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MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, ^{JS} Deputy Director for Development Review & Historic Preservation

DATE: January 24, 2011

SUBJECT: Zoning Commission Case Number 06-11A/06-12A, George Washington University Campus Plan 2nd Stage PUD and PUD Modification at Square 103

I. RECOMMENDATION

The Office of Planning (OP) **recommends approval** of the planned unit development modification, second stage planned unit development, and further processing of the campus plan. The proposed project would allow for the development of Square 103, the first of sixteen development sites to come before the Zoning Commission for review. The campus plan anticipated administrative and academic uses for the square as well as underground parking. The Office of Planning finds that the proposed PUD modification and second-stage PUD are **not inconsistent** with the 2006 Comprehensive Plan and Future Land Use Map and meet the conditions outlined in the initial first-stage PUD and campus plan approval.

II. BACKGROUND

The Zoning Commission set down this proposal for public hearing at its October 18, 2010 meeting. The petitioner, George Washington University, requested modification of a previously approved first stage PUD, approval of a second stage PUD, and further processing under their campus plan. The requested PUD modification would incorporate Lot 18 of Square 103, previously not controlled by GW, into the PUD. The second-stage PUD request would permit the first phase of development for Square 103 which would include the following:

- Below grade parking and administrative offices for the GW Law School,
- Surface vehicle and bicycle parking as well as loading facilities,
- Landscaping improvements, and
- An entry pavilion.

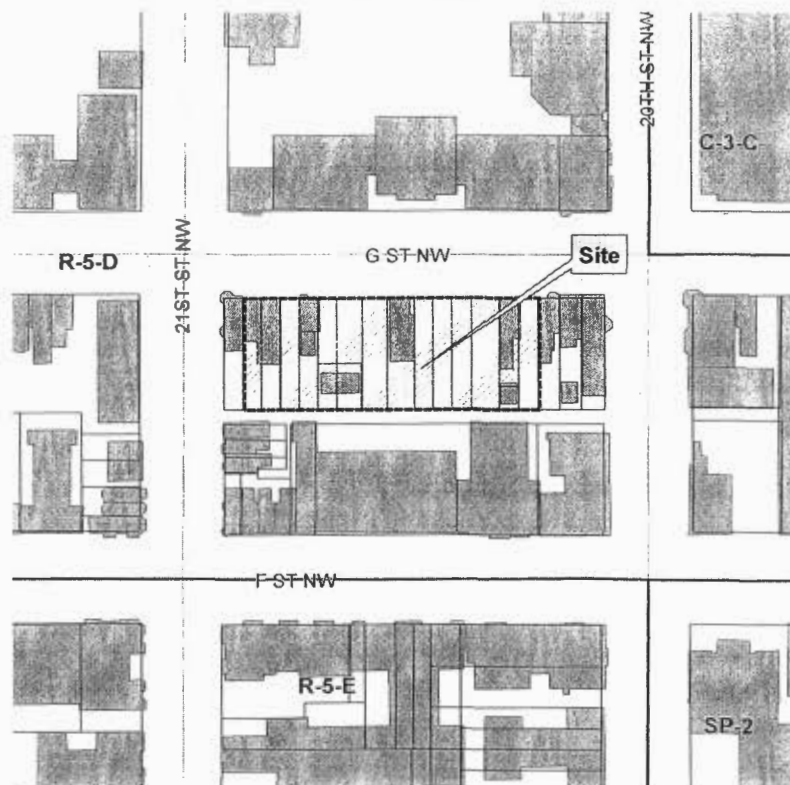
III. SITE AND SURROUNDING AREA

The George Washington University Foggy Bottom campus is approximately 43 acres in size and is generally bounded by K Street NW, Washington Circle, and Pennsylvania Avenue NW to the north, 24th Street NW to the west, F Street NW to the south, and 19th and 20th Streets NW to the east. Founded in 1821, the university has been located in the historic Foggy Bottom neighborhood since 1912. The campus is surrounded by two historic residential neighborhoods, Foggy Bottom to the west and the West End to the north. Across Pennsylvania Avenue to the northeast is the Golden Triangle business district and to the south are federal buildings and several institutional uses. The Foggy Bottom Historic District is located west of the campus across New Hampshire Avenue NW. The Foggy Bottom Metrorail station is located to the west and the area is served by several Metrobus routes and university shuttle buses.

ZONING COMMISSION
District of Columbia
06-11/06-12A
CASE NO. 06-11A/06-12A
EXHIBIT NO. 23
23

The subject property is located on Lots 13, 14, 18, 809, 812-814, 819, and 820, within Square 103. Square 103 is generally bounded by G Street (N), 20th Street (E), F Street (S), and 21st Street (W). The entire property, with the exception of Lot 18, is controlled by George Washington University. Lot 18 is currently owned by Educational Foundation for Gamma Eta, Inc. (EFG), a non-profit corporation and affiliate of the Delta Tau Delta fraternity. EFG has agreed to exchange Lot 18 for another property on GW's Foggy Bottom campus that is designated for residential/campus life uses.

The subject property is approximately 38,328 square feet in size and is located within the R-5-D district. A restaurant and bar is located immediately west of the property and three historic residential structures are located at the east end of the block. A 16' wide public alley runs east-west through the center of the Square. Properties south of the adjacent alley are also university uses, including two residence halls.



IV. GW FOGGY BOTTOM CAMPUS PLAN

The GW Foggy Bottom campus plan was reviewed, approved, and immediately followed by a first-stage PUD approval in March 2007 (per ZC Order 06-11/06-12). The approved campus plan, designed to guide development of the campus for the next 20 years, identified 16 development sites (see Exhibit 3) and established appropriate land uses, heights, development densities, circulation paths, parking requirements, and open spaces for each. The entire campus is located within a variety of zones including the R-5-D, R-5-E, C-3-C, and SP-2. The PUD and campus plan approval were also accompanied by a map amendment for specific sites to facilitate the types of development envisioned for each.

Square 103 is identified as an academic/administrative/medical development site in the campus plan. This would accommodate a range of activities including classrooms, faculty offices, parking, hospitals, conference facilities, and/or administrative offices. In addition, G Street, which provides the only street frontage for this project, is characterized as having a strong campus presence. Its defining features include the presence of historic structures and a pedestrian scale. The campus plan also identifies Square 103 as a potential new underground parking site (see Exhibit 4).

The following table summarizes the approved development type and density for the square in the 2007 Campus Plan as compared to the proposed project.

Table 1 -Campus Plan Development Program Summary for Square 103

	Lot Coverage	Building Height	Gross GFA (new and retained) sq. ft.	Net Admin/Academic New GFA	Potential New Net Parking Spaces
Campus Plan Allowance	90%	80'	185,983	181,628	307
Phase 1 Development	19.4%	27'9"	7,430 total		450

V. PROPOSAL

The applicant requests a PUD modification and second stage PUD to permit the construction of a new below-grade structure and some surface improvements on the subject property. The proposed project would include the following:

- 23,281 square feet of below grade academic and administrative space for the Law School;
- 4 stories of underground parking containing 392 spaces; and
- Interim above ground improvements including:
 - 58 parking spaces,
 - Loading and service facilities,
 - Mechanical well structure, and
 - Entry pavilion.

