



## Delegated Action of the Executive Director

**PROJECT**  
**Text Amendment to Subtitle X to Clarify**  
**Voluntary Design Review FAR Aggregation**  
Washington, DC

**NCPC FILE NUMBER**  
ZC 19-06

**NCPC MAP FILE NUMBER**  
00:00(06.00)44972

**REFERRED BY**  
Zoning Commission of the District of Columbia

**DETERMINATION**  
Approval of report to the Zoning  
Commission of the District of  
Columbia

**REVIEW AUTHORITY**  
Advisory  
per 40 U.S.C. § 8724(a) and DC Code § 2-  
1006(a)

The Zoning Commission has referred a text amendment to the Voluntary Design Review (VDR) process in Subtitle X § 600. This amendment was submitted by the District of Columbia Office of Planning (OP). In summary, this amendment would allow applicants to aggregate floor area ratio (FAR) over a project site when submitted as part of the VDR process. A VDR would be applicable to any property in the city.

OP states that VDR was initially considered by the Zoning Commission as a type of Planned Unit Development (PUD) with no density increase or map amendment required. The March 15, 2019 OP report notes that the regulations now titled Design Review in Subtitle X started as a Type 1 PUD, also referred to as a “PUD light,” in the Zoning Regulation update transcripts. After testimony and discussion, the Commission decided to keep the Design Review as a project with flexibility but without the option for an increase in density or zone change. The standard PUD was maintained. There was no discussion in the transcripts to indicate that the procedures of FAR aggregation were to be limited to only one “type” of PUD. OP also stated in its report that in separating the Design Review and the PUD requirements into two chapters, some of the procedural aspects were inadvertently not copied into the Design Review chapter. The text amendment would reconcile this issue.

This text amendment affects many zoning districts citywide by allowing an applicant for VDR review the ability to aggregate FAR on their property. Since this would not specifically affect federal properties, staff finds the amendment would not be inconsistent with the Federal Elements of the Comprehensive Plan nor impact any other identified federal interest.

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the revised text amendment allowing the

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Voluntary Design Review process to permit aggregate floor area ratio calculations in various zones will not be inconsistent with the Federal Elements of the Comprehensive Plan nor impact any other identified federal interests.

<i>// Original Signed //</i>	July 2, 2019
_____ Marcel Acosta Executive Director	_____ Date