

Thurston Hall Renovation

1922 F Street, NW

Zoning Commission

Case No. 06-11Q/06-12Q/06-11R/01-17E

December 2, 2019

Agenda

Project Overview

David Avitabile, Goulston & Storrs

Project Goals & Housing Pan

Alicia Knight, The George Washington University

Project Design

Dade Van Der Werf, VMDO

Zoning Relief & Conclusion

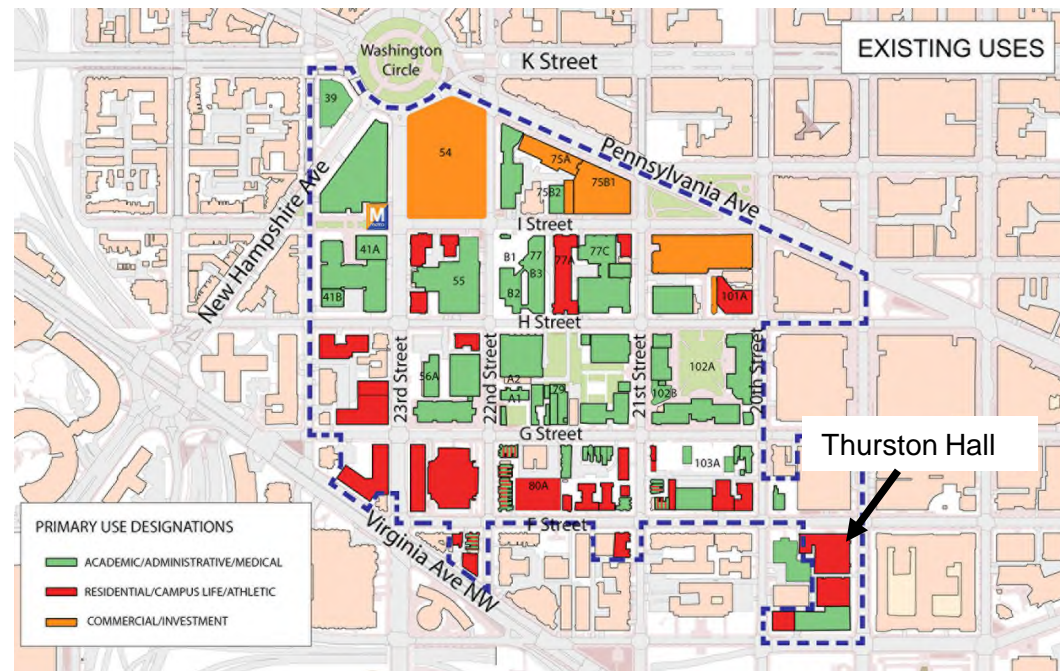
David Avitabile, Goulston & Storrs

Project Overview

David Avitabile
Director
Goulston & Storrs

Project Overview

- **Temporary Housing Plan (06-11Q, 06-12Q, 01-17E)**
 - Modification of Existing Campus Plan / PUD Conditions
 - Additional Conditions and Commitments agreed to with ANC 2A
- **Thurston Renovation (06-11R)**
 - Further Processing
 - Zoning Relief
 - Lot Occupancy
 - Cooling Towers – Height and Screening
 - Canopy Support – 1:1 Setback
 - HRPB and CFA Approval
 - OP and DDOT Support



Project Goals & Community Outreach

Alicia Knight

Senior Associate Vice President for Operations

The George Washington University

Project Vision

Enhance the first
year student
experience

Reduction in beds
from 1,080 to 825

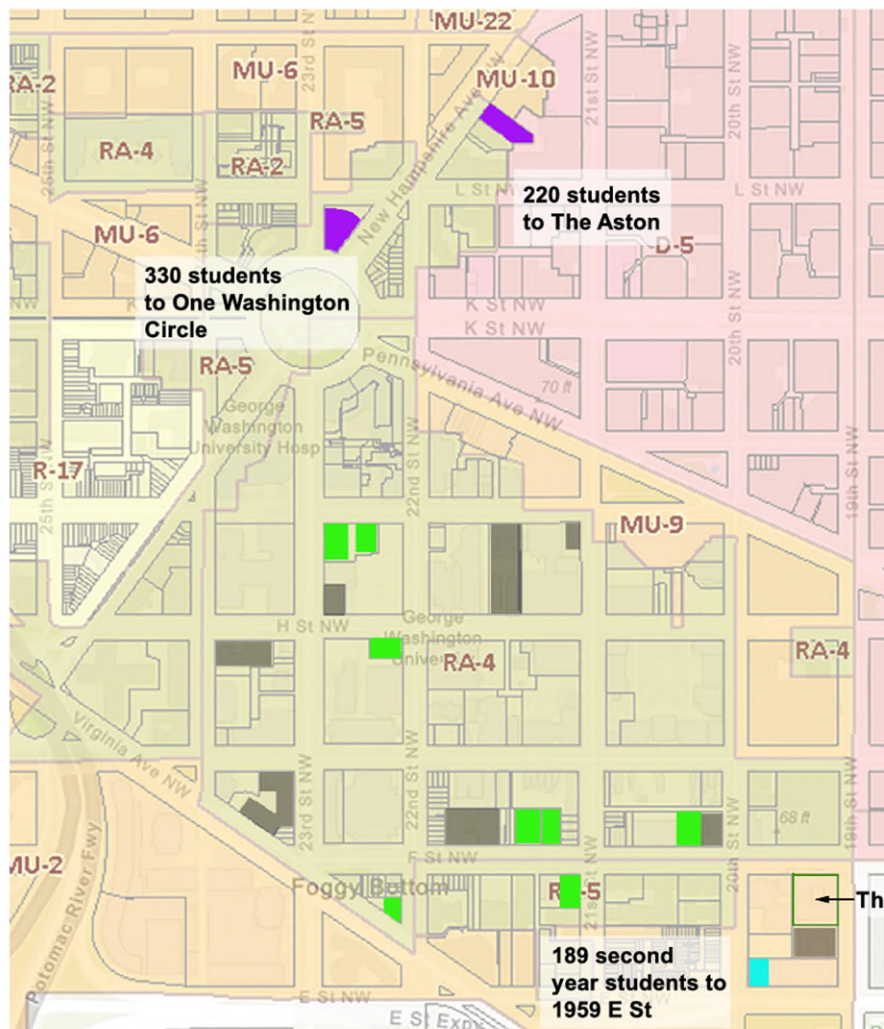


Offer generous
student life activity
space

Collaborative space
leading to student
success

Provide dining
options onsite for
students

Temporary Housing Plan



Temporary Relocation of Student Beds Thurston Hall 2020 – 2022

- Existing residence halls that will temporarily accommodate beds for first year students
- Existing residence hall limited to third and fourth year students that will temporarily accommodate beds for second year students
- New temporary residence halls limited to third and fourth year students
- Residence halls not impacted

