

November 29, 2005

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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

**RE: Application and Pre-Hearing Submission, ZC Case No. 05-36
(First Stage and Consolidated PUD & Related Map Amendment – 200 K Street N.E.)**

Dear Chairperson Mitten and Members:

As authorized by the Zoning Commission (“Commission” or “ZC”) on November 17th, 2005, the Applicant 200 K Street LP through its principal, Ronald J. Cohen, hereby submits the enclosed application and pre-hearing submission documents in the above-listed case. We appreciate the Commission’s willingness to waive certain notice requirements in the Zoning Regulations to allow us to bring the 200 K Street project before you as a new application. We also appreciate the advice and assistance that ZC Acting Secretary Sharon Schellin and others on the Office of Zoning staff have provided to us in this matter.

Based on OZ staff advice and the language of the ZC Case No. 05-36 hearing notice published on the OZ website on Tuesday, November 22nd, we understand the following regarding our filing and notice requirements and deadlines:

- The Applicant must file a Map Amendment application form, a Consolidated PUD application form, and a Preliminary PUD application form. (The signed originals and 20 copies of these forms are enclosed.)
- The Applicant must pay the filing/hearing fees associated with the aforementioned applications. (The fees were paid by check to the D.C. Treasurer in the amount of \$64,092.00, delivered to Ms. Schellin on Monday, November 21st.)
- The Applicant must deliver to OZ a set of mailing labels addressed to owners of property within 200 feet of the PUD site. (The mailing labels were delivered to Ms. Schellin on Monday, November 21st.)

Chairperson Carol J. Mitten and Members
D.C. Zoning Commission
November 29, 2005
Page 2

- The Applicant must post hearing notice placards at the PUD/Map Amendment site at least forty (40) days in advance of the hearing date, pursuant to 11 DCMR §3015.4. (Placards were posted at the site on Saturday, November 26th, the 40th day in advance of the hearing January 5th, 2006.)
- As stated in the hearing notice, the Commission “agreed to treat....the pre-hearing statements submitted by the Applicant on April 25, 2005 and September 29, 2005 (in ZC Case No. 01-28TE) as the pre-hearing statement for the new case.”

In particular, we would like to be sure that Attachments 2 and 3 to the September 29th submission are incorporated in Case No. 05-36; Attachment 2 was the Applicant documentation regarding the alley-closing application, and Attachment 3 was the Applicant’s executed First-Source Employment Agreement with the D.C. Department of Employment Services and our submission to the D.C. Office of Local Business Development to initiate a Memorandum of Understanding regarding contracting with D.C.-Certified Local, Small, and Disadvantaged Business Enterprises.

We noted that our September 13th submission in Case No. 01-28TE was not identified in the hearing notice as included in Case No. 05-36. Because the September 13th submission was important in defining our project plans and rationale, we have duplicated and updated most of the September 13th documents in our submission today. But in the interests of minimizing the paperwork burden on all of us, we ask that you incorporate in the current case two of the exhibits included in our September 13th submission: the Applicant’s Site Maintenance Agreement with the D.C. Fire Department, and the Applicant’s Traffic Impact Analysis prepared by The Traffic Group.

Finally, we also ask that you incorporate in the current case the document titled “Economic and Fiscal Impact Evaluation,” dated October 1, 2005, prepared by Basile Baumann Prost & Associates, and filed with the Commission on October 3, 2005, at the time of the scheduled hearing on Case No. 01-28TE.

Regarding the other documents required to be filed with the Map Amendment, Preliminary PUD, and Consolidated PUD applications:

- A combined statement setting forth the reasons for the applications is included with this letter. This statement is an updated version of the narrative included in our September 13th submission in Case No. 01-28TE.
- Maps and aerial photographs showing the subject property are incorporated in the narrative described above and in the attached architectural drawings. The attached drawings are

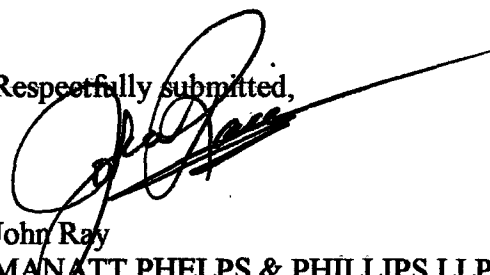
Chairperson Carol J. Mitten and Members
D.C. Zoning Commission
November 29, 2005
Page 3

duplicates of the drawings filed on September 13th, with the amendments filed on September 29th, in Case No. 01-28TE. One new sheet is included – a Preliminary Subdivision Plan as shown on Sheet C-6 of the previous plans, but with a north-south dotted line added to show the Phase 1/Phase 2 demarcation. Two full-size sets of the plans also are enclosed.

- A certified plat of the property, prepared by D.C.-Certified Surveyor Donald J. Zdancewicz, is attached.
- The Applicant's Letter of Authorization of Counsel to act as his agent in this matter was filed with the Commission on June 6, 2005, and remains in effect.

As required by the Zoning Regulations, originals plus twenty (20) copies of this letter and its attachments are included herewith. Should you or your staff need any additional information, please call me at (202) 585-6565.

Respectfully submitted,


John Ray
MANATT PHELPS & PHILLIPS LLP
Counsel to the Applicant

Attachments:

- 1) Map Amendment, Consolidated PUD, and Preliminary PUD Application Forms
- 2) ***Union Place***, narrative project description with Exhibits:
 - A. Site Tabulations and Building Calculations: Resubmission of the October 3, 2005, Table
 - B. Certified Surveyor's Plat
 - C. Preliminary Subdivision Plan, delineating the lots in Phase 1 and Phase 2
 - D. Architectural Drawings: Resubmission of the September 13, 2005 Plans
 - E. Architectural Drawings: Resubmission of the September 29, 2005 Plan Amendments

Chairperson Carol J. Mitten and Members
D.C. Zoning Commission
November 29, 2005
Page 4

CERTIFICATE OF SERVICE

I hereby certify that a copy of this document and its attachments were served upon the following by HAND-DELIVERY by the Applicant's Agent or by commercial courier or FedEx no later than close of business November 30, 2005 to*:

ANC 6C01 Commissioner Lawrence L. Thomas
901 New Jersey Avenue N.W.

ANC 6C02 Commissioner Mark A. Dixon
80 New York Avenue N.E., # 402

ANC 6C03 Commissioner Lena A. Brown
8 Temple Court N.W.

ANC 6C04 Commissioner Daniel Pernell
1116 3rd Street N.E.

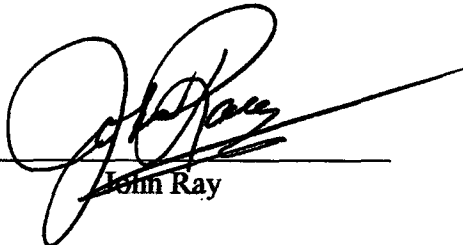
ANC 6C05 Commissioner Anthony Rivera
817 4th Street N.E.

ANC 6C06 Commissioner Mike Sherman
618 F Street N.E., # 2

ANC 6C08 Commissioner Karen J. Wirt
234 E Street N.E.

ANC 6C09 Commissioner Charles A. Docter
801 Pennsylvania Avenue N.W., # 1101

Ellen McCarthy, Director
ATTN: Jennifer Steingasser, Stephen Cochran
D.C. Office of Planning
801 North Capitol Street NE, Fourth Floor
Washington, D.C. 20002



John Ray

* The ANC 6C07 position is currently vacant.

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations, request is hereby made for an amendment to the Zoning Map as follows:

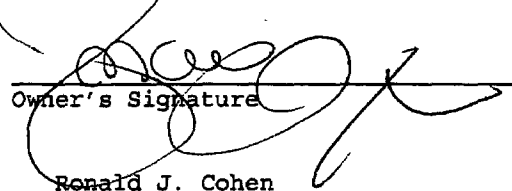
<u>Square No.</u>	<u>Lot Nos.</u>	<u>Existing Zoning</u>	<u>Requested Zoning</u>
<u>749</u>	<u>2-8, 15-18,</u>	<u>C-M-3</u>	<u>C-3-C</u>
<u> </u>	<u>23-29, 44-59,</u>	<u> </u>	<u> </u>
<u> </u>	<u>63, and 66</u>	<u> </u>	<u> </u>

Address or description of the premises: The property for which rezoning is requested is known as 200 K Street N.E., and is bounded on the south by K Street, on the west by 2nd Street, on the north by 3rd Street, and on the east by a paper alley running along a north-south line from L Street to K Street.

Area of the Site: 74,277 square feet or acres:

Baist Atlas No. , Page .

The above information and attached documents are true to the best of my knowledge.


Owner's Signature

11/25/05
Date

Ronald J. Cohen
Owner's Printed Name

Person(s) to be notified of all actions:

John Ray (202) 585-6565
Name Telephone Number

Manatt Phelps & Phillips, 700 12th Street N.W., 11th Floor
Address

Washington, D.C. 20005
City Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: Z.C. Case No.

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations, request is hereby made for Consolidated Approval of a Planned Unit Development, details of which are as follows:

<u>Square No.</u>	<u>Lot Nos.</u>	<u>Existing Zoning</u>	<u>Requested Zoning</u>
<u>749</u>	<u>32-42,</u>	<u>C-2-B</u>	<u>No change</u>
	<u>43 (Part),</u>		
	<u>64, 65</u>		
	<u>2-3, 4 (Part),</u>	<u>C-M-3</u>	<u>C-3-C</u>
	<u>27 (Part),</u>		
	<u>28-29, 44-46,</u>		
	<u>57-59</u>		

Address or description of the premises: The property included in the Consolidated PUD application is in the square known as 200 K Street N.E., and is bounded on the south by K Street, on the east by 3rd Street, on the north by L Street, and on the west by a line running along a north-south line between L Street and K Street as indicated by the "Phase Line" shown on the Preliminary Subdivision Plan attached to this application.

Area of the Site: 42,995 square feet or acres: _____

Baist Atlas No. _____, Page _____.

The above information and attached documents are true to the best of my knowledge.

Owner's Signature _____

Date 11/25/05

Ronald J. Cohen
Owner's Printed Name

Person(s) to be notified of all actions:

John Ray
Name

(202) 585-6565
Telephone Number

Manatt Phelps & Phillips, 700 12th Street N.W., 11th Floor
Address

Washington, D.C.
City

20005
Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received: _____

Date Accepted: _____

Z.C. Case No. _____

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR PRELIMINARY APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations, request is hereby made for Preliminary Approval of a Planned Unit Development, details of which are as follows:

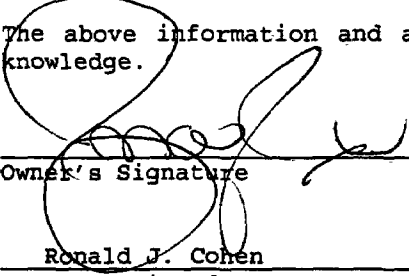
<u>Square No.</u>	<u>Lot Nos.</u>	<u>Existing Zoning</u>	<u>Requested Zoning</u>
<u>749</u>	<u>4(Part), 5-8,</u>	<u>C-M-3</u>	<u>C-3-C</u>
<u> </u>	<u>15-18, 23-26,</u>	<u> </u>	<u> </u>
<u> </u>	<u>27(Part),</u>	<u> </u>	<u> </u>
<u> </u>	<u>47-56, 63, 66</u>	<u> </u>	<u> </u>

Address or description of the premises: The property included in the Preliminary PUD application is in the square known as 200 K Street N.E., and is bounded on the south by K Street, on the west by 2nd Street, on the north by L Street, and on the east by a line running north to south between L Street and K Street as indicated by the "Phase Line" shown on the Preliminary Subdivision Plan attached to this application.

Area of the Site: 58,087 square feet or acres:

Baist Atlas No. , Page .

The above information and attached documents are true to the best of my knowledge.


Owner's Signature

11/25/05
Date

Ronald J. Cohen
Owner's Printed Name

Person(s) to be notified of all actions:

John Ray
Name

(202) 585-6565
Telephone Number

Manatt Phelps & Phillips, 700 12th Street N.W., 11th Floor
Address

Washington, D.C.
City

20005
Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: Z.C. Case No.

UNION PLACE

**Case No. 05-36, First Stage and Consolidated PUD and Related Map
Amendment—200 K Street NE**

**Application and Pre-Hearing Supplemental Submission
to the
Zoning Commission of the District of Columbia**

November 28, 2005

TABLE OF CONTENTS

		Page Number
I.	Introduction and Background	3
II.	Project Plans and Development Timetable	3
	Site and Building Data Table	4
	Building Uses Table	5
III.	Site Location and Description, Surrounding Uses, Zoning History	5
IV.	Relief Requested From Matter-of-Right Standards.	8
V.	The Application Merits Approval Pursuant to the PUD Evaluation Standards.	9
A.	Project Impact On The Surrounding Area And City Services	9
B.	Consistency With The Comprehensive Plan and Other Public Policies	10
C.	Superior Public Benefits and Project Amenities	11
	1. Affordable Housing	12
	2. Green Roof	13
	3. Daycare Center	14
	4. Double-Height Ground Floor Retail	15
	5. Landscaped Central Plaza for Residents and the Community	15
	6. Streetscape Beautification	15
	7. Interim Surface Parking for Phase 1 Residents	15
	8. First-Source Employment Agreement	16
	9. LSDBE Contracting Commitment	16
VI.	Community Outreach	16
VII.	Site Maintenance	17

EXHIBITS

- A. Site Tabulations & Building Calculations: Resubmission of the October 3, 2005 Tables
- B. Certified Surveyor's Plat
- C. Preliminary Subdivision Plan Delineating Boundaries of Phases 1 & 2
- D. Architectural Drawings: Resubmission of the September 13, 2005 Plans
- E. Architectural Drawings: Resubmission of the September 29, 2005 Amendments

List of Abbreviations

sf = square feet
 gsf = gross square feet
 nsf = net square feet

I. Introduction and Background.

The Applicant, 200 K Street LP, presents this application and pre-hearing supplemental submission for Zoning Commission ("Commission" or "ZC") consideration in Case No. 05-36, First Stage and Consolidated PUD and Related Map Amendment—200 K Street N.E. (the "Application"). The Applicant is a real estate development firm whose managing principal is Ronald J. Cohen of the Cohen Companies.

