



MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, Deputy Director *JS*

DATE: July 19, 2012

SUBJECT: Zoning Commission Case Number 06-11G/06-12G, Setdown Report for The George Washington University Campus Plan Second-Stage PUD in Square 75

I. APPLICATION

The George Washington University (hereinafter “University” or “Applicant”) proposes to construct an 11-story non-academic commercial development along Pennsylvania Avenue N.W. To that end, the Applicant requests two approvals. First, the Applicant requests approval for a second-stage planned unit development (PUD) for Lots 23, 33, 34, 41, 42, and 47 in Square 75 (“Site 75A”). Site 75A was one of sixteen predetermined sites identified in the University’s first-stage PUD, which was approved by the Zoning Commission in Order No. 06-11/06-12 (2007) (hereinafter, “Campus Plan / PUD”).¹ The Campus Plan / PUD also approved Site 75A for a PUD related rezoning from C-3-C to C-4 to accommodate anticipated development.² Second, the Applicant requests a modification of the first-stage PUD and related Zoning Map Amendment and second-stage PUD approval to incorporate adjacent Lot 863 (hereinafter, “Lot 863”) into the proposed PUD and to rezone Lot 863 from C-3-C to C-4. Lot 863 is also located within the Campus Plan boundaries. The consolidated Site 75A and Lot 863 will hereinafter be referenced as the “Development Site” or “Property.”

In a July 17, 2012 Supplemental Submission, the Applicant referenced that slight modifications have been made to the site size, building density, and alley design since the original submission.³ The Applicant will submit revised drawings reflecting these minor changes along with the University’s pre-hearing submission. In addition, the Applicant has incorporated an affordable housing component as part of its amenity package.

II. RECOMMENDATION

The Office of Planning (OP) recommends that the application be **setdown for public hearing**. The Campus Plan / PUD anticipated that Site 75A could be developed for commercial/investment use, and Lot 863 already operates as a commercial building and is commercially zoned.⁴ The project also is not inconsistent with the Comprehensive Plan.

OP will continue to work with the Applicant to clarify several items prior to a public hearing:

- The proffered benefits and amenities package
- Commitment to active street level uses
- Alley system design and functionality
- Areas of zoning flexibility

¹ See Campus Plan and First-stage PUD and related map amendment (ZC Order No. 06-11/06-12).

² See Campus Plan / PUD, Exhibit O “Proposed Zoning.”

³ The site size would shrink by 555 square feet (25,555 square feet to 25,000 square feet) and the project’s gross floor area would be reduced by 5,550 square feet (255,000 square feet to 250,000 square feet).

⁴ See ZC Order No. 06-11/06-12, Exhibits U “Existing Uses” and V “Proposed Uses.” The Campus Plan showed Site 75A as a development site for commercial/investment use or academic/administrative/medical use.



III. SITE DESCRIPTION

The project would occupy seven University-owned lots. The Development Site includes Lots 23, 33, 34, 41, 42, and 47, collectively referenced as Site 75A, which total 12,343 square feet of land.⁵ Existing two to three-story row buildings on Site 75A would be razed as part of the project.⁶ The Development Site also would include Lot 863, which measures approximately 12,650 square feet. Lot 863 is currently improved with an eight-story office building presently occupied by Kaiser Permanente. This existing office building would be razed too. The Property abuts a public alley to the south.⁷

To the west of the Property is the 12-story H.B. Burns Memorial building, which is a historic landmark, at the corner of 22nd Street and Pennsylvania Avenue, and the adjacent Ambulatory Care Center. Both buildings are operated by a medical affiliate of the University. To the south of the Property, along I Street, is the 90' tall President Condominium building which is the single non-University owned property within the square. A series of buildings generally used for University academic and administrative purposes also line I Street.⁸ To the east of the Property is an eight-story office owned by the University. To the north of the Property, across Pennsylvania Avenue, is a 130' building occupied by a division of the World Bank.

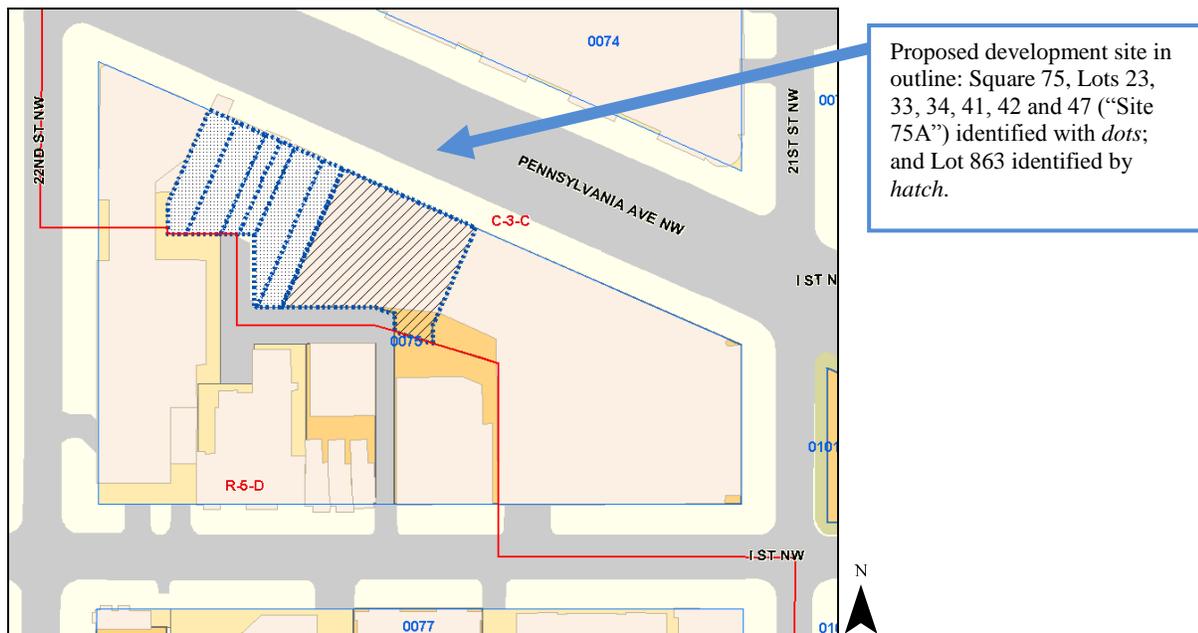


Exhibit 1: View of the site (subject site highlighted)

⁵ The Applicant has indicated that the Site 75A lot size has been revised since the initial application. OP requests that the Applicant further clarify the total lot size and any discrepancy compared to numbers referenced in the Campus Plan / PUD, Exhibit B “Tabulation of Development Data”, page 1.