1,080	Thurston Hall existing first year beds
-198	student beds accommodated in existing capacity
-200	200 enrollment reduction (over a two year duration)
-550	student beds accommodated by relocation of third and fourth year beds
-132	minus 132 additional study abroad participants or further enrollment reduction
0	total beds not accommodated

Community-Based Planning Process

- Extensive Community Outreach
 - ANC 2A
 - Campus Plan Advisory Committee
 - West End Citizens Association (WECA)
 - Foggy Bottom Association (FBA)
- ANC Agreement
 - 2 year time commitment
 - Additional Conditions to mitigate impacts
- Coordination with Agencies (OP, DDOT, CFA, & HPO/HPRB)
- Student Engagement

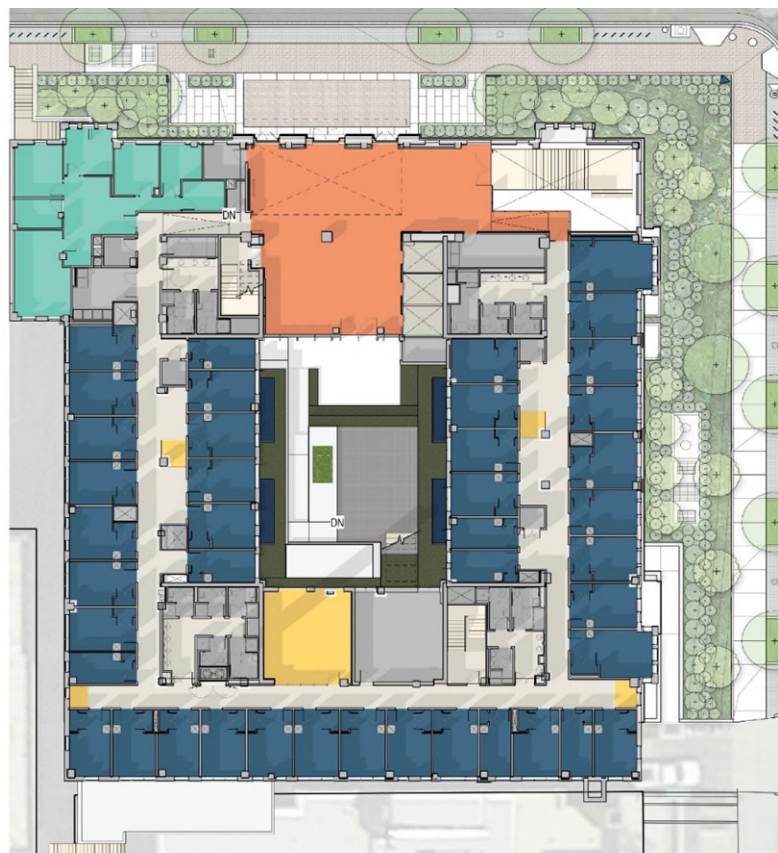
Project Design

Dade Van Der Werf
Senior Associate
VMDO Architecture

Existing Building Images



First Floor Plan



FIRST FLOOR

- DINING SEATING ■
- DINING SERVING ■
- DINING PREPARATION ■
- DINING SERVING CIRCULATION ■
- BUILDING CIRCULATION ■
- BUILDING SUPPORT ■
- BEDROOM ■
- APARTMENT ■
- OFFICE SUITE ■
- LOUNGE / STUDY ■
- COMMON ■

size and configuration of interior spaces is conceptual only and subject to change

Basement Plan

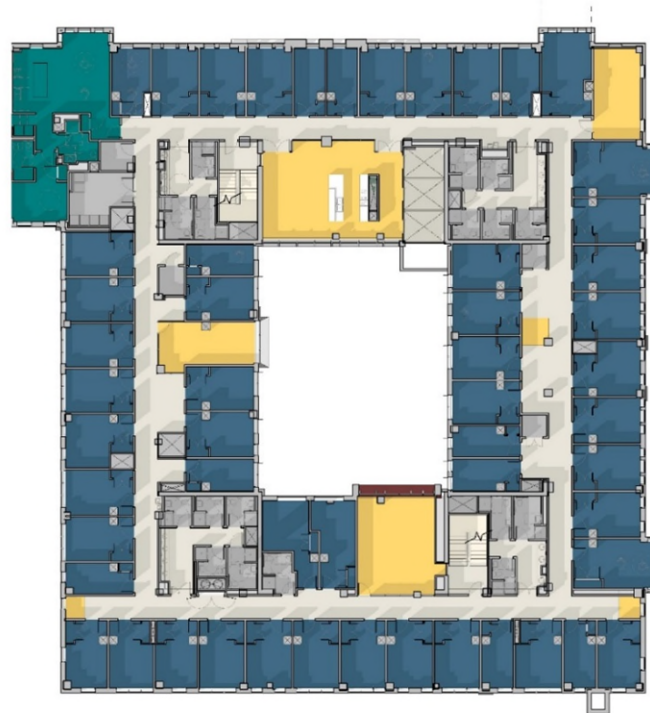


BASEMENT

- DINING SEATING
- DINING SERVING
- DINING PREPARATION
- DINING SERVING CIRCULATION
- BUILDING CIRCULATION
- BUILDING SUPPORT
- BEDROOM
- APARTMENT
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size and configuration of interior spaces is conceptual only and subject to change

Typical Plan

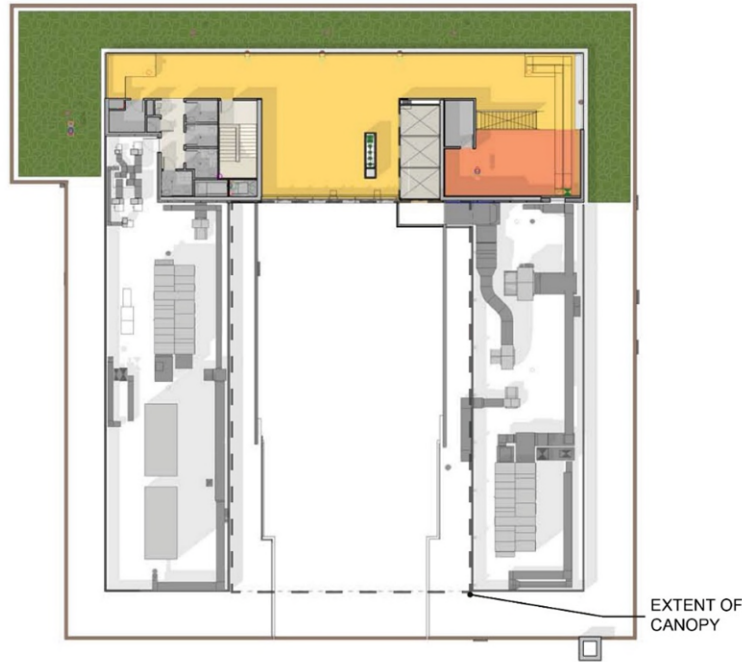


- DINING SEATING
- DINING SERVING
- DINING PREPARATION
- DINING SERVING CIRCULATION
- BUILDING CIRCULATION
- BUILDING SUPPORT
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TYPICAL FLOOR

size and configuration of interior spaces is conceptual only and subject to change

