

EXHIBIT K
Section 2403.11 Annotated Table¹

Public Benefits and Project Amenities	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 planning; concentration of new density in campus core; sustainable design elements in new buildings; preservation of open space; development of comprehensive Streetscape Plan to enhance and unify campus streetscape and landscaping elements.
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; parking facilities dispersed across campus to reduce likelihood of congestion and limit impacts on air quality.
Historic Preservation	Proposed comprehensive Foggy Bottom Campus Historic Preservation Plan to identify, preserve, and maintain historic and architectural resources, including potential Foggy Bottom Campus Historic District and proposed landmark designation of seven individual campus buildings (beyond those already listed on the National and DC Historic Sites registers).
Housing	Provision of new student housing; commitment by GW to transition use of off-campus properties currently used to house undergraduate students; commitment by GW to limit the future acquisition of off-campus residentially-zoned properties in the Foggy Bottom and West End neighborhoods to investment purposes.
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.

¹ The full scope and importance of the public benefits of the Project are more fully articulated in Section 2.4 of the Foggy Bottom Campus PUD application.

Public Benefits and Project Amenities (continued)

Uses of special value to the neighborhood and the District

Superior to R-5-D/ R-5-E/ C-3-C Matter-of-Right Development (continued)

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.

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 (4.5 under a PUD). 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 (6.0 under a PUD). The maximum FAR permitted as a matter-of-right in the C-3-C Zone is 6.5 (8.0 under a PUD). The maximum FAR permitted as a matter-of-right in the C-4 Zone is 10.0 (10.5 under a PUD). 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 (and 6.5 under a PUD).

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 22nd 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 (130 feet under a PUD). 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 and FAR limits will be sought for sites 75A, 55A1 and 55A2, 56A, 75A, 75B, 77A, 77B1, 77B2, 77B3, 79A1, 79A2, 79A3, and 101A.