NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission for a Planned Unit Development, relief from Development Standards, and an Amendment to the Zoning Map of the District of Columbia

July 8, 2003

The George Washington University (the "Applicant" or "GW") hereby gives notice of its intent to file an application for a planned unit development (PUD) and an amendment to the zoning map of the District of Columbia. This application will be filed with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (July 1995, as amended). The application will be filed with the Zoning Commission not less than ten (10) days from the date of this notice. This notice is given pursuant to Section 2406.7 of the Zoning Regulations.

The property that is the subject of this application is located on Lot 817 in Square 103, with the premises address of 2025 F Street, N.W. (the "Subject Property"). The square on which the Subject Property is located is bounded by 21st Street to the west, 20th Street to the east, F Street to the south, and G Street to the north. The Subject Property has frontage on F Street and abuts a public alley in the rear. The Subject Property comprises approximately 28,669 square feet of land area. It is currently improved with a service yard, support building, and surface parking lot. The Subject Property is located in the R-5-D Zone District.

The proposed PUD will allow for the construction of a residential dormitory that will create housing for approximately 530 students. Most of the students will live in residential suites, composed of two bedrooms with two students per bedroom. A community director and approximately 13 student community facilitators also will reside in the dormitory. No construction or alterations will be made to the support building and service yard areas. The requested map amendment will rezone the Subject Property from the R-5-D District to the C-3-C District, thereby maximizing the opportunity for on-campus student housing.

The existing support building acts as the center for facilities operations for The George Washington University. It includes offices for facilities management, development, housekeeping, residential property management, mail, risk management, and auxiliary and business services. The service area behind the support building is the central receiving area for deliveries to GW. As noted above, no changes are planned for the support building and service area.

ZONING COMMISSION
District of Columbia
CASE NO.03-29
EXHIBIT NO.2C

The gross floor area included in the new construction is approximately 128,000 square feet, which, together with the gross floor area for the support building and service area, creates a total FAR of approximately 5.3%. The common areas of the dormitory will include a laundry room, television room, bicycle storage room, maintenance office, study rooms, and vending room. The first floor features an entry lobby, security desk and office, a mail room, and housing office. The remainder of the first floor and dormitory will be devoted to residential use for student housing. The dormitory will have a height of approximately 120 feet, which will maximize on-campus student housing. The support building has a height of approximately 46 feet, and the adjacent Francis Scott Key building has a height of 86 feet. The PUD will not contain any parking spaces. However, GW will maintain the aggregate number of parking spaces required by the Campus Plan. The ground floor of the dormitory will contain approximately 1,000 square feet of retail space, which likely will be food-oriented. The dormitory will require relief from the court, penthouse setback, and rear yard requirements of the Zoning Regulations.

The PUD will be reviewed by the Commission of Fine Arts.

The Applicant will continue to keep the community informed of any changes to the PUD throughout the development process.

The developer of the project is The George Washington University, the architecture firm is Ayers/Saint/Gross, and the land use counsel is Shaw Pittman, LLP. Should you require additional information regarding the proposed PUD and map amendment application, please contact Maureen E. Dwyer, Esq. of Shaw Pittman, LLP at 202-663-8000.