

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission For a Planned Unit Development and Zoning Map Amendment

September 25, 2015

Georgetown Day School (“**Applicant**”) gives notice of its intent to file an application for a Planned Unit Development (“**PUD**”) and related Zoning Map Amendment for the property known as Lots 4, 803, 804, 812, 815, and 817 in Square 1672; Lots 822 and 824 in Square 1673; and Lots 7, 20, 817, 818, 827, and 839 in Square 1733 (“**Subject Property**”). The Subject Property is the site of the current Georgetown Day School High School Campus and Safeway shopping center (the “**School Parcel**”) and the existing Maarten’s Volvo/Volkswagen lot and other properties east of 42nd Street adjacent to Wisconsin Avenue (the “**Development Parcel**”). The Subject Property is located in the Tenleytown neighborhood of Ward 3 and consists of approximately 391,430 square feet, or approximately 9 acres, of land area. The Subject Property is currently located in the R-2, R-3, and C-2-A Zone Districts, and it is located in the Low Density Residential, Moderate Density Residential, and Low Density Commercial categories on the Future Land Use Map. The Applicant proposes to rezone the Development Parcel (approximately 45,681 square feet) to the C-2-B Zone District. For the School Parcel, the Applicant proposes to downzone approximately 60,665 square feet to the R-2 Zone District, to downzone approximately 1,473 square feet to the R-3 Zone District, and to keep the remaining property owned by Applicant in the R-2 or R-3 Zone Districts, as they are currently zoned. Lot 817 in Square 1672 which is owned by WMATA and contains approximately 11,283 square feet, will remain in the C-2-A Zone District (see attached plat).

The Applicant proposes the development of a consolidated campus for Georgetown Day School’s Lower, Middle, and High Schools, and a mixed-use residential and retail project with approximately 270-290 residential units and approximately 38,500 square feet of ground floor retail. On the School Parcel, Applicant will construct a school facility to house both the Lower and Middle schools of Georgetown Day School, with underground parking facilities, which will consolidate the Georgetown Day School campus with the existing high school located on the School Parcel. On the Development Parcel, Applicant will construct two 7-story (with one additional story of retail at 42nd Street due to grade) mixed use buildings featuring ground-level retail uses with 6 stories of residential uses above. In between the two buildings on the Development Parcel, Applicant will construct the Davenport Steps as a green, pedestrian-centered space for public use. The total gross floor area included in the Project is approximately 586,017 square feet for a total Floor Area Ratio (“**FAR**”) of approximately 1.49 and a lot occupancy of approximately 40%. The Project will include approximately 500-580 parking spaces, 320-360 located on the School Parcel, and 180-220 located on the Development Parcel. Vehicular entry will be off 42nd Street for the Development Parcel and off Ellicott Street and River Road for the School Parcel.

The Applicant and its development team have met with members of Advisory Neighborhood Commission (“**ANC**”) 3E, the Tenleytown Neighborhood Association, and other members of the community regarding the PUD project, and are available to discuss the proposed

development with all interested groups and individuals. More information is available at <http://www.gds.org/Page/About/GDS-Planning/Campus-Planning>.

This application will be filed with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (2006, 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. The project architect is Esocoff Associates. The land use counsel is Goulston & Storrs, P.C. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact Meghan Hottel-Cox (202-721-1138).

Plat - PUD/Project Site

