

Planned Unit Developments

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DC Office of Planning

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PUD Discussion with CVCA

□ Overview:

Planned Unit Developments (PUDs):

- Goals
- Comprehensive Plan
- PUD Numbers
- PUD Participants
- Types of PUDs
- Typical PUD Process
- Benefits and Amenities



Planned Unit Development (PUD) Goals

- ❑ A project specific zoning action intended to allow a project that is better than could be built by-right
 - §2400.1 - Designed to encourage high quality developments that provide public benefits
 - §2400.2 –Goal is to permit flexibility of development including increased height and density; provided that the project offers a commendable number or quality of public benefits...

Who Approves PUDs?

- ❑ The Zoning Commission



What Does a PUD Application Include?

- Detailed drawings & description of proposal
- Traffic impact analysis
- Public benefits and amenities, in exchange for flexibility gained through the PUD
- Timeline – generally must start in 2 years. Approval can be phased over time.

May Include:

- A PUD-related zoning amendment
- Relief from other specific zoning regulations



Relationship to the Comprehensive Plan

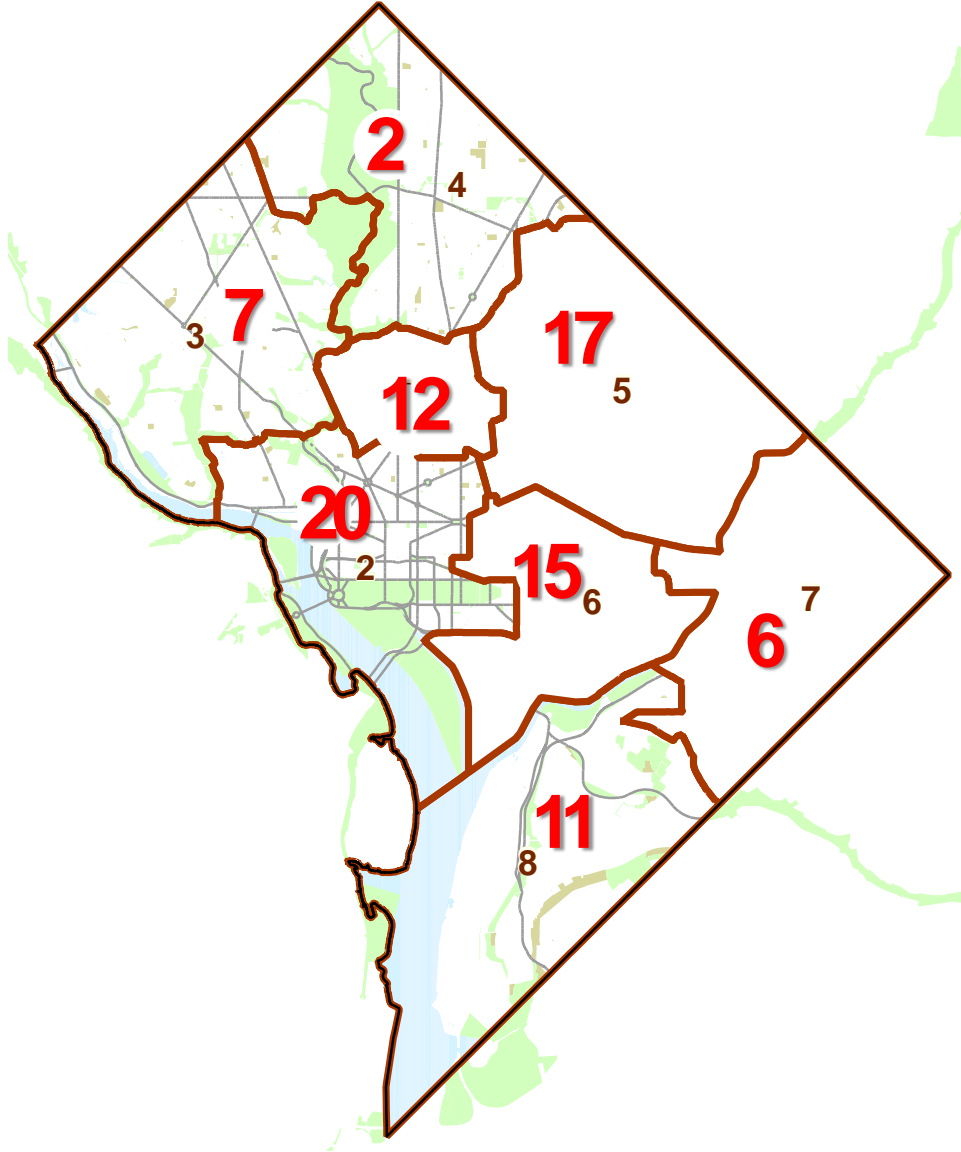
❑ Not inconsistent with the Comprehensive Plan

- IM-1.1.1: Assess and mitigate impacts on neighborhood and environment
- IM-1.1.4: Allow increased height and density where appropriate
- IM-1.1.5: Consider the goals and policies of the District Elements
- IM-1.1.6: Ensure that PUDs have:
 - Transportation and infrastructure studies
 - Agreements for financing public improvements
 - “First source” agreements
- IM-1.1.7: Consider the provision of on-site low income housing
- IM-1.1.8: Substantial part of the amenities should benefit the neighboring community



How Common Are PUDs?

