

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR SECOND-STAGE APPROVAL OF A PLANNED UNIT DEVELOPMENT

November 22, 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 located at 2300 K Street, NW and known as Square 39, Lot 803 (“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. The Subject Property consists of approximately 21,456 s.f., or approximately 0.49 acres, of land area. The Subject Property is located in the R-5-E 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 as a new home for its School of Public Health and Health Services (“SPHHS”). The building, which will be located across the street from the GW Hospital and one block from the GW Medical Center’s Ross Hall and Himmelfarb Library, will contain seven above-grade and two below-grade stories of academic and administrative program space for SPPHS (“Project”). As a part of the PUD, the University will expand and enhance an existing public park at the intersection of 24th Street and New Hampshire Avenue, and provide streetscape and landscape improvements surrounding the entire square. The Project will also include a variety of sustainable design features, including a green roof, and the University will target a Silver rating for the Project under the LEED-NC 2009 rating system.

The Project is fully consistent with the guidelines and conditions of the First-Stage PUD. The Project will have a building height of approximately 90 feet. The total gross floor area included in the Project is approximately 115,549 square feet for a total Floor Area Ratio (“FAR”) of approximately 5.39 and a lot occupancy of approximately 89.3%. The Project, which is located one block from the Foggy Bottom-GWU Metrorail station, will not include any parking. Loading access will be off 24th Street via a curb cut that will be located on the northern part of the square, approximately 16 feet to the north of the existing curb cut. Bicycle parking spaces are also proposed at street level.

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 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.¹ The project architects are Payette and Ayers Saint Gross. 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).

¹ In conjunction with these applications, the University will also seek further processing approval for the Project in order to authorize the proposed university use.