The proposed PUD modification would add Lot 18 to the campus plan, at the request of its owner. This lot is located at the center of the square, surrounded on all sides by GW-owned property. As such, the addition of this lot was anticipated by the University during the review and approval of the first stage PUD. The proposed below grade improvements would be the first phase of an academic and administrative building in addition to an underground parking facility which would be open to the public. The proposed underground garage would supply required parking for the campus in light of the planned demolition of the University Parking Garage and a desire to decentralize parking on campus.

The above grade improvements are interim features that would remain until the second phase of the project comes before the ZC as a future second-stage PUD. While the timeline for the second phase of development is currently unknown, the applicant has taken efforts to ensure that the interim above grade improvements are well sited and designed not to detract from the character of the site or the surrounding area. The interim features, which constitute the proposed second-stage PUD, would include an entry pavilion for the below-grade spaces, emergency egress exits, mechanical equipment, and a roofed garage entry ramp. Other above grade features would include surface parking and loading facilities, covered bicycle storage, and landscaping. The proposed surface lot would have attendant parking to help alleviate parking reductions elsewhere on campus.

The overall development of the site would incorporate several sustainable design features including a green roof for the entry pavilion and an extensive greywater reuse system. The applicants are expecting to attain LEED Silver status for the project. The project would be consistent with the streetscape plan proposed for the campus and new features would include tree boxes and widened, brick paver sidewalks.

Vehicular access to the site would be provided from the rear alley. In order to improve vehicular access, the applicant proposes to widen the alley from 16' to 20' along its southern boundary. Pedestrian access to the site from G Street would be highlighted by a pedestrian plaza and open lawn area. The proposed surface parking lot would be shielded from view from both G Street and the alley. Since most features are below grade, the total FAR for this phase of the project is 0.19, or 7,430 square feet.

VI. ZONING ANALYSIS

The entire property is located within the R-5-D district. Per § 210, college and university uses are permitted as a special exception within residential zones, so long as there is an approved campus plan. This section also contains special exception review criteria for university uses and limitations on floor area ratio. The GW Foggy Bottom campus plan set limitations on bulk, density, and uses for each of the development sites. The applicant requests zoning relief from the rear yard requirement for the covered parking ramp. The table below summarizes the previously approved campus plan development standards and those for the R-5-D zone as compared to the proposal.

Table 2 – Zoning Analysis of Proposal

	<i>R-5-D</i>	<i>R-5-D PUD Standards</i>	<i>Campus Plan Square 103 Standards</i>	<i>Proposal</i>
<i>Maximum Lot Occupancy</i>	75%	75%	80%	19%
<i>Maximum Building Height</i>	90'	90'	90'	28'
<i>Maximum FAR Total</i>	3.5	4.5	3.69*	0.19
<i>Rear Yard</i>	15'	15'	n/a	12'8"
<i>Parking</i>			307 underground spaces	392 underground 58 surface spaces 450 total

* Refers to permitted density for all residentially zoned portions of the campus

VII. PUD AND CAMPUS PLAN EVALUATION STANDARDS

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. Section 2400.1 states that a PUD is "designed to encourage high quality developments that provide public benefits." In order to maximize the use of the site consistent with the zoning regulations, the applicant is requesting flexibility, as defined in Section 2400.2.

"The overall goal is to permit flexibility of development and other incentives, such as increased building height and density; provided, that the project offers a commendable number of quality public benefits and that it protects and advances the public health, safety, welfare, and convenience."

Section 2403 further outlines the standards under which the application is evaluated.

"2403.3 The impact of the project on the surrounding area and the operation of city services and facilities shall not be found to be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project."

Second-stage PUD Conditions

The first stage PUD and campus plan previously approved for the GW Foggy Bottom campus contains numerous conditions for the overall development of the campus and for future second-stage PUDs. This

project would be located in Square 103 on a site identified for development in the campus plan and is the first project to return to the Zoning Commission for a second-stage PUD approval. Upon review of the applicant's submittal, OP finds that the proposal has satisfied the relevant PUD conditions, as outlined in ZC Order 6-11/6-12 and discussed on pages 20-22 of the August 17, 2010 submittal.

§ 210 Further Processing Standards

University uses are allowed within residential zones as a special exception, subject to the requirements of Section 210, addressed below.

§ 210.1 Use as a college or university that is an academic institution of higher learning, including a college or university hospital, dormitory, fraternity, or sorority house proposed to be located on the campus of a college or university, shall be permitted as a special exception in an R-1 District if approved by the Zoning Commission under § 3104, subject to the provisions of this section.

The proposed improvements include approximately 23, 281 square feet of academic and administrative space for the GW Law School within the below ground structure.

§ 210.2 Use as a college or university shall be located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions.

Noise

Most of the proposed improvements for the site would be below grade and should not be objectionable to neighboring properties with regard to noise. Parking and loading activity will take place on the site and access is provided at the rear from the public alley, limiting its impact on neighboring streets and residential uses.

Traffic & Parking

The applicant has provided a traffic study that addresses the potential impact of the proposed improvements on the local street network. Vehicles would use the existing alley, proposed to be widened by 4' adjacent to the site, to obtain access to the site. While the study indicates that levels of service at nearby intersections will not be significantly impacted, the study does indicate that the project would create significantly longer wait times for vehicles leaving the site during the evening peak hour. The applicant has indicated that this does not require further mitigation measures as it would only affect drivers leaving the site. OP would defer to DDOT for an analysis of what, if any, additional traffic management measures are needed to mitigate this condition. The applicant has indicated they plan to meet with representatives of the West End Citizens Association and DDOT to discuss these issues further, prior to the public hearing date.

The university employs several transportation management measures on campus. These include a pre-tax deduction program for transportation costs, a full-time Transportation Management Coordinator, and information kiosks that provide information about transportation options available on campus. In addition, the proposal would provide 64 covered bicycle parking spaces.

Required Parking

Per Condition C-13b of the approved campus plan, the university is required to maintain a minimum of 2,800 off-street parking spaces at all times for the Foggy Bottom Campus. According to the most recent parking census (taken November 20, 2010), the university had a total of 3,581 off-street parking spaces. This figure includes the 1,252 parking spaces contained in the University Parking Garage, scheduled for

demolition as part of a future redevelopment project on Square 55. The Square 103 proposal would result in a temporary loss of 93 parking spaces during construction. Therefore, upon completion of the project, the total number of off-street parking spaces would continue to exceed the minimum number required for the campus. However, the applicant has indicated that the University Parking Garage is scheduled for demolition prior to the completion of this project. As a result, they have indicated they will lease additional spaces at the Kennedy Center or other facilities nearby, in order to maintain compliance with this condition.

