

EXHIBIT S
Existing Conditions

Square	Lot	Building Name	Street Number	Use Category	Height (ft)	WITHIN RESIDENTIAL ZONES			WITHIN OTHER ZONES			GW Land Area (sf)	Non-GW Land Area (sf)	Total Land Area by Square			
						GFA (sf)	Lot Coverage (sf)	Zone	GFA (sf)	Lot Coverage (sf)	Zone			GW	Non-GW	Total	
39	803	Warwick Memorial	2300 K Street, NW	A-A-M	35	22,084	6,285	R5E				21,398		21,398		21,398	R5D
40	36	GWU Hospital	906 23rd Street, NW	A-A-M	90	399,294	61,048	R5D/E				95,717		95,717		95,717	R5D/E
41	40	Himmelfarb Library	2300 Eye Street, NW	A-A-M	94	345,419	64,637	R5E				87,150		87,150		87,150	R5D
41	40	Ross Hall	2300 Eye Street, NW	A-A-M	94	Included in Himmelfarb Library											
42	54	New Hall	2310-2350 H Street, NW	R-CL-A	80	143,459	16,635	R5D				21,974					
42	55	Health & Wellness Center	2301 G Street NW	R-CL-A	86' 10"	76,580	19,826	R5D				29,070					
42	14	722 23rd Street NW	722 23rd Street NW										6,530				
42	51	725 24th Street NW	725 24th Street NW										22,364				
42	52	701 24th Street NW	701 24th Street NW										2,577				
42	820	732 23rd Street NW	732 23rd Street NW										1,144				
42	821	730 23rd Street NW	730 23rd Street NW										1,500				
42	822	728 23rd Street NW	728 23rd Street NW										4,515				
42	840	2300 H Street NW	2300 H Street NW										3,431	51,044	42,061	93,105	R5D
43	26	Ivory Tower	616 23rd Street, NW	R-CL-A	87	241,592	29,162	R5D				32,753		32,753		32,753	R5D
54	30	Former GW Hospital Site	901 23rd Street, NW	-	-	-	-	R5D				115,715		115,715		115,715	R5D
55	28	817 23rd Street, NW (Building K)	817 23rd Street NW	A-A-M	34	12,327	9,076	R5D				Included in UPG					
55	28	University Parking Garage (UPG)	817 23rd Street, NW	A-A-M	79	333,604	43,427	R5D				53,327					
55	854	Fulbright Hall	2223 H Street, NW	R-CL-A	82	45,539	5,893	R5D				10,713					
55	855	Kennedy Onassis Hall	2222 Eye Street, NW	R-CL-A	85	73,713	9,009	R5D				23,081					
55	855	Munson Hall	2212 Eye Street, NW	R-CL-A	84	44,908	5,521	R5D				Included in Kenney		87,121		87,121	R5D
56	30	Funger Hall	2201 G Street, NW	A-A-M	86	115,387	15,397	R5D				92,578					
56	30	Duques Hall	2201 G Street, NW	A-A-M	88	126,050	20,884	R5D				Included in Funger Hall					
56	30	Tompkins Hall	725 23rd Street, NW	A-A-M	54	42,883	8,862	R5D				Included in Funger Hall					
56	31	Madison Hall	736 22nd Street, NW	R-CL-A	82	43,048	5,342	R5D				7,860		100,438		100,438	R5D
57	55	Townhouse Row	607 23rd Street, NW	R-CL-A	42	53,487	32,763	R5D				17,806					
57	56	Smith Center	600 22nd Street, NW	R-CL-A	45	64,501	40,743	R5D				52,835		70,641		70,641	R5D
58	1	International House	2201 Virginia Avenue, NW	R-CL-A	73' 6"	47,627	5,000	R5D				6,520					
58	5	2208 F Street, NW	2208 F Street, NW	R-CL-A		2,323		R5D				1,600					
58	6	2208 F Street, NW	2208 F Street, NW	R-CL-A		1,200		R5D				1,600					
