

NOTICE OF INTENT TO RE-FILE A ZONING APPLICATION

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

May 5, 2016

Georgetown Day School (“**Applicant**”) gives notice of its intent to re-file its application for a Planned Unit Development (“**PUD**”) 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 Applicant and Affiliates of the Applicant own all of the Subject Property except Lot 817 in Square 1672, which is owned by WMATA. The Applicant initially filed an application for the Subject Property in November 2015, and subsequently is withdrawing that application to re-file for a PUD under the 2016 Zoning Regulations, which become effectively September 6, 2016. This is an update to the Notice of Intent sent on September 25, 2015.

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 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 225-235 residential units and approximately 39,500 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 mixed use buildings, one at 65 feet in height and one at 68 feet 3 inches in height, featuring ground-level retail uses with 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 547,655 square feet for a total Floor Area Ratio (“**FAR**”) of approximately 1.37 and a lot occupancy of approximately 40%. The Project will include approximately 460-550 parking spaces, 280-330 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 re-filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 3 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended), and this Notice is given pursuant to Subtitle Z, Section 300.7 of the Zoning Regulations. The project architect is Gensler. The land use counsel is Goulston & Storrs, P.C. If you require additional information regarding the proposed PUD application, please contact Meghan Hottel-Cox (202-721-1138).