Penthouse Plan



- DINING SEATING
- DINING SERVING
- DINING PREPARATION
- DINING SERVING CIRCULATION
- BUILDING CIRCULATION
- BUILDING SUPPORT
- BEDROOM
- APARTMENT
- OFFICE SUITE
- LOUNGE / STUDY
- COMMON

size and configuration of interior spaces is conceptual only and subject to change

PENTHOUSE

Steel Truss & ETFE

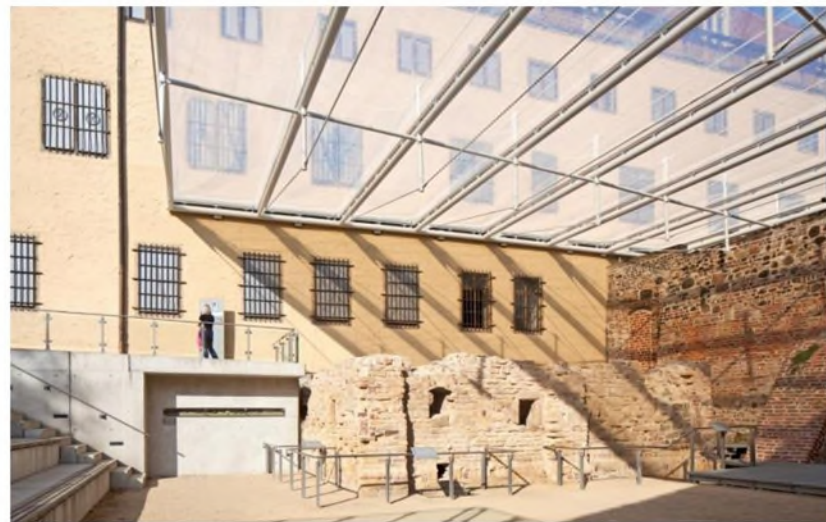
Precedent: Roof Annex Lutherhaus

Flat slender profile

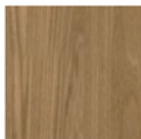
High light transmissivity

Lightweight

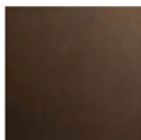
High deflection allowances



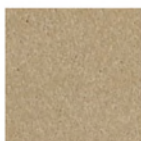
Materials



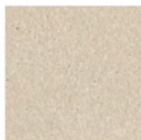
A | WOOD VENEER PLASTIC PANEL
EAST AND WEST COURTYARD ELEVATIONS



B | ALUMINUM WINDOW + STOREFRONT FRAMING - DARK BRONZE FINISH
GLAZING



C | GLASS-FIBER REINFORCED CONCRETE PANEL (1)
NORTH AND SOUTH COURTYARD CLADDING WALL



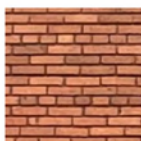
D | GLASS-FIBER REINFORCED CONCRETE PANEL (2)
FINS AT NORTH AND SOUTH COURTYARD ELEVATIONS AND SOUTH NOTCH