58	800	526 22nd Street, NW	526 22nd Street, NW	R-CL-A		1,852		R5D				960					
58	801	524 22nd Street, NW	524 22nd Street, NW	R-CL-A		1,724		R5D				960					
58	802	522 22nd Street, NW	522 22nd Street, NW	R-CL-A		1,904		R5D				960					
58	803	520 22nd Street, NW	520 22nd Street, NW	A-A-M		992		R5D				960					
58	804	518 22nd Street, NW	518 22nd Street, NW									960	13,560	960	14,520		R5D
75	23	2134 Pennsylvania Avenue, NW	2134 Pennsylvania Avenue, NW	C-I-R	46				4,798	2,307	C3C	2,382					
75	33	2138 1/2 Pennsylvania Avenue, NW	2138 1/2 Pennsylvania Avenue, NW	C-I-R	46				1,800	900	C3C	1,152					
75	34	2138 Pennsylvania Avenue, NW	2138 Pennsylvania Avenue, NW	C-I-R	52				2,336	779	C3C	1,089					
75	41	2140 Pennsylvania Avenue, NW	2140 Pennsylvania Avenue, NW	C-I-R	46				3,858	1,646	C3C	2,428					
75	42	2136 Pennsylvania Avenue, NW	2136 Pennsylvania Avenue, NW	C-I-R	52				4,702	2,158	C3C	2,782					
75	46	Burns Clinic, ACC	2150 Pennsylvania Avenue, NW	A-A-M	123				80,586	7,071	C3C	Included Below					
75	48	Burns Clinic Addition C3C	2150 Pennsylvania Avenue, NW	A-A-M	123				7,165	975	C3C	8,788					
75	46	Burns Clinic Addition R5D	2150 Pennsylvania Avenue, NW	A-A-M	123	114,749	15,964	R5D				20,884					
75	47	2142 Pennsylvania Avenue, NW	2142 Pennsylvania Avenue, NW	C-I-R	52				4,346	2,468	C3C	2,468					
75	858	John Quincy Adams House (rear)	2129-2133 I Street, NW (rear)	A-A-M	47	12,881	3,163	R5D				Included in JQA House					
75	858	John Quincy Adams House	2129-2133 I Street, NW	A-A-M	32	5,750	2,875	R5D				7,591					
75	861	2100 Pennsylvania Avenue, NW	2100 Pennsylvania Avenue, NW	C-I-R	90				259,997	34,086	C3C	38,833					
75	863	2122 Pennsylvania Avenue, NW	2122 Pennsylvania Avenue, NW	C-I-R	90				87,554	11,446	C3C	13,148					

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75	864	Rice Hall	2121 I Street, NW	A-A-M	82	63,700	7,843	R5D				11,147		39,702	10,236	49,938	R5D
75	2097	The President Condominium Unit #513	2141 I Street, NW, Unit # 513	R-CL-A				R5D				80		73,148	0	73,148	C3C
75	2001 - 2096, 2098 - 2125	The President Condominium	2141 I Street, NW										10,236	112,850	10,236	123,086	
77	5	Crawford Hall	2119 H Street, NW	R-CL-A	75	36,861	4,500	R5D				6,555					
77	51	837 22nd Street, NW	837 22nd Street, NW	A-A-M		2,262	872	R5D				918					
77	59	Academic Center	801 22nd Street, NW	A-A-M	79	177,427	36,967	R5D				61,091					
77	60	Lafayette Hall	2100 I Street, NW	R-CL-A	89	30,661	3,800	R5D				Included in Marvin Center					
77	60	Marvin Center	800 21st Street, NW	A-A-M	71	240,184	49,821	R5D				62,861					
77	845	West End	2124 I Street, NW	R-CL-A	75	66,623	8,732	R5D				16,738					
77	846	Schenley Hall	2121 H Street, NW	R-CL-A	75	38,304	4,788	R5D				6,555					
77	864	--	827 - 835 22nd Street, NW	-	-	-	-	R5D				4,356		159,074		159,074	R5D
79	63	Stoughton Hall	707 22nd Street, NW	A-A-M	40	14,810	5,550	R5D				15,120					