This Application package is submitted pursuant to the Commission decision on November 17, 2005, denying the Applicant's request to extend the validity period of the Planned Unit Development ("PUD") originally approved at the 200 K Street N.E., site, but waiving certain notice requirements to allow the Applicant to re-file the proposed PUD modification as a new case. The narrative that follows is a revised version of the narrative submitted September 13, 2005, in the previous case, No. 01-28TE, which described the Applicant's modified development plans. The September 13th narrative has been edited to eliminate references to the prior case that are now irrelevant in Case No. 05-36 and to incorporate substantive matters included in other filings after September 13th in the prior case.

II. The Project Plans & Development Timetable.

The Applicant requests Commission approval of the development of a two-building community of residential condominiums with ground-floor retail space, including a daycare center. Phase 1 is presented as a Consolidated PUD, proposing development of a 10-story building on the 3rd Street side of the property between K and L Streets N.E. Phase 2 is presented as a Stage I PUD, proposing development of a 15-story building facing K Street and extending along 2nd Street to L Street. If the Commission approves the Stage I PUD, the Applicant intends to file the Stage II PUD application as soon as possible, in accordance with any conditions the Commission may impose.

The Zoning Regulations, at 11 DCMR Chapter 24, allow the Commission to review Planned Unit Development applications in a consolidated form or in a two-stage process, and in conjunction with map amendment applications. The Applicant also seeks a map amendment to rezone the C-M-3 portion of the site to C-3-C.

Regarding the development timetable, the Applicant is committed to filing for a building permit for Phase 1 no later than one year from the effective date of a Commission order approving the Consolidated PUD, and to commence construction no later than two years from the effective date of such order, subject to prompt city agency action closing public alleys that traverse the PUD site. It is essential to have the alleys officially closed by legislation before construction can begin. The alley-closing application has been filed with the Office of the D.C. Surveyor, and the Applicant has now received most of the required agency approvals. Though we anticipate receiving the final agency approvals and favorable City Council action within a few months, there are no assurances of such timely action.

The alleys to be closed are depicted on Sheet C-6, Preliminary Subdivision Plan, in the architectural drawings provided as Exhibits C and D. Most of the alley segments are "paper alleys", invisible at the site but recorded as alleys in the Surveyor's land records. There are two

visible paved alleyways – one of which extends a short distance into the property west from 3rd Street, and the other of which bisects the PUD site from north to south. All are to be closed, except for the portion of the north-south paved alley that runs behind three lots near the 3rd and L Streets intersection that are not part of the PUD site (the “outparcels”).

The attached plans and the tables below reflect the Applicant’s decision to develop both phases of the project for residential condominiums and ground-floor retail use. The two buildings frame a landscaped central plaza of approximately 27,984 square feet.

With this submission, the Applicant also proffers a package of public benefits and amenities developed in consultation with the Office of Planning and Advisory Neighborhood Commission 6C, and discussed in detail in Section V-C.

SITE AND BUILDING DATA

Phase 1: Building A. Subject of the Consolidated PUD			
Site Area	42,995 sf	Building Area	236,905 gsf
Lot Occupancy	64%	Proposed FAR	5.51 (Blended 3.5 C-2-B, 6.0 C-M-3)
Maximum Building Height	10 stories, with setbacks & stepdown to 7 stories at NE corner		90 feet, with setbacks & stepdown to 61 feet, 6 inches at NE corner
Phase 2: Building B. Subject of the Stage I PUD			
Site Area	58,087 sf	Building Area	612,433 gsf
Lot Occupancy	70%	Proposed FAR	10.54
Building Height	15 stories maximum		130 feet maximum
Phases 1 & 2 COMBINED			
Site Area	101,082 sf	Building Area	849,338 gsf
Lot Occupancy	68%	Proposed FAR	8.40

BUILDING USES

Phase 1: Building A.		236,905 gsf		
Residential 233,206 gsf 177,743 nsf	202 units	1BR 70	1BR+Den 61	2BR 71
	Unit size range	495-904 nsf	795-1,204 nsf	1,016-1,373 nsf
Retail	3,699 gsf			
Parking	177 spaces			
Phase 2: Building B.		612,433 gsf		
Residential 598,635 gsf 456,288 nsf	500 (approximate)	Unit types and sizes to be determined during the Stage II PUD process		
Retail	10,349 gsf			
Daycare Center	3,449 gsf			
Parking	At least 525 spaces			

III. Site Location and Description, Surrounding Uses, and Zoning History.

The 2.3-acre site (101,082 sf) consists of all of Square 749 except Lots 804, 805, and 31 ("the outparcels"), in the Northeast quadrant of the District of Columbia, bounded by L Street on the north, 3rd Street on the east, K Street on the south, and 2nd Street on the west. The site is in ANC Single-Member-District 6C04, the neighborhood known as Near Northeast, and Ward 6.

The PUD site is presently occupied by vacant and boarded-up rowhouses along the 3rd Street side, small structures once used as a church and for some commercial purpose on the K Street side, and a small warehouse on the L Street side. The Applicant has applied to the Department of Consumer and Regulatory Affairs for permits to raze all of the existing structures, except the warehouse which will be used for construction staging and storage.

The outparcels are located in the northeast corner, at 3rd and L Streets. Lot 804 (1030 3rd Street) and Lot 31 (1026 3rd Street) are occupied single-family dwellings owned by two individuals. The middle outparcel – Lot 805 (1028 3rd Street) – is vacant and is owned by a Cohen corporate entity. Mr. Cohen is committed to construct a matter-of-right townhouse on Lot 805 in conjunction with Phase 1 development.

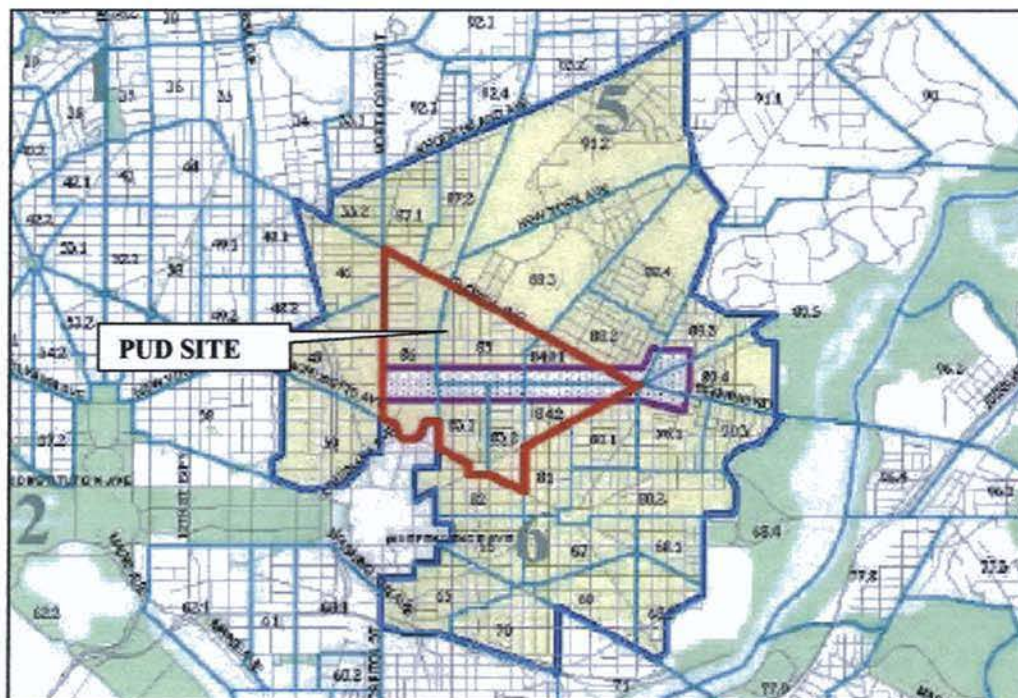
The PUD site is within a neighborhood where the traditional land uses have been residential rowhouses to the east and south, and small industrial facilities to the north. To the west, 2nd Street is adjacent to the railroad overpass.

Within the past five years, the neighborhood has become a center of substantial office development and has emerged as a locus of mid- to high-rise residential developments – some under construction, some awaiting zoning approval, and some in preliminary planning stages. It is within a half-mile radius of two federal agency headquarters buildings: to the north, the Bureau of Alcohol, Tobacco, Firearms & Explosives will locate in a 350,000-square-foot structure under construction at New York and Florida Avenues N.E.; to the south, the Securities & Exchange Commission and other office tenants will locate in the 1.3 million-square-foot Station Place complex under construction on 2nd Street from F to H Streets N.E. Residential developments are under construction at the Capital Children's Museum site at 3rd and H Streets N.E., and in various planning stages at 318 I Street N.E., 300 L Street N.E., and on the east side of 3rd Street between K and L Streets N.E.

The PUD site is less than two blocks south of the New York Avenue Metrorail Station and approximately five blocks north of Union Station. It lies within the NoMa (North of Massachusetts Avenue) area designated as a Redevelopment Area for city planning and economic development purposes. It is three blocks north of the H Street Corridor, subject of REVIVAL: The H Street NE Strategic Development Plan, proposed by the Executive Branch and adopted by the City Council as a Small Area Plan in February 2004.

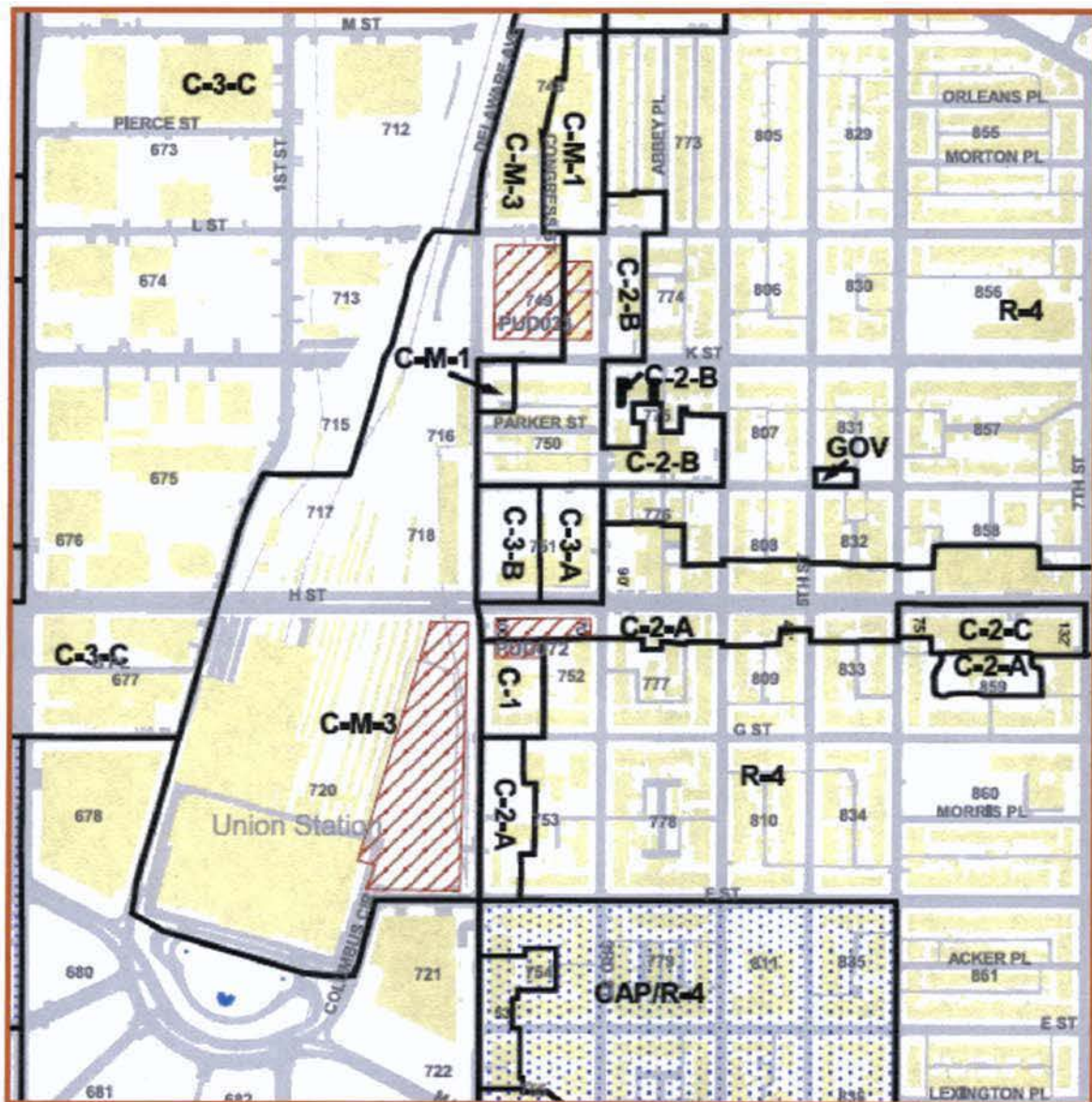
The PUD site is in Census Tract 85, within the Primary Trade Area defined by the consulting firm of Economics Research Associates ("ERA") in preparing the H Street Corridor market analysis used by OP in developing the REVIVAL plan. The map below, from the ERA Memorandum Report of December 12, 2002, shows the Primary Trade Area (outlined in red) in relation to the H Street Corridor (outlined in purple). We have added the marker pointing to the PUD site.

Trade Area Census Tracts



The project site is mapped as PUD 033, as approved by ZC Order No. 783, adopted September 11, 1995, on Map 11 of the Zoning Maps of the District of Columbia, as shown on the enlarged map portion below.¹ The Commission's November 17th vote to deny a PUD 033 time extension terminated PUD 033 and caused the site to revert to its underlying zoning.

The underlying zone districts are C-2-B for the easternmost portion of the site – 26,805 square feet – between 3rd Street and the north-south public alley bisecting the property, and C-M-3 for the westernmost portion of the site – 74,277 square feet – between 2nd Street and the public alley. ZC Order No. 783 approved rezoning the westernmost portion to C-3-C, and the Applicant again seeks Commission approval of a map amendment rezoning this portion to C-3-C. We seek no zoning change in the portion zoned C-2-B.



