

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

AUGUST 4, 2010

The George Washington University (“University” or “Applicant”) 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 103, Lots 13, 14, 18, 809, 812, 813, 814, 819, and 820 (“Subject Property”). The Subject Property is one of sixteen development sites identified in the University’s approved First Stage PUD for its Foggy Bottom campus. In addition, the University, on behalf of Educational Foundation for Gamma Eta, Inc., also requests modification of the first-stage PUD in order to incorporate Lot 18, which was not included in the First Stage PUD in 2006.<sup>1</sup> The Subject Property consists of approximately 38,323 s.f., or approximately 0.88 acres, of land area. The Subject Property is located in the R-5-D Zone District, and is located in the Institutional Land Use category on the Future Land Use Map.

The University intends to develop the Subject Property for academic and administrative uses by the Law School in two phases. In this phase, the University proposes the development of a below-grade structure containing one level of approximately 23,281 s.f. of program space for the Law School and four stories of underground parking containing approximately 394 parking spaces (the “Project”). (In a later phase, the University will construct the above-ground building, which will be the subject of a future second-stage PUD application.) As an interim condition, the surface of the Subject Property will contain entrances to the Project, additional surface parking with approximately 60 additional parking spaces, area for University loading and service activity, and landscaping.

The total gross floor area included in the Project is approximately 7,430 square feet for a total Floor Area Ratio (“FAR”) of approximately 0.19 and a lot occupancy of approximately 19%. The Project will include approximately 454 parking spaces, including the interim surface spaces. Vehicular entry will be off a public alley located at the rear of the Subject Property. In order to facilitate vehicular access the University will set aside private land to effectively widen the public alley from 16 feet to 20 feet. Bicycle parking spaces are also included both in the garage and on the surface lot area.

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

---

<sup>1</sup> Future amendments to incorporate privately-owned properties within the Campus Plan boundaries later acquired by the University were explicitly contemplated in the First-stage PUD.

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.<sup>2</sup> The project architect is the Perkins + Will / Shalom Baranes Architects Consortium. 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).

---

<sup>2</sup> In conjunction with these applications, the University will also seek further processing approval for the Project in order to authorize the proposed university use.