



ZONING COMMISSION
District of Columbia

CASE NO. 66-11A/66-12A

EXHIBIT NO. 31

ZONING COMMISSION
District of Columbia
CASE NO. 06-11A/06-12A
EXHIBIT NO. 31



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2007 Foggy Bottom Campus Plan

Square 103 Development Site Phase 1

February 3, 2011

David M. Avitabile
Associate
Goulston & Storrs



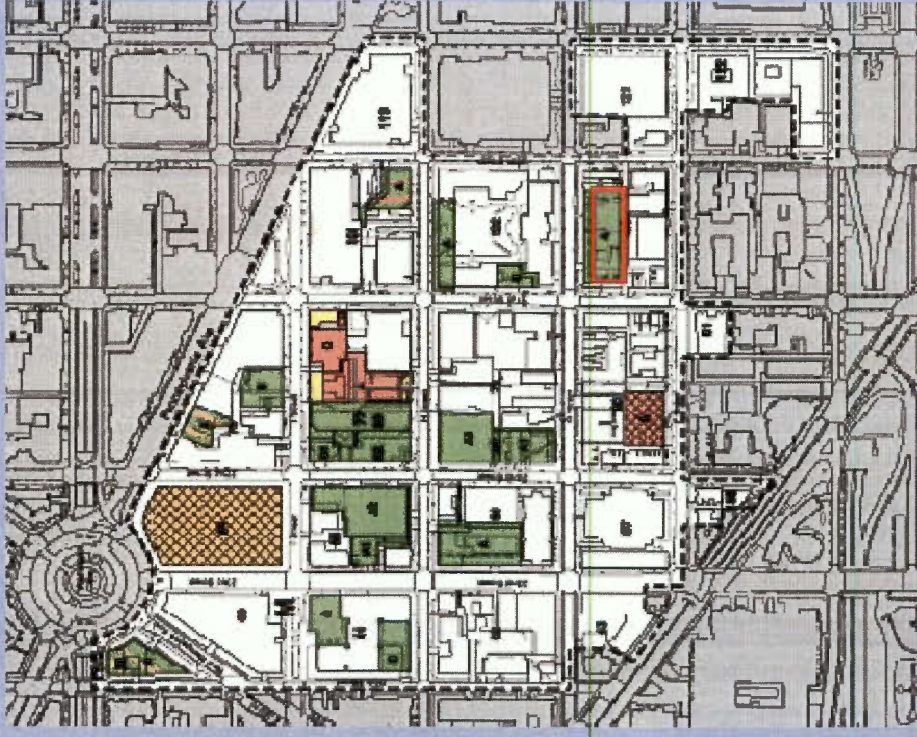
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Introduction to the GW Foggy Bottom Campus

- 2007 Foggy Bottom Campus Plan – approved by the Zoning Commission in 2007
- Development governed by a related First-Stage PUD
- **Goal:** “Grow Up, Not Out”
 - Campus Plan / PUD identified 16 sites for future development
 - Campus Plan / PUD set forth height, density, and lot occupancy for each site

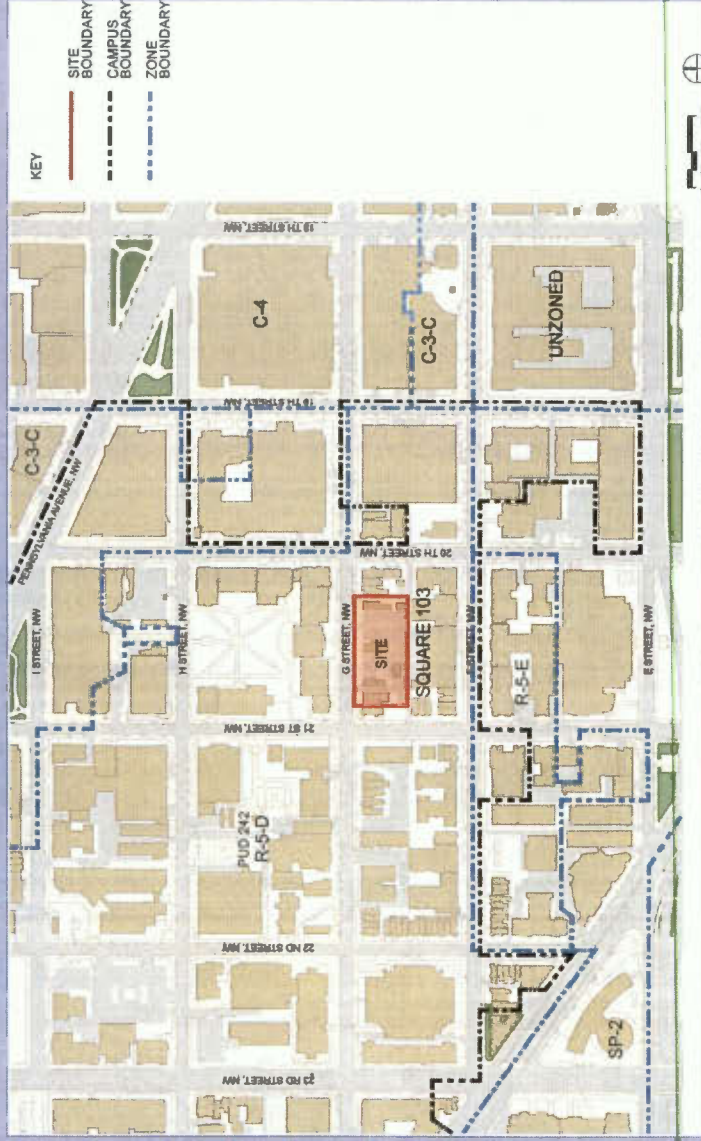


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Project Site



- Location: 2000 block of G St. NW (Square 103)
- Zoning: R-5-D
- Existing Conditions: miscellaneous structures and 93 surface parking spaces



