

## NOTICE OF INTENT TO FILE A ZONING APPLICATION

### APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR APPROVAL OF AN AMENDMENT TO A CAMPUS PLAN

February 21, 2017

The George Washington University (“University”) gives notice of its intent to file an application for approval of an amendment to its 2007 Foggy Bottom Campus Plan (“Campus Plan”) for its Foggy Bottom campus (“Campus”). The property that is the subject of this application is known as Lot 51 in Square 75 (“Property”). The Property is located at 2121 I Street NW and it is improved with an 8-story administrative office building that contains 63,700 square feet of gross floor area. The Property consists of approximately 11,062 square feet, or approximately 0.25 acres, of land area.

The Property is part of Site 75B, which is one of sixteen development sites identified in the University’s Campus Plan and related First-Stage Planned Unit Development (“Campus Plan/PUD”). The Campus Plan/PUD approved the redevelopment of Site 75B with an academic or administrative building with a height of 110 feet and a total density of 134,914 square feet. The Campus Plan/PUD also called for the development of ground-floor retail uses along I Street NW.

The Property is located in the RA-4 Zone District (which was known as the R-5-D Zone District under the 1958 Zoning Regulations). As a part of the Campus Plan/PUD, the Zoning Commission approved the rezoning of Site 75B to the C-3-C Zone District (which is now known as the MU-9 Zone District under the 2016 Zoning Regulations). The Property is located in the Institutional and the High Density Commercial Land Use categories on the Future Land Use Map of the District of Columbia Comprehensive Plan.

The University proposes to partner with Boston Properties, Inc. (“Developer”) to redevelop the Property along with adjacent property at 2100 Pennsylvania Avenue NW (Square 75, Lot 50) 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 (for a floor area ratio (“FAR”) of 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 Developer will entitle the Project through the PUD process, through a modification of the First-Stage PUD and related Second-Stage PUD, as well

as a related Zoning Map Amendment to rezone Lot 50 to the proposed MU-30 Zone District. Notice of intent to file the PUD will be mailed under separate cover.

The University seeks approval for an amendment to the Campus Plan to redesignate the proposed use of the Property for commercial / investment use (“Amendment”). The Amendment is required to facilitate the Project. The Amendment seeks only to change the proposed use of the Property from academic or administrative office use to commercial office use. 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.

The proposed development of Site 75B is otherwise consistent with the Campus Plan/PUD. The portion of the Project attributable to the Property (that is, “Site 75B1”) will have a density of 80,259 square feet of gross floor area, which is consistent with the density approved in the Campus Plan/PUD. The balance of Site 75B, which is known as Lot 869 in Square 75 (“Site 75B2”), will remain as a future development site in the Campus Plan/PUD, with potential to construct approximately 54,655 square feet of gross floor area devoted to academic / administrative use on the site. The Campus Plan/PUD also proposed the potential construction of up to 193 new parking spaces on Site 75B; such spaces will be allocated with approximately 115 spaces to Site 75B1 and approximately 78 spaces to Site 75B2. Furthermore, the Project will create extensive retail use focused along I Street, consistent with the I Street retail corridor goals of the Campus Plan/PUD.

The University is in the process of evaluating current administrative uses on the Property and developing a plan for relocating and migrating such uses. The University contemplates that most of the uses will be migrated to existing buildings on its Foggy Bottom and other campuses where administrative use is permitted. The University is not proposing to construct any new administrative building to house these uses, and the University does not seek to change the use or development of other approved development sites in the Campus Plan/PUD to accommodate these uses.

Representatives of the University and Developer 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, including the Amendment. Representatives of the University and Developer 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 302.8, the University will present the Amendment to ANC 2A in the near future. The University also expects to present the Amendment to WECA

and FBA at upcoming meetings. The University is available to discuss the proposed Amendment with all interested groups and individuals.

This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 1 and Subtitle Z, Section 302 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 302.6 of the Zoning Regulations. The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed campus plan amendment, please contact David Avitabile (202-721-1137).