79	64	Gelman Library	2140 H Street, NW	A-A-M	80	199,395	29,928	R5D				46,462					
79	65	Fowler Graduate Career Center	714 21st Street, NW	A-A-M	34	4,428	1,679	R5D				Included in Monroe Hall					
79	65	Hall of Government	710 21st St NW, 2115 G St NW	A-A-M	55	34,326	8,838	R5D				Included in Monroe Hall					
79	65	Monroe Hall	2115 G Street, NW	A-A-M	54	33,646	8,251	R5D				46,500					
79	808	2145 G Street	2145 G Street, NW	A-A-M	32	2,690	1,533	R5D				1,533					
79	853	Lianer Auditorium	2100 H Street, NW	A-A-M	62	37,460	18,864	R5D				22,833					
79	854	Kogan Plaza	2122 H Street, NW			721		R5D				11,563					
79	861	2125 G Street, NW	2125 G Street, NW	A-A-M	43	26,561	11,233	R5D				28,446					
79	861	2127 G Street, NW	2127 G Street, NW	A-A-M	59	6,065	1,982	R5D				Included in 2125 G					
79	861	2129 G Street, NW	2129 G Street, NW	A-A-M	42	7,439	1,882	R5D				Included in 2125 G					
79	861	2129 G Street, NW (rear)	2129 G Street, NW (rear)	A-A-M	25	2,542	1,271	R5D				Included in 2125 G					
79	861	2131 G Street, NW	2131 G Street, NW	A-A-M	40	2,514	1,593	R5D				Included in 2125 G					
79	861	2131 G Street, NW (rear)	2131 G Street, NW (rear)	A-A-M	18	5,432	3,948	R5D				Included in 2125 G					
79	862	--	2135 G Street - 2143 G Street	-	-	-	-	R5D				6,205					
79	806	2133 G Street, NW	2133 G Street, NW										1,460				
79	5	2119 G Street, NW	2119 G Street, NW										8,697	178,692	10,157	188,849	R5D
80	2	2109 F Residence Hall	2109 F Street, NW	R-CL-A	46	20,479	5,598	R5D				8,602					
80	26	2101 F Street, NW	2101 F Street, NW	A-A-M	35	2,964	988	R5D				1,016					
80	27	615 22nd Street, NW	615 22nd Street, NW	A-A-M	46	1,680	756	R5D				1,251					
80	28	617 22nd Street, NW	617 22nd Street, NW	A-A-M	25	1,558	544	R5D				1,251					
80	29	619 22nd Street, NW	619 22nd Street, NW	R-CL-A	46	1,593	753	R5D				1,251					
80	42	2147 F Street, NW	2147 F Street, NW	A-A-M	30	2,528	907	R5D				933					
80	43	603 22nd Street, NW	603 22nd Street, NW	R-CL-A		2,897		R5D				1,057					
80	44	605 22nd Street, NW	605 22nd Street, NW	R-CL-A		2,897		R5D				1,057					
80	45	607 22nd Street, NW	607 22nd Street, NW	R-CL-A	46	1,648	824	R5D				1,057					
80	46	609 22nd Street, NW	609 22nd Street, NW	A-A-M	46	2,329	853	R5D				1,057					
80	47	611 22nd Street, NW	611 22nd Street, NW	R-CL-A	46	2,731	923	R5D				1,079					
80	50	Lenthall House #1	610 21st Street, NW	R-CL-A	33	1,964	992	R5D				1,787					
80	51	Lenthall House #2	606 21st Street, NW	R-CL-A	33	1,964	992	R5D				1,787					
80	52	600 21st Street, NW	600-602 21st Street, NW	A-A-M	44	3,918	1,336	R5D				1,989					
80	54	Strong Hall	620 21st St NW	R-CL-A	71	31,198	4,864	R5D				31,432					
80	54	2106 G Street, NW	2106 G St, NW	A-A-M	42	3,071	1,110	R5D				Included in Strong Hall					
80	54	2106 G Street, NW	2106 G St, NW	A-A-M	42	3,938	1,544	R5D				Included in Strong Hall					
