



The PUD Application Process

As GDS continues to prepare a Planned Unit Development (PUD) application for this fall, our discussions with the community are ongoing. These discussions will continue after GDS files a PUD application, and as such we thought it useful to fully outline our understanding of the process (see below). Filing a PUD is in no way an end to planning, or essential to continuing discussions with the community. As ever, please contact GDS at talktogds@gds.org.

1. Engage the community and develop design.

This began when GDS first purchased the properties in June 2014, and continues to date.

2. Meet with government agencies to get feedback on the project.

These meetings generally inform design and traffic issues, and have been and are ongoing.

3. File PUD application.

This filing is an important point in the process, but not a final step. It allows GDS to get on the schedule for a set down decision (see below), which is typically about six weeks after filing. The GDS application will contain the massing (i.e. height and density) of all the buildings, fully developed concept design (including look and materials of buildings,) a traffic analysis and traffic management plan, landscape plan, community amenities, and a rationale for the PUD.

4. Engage the community and refine design.

Subsequent to filing, GDS will continue to seek input about traffic, design, and amenities, just as we did prior to filing. Only after the application is filed does the ANC typically vote to recommend support, support with conditions, or deny the application to the Zoning Commission.

5. Meet with government agencies to refine design and traffic issues.

Once the application is filed, GDS continues to engage government agencies to build consensus and aim to garner their support of the PUD.

6. Set down decision.

At a regular, public meeting of the Zoning Commission, the Commission decides whether or not the application meets the standards for a PUD. Only the agencies and the Zoning Commissioners participate in this session—there is no presentation or comment from the applicant or the community. The Zoning Commissioners will have reviewed the entire application and will comment on its merits. If they decide that the PUD should go forward, they will vote to schedule a **public hearing**. The hearing is generally 4-6 months after the set down decision.*

7. **Engage the community and refine the design and amenities.**
Based on reaction from the Zoning Commissioners at the set down hearing, and with input from the community and District agencies, GDS will continue to refine elements of the application, engage with the community for its input, and make any necessary changes to the traffic plan, design, and amenities.
8. **Pre-Hearing Submission.**
Reflecting engagement with the community and the District agencies, GDS will file a pre-hearing submission showing revisions to the initial application. These revisions may include changes to the massing, materials, traffic management plan, amenities, or any element of the application.
9. **Zoning Commission Public Hearing.**
Typically 6-8 months from the initial submission of the application, this hearing is where GDS will formally present its case for the PUD. Government agencies present their recommendations about the application, and the ANC and other parties and persons in support or opposition to the application can address the Zoning Commission.*
10. **Engage the community, refine the application.**
As needed, and based on comments from the public hearing, GDS will engage the community to further refine the application.
11. **Submit post-hearing submissions, if requested.**
After the hearing, the record may be left open to the applicant and all parties for further submissions specifically requested by the Zoning Commission.
12. **Zoning Commission decision meeting.**
At this meeting, only the Zoning Commissioners speak. They publically deliberate on all elements of the application and then vote on whether to preliminarily approve or deny the PUD.*
13. **National Capital Planning Commission (NCPC).**
By statute, the Zoning Commission refers its preliminary decision to the NCPC for comment on the decision's effect on the "federal interests." The NCPC, at a public hearing, will vote to send its recommendations to the Zoning Commission.
14. **Zoning Commission Final Decision Meeting.**
After receiving the NCPC report, the Zoning Commission takes a final vote to approve, approve with conditions, or deny the PUD application.*

** All public meetings of the Zoning Commission can be viewed via live webcast, or watched later, through the Office of Zoning website (www.dcoz.dc.gov). Transcripts from all hearings are also available through the website and are generally posted within 48 hours.*