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Project Overview

- First phase of construction for Square 103: four levels of underground parking and below grade programming space for the law school
- Process:
 - Second-Stage approval of the PUD for this phase
 - Consistent with height, density, and lot occupancy in the First-Stage PUD
 - Includes request for flexibility from the rear yard requirement for this phase
 - Further processing approval for first phase only
 - Approval of a modification to the First-Stage PUD in order to incorporate Lot 18, which was not owned by the University in 2007



Alicia O'Neil Knight
Senior Associate Vice President for Operations
The George Washington University



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Project Overview

- The University will develop the site in two phases:
 - Phase 1:
 - Below grade program space for the Law School
 - Four levels of underground parking for 392 vehicles
 - Surface parking for approximately 58 vehicles & 60 secured bicycle spaces
 - Surface parking to be discontinued upon completion of SEC on Square 55
 - Garage access from the existing public through alley, which will be widened from 16 ft to 20 ft

Phase 2: *(timing TBD and dependant on funding)*

- Future above grade building, contemplated for use by the Law School
- Project will be subject to a future Second-Stage PUD/Campus Plan application and to the same Community-Based Planning Process review



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Implementation of the Campus Plan – Distribution of Parking

- A key feature of the 2007 Campus Plan / PUD is the distribution of the University's parking supply:
 - Elimination of surface parking lots
 - Dispersal of parking into several underground lots throughout campus
 - Redevelopment of the centralized University Parking Garage (UPG) for state-of-the-art Science & Engineering Complex
- Proposed Project:
 - Will provide underground parking consistent with this plan
 - Enables the University to move forward with the redevelopment of the UPG, which is the subject of a separate second-stage PUD currently pending before the Commission
 - Will also provide additional surface parking to meeting parking needs while UPG is under construction



Implementation of the Campus Plan

- The University has moved forward with the implementation of other benefits and amenities of the Campus Plan / PUD:
 - Condition P-7: Advisory Committee
 - Condition P-8: Off-Campus Commitments
 - Condition P-9: Historic Preservation Plan
 - Condition P-10: Streetscape Improvements
 - Condition P-13: Sustainable Development



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Community-Based Planning Process for Square 103 Project

- Campus Plan Advisory Committee
 - Presentations & updates at 4 meetings since March 2010
- ANC2A
 - Presentations & updates at 3 meetings since March 2010
- FRIENDS
 - Presentations & updates at 3 meetings since March 2010
- Foggy Bottom Association (FBA)
 - Concept Presentation in March 2010
- West End Citizens Association (WECA)
 - DDOT/WECA meeting in January 2011 to discuss WECA's concerns
- DC Agencies
 - DDOT PDRM as well as extensive correspondence with OP & DDOT



Patrick M. Burkhart, AIA
Principal
Shalom Baranes Associates, PC



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Project Details

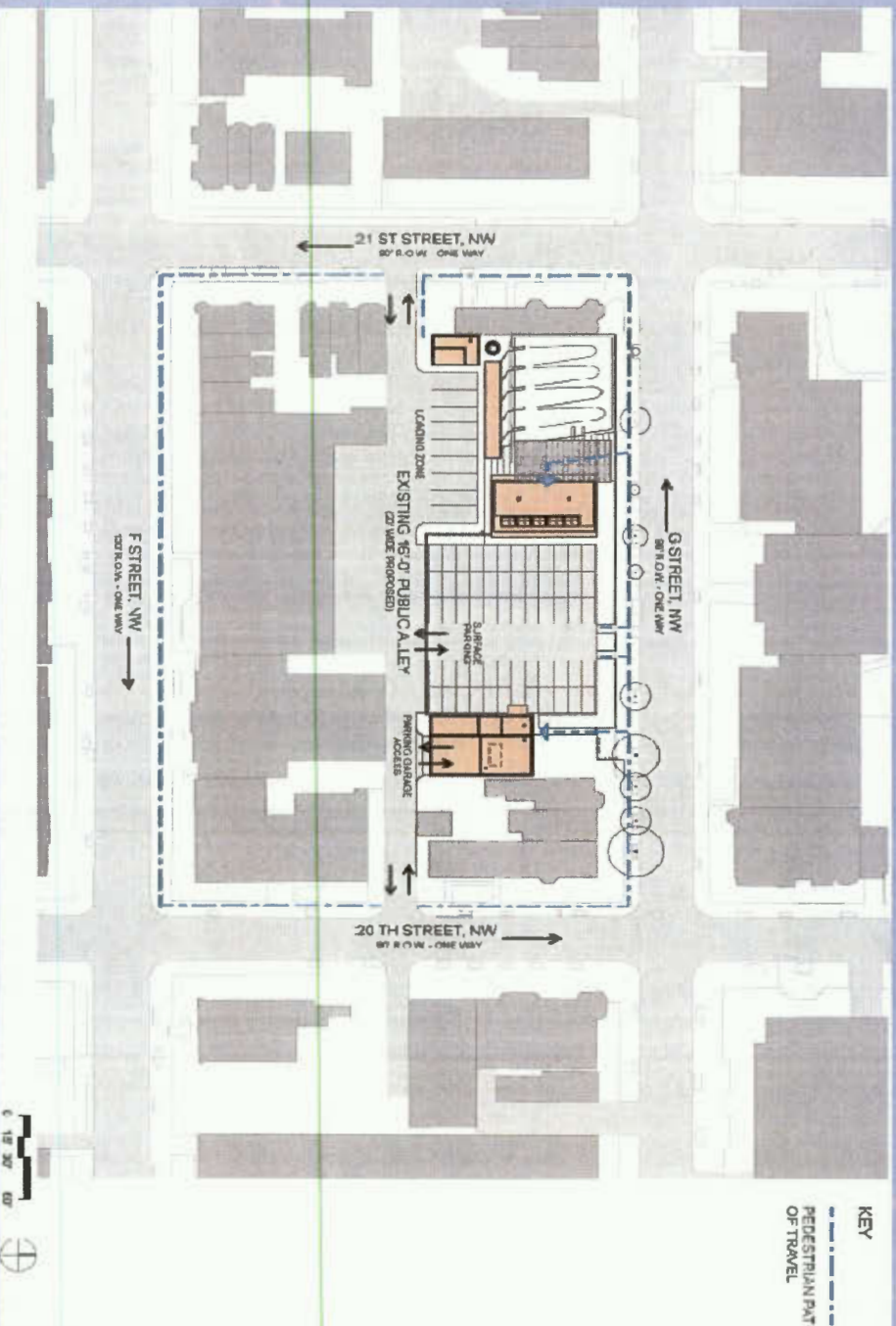
- Site: 38,328 sf (0.86 acres)
- Zoning: R-5-D
- Proposed GFA: 7,430 sf
 - 23,281 sf of below grade program space.
- Proposed FAR: 0.19
- Proposed Lot Occupancy: 19%
- Parking: 392 spaces below grade
 - 58 interim surface spaces
 - 60 surface-level secure bicycle spaces



