



Planned Unit Development (PUD) Summary

- ❑ Project specific zoning action to permit a project that is better than could be built by-right
- ❑ Must be “not-inconsistent” with the Comprehensive Plan
- ❑ Can include a project specific zoning amendment
- ❑ Detailed drawings & description of proposal
- ❑ Traffic impact analysis
- ❑ Public benefits and amenities, in exchange for flexibility gained through the PUD
- ❑ Reviewed then approved or denied by the Zoning Commission – appeal only to the courts

Types of PUDs

1. Consolidated:

- Most common – likely will be used in this case
- Zoning Commission will review entire proposal – zoning, height, density, use, and design

2. Stage 1:

- Proposed zoning, 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(s) and community
2. Notice of Intent to File to OZ and ANC
3. Filing of Application with OZ
4. Office of Planning Setdown Report
5. **Public Meeting** – no public testimony, but ZC decides whether to hold a Public Hearing
6. Applicant meets with ANC(s) and community groups
7. Applicant files “Pre-Hearing” Statement with OZ
8. Office of Planning Final Report
9. **Public Hearing** – includes presentation by the applicant and testimony from District agencies, the ANC, community groups, and impacted individuals
10. Zoning Commission takes “Proposed Action” at a Public Meeting
11. Zoning Commission takes “Final Action at a Public Meeting
12. Order is issued, if application is approved.



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
- ❑ Can 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



PUD Participants

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

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Note – this handout provides a cursory summary of the PUD process only. The exact PUD process will vary for each project. Please refer to Chapter 24 of the Zoning Regulations for the complete and definite description and list of requirements for the PUD process.