80	54	Mortense Amsterdam House	2110 G Street, NW	A-A-M	48	3,475	1,325	R5D				Included in Strong Hall					
80	54	2112 G Street, NW	2112 G St, NW	A-A-M	31	2,108	1,054	R5D				Included in Strong Hall					
80	54	2114 G Street, NW	2114 G St, NW	A-A-M	33	3,638	1,228	R5D				Included in Strong Hall					
80	54	Surface Parking	2116 G Street, NW	A-A-M	-	-	-	R5D				Included in Strong Hall					

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80	55	Tennis Courts	2125-2135 F Street, NW	R-CL-A	-	-	-	R5D				15,979				
80	800	--	2119 F Street, NW	-	-	-	-	R5D				2,071				
80	811	613 22nd Street	613 22nd Street, NW	A-A-M	46	2,923	975	R5D				1,763				
80	820	2142 G Street, NW	2142 G Street, NW	A-A-M	35	2,082	1,039	R5D				1,057				
80	822	2138 G Street, NW	2138 G Street, NW	A-A-M	35	1,638	819	R5D				1,045				
80	823	2136 G Street, NW	2136 G Street, NW	A-A-M	35	1,753	877	R5D				1,057				
80	824	2140 G Street, NW	2140 G Street, NW	A-A-M	35	1,638	819	R5D				1,039				
80	825	Guthridge Hall	2115 F Street, NW	R-CL-A	89	58,687	7,217	R5D				12,274				
80	828	GSEHD	2134 G Street, NW	A-A-M	58	24,810	4,962	R5D				8,499				
80	30	621 22nd Street, NW	621 22nd Street, NW									1,251				
80	802	2123 F Street, NW	2123 F Street, NW									2,345				
80	2001	2121 F Street, NW Unit 1	2121 F Street, NW Unit 1									620				
80	2002	2121 F Street, NW Unit 2	2121 F Street, NW Unit 2									659				
80	2003	2121 F Street, NW Unit 3	2121 F Street, NW Unit 3									761				
80	829	The Grant School	2130 G Street, NW									29,711				
81	846	The Dakota	2100 F Street, NW	R-CL-A	90	69,042		R5E				7,714				
101	58	2000 Pennsylvania Avenue, NW	2000 - 2040 Pennsylvania Avenue, NW	C-I-R	124				403,240	56,390	C3C	59,988				
101	60	Surface Parking	2003 H Street, NW	A-A-M	-	-	-	R5D				16,966				
101	62	Media & Public Affairs	805 21st Street	A-A-M	80	88,112	16,000	R5D				26,429				
101	879	--	2017 H Street, NW					R5D				5,546				
101	839	2040 I Street, NW	2040 I Street, NW									975				
101	871	2021 H Street, NW	2021 H Street, NW									2,300				
101	811	Bureau of Catholic Indian Missions	2019 H Street, NW									2,000				
101	61	United Church	812 - 818 20th Street, NW									10,019	48,941	37,734	86,675	R5D
101	874	2013 H Street, NW	2013 H Street, NW									5,373	59,988	975	60,963	C3C
101N	800	Park	Pennsylvania Avenue, NW									18,042	108,929	38,709	147,638	
102	46	Corcoran Hall	725 21st Street, NW	A-A-M	63	40,557	10,094	R5D				149,145				
102	46	Samson Hall	2036 H Street, NW / 729 21st St	A-A-M	31	11,505	3,835	R5D								
102	46	Bell Hall	2029 G Street, NW	A-A-M	56	34,312	8,224	R5D								
102	46	Burns Law Library	716 20th Street, NW	A-A-M	65			R5D								
102	46	2003 G Street, NW	2003 G Street, NW	A-A-M	38	20,044	1,809	R5D								
102	46	Lerner Hall	2000 H Street, NW	A-A-M	65			R5D								
102	46	Lisner Hall	2023 G Street, NW	A-A-M	82	50,893	9,132	R5D								