Number of students

The project would bring academic and administrative offices for the law school onsite and relocate an existing residential use to a location designated for residences on the campus plan.

§ 210.3 In R-1, R-2, R-3, R-4, R-5-A, and R-5-B Districts, the maximum bulk requirements normally applicable in the districts may be increased for specific buildings or structures; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-B District. In all other Residence Districts, similar bulk increases may also be permitted; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-D District. Because of permissive increases as applicable to normal bulk requirements in the low-density districts regulated by this title, it is the intent of this subsection to prevent unreasonable campus expansion into improved low-density districts.

The proposed floor area ratio for the project is 0.19. The maximum permitted within the R-5-D zone is 3.5 as a matter of right and 4.5 for a PUD. The approved floor area ratio for residentially zoned properties within the campus plan is 3.69. As such, the project is well within the allowed FAR limits for the site and the zone.

§ 210.4 As a prerequisite to requesting a special exception for each college or university use, the applicant shall have submitted to the Commission for its approval a plan for developing the campus as a whole, showing the location, height, and bulk, where appropriate, of all present and proposed improvements, including but not limited to the following:

- (a) Buildings and parking and loading facilities;*
- (b) Screening, signs, streets, and public utility facilities;*
- (c) Athletic and other recreational facilities; and*
- (d) A description of all activities conducted or to be conducted on the campus, and of the capacity of all present and proposed campus development.*

The George Washington University Foggy Bottom campus plan was approved by the Zoning Commission in 2007 per order ZC 06-11. The approved plan provided guidance for future development of the entire campus with regard to allowed building uses, heights, and densities as well as streetscape improvements, historic preservation efforts, and parking and traffic considerations.

§ 210.5 Within a reasonable distance of the college or university campus, and subject to compliance with § 210.2, the Commission may also permit the interim use of land or improved property with any use that the Commission may determine is a proper college or university function.

§ 210.6 When a major new building that has been proposed in a campus plan is instead moved off-campus, the previously designated site shall not be designated for, or devoted to, a different major new building unless the Commission has approved an amendment to the campus plan applicable to the site; provided, that for this purpose a major new building is defined as one specifically identified in the campus plan.

These criteria are not applicable to this request. No interim uses have been proposed that would require the university to lease space off campus during the proposed construction schedule. However, the applicant has indicated that some leasing of parking may be necessary to ensure compliance with the required 2,800 parking spaces for the campus. This will be needed to accommodate the loss of off-street parking spaces anticipated by the planned demolition of the University Parking Garage. Finally, the proposal would not require any new major buildings to move off-campus.

§ 210.7 In reviewing and deciding a campus plan application or new building construction pursuant to a campus plan, the Commission shall consider, to the extent they are relevant, the policies of the District Elements of the Comprehensive Plan.

The subject property has been designated for institutional use in the 2006 Comprehensive Plan and the proposed academic/administrative offices and underground parking garage proposed are not inconsistent with that designation. Further, an evaluation of the project against specific policies and actions within the Comprehensive Plan will be addressed in Section X of this report.

§ 210.8 As an integral part of the application requesting approval of new building construction pursuant to a campus plan, the college or university shall certify and document that the proposed building or amendment is within the floor area ratio (FAR) limit for the campus as a whole, based upon the computation included in the most recently approved campus plan and the FARs of any other buildings constructed or demolished since the campus plan was approved.

The applicant has provided an updated floor area ratio (FAR) table in Exhibit I of their submittal indicating the proposal's impact on the overall FAR for the campus. The project would result in a floor area ratio of 3.21 for the R-5-D/E districts and 3.90 for the total campus which would not exceed the maximum 5.0 that is allowed per the approved campus plan.

§ 210.9 Before taking final action on an application for use as a college or university, the Commission shall submit the application to the D.C. Office of Planning and the D.C. Department of Transportation for review and written reports.

The applicant has submitted a copy of their proposal to OP. The Office of Planning, in accordance with the procedures associated with review and processing of planned unit developments found in section §§ 2407 and 2408, has distributed information about the request to multiple District agencies, including DDOT, to solicit their comment and feedback in advance of the public hearing. The applicant has met with DDOT on more than one occasion to identify and address potential transportation issues and is planning to meet again on January 20, 2011. To date, OP has not received written comment from DDOT, but anticipates comments to be directly submitted to the Commission.

§ 3104 Special Exception Standards

The proposal, which would provide underground parking and administrative and office space for a university use, would be in harmony with the general purpose and intent of the zoning regulations. The project would meet all use, bulk, and parking requirements for the R-5-D zone, with the exception of a minor request for rear yard relief. Given its compliance with the approved campus plan, first stage PUD, and anticipated use of the site, the project should not adversely impact neighboring properties, which, in large part are other university controlled uses. The project has been thoughtfully designed to lessen impact on its neighbors, accommodates all vehicular access via an existing public alley, and will ultimately help facilitate the decentralization of parking facilities elsewhere on campus.

VIII. FLEXIBILITY

Rear Yard Requirements

The applicant proposes to have a 12'8" rear yard setback for the covered parking ramp structure whereas a minimum 15' setback is required. The structure has been sited to allow sufficient room for the vehicle ramp to slope down to the first level of underground parking. To add, the rear of the lot abuts a public alley. At the setdown meeting, the Zoning Commission raised questions about the requested rear yard relief and its implications for the design of the second phase of development on site. The applicant has indicated that while the structural columns that would eventually support the proposed above ground structure would have the requested rear yard setback, the proposed building design has not taken place. As such, the future building could include setbacks at upper stories or a design that would have greater or lesser setback than anticipated now. In addition, any future development on site will have to return to the Zoning Commission as another second-stage PUD request, which would benefit from design review as part of that process.

IX. PUBLIC BENEFITS AND AMENITIES

The objectives of a PUD are to permit flexibility of development in return for the provision of superior public benefits, provided the PUD process is not used to circumvent the intent and purposes of the Zoning Regulations, or results in an action inconsistent with the Comprehensive Plan. Public amenities are defined in Section 2403.7 as including "*one type of public benefit, specifically a functional or aesthetic feature of the proposed development that adds to the attractiveness, convenience or comfort of the project for occupants and immediate neighbors*".

The proposed project would provide below grade academic and administrative space, a 392-space underground parking garage, and temporary surface improvements including an entry pavilion and attendant surface parking lot. The applicant has listed a number of areas which contribute towards their benefit/amenity package:

Urban Design, Architecture, Landscaping, and Open Space Environmental Benefits

While the bulk of this phase of development occurs below grade, the applicant has proposed several above grade structures and features that would significantly enhance the appearance of the site until the second phase of the project begins. The proposed structures range in height from 14-28' in height and would be constructed of painted metal panels, clear glass, and patterned, split-faced CMU. The glass and metal panel entry pavilion, proposed to contain a green roof, would be located adjacent to an inviting open plaza and lawn area. A painted aluminum trellis feature would be located adjacent to this building, signaling its entrance. Building materials have been chosen to complement existing masonry buildings

east of the site and efforts have also been taken to shield surface parking areas from street view via the use of landscaping and metal panels.

