



**CONSOLIDATED PLANNED UNIT DEVELOPMENT AND
RELATED MAP AMENDMENT FOR SCHOOL WITHOUT WALLS AND GEORGE
WASHINGTON UNIVERSITY
LOTS 55 AND 829 IN SQUARE 80,
Northwest Washington, D.C.**

Delegated Action of the Executive Director

December 1, 2006

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed consolidated Planned Unit Development (PUD) for Lots 55 and 829 in Square 80, which is bounded by F, G, 21st and 22nd Streets, NW, and a related map amendment to rezone the site from R-5-D to SP-2, would not have an adverse effect on federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

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The District of Columbia Zoning Commission has referred to NCPC for federal interest review and comment an application for a consolidated Planned Unit Development (PUD) for Lots 55 and 829 in Square 80, and a related zoning map amendment from the current R-5-D zone to SP-2. The District of Columbia Public Schools (DCPS) owns lot 829, on which the School Without Walls (SWW), a charter school housed in the historic Grant School, fronts on 2130 G Street and includes a rear parking lot. George Washington University (GWU) owns lot 55 (tennis courts), fronting on F Street, contiguous to lot 829. DCPS and GWU have formed a development partnership and request a map amendment in order to modernize and add onto the SWW and to construct a new dormitory building for the university in the 2100 block of F Street. They propose modernization and a four story addition of 50,450 square feet of classroom and multi-purpose space east of the existing SWW building. GWU would construct a new 10 story, 93-foot high dormitory with 182,188 square feet and 474 beds fronting on F Street, and would provide at least 3 levels of underground parking with approximately 178 spaces plus bike storage for 20 bikes. The applicant seeks relief from the PUD guideline for on-site parking for the SWW (to be provided off-site), and GWU would pay DCPS for the parking lot and unused density rights generated through the joint PUD and rezoning. I find that the proposal would not have an adverse effect on federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

Patricia E. Gallagher, AICP
Executive Director