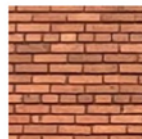
E | PAINTED BRICK, NEW AND EXISTING
EAST AND WEST COURTYARD ELEVATIONS



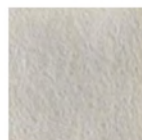
F1 | TO MATCH EXISTING BRICK
WHERE PATCHING IS NEEDED



F2 | TO MATCH EXISTING BRICK
WHERE PATCHING IS NEEDED



G | SALVAGED BRICK
RECONSTRUCTED WALL AT SOUTH NOTCH



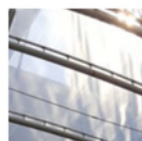
H | PORCELAIN PAVERS
COURTYARD PAVING



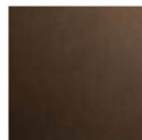
I | CORTEN STEEL
COURTYARD PLANTERS AND SOUTH COURTYARD ELEVATION



J | MECHANICAL SCREEN - DARK BRONZE FINISH
ROOF TOP MECHANICAL SCREEN



K | ETFE FILM
CANOPY MEMBRANE



L | COMPOSITE + INSULATED METAL PANEL - DARK BRONZE FINISH
PENTHOUSE

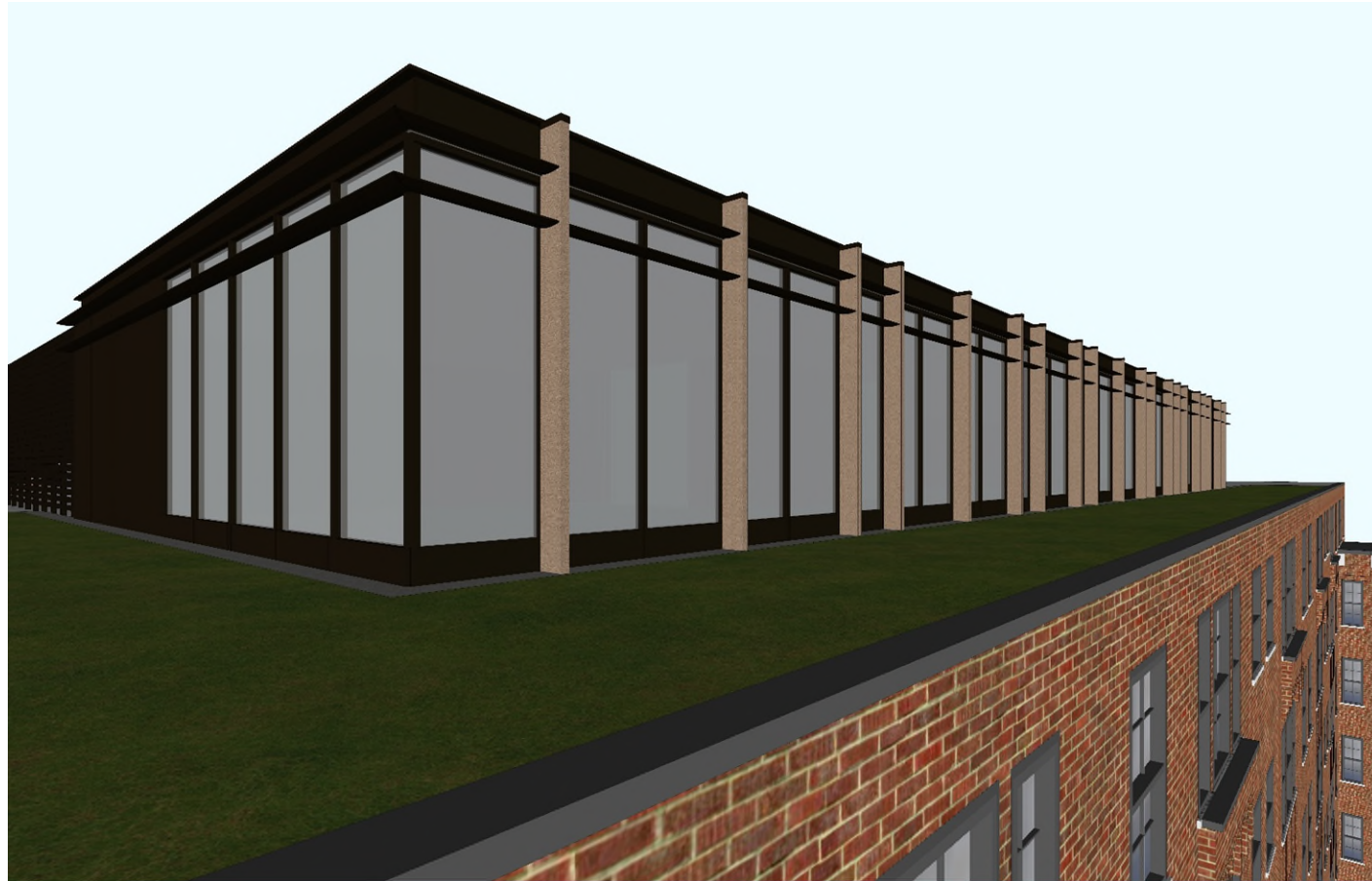


M | CLEAR INSULATING GLASS WITH LOW E COATING
TYPICAL AT ALL GLAZING

North Elevation



Penthouse View



East Elevation



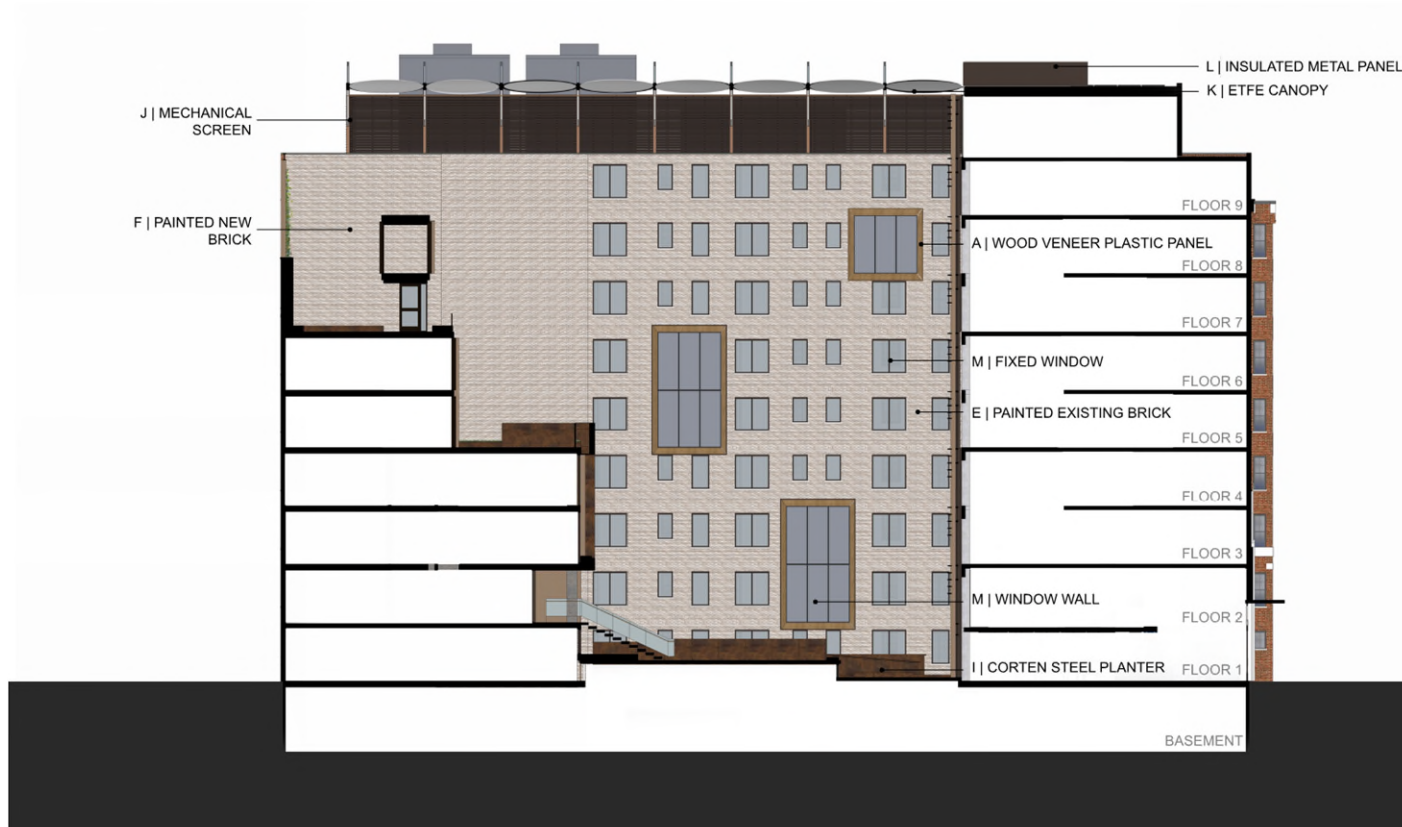
South Elevation



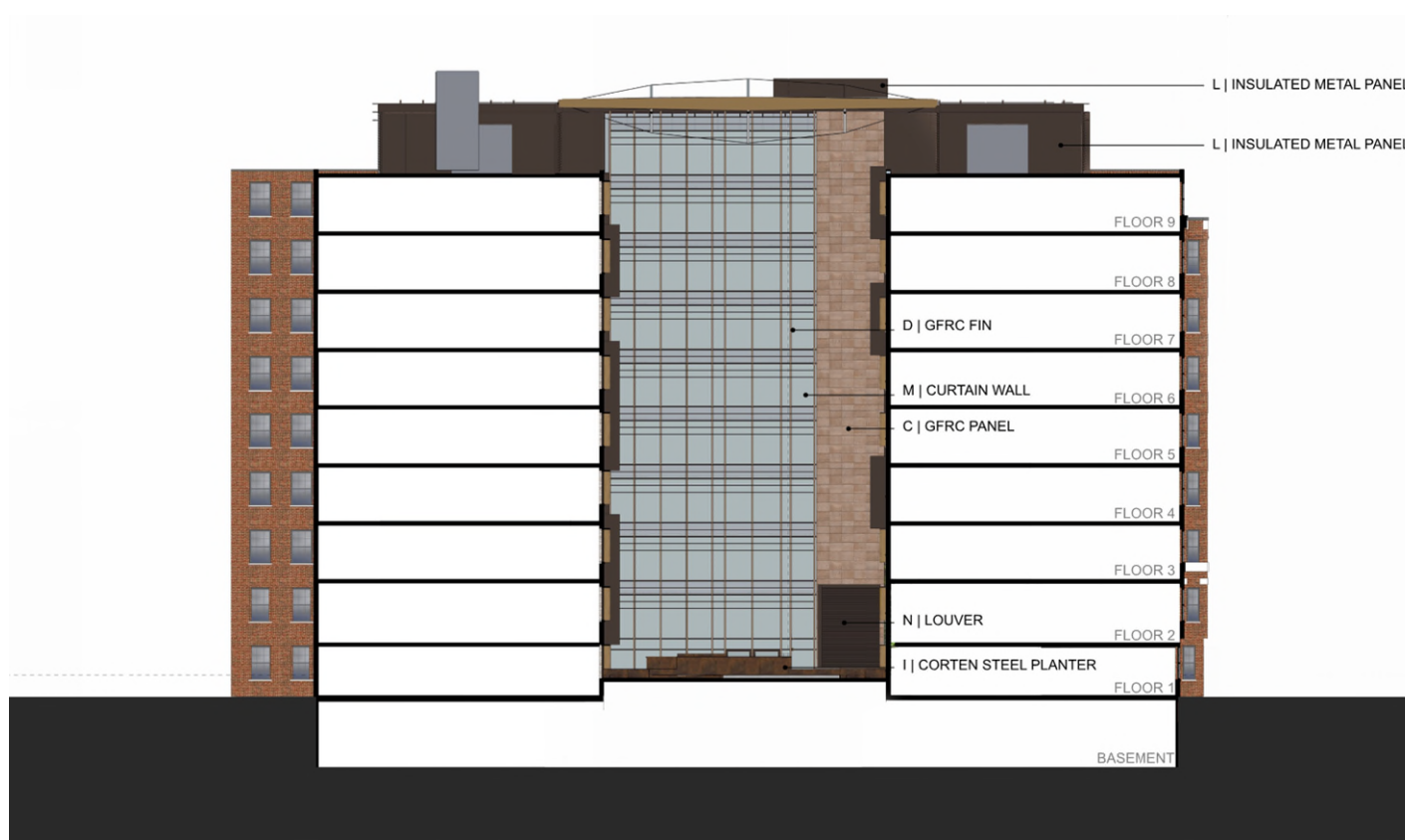
Notch - Perspective View From South Alley