⁶ The current buildings have not been identified as potential historic landmarks during the Campus Plan process nor are they located within the boundaries of a proposed campus historic district.

⁷ The Applicant has indicated that the alley would remain the same size after the reconfiguration.

⁸ These University buildings were identified in the Campus Plan as “Site 75B” and calls for their redevelopment into a new building for academic/administrative purposes. See ZC 06-11/06-12 PUD, Exhibit J “Development Program Summary.”

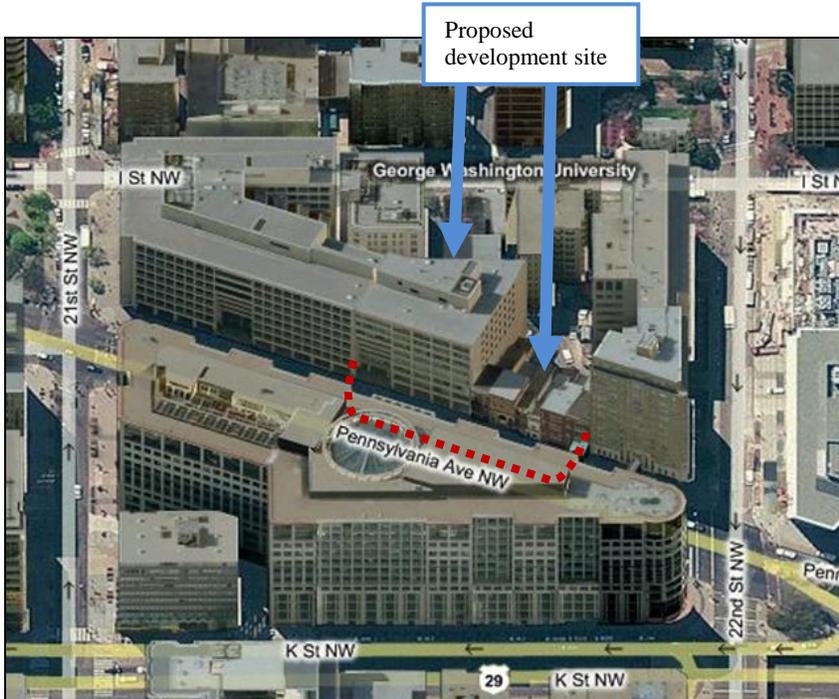


Exhibit 2: View of the site looking south across Pennsylvania Avenue (approximate subject site highlighted)

IV. AREA DESCRIPTION

The GW 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. The campus is proximate to 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 Metrorail station is located approximately two blocks to the west of the Property. The area also is served by several public bus routes and University shuttle buses.

V. GW FOGGY BOTTOM CAMPUS PLAN

The Campus Plan / PUD, which were approved in 2007, were intended to guide development of the campus until 2027.⁹ Sixteen development sites and related land uses, heights, development densities, circulation paths, parking requirements, and open spaces were recognized. Concerning Site 75A specifically, the Campus Plan / PUD designated the site for commercial / investment or academic / administrative / medical uses. It further anticipated a 130' tall, 10.0 FAR, and 100% lot occupancy development on the site.

An underlying goal of the Campus Plan was to “grow up, not out” by concentrating height and density within the central core of the campus and away from adjacent residential areas. The campus as a whole is located within a variety of zones including the R-5-D, R-5-E, C-3-C, and SP-2 zones. The Campus Plan / PUD approval also were accompanied by a PUD-related map amendment for specific sites to facilitate anticipated development.

The PUD Order included many conditions that govern future development of the campus and sets specific requirements for second-stage PUDs. It also identified several public benefits and amenities to be

⁹ See ZC Order No. 06-11/06-12.

provided over the course of the Campus Plan. These included a streetscape plan, commitment to sustainable design principles, historic preservation plan, retail presence along I Street, below grade parking, and limits on new off-campus housing development outside of campus boundaries. Each subsequent second-stage PUD may also present additional public benefits and amenities as appropriate given the impact and types of development proposed.

VI. PROPOSAL

The project would consolidate seven lots and replace existing improvements with a new 11-story office building. The application indicates that the University intends the development as an investment property and not for academic purposes. The building would rise 130' in height, contain about 249,930 square feet of gross floor area or 10.0 FAR of density, and would occupy approximately 95% of the lot. OP estimates that the rezoning of Lot 863 to C-4 would accommodate 44,275 square feet of additional density compared to what the current C-3-C zoning permits as a matter of right.¹⁰ An existing stairway serving 2100 Pennsylvania Avenue NW to the east, which protrudes into the Development Site, would be rebuilt concurrently with the project. The building would be sheathed in glass fins along its Pennsylvania Avenue face. The ground level would be designed to accommodate retail and/or office use, and the Applicant has not specified the intended use of the building's ground floor. The rear of the building would be articulated, with the top story incorporating a setback and terrace.

The project would park 183 vehicle spaces (including 36 valet spaces) on three underground levels accessible from the alley. In association with the project, the alley would be reconfigured and generally shifted west.¹¹ The alley nevertheless would remain 8,930 square feet in size. The alley reconfiguration also would accommodate the consolidation of a series of lots into development Site 75B (as approved in the Campus Plan / PUD) along the Square's south side.¹²

VII. ZONING ANALYSIS

The proposal proceeds as a second-stage PUD for Site 75A, and a first-stage PUD modification, second-stage PUD, and a related rezoning for Lot 863. Since the Applicant proposes a commercial use of University-owned property in a commercial zone, the application will not be analyzed under § 210.¹³ The Campus Plan / PUD did set limitations on the bulk and uses for Site 75A, and the proposal is consistent with these terms.¹⁴ The Applicant also proposes to rezone Lot 863 from C-3-C to C-4 zoning to create a consolidated C-4 development site.

