



Government the District of Columbia

Advisory Neighborhood Commission 6C

Chair. Mark Dixon

Post Office Box 77876

Washington, D.C. 20013-7787

December 14, 2005

Chairperson Carol J. Mitten and Members

D.C. Zoning Commission

One Judiciary Square, Suite 210 South

441 4th, Street, N.W.

Washington, D.C. 20001

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D.C. OFFICE OF ZONING
2005 DEC 19 AM 11:25

Re: To Support Case No. 05-36, First Stage and Consolidated PUD and Related Map
Amendment--200 K Street NE

Submitted by Commissioner Daniel M. Pernell

Dear Ms. Mitten and Members:

At a recent ANC 6C Commission meeting held on Wednesday, December 14, 2005, on the matter of Case No. 05-36, First Stage and Consolidated PUD and Related Map Amendment located at 200 K. Street, NE. the applicant's made presentation was heard by the ANC 6C Commission. The meeting was held at NPR, National Public Radio.

On December 7, 2005, at the regularly scheduled, duly notified ANC 6C Zoning and Planning Committee meeting, with a quorum of ANC 6C Commissioners and Community Members of the affected area made recommendation of the matter, of an application presented by Mr. Ronald J. Cohen and Mr. John Ray and attached letter came before Zoning and Planning.

On December 14, 2005, at the regular scheduled, duly notified ANC 6C Commission meeting, with a quorum of 8 of 9 Commissioners present and voting, the matter of an application presented by Mr. John Ray and Mr. Ronald J. Cohen and representatives came before the ANC 6C Commission of the whole. Single Member District Commissioner Daniel M. Pernell in response to several meetings on September 7, 2005, ANC 6C Zoning and Planning, September 14, 2005, ANC 6C Commission of the whole, October 3, 2005, DC Zoning Commission, October, 18, 2005 Community meeting held at Mt. Airy Baptist Church, November 2, 2005, ANC 6C Zoning and Planning, November 9, 2005, ANC 6C Commission of the whole, November 17, 2005, DC Zoning Commission, December 7, 2005, ANC 6C Zoning and Planning, and December 14, 2005, ANC 6C Commission of the Whole. Whereas, proposed a resolution on behalf of his constituents and surrounding community of Near Northeast.

~~2005-12-14~~
~~Mark Dixon~~

~1~

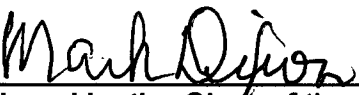
~~05-36~~
~~14~~

ZONING COMMISSION
District of Columbia
CASE NO.05-36
EXHIBIT NO.14

Following discussion at the full-Commission meeting, ANC 6C Commissioner Anthony Rivera, made motion to support Case No. 05—36, First Stage and Consolidated PUD & Related Map Amendment for 200 K Street, NE and Commissioner Daniel M. Pernell, second the motion with his attached resolution. Seven (7) 6C Commissioners voted to support, One (1) 6C Commissioner voted no, and One (1) 6C Commissioner was absent to support Case No. 05—36 First Stage and Consolidated PUD & Related Map Amendment for 200 K. Street, NE.

Sincerely,

Mark Dixon



Signed by the Chair of the 6C Commission



Government the District of Columbia

Advisory Neighborhood Commission 6C

Chair. Mark Dixon

Post Office Box 77876

Washington, D.C. 20013-7787

DECEMBER 14, 2005

CONSOLIDATED PUD, PRELIMINARY PUD, & MAP AMENDMENT

200 K. STREET, N.E.

Submitted by Commissioner Daniel M. Pernell

2005 DEC 19 AM 11:25

D.C. OFFICE OF ZONING

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WHEREAS, the 200 K Street LP (the "Applicant"), a business entity whose managing principal is Ronald J. Cohen, has applied to the D.C. Zoning Commission for approval of a Consolidated Planned Unit Development (PUD), Preliminary PUD, and Map Amendment for a project known as Union Place and located in Square 749, bounded to the north by L Street N.E., to the east by 3rd Street N.E., to the south by K Street N.E., and to the west by 2nd Street N.E. (the "Property");

WHEREAS, the Property is located within Single-Member-District 6C04;

WHEREAS, the plans and documents filed by the Applicant in the new ZC Case No. 05-36 are the same as plans and documents previously filed in ZC Case No. 01-28TE (the "previous case");

WHEREAS, ANC 6C adopted a resolution at its regular meeting on November 9, 2005, in support of the Union Place project in the previous case subject to certain conditions;

WHEREAS, the Applicant and development team members made a presentation describing the re-submission of the Union Place project at the ANC 6C Planning & Zoning Committee meeting on December 7, 2005;