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Project Description



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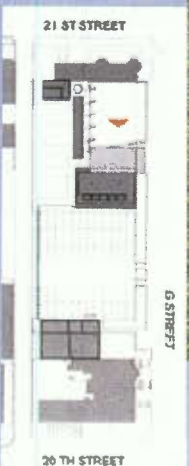
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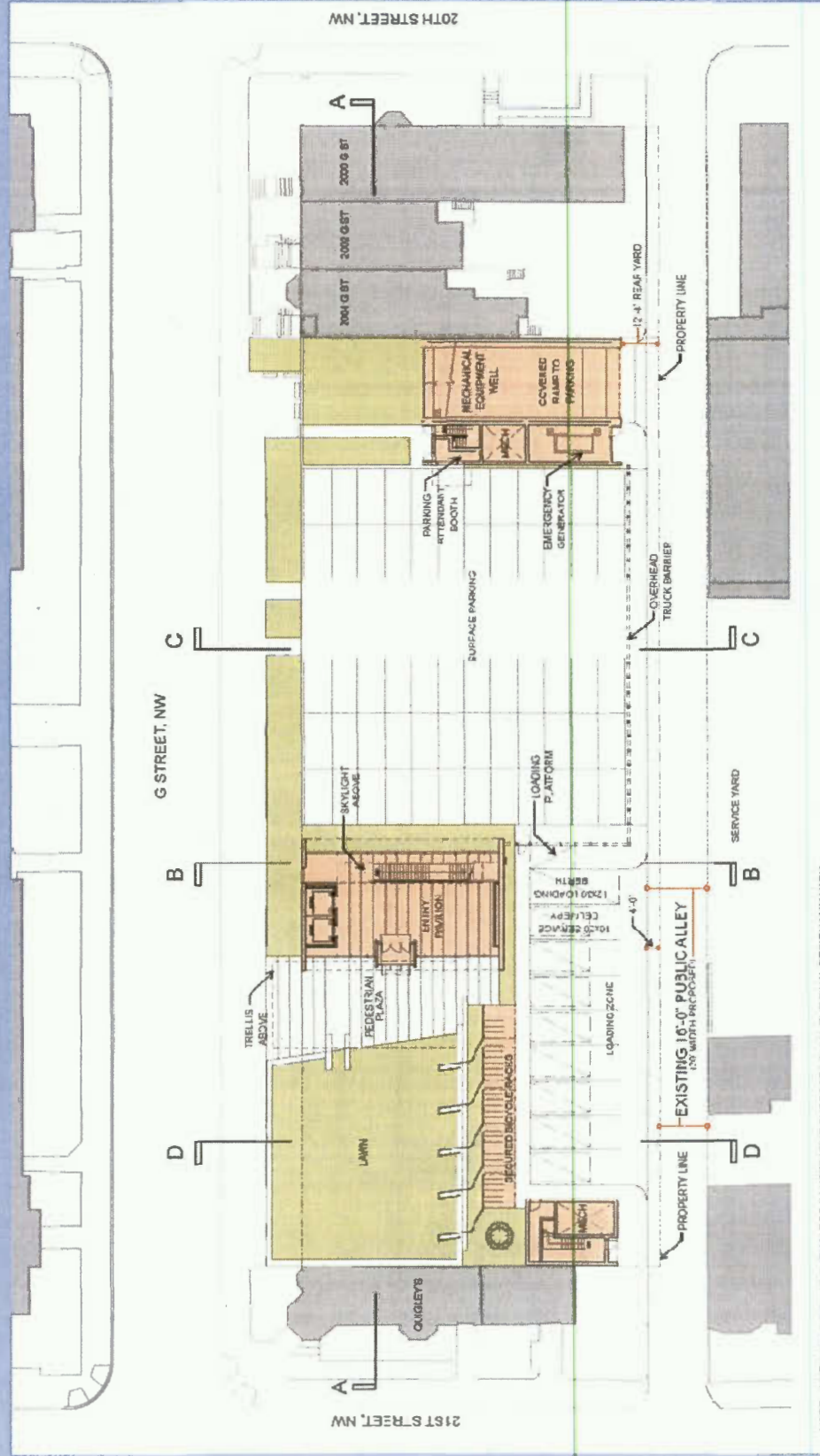


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Plaza Level Plan



NOTE: INTERIOR DESIGN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN MAY VARY.