¹ Additional PUD site and area views and maps are provided in Exhibit D.

IV. Relief Requested From Matter-of-Right Standards.

The underlying zoning of the project site is C-2-B for 26,805 square feet on the easternmost portion and C-M-3 for 74,277 square feet on the westernmost portion. The Consolidated PUD (Phase 1) is split-zoned, with about two-thirds zoned C-2-B and the remaining one-third in the C-M-3 district.² The Stage I PUD (Phase 2) is entirely within the C-M-3 district.

The C-2 zone is designated as a Community Business Center divided into three parts allowing varying densities. C-2-B "is designed to serve commercial and residential functions ...with high-density residential and mixed uses." (11 DCMR §720.6). "In the C-2-B District, building use may be entirely residential or a mixture of commercial and residential uses." (11 DCMR §720.8). In a C-2-B district, developments as a matter of right may be 90 feet high with a maximum FAR of 3.5 and a maximum lot occupancy of 70%. (11 DCMR §§770.1, 771.2, 772.1)

The C-M zone is designated as a Commercial-Light Manufacturing District, in which new residential uses are not permitted. (11 DCMR §800.4) In C-M-3 districts, developments as a matter of right may be 90 feet high, with a maximum FAR of 6.0. (11 DCMR §§840.1, 841.1) There is no lot occupancy limit in C-M-3 districts.

Chiefly because new residential uses are prohibited in C-M-3 zones, the Applicant requests that the Commission reaffirm its prior approval of a map amendment, rezoning the C-M-3 portion of the site to C-3-C. In a C-3-C district, the matter of right maximum height is 90 feet, the maximum FAR is 6.5, and the maximum lot occupancy is 100 percent.

The Applicant's plans exceed matter of right limitations only in the case of Phase 2 (Stage I PUD) where the proposed maximum height is 130 feet and the proposed FAR is 10.54. With Phase I (Consolidated PUD), the blended FAR of 5.51 represents 3.5 FAR in the portion zoned C-2-B and 6.0 FAR in the C-M-3 portion to be rezoned C-3-C; each is within the matter of right FAR for these zone districts. The total project FAR is proposed at 8.40.

The PUD Standards of the Zoning Regulations, at 11 DCMR § 2405.1, provide that in a Planned Unit Development, building height may reach a maximum of 130 feet in a C-3-C district. Thus, with rezoning of the C-M-3 portion to C-3-C, the proposed maximum height of 130 feet for the Phase 2 buildings falls within the height limit permitted by the PUD standards.

The PUD Standards, at 11 DCMR § 2405.2, provide that in a Planned Unit Development, "The floor area ratio of all buildings shall not exceed the aggregate of the floor area ratios as permitted in the several zone districts included in the project area, provided, that the Commission may authorize minor deviations for good cause pursuant to § 2405.3." For C-3-C districts, the aggregate maximum FAR is 8.0.

Section 2405.3 allows the Commission to "authorize an increase of not more than five percent (5%) in the floor area, provided, that the increase is essential to the successful functioning of the project and consistent with the purpose and evaluation standards of this chapter."

The aggregate 8.40 FAR proposed by the Applicant is within the range the Commission is allowed to approve for a Planned Unit Development. It is "essential to the successful functioning of the project" because the .40 FAR bonus provides approximately 40,433 square

² See Exhibit C, which shows the delineation between Phase 1 and Phase 2.

feet, enough for approximately 37 residential units. These bonus units make it economically feasible for the Applicant to provide the total of approximately 78 affordable units at below-market rates.

Moreover, the proposed 8.40 FAR is “consistent with the purpose and evaluation standards” for Planned Unit Developments because it will facilitate development of the high-density residential use intended by the C-3-C zone district and the District’s policies of encouraging residential development overall and particularly promoting revitalization and expansion of the housing stock in NoMa, Near Northeast, and the H Street Corridor.

V. The Application Merits Approval Pursuant to the PUD Evaluation Standards.

The Zoning Regulations, at 11 DCMR § 2403.1 *et seq.*, set forth the evaluation standards for Commission approval of PUD applications. The PUD must not have an unacceptable impact on the surrounding area and the operation of city services, it must not be inconsistent with the Comprehensive Plan and other adopted public policies and programs, and it must offer project amenities and other public benefits that are superior to what would likely be provided under matter-of-right development.

A. Project Impact On The Surrounding Area And City Services.

The PUD Evaluation Standards, at 11 DCMR § 2403.3, state: “The impact of the project on the surrounding area and the operation of city services and facilities shall not be found to be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project.” The Applicant submits that the impact of the Union Place development on the surrounding area will be favorable because it will:

- **Create approximately 702 new housing units** on property located in close proximity to public transit and at mid-point between the large new office complex at Station Place and the Bureau of Alcohol, Tobacco, Firearms and Explosives headquarters. These facilities will bring into the neighborhood several thousand new workers, many of whom may be in the market for nearby housing. Moreover, the addition of these new housing units will expand the scarce supply of modern housing in a neighborhood targeted for revitalization. In Census Tract 85, which includes the PUD site, Census 2000 data shows that there are only 1,128 housing units, and nearly two-thirds of them are more than 60 years old. The 2000 data showed that no new housing units had been built within the census tract since 1998. Of the total number of units, just 55 percent were owner-occupied.
- **Improve the attractiveness** of an area where industrial uses might otherwise occur, to the detriment of the quality of life for current residents. The streetscape beautification design and the development of a “pocket park” type of central plaza available to the community will enhance the appeal of the area, particularly on the 2nd Street side bordered by the railroad tracks.
- **Provide a package of public benefits and project amenities** that respond to neighborhood needs, as discussed further below.

- **Have no detrimental impact on traffic and parking in the neighborhood.** The District Department of Transportation (“DDOT”) reviewed the Applicant’s plans and traffic analysis and issued a report dated September 30, 2005, concluding that the project “will have a negligible impact on traffic circulation and will not create objectionable traffic conditions in the area.” DDOT “has no objection to the proposed access and circulation system” nor to the project in general, the report stated. As part of DDOT policy to promote car-sharing programs, the report encouraged the Applicant to consider setting aside some garage parking spaces for Flexcar/Zipcar use, and the Applicant has agreed to work toward that end.

The Applicant’s traffic consultant, The Traffic Group, prepared an analysis concluding that eliminating the previously-planned office use and developing the site entirely for residential use would sharply reduce the projected traffic impact of the development. The Traffic Group report was filed with the Commission on September 13, 2005, and we ask that it be incorporated in Case No. 05-36.

Regarding parking, the Applicant is providing underground garage parking for Union Place residents at a 1:1 ratio, far more than the 1:3 ratio required for matter-of-right development.

B. Consistency With The Comprehensive Plan And Other Public Policies.

The proposed PUD is consistent with the Comprehensive Plan, both in its present form and as it is being revised. For Ward 6, the Comprehensive Plan identifies the following housing objectives and policies:

- “To maintain and strengthen the quality and construction of housing in the various neighborhoods throughout Ward 6;
- “To stimulate production in Ward 6 of new and rehabilitated housing;
- “Discourage encroachment of the non-residential uses in residential areas;” and
- “Stimulate private investment in housing in Ward 6 and expand home ownership opportunities...” (Sections 1705-1706, the “Comprehensive Plan Amendment Act of 1999,” D.C. Law 12-275, effective April 27, 1999)

The Comprehensive Plan also identifies, as Ward 6 economic development objectives: “Protect adjacent residential neighborhoods in Northeast against pressures for conversion to retail and office uses generated by Union Station development.” (Section 1703.1(m)). By creating a new residential community in the buffer zone, the proposed PUD will shield the residential neighborhood from commercial redevelopment.

Union Place is particularly strong in promoting these Comprehensive Plan objectives, and is not inconsistent with the objectives relating to environmental protection, transportation, land use, and other Plan elements.

The District’s Comprehensive Plan is revised and updated at approximate 10-year intervals, and the Office of Planning in 2004 initiated a city-wide process to develop the next revision. To assess consistency with the Comprehensive Plan, we have looked not only at the current Plan but also at the revisions under discussion. In its September 2005 Comprehensive Plan newsletter, OP identified several land use issues to be addressed, including:

1. "Achieve the highest possible intensity of use around transit stations that is compatible with the local context...."
2. "Pursue the transformation of the Mount Vernon Triangle and North-of-Massachusetts (NoMa) area into a high-density mixed-use neighborhood, while at the same time preserving historic resources, providing new parks and other neighborhood amenities, and minimizing displacement."
3. "Support the provision of high quality day care facilities in neighborhood centers."

The Union Place proposal fosters these objectives which may be included in the next generation Comp Plan.

■ Consistency with other city policies.

In other policies affecting the area of the PUD site, OP completed a community planning process leading to City Council enactment of the H Street Corridor revitalization plan in 2004. In early 2005, OP contracted with an economic development consulting firm to conduct a study of the NoMa area (which includes the PUD site). The OP request for consulting firm proposals stated: "As a large under-built precinct, this emerging area presents an opportunity to create a walkable, transit-accessible dynamic, and diverse neighborhood, employing ecologically advanced approaches to large-scale development and featuring innovative contemporary architecture and public space design."³

By expanding the Ward 6 housing supply and home-ownership opportunities, preventing encroachment of industrial uses in a residential neighborhood, injecting substantial private investment in Ward 6 housing production, and creating a "walkable, transit-accessiblelarge-scale development," the Applicant's proposed PUD demonstrates consistency with the Comprehensive Plan and other public policies of the District.

C. Superior Public Benefits And Project Amenities.

The PUD Evaluation Standards, at 11 DCMR §§ 2403.5-2403.7, require the Commission to "evaluate the specific public benefits and project amenities of the proposed development....Public benefits are superior features of a proposed PUD that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from development of the site under the matter-of-right provisions of this title. A project amenity is one type of public benefit, specifically a functional or aesthetic feature of the proposed development that adds to the attractiveness, convenience, or comfort of the project for occupants and immediate neighbors."

Working with the Office of Planning and ANC 6C, the Applicant has developed the following package of public benefits and amenities.

³ Solicitation, Offer, and Award: NoMa/New York Avenue Metro Area, issued for responses due February 28, 2005, Section C.2.3.

1. Affordable Housing.

The Applicant commits to set aside 92,045 residential gross square feet ("gsf") as affordable housing for persons at 80% of the Area Median Income (AMI). On a percentage basis, the 92,045 gsf set-aside represents 11.07% of total residential gsf. In Phase 1 (Consolidated PUD), the affordable housing set-aside is 32,182 gsf, which is 13.8% of the total Phase 1 residential gsf; in Phase 2 (Stage 1 PUD), the affordable housing set-aside is approximately 59,863 gsf, which is 10.0% of the total Phase 2 residential gsf.

The units will be set aside as affordable for low-income individuals and families for a period of ten years, guaranteed by covenant, and will be dispersed evenly throughout residential floors one through five. In accordance with the standard practice, the Phase 1 affordable units will be for sale to eligible, qualified homebuyers based on the income limits established by the DC Department of Housing and Community Development (DHCD) at the time of the offering. Applicants must meet credit and mortgage qualifications and will be pre-qualified through DHCD. The Phase 2 affordable units also will be made available through DHCD, although the Applicant has not yet decided whether the Phase 2 structures will be rental or for-sale housing.

The table below shows how the affordable units will be dispersed among the various unit sizes offered. For this purpose, net square feet ("nsf") is used because it is more accurate than gsf in describing actual living space within the units.

Phase 1 (Consolidated PUD) Affordable Housing

Total Number of Affordable Units: 28, apportioned as follows:

Unit Type	Number of Units	Total Unit Area	Range of Unit Sizes
1BR	9	4,946 nsf	519-589 nsf
1BR+Den	9	8,186 nsf	869-1,048 nsf
2BR	10	11,400 nsf	1,106-1,206 nsf

Phase 2 (Stage 1 PUD) Affordable Housing

Total Number of Affordable Units: Approx 50

Size of Affordable Units: To be determined during the Stage II PUD process.

Overall, the Applicant's commitment creates approximately 78 units of affordable workforce housing, representing substantially more than any PUD applicant has ever offered or has been required to provide in any unsubsidized project developed on private property.

The following table compares the Union Place affordable-housing commitment to the affordable housing requirements approved by the Zoning Commission in four previous PUD applications that have included an affordable-housing component and that have resulted in final ZC orders, as follows:

- ZC Order No. 2-17, Consolidated PUD and Map Amendment for 5401 Western Avenue NW (referenced hereinafter by its current name "Chase Point"), decided May 12, 2003;

- ZC Order No. 03-04, Consolidated PUD for 1437-1451 Belmont Street NW (“Belmont”), decided January 12, 2004;
- ZC Order No. 04-13, Consolidated PUD and Map Amendment for 1200-1224 R Street NW (“Logan Phase II”), decided March 14, 2005; and
- ZC Order No. 04-22, Consolidated PUD and Map Amendment for Abdo Development LLC/Square 751/220 H Street NE (“Abdo”), decided March 24, 2005.

Affordable Housing	Union Place Phase 1 & 2	Abdo	Logan Phase II	Belmont	Chase Point
Affordable Housing Commitment in Terms of Number of Affordable Units & %age of Total Units	<p>78 units (approx.)</p> <p>11.1% of the total of approx. 702 units</p>	<p>26 units (based on Abdo estimates of 763.5 sf/unit)</p> <p>5.2% of the total of 500 units</p>	<p>5 units</p> <p>7.6% of the total of 63 units</p>	<p>4 units (2 2BR, 1 1BR+den, 1 1BR)</p> <p>3.8% of the total of 103 units</p>	<p>4-6 units</p> <p>If 4: 3.2% of the total maximum of 125 units</p> <p>If 6: 4.8% of total</p>

The Applicant’s affordable-housing proffer is well within the range the Office of Planning has recognized as appropriate. Discussing benchmarks for developing an Inclusionary Zoning (IZ) program for the District, OP wrote: “The two benchmarks chosen – 1) the use of municipal tax-exempt bonds, and 2) the percentage of affordability required by other IZ programs – suggest that an appropriate IZ objective is for at least 10% to 15% of units in affected developments to be set aside as affordable housing. These levels have been upheld in several jurisdictions when challenged in court. This suggests that these levels are effective in advancing public goals and do not overly burden developers.”⁴

2. *Green Roof.*

The Applicant’s plans illustrate the extensive green roof system proposed for the Phase 1 structure. On the seventh-floor step-down roof at the corner of 3rd and L Streets NE, the green roof is designed as a recreation amenity for residents. For the Phase 2 buildings, green roof matters may be developed and designed in the course of the Stage II PUD process. As an alternative method of handling stormwater runoff, the Applicant is examining whether the central courtyard may be designed as an intensive green roof system on top of the proposed underground parking structure.

