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

ZONING COMMISSION HEARING – October 30, 2006
Project Overview

- The PUD process is designed to encourage high quality developments that provide significant public benefits

- Benefits of this project include:
  - Renovation and modernization of the Grant School building, home of the School Without Walls
  - Enhanced programmatic collaboration
  - Historically sensitive modernization and addition to SWW
  - Implementation of streetscape improvements
  - Implementation of sustainable design principles
  - Additional on-campus student housing
Project Overview

• The overall goal of the PUD process is to permit flexibility of development and other incentives such as increased building height and density
  – We are not requesting additional density or height
    • 90’ height
    • 5.29 FAR (less than the 6.0 matter of right or 6.5 PUD density)
  – We are requesting other types flexibility
    • Lot coverage, rear yard, closed court, penthouse setback and residential recreation space

• The end result is a project that carries out historic preservation and campus planning goals with significant public benefits and amenities
Project Overview

• Appropriateness of the SP-2 Zoning
  – Consistent with the current campus zoning and surrounding area
  – Consistent with the comprehensive plan
  – Consistent with the 1938 Zoning Act
  – Consistent with the intent of the SP District, which is a buffer zone “that contains a mix of row houses, apartments, office and institutions at a medium to high density including buildings of historic and architectural merit”

• The value in this development partnership is created through the rezoning
  – Allows GW to pay DCPS approximately $12 million for the purchase of the parking lot and unused density rights generated through the joint PUD and rezoning
Project Overview

• Consistent with Planning Initiatives of Both Institutions
  – Consistent with DCPS’ Master Facilities Plan and represents more than a decade of planning
  – Consistent with GW’s current 2000 Campus Plan which specifically identifies the site for student housing
  – Consistent with the proposed Campus Plan pending before the Commission which describes the project’s height, density and proposed use
    • The square footage requested is included in the overall square footage outlined in the Campus PUD
    • The beds and parking provided through this development are included in the University’s proposed Campus Plan projections
Fact and Expert Witnesses

- **Thomas Brady**, Chief Business Operations Officer, DC Public Schools
- **Sheila Mills Harris**, Educational Task Force Consultant and immediate past principal of School Without Walls
- **Sean O’Donnell**, Associate Principal, Ehrenkrantz Eckstut & Kuhn Architects (DCPS Architect Team)
- **Chris Graae**, Principal, DMJM|CGS (GW Architect Team)
- **Andi Adams**, Architectural Historian, Pillsbury Winthrop Shaw Pittman
- **Jami Milanovich**, Senior Associate, Wells & Associates
- **Louis Katz**, Executive Vice President and Treasurer, The George Washington University
Thomas Brady
Chief Business Operations Officer
District of Columbia Public Schools
The School Without Walls

• School Without Walls (SWW) is a non-traditional public high school which aims to use the District’s resources to give students a richer and more fulfilling education

• Existing facilities are inadequate for the delivery of state-of-the-art education
  – Facility lacks sufficient space per student, assembly facilities and technology infrastructure
  – Building is deteriorated & in need of extensive repairs
The Public/Private Partnership

- Public Private Partnership between DCPS & GW will facilitate the modernization and expansion of the School Without Walls

- MOU expands the programmatic partnership and establishes the development partnership
  - Sale of small parcel of DCPS land on F Street (the SWW back parking lot) to GW
  - GW will pay approximately $12 million to DCPS for the land and development rights that result from the PUD
  - 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

- The project and partnership have been widely endorsed by various agencies and regulatory bodies
Systemic Impact

• This partnership takes several steps toward achieving the goals set forth in the Master Education Plan and the Master Facilities Plan
  – Transforming high schools into state-of-the-art learning environments that support a rigorous curriculum
  – Identifying public private development projects (PPDPs) that gain DCPS valuable facilities improvements
  – Building on our community assets
    • Enhances partnership with The George Washington University

• Resources
  – This alternative financing resource provides supplemental funding and supplants currently anticipated funding
  – DCPS will reallocate exiting funds to other high priority projects
Transparent Process

• Planning for this project has been a collaborative and transparent process incorporating input from a variety of stakeholders
  – DCPS/SWW Stakeholders
    • Home School Association
    • Students, Faculty & Staff of SWW
  – Community Stakeholders
    • Open Community Meeting held on April 3, 2006
      – Provided information to interested community members on the DCPS and GW portions of the project
Sheila Mills Harris

Consultant, Educational Task Force
Immediate Past Principal – SWW
School Without Walls Partnership

