

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR MODIFICATION OF A FIRST-STAGE PLANNED UNIT DEVELOPMENT AND SECOND-STAGE APPROVAL OF A PLANNED UNIT DEVELOPMENT AND RELATED AMENDMENT TO THE ZONING MAP

February 21, 2017

On behalf of The George Washington University (“University”), Boston Properties, Inc. (“Applicant”) gives notice of its intent to file an application for (1) modification of a first-stage planned unit development (“PUD”) and (2) approval of a second-stage planned unit development for property known as Lots 50 and 51 in Square 75 (“Property”). The Property is within the boundaries of the University’s approved first-stage PUD for its Foggy Bottom Campus.

- **Lot 50** is located at 2100 Pennsylvania Avenue NW and is improved with an 8-story commercial office building. Lot 50 is located in the MU-9 Zone District (which was known as the C-3-C Zone District under the 1958 Zoning Regulations). Lot 50 is located in the High Density Commercial Land Use category on the Future Land Use Map of the District of Columbia Comprehensive Plan.
- **Lot 51** is located at 2121 I Street NW and is improved with an 8-story administrative office building. Lot 51 is located in the RA-4 Zone District (which was known as the R-5-D Zone District). Lot 51 is located in the Institutional and High Density Commercial Land Use categories on the Future Land Use Map.

The Property consists of approximately 50,780 square feet, or approximately 1.17 acres, of land area.

Modification of the First-Stage PUD

Lot 51 is part of development site 75B, which is one of sixteen development sites identified in the First-Stage PUD. As part of the First-Stage PUD, the Zoning Commission approved the rezoning of Site 75B from the R-5-D to the C-3-C Zone District (or what is now from the RA-4 to the MU-9 Zone District under the 2016 Zoning Regulations).

The Applicant proposes to modify the First-Stage PUD to incorporate Lot 50. Through the modification of the First-Stage PUD, the Applicant now seeks rezoning of Lot 50 from the MU-9 to the proposed MU-30 Zone District, which is pending in Zoning Commission Case No. 17-04. (This corresponds to a rezoning from the C-3-C to the C-4 Zone District under the 1958 Zoning Regulations.)

Second-Stage Approval of a PUD

The Applicant proposes to redevelop the Property into a new 11-story mixed-use building with approximately 22,000 square feet of gross floor area (“GFA”) for retail/service use,

approximately 435,000 square feet of GFA for office use, and approximately 330 to 350 parking spaces (“Project”). (The total amount of retail/service uses, including portions of the building that do not count toward GFA, will be a minimum of 30,000 square feet.) The Project will have a height of 130 feet, with a step down in height to 110 feet along I Street, and a total gross floor area of approximately 457,000 square feet of GFA (for a floor area ratio (“FAR”) of approximately 9.0). Access to the Project’s parking is proposed from I Street, while access to the Project’s loading is proposed from the public alley. No changes are proposed to the public alley system. The Project represents a net increase of approximately 133,300 square feet of GFA from the existing 2100 Pennsylvania Avenue office building and Rice Hall improvements on the Property.

Development of the Project will also provide significant benefits to the District through increased tax revenue, contribution to the District’s Housing Production Trust Fund, exemplary architecture, and sustainable design (the Project will target LEED-Gold certification). The Project will also benefit the surrounding neighborhoods through the continued implementation of the benefits outlined in the First-Stage PUD, improved streetscape improvements, and other new benefits and amenities to be provided in association with the modification of the First-Stage PUD.

The 2007 Foggy Bottom Campus Plan/PUD recognized the important investment potential of continued commercial use of the Subject Property given its prominent Pennsylvania Avenue location. Such commercial uses will generate non-enrollment driven revenue that will support the University’s academic mission and permit the development of future academic sites and improvements outlined in the Foggy Bottom Campus Plan. Lot 50 is designated for commercial/investment use under the 2007 Foggy Bottom Campus Plan (“Campus Plan”) that is related to the First-Stage PUD. Lot 51 is designated for academic/administrative use under the Campus Plan. To facilitate the Project, the University proposes to redesignate Lot 51 for commercial/investment use through an amendment to the Campus Plan.

Representatives of the University and Applicant have engaged the leaders of Advisory Neighborhood Commission (“ANC”) 2A, the West End Citizens Association (“WECA”), and the Foggy Bottom Association (“FBA”) in initial discussions regarding the Project. Representatives of the University and Applicant have also reached out to representatives of the surrounding uses in Square 75 to introduce the Project. Additionally, the Project was presented to the Campus Plan Advisory Committee (“CPAC”) at its February 13, 2017 meeting. Pursuant to Subtitle Z, Section 300.9, the Applicant will present the Project to ANC 2A in the near future. The Applicant also expects to present the Project to WECA and FBA at upcoming meetings. The Applicant is available to discuss the proposed Project with all interested groups and individuals.

This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 3 and Subtitle Z, Section 300 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended), not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Section 300.7 of the Zoning Regulations.

The project architects are Pelli Clarke Pelli Architects and WDG Architecture. The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed PUD and map amendment, please contact David Avitabile (202-721-1137).