⁴ OP Memorandum to the Zoning Commission, “Zoning Commission Case #04-33, Inclusionary Zoning,” July 15, 2005, p. 6.

In the Phase 1 structure, 11,928 sf of roof space is designed for plantings, comprised of a variety of different sedums and other succulents hardy for the D.C. metropolitan region. Sheet L.9.2 of the plans attached as Exhibit D contains a list of those from which to select, and Sheet L.9 reflects the texture, color, and growth habits of some of these plants. These plantings will be installed on an extensive roof system as depicted on Sheet L.9.3.

There are numerous public benefits associated with an extensive green roof system. The reduction of negative environmental impacts is perhaps the foremost public benefit the proposed roofing system provides. Stormwater runoff will be dramatically reduced by temporarily storing some of the rainwater within the growing medium and then slowly discharging the excess water into the offsite stormwater collection system, thereby reducing the peak flows of a major storm. It is estimated that this roof will store approximately 1,074 cubic feet of water, of which probably 70-80% will never discharge directly into the public collection system.

The plantings themselves should be viewed as little filters because they will extract a significant amount of airborne pollutants falling on the site, including acid rain and unhealthy particulates such as solid metals, dust, pollen, etc. The plants also help improve the air quality by reducing the amount of ozone and carbon dioxide often associated with smog. Also, because of the extra thickness of the soil medium, studies have shown that there is a significant energy savings over time for all seasons because of the insulation value of the green roof.

Green roofs also are leading the way in helping to minimize the urban heat island effect caused by absorption of the sun's radiation. Traditional stone ballast and asphalt roofs often reach temperatures in excess of 150 degrees on a hot summer day, while green roof temperatures may be only 7 degrees higher than the ambient air temperature at the same time. This could help to cool the city slightly and provide a more pleasant environment in the nearby neighborhood.

3. *Daycare Center.*

In Phase 2 (Stage I PUD), 3,449 sf of ground-floor space will be reserved for a licensed and professionally-operated child daycare center. Based on the general standard of 35 sf per child, and subtracting space for administrative uses, we estimate that the Daycare Center could accommodate from 75-80 children. Building residents will have first priority in applications for admission of their children. Other available daycare slots will be open to applicants from the community at large.

The Daycare Center will be situated to provide ready access to the Central Plaza where there will be a secure area for Daycare Center children to exercise and play on daily outings under the supervision of Daycare Center professional staff. In consultation with the Daycare Center service provider, the Applicant will furnish this Central Plaza exercise-and-play area with, for instance, well-designed space-conserving climbing/sliding modules and other safe and low-maintenance exercise/play apparatus.

The city, and particularly Ward 6, has a substantial need for more daycare facilities. The Office of Early Childhood Development of the D.C. Department of Human Services reports that, as of December 2004, the most recent period available, there were 882 children on waiting lists for the 3,175 slots available in licensed child care facilities in Ward 6. More than 60% of the Ward's licensed child care centers were willing to expand if space became available.

4. Double-Height Ground Floor Retail.

The Phase 1 structure provides ground-floor retail space soaring to a height of 18 feet, more than double the standard height for retail use. This feature – rarely found in Washington but frequently used in recent developments in London, Dublin, and Tokyo – provides retail tenants with the flexibility to design unique and aesthetically-appealing showcases for consumer goods. The glass-walled double-height storefronts enhance interior natural light and present an inviting exterior face to passers-by.

5. Landscaped Central Plaza for Use by Residents and the Community.

As shown in the attached plans, Union Place Plaza is now designed for both public and private use as an accessible, beautiful, and rejuvenating respite in the midst of what is now a gritty, grubby, unappealing industrial zone. Covering 27,984 sf, the plaza will be a significant “pocket park” for residents and the general public to enjoy.

Union Place Plaza is designed for passive recreation experiences. Seating will be located throughout the plaza. The variation in building materials, plantings, and elevations will create an inviting setting, encouraging plaza visitors to sit for a spell, chat with neighbors, read a book, paint a picture, or simply lose themselves in private contemplation for a time. With the appeal of green plants and flowers, with its handicap-accessible features, and with its security and privacy safeguards, Union Place Plaza can become the model for other neighborhood-friendly plazas in new developments of comparable size throughout the city.

The Applicant has committed to keeping the park open and accessible to the public until 7:00 pm daily. After 7:00 pm, it will remain accessible to Union Place residents.

6. Streetscape Beautification.

The architectural plans attached depict the designs and plantings to be used to improve the aesthetic appeal of the streetscape surrounding the site. At present, only a few scattered treeboxes along K, 3rd, and L Streets offer a bare glimmer of attractiveness, and the 2nd Street side is bare of any elements offsetting the gray industrial nature of the railroad tracks. The Applicant’s streetscape beautification plan makes a significant contribution to the overall appearance of the neighborhood and its appeal to residents and visitors alike.

7. Interim Surface Parking for Phase 1 Residents.

At the request of ANC 6C, the Applicant has agreed to provide interim surface parking to assure a ratio of one parking space per dwelling unit for the Phase 1 structure, pending completion of the Phase 2 structures. The Phase 1 structure, with 202 residential units, is designed to provide 177 underground parking spaces. The Phase 2 structure, with approximately 500 residential units, will provide at least 525 spaces to assure a 1:1 space-per-unit ratio overall. Geotechnical considerations make it difficult to provide the full 1:1 ratio in the Phase 1 building alone.

ANC 6C Commissioners expressed concern about a possible residential parking overflow onto neighborhood streets during the interim between occupancy of the Phase 1 building and completion of the Phase 2 building with the additional underground parking garages. In response

to the ANC concerns, the Applicant agreed to provide sufficient interim surface parking to achieve the 1:1 ratio for Phase 1 residents at all times.

8. *First-Source Employment Agreement.*

The Applicant entered into a First-Source Employment Agreement with the Department of Employment Services, effective September 13, 2005. The Agreement executed by both parties was filed with the Commission in Attachment 2 of the Applicant's September 29, 2005, submission in Case No. 01-28TE.

9. *LSDBE Contracting Commitment.*

On September 26, 2005, the Applicant submitted the necessary documentation to the D.C. Office of Local Business Development ("OLBD") to enter into a Memorandum of Understanding, providing for the award of at least 35% of the project's construction-related contracts to Certified Local, Small, and Disadvantaged Business Enterprises. The Applicant's request to OLBD was filed with the Commission in Attachment 2 of the Applicant's September 29, 2005, submission in Case No. 01-28TE.

The PUD Evaluation Standards, at section 2403.10, provide that "a project may qualify for approval by being particularly strong in only one or a few" of the Public Benefits and Project Amenities listed in section 2403.9, "but must be acceptable in all proffered categories and superior in many." We submit that our application is acceptable or superior in the six categories of our proffers:

1. Urban design, architecture, landscaping, or creation of open spaces (streetscape beautification and a landscaped central plaza open to the public);
2. Housing and affordable housing;
3. Social services/facilities (the Daycare Center);
4. Environmental benefits (green roof technology, pervious paving of the interim surface parking area);
5. Uses of special value to the neighborhood (1:1 parking ratio and interim surface parking);
6. Other public benefits that substantially advance the themes, policies, and objectives of the Comprehensive Plan (the First-Source Agreement and LSDBE Memorandum of Understanding advance policies promoting creation of jobs and business opportunities for D.C. residents).

VI. Community Outreach.

The Applicant and the development team have worked closely with ANC 6C and other community leaders in developing the proposal reflected in this application. During 2005, the Applicant team has made project presentations at the following ANC 6C meetings:

- July 6, 2005, ANC 6C Zoning and Planning Committee,
- July 13, 2005, ANC 6C (Full Commission, presentation focusing on raze permits),
- September 7, 2005, ANC 6C Zoning and Planning Committee,
- September 14, 2005, ANC 6C (Full Commission),
- October 18, 2005, Community Meeting sponsored by ANC 6C,
- November 2, 2005, ANC 6C Zoning and Planning Committee, and
- November 9, 2005, ANC 6C (Full Commission).

Throughout this period, Mr. Cohen and other team members have engaged in dozens of additional discussions and e-mail exchanges with ANC 6C Commissioners, leaders of Near Northeast Citizens Against Crime and Drugs, the Near Northeast Task Force, and the Public Citizen Civic Association, and neighborhood residents in response to their questions and requests for information. The Applicant team is scheduled to make additional presentations to the ANC 6C Zoning and Planning Committee on December 7th and to the full ANC 6C on December 14th.

VII. Site Maintenance.

Working with Ward 6 Neighborhood Services Coordinator Peter Jones and representatives of D.C. regulatory agencies, Mr. Cohen and his staff have implemented a plan of regular clean-up and maintenance of the site, the conditions of which are set forth in a written agreement with the Fire Prevention Division of the D.C. Fire and Emergency Medical Services Department.⁵ The larger solution is to raze the vacant buildings. Mr. Cohen's raze permit applications are being processed by the Department of Consumer and Regulatory Affairs.

During the interim between Phase 1 and Phase 2 construction, the Applicant commits to level and hydroseed the Phase 2 site (except for the space needed for the interim surface parking) to provide a healthy growth of green grass. The area will remain securely fenced to prevent unauthorized access and illegal dumping.

⁵ The Agreement was filed with the Commission as Exhibit B of the September 13, 2005 submission in Case No. 01-28TE.

EXHIBIT A

SITE TABULATIONS & BUILDING CALCULATIONS (Revised 10/3/05 in response to Office of Planning recommendations)

TOTAL PROJECT	Current (as revised 9/29/05)		Approved PUD	Difference from Approved PUD	Matter of Right	Difference from Matter of Right
Land Area & Zoning	101,082 sf 26,805 sf C-2-B 74,277 sf C-M-3		Approx 100,102 sf C-3-C	26,805 sf C-2-B (no map change); 74,277 sf to rezone to C-3-C	26,805 sf C-2-B 74,277 sf C-M-3	74,277 sf proposed for rezoning to C-3-C
Gross Floor Area (gsf)	Residential gsf	831,841 gsf (187,239 gsf C-2-B, 644,602 gsf C-M-3)	196,798 gsf	+ 635,043 gsf	48,400 gsf res C-2-B 0 gsf res C-M-3	644,602 residential gsf proposed in C-M-3
	Retail gsf	17,497 gsf (incl. 3,449 daycare)	Approx 60,000 gsf	- Approx 42,503 gsf	492,300 gsf max commercial (office/retail)	
	Office gsf	None	555,546 gsf	Office use eliminated		
	Total gsf	849,338 gsf	812,304 gsf	+ 37,034 gsf		
Floor Area Ratio (FAR)	8.40		8.0 max allowed, 8.0 approved	+ 0.40	3.5 in C-2-B 6.0 in C-M-3 5.4 blended	+ 3.0 (ZC may approve up to 8.4 under §2405.3)
Lot Occupancy	68% (Phase 1: 27,391 gsf; Phase 2: 40,706 gsf; Total: 68,097 gsf)		70%		C-2-B: 80%, C-M-3: 100%	Less intense occupancy
Measurable Height	2 buildings: 1 @ 130' on K & 2 nd & 1 @ 90' on K & 3 rd , with stepdowns		Both buildings: 130' w/ stepdowns	Phase 1 reduced to 90' w/ stepdowns	65' C-2-B 90' C-M-3	+ 25' C-2-B + 40' C-M-3 (PUD Stds §2405.1 allow max of 90' C-2-B, 130' C-3-C)
Parking	Approx 702 spaces @ 1:1 ratio for residents		588 spaces, w/ 100 for residential use in 1:2 ratio	+ 114, residential ratio increased to 1:1	1:3 res. ratio, C-2-B; 1 space for ea. 800 sf over 2,000 sf for ofc use, C-M-3	More than MOR, residential ratio increased to 1:1

RESIDENTIAL USE

TOTAL PROJECT	Current (as revised 9/29/05)					Approved PUD	Difference from Approved PUD	Matter of Right	Difference from Matter of Right
	Gross SF	Net SF	%age of Res. GSF	# of Units	%age of Units				
Affordable @ 80@ AMI	92,045 gsf	70,160 nsf	11.07 %	78	11.11%	None required	+ 92,045 gsf, 78 units	None required	+ 92,045 gsf, 78 units
Market-Rate	739,796 gsf	563,881 nsf	88.93 %	Approx 624	88.88%	196,758 gsf, approx 200 units	+ 543,038 gsf, approx 424 units	48,400 gsf in C-2-B 0 in C-M-3	+ 644,602 gsf in C-M-3 (proposed for C-3-C)
TOTAL	831,841 gsf	634,041 nsf	100 %	Approx 702	100%		+ 635,084 gsf, approx 502 units		

PHASE 1 Consolidated PUD	Current (as revised 9/29/05)		Approved PUD	Difference from Approved PUD	Matter of Right	Difference from Matter of Right
Land Area and Zoning	42,995 sf		See Total Project numbers on the first page. The 1995 ZC Order does not provide a Phase 1/Phase 2 breakdown comparable to current data.			
Gross Floor Area (gsf)	Residential gsf	233,206 gsf (187,239 gsf C-2-B, 45,967 gsf C-M-3)	See Total Project numbers on the first page. The Approved PUD was a Consolidated PUD, consisting of two buildings (one residential, one office/other), but not separated as Phase 1 and Phase 2. For this reason, as well as the design changes and corrections in the 1995 survey data, it is not possible to arrive at current Phase 1/Phase 2 numbers that can be accurately compared to the buildings designated for Lot 1 and Lot 2 in the Approved PUD.			
	Retail gsf	3,699 gsf				
	Total gsf	236,905 gsf				
Floor Area Ratio (FAR)	5.51		Total Project 8.0 Per-building FAR not listed	Not available	3.5 C-2-B 6.0 C-M-3 5.4 blended	+ 0.11 (more than blended)
Lot Occupancy	64% (27,391 gsf)		Total Project 70% Per-building not listed	Not available	80% C-2-B 100% C-M-3	- 16% C-2-B - 36% C-M-3
Measurable Height	1 building primarily @ 90' and 10 stories, stepping down to 61-6" @ North end		Residential bldg: 130', 15 stories, with stepdowns	Maximum height reduced by 40' and 5 stories	65' C-2-B 90' C-M-3	+ 25' C-2-B + 40' C-M-3 (PUD Stds §2405.1 allow max of 90' C-2-B, 130' C-3-C)
Parking	177 spaces		See Total Project numbers on first page.			