- **The School Without Walls**
  - Educational Philosophy
    - Humanities-based curriculum
    - Using the District’s resources to enhance the quality of education for SWW students
      - Internship programs
      - Adjunct faculty from local universities, including GW
  - Collaboration between SWW & GW
    - Programmatic partnership since 1980
      - Facilities Sharing
      - GW Course Opportunities for SWW students and faculty
      - Educational and Teaching Collaborations
School Without Walls Partnership

- In addition to the development partnership, the programmatic partnership between GW & SWW is enhanced through the new agreement
  - Establishment of the Educational Taskforce to enhance collaboration and programmatic relationship between GW & SWW
    - Aims to establish a framework for the integration of education from elementary to middle school to high school and into the university environment
  - Status of Taskforce Planning
    - Regular committee meetings in the areas of curriculum, professional development and technology
    - Effort at creating “seamless education”
Sean O’Donnell

Associate Principal
Ehrenkrantz Eckstut & Kuhn Architects
Site Plan
Rear Yard & Penthouse Setbacks

15’

1:1 setback
### Design Principles

#### Urban Scale
1. Reinforce the civic presence of the school on G Street, NW
2. Preserve the appearance that the existing building is freestanding by designing the addition to:
   - allow the corners of the existing building to be seen from the street
   - feature existing elevations within the addition where the addition attaches to the existing
3. Create an inviting & useful landscaped plaza on G Street
4. Reinforce the G Street “skyline”

#### Renovation & Addition
1. Natural light should be pervasive
2. Restore Historic Building
3. Work with original classroom module/structural system
4. Using existing M/E/P distribution pathways
5. Distribute accessible bathrooms appropriately
6. Create an accessible entry & building
7. Maintain the “volume” of the classrooms

#### Education
1. Accommodate multiple modes of learning
2. Foster informal interaction for teachers & students
3. Actively use “common” space
4. Encourage personalization of the learning environment
5. Maintain non-institutional character/no “corridors”
6. Create useful outdoor space
7. Accommodate active community and GW use
8. Foster a “subtle” means of security & one point of access
9. Accommodate current & future technology
“Streetwall” Architecture: Bays, Tops
The Grant School Freestanding
The Addition Appears Freestanding
Material Palette
A Useful and Inviting Plaza
First Floor Plan
Second Floor Plan
Third Floor Plan
Fourth Floor Plan
North/South Site Section
High Performance School Design

Strategies being explored during Design

1. **SUSTAINABLE SITES**
   - Erosion & sedimentation control during construction
   - Dense, urban site & connected to community
   - Convenient to Metro
   - Energy Star (high albedo) roofing

2. **WATER EFFICIENCY**
   - Water use reduction strategy being explored

3. **ENERGY & ATMOSPHERE**
   - DDC automatic temperature control & energy management/surveillance system
   - Occupancy sensors/time clock/photo cells control lighting system
   - Roof top heat recovery ventilation units
   - Interior “storm windows” installed in historic building
   - Low e-glazing in new addition

4. **MATERIAL & RESOURCES**
   - Reuse of historic building
   - Recycled content in replacement roofing
   - Masonry & curtain walls from regional sources
   - Rapidly renewable material and/or certified wood for doors & casework

5. **INDOOR ENVIRONMENT QUALITY**
   - Appropriate acoustics
   - CO₂ monitoring
   - Low-emitting paints, adhesive, sealants & flooring (Green Seal)
   - Walk-off mats, exhaust in labs and copy rooms control indoor pollutants
   - Temperature control in each primary program space
   - Operable windows
   - Natural light & views throughout the building

6. **INNOVATION & DESIGN PROCESS**
   - Innovative joint use facility (GWU/DCPS)
   - Low emitting furniture being explored
Chris Graae
Principal
DMJM|CGS
GW Residence Hall Project

- **Building Program**
  - Provides approximately 474 beds
    - Typical unit includes four single bedrooms with shared kitchen, living area and two bathrooms
  - Approximately 192,000 square feet above grade
  - Accommodates approximately 178 vehicles below-grade (self-park & valet)
- **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
- **Building design reflects principles developed through summer community-based planning process resulting in the proposed Foggy Bottom Campus Plan: 2006-2025**
Site Plan

SCHOOL WITHOUT WALLS PARTNERSHIP
District of Columbia Public Schools & The George Washington University
F Street – Context Photographs
GW Residence Hall Project - 1st Floor Plan
GW Residence Hall Project - Typical Floor Plan
GW Residence Hall Project

F Street Perspective (Rendering)
Residence Hall Streetscape
Sustainable Design Goals
Strategies being explored during Design

1. SUSTAINABLE SITES
   - Erosion & sedimentation control during construction
   - Densely developed urban site; underground parking
   - Alternative transportation - convenient to Metro; bicycle storage
   - Light pollution reduction – both building and site
   - Energy Star (high albedo) roofing
   - Stormwater management

