

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for Second-Stage Approval of a Planned Unit Development for part of Lot 46 in Square 102 was mailed to Advisory Neighborhood Commission 2A, the Foggy Bottom Association, the West End Citizens Association, and to all owners of all property within 200 feet of the perimeter of the project site on October 11, 2011, at least ten (10) calendar days prior to the filing of this application as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§2406.7-2406.10.

A copy of the notice is attached to this Certificate.

A handwritten signature in cursive script, reading "David Avitabile", is written over a horizontal line.

David Avitabile

Goulston & Storrs

## 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 11, 2011

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 the intersection of 21<sup>st</sup> Street NW and G Street NW, known as part of Lot 46 in Square 102 (“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 13,811 s.f., or approximately 0.3 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 as a new home for The George Washington University Museum (“GW Museum”). The GW Museum will foster the study and appreciation of art, history, and culture, both within the University and throughout the global community, through its affiliation with The Textile Museum and through its University collections, including the Albert H. Small Washingtoniana Collection. The Textile Museum is an international center for the exhibition, study, collection and preservation of the textile arts, featuring more than 18,000 objects that date from 3,000 BCE to the present as well as a 20,000 volume library that is among the world’s foremost resources for the study of textiles. The Albert H. Small Washingtoniana Collection, which includes rare maps, documents, books and ephemera, is known as the one of the most significant and extensive collection relating to the history and development of Washington and the District of Columbia. With these affiliations and resources, as well as other University collections, the GW Museum will develop a robust program of exhibits, scholarship, educational activities, and publications.

The GW Museum will be located at the corner of 21<sup>st</sup> and G Streets, in the Woodhull House, as well as in an infill building to be constructed along 21<sup>st</sup> Street between the Woodhull House and Corcoran Hall (“Project”). The infill building will be connected to the Woodhull House and contain four above-grade and two below-grade stories of academic and administrative space for the GW Museum. As a part of the PUD, the University will also renovate the existing Woodhull House, which is a historic landmark, and relocate a stair tower associated with Corcoran Hall that projects into the development site. The Project will also include a variety of sustainable design features, 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 65 feet. The total gross floor area included in the Project is approximately 30,587 square feet, including approximately 24,126

square feet of net new gross floor area, for a total Floor Area Ratio ("FAR") of approximately 2.21. The Project will occupy approximately 73% of the underlying PUD site. The proposed use is consistent with the academic/administrative/medical use set forth in the approved Campus Plan. The Project, which is located four blocks from the Foggy Bottom-GWU Metrorail station, will not include any parking. Loading access is proposed off 21<sup>st</sup> Street via a curb cut that will be located on the northern part of the Subject Property, towards the middle of the block. The Project will maintain pedestrian access from the intersection of 21<sup>st</sup> and G Streets into the University Yard, which is located behind the proposed Museum in the center of the Square. Bicycle parking spaces are proposed at street level adjacent to the pedestrian access into University Yard.

The University presented the Project to the Advisory Committee and introduced the concept 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.<sup>1</sup> The project architects are Hartman Cox 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).

---

<sup>1</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.