

**EXHIBIT K**  
**Section 2403.11 Annotated Table\***

**Compliance with Matter-of-Right Standards under Existing and Proposed Zoning**

The current approved aggregate FAR for the residentially-zoned properties within the Campus Plan boundaries is 3.5. The maximum FAR permitted as a matter-of-right in the R-5-D Zone is 3.5. The maximum FAR permitted as a matter-of-right in the R-5-E Zone is 6.0 for an apartment house or hotel and 5.0 for other structures. The maximum FAR permitted as a matter-of-right in the C-3-C Zone is 6.5. The maximum FAR permitted as a matter-of-right in the SP-2 Zone is 6.0 for residential structures and 3.5 for other uses.

The proposed PUD calls for the rezoning from R-5-D to C-3-C of identified sites concentrated in the campus core (55A1 and 55A2, 56A, 75B, 77A, 77B1, 77B2, 77B3, 79A1, 79A2, 79A3, and 101A), and the rezoning from C-3-C to C-4 of one site on Pennsylvania Avenue (75A), resulting in increased height in the rezoned portions of the campus. The Campus Plan calls for heights up to 130 feet along Pennsylvania Avenue (specifically, 75A), up to 110' feet along 22<sup>nd</sup> Street in the central core of the campus (sites to be zoned C-3-C), and up to 90 feet on the balance of the campus. The maximum matter-of-right height in the C-4 Zone is 130 feet. The maximum matter-of-right height in the C-3-C Zone is 90 feet. The maximum matter-of-right height in the R-5-D, R-5-E, and SP-2 Zones is 90 feet.

**Specific Relief Requested**

Specific relief requested for individual projects will be addressed in the Second Stage PUD application for each project. However, as set forth above, it is anticipated that special relief from the aforementioned maximum matter-of-right heights will be sought for sites 75A, 55A1 and 55A2, 56A, 75A, 75B, 77A, 77B1, 77B2, 77B3, 79A1, 79A2, 79A3, and 101A.

\* The full scope and importance of the public benefits of the Project are more fully articulated in the PUD Statement.

**Public Benefits and Project Amenities**

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**Superior to R-5-D/ R-5-E/ C-3-C Matter-of-Right Development**

Urban design, architecture, landscaping and preservation of open spaces

Contextual design; high quality urban plan; concentration of new density in campus core; sustainable design elements in new buildings; preservation of open space; unified streetscape and landscaping.

Site planning and efficient and economical land utilization

Transit-oriented development; creation of I Street retail corridor; compatible uses; use of natural grade; extensive landscaping.

Transportation

Vehicular and pedestrian circulation throughout the campus; use of mass transit; pedestrian orientation; dispersed facilities across campus to reduce likelihood of congestion and limit impacts on air quality.

Historic Preservation

Maintenance of existing historical and architectural resources, including designation of numerous buildings not yet registered.

Housing

Provision of new student housing; a commitment by GW to limit the future acquisition of off-campus residentially-zoned properties in the Foggy Bottom and West End neighborhoods to non-university, investment purposes and to migrate off-campus undergraduate student housing on campus over time.

Social services/facilities

Enhanced medical facilities for students, neighborhood residents, and District residents.

Environmental benefits, such as stormwater runoff controls and preservation of open space or trees

Preservation of open space and trees; stormwater management and erosion control efforts.

Uses of special value to the neighborhood and the District

Increased employment and educational opportunities for District residents; concentration of new development in the campus core, away from residential neighborhoods; creation of a retail corridor to provide services to neighborhood residents and the University community; increased tax revenue for the District for the proposed commercial redevelopment of Square 54 that would be made possible through the implementation of this PUD.