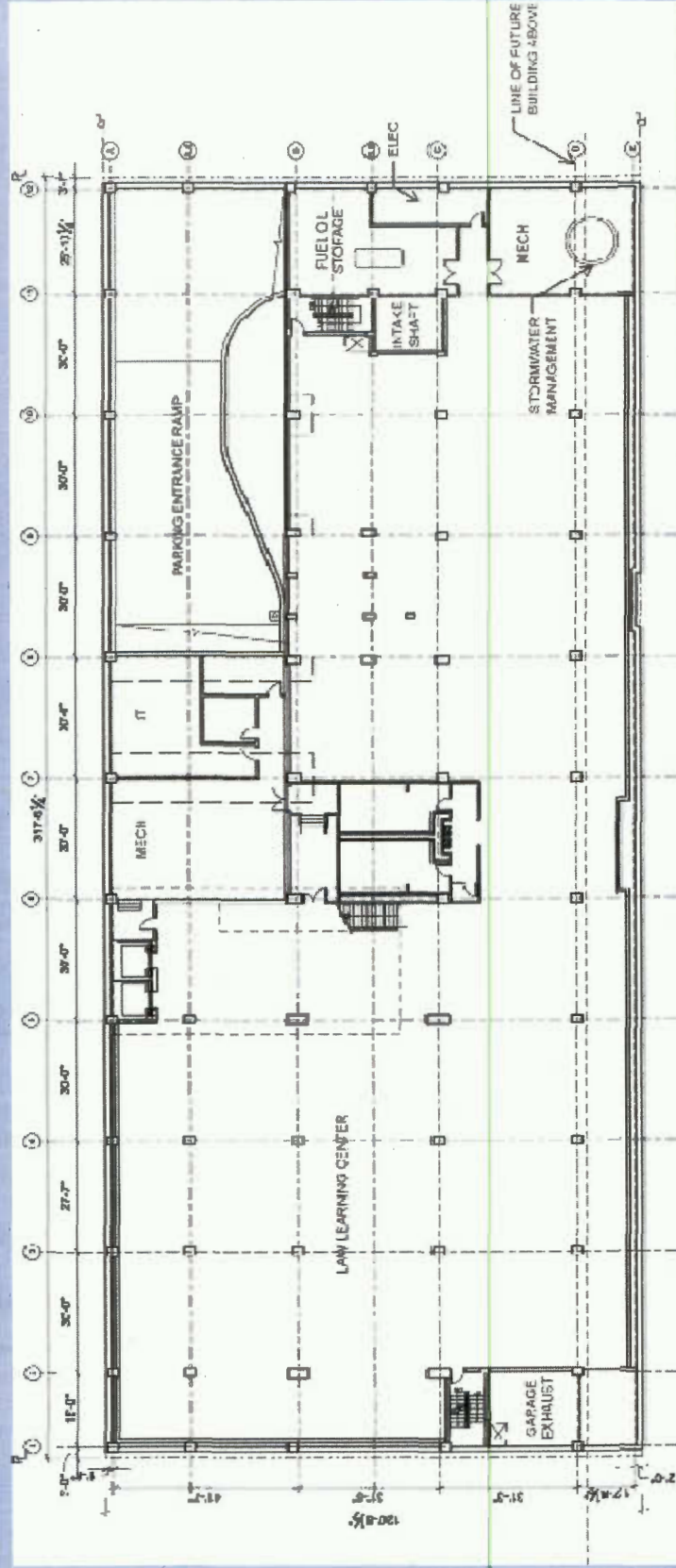


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Lower Level Plan

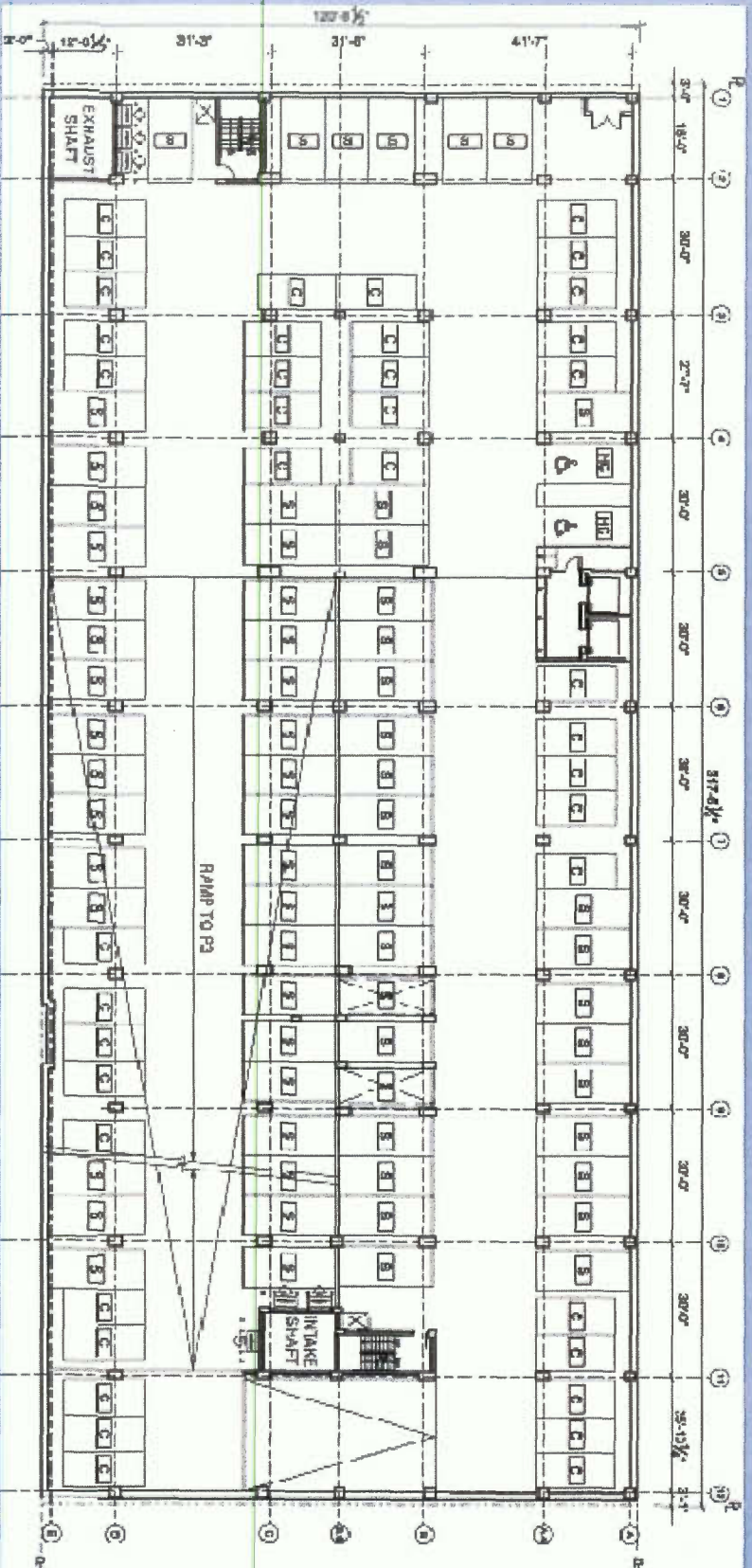