☐ PUDs by Ward (2003-2009)



- 90 PUDs approved
- 599 acres of land
- 41,300,000 sq ft of new development approved:
 - 24,223 housing units
 - 9.24 million sq ft of office
 - 2,556 hotel rooms
 - 2.29 million sq. ft. of retail / arts space
 - 33.8 acres of open space



Who participates in the PUD process?

- The Zoning Commission (ZC)
- The Applicant's Team
- Advisory Neighborhood Commission(s) (ANC)
- Community groups
- Interested / affected neighbors
- Office of Zoning (OZ)
- Office of Planning (OP)
- Other City agencies



The Zoning Commission (ZC):

- ❑ Five-member legislative body consisting of:
 - Three District residents
 - One representative of the Architect of the Capitol
 - One representative of the National Park Service.
- ❑ Conducts all meetings and hearings in public
- ❑ Meets at 441 4th Street NW (Judiciary Sq.), 2nd floor
- ❑ Will approve or deny an application - there is no appeal other than to the courts



The Applicant:

- ❑ Applicant team typically includes:
 - Developer / Land Owner
 - Architect(s) / Design Team
 - Traffic Engineer
 - Other necessary experts
 - Legal Counsel

- ❑ Applicant encouraged to work closely with the ANC and other community groups



ANC and Community Groups:

☐ ANC:

- Given “great weight” before the Zoning Commission
- “Party status” at the Public Hearing

☐ Other community groups and affected parties

- May submit written comments in advance, or attend the public hearing to testify in person
- May request party status if uniquely impacted by the proposal



District Agencies:

❑ Office of Zoning (OZ)

- Receives application materials
- Administers the PUD process
- Sends notifications

❑ Office of Planning (OP)

- Prepares “setdown”
- Analyzes, reports on, and makes a recommendation
- Given “great weight” at the public hearing

❑ Other city agencies

- DDOT – transportation and public space issues
- DDOE, Fire, Police, etc.



Types of PUDs

1. Consolidated:

- Most common
- Zoning Commission will review all aspects of proposal – zoning, height, density, use, and design

2. Stage 1:

- Proposed zoning, overall site plan, height, density, and uses only, not detailed design

2B. Stage 2:

- Follows a Stage 1 approval
- Addresses detailed design



The Typical PUD Process

1. Typically, applicant meets with ANC and community, as well as with OP and other District agencies
2. Notice of Intent to File to OZ and ANC
 - 10 days before filing application
3. Filing of Application with OZ by the applicant
4. Office of Planning Setdown Report
 - Evaluates proposal to ensure it is “not inconsistent with” Comprehensive Plan guidance
 - Recommends whether a public hearing should be scheduled
 - Not an indication of support or opposition for the proposal



The Typical PUD Process (continued)

5. Zoning Commission Public Meeting

- ZC decides whether to hold a Public Hearing
- No public testimony

6. Applicant meets with impacted ANC(s) and community groups. Topics usually include:

- Impacts of the proposal
- Benefits / amenity package

7. Applicant also meets with OP and District agencies.

8. Applicant files “Pre-Hearing” Statement with OZ

- Provides application details
- OZ sets a date for a Public Hearing



The Typical PUD Process (continued)

9. Office of Planning Final Report

- Analysis and Recommendation
- Comments from other District agencies
- Conditions or issues remaining

10. Public Hearing

- Procedures in Chapter 30 of the Zoning Regulations
 1. Party status requests
 2. Applicant presentation
 3. Office of Planning and other District agencies
 4. ANC
 5. Individuals and groups in support or opposition



The Typical PUD Process - Summary

- ❑ ANC / Community Pre-application Meetings
 - ❑ Applicant files Notice of Intent to File with ANC and OZ
 - ❑ OZ referral of application to ANC and agencies
 - ❑ OP Setdown Report
 - ❑ ZC Public Meeting
 - ❑ Additional Applicant meetings with ANC / Community
 - ❑ Prehearing statement filed by Applicant
 - ❑ OZ schedules public hearing
 - ❑ OZ receives reports / recommendations from OP, agencies, ANC, community groups, individuals
 - ❑ Public Hearing
 - ❑ ZC takes Proposed Action
 - ❑ OZ referral of application to NCPC
 - ❑ ZC takes final action
 - ❑ If approved, Order is published



PUD Benefits and Amenities

- ❑ “Benefit” / “amenity” set out in Zoning Regulations
- ❑ Reflect flexibility gained through the PUD
- ❑ Proffered by the applicant
- ❑ May be to the neighborhood, the Ward, or the District
- ❑ Evaluated by the Zoning Commission
- ❑ Enforced by District agencies such as DCRA



PUD Benefits and Amenities

- ❑ Benefits / amenity packages often include:
 - Exceptional architecture, site planning, or design
 - Minority business & first-source employment
 - Contributions to DC Public Schools, libraries, or neighborhood centers
 - Housing, including affordable housing
 - Uses of importance to the community / District
 - Sustainable (green) building elements
 - Services for elderly, handicapped, children, etc.
 - Public space improvements
 - Transportation related measures
 - Community meeting space
 - Subsidized retail space for local businesses

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