School Without Walls Partnership
District of Columbia Public Schools and
The George Washington University

ANC-2A PUBLIC MEETING PRESENTATION – October 18, 2006

DMJM | CGS
Overview

• Joint application by DC Public Schools and The George Washington University
  – Modernization and expansion of School Without Walls (Grant School) on G Street and a new GW undergraduate student residence hall on F Street
  – Accomplished through a joint Planned Unit Development and Zoning Map Amendment (re zoning to SP-2)
  – Public Hearing before the DC Zoning Commission is scheduled for October 30, 2006
• Application is a result of a MOU signed by DCPS and GW that establishes a development partnership and expands the existing programmatic partnership
Overview

• **The Development Partnership**
  - Sale of small parcel of DCPS land on F Street (currently the SWW back parking lot) - land transfers to GW
  - GW will pay approximately $12 million to DCPS for this land and additional development rights provided through the planned unit development and rezoning
  - DCPS will use this funding (as well as additional DCPS funds) for the modernization and expansion of the Grant School
  - GW will construct an undergraduate student residence hall on F Street
GW/SWW Partnership

• Programmatic Partnership
  – The Existing Partnership
    • SWW has been located within GW’s campus boundaries since 1971
    • SWW and GW in partnership since 1980
      – Facilities Sharing
      – GW course opportunities for SWW students and faculty
      – Educational and Teaching collaborations
• Programmatic Partnership (ctd.)
  – MOU executed by DCPS and GW strengthens the longstanding partnership between SWW and GW
    • Established an Education Taskforce to enhance the collaboration and programmatic relationship between GW & SWW
    • Continuation of existing partnerships, additional synergies to be identified by the Taskforce
Site Plan
“Streetwall” Architecture: Bays, Tops
The Grant School Freestanding
The Addition Appears Freestanding
Material Palette
An Useful and Inviting Plaza
Second Floor Plan
Fourth Floor Plan
G Street Elevation
22nd Street Elevation
(SWW & GW Project)
GW Residence Hall Project

- Building design reflects principles developed through summer community-based planning process resulting in the proposed Foggy Bottom Campus Plan: 2006-2025

- Building Program
  - Provides approximately 474 beds
    - Typical unit includes four single bedrooms with shared kitchen, living area and two bathrooms
  - Approximately 178 parking spaces (including valet)
  - Approximately 192,000 square feet above grade

- Helps Achieve GW’s Undergraduate Housing Goals
  - Additional on-campus housing for undergraduate students
  - Assists GW in maintaining long-term compliance with the Campus Plan housing condition
  - Provides additional on-campus undergraduate student housing to replace off-campus facilities that are proposed to be transitioned from undergraduate student housing uses as a condition of the proposed Foggy Bottom Campus Plan: 2006-2025
F Street – Context Photographs
GW Residence Hall Project - 1st Floor Plan

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GW Residence Hall Project

F Street Elevation (Rendering)
GW Residence Hall Project

F Street Perspective (Rendering)
Project Overview

The Joint Planned Unit Development

- Joint Project Statistics

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<tr>
<td>Above Grade SF (approx)</td>
<td>240,000 GFA</td>
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<tr>
<td>Total Land Area (approx)</td>
<td>46,000 SF</td>
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<tr>
<td>Maximum Height</td>
<td>90’ on F Street</td>
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<td>89’ on G Street (existing tower)</td>
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<td>Lot Coverage (approx)</td>
<td>81%</td>
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<td>Total FAR (approx)</td>
<td>5.29</td>
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Project Overview

The Joint Planned Unit Development

• PUD Amenities
  – Modernization and Expansion of the School Without Walls (Grant School)
  – Enhanced Programmatic Collaboration
  – Historically sensitive modernization and construction of SWW addition
  – Implementation of streetscape improvements consistent with the proposed Streetscape Plan
  – Accommodates parking below-grade
  – Additional on-campus undergraduate student housing
For More Information…

- Neighborhood.gwu.edu
  - Information/Documentation Sharing Section
    - Community Meeting Presentation & Materials
    - Original PUD Filing (April 3, 2006)
    - Pre-Hearing Submission (June 23, 2006)
    - 20-Day Submission (October 10, 2006)
  - Website will be updated to include a new section dedicated to the GW/SWW Development Project

- School Without Walls HSA website
  - www.swwhs.org