The table below summarizes certain development standards for the C-3-C, C-4, C-4 PUD zones, as well as a comparison of the approved Site 75A standards and the consolidated proposal (reflecting information provided by the University).

¹⁰ This compares Lot 863 under base C-4 versus C-3-C.

¹¹ The Campus Plan anticipated that the alley connection to I street would be relocated. See Campus Plan / PUD, Exhibit B "Tabulation of Development Data" and Exhibit J "Existing & Proposed Alleys." It appears that at the time of the Campus Plan / PUD, it was anticipated that the relocated alley would have a 15' wide access to I Street rather than the 24' wide access that is proposed.

¹² See Campus Plan / PUD, Exhibit A "Development Sites."

¹³ Section 210 applies to college or university uses in residential zones.

¹⁴ See Campus Plan / PUD, Exhibits J "Development Program Summary" and K "Building Heights."

	C-3-C Zoning	C-4	C-4 (PUD)	Approved First-Stage PUD (75A) C-4 with specific limitations	Proposed design (75A + Lot 863)
Maximum Lot Occupancy	100%	100%	100%	100%	95%
Maximum Building Height	90'	130'	130'	130'	130'
Maximum FAR	6.5	10.0	11.0	10.0	10.0
Rear yard	2.5 in/ft of height, not less than 12 ft. Not required for first 20 ft. of height Measured to centerline of rear alley			-	Complies
Courts	Width: 3 in/ft of height, not less than 12 ft. Area: 250 sq. ft.			-	<i>Relief needed</i>
Parking	In excess of 2,000 sq. ft., 1 per 1,800 square feet (141 spaces)			-	Complies: 183 spaces (including 36 valet spaces and 57 compact spaces)
Loading	3 berths @ 30 ft. deep 3 platforms @ 100 sq. ft. each 1 service/delivery space @ 20 ft. deep			-	Complies

Table 1: Zoning analysis of the project

VII. FLEXIBILITY

The following relief is required from the Zoning Regulations¹⁵:

- Open Courts

The proposal would create multiple non-conforming courts at the southern portion of the Property adjacent to the relocated public alley. The location of the non-conforming courts is shown on application A-201. The courts reflect the irregular shape of the Property and the proposal’s attempt to reduce the bulk of the building by setting back the corners of the project. The application indicates that the project would provide a conforming rear yard. The C-4 zone does not require any courts and permits 100% lot occupancy. If a court is provided for a non-residential use, the width of the court must be a minimum of 3 in/ft. of height, measured from the lowest level of the court to that elevation, and no less than 12’ width. OP encourages the Applicant to clarify the extent of court relief needed due to the slight modifications in building size and lot area dimensions proposed in the July 17, 2012 Supplement Submission.

OP will continue working with the Applicant to identify any additional areas of flexibility needed prior to the public hearing.

VIII. PUD AND CAMPUS PLAN EVALUATION STANDARDS

The purpose and standards for PUDs 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

¹⁵ See § 2405.7.

maximize the use of the site consistent with the zoning regulations, the Applicant is requesting flexibility, as defined in § 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:

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 Campus Plan / PUD previously approved for the GW Foggy Bottom campus contains numerous conditions for the overall development of the campus and for future second-stage PUDs. The Applicant has demonstrated that the application complies with relevant second-stage PUD filing requirements for Site 75A, as outlined in the Campus Plan / PUD.¹⁶

Public Benefits and Amenities

Sections 2403.5 – 2403.13 of the Zoning Regulations discuss the definition and evaluation of public benefits and amenities. In its review of a PUD application, § 2403.8 states that “the Commission shall judge, balance, and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.” To assist in the evaluation, the Applicant is required to describe amenities and benefits, and to “show how the public benefits offered are superior in quality and quantity to the typical development of the type proposed...” (§ 2403.12). Public amenities are defined in § 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 application offers the following amenities and benefits to implement goals called for in the first-stage PUD. It also offered additional amenities and benefits as an offset to the additional development gained through the application process.

1. *Urban design, architecture, landscaping or creation or preservation of open space* – The proposed building introduces the use of “fine-grain texture of glass fins” presented in a “wave pattern” to articulate the Pennsylvania Avenue façade design. The main lobby for the office building would be double height. The application states that the ground floor has vertical mullion projects every 10' in order to create a more engaging street level rhythm, and the two-story base would be recessed from the property line along Pennsylvania Avenue. The application further indicates that the ground floor could “accommodate a variety of potential ground floor uses; the specific use of these ground floor spaces will be determined by market demands.”¹⁷ OP encourages the Applicant to further address strategies for creating a livelier streetscape experience along this prominent stretch of Pennsylvania Avenue, either through the introduction of dedicated ground floor retail space or other creative uses.
2. *Site planning, and efficient and economical land utilization* – The proposal would redevelop an underused site in a location within close proximity to a Metro station (Foggy Bottom – GWU Metrorail station), several Metrobus lines, the D.C. Circulator, and a Capitol Bikeshare and Car-sharing locations.

¹⁶ See University’s November 2, 2011 application, pages 26-28.

¹⁷ See University’s November 2, 2011 application, page 12.

3. *Transportation features* – In association with the project, the alley would be reconfigured to enhance its overall utility and to better service the development's parking and loading.¹⁸ The project would provide 183 vehicular parking spaces. A full complement of required loading and service berths would be provided: 3 loading berths (12' by 30'), three loading platforms (100 square feet), and one service delivery space (10' by 20'). Approximately 52 covered bicycle spaces would be provided on the first level of the garage, and another 12 spaces would be provided along PA Avenue.¹⁹ A transportation impact study includes a transportation demand management plan for the project.²⁰ The Applicant should continue to work with DDOT to determine whether the proposed layout of the reconfigured alley and TDM strategies are appropriate.
4. *Environmental benefits* – The application proposes a LEED Gold Rating in the USGBC's LEED-CS 3.0 2009 Rating system. A LEED checklist and description of commitment was provided with the application.²¹ The project also is designed to capture 1.2" of rainfall, assisted by an approximately 5,000 square foot green roof.
5. *Housing and affordable housing* – The Applicant proposes to rehabilitate for affordable housing three existing University-owned F Street row houses (2142, 2146, and 2150 F Street NW).²² The row houses are located about four blocks south of the Development Site. The Applicant's July 17, 2012 Supplemental Submission provides specific terms of the offering. Generally, the Applicant proposes to create seven housing units totaling 7,209 square feet. The units would be a mix of one, two, and three-bedroom configurations, with the average size at approximately 1,030 square feet. The units would be offered at either 80% or 95% of the Area Median Income for affordability terms of 30 years.²³ The affordable housing would be provided prior to the issuance of the certificate of occupancy for the proposed office building on Square 75. OP will continue to work with the Applicant to clarify any additional details of the affordable housing proposal. OP also strongly encourages the Applicant to commit to Department of Housing and Community Development (DHCD) administration of the affordable units.

