

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR PRELIMINARY APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations request is hereby made for Preliminary Approval of a Planned Unit Development, details of which are as follows:

[see attached]

Address or description of the premises:

The George Washington University Campus, consisting of property generally bounded by K Street, NW, Washington Circle, and Pennsylvania Avenue, NW on the north; 19th and 20th Streets, NW on the east; F Street, NW on the south; and 24th Street, NW on the west.

Area of the site: 1,669,744 square feet or 38 acres.

Baist Atlas No. _____, Page _____.

Brief description of the proposal:

The proposed two-stage PUD will be filed in conjunction with a new Campus Plan and text amendment to the Zoning Regulations. It will accommodate GW's forecasted academic and student housing space requirements within the existing Campus Plan boundaries, concentrated within the campus core and away from existing residential neighborhoods. It also will result in increased retail services through the creation of an I Street retail corridor to serve the Foggy bottom and West End neighborhoods, the District at large, and the GW community. The PUD will also result in the preservation of numerous buildings of architectural and historic significance on the Foggy Bottom campus.

The above information and attached documents are true to the best of my knowledge.


Owner's Signature

2/16/2006
Date

The George Washington University
Owner's Printed Name

2006 FEB 16 PM 12:33
D.C. OFFICE OF ZONING
RECEIVED

Person to be notified of all actions:

Maureen Dwyer
Name

202-663-8834
Telephone Number

Pillsbury Winthrop Shaw Pittman LLP
2300 N Street, NW, Washington, D.C.
Address

20037
Zip Code

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of 15,000 square feet pursuant to Section 2401.1(c) of the Zoning Regulations


Owner

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____

Z.C. Case No. _____

ZONING COMMISSION
CASE No. 06-12
EXHIBIT No. 3

ZONING COMMISSION
District of Columbia
CASE NO.06-12
EXHIBIT NO.3

INSTRUCTIONS

Any application for preliminary approval of a planned unit development that is not completed in accordance with the following instructions cannot be accepted. Applications shall be filed in the Office of the Zoning Commission, room 11-A, District Building. Applications will be received between the hours of 8:30 a.m. and 3:30 p.m., Monday through Friday. Applications will not be accepted until they have been reviewed by the Secretary to the Zoning Commission, to insure that they are complete. Applicants will be notified by mail when their applications are accepted.

A completed application shall consist of the following:

1. Eight (8) copies of Zoning Commission form #2, properly completed and signed by the owners of all property involved in the application. (Where more than one ownership is involved, use a separate copy of Form #2 for each ownership.)
2. Eight (8) copies of a statement clearly indicating the nature of the planned unit development, including the objectives of the proposed development, the types of uses and the approximate number of square feet to be devoted to each use. For residential uses, the number and types of units proposed shall be indicated. The statement shall also indicate the proposed height and FAR of all structures, the overall FAR, the percentage of lot occupancy and the number of off-street parking and loading spaces. The statement shall also clearly set forth the reason why the application should be granted. Additional information, exhibits or photographs may be attached if desired, provided they are no larger than this form.
3. Eight (8) copies of a key map, showing the subject property outlined in red and the zoning of the surrounding area, at a scale of one inch to 400 feet and trimmed to the same size as this form. Appropriate maps are available in the Office of the Zoning Commission.
4. A certified plat of the property prepared by the Office of the Surveyor.
5. A plat plan drawn on Mylar, linen or other permanent transparent and reproducible material at a scale of 100 feet to the inch. It shall be drawn in ink and show all the current lot lines, lot numbers and street numbers for the square(s) within which the subject property lies, and for two squares in each direction, and show the squares in outline form only for an area extending 1,000 feet in all directions from the edge of the property involved. All street names and square numbers shall be indicated. The scale and source shall be indicated. A space should be left for the case number when it is assigned.

All applications that are accepted for filing will be processed in accordance with the Rules of Practice and Procedure Before the Zoning Commission of the District of Columbia (D.C. Register, Special Edition, Title 20, August 3, 1972).

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List of Property to be affected by the proposed two-stage PUD for the George Washington University Campus:

Square No.	Lot Nos.	Existing Zone	Requested Zoning
39		R-5-E	
40		R-5-D/E	
41		R-5-D	
42	54, 55	R-5-D	
43	26	R-5-D	
54		R-5-D	
55	28, 854	R-5-D	C-3-C
	855	R-5-D	
56	30	R-5-D	C-3-C
	31	R-5-D	
57		R-5-D	
58	1, 5, 6, 800, 801, 802, 803	R-5-D	
75	858, 864	R-5-D	C-3-C
	2097	R-5-D	
	46	R-5-D/C-3-C	
	23, 33, 34, 41, 42, 47,	C-3-C	C-4
	861, 863	C-3-C	
77	5, 51, 59, 845, 846, 864	R-5-D	C-3-C
	60	R-5-D	
79	63, 64, 808, 862	R-5-D	C-3-C
	65, 853, 854, 861,	R-5-D	
80	2, 26, 27, 28, 29, 42, 43, 44, 45, 46, 47, 50, 51, 52, 54, 55, 800, 811, 820, 822, 823, 824, 825, 828	R-5-D	
81	846	R-5-E	
101	60	R-5-D	C-3-C
	58, 62, 879	PUD/R-5-D	
102		R-5-D	
103	1, 13, 14, 27, 28, 33, 34, 35, 40, 41, 42, 809, 812, 813, 814, 816, 819, 820	R-5-D	
121	819	PUD	
122	29, 824, 825	SP-2	