ARNOLD & PORTER

Nathan W. Gross, AICP

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Nathan W. Gross, AICP, is a city planner and zoning and land use consultant at Arnold & Porter, where he has worked since 1997. In 26 years of prior service with the D.C. Office of Planning, he was responsible for all area rezonings and text amendments and supervised the staff that analyzed and testified on all Zoning Commission and Board of Zoning Adjustment cases. He was author and principal advocate for adoption of the Downtown Development District and 12 other overlay zones. He initiated a wide range of area rezonings affecting subway station areas, residential, commercial and industrial areas. He also researched and devised new use regulations affecting transferable development rights, new commercial and residential zones, the Hotel-Residential incentive zone, artist studios, antennas, child care centers, home occupations, fast food restaurants and others.

At Arnold & Porter he has advised and represented clients in a wide variety of zoning and historic preservation matters in Downtown and various neighborhoods. His Downtown work includes analysis of the development potential of numerous sites in Downtown and prosecution of zoning cases in the Downtown Development District. In addition he has advised on and helped process numerous transferable development rights and combined lot development transactions from apartment buildings, historic buildings, and arts projects such as the new Shakespeare Theater.

Representative Regulatory Cases Since 1998

915 E Street, N.W. – Apartment building. Zoning and historic preservation.
Syphax School – Affordable housing. Zoning and historic preservation.
D.C. Unified Communications Center – Zoning, Fine Arts Commission, historic preservation, National Capitol Planning Commission
New East Capitol PUD – Hope VI redevelopment. Zoning.
Fort Dupont PUD – Hope VI redevelopment. Zoning.
Senior Building at North Capitol – Zoning.
Yale Laundry mixed use – Zoning, historic preservation.
Downtown Development District – Combined Lot Development and TDR Certifications, development analysis and advice.
Georgetown and George Washington Universities – Campus plan project approvals.
Crummel School – Historic preservation.
Human Rights Campaign Headquarters – Zoning.
Second Baptist Church – Alley closing, historic preservation, transferable development rights.
Howard, George Washington and Georgetown University – campus plan zoning cases.
The Wilson – Apartment building. Zoning.
1700 Kalorama – Conversion to apartments. Zoning.
1836 Columbia Road – Apartments. Zoning.
St. Elizabeths Hospital – New hospital. Zoning, historic preservation.
FNMA – Assessment of relocation/consolidation sites.
Southwest Waterfront – Zoning and redevelopment advice.

BZA
Case No. 17051
Exhibit No. 35

Board of Zoning Adjustment
District of Columbia
CASE NO. 17051
EXHIBIT NO. 35

Gage School – Conversion to apartments.
Chancery of Tajikistan – Zoning.
Tregaron – Zoning, historic preservation.

Professional Affiliations

American Institute of Certified Planners (AICP)
American Planning Association
Urban Land Institute
Lambda Alpha International
D.C. Preservation League
Committee of 100 on the Federal City
Mayor's Blue Ribbon Committee on the Arts, 1987-88
Downtown Partnership-Task Forces on Arts District, Shopping District, 1988-90

Awards

American Planning Association - Downtown Development District, 1991
1989 Government Worker of the Year - Logan Circle Community Association
Mixed Use - Arts Overlay Zone, 14th and U Street Corridors
American Institute of Planners - Metrorail Station Area Plans, 1976

Education

Harvard University Graduate School of Design
Master in City and Regional Planning, 1971
Michigan State University
M.A.. Political Science, 1965
Beloit College
B.A., Government, French, 1961