



MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, Deputy Director

DATE: June 18, 2012

SUBJECT: Request for Consent Calendar Modification to Approved Plans – ZC Case No. 06-11H/06-12H
(The George Washington University)

A. APPLICATION SUMMARY

Applicant:	The George Washington University (the “Applicant”)
Site Address:	Square 103, Lot 44. The site is located along the south side of G Street NW between 20 th Street N.W. and 21 st Street N.W.
Ward / ANC	Ward 2; ANC2A
Project Summary & Modification Requested:	<p>In 2011, the Zoning Commission approved a Second-Stage PUD, further processing, and modification of the first-Stage PUD for the construction of a below-grade structure containing program space and four stories of underground parking as well as interim surface improvements such as pedestrian and vehicular entrances associated with the below-grade facilities. The approval marked the first phase of development of the site, and an anticipated new building would be reviewed by the Zoning Commission at a future date.¹</p> <p>The Applicant now submits a request for Zoning Commission approval for several small modifications to the approved design. Among other changes, the University proposes to reduce the size of the entrance Pavilion, to remove a trellis, and to change the paving of the entrance plaza from stone to brick. Proposed modifications are further described in Section B below.</p>
Date of Order Issuance:	April 25, 2011 (ZC Order No. 06-11A1/06-12A1)
OP Recommendation	OP recommends approval of the proposed changes as minor modifications to approved plans.

B. DESCRIPTION OF THE MODIFICATION REQUEST

The Applicant outlined proposed modifications in a memorandum and drawings contained in the June 6, 2012 submission. The drawings provide the approved and the proposed scheme side by side with the modifications highlighted. OP’s analysis provides application page numbers for highlighted changes.

1. *Reduction of the Pavilion size* – The Pavilion, which is intended as an interim structure leading to subterranean space, would be reduced in length from 68' to 43'6" (Pages A1 & A1.R) and the height lowered from 23' to 18'3" (Pages A9 & A9.R). It would shrink in size from 2,575 square feet to 1,840 square feet. Skylights would be relocated to newly created lawn space at grade. In addition, certain cosmetic changes are

¹ The Campus Plan/PUD approved a building devoted to academic/administrative/medical use with a height of 80 feet, lot occupancy of 90%, and gross floor area of 185,983 square feet.

proposed for the Pavilion façade, most notably the increased use of painted metal on the Pavilion's east face (Pages A7 and A7.1). The Applicant indicated to OP that the west façade would remain largely composed of glass.

2. *Trellis and screening* – The trellis to the west of the Pavilion would be removed (Pages A7 & A7.R), and wood screening would be extended east (Pages A1 & A1.R) and streamlined in its design (Pages A1.R A12 and A12.R).
3. *Plaza paving* – The Pedestrian Plaza paving would be brick rather than granite (Pages A1 & A1.R).
4. *Benches* – The configuration of benches in and around the lawn would be slightly reconfigured (Pages A1 and A1.R).
5. *Ground Plane Landscape, Permeable Paving, and Green Roof* – The total amount of landscaping and permeable paving would increase by 735 square feet, constituting 26% of the site (up from 24%) (Pages A1 & A1.R). The amount of Pavilion roof planting would be reduced by 78 square feet (Pages A1 & A1.R.)

III. OP COMMENTS

OP does not oppose the modifications which appear to have “little or no importance or consequence.”² OP notes that the University has not requested any modification to other conditions contained in Order No. 06-11A1/06-12A1 including, but not limited to, the amount of vehicle and bicycle parking, the widening of the alley to 20', the targeted Silver rating on the LEED-NC 2009 rating system, or the trigger for the termination of the surface parking lot use.³ The reduction in size of the interim Pavilion structure and the restrained changes to the trellis, bench, and screening design should have little discernible impact. OP also interprets the increase in landscaping and permeable paving as an improvement to the site.

JS/pg

Case Manager: Paul Goldstein

² § 3030.2.

³ ZC Order No. 06-11A/06-12A, condition 4(b), provides that the “University shall cease to provide parking on the interim surface lot shown on the approved plans upon the issuance of a certificate of occupancy for the second stage PUD currently pending before the Commission in Z.C. Case No. 06-11B/06-12B...”