The Applicant's affordable housing offering is an outgrowth of discussions with OP regarding the applicability of the § 2404 PUD Housing Linkage requirements. Whereas a C-3-C PUD on Lot 863 would be required to satisfy the housing linkage standards of § 2404, the Applicant's request to rezone the site to C-4 and build within the matter of right height and density envelope bypasses the requirement. As a result, the Applicant now offers an affordable housing project amenity that also exceeds the minimum § 2404 PUD Housing Linkage standards.

6. *Uses of special value to the neighborhood or the District of Columbia as a whole* – The project aims to provide streetscape improvements along Pennsylvania Avenue and an improved public alley system. The application indicates that University is continuing to discuss additional public benefits and amenities with ANC 2A and other community stakeholders.

IX. COMPREHENSIVE PLAN

¹⁸ The alley would be widened and repaved in concert with the proposed development.

¹⁹ See University's November 2, 2011 application, Exhibit H, page 32.

²⁰ See University's November 2, 2011 application, Exhibit H, page 32.

²¹ See University's November 2, 2011 application, A-600.

²² The Applicant's Supplemental Submission dated July 17, 2012 indicates that the row dwellings are currently vacant and uninhabitable.

²³ More specifically, the four units in 2146 F and 2150 F (two 3-bedroom, one 2-bedroom, and one 1-bedroom) would be offered to households earning up to 80% of the Area Median Income (AMI). Three units in 2142 F Street (one 2-bedroom and two 1-bedroom) would be offered to households earning up to 95% of the AMI.

The Comprehensive Plan (“Comp Plan”) Future Land Use Map designates the bulk of the Development Site as Commercial High Density, with the rear of the Property slightly overlapping with the institutional designation as shown in Exhibit 3 below. The proposed commercial project is not inconsistent with the Comp Plan Future Land Use Map.

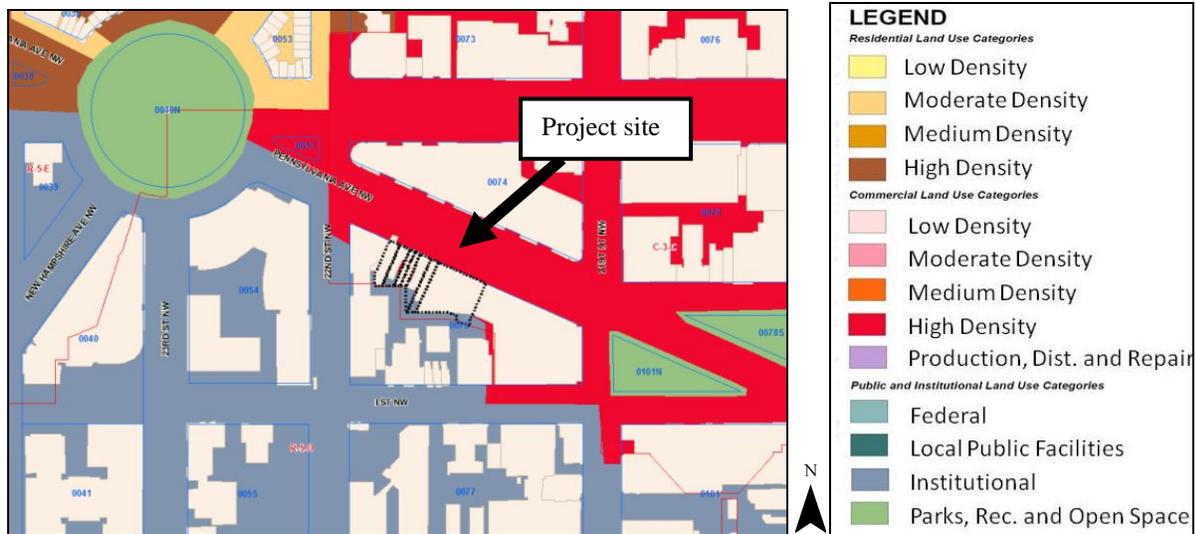


Exhibit 3: Comp Plan Future Land Use Map (subject Property highlighted)

The Generalized Policy Map identifies the subject property for institutional uses.²⁴ In consideration of the Campus Plan / PUD, the Commission previously determined that the Campus Plan / PUD were not inconsistent with the Comprehensive Plan. The project would further policy and action statements contained in the Land Use, Transportation, Environment, Education, and Near Northwest elements of the Comp Plan. The following Comp Plan policies and actions provide additional guidance:

Framework Policies

Colleges and universities make the District an intellectual capital as well as a political capital. They are an essential part of the District’s plans to grow its “knowledge based” economy, improve access to learning, and broaden economic prosperity for all District residents. Sustaining our colleges and universities is important, as is protecting the integrity of the communities of which they are a part. Encouraging access to higher education for all residents is vitally important, as is locating higher education facilities in neighborhoods currently underserved by such facilities. 219.5

Much of the institutional land on the map represents colleges and universities; change and infill can be expected on each campus consistent with campus plans. Other institutional sites likewise may see new buildings or facilities added. Policies in the Land Use Element and the Educational Facilities Element address the compatibility of such uses with surrounding neighborhoods. 223.22

Policy LU-1.3.2: Development Around Metrorail Stations

Concentrate redevelopment efforts on those Metrorail station areas which offer the greatest opportunities for infill development and growth, particularly stations in areas with weak market demand, or with large amounts of vacant or poorly utilized land in the vicinity of the station entrance. Ensure that development above and around such stations emphasizes land uses and building forms which minimize the necessity of

²⁴ The Comp Plan provides that the Generalized Policy Map “highlights areas where more detailed policies are necessary, both within the Comprehensive Plan and in follow-up plans” to manage the designated policy direction. Additionally, the Map should be used to guide land use decision-making in conjunction with the Comprehensive Plan text, the Future Land Use Map, and other Comprehensive Plan maps. See Comp Plan, page 2-28.

automobile use and maximize transit ridership while reflecting the design capacity of each station and respecting the character and needs of the surrounding areas. 306.11.