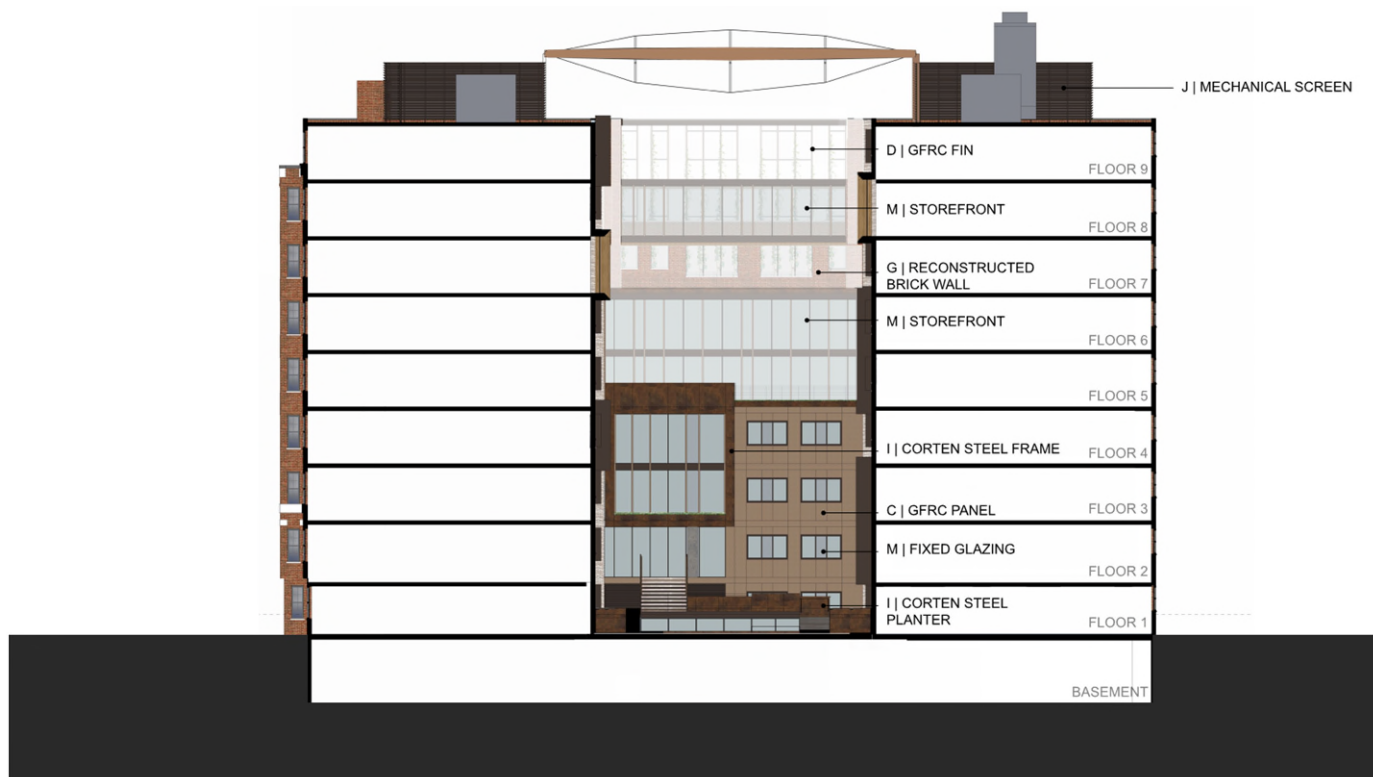
Courtyard - West Elevation



Courtyard - North Elevation



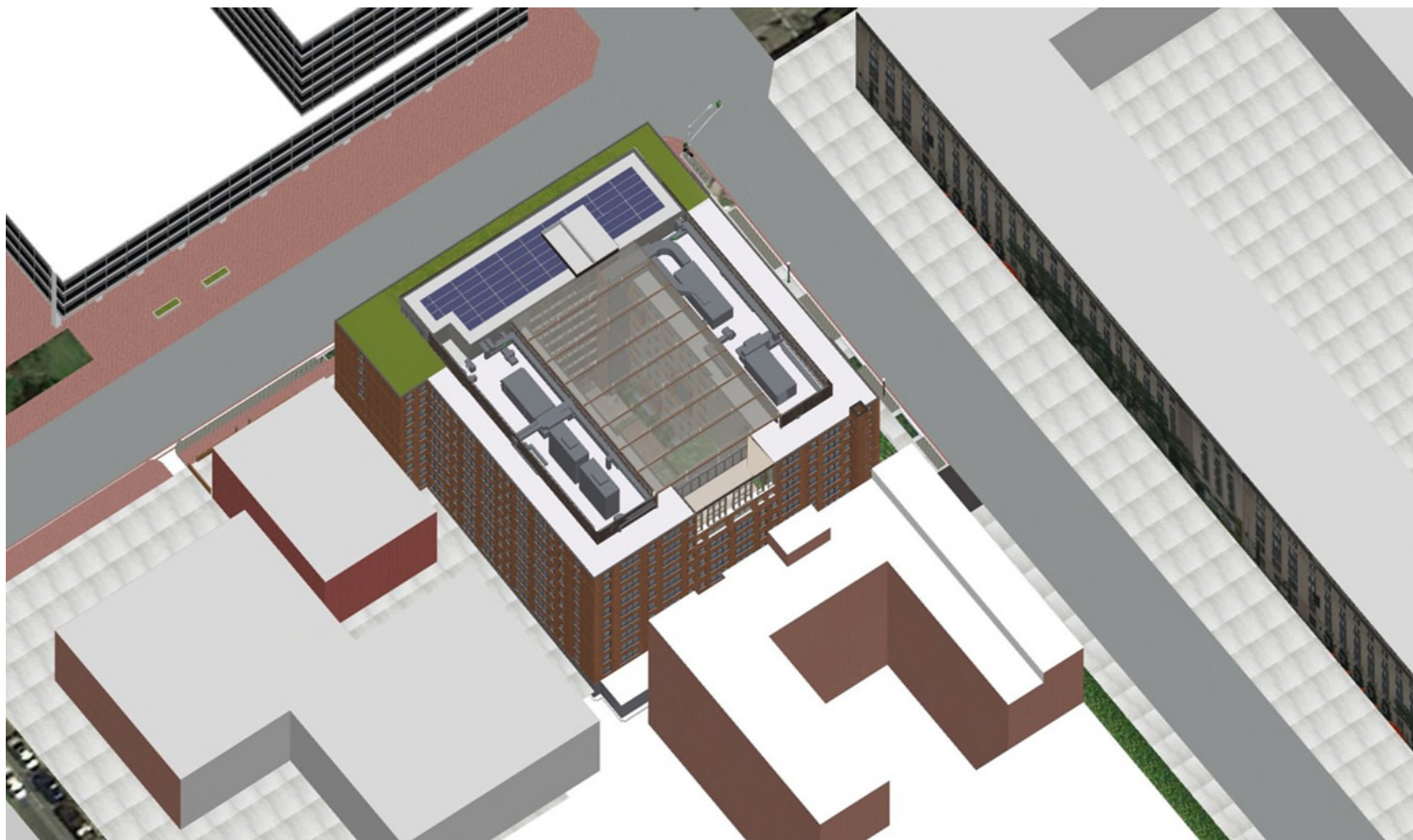
Courtyard - South Elevation



Axonometric View From Northeast



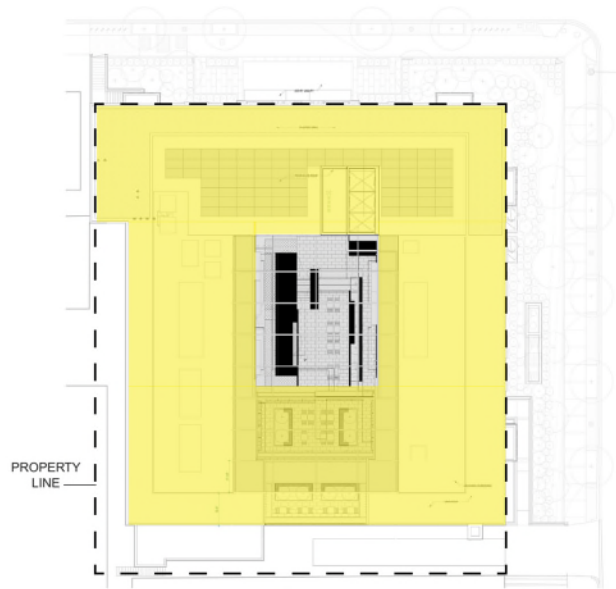
Axonometric View From Southwest



Zoning Relief

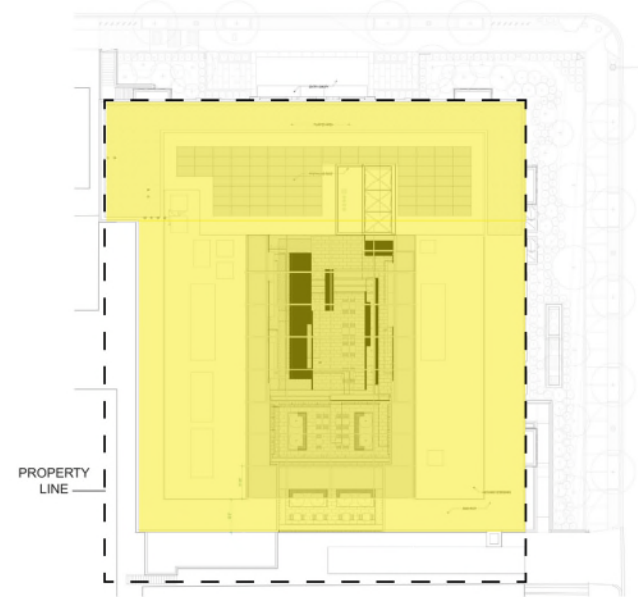
David Avitabile
Director
Goulston & Storrs