RESIDENTIAL USE

Phase 1 Consolidated PUD	Current (as revised 9/29/05)					Approved PUD	Difference from Approved PUD	Matter of Right	Difference from Matter of Right
	Gross SF	Net SF	%age of Residential GSF	# of Units	%age of Units				
Affordable @ 80% AMI	32,182 gsf	24,532 nsf	13.8 %	28	13.86%	None required	+ 36,448 gsf + 2 units affordable units	None required	+ 184,806 gsf
Market-Rate	201,024 gsf	153,221 nsf	86.2 %	174	86.14%	196,758 gsf, approx. 200 units		48,400 gsf, C-2-B 0 gsf C-M-3	
TOTAL Phase 1	233,206 gsf	177,753 nsf	100.0 %	202	100%				

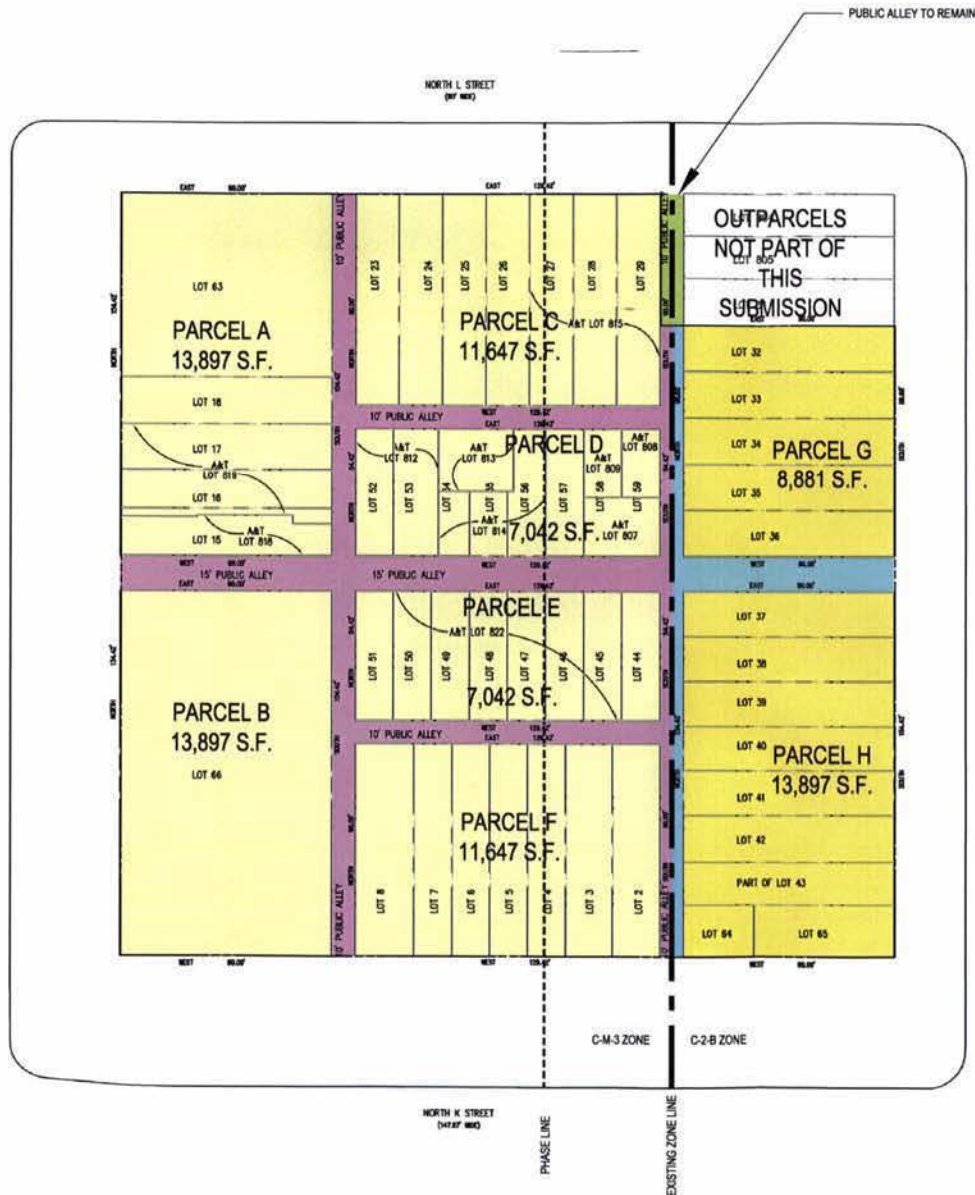
PHASE 2 Preliminary PUD	Current (as revised 9/29/05)		Approved PUD	Difference from Approved PUD	Matter of Right	Difference from Matter of Right
Land Area and Zoning	58,087 sf C-M-3		See Total Project numbers on the first page. The 1995 ZC Order does not provide a Phase 1/Phase 2 breakdown comparable to current data.			
Gross Floor Area (gsf)	Residential gsf	598,635 gsf	See Total Project numbers on the first page. The Approved PUD was a Consolidated PUD, consisting of two buildings (one residential, one office/other), but not separated as Phase 1 and Phase 2. For this reason, as well as the design changes and corrections in the 1995 survey data, it is not possible to arrive at current Phase 1/Phase 2 numbers that can be accurately compared to the buildings designated for Lot 1 and Lot 2 in the Approved PUD.			
	Retail gsf	13,798 gsf (incl. 3,449 gsf daycare)				
	Total gsf	612,433 gsf				
Floor Area Ratio (FAR)	10.54		Total Project 8.0 Per-building FAR not listed	No per-building breakdown	6.0 C-M-3	+ 4.54
Lot Occupancy	70% (40,706 gsf)		Total Project 70% Per-building not listed	No per-building breakdown	100% C-M-3	- 30%
Measurable Height	1 building fronting K Street @ 130', 15 stories max, w/ stepdowns		Office bldg: 130', 12 stories	No significant difference	90' C-M-3	+ 40' C-M-3 (PUD Stds §2405.1 allow max of 130' C-3-C)
Parking	Approx 525 spaces		See Total Project numbers on first page.			

RESIDENTIAL USE

PHASE 2 Preliminary PUD	Current (as revised 9/29/05)					Approved PUD	Difference from Approved PUD	Matter of Right	Difference from Matter of Right
	Gross SF	Net SF	%age of Residential GSF	# of Units	%age of Units				
Affordable @ 80% AMI	59,863 gsf	45,628 nsf	10.0 %	Approx 50	10.00%	None. In the Approved PUD, Phase 2 was entirely office/retail.	59,863 gsf, approx 50 units	None. New residential use is not permitted in C-M-3.	59,863 gsf, approx 50 units
Market-Rate	538,772 gsf	410,660 nsf	90.0 %	Approx 450	90.00%		538,772 gsf, approx 450 units		538,772 gsf, approx 450 units
TOTAL Phase 2	598,635 gsf	456,288 nsf	100.0 %	Approx 500	100%		598,635 gsf, approx 500 units		598,635 gsf, approx 500 units



2ND STREET, EAST
(40' WIDE)



LEGEND

- ALLEYS TO BE VACATED IN THE C-M-3 ZONE = 10,459 S.F.
- ALLEYS TO BE VACATED IN THE C-2-B ZONE = 2,690 S.F.
- PUBLIC ALLEY TO REMAIN = 557 S.F.
- PRIVATELY HELD PROPERTY IN THE C-2-B ZONE = 22,778 S.F.
- PRIVATELY HELD PROPERTY IN THE C-M-3 ZONE = 65,172 S.F.

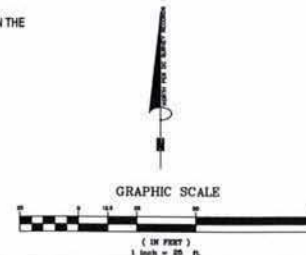


EXHIBIT C

GTM ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(410)333-2000
(410)333-2001 FAX

Bowman
Bowman Consulting Group, LLC
1111 Bowman Avenue
Suite 300
Baltimore, Virginia 21201
Phone: (703) 240-0700
Fax: (703) 240-0701
www.bowmanconsulting.com
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COHEN
COMPANIES

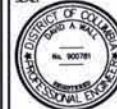
PRELIMINARY SUBDIVISION PLAN
UNION PLACE

DISTRICT OF COLUMBIA

WASHINGTON

REVISIONS:

SEAL



DRAWN BY: GOG/SCL
CHECKED BY: DAH
SCALE: 1"=25'
DATE: SEPT. 1, 2005
PROJECT NO: 2431-02-001
DRAWING NO:

C.6

PHASE 1 - CONSOLIDATED PUD
PHASE 2 - STAGE I PUD

UNION PLACE
WASHINGTON, D.C.

Initial Application and Pre-Hearing Submission - Part B
Zoning Commission Case No. 05-36

(As originally submitted September 29, 2005, in Case No. 01-28TE,
in response to requests from the Office of Planning)

November 28, 2005

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PROJECT
INDEX:

CIVIL

C.1.1 MASSING PLAN & 2nd STREET ELEVATION DIAGRAM
C.7 SITE DEVELOPMENT PLAN
C.8 DETAILED GRADING PLAN
C.9 UTILITY LAYOUT PLAN
C.11 EROSION CONTROL PLAN

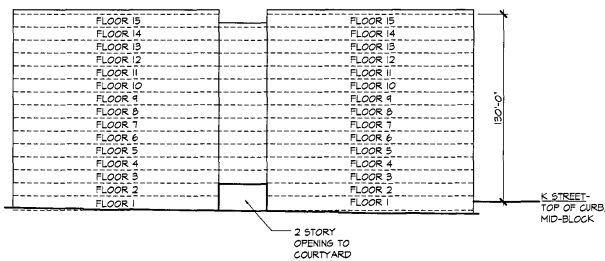
LANDSCAPE

L.1 OVERALL LANDSCAPE PLAN
L.7 STREETSCAPE ENLARGEMENT I
L.8 STREETSCAPE ENLARGEMENT II
L.11 INTERIM LANDSCAPE PLAN - POST PHASE I

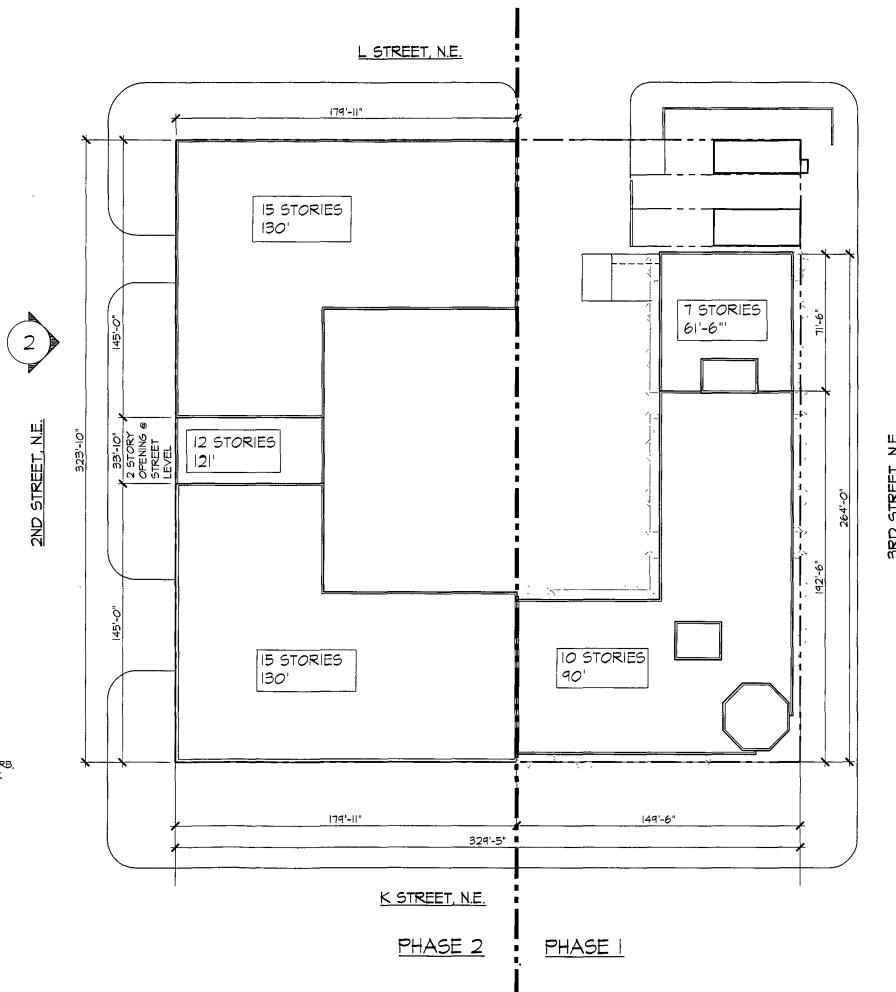
ARCHITECTURAL

A1.01 FIRST FLOOR PLAN
A1.02 SECOND FLOOR PLAN
A1.03 THIRD FLOOR PLAN
A1.04 FOURTH FLOOR PLAN
A1.05 FIFTH FLOOR PLAN
A1.06 SIXTH FLOOR PLAN
A1.07 SEVENTH FLOOR PLAN
A1.08 EIGHTH FLOOR PLAN
A1.09 NINTH FLOOR PLAN
A1.10 TENTH FLOOR PLAN