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P2 Level Plan

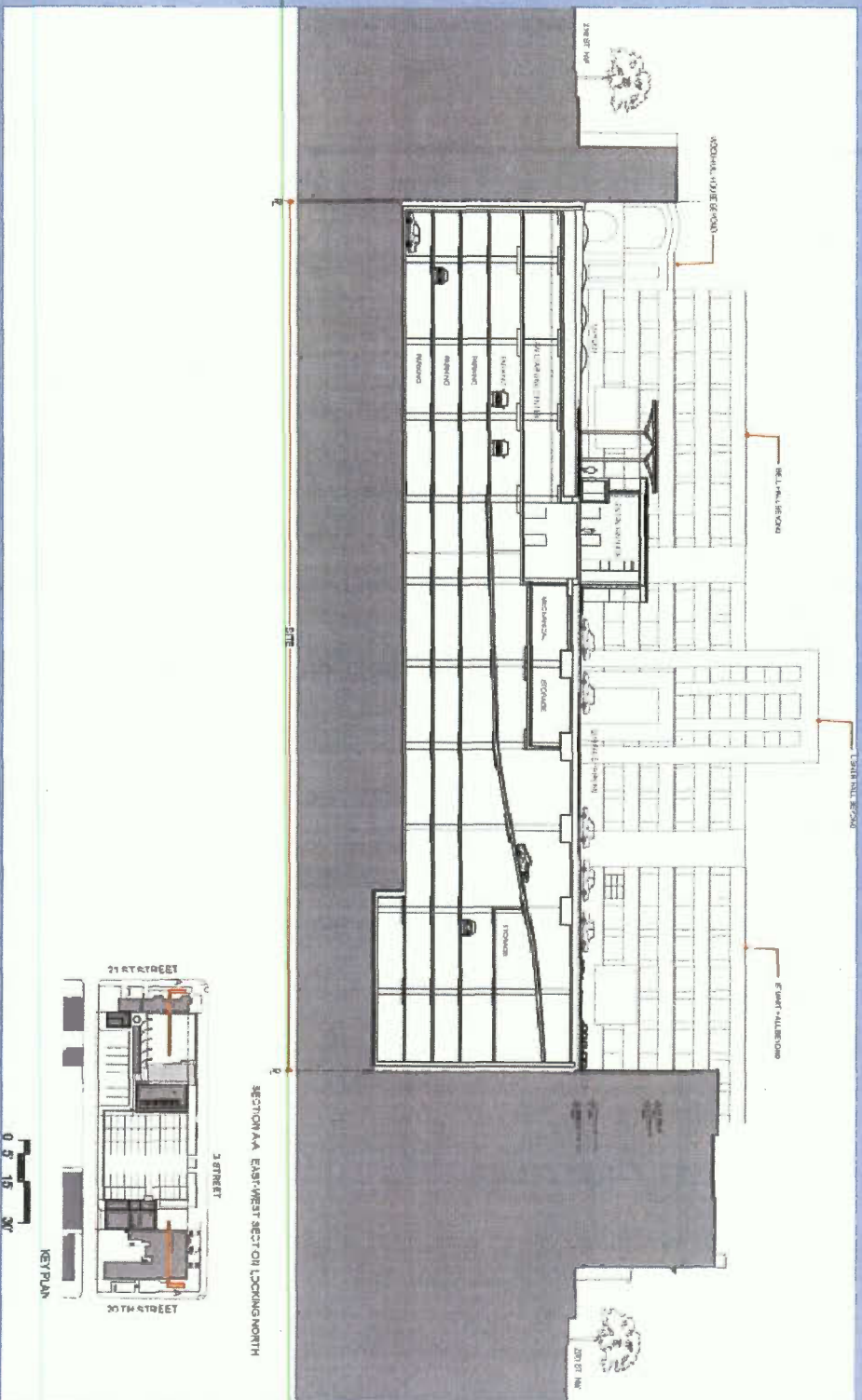