The proposed project would replace a 100% impervious condition with one where pervious surfaces will cover 24% of site. In addition, the applicant proposes to capture and reuse all of the stormwater generated onsite. Underground stormwater management tanks, which have been designed to accommodate current and future development of the site, would allow for extensive greywater reuse onsite. Runoff from the surface parking area would flow to a drainage system that returns stormwater to a cistern below the parking ramp. A second cistern, to be located on the west side of the site, would collect water from the lawn, pedestrian plaza, and green roof of the entry pavilion for reuse. Finally, water efficient landscaping features are proposed which would not require potable water for irrigation or watering. Overall, the proposed improvements would utilize quality materials and reduce impervious surfaces on site.

Site Planning and Efficient and Economical Land Utilization

The project supports overall site planning goals of the campus plan to decentralize parking and create multiple sites throughout the campus. The majority of the proposed 450 spaces would be located below ground. The proposal would reduce the amount of surface parking that currently exists on site and covered bicycle parking is also proposed, located adjacent to the entry pavilion.

Several above ground structures are proposed for the site, including an entry pavilion, covered parking ramp, egress stair, and covered bicycle racks. The entry pavilion is featured prominently near the front property line along G Street NW, adjacent to an open lawn area and pedestrian plaza. Generally, pedestrian access is clearly highlighted and oriented towards G Street while vehicular access is provided via the alley south of the site. As a result, the request would allow for the removal of an existing curb cut along G Street NW. The entry ramp to the underground parking lot would be located along the eastern edge of the site, adjacent to a proposed surface parking lot. Surface parking and loading facilities are shielded from street view by fencing, landscaping, and wood or metal panels. These facilities are located across the alley from an existing rear service yard and residence halls located to the south of the site.

Effective and Safe Vehicular and Pedestrian Access/Transportation Demand Management Measures

The proposal would utilize the adjacent rear alley as the single point of access for all vehicular traffic and provide the majority of the off-street parking spaces (392) below ground. The proposal would provide covered bicycle parking in a convenient location on the ground level. The project would also functionally widen the adjacent 16' wide alley south of the site. The proposed design would allocate four feet of land along the property's southern boundary to create a 20' wide space for vehicles to access the proposed parking garage and loading areas. The university encourages the use of public transit via their participation in a pre-tax Metro SmartBenefits program, the establishment of an online transportation factsheet that educates users about the variety of transportation options available on campus, an increase in the number of car-sharing vehicles on campus, and the designation of a staff member to serve as the Transportation Management Coordinator to handle transportation issues for all three campuses.

X. COMPREHENSIVE PLAN

FUTURE LAND USE AND POLICY MAP

The 2006 Comprehensive Plan Future Land Use and Generalized Policy Maps designate the subject property for institutional uses (see Exhibits 5 & 6). Therefore, the requested PUD modification and second stage PUD to construct an underground structure with parking, academic, and administrative space for GW law school is **not inconsistent** with the future land use(s) of the site.

The proposal would further policy and action statements in the Land Use, Transportation, Environment, Urban Design, Historic Preservation, Education, and Near Northwest elements of the Comprehensive Plan. The proposed project would allow for the fulfillment of several campus plan objectives including decentralizing parking facilities, utilizing sustainable design practices, supporting existing transportation demand management initiatives, and allowing for the planned development of university uses in accordance with the established campus plan.

XI. AGENCY COMMENTS

The application was referred to several agencies for comments. Their responses are provided below:

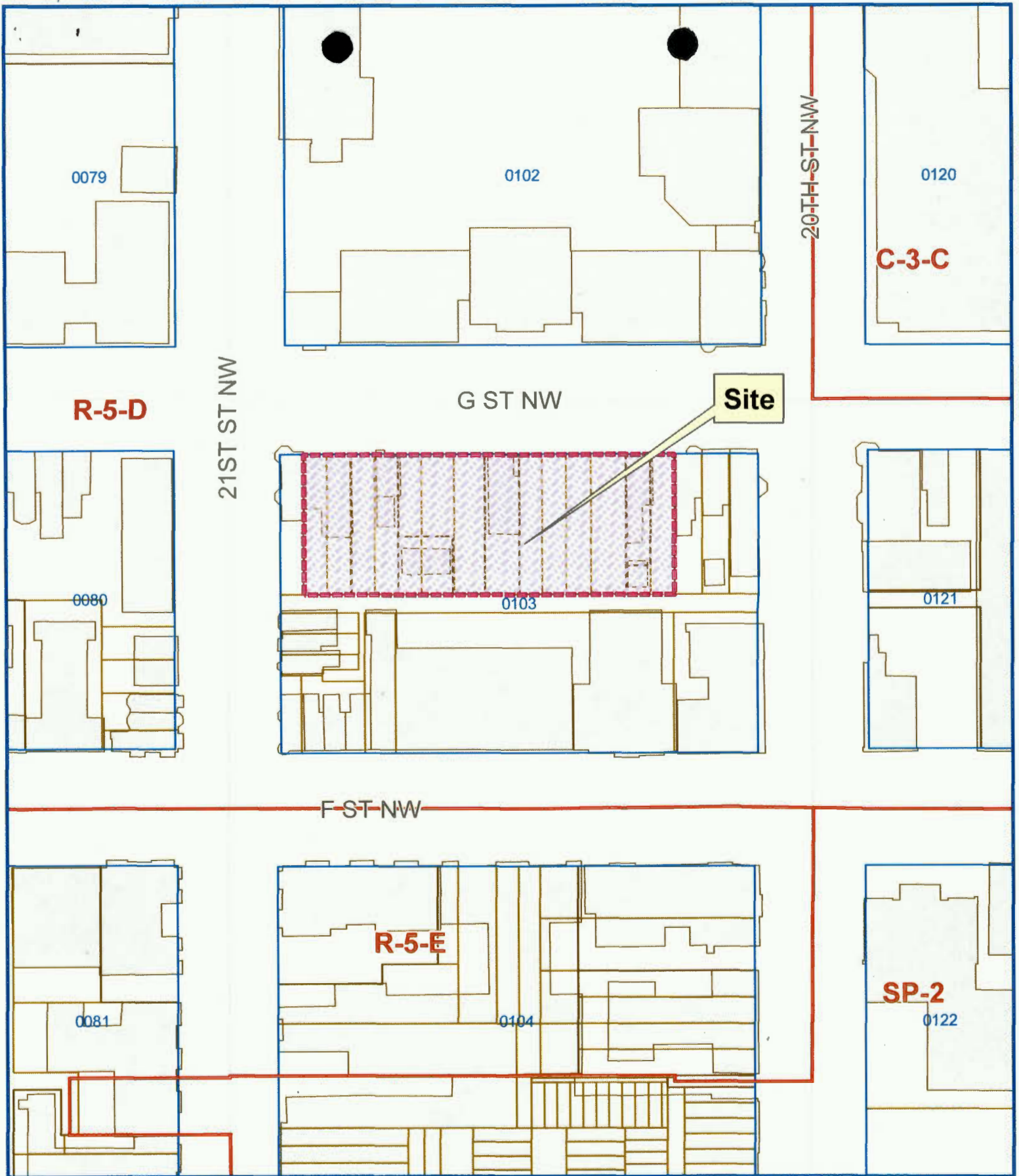
- Fire and Emergency Medical Services Department (FEMS)
 - FEMS staff indicated no objection to the project based on their review of the application and advised “designers to be cognizant of the International Fire Code, 2006 edition for emergency vehicle egress and access to buildings.”
- Metropolitan Police Department (MPD)
 - MPD staff had no objection to the request and was in favor of the proposed below ground parking structure and “green” features of the project. Overall, the reviewing official felt “the proposed development will have a positive impact on the community.”
- District Department of the Environment (DDOE)
 - DDOE comments included a request to review the applicant’s proposed streetscape plan, clarification about the use and treatment of captured stormwater on site, and an acknowledgement that the proposed stormwater management practices would exceed current District requirements (see Exhibit 7). Regarding the comment about the LEED points, the applicant has responded that they are targeting a LEED Silver rating for this project, which would well exceed the required 16 points.
- DC Water
 - Staff comments referenced the applicant’s proposed improvements needed to meet increased water demands for the new project (see Exhibit 8). The report also highlighted DC Water requirements for sanitary sewer, stormwater, combined sewer, groundwater during construction, and siting of utility lines.