Zoning Relief – Lot Occupancy



ROOF PLAN

Existing – 73.3%



ROOF PLAN

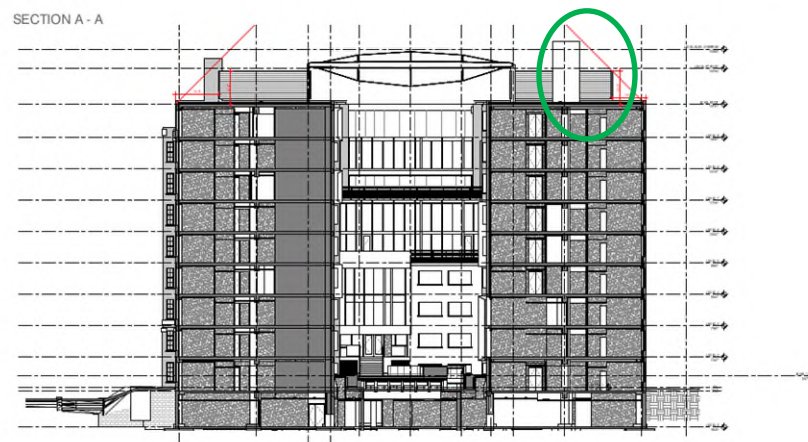
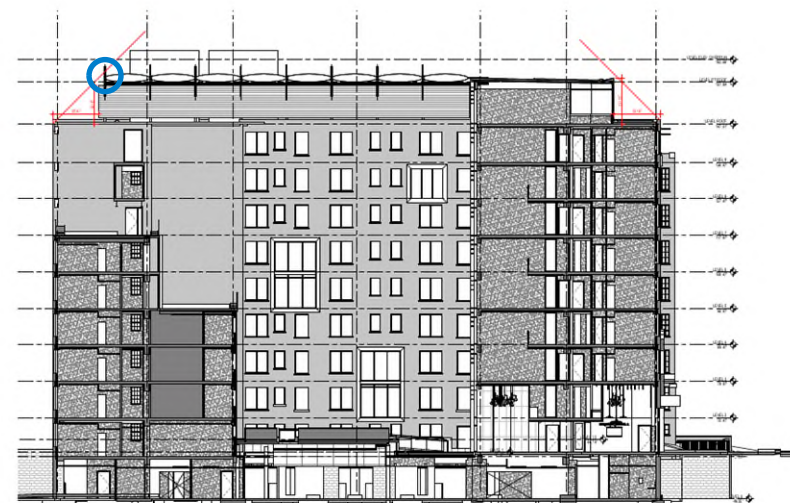
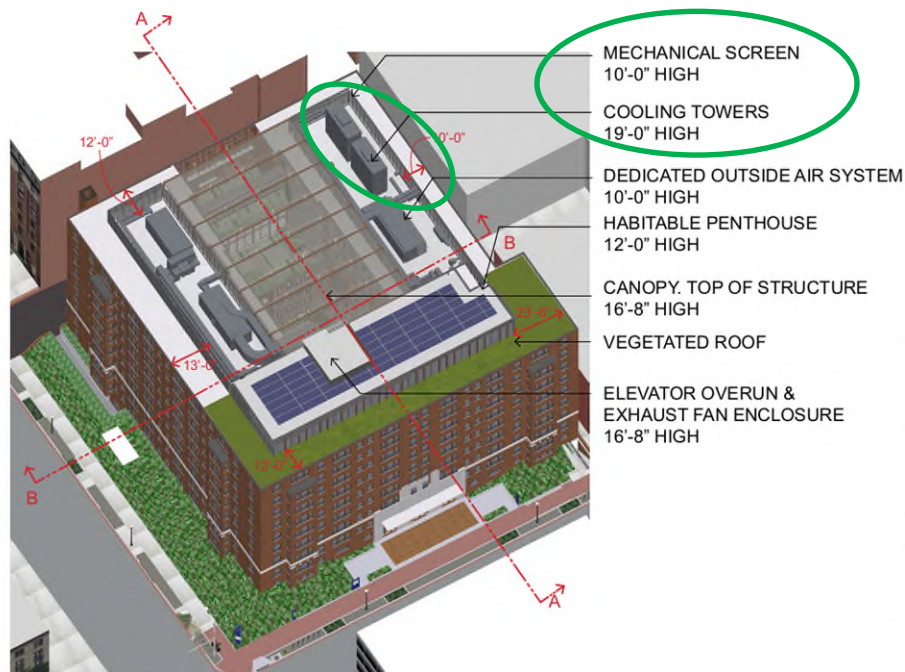
Proposed – 83.8%

Total Lot Area	27,600 sf
Building Area @ First Floor (Existing)	20,243 sf
Building Area @ First Floor (Proposed)	23,145 sf
Lot Occupancy (Permitted)	80%
Lot Occupancy (Existing)	73.3%
Lot Occupancy (Proposed)	83.8%
Area Exceeding Lot Occupancy Limitation	1,065 sf