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Building Section

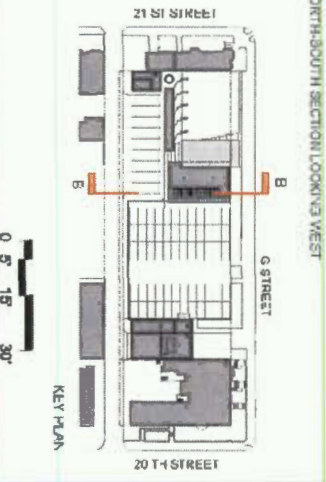
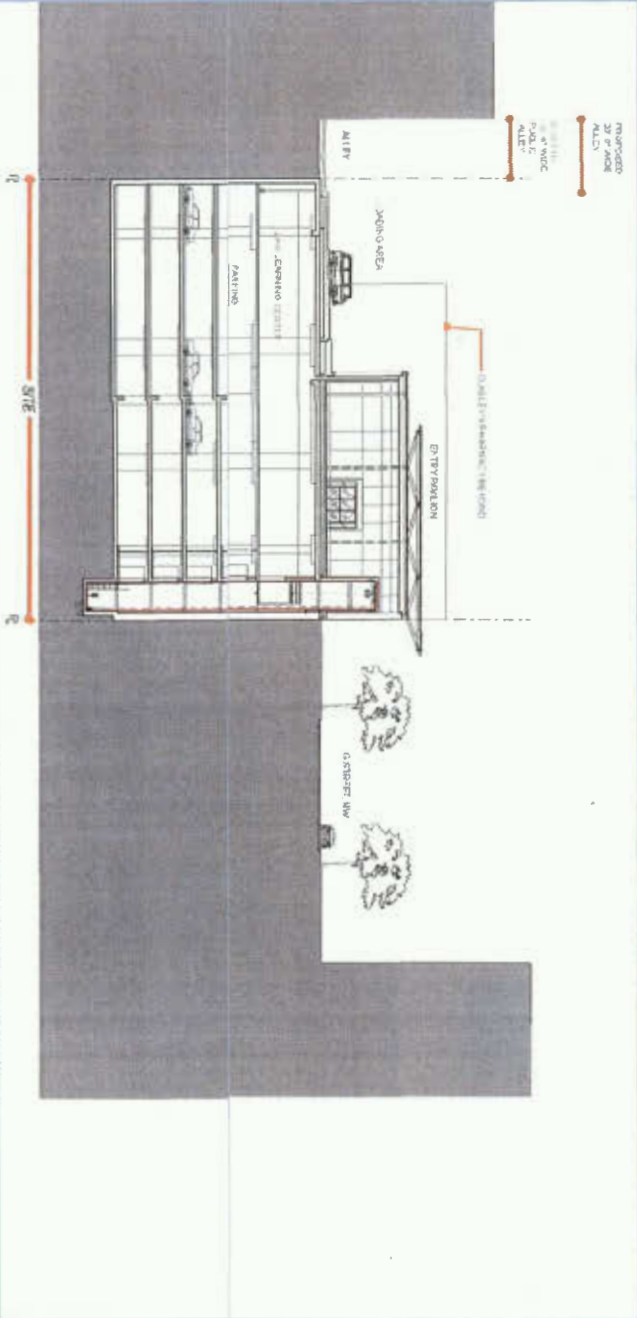