Comments from all agencies listed above have been distributed to the applicant for review. No written comments have been received to date from the District Department of Transportation (DDOT) however OP anticipates comments to be directly submitted to the Commission.

CONCLUSION

The Office of Planning **recommends that the Zoning Commission approve** the proposed PUD modification, second-stage planned unit development, and further processing of a campus plan.

Attachments: Exhibit 1 – Location Map
Exhibit 2 – Aerial Photograph (2008)
Exhibit 3 – Campus Plan Development Sites Map
Exhibit 4 – Campus Plan Parking Locations Map
Exhibit 5 – 2006 Comprehensive Plan Future Land Use Map
Exhibit 6 – 2006 Comprehensive Plan Generalized Policy Map
Exhibit 7 – DDOE Comments
Exhibit 8 – DC Water Comments



Legend

- Zoning Districts
- Street Centerlines
- Property Squares
- Tax Lots
- Record Lots

ZC 06-11A/06-12A - GW Square 103 PUD Exhibit 1 - Location Map

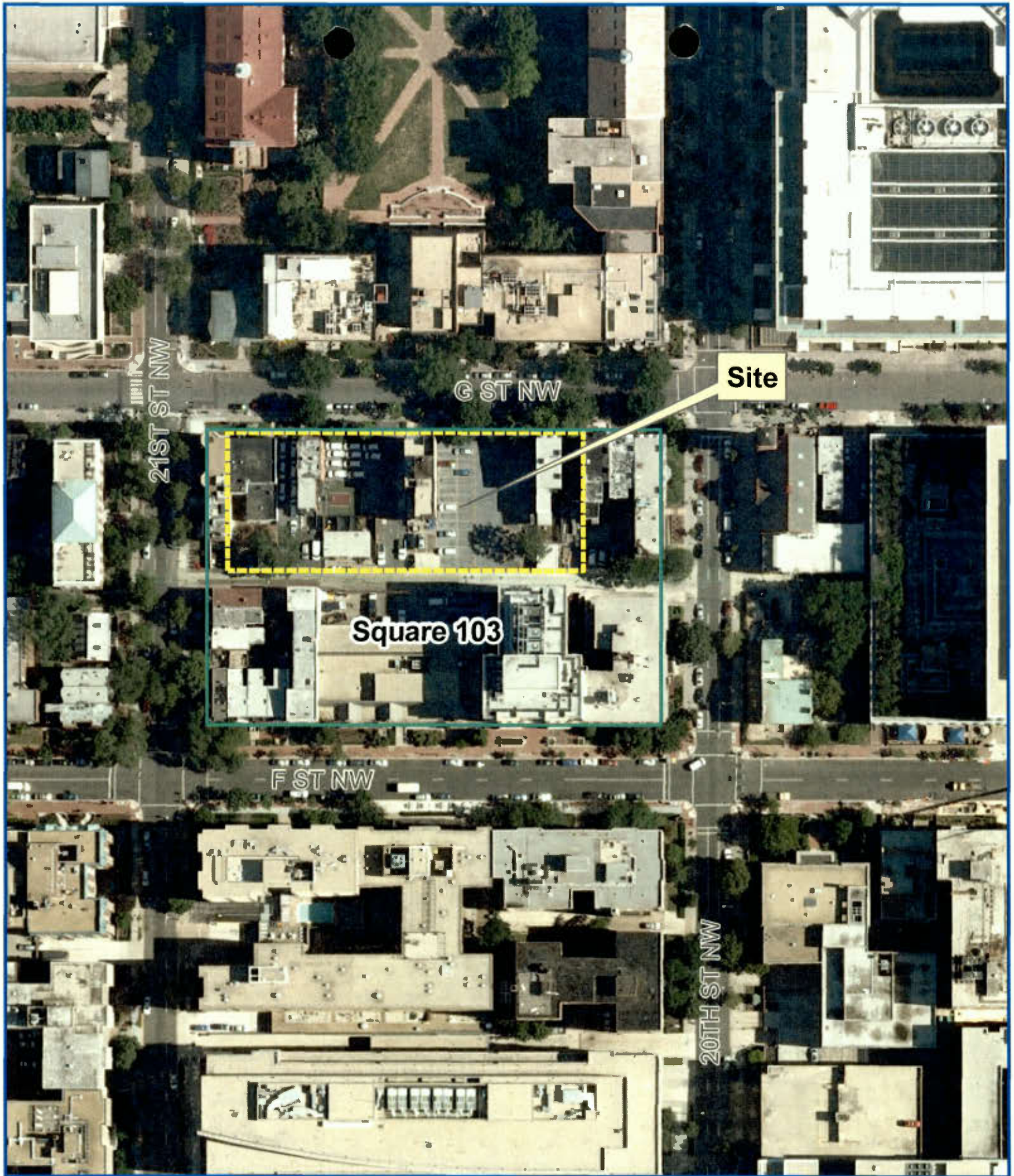
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DC Office of Planning



