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

ZONING COMMISSION
District of Columbia
Case 04-07
Exhibit 24

ZONING COMMISSION
District of Columbia
CASE NO.04-07
EXHIBIT NO.24

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