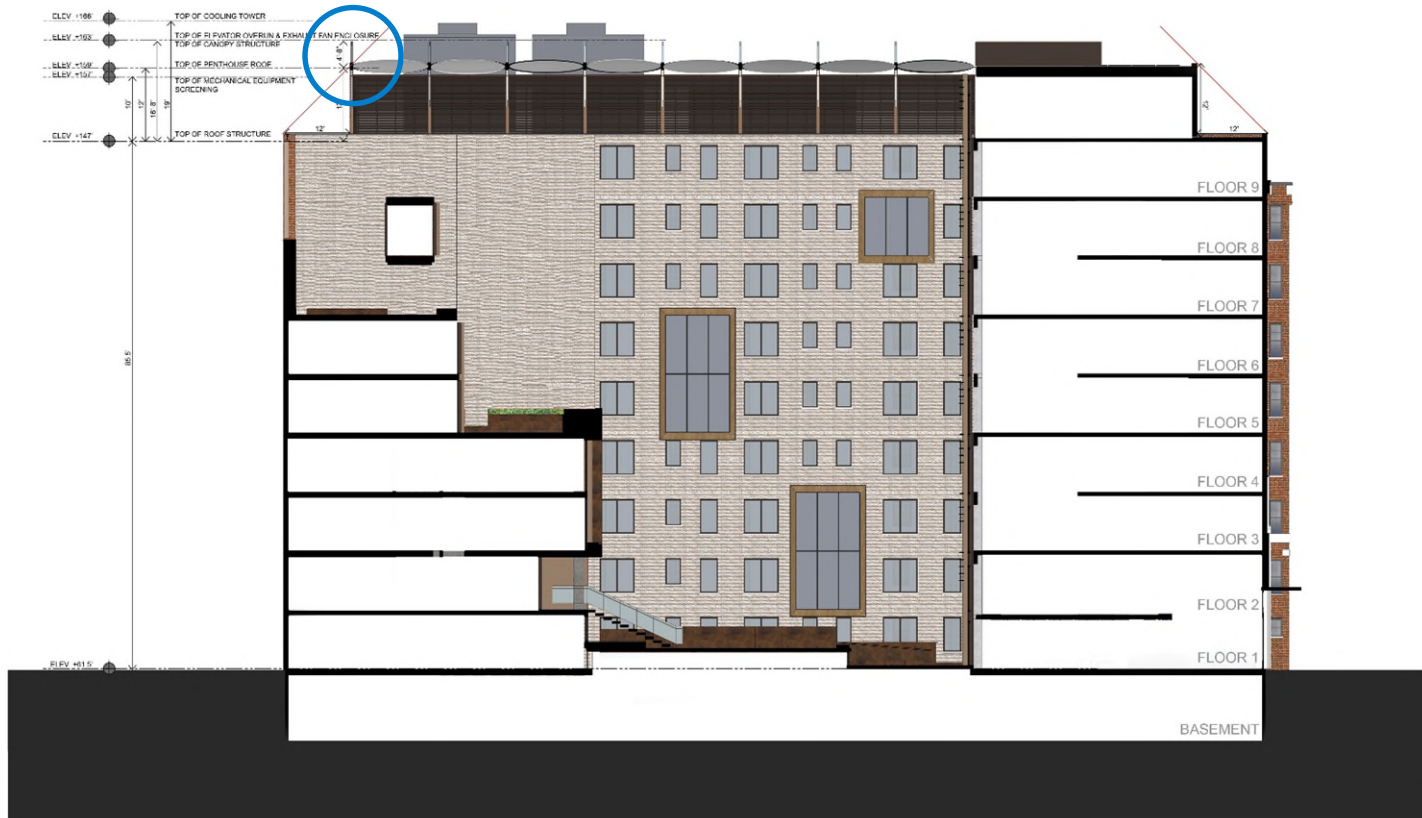
Zoning Relief – Roof Structures

- Uniform Height
 - Mechanical Screening – 10 feet
 - Habitable Penthouse – 12 feet
 - Mechanical Penthouse – 16 feet, 8 inches
 - Cooling Towers: 19 feet

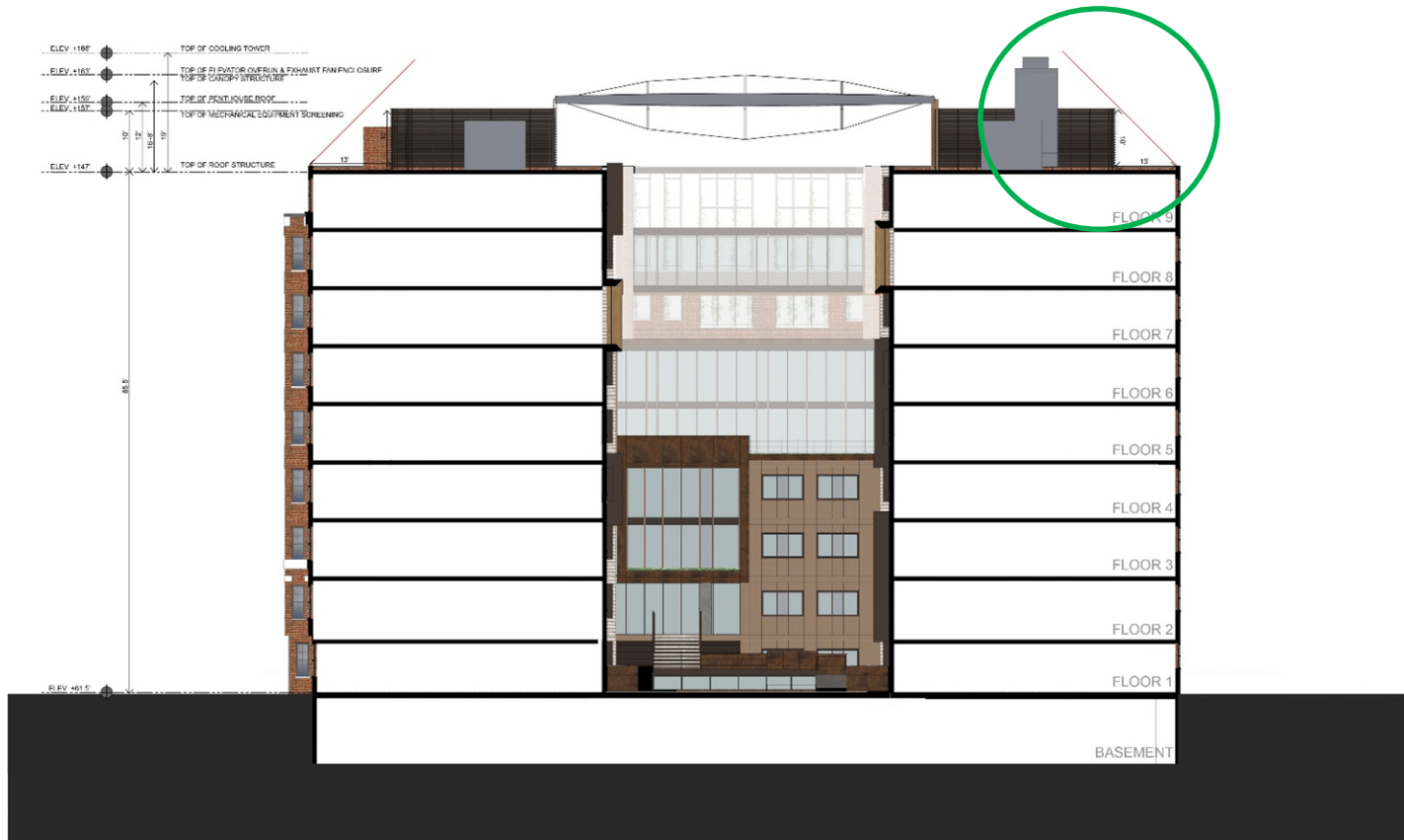
- Mechanical Screening
- Rear Setback



Zoning Setbacks - West Elevation



Zoning Setbacks - South Elevation



Conclusion



EXISTING



PROPOSED