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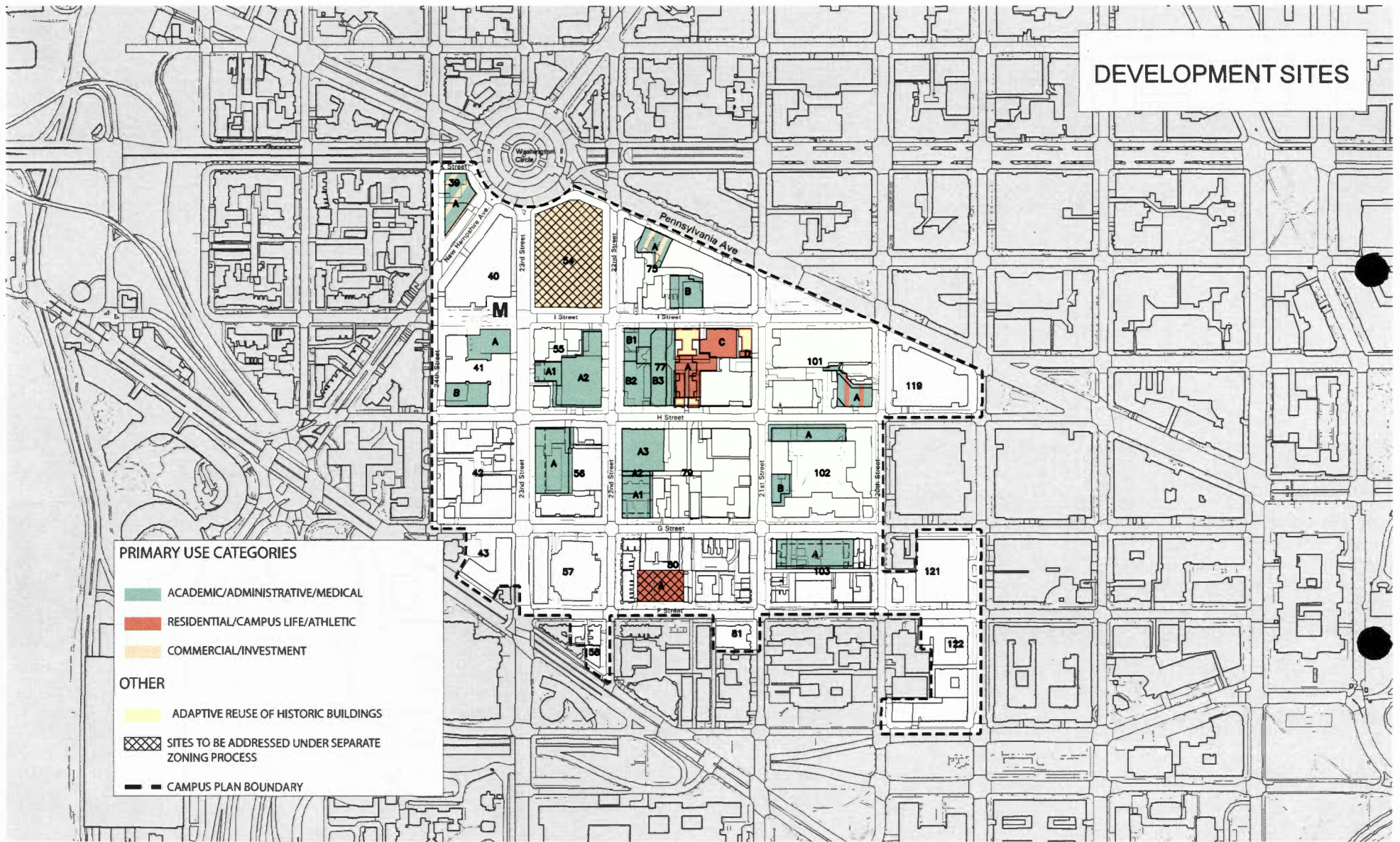
ZC 06-11A/06-12A - GW Square 103 PUD
Exhibit 2 - Aerial Photo (2008)