Policy LU-2.3.5: Institutional Uses

Recognize the importance of institutional uses, such as private schools, child care facilities, and similar uses, to the economy, character, history, and future of the District of Columbia. Ensure that when such uses are permitted in residential neighborhoods, they are designed and operated in a manner that is sensitive to neighborhood issues and that maintains quality of life. Encourage institutions and neighborhoods to work proactively to address issues such as traffic and parking, hours of operation, outside use of facilities, and facility expansion. 311.7.

Policy LU-3.2.2: Corporate Citizenship

Support continued “corporate citizenship” among the city’s large institutions, including its colleges, universities, hospitals, private schools, and non-profits. Given the large land area occupied by these uses and their prominence in the community, the city’s institutions (along with the District itself) should be encouraged to be role models for smaller employers in efforts to improve the city’s physical environment. This should include a continued commitment to high quality architecture and design on local campuses, expanded use of “green building” methods and low impact development, and the adaptive reuse and preservation of historic buildings. 315.7.

Policy H-1.1.2: Affordable Housing Production as a Civic Priority

Establish the production of housing for low and moderate income households as a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout the city. 504.7.

Policy H-1.2.5: Workforce Housing

In addition to programs targeting persons of very low and extremely low incomes, develop and implement programs that meet the housing needs of teachers, fire fighters, police officers, nurses, city workers, and others in the public service professions with wages insufficient to afford market-rate housing in the city. 504.12.

Policy H-1.3.1: Housing for Families

Provide a larger number of housing units for families with children by encouraging new and retaining existing single family homes, duplexes, row houses, and three-and four-bedroom apartments. 505.6.

Action T-2.3.A: Bicycle Facilities

Wherever feasible, require large new commercial and residential buildings to be designed with features such as secure bicycle parking and lockers, bike racks, shower facilities, and other amenities that accommodate bicycle users. 409.11.

Policy E-1.1.3: Landscaping

Encourage the use of landscaping to beautify the city, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity. 603.6.

Policy EDU-3.3.2: Balancing University Growth and Neighborhood Needs

Encourage the growth and development of local colleges and universities in a manner that recognizes the role these institutions play in contributing to the District’s character, culture, economy, and is also consistent with and supports community improvement and neighborhood conservation objectives. Discourage university actions that would adversely affect the character or quality of life in surrounding residential areas. 1214.6.

Policy EDU-3.3.3: Campus Plan Requirements

Continue to require campus plans for colleges and universities located in residential and mixed use zone districts. These plans should be prepared by the institutions themselves, subject to District review and approval, and should address issues raised by the surrounding communities. Each campus plan should include provisions that ensure that the institution is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other similar conditions. 1214.7.

Policy EDU-3.3.5: Transportation Impacts of Colleges and Universities

Support ongoing efforts by colleges and universities to mitigate their traffic and parking impacts by promoting ridesharing, carpooling, shuttle service, bicycling, and other transportation demand management measures. The provision of adequate on-site parking for institutional uses also should be encouraged. 1214.9.

Policy AC-4.2.3: Colleges and Universities

Recognize the contribution of local colleges and universities to arts and culture in the city and promote continue collaboration to develop additional arts facilities and programs serving the broader community. 1413.6.

Policy NNW-2.5.3: GWU Building Intensity

Consider in principle the concept of increasing density on the existing George Washington University campus for future space and facility needs (as measured by the enrollment, staff, and faculty limits set in the approved Campus Plan) provided that steps are taken to avoid sharp contrasts in height and bulk between the campus and the surrounding community, and to mitigate the effects of increased traffic, parking, and other impacts. 2115.9.

X. AGENCY COMMENTS

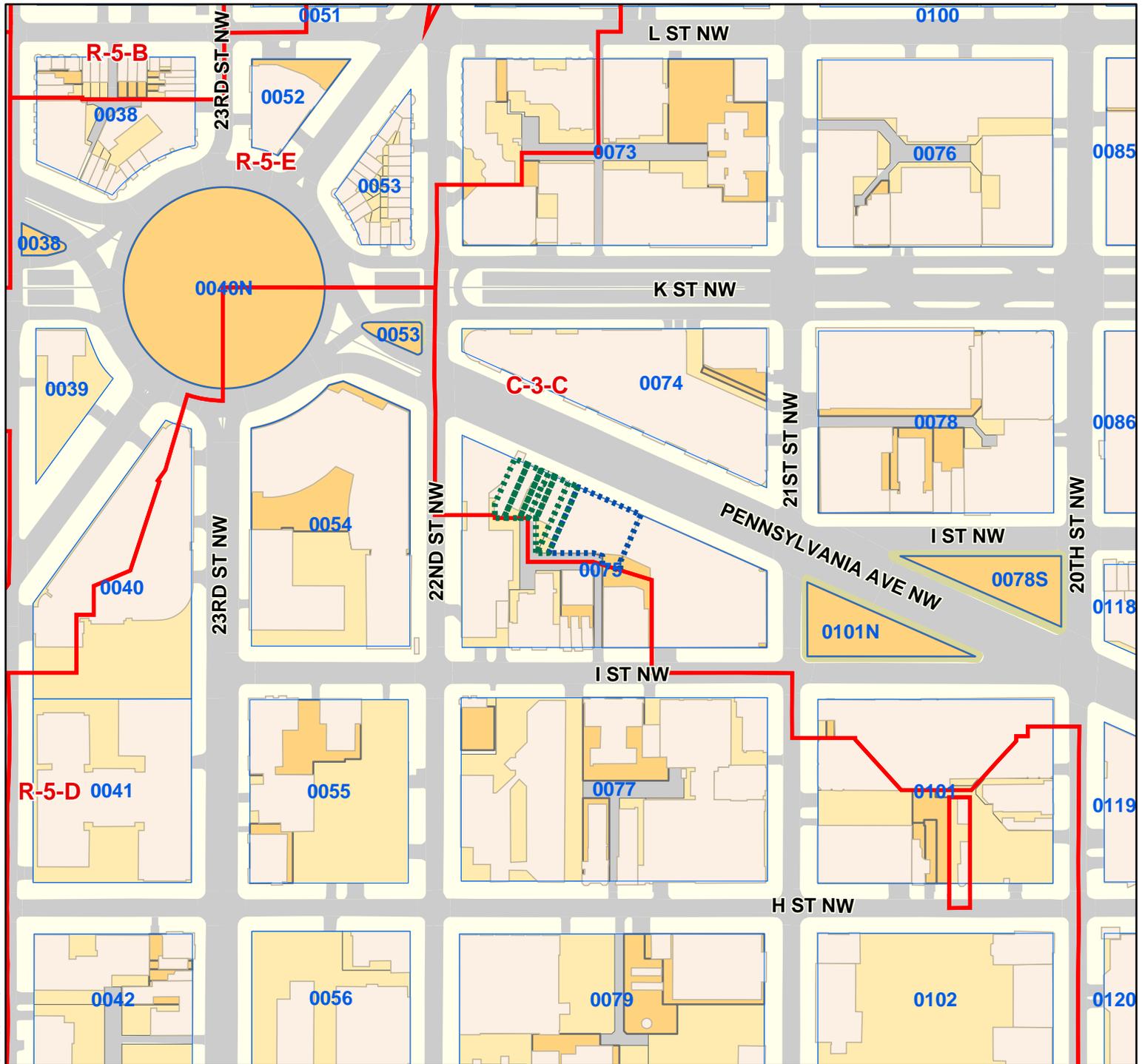
The application will be referred to the following agencies for comments:

