

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

Memorandum

TO: District of Columbia Zoning Commission

FROM: *US Rev*
Ellen McCarthy, Director
Office of Planning

DATE: September 5, 2006

SUBJECT: Withdrawal of Text Amendment to Section 210 – University Campuses - ZC #06-19

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OP hereby requests to withdraw the proposed text amendment. This text amendment was submitted by the Office of Planning as a way to accomplish the development goals of the proposed campus plan. Subsequent discussions with the Office of the Attorney General have led to the conclusion that the Planned Unit Development process, either through individual PUDs or comprehensively as proposed, can be used by the Zoning Commission to increase the density above that allowed under Section 210. Section 210 aggregates the FAR of the campus to a total based on the allowable FAR in the district, but not to a specific number. In this case, the R-5-D district that composes most of the GWU campus has a matter-of-right maximum density of 3.5 FAR, with a density of 4.5 FAR achievable through the PUD process. Section 210 states that the density limit is “the gross floor area prescribed by the R-5-D district” but does not preclude one or more PUDs that would offer more detailed analysis of individual projects.

OP intends to provide more certainty for the development plan of the campus plan through the PUD process. This is discussed in detail in the OP report for the campus plan and related PUD (ZC #06-11 and #06-12).

EM/tp

ZONING COMMISSION
District of Columbia

CASE NO. 06-19

EXHIBIT NO. 10