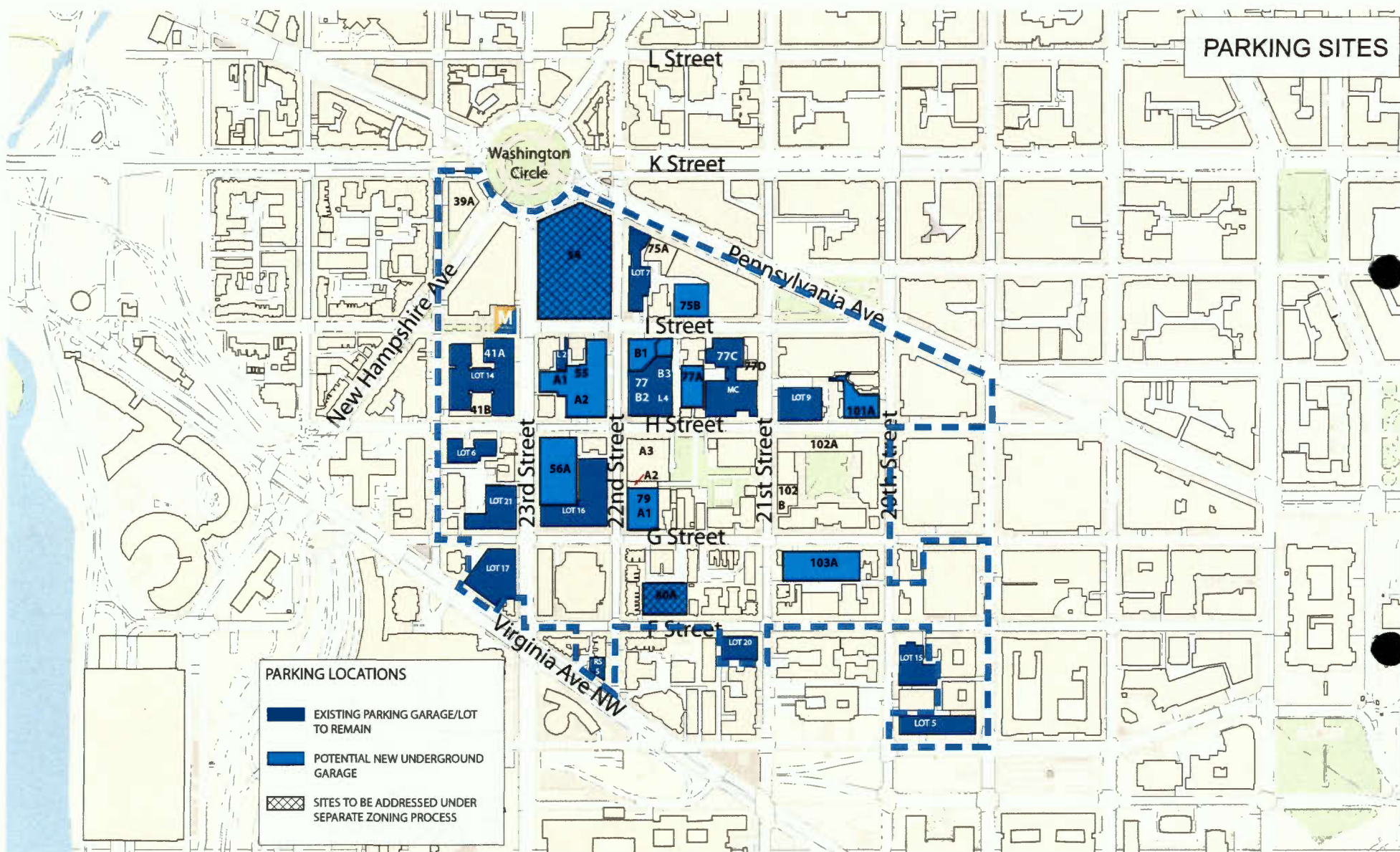


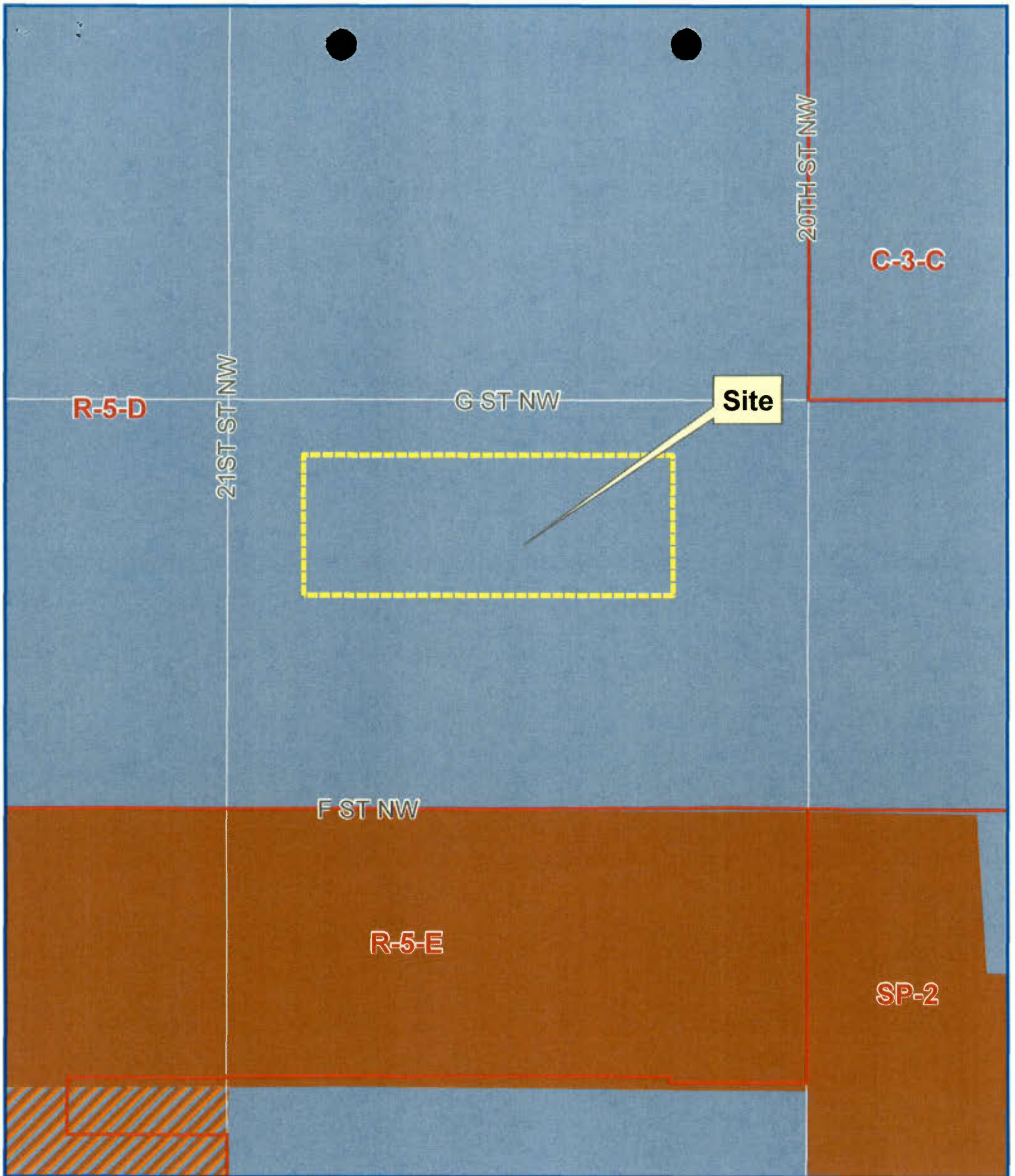
DC Office of Planning



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ZC 06-11A/06-12A - GW Square 103 PUD **Exhibit 5 - 2006 Comp Plan Future Land Use Map**