- District Department of Transportation;
- District Department of the Environment;
- Department of Housing and Community Development
- DC Water;
- Metropolitan Police Department; and
- Fire and Emergency Medical Services Department.

JS/pg

Paul Goldstein, Case Manager

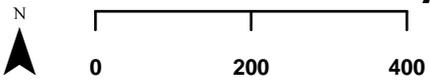
Attachments: Exhibit 1 – Location Map
Exhibit 2 – Aerial View (2011)
Exhibit 3 – Campus Plan Proposed Uses
Exhibit 4 – Campus Plan Development Program Summary
Exhibit 5 – Campus Plan Existing and Proposed Alleys



OPID0022229

Attachment Exhibit 1: Location Map

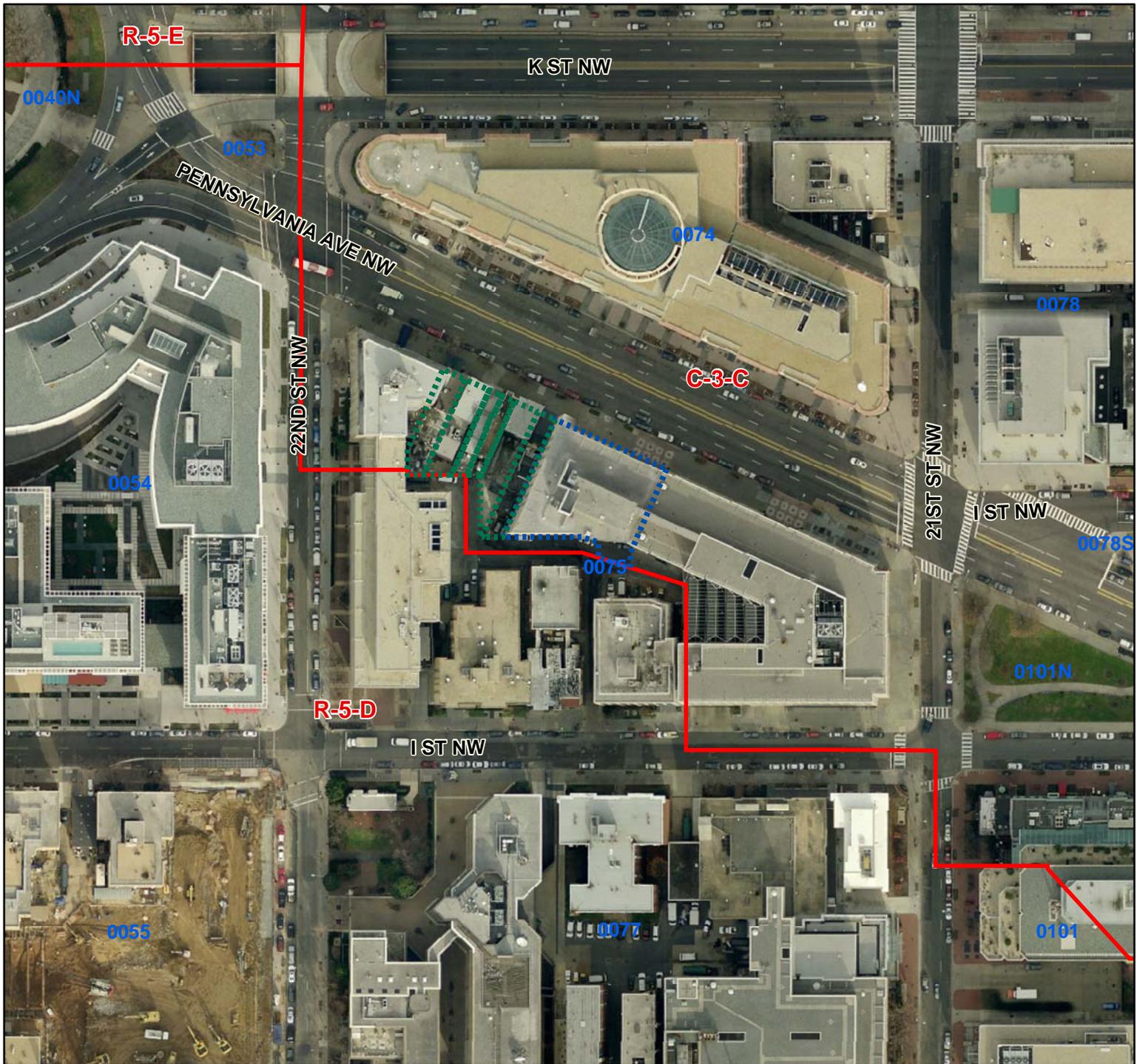
Feet



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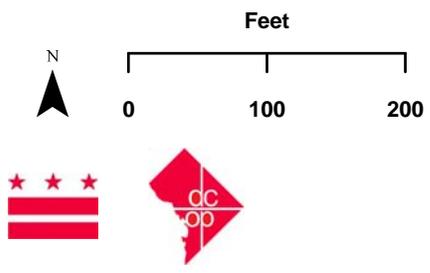
This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