2. WATER EFFICIENCY
   - Water use reduction
   - Water efficient landscaping

3. ENERGY & ATMOSPHERE
   - Building Commissioning
   - Energy efficient HVAC / lighting systems
   - Centralized Building Energy Management
   - Use of non-ozone depleting refrigerants

4. MATERIAL & RESOURCES
   - Facilities within building for collection of recyclable waste
   - Use of recycled content materials
   - Local / regional materials sourcing
   - Certified wood for doors & casework

5. INDOOR ENVIRONMENT QUALITY
   - Smoke free environment
   - CO₂ monitoring
   - Low-emitting paints, adhesives, sealants, flooring
   - Walk-off mats control indoor pollutants
   - Operable windows
   - Natural light & views throughout the building
   - Temperature control within individual living spaces

6. INNOVATION & DESIGN PROCESS
   - LEED Accredited Professionals on both design team and University staff
Andi Adams

Architectural Historian
Pillsbury Winthrop Shaw Pittman
The Project in Context
The Project in Context
The Project in Context
Jami Milanovich
Senior Associate
Wells and Associates
Study Area

Proposed Driveway
Existing Levels of Service

Levels of service shown are **overall** intersection levels of service.
## Trip Generation

<table>
<thead>
<tr>
<th>Component</th>
<th>AM PEAK</th>
<th></th>
<th>PM PEAK</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>In</td>
<td>Out</td>
<td>Total</td>
<td>In</td>
</tr>
<tr>
<td>SWW Expansion</td>
<td>15</td>
<td>10</td>
<td>25</td>
<td>2</td>
</tr>
<tr>
<td>GW Garage Trips</td>
<td>26</td>
<td>3</td>
<td>29</td>
<td>9</td>
</tr>
<tr>
<td>Total</td>
<td>41</td>
<td>13</td>
<td>54</td>
<td>11</td>
</tr>
</tbody>
</table>
Proportional Impact – AM Peak Hour

AM PEAK HOUR

<table>
<thead>
<tr>
<th>Intersection</th>
<th>Background</th>
<th>Square 80 Site Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>22nd St./G St.</td>
<td>1.12%</td>
<td></td>
</tr>
<tr>
<td>22nd St./F St.</td>
<td>5.65%</td>
<td></td>
</tr>
<tr>
<td>21st St./G St.</td>
<td>0.18%</td>
<td></td>
</tr>
<tr>
<td>21st St/F St.</td>
<td>1.24%</td>
<td></td>
</tr>
</tbody>
</table>

Vehicles per Hour
Proportional Impact – PM Peak Hour

PM PEAK HOUR

Vehicles per Hour

-1.09%
4.06%
-0.16%
3.84%

22nd St./G St.
22nd St./F St.
21st St./G St.
21st St/F St.

Intersection

Background
Square 80 Site Trips
Levels of service shown are overall intersection levels of service.
Total Future Levels of Service

Levels of service shown are overall intersection levels of service.
Louis H. Katz

Executive Vice President & Treasurer
The George Washington University
The George Washington University

- The University has been located in Foggy Bottom since 1912

- GW’s location is key to its mission & critical to its success
  – Synergies created by proximity to organizations and resources
  – The GW Experience is one that occurs both inside & outside the classroom, both within & beyond GW’s campus boundaries

- Like SWW, by capitalizing on its location, GW delivers an educational experience that is both distinctive and rewarding
The George Washington University

- GW and SWW have a longstanding partnership
- Unique partnership results from collaboration stemming from complementary missions as well as physical proximity
  - The partnership has grown and evolved over the years
  - This project provides an additional opportunity to expand the partnership and affect lasting improvements for both organizations
Building a Living & Learning Community

• Building a Living & Learning Community is critical to the delivery of education at The George Washington University

• Providing on-campus undergraduate student housing is important not only to the University but also to the surrounding community

• This project provides additional on-campus undergraduate student housing to replace off-campus facilities that are proposed to be transitioned as a condition of the proposed Foggy Bottom Campus Plan: 2006-2025
The Importance of this Site

- Site-specific opportunity for partnership with DCPS
- Accommodates the need for additional space while accomplishing historic preservation goals
- Development of this site as proposed creates positive benefits for the District, the community, and the University
Maureen Dwyer
Partner
Pillsbury Winthrop Shaw Pittman
Project Benefits/Amenities

- Renovation and modernization of the Grant School
- Enhanced programmatic collaboration between GW and SWW
- Historically sensitive modernization and addition to SWW
- Implementation of streetscape improvements
- Implementation of sustainable design principles
- Additional on-campus student housing