Strategies**
- Interior bike storage
- Energy dashboard for student interaction
Sustainable Features – Solar Diagram

Panel Height TBD
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

- Academic Center
- Loading Zone
- Marvin Center
- Loading Zone
- Bookstore
- Loading
- Site 77A
  - Loading Zone
  - Dumpsters & Delivery Space
- Site 77A
  - Loading Zone
- Marvin Center
  - Loading Zone
  - Garage Access
- Curb Cut Closure
- 22nd Street
  - One-Way
- 21st Street
  - One-Way
- I Street
- H Street
- A.C. Loading Access
- M.C./77A Loading Access
- Academic Center Garage Access
- Academic Center Loading Zone
- Site 77A Loading Zone
- Marvin Center Garage Access
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

Positive Support From:

- DDOT
- OP
- HPRB
- HPO
- ANC-2A
Requested Areas of Zoning Flexibility

Zoning Flexibility

- Court Width
- No 55’ Loading Berth
- Location of Accessory Structure
  - Roof Structure: Varying Heights
  - Setback
- Lot Occupancy
Conclusion

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