

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

OCTOBER 27, 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 along 22nd Street NW between I Street NW and H Street NW, known as Square 55, Lots 28 and 857 (“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 ZC Cases No. 06-11 and 06-12. The Subject Property consists of approximately 56,415 s.f., or approximately 1.3 acres, of land area, and includes the property that is used for the University Parking Garage. 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 University intends to develop the Subject Property as a Science and Engineering Complex (“SEC”), which will permit the University to co-locate multiple science and engineering disciplines in a single building at the core of the University’s Foggy Bottom Campus. The new SEC will foster an inter-disciplinary and multi-disciplinary teaching and research environment and further the University’s ability to attract high-quality students and faculty. The proposed eight-story SEC will accommodate functions within the academic/administrative use category, and will include ground-floor retail space at the corner of 22nd and I Streets. The proposed building will also contain a total of six below-grade stories comprised of two additional levels of program space and four levels of underground parking. The Project will include a variety of sustainable design features, and the University will target a Silver rating for the Project under the U.S. Green Building Council’s (“USGBC”) LEED-NC 2009 rating system.

The proposed SEC is particularly significant because it will result in the elimination of the University Parking Garage, which will have a transformative effect on the entire block. Many of the existing curb cuts surrounding the square will be eliminated, improving both pedestrian and vehicular flow around the block. The SEC’s underground parking will be accessed from H Street. Loading for the SEC will be conducted within a service area interior to the block and will be accessed from an existing curb cut on I Street. Furthermore, the University will improve this vehicular entrance to eliminate an existing valet surface parking use and add a new pocket park that is more consistent with the adjacent historic buildings. The primary pedestrian entrances to the SEC will be located along 22nd Street NW, but the ground floor has been designed as a publicly-accessible crossroads for the Campus that will incorporate corresponding pedestrian entrances along all four streets to activate the surrounding public realm and better connect the building to adjacent University uses and public transportation.

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 90 feet along 23rd Street. The total gross floor area included in the Project is approximately 400,244 square feet for a total Floor Area Ratio (“FAR”) of approximately 7.1 and a lot occupancy of approximately 90%. The Project will include approximately 388 parking spaces accessed from H Street and, 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 Advisory Committee, FRIENDS, 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 Ballinger Architects and Hickok Cole Architects. 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.