WHEREAS, the Applicant and development team members previously made presentations describing the project at the Planning & Zoning Committee meeting September 7, 2005, the ANC 6C meeting September 14, 2005, a community meeting sponsored by ANC 6C on October 18, 2005, the Planning & Zoning Committee meeting November 2, 2005, and the ANC 6C meeting on November 9, 2005;

WHEREAS, ANC 6C re-affirms its support of the Union Place project, with the descriptions and conditions as stated in the November 9, 2005, resolution, that plans propose development in two phases, with Phase 1 to include 202 residential units and 3,217 square feet of retail space and Phase 2 to include approximately 500 residential units, 9,000 square feet of retail space, and a 3,000-square-foot Daycare Center;

WHEREAS, the Planning & Zoning Committee has requested the Applicant to provide a sufficient number of interim surface parking spaces to assure a 1:1 ratio of parking spaces per dwelling unit for Phase 1 residents until completion of permanent underground parking spaces in the Phase 2 building, and the Applicant has agreed to do so;

WHEREAS, upon a motion by Commissioner Daniel M. Pernell, III, SMD 6C04, the Planning & Zoning Committee voted to recommend that ANC 6C support the applications, conditioned on:

- The Applicant's compliance with the commitment to provide the agreed-upon interim surface parking spaces and the other Public Benefits and Project Amenities as set forth in the revised plans, and
- The Applicant will begin construction of Phase 2 within one (1) year after completion of Phase 1.

WHEREAS, ANC 6C provided proper public notice that consideration of Zoning Commission Case No. 05-36 would be on the agenda for the ANC 6C Planning & Zoning Committee's regular meeting on December 7, 2005, and the ANC 6C meeting on December 14, 2005;

WHEREAS, the presence of a quorum was determined at the Planning & Zoning Committee meeting on December 7, 2005, and the ANC 6C meeting on December 14, 2005.

WHEREAS, the Applicant and development team members made a presentation describing the re-submission of the Union Place project at the ANC Planning and Zoning Committee meeting on December 7, 2005, and informed the committee at that time that Mr. Cohen has completed negotiations to purchase the properties at 1026 and 1030 3rd. Streets NE from the Smallwood and Green families and would like to add these lots and the lot he already owns at 1028 3rd. Street NE to the Phase 1 portion of the project.

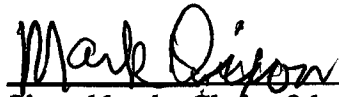
THEREFORE, BE IT RESOLVED, That:

1) ANC 6C supports the Applicant's Consolidated PUD, Preliminary PUD, and Map Amendment Applications in Case No. 05-36, subject to the following conditions:

- A. The Applicant will file a Phase 1 building permit application with the D.C. Department of Consumer and Regulatory Affairs within one (1) year after the date of a Zoning Commission order of approval and will establish a Phase 1 construction start date, also within one (1) year, subject to timely D.C. Government action on necessary alley-closing legislation and issuance of the Phase building permit; and will provide quarterly reports to ANC 6C regarding the status of the building permit application and the construction and start date;**
 - B. The Applicant will file a Stage II PUD application with the Zoning Commission at the earliest opportunity in order to prevent delays in Phase 2 construction, and will timely provide copies of Stage II plans and documents to members of ANC 6C and the Planning & Zoning Committee for their review and comment;**
 - C. The Applicant will provide the agreed-upon interim surface parking spaces; and**
 - D. The Applicant will set aside approximately 78 units – more than 11% of the total – as Affordable housing and will deliver all of the other Public Benefits and Project Amenities as set forth in the application documents.**
- 2) ANC 6C urges the Zoning Commission to expedite consideration and action on the Applicant's Stage II PUD application.**
- 3) ANC 6C supports the inclusion of the lots at 1026, 1028, and 1030 3rd. Street NE in the Consolidated PUD application, due to Mr. Cohen's purchase of the properties at 1026 and 1030 from the Smallwood and Green families.**

6C01 Commissioner Lawrence Thomas	Voted: Yes () No () Absent (X) Abstaining ()
6C02 Commissioner Mark Dixon	Voted: Yes (X) No () Absent () Abstaining ()
6C03 Commissioner Lena Brown	Voted: Yes (X) No () Absent () Abstaining ()
6C04 Commissioner Daniel M. Pernell	Voted: Yes (X) No () Absent () Abstaining ()
6C05 Commissioner Anthony Rivera	Voted: Yes (X) No () Absent () Abstaining ()
6C07 Commissioner William Sissolak	Voted: Yes (X) No () Absent () Abstaining ()
6C06 Commissioner Michael Sherman	Voted: Yes (X) No () Absent () Abstaining ()
6C08 Commissioner Karen Wirt	Voted: Yes () No (X) Absent () Abstaining ()
6C09 Commissioner Charles Docter	Voted: Yes (X) No () Absent () Abstaining ()

Mark Dixon



Signed by the Chair of the 6C Commission