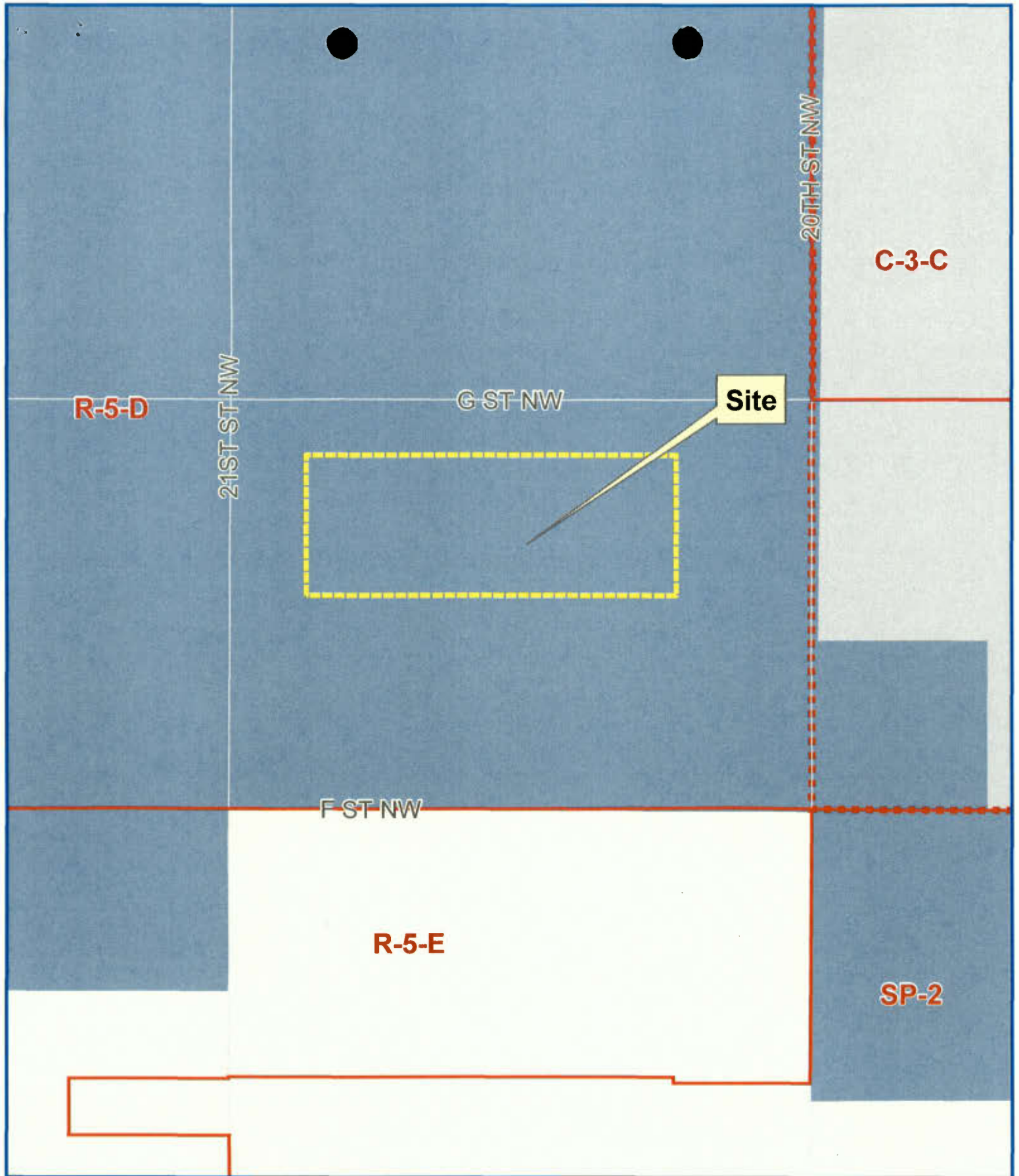
Legend

-  Zoning Districts
-  Residential-High Density
-  Institutional
-  CMED, INST, RHD

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 DC Office of Planning





ZC 06-11A/06-12A - GW Square 103 PUD
Exhibit 6 - 2006 Comp Plan Generalized Policy Map

Legend

-  Zoning Districts
-  Institutional Uses
-  Neighborhood Conservation Areas

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GOVERNMENT OF THE DISTRICT OF COLUMBIA

District Department of Environment



MEMORANDUM

TO: Arlova Jackson, OP

FROM: Nina Albert, DDOE

DATE: January 19, 2011

SUBJECT: Request for Processing Z.C. Case No. 06-11A/06-12A (George Washington University – 2nd Stage PUD and Further Processing of Campus Plan)

Comments:

- 1) Green Building Commitment: It appears as if the applicant may have made a mistake on the targeted commitment of achieving 16 points under the LEED 2.2 certification checklist. The minimum number of points to achieve “LEED certification” is 26 points.
- 2) Compliance with Stormwater Management Practices: Applicant proposes to capture all stormwater that falls on site via three cisterns and reuse it for on-site irrigation. This exceeds today’s stormwater management requirement. Note: the applicant may be co-mingling terms, as they mention utilizing “grey water” for harvesting and irrigation. DDOE assumes that the applicant means “rain or stormwater” and not “grey water” (grey water to DDOE means water originating from a clean water source, utilized (for hand-washing, dish-washing, rinsing, other), then collected through the building’s drain system. DDOE does not permit reuse of “grey water” for irrigation without treatment. Assuming the applicant intended to capture and reuse of rain water and/or stormwater, the applicant may redistribute the rain or stormwater via a drip irrigation system. However, if the applicant intends to redistribute the rain or stormwater via spray irrigation, the applicant is encouraged to consult with DDOE before finalizing their design and specifications, to ensure the public is not placed at risk of exposure to untreated water.
- 3) Applicant mentions a “Streetscape Plan” (page 19). DDOE requests a copy of the draft plan for the purposes of identifying low-impact development opportunities, enhanced greenscaping opportunities, correct sediment control and stormwater management requirements, other.



DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY | 5000 OVERLOOK AVENUE, SW | WASHINGTON, DC 20032

January 4, 2011

Arlova Y. Jackson
DC Office of Planning
2000 14th Street NW, 4th Floor
Washington, D.C. 20009

Re: Zoning Commission Case No. 06-11A/06-12A
George Washington University Campus Plan 2nd Stage PUD

Dear Ms. Jackson,

DC Water has reviewed the zoning application for this project as transmitted by the DC Office of Planning dated December 28, 2010. DC Water previously received a plan submittal for this project and returned Design Review Comments to the Engineer for revisions. DC Water will review this project at several stages. Therefore, these comments should be considered preliminary and subject to later change or refinement. DC Water comments are as follows:

Water Requirements: The project design includes replacement of an existing 70 year old 8-inch unlined, lead joint, cast iron public water main in G Street, NW to provide adequate water to meet the proposed fire and domestic water demands of the new development.

Sanitary Sewer Requirements: The proposed project is sited in a combined storm sanitary sewer area. There is expected to be adequate capacity for generated wastewater in the surrounding combined sewer lines. The new building will be required to meet current plumbing code which states that there must be separate storm and sanitary lateral outfall pipes from the building.

Stormwater Requirements: The public system that will receive the project stormwater must adequately discharge the 15-year post-development runoff. However, there is limited capacity for generated stormwater in the existing 12-inch combined sewer (installed 1896) in 20th Street and the existing 15-inch combined sewer (installed 1896) in G Street, NW. Due to limited available space, a proposed storm water drainage system and combined 10-inch sewer has been designed to be located to the rear of the proposed building with components located in the public alley. Therefore, DC Water has requested and received a draft copy of a Perpetual Covenant to install, maintain, repair, and replace these facilities at the University's (and future successors) expense.

Combined Sewer Precautions: This property will primarily discharge to the District's combined sewer system. As such, this property is subject to sewer surcharge, and backflow



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prevention must be provided on the sewer lateral connecting this property to the public sewer system. The backflow prevention device should be installed on private property and will be owned, operated, and maintained by the property-owner.

Groundwater During Construction: Any groundwater, surface runoff, or construction dewatering activity discharged to the combined sewer system will require a Temporary Discharge Authorization Permit from DC Water (for discharges to the separate storm sewer system, follow District Department of the Environment Water Quality Division requirements). In addition to a completed and signed application form (available online at http://www.dcwasa.com/business/permits/groundwater_temporary_discharge.cfm), the application submittal shall include an analysis of the ground water, a copy of any applicable engineering plans or documents (e.g., geotechnical report or dewatering plan) and a site map showing the proposed discharge location. This application shall be mailed or delivered to Elaine Wilson, Pretreatment Coordinator at:

DC Water and Sewer Authority
Department of Wastewater Treatment, CMF 2nd Floor
5000 Overlook Ave., SW
Washington DC 20032
Telephone: 202-787-4177

Assessment: The applicant should ensure that utilities have 5-feet of horizontal and 1-foot vertical separation provided between them, and outside of the dripline of nearby trees. If this cannot be achieved, utilities may need to be relocated at DC Water's discretion for the protection of water and sewer infrastructure. DC Water will review the project plans for technical sufficiency of the water and sewer design. If the plans are in conformance with the standard design manual, DC Water will issue a Water and Sewer Availability Certificate and recommend issuance of a building permit.

Sincerely,

Jessica Demoise
Engineer, Planning & Design

cc:

Callie Schaper
Rizwan Elahi



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