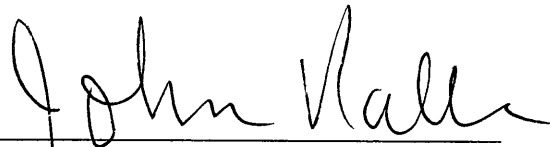


**EXHIBIT A**

***Certification of Mailing a Notice of Intent to File a Zoning Application and Amended Notice of Intent to File a Zoning Application***

I HEREBY CERTIFY that a copy of the attached *Notice of Intent to File a Zoning Application and Amended Notice of Intent to File a Zoning Application* for Application to the District of Columbia Zoning Commission for a Planned Unit Development and an Amendment to the Zoning Map of the District of Columbia with respect to Lots 55 and 829 in Square 80 , was mailed to Advisory Neighborhood Commission 2A and to the owners of all property within 200 feet of the subject property on March 23, 2006 and March 24, 2006, respectively, at least ten (10) calendar days prior to the filing of this application, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§ 2406.7 -2406.10. The notice was also mailed to the Foggy Bottom Association and the West End Citizens' Association.



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JOHN RAILS  
The George Washington University

## **NOTICE OF INTENT TO FILE A ZONING APPLICATION**

### **Application to the District of Columbia Zoning Commission for a Planned Unit Development and an Amendment to the Zoning Map of the District of Columbia**

March 23, 2006

The District of Columbia Public Schools (“DCPS”) and The George Washington University (“GW”) hereby give notice of their intent to file a joint application for a planned unit development (“PUD”) and an amendment to the zoning map of the District of Columbia. 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). The application will be filed with the Zoning Commission no fewer than ten (10) days from the date of this notice. This notice is given pursuant to Section 2406.7 of the Zoning Regulations.

The property that is the subject of this application is located on Lots 55 and 829 in Square 80, with premises addresses of 2135-2145 F Street, N.W. and 2130 G Street, N.W. (the “Subject Property”). The square in which the Subject Property is located is bounded by 22<sup>nd</sup> Street to the west, 21<sup>st</sup> Street to the east, F Street to the south, and G Street to the north. The Subject Property has frontage on both F and G Streets. It comprises approximately 45,690 square feet of land area, and is located in the R-5-D Zone District. It is currently improved with a public school known as the School Without Walls, a surface parking lot, and two tennis courts.

The proposed PUD is the result of a public private development partnership between GW and DCPS. DCPS will use a portion of the Subject Property to modernize and expand the facilities for the School Without Walls. GW will use a portion of the Subject Property to construct a residence hall that will increase its on-campus undergraduate housing supply. This new agreement will also enhance the long-standing GW/DCPS programmatic relationship and create a “Partnership for a Learning Community”.

The School Without Walls development under the PUD will feature the modernization and expansion of the School Without Walls building, formerly known as the Grant School. This portion of the Subject Property is currently the subject of a landmark application before the Historic Preservation Review Board (“HPRB”), and this portion of the development will be subject to HPRB review. The maximum height of the School Without Walls development will be approximately 89 feet (at the existing tower).

The GW residence hall development under the PUD will create housing for approximately 474 GW undergraduate students, generally in four-bedroom suites (limitations of the building footprint will require modifying the configuration of certain units). The common areas of the

residence hall will include a lobby, an outdoor courtyard, and other building common areas for use by building residents. The building also will include approximately 178 parking spaces for general use by GW. The residence hall will have a height of approximately 90 feet, in order to maximize the student housing provided on the site. The GW development under the PUD (along F Street, N.W.) will be reviewed by the Commission of Fine Arts.

The total gross floor area included in the PUD is approximately 235,000 square feet, which results in a corresponding FAR of approximately 5.14. The requested map amendment will rezone the Subject Property from the R-5-D District to the SP-2 District. SP-2 is an appropriate zone given the mixed-use nature of the project and the surrounding neighborhood. SP-2 will also allow the University to maximize the opportunity for on campus housing, while increasing the amount of funding provided by GW to DCPS under the agreement between the parties in connection with this joint PUD application. The funding provided by GW under this agreement will be used to assist with the modernization and expansion of the School Without Walls.

The Applicant will continue to keep the community informed of any changes to the PUD throughout the development process.

The design and construction of each component of the project will be coordinated by the District of Columbia Public Schools and The George Washington University. The architecture firm for the GW residence hall development is DMJM | CGS, and the architecture firm for the School Without Walls development is Ehrenkrantz, Eckstut & Kuhn Architects. The land use counsel for the University is Pillsbury Winthrop Shaw Pittman, LLP, and the land use counsel for DCPS is Holland & Knight, LLP. Should you require additional information regarding the proposed PUD and map amendment application, please contact Maureen E. Dwyer, Esq. of Pillsbury Winthrop Shaw Pittman, LLP at 202-663-8000.

**AMENDED NOTICE OF INTENT TO FILE A ZONING APPLICATION**

*This notice is amended to correct the address listed for the Subject Property,  
as underlined below.*

**Application to the District of Columbia Zoning Commission  
for a Planned Unit Development and an Amendment to the Zoning Map of the District of  
Columbia**

March 24, 2006

The District of Columbia Public Schools (“DCPS”) and The George Washington University (“GW”) hereby give notice of their intent to file a joint application for a planned unit development (“PUD”) and an amendment to the zoning map of the District of Columbia. 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). The application will be filed with the Zoning Commission no fewer than ten (10) days from the date of this notice. This notice is given pursuant to Section 2406.7 of the Zoning Regulations.

The property that is the subject of this application is located on Lots 55 and 829 in Square 80, with premises addresses of 2125-2135 F Street, N.W. and 2130 G Street, N.W. (the “Subject Property”). The square in which the Subject Property is located is bounded by 22<sup>nd</sup> Street to the west, 21<sup>st</sup> Street to the east, F Street to the south, and G Street to the north. The Subject Property has frontage on both F and G Streets. It comprises approximately 45,690 square feet of land area, and is located in the R-5-D Zone District. It is currently improved with a public school known as the School Without Walls, a surface parking lot, and two tennis courts.

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