-  Site 75A
-  Lot 863
-  Zoning Districts
-  Property Squares
-  Buildings
-  Alleys and Parking
-  Roads
-  Street Centerlines
-  Water
-  Parks



OPID0022229

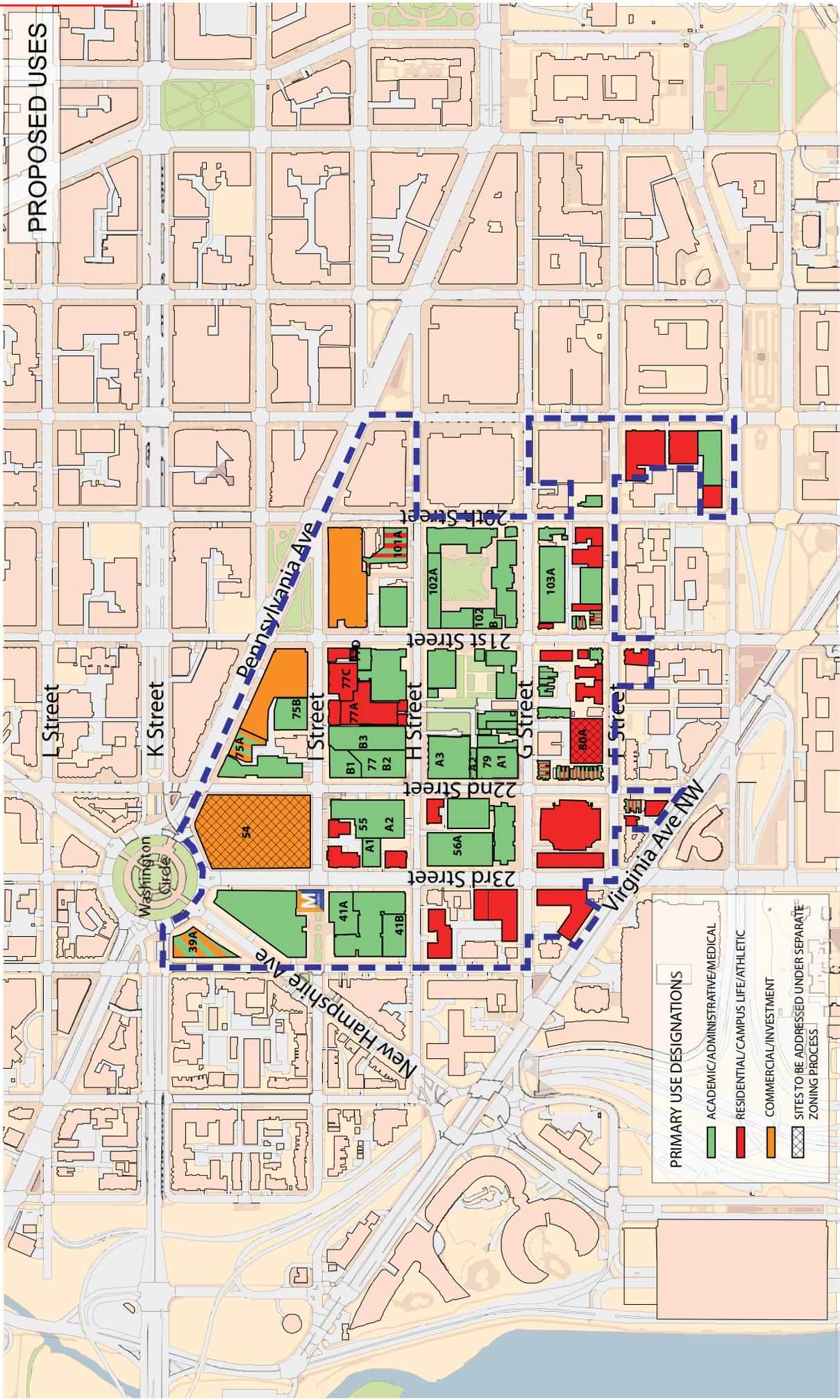
Attachment Exhibit 2: Aerial View



Government of the District of Columbia
Office of Planning ~ July 19, 2012

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-  Site 75A
-  Lot 863
-  Zoning Districts
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PROPOSED USES

PRIMARY USE DESIGNATIONS

- ACADEMIC/ADMINISTRATIVE/MEDICAL
- RESIDENTIAL/CAMPUS LIFE/ATHLETIC
- COMMERCIAL/INVESTMENT
- SITES TO BE ADDRESSED UNDER SEPARATE ZONING PROCESS

SCALE 0 100' 200' 400'

DATE July 2006

Foggy Bottom Campus Plan: 2006-2025



Ehrenkrantz Eckstut & Kuhn Architects



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EXHIBIT J Development Program Summary

