

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 30, 2012

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 in Square 77 between H Street NW and I Street NW (the “Subject Property”). The Subject Property is comprised of Lots 5, 845 and 846 as well as the public alley, which is proposed to be closed. The Subject Property is one of sixteen development sites identified in the University’s approved First-Stage PUD for its Foggy Bottom Campus in Z.C. Order No. 06-11/06-12 (the “Order”). The Subject Property consists of approximately 37,860 s.f., or approximately 0.87 acres, of land area. As a part of the First-Stage PUD, the Zoning Commission approved the rezoning of the Subject Property from the R-5-D to the C-3-C Zone District. The Property is located in the Institutional Land Use category on the Future Land Use Map.

The Subject Property is currently occupied by the eight-story West End, Schenley, and Crawford residence halls, which are located within the boundaries of the proposed Foggy Bottom campus historic district. The University proposes to preserve the front portions of the existing residence halls and construct a new 12-story infill addition to the existing residence halls on the Subject Property (the “Project”). Upon completion, the Project will provide a total of up to 860 student beds and up to 8 faculty and staff in residence apartment units. The Project is anticipated to be completed by Fall 2016, and will permit the University to complete the phase-out of undergraduate student housing in University-owned off-campus housing in the Foggy Bottom / West End neighborhood pursuant to Condition P-8 of the Order.

The Project will also include ground-floor retail space along I Street as well as two stories of below grade space that contains additional retail, student life, and student services space. Pedestrian entrances to the Project will include the existing building entrances as well as a new primary entrance located between Schenley and Crawford Halls. Loading for the Project will be conducted within a service area interior to the block and accessed from an existing curb cut on I Street. No additional parking is proposed.

The Project is fully consistent with the guidelines and conditions of the First-Stage PUD. The Project will generally have a building height of approximately 110 feet, stepping down to a height of approximately 85 feet along H Street and I Street. The total gross floor area included in the Project is approximately 270,000 square feet, including approximately 126,896 square feet of net new gross floor area, for a total Floor Area Ratio (“FAR”) of approximately 7.13. The Project will occupy approximately 64.5% of the underlying PUD site. The Project will include,

as discussed above, a loading and service area accessed from I Street. Bicycle parking spaces are also proposed at street level and within the building.

The University has presented the Project to the Campus plan 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 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 this application, the University will also seek further processing approval for the Project in order to authorize the proposed university use.