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Building Section

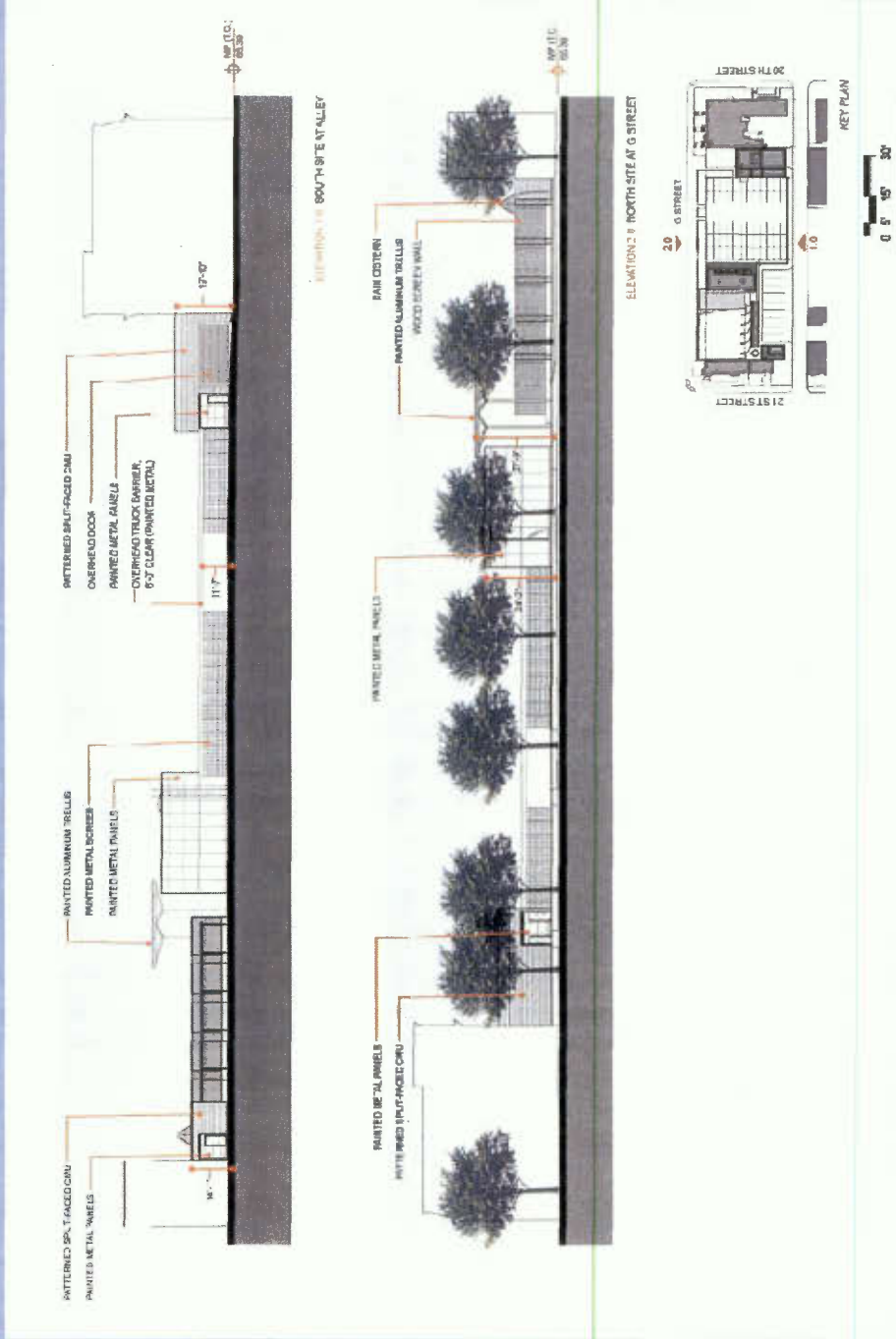


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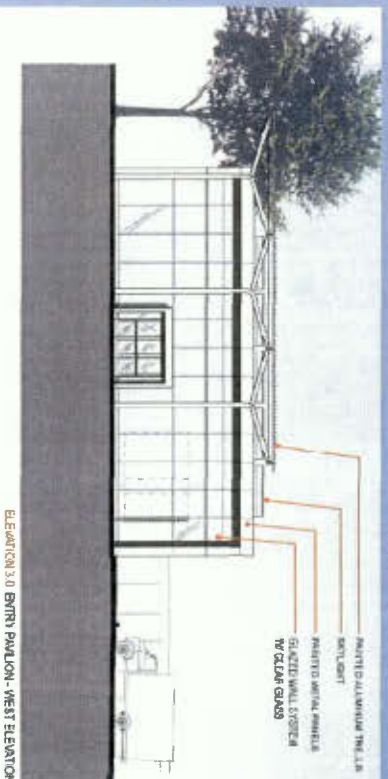
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Site Elevations



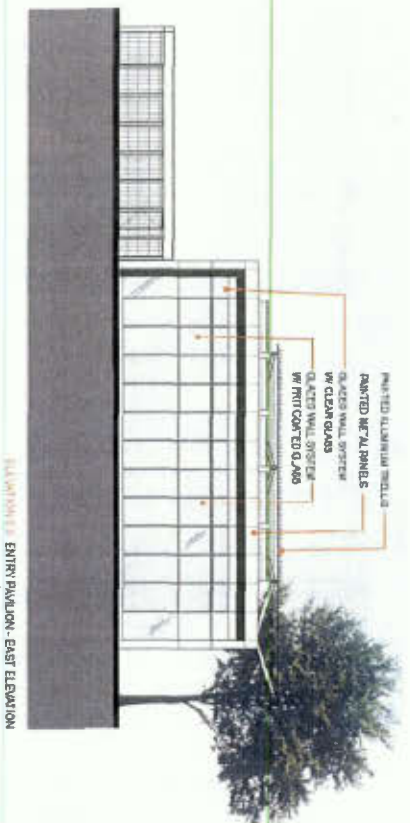
Entry Pavilion Elevations



ELEVATION 3.0 ENTRY PAVILION - WEST ELEVATION



ELEVATION 4 ENTRY PAVILION - NORTH ELEVATION



ELEVATION 1 ENTRY PAVILION - EAST ELEVATION



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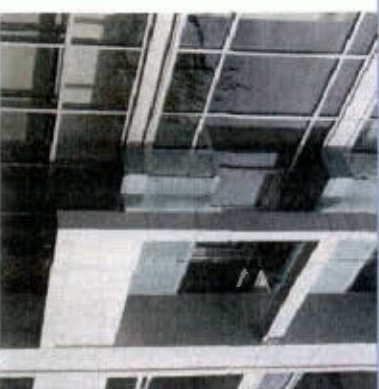
Building Materials



TEXTURED CONCRETE MASONRY



GLAZED WALL SYSTEM



PAINTED METAL PANELS



WOOD SCREEN



GLAZED WALL SYSTEM



ALUMINUM TRELLIS



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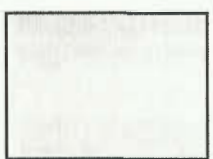
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BRICK PAVER