ZONING COMMISSION
CASE No. 05-36
EXHIBIT No. pt. 015



2 2nd STREET ELEVATION DIAGRAM
SCALE 1" = 40'-0"



1 MASSING PLAN
SCALE 1" = 30'-0"



GTM AR
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(202)333-2000
(202)333-2001 FAX

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Bowman Consulting Group, Ltd.
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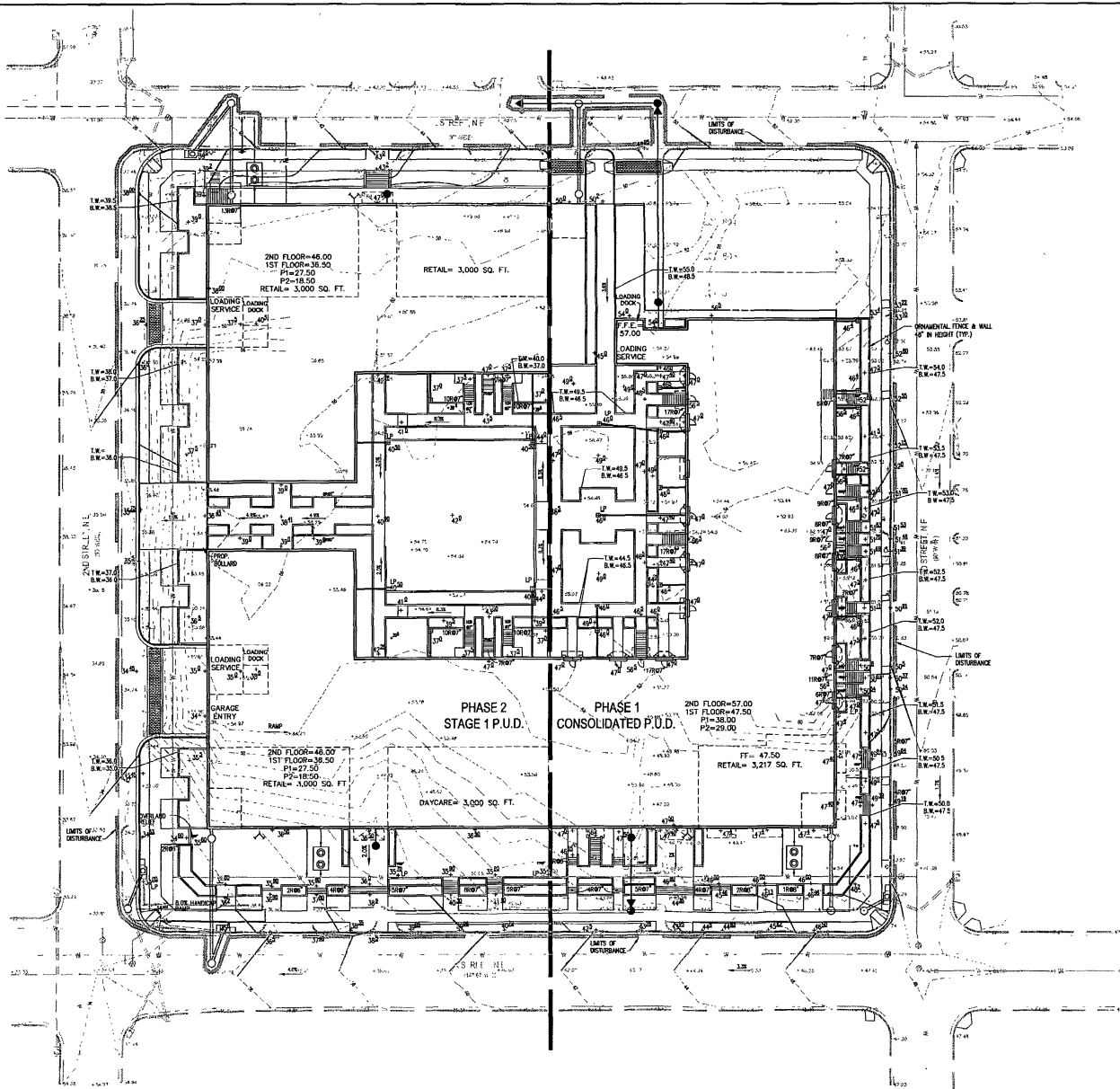
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ANC 04-07-05
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04-24-05

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7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301) 313-2800
(301) 313-2801 FAX

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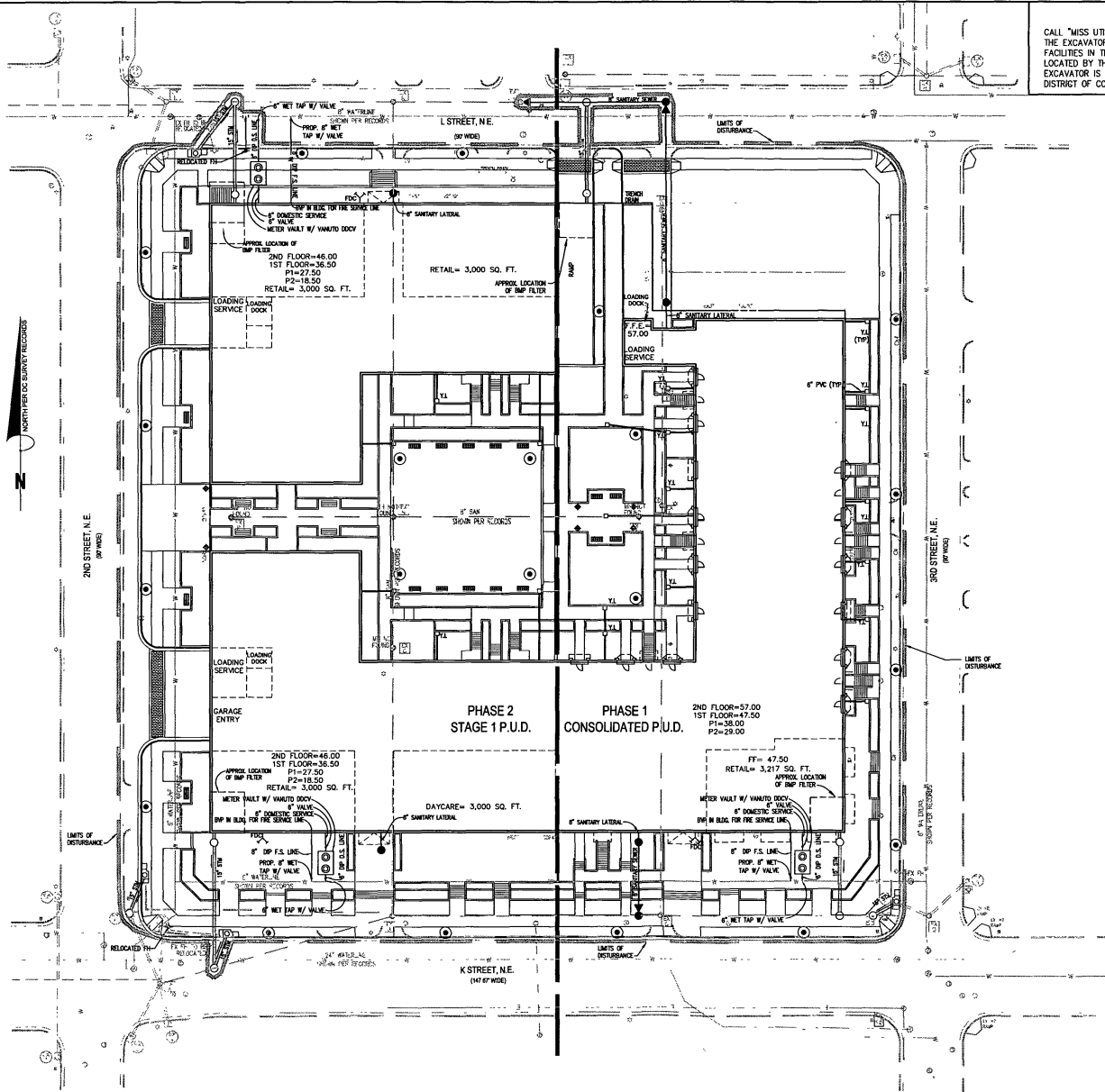
DETAILED GRADING PLAN
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

SEAL:
DISTRICT OF COLUMBIA
DAVID A. HALL
No. 800781
Professional Engineer

DRAWN BY: SOG/EGCL
CHECKED BY: DAH
SCALE: 1" = 25'
DATE: SEPT. 7, 2009
PROJECT NO.: 24517-02-001
DRAWING NO.:

C.8



MISS UTILITY

CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF THE DISTRICT OF COLUMBIA CODES AND REGULATIONS.

CAUTION!!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

ESTIMATED WATER AND SANITARY SEWER USAGE	
PHASE 1	
RESIDENTIAL	
A. NUMBER OF UNITS	203
B. TOTAL POPULATION (2.3 PEOPLE PER UNIT)	465
C. ESTIMATED GALLONS PER PERSON PER DAY	15 GPCD
D. TOTAL AVERAGE DAILY FLOW	37,185 GPD
E. PEAK FLOW (PEAK FACTOR = 4)	233,808 GPD
(@ 168 MGD)	
RETAIL	
A. AMOUNT OF RETAIL SPACE	12,117 SF
B. TOTAL POPULATION (1 PERSON PER 200 SF)	18
C. ESTIMATED GALLONS PER PERSON PER DAY	15 GPCD
D. TOTAL AVERAGE DAILY FLOW	241 GPD
E. PEAK FLOW (PEAK FACTOR = 4)	1,448 GPD
(@ 0.001 MGD)	
PHASE 1 TOTAL	0.168 MGD
PHASE 2	
RESIDENTIAL	
A. NUMBER OF UNITS (ESTIMATED)	610
B. TOTAL POPULATION (2.3 PEOPLE PER UNIT)	1,403
C. ESTIMATED GALLONS PER PERSON PER DAY	15 GPCD
D. TOTAL AVERAGE DAILY FLOW	112,545 GPD
E. PEAK FLOW (PEAK FACTOR = 4)	675,240 GPD
(@ 2.017 MGD)	
RETAIL	
A. AMOUNT OF RETAIL SPACE	12,000 SF
B. TOTAL POPULATION (1 PERSON PER 200 SF)	60
C. ESTIMATED GALLONS PER PERSON PER DAY	15 GPCD
D. TOTAL AVERAGE DAILY FLOW	900 GPD
E. PEAK FLOW (PEAK FACTOR = 4)	5,400 GPD
(@ 0.003 MGD)	
PHASE 2 TOTAL	0.426 MGD
TOTAL ESTIMATED WATER AND SANITARY SEWER USAGE	0.594 MGD

NOTE

ALL YARD INLETS AND TRENCH DRAINS TO BE CONNECTED TO BUILDING PLUMBING, CONNECT WITH 6" PVC (TYP) TO BUILDING.

GT MARK CONSULTANTS
7725 OLD GEORGETOWN ROAD
SUITE 200
BETHESDA, MD 20814
(301) 333-2000
(301) 333-2001 FAX

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Suite 100
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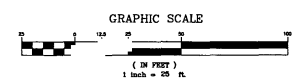
**UTILITY LAYOUT PLAN
UNION PLACE**

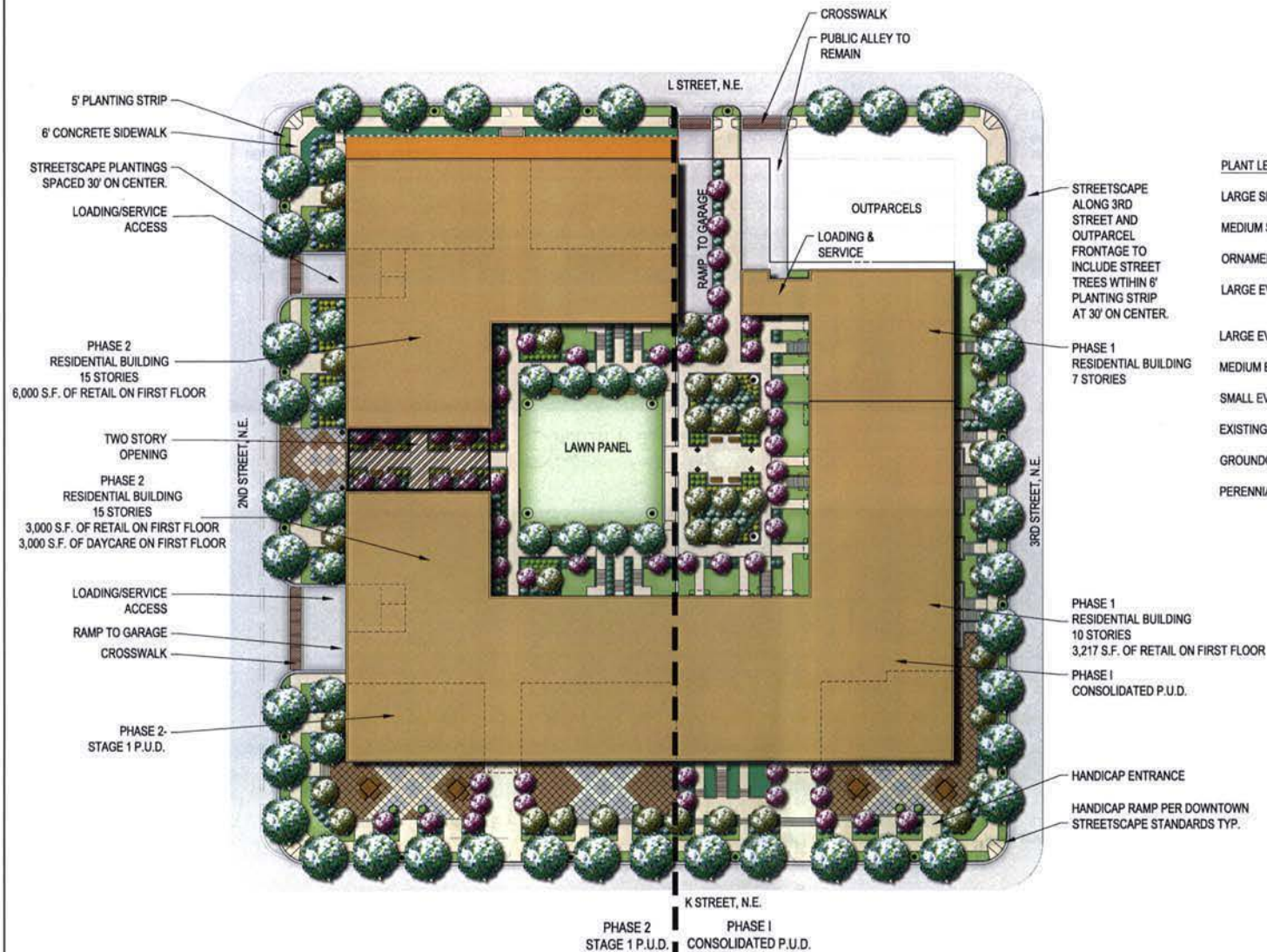
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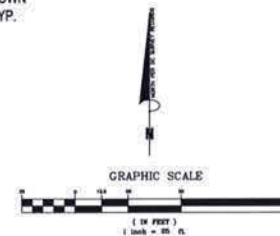
DRAWN BY: GOSH/SCL
CHECKED BY: DAH
SCALE: 1" = 25'
DATE: SEPT. 7, 2005
PROJECT NO: 2457-02-001
DRAWING NO:

C.9





NOTES:
 1. HARDSCAPE AND LANDSCAPE PLANS ARE SCHEMATIC AND ARE NOT FOR CONSTRUCTION.
 2. ALL HARDSCAPE AND LANDSCAPE DETAILING IS SUBJECT TO CHANGE BY THE OWNER DURING FINAL ENGINEERING DESIGN AND DURING THE PHASE 2-STAGE 2 PUD SUBMISSION.



