

ZONING COMMISSION
District of ColumbiaRECEIVED
D.C. OFFICE OF ZONING

CASE NO. 06-17

EXHIBIT NO. 75

2006 DEC -8 AM 9:01

NCPC File No. Z.C. 06-17


NCPC
NATIONAL CAPITAL PLANNING COMMISSION

**CONSOLIDATED PLANNED UNIT DEVELOPMENT AND
RELATED MAP AMENDMENT FOR SCHOOL WITHOUT WALLS AND GEORGE
WASHINGTON UNIVERSITY
LOTS 55 AND 829 IN SQUARE 80,
Northwest Washington, D.C.**

Delegated Action of the Executive Director

DEC 1 2006

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed consolidated Planned Unit Development (PUD) for Lots 55 and 829 in Square 80, which is bounded by F, G, 21st and 22nd Streets, NW, and a related map amendment to rezone the site from R-5-D to SP-2, would not have an adverse effect on federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

* * *

The District of Columbia Zoning Commission has referred to NCPC for federal interest review and comment an application for a consolidated Planned Unit Development (PUD) for Lots 55 and 829 in Square 80, and a related zoning map amendment from the current R-5-D zone to SP-2. The District of Columbia Public Schools (DCPS) owns lot 829, on which the School Without Walls (SWW), a charter school housed in the historic Grant School, fronts on 2130 G Street and includes a rear parking lot. George Washington University (GWU) owns lot 55 (tennis courts), fronting on F Street, contiguous to lot 829. DCPS and GWU have formed a development partnership and request a map amendment in order to modernize and add onto the SWW and to construct a new dormitory building for the university in the 2100 block of F Street. They propose modernization and a four story addition of 50,450 square feet of classroom and multi-purpose space east of the existing SWW building. GWU would construct a new 10 story, 93-foot high dormitory with 182,188 square feet and 474 beds fronting on F Street, and would provide at least 3 levels of underground parking with approximately 178 spaces plus bike storage for 20 bikes. The applicant seeks relief from the PUD guideline for on-site parking for the SWW (to be provided off-site), and GWU would pay DCPS for the parking lot and unused density rights generated through the joint PUD and rezoning. I find that the proposal would not have an adverse effect on federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.



Patricia E. Gallagher, AICP
Executive Director

ZONING COMMISSION
District of Columbia
CASE NO. 06-17
EXHIBIT NO. 75

FAX TRANSMISSION

401 9th Street, NW
Suite 500, North Lobby
Washington, DC 20004
Tel: (202) 482-7200
Fax: (202) 482-7272
www.ncpc.gov

To: Dave Avitabile**FAX:** 663-8007**Phone:** 663-9113**Date:** 12/7/2006**From:** Christine Saum**Re:** Zoning case 06-17**Phone:** 482-7245**Pages:** 2 (including cover)**• Comments:**

RECEIVED
D.C. OFFICE OF ZONING
2006 DEC -8 AM 9:01



**Pillsbury
Winthrop
Shaw
Pittman**

2300 N Street NW
Washington, DC 20037-1122
Tel: 202.663.8000
Fax: 202.663.8007
www.pillsburylaw.com

FACSIMILE

Total Pages (including cover): 3

HOUSTON	Date:	December 7, 2006	Must Be Sent By:
LONDON			
LOS ANGELES	To:	Sharon Schellin	Fax No: 202-727-6072
NEW YORK			
NORTHERN VIRGINIA	Company:	Office of Zoning	Phone No: 202-727-0340
ORANGE COUNTY			
SACRAMENTO	Confirm:		Confirmed By:
SAN DIEGO			
SAN DIEGO-NORTH COUNTY	From:	David Avitabile	Phone No: 202.663.9113
SAN FRANCISCO	Email:	david.avitabile@pillsburylaw.com	Fax No: 202.663.8007
SILICON VALLEY			
SYDNEY	User No:	54673	C/M No: 523692-0000011
TAIPEI			
TOKYO	Comments:		
WASHINGTON DC			

Sharon, here is the NCPC Report. Thank you for all of your efforts!

Confidentiality Note:

The documents accompanying this facsimile transmission may contain confidential information which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, or the person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in this transmission is strictly PROHIBITED. If you have received this transmission in error, please immediately notify us by telephone and mail the original transmission to us. Thank you.

RECEIVED
D.C. OFFICE OF ZONING
2006 DEC -8 AM 9:00

If you have not properly received this fax, please call (202) 663-8000. Thank you.

Operator: _____ Time Sent: _____ Batch ID: _____