102	46	Stockton Hall	720 20th Street, NW	A-A-M	65	96,488	28,097	R5D								
102	46	Stuart Hall	2013 G Street, NW	A-A-M	56	26,840	6,617	R5D								
102	46	Woodhull House	2033 G Street, NW	A-A-M	36	4,175	2,238	R5D								
103	1	Francis Scott Key Hall	600 20th Street, NW	R-CL-A	86	55,483	7,475	R5D				8,631				
103	13	Surface Parking	2030 G Street, NW	A-A-M	-	-	-	R5D				2,484				
103	14	2028 G Street, NW	2028 G Street, NW	R-CL-A		5,286		R5D				2,422				
103	27	2002 G Street, NW	2002 G Street, NW	A-A-M	47	4,133	1,338	R5D				2,776				
103	28	2000 G Street, NW	2000 G Street, NW	A-A-M	46	8,476	2,890	R5D				3,018				
103	33	605 21st Street, NW	605 21st Street, NW	R-CL-A	35	2,044	1,022	R5D				1,042				
103	34	607 21st Street, NW	607 21st Street, NW	R-CL-A		2,262	1,822	R5D				1,197				
103	35	609 21st St, NW	609 21st Street, NW	A-A-M	35	2,076	864	R5D				1,178				
103	40	2035 F Street	2033-2037 F Street, NW	A-A-M	35	4,488	2,244	R5D				3,438				
103	41	2031 F Street, NW (Building JJ / formerly lot 818)	2031 F Street, NW	R-CL-A	47	8,738	2,908	R5D				3,198				
103	42	Potomac House	2021 F Street, NW	R-CL-A	90	67,698		R5D								
103	42	Support Building (formerly lot 817)	2025 F Street, NW	A-A-M	46	24,281	22,715	R5D				28,730				
103	809	2034 G Street, NW	2034 G Street, NW	R-CL-A		8,484		R5D				4,918				
103	812	Surface Parking	2018 G Street, NW	A-A-M	-	-	-	R5D				11,042				

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103	813	Surface Parking	2024-2026 G Street, NW	A-A-M	-	-	-	R5D				6,625					
103	814	2024 - 2026 G Street, NW (rear)	2024 - 2026 G Street, NW (rear)	A-A-M	9	892	892	R5D				2,333					
103	816	Quigley's	2036 G Street, NW / 619 21st Street	R-CL-A	37	5,424	1,811	R5D				2,414					
103	819	--	2006 G Street, NW	-	-	-	-	R5D				3,024					
103	820	2008 G Street, NW	2008 G Street, NW	A-A-M	47	3,463	1,240	R5D				1,986					
103	18	2020 G Street, NW	2020 G Street, NW										3,307				
103	26	2004 G Street, NW	2004 G Street, NW										2,837				
103	32	801 21st Street, NW	801 21st Street, NW										1,173	90,456	7,317	97,773	R5D
119	26	1900 Pennsylvania Avenue, NW	1900 Pennsylvania Avenue, NW								C3C		64,710		64,710	64,710	C3C
121	819	Alumni House	1925 F Street, NW	A-A-M	46	6,643	3,136	R5D/PUD				11,618			56,994	56,994	PUD
121	820	Inf Bank for Reconstruction & Development	800 19th Street, NW										56,994	11,618	11,618	23,236	R5D
121	17	United Church	1920 G Street, NW										11,618	11,618	66,612	80,230	
122	29	1957 E Street, NW/1959 E Street, NW	1957 E Street, NW	A-A-MR-CL-A	107				210,815	30,244	SP2	30,244					
122	824	Mitchell Hall	514 19th Street, NW	R-CL-A	88				86,501	13,081	SP2	18,495					
122	825	Thurston Hall	1900 F Street, NW	R-CL-A	87				183,194	20,443	SP2	27,600		76,339		76,339	SP2

*Note: Shaded areas reflect data that is not applicable, as GW is not the owner of these properties.