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 SUITE 200
 BETHESDA, MD 20814
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 (301) 291-1001 FAX

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OVERALL LANDSCAPE PLAN - OPTION 1
UNION PLACE
 DISTRICT OF COLUMBIA
 WASHINGTON

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 2. 09/01/05
 3. 09/01/05
 4. 09/01/05
 5. 09/01/05
 6. 09/01/05
 7. 09/01/05
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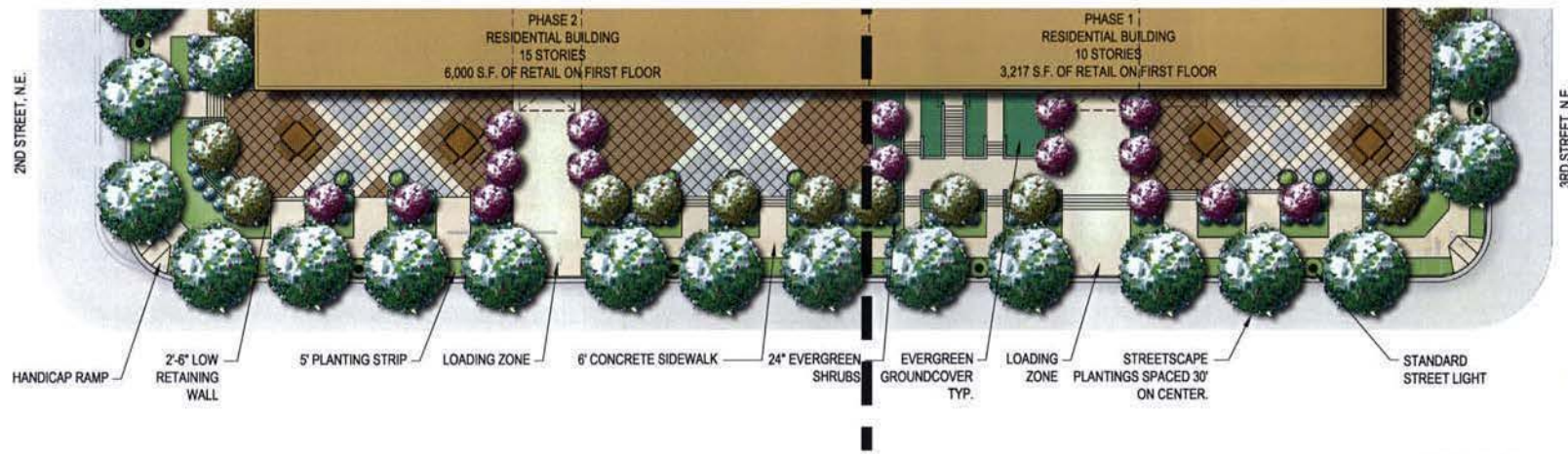
SEAL
 PROFESSIONAL ENGINEER
 No. 90078
 DISTRICT OF COLUMBIA

DRAWN BY: CDS/MSCL
 CHECKED BY: DAW
 SCALE: 1"=25'
 DATE: SEPT. 7, 2005
 PROJECT NO: 2431-02-001
 DRAWING NO: L1



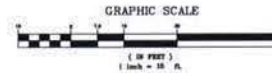
NORTH L STREETScape
PLAN

1"=10'



NORTH K STREETScape
PLAN

1"=10'



NOTES:

1. HARDSCAPE AND LANDSCAPE PLANS ARE SCHEMATIC AND ARE NOT FOR CONSTRUCTION.
2. ALL HARDSCAPE AND LANDSCAPE DETAILING IS SUBJECT TO CHANGE BY THE OWNER, DURING FINAL ENGINEERING DESIGN AND DURING THE PHASE 2-STAGE 2 PUD SUBMISSION.

GYMARCHITECTS
7725 OLD BRICKSTONE ROAD
SUITE 200
BETHESDA, MD 20814
(301) 351-3000
(301) 351-3001 FAX

Bowman
BOWMAN CONSULTING GROUP, LLC
1111 Bowdoin Street
Suite 200
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STREETScape ENLARGEMENT I UNION PLACE

DISTRICT OF COLUMBIA

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REVISIONS:



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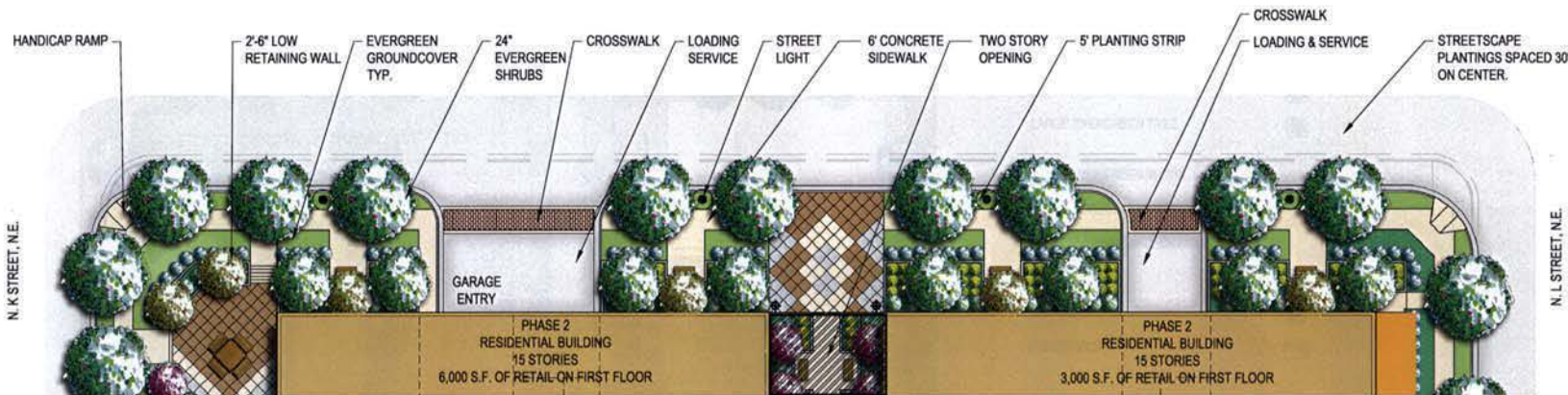
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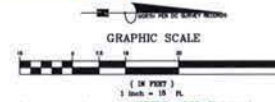
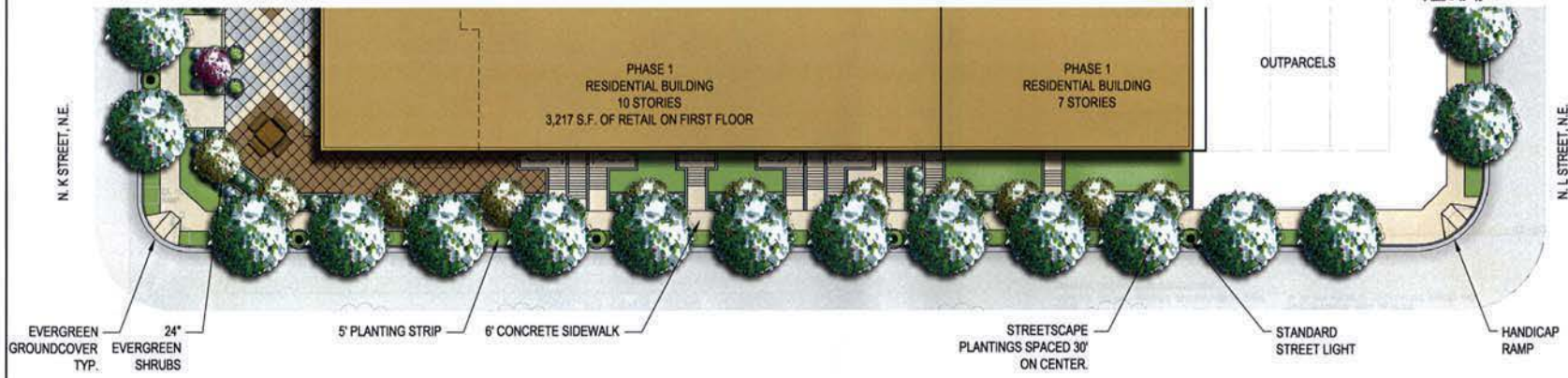
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PROJECT NO.: 2437-02-001

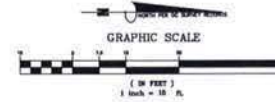
DRAWING NO. L7



2ND STREET EAST STREETSCAPE
PLAN 1"=15'



3RD STREET EAST STREETSCAPE
PLAN 1"=15'



NOTES:

1. HARDSCAPE AND LANDSCAPE PLANS ARE SCHEMATIC AND ARE NOT FOR CONSTRUCTION.
2. ALL HARDSCAPE AND LANDSCAPE DETAILING IS SUBJECT TO CHANGE BY THE OWNER, DURING FINAL ENGINEERING DESIGN AND DURING THE PHASE 2-STAGE 2 PUD SUBMISSION.

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708 OLD BOWEN TOWN ROAD
SUITE 700
BETHESDA, MD 20814
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PROJECT: 2431-02-PAD

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Senior Consulting Group, Inc.
1710 Capital Square
Suite 400
Baltimore, Maryland 21201
Phone: (781) 440-2100
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STREETSCAPE ENLARGEMENT II
UNION PLACE
DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS:



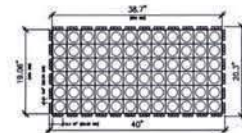
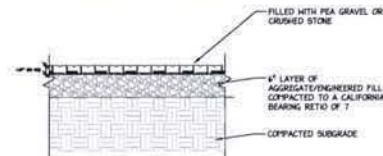
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SCALE: 1"=15'
DATE: SEPT. 7, 2005
PROJECT NO.: 2431-02-001
DRAWING NO.:

L8



PLANT LEGEND

- LARGE SHADE TREE
- MEDIUM SHADE TREE/ORNAMENTAL TREE
- ORNAMENTAL TREE
- LARGE EVERGREEN TREE
- LARGE EVERGREEN SHRUB
- MEDIUM EVERGREEN/DECIDUOUS SHRUB
- SMALL EVERGREEN/DECIDUOUS SHRUB
- EXISTING TREES
- GROUND COVER
- PERENNIALS



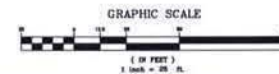
POROUS PAVER PLAN AND SECTION

02-002L
1" = 1'-0"

GB-550 MATERIAL SPECIFICATIONS

GEOLOCK (GB-550) MATERIAL SPECIFICATION MATERIAL
COLOR
CHEMICAL RESISTANCE
CARBON BLACK FOR ULTRAVIOLET LIGHT STABILIZATION
UNIT MINIMUM COMB. STRENGTH # 20 C (75 F)
MATERIAL FLEXURAL MODULUS # 25 C (75 F)
NOMINAL DIMENSIONS (WIDTH x LENGTH)
UNIT DEPTH
NOMINAL COVERAGE AREA
CELLS PER UNIT
CELL SIZE
TOP OPEN AREA PER UNIT
BOTTOM AREA PER UNIT
INTERLOCKING OFFSET SHEAR TRANSFER TABS
NOMINAL HEIGHT PER UNIT
RUNOFF COEFFICIENT # 63.5 mm/hr (2.5 in.) RAINFALL
UNITS PER PALLET

UP TO 100% RECYCLED POLYETHYLENE RANGES FROM
DARK SHADES OF GRAY TO BLACK
SUPERLOCK
1.58" - 2.08"
2,100 PSI (400 MPa)
240,000 PSI (16,000 MPa)
0.50 m x 1.00 m (1.64 ft x 3.28 ft)
60 mm (2.36 in.)
0.50 sqm (5.38 sqft)
72
78 mm x 81 mm (3.1 in x 3.2 in)
87%
40%
1 TAB FOR EACH PERIPHERAL CELL
4.48 kg (9.85 lbs)
1.58
50



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

- NOTES:
1. POROUS PAVER TO BE GEOLOCK MODEL # GB-550 MANUFACTURED BY PRESTO PRODUCTS COMPANY OR APPROVED EQUAL.
 2. INSTALL PER MANUFACTURERS INSTRUCTIONS.
 3. DETAIL IS SCHEMATIC ONLY. ALL STRUCTURAL ITEMS TO BE REVIEWED BY STRUCTURAL ENGINEER.
 4. ALL STRUCTURAL ITEMS TO CONFORM TO 2000 INTERNATIONAL BUILDING CODE.

