

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

JANUARY 31, 2012

The George Washington University (“University”) gives notice of its intent to file an application for second-stage approval of a Planned Unit Development (“PUD”) for the property known as Square 75, Lots 23, 33, 34, 41, 42 and 47 (“Site 75A”). Site 75A is one of sixteen development sites identified in the University’s approved First-Stage PUD for its Foggy Bottom campus. In addition, the University requests modification of the First-Stage PUD and related Zoning Map Amendment to incorporate Lot 863, which was not included in the First-Stage PUD in 2006. Portions of the public alley are proposed to be closed and will also be incorporated into the PUD (Site 75A, Lot 863 and the portions of the public alley to be closed hereinafter the “Subject Property”). The Subject Property consists of approximately 25,555 s.f., or approximately 0.58 acres, of land area.

As a part of the First-Stage PUD, the Zoning Commission approved the rezoning of Site 75A from the C-3-C to the C-4 Zone District. Through the modification of the First-Stage PUD, the University now seeks rezoning from the C-3-C to the C-4 Zone District for the balance of the Subject Property. The Subject Property is located in the High Density Commercial Land Use category on the Future Land Use Map.

The University intends to develop the Subject Property for commercial use as an 11-story office building with ground floor retail or office uses (the “Project”). The 2007 Foggy Bottom Campus Plan 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. Development of the Project will also provide significant benefits to the District through increased tax revenue, 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 alley conditions and streetscape improvements, and other new benefits and amenities to be provided in association with the modification of the First-Stage PUD.

The Project will have a building height of approximately 130 feet. The total gross floor area included in the Project is approximately 255,550 square feet for a total Floor Area Ratio (“FAR”) of approximately 10.0 and a lot occupancy of approximately 95%. The Project will include approximately 183 vehicular parking spaces as well as bicycle parking. Vehicular access to the Project’s parking and loading will be from a public alley located on the south side and at

the rear of the Subject Property. As contemplated in the First-Stage PUD and through a related proceeding before the D.C. Council, the University will seek approval for adjustments to the public alley system that will improve access, circulation and other conditions in the alley system. Such adjustments will not reduce the amount of land dedicated to public alley use.

The University has presented the Project to the Advisory Committee and to Advisory Neighborhood Commission (“ANC”) 2A, and is available to discuss the proposed development with all interested groups and individuals. More information is available at <http://neighborhood.gwu.edu>.

This application will be filed with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003, as amended), not less than ten (10) days from the date of this Notice, which is given pursuant to Section 2406.7 of the Zoning Regulations. The project architect is Gensler. The land use counsel is Goulston & Storrs, PC. If you require additional information regarding the proposed PUD application, please contact David Avitabile (202-721-1137).