

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 16-11(1)
Z.C. Case No. 16-11

Park View Community Partners and the District of Columbia
(Consolidated PUD and Related Map Amendment @ Square 2890, Part of Lot 849)

PROCEDURAL ORDER REFLECTING THE ZONING COMMISSION’S ORAL
REQUEST FOR PARTIES’ RESPONSES TO COURT OF APPEALS’ REMAND

The District of Columbia Court of Appeals (the “Court”) issued an opinion on June 25, 2020, that vacated Z.C. Order No. 16-11 and remanded it for the Zoning Commission (the “Commission”) to reconsider the record of Z.C. Case No. 16-11 as follows:


- 1) Take into account that the ninety-foot-high building protrudes into a Neighborhood Conservation Area;
- 2) Take into account that the areas adjacent to the western portion of the PUD are designated moderate-density residential, not medium-density residential;
- 3) Take into account that the ninety-foot-high building and the sixty-foot-high building are not generally consistent with, respectively, the medium-density-commercial and moderate-density-residential designations in the FLUM;
- 4) Either identify record support for the statement that the senior building “mimics many other apartment houses that have been built as infill developments in the area” or forgo reliance on that consideration;
- 5) Independently analyze and discuss whether the PUD is inconsistent with specific policies, or would have adverse effects, timely identified before the Commission;
- 6) Determine whether, in light of the Commission’s conclusions on these issues, the Commission should grant or deny approval of the PUD; and
- 7) Explain the Commission’s reasoning in granting or denying approval.

To assist the Commission in responding to the Court’s opinion, the Commission requests the parties in Z.C. Case No. 16-11, if they choose, to file responses to the Court’s directives as follows:


- These responses shall be limited to the specific issues raised by the Court’s opinion and shall not raise other issues;
- These responses shall be limited to the existing record of Z.C. Case No. 16-11 and shall not provide new evidence not already in the record;
- The record of Z.C. Case No. 16-11 remains closed except for these responses;
- No replies to these responses shall be permitted; and

- These responses shall be submitted by **3:00 p.m. on Friday, July 31, 2020**, which deadline shall not be extended.

Dated this 29th day of June, 2020.



ANTHONY J. HOOD
CHAIRMAN
ZONING COMMISSION



SARA A. BARDIN
DIRECTOR
OFFICE OF ZONING