July 2006

Square	Site	Site Coverage Assumption	Maximum Height (FT)	Gross GFA (includes new and retained GFA)	Net New GFA Academic/Administrative/Medical ⁴	Net New GFA Residential/Campus Life/Athletic ⁴	Net New GFA Commercial/Investment	Potential Net New Beds (370SF/bed)	Potential Net New Parking (350SF/space)
39	A ¹	90%	90	115,549	93,465	0	0	0	(24)
41	A	100%	90	130,466	94,466	0	0	0	0
	B	100%	90	109,563	96,563	0	0	0	0
55	A1	90%	110	65,336	53,009	0	0	0	102
	A2	90%	110	334,908	1,304	0	0	0	(1,004)
56	A	90%	110	275,390	232,507	0	0	0	401
75	A ²	100%	130	122,990	(8,560)	0	109,710	0	0
	B	90%	110	134,914	52,583	0	0	0	193
77	A	75%	110	316,500	0	174,712	0	374	136
	B1	90%	110	98,546	96,284	0	0	0	127
	B2	90%	110	156,017	76,175	0	0	0	0
	B3	90%	110	166,154	68,569	0	0	0	76
	C	100%	90	65,036	0	48,777	0	0	0
	D	100%	90	9,504	0	9,504	0	26	0
79	A1	90%	110	148,666	131,166	0	0	0	227
	A2	100%	110	9,080	9,080	0	0	0	0
	A3	100%	110	259,251	59,856	0	0	0	0
101	A ³	75%	90	127,245	0	127,245	0	344	42
102	A	90%	65	79,186	67,681	0	0	0	0
	B	90%	65	26,271	26,271	0	0	0	0
103	A	90%	80	185,983	181,628	(13,750)	0	(47)	307
CAMPUS PLAN TOTAL					1,332,047 ⁵	346,488	109,710	697	583

Sites To Be Addressed Under Separate Zoning Process

54		100%	130	867,169	0	0	867,169	0	362
80	A	75%	90	183,119	0	183,119	0	474	178

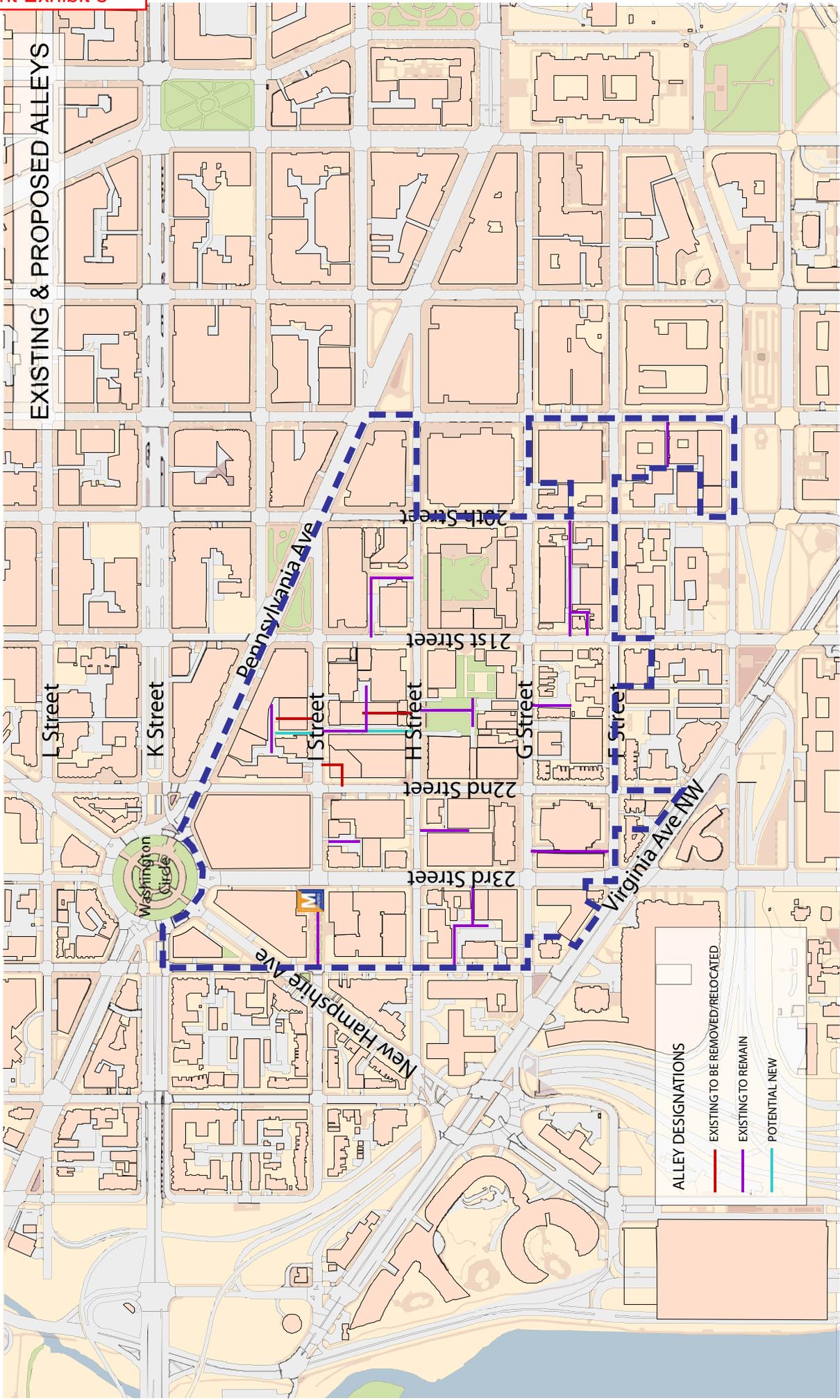
OVERALL CAMPUS TOTALS (NET NEW BEDS & PARKING)

1,171	1,123
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NOTES:

- 1- 39A included as academic use (designated as academic or commercial/investment)
- 2- 75A included as commercial/investment use (designated as commercial/investment or academic)
- 3- 101A included as residential use (designated as residential or academic)
- 4- GFA includes contemplated first floor retail space on sites 41A, 55A2, 75B, 77A, 77B1, 77B3 (the I Street Retail Corridor concept)
- 5- **The academic program space yielded by this development program is 1,665,651 GFA.** This differs from net new GFA in the Academic/Administrative/Medical category, as the net new GFA reflects the demolition of the existing above-grade University Parking Garage (333,604 GFA), which does not provide academic program space (though its above-grade square footage counts as existing GFA in the Academic/Administrative/Medical category).





EXISTING & PROPOSED ALLEYS

- ALLEY DESIGNATIONS**
- EXISTING TO BE REMOVED/RELOCATED
 - EXISTING TO REMAIN
 - POTENTIAL NEW

SCALE | 0 100' 200' 400'

DATE | July 2006

THE GEORGE WASHINGTON UNIVERSITY

Foggy Bottom Campus PUD

Ehrenkronitz Eckstut & Kuhn Architects

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