METAL PANEL



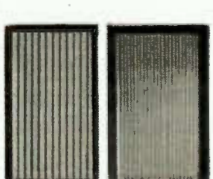
METAL WINDOW
FRAME



STONE PAVER



CLEAR GLASS



FRITTED GLASS



WOOD SCREEN



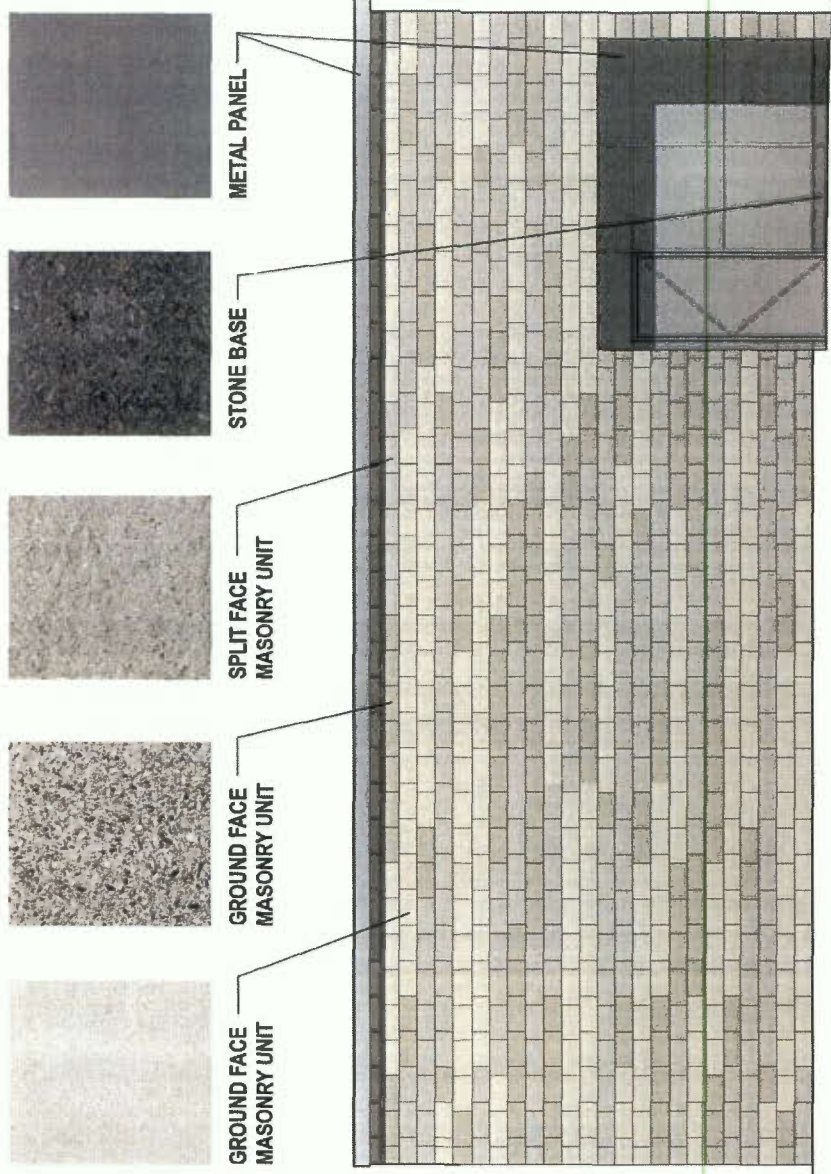
ENTRANCE PAVILION



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METAL PANEL

STONE BASE

SPLIT FACE
MASONRY UNIT

GROUND FACE
MASONRY UNIT

GROUND FACE
MASONRY UNIT

GARAGE RAMP PAVILION



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Sustainability

- The Project is targeting LEED Silver under USGBC's LEED-NC 2009
 - Surpasses GW's commitment to at least 16 points under LEED 2.2
- Surface improvements function as a green roof covering approximately 25% of the site. The entry pavilion also features a sedum greenroof
- Project will capture all site stormwater runoff on-site to be reused for irrigation
- Six dedicated parking/charging for electric vehicles



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Donald R. Hoover
Principal
OCULUS



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+ ASSOCIATES

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Landscape Plan



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Landscape Materials/Plantings



SWEET ELM



JAPANESE QUINCE



RED BUD



HICKS YEW



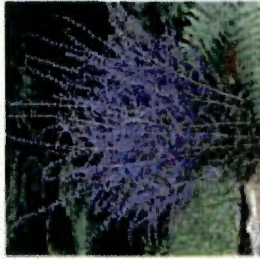
SKYROCKET JUNIPER



RIVER BIRCH



HYPERICUM 'AUTUMNUM'



RUSSIAN SAGE



HAREWOOD FOUNTAIN GRASS



OVERLAND FEATHER REED GRASS



VORTWIND SWITCHGRASS



LAWN WITH HEATHWORKS



JOHNSBURY LIRIODIE



MORROW CREEPER



DAFFODIL



SEDUM GREEN ROOF



BENCH



ROLLAND

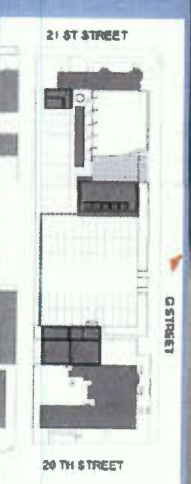
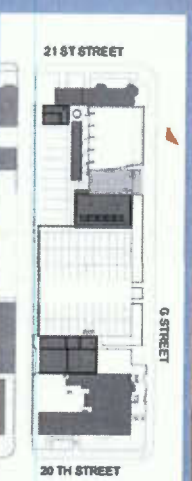


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Landscape Design: Views of Entry Pavilion

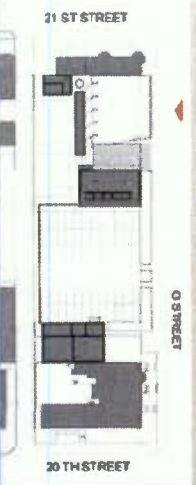


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Landscape Design: Views of Entry Pavilion



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Robert B. Schiesel, P.E.
Project Manager
Gorove/Slade Associates



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GS **GOROVE / SLADE**
Transportation Planners and Engineers

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STALON BARANES ASSOCIATES

Transportation Report

- Campus Plan / PUD Analysis
- Site-Specific Analysis of Project
 - Locates vehicular access off alley, consistent with DDOT policy
 - No objectionable or adverse impacts on surrounding street intersections
 - Integrates sustainable alternative transportation features.



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GOROVE / SLADE
Transportation Planners and Engineers

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Responses to Agency and ANC Reports



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Conclusion

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

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