GTM ARCHITECTS
7735 OLD BROADTOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301) 333-3300
(301) 333-3301 FAX

Bowman
Civil Engineering
2121 Eastman Drive
Suite 100
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INTERIM LANDSCAPE PLAN- POST PHASE 1 UNION PLACE

DISTRICT OF COLUMBIA

WASHINGTON

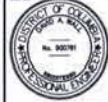
REVISIONS:

NO. DESCRIPTION

1. 02-002L

1" = 1'-0"

SEAL:



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CHECKED BY: D/DAH

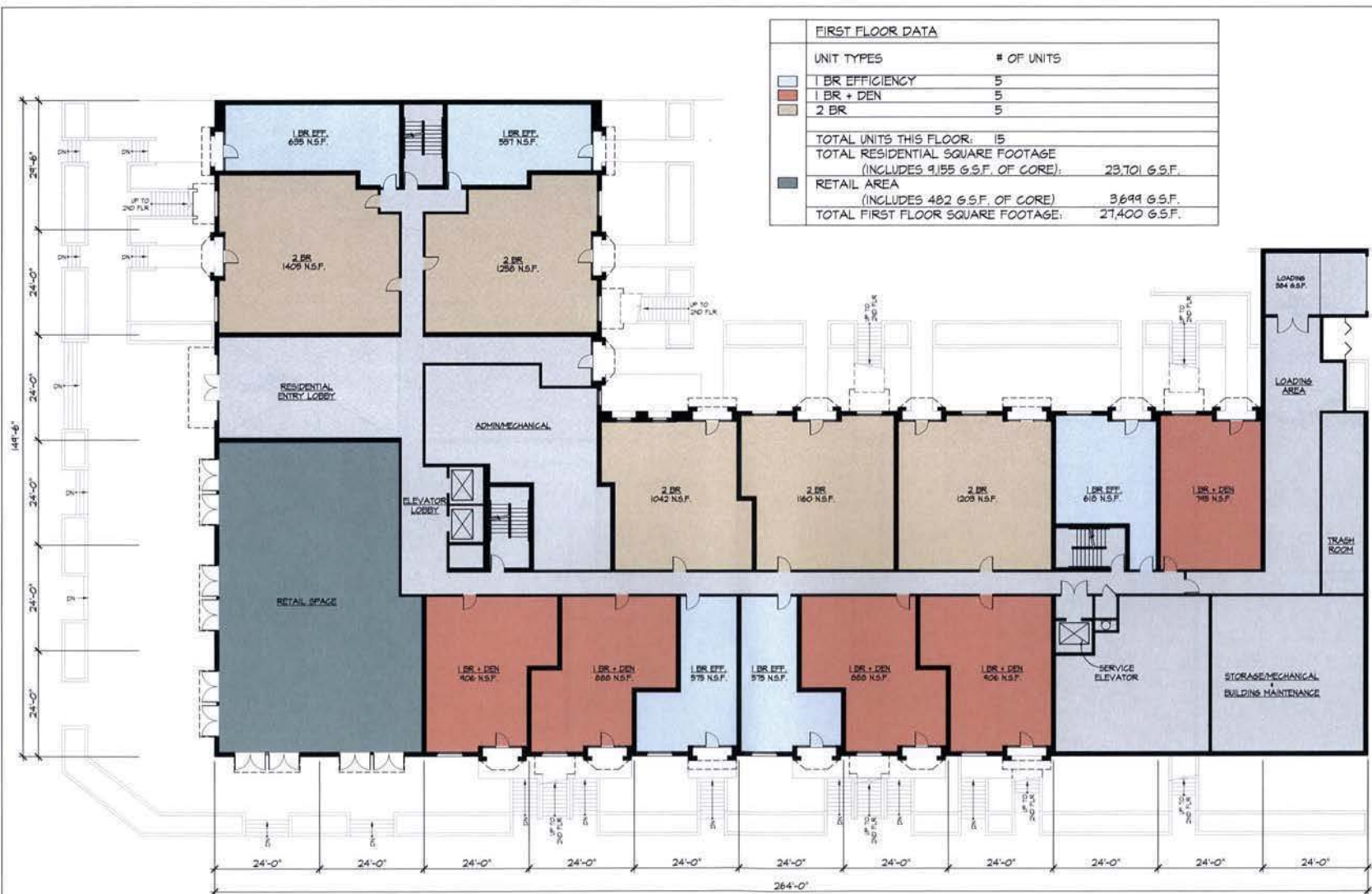
SCALE: 1" = 25'

DATE: SEPT. 1, 2005

PROJECT NO.: 2431-02-001

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L11



1 FIRST FLOOR
 SCALE 3/8" = 1'-0"

3RD STREET, N.E.

GTM
 775 OLD GEORGETOWN ROAD
 SUITE 700
 BETHESDA, MD 20814
 (703) 337-2000
 (703) 337-2001 FAX

Bowman
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A1.01



2 SECOND FLOOR
SCALE: 3/8" = 1'-0"



3RD STREET, N.E.

G.T.M.
775 OLD GEORGETOWN ROAD
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BETHESDA, MD 20814
(301) 331-2800
(301) 331-2861 FAX

Bowman
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A1.02

K STREET, N.E.



3RD STREET, N.E.

3 THIRD FLOOR
SCALE: 3/8" = 1'-0"



G.T.M.

1778 OLD GEORGETOWN ROAD
SUITE 100
BETHESDA, MD 20814
(301) 333-2888
(301) 333-2883 FAX

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A1.03

K STREET, N.E.



3RD STREET, N.E.

4 FOURTH FLOOR
SCALE: 3/8" = 1'-0"



G.T.N.

7725 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301) 333-2800
(301) 333-2861 FAX

Bowman
Architects

Residential Group, LLC
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CEH, RJC

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AS NOTED

DATE:

04-24-05

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03.0315

DRAWING NO.:

A1.04

K STREET, NE



3RD STREET, N.E.

5 FIFTH FLOOR
SCALE: 3/8" = 1'-0"

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DATE: 04-24-05

PROJECT NO: 03.0315

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K STREET, N.E.



3RD STREET, N.E.

6 SIXTH FLOOR
SCALE: 3/8" = 1'-0"



SIXTH FLOOR DATA

UNIT TYPES # OF UNITS

1 BR EFFICIENCY	10
1 BR + DEN	6
2 BR	8

TOTAL UNITS THIS FLOOR: 24

TOTAL RESIDENTIAL SQUARE FOOTAGE

(INCLUDES 3,380 G.S.F. OF CORE): 25,212 G.S.F.

TOTAL SIXTH FLOOR SQUARE FOOTAGE: 25,212 G.S.F.

G.T.M.

778 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301) 331-2000
(301) 331-3861 FAX

Bowman

2000 Old Georgetown Road, Ste. 700
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UNION PLACE

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CHECKED BY: GEH, RJC

SCALE: AS NOTED

DATE: 09-24-05

PROJECT NO: 03-0315

DRAWING NO:

A1.06

K STREET, NE.



3RD STREET, N.E.

SEVENTH FLOOR DATA

UNIT TYPES # OF UNITS

1 BR EFFICIENCY	11
1 BR + DEN	6
2 BR	7

TOTAL UNITS THIS FLOOR: 24

TOTAL RESIDENTIAL SQUARE FOOTAGE

(INCLUDES 3380 G.S.F. OF CORE): 24,701 G.S.F.

TOTAL SEVENTH FLOOR SQUARE FOOTAGE: 24,701 G.S.F.



GTM
7700 OLD GEORGETOWN ROAD
SUITE 100
BETHESDA, MD 20814
(301) 333-2000
(301) 333-2001 FAX

Bowman

Bowman Consulting Group, LLC
1111 Eastman Avenue
Suite 400
Alexandria, Virginia 22304
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01-23-05

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DRAWN BY: JAA

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SCALE: AS NOTED

DATE: 01-24-05

PROJECT NO: 03.0315

DRAWING NO:

A1.07

7 SEVENTH FLOOR
SCALE: 3/8" = 1'-0"



EIGHTH FLOOR DATA	
UNIT TYPES	# OF UNITS
1 BR EFFICIENCY	4
1 BR + DEN	4
2 BR	6
TOTAL UNITS THIS FLOOR: 14	
TOTAL RESIDENTIAL SQUARE FOOTAGE (INCLUDES 3,326 G.S.F. OF CORE):	
TOTAL EIGHTH FLOOR SQUARE FOOTAGE:	
	20,379 G.S.F.



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DATE: 01-24-05
PROJECT NO: 03.0315
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A1.08



A1.09

K STREET, N.E.



3RD STREET, N.E.

TENTH FLOOR DATA	
UNIT TYPES	# OF UNITS
1 BR EFFICIENCY	1
1 BR + DEN	5
2 BR	9
TOTAL UNITS THIS FLOOR: 15	
TOTAL RESIDENTIAL SQUARE FOOTAGE: 19,116 G.S.F.	
(INCLUDES 3,226 G.S.F. OF CORE)	
TOTAL TENTH FLOOR SQUARE FOOTAGE: 19,116 G.S.F.	

10 TENTH FLOOR
SCALE: 3/8" = 1'-0"



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A1.10

PHASE 1 - CONSOLIDATED PUD
PHASE 2 - STAGE I PUD

UNION PLACE
WASHINGTON, D.C.

Submitted September 29, 2005
In Response to Requests from the
D.C. Office of Planning

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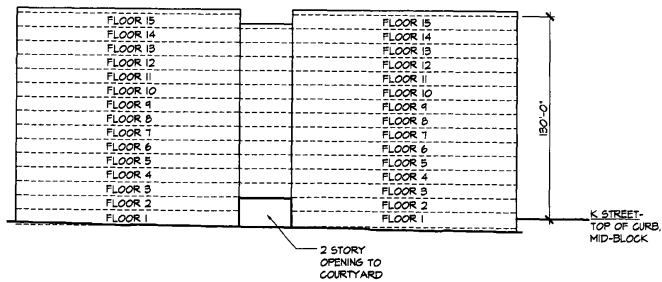
C.1.1 MASSING PLAN & 2nd STREET ELEVATION DIAGRAM
C.7 SITE DEVELOPMENT PLAN
C.8 DETAILED GRADING PLAN
C.9 UTILITY LAYOUT PLAN
C.11 EROSION CONTROL PLAN

LANDSCAPE

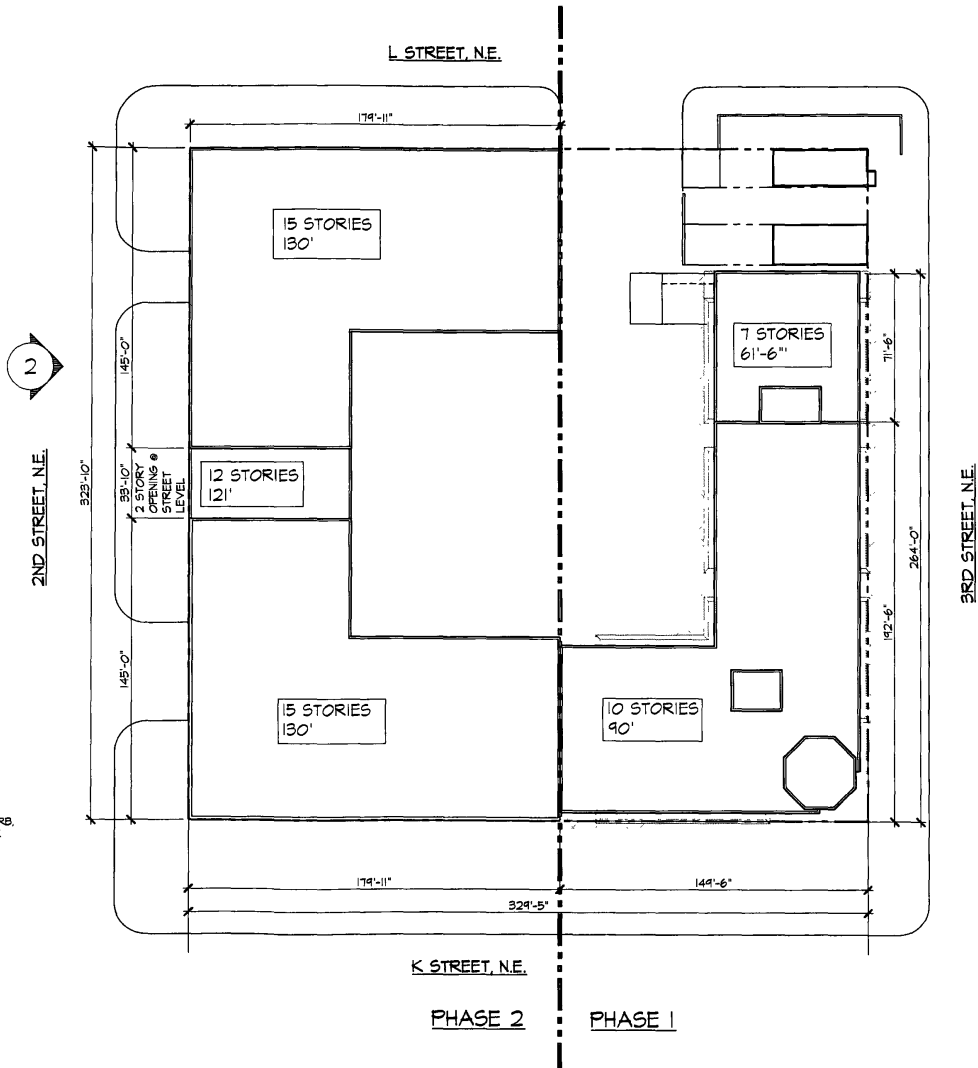
L.1 OVERALL LANDSCAPE PLAN
L.7 STREETSCAPE ENLARGEMENT I
L.8 STREETSCAPE ENLARGEMENT II
L.11 INTERIM LANDSCAPE PLAN - POST PHASE I

ARCHITECTURAL

A1