2007 Foggy Bottom Campus Plan
Site 75A at Square 75
ANC2A Preliminary Discussion
November 16, 2011
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.
- **Rezonings** 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

• 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

• 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

• 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

- 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
Zoning Building Height Diagram
Perspective View – North Facade
Perspective Views – North Facade

View From Sidewalk

View From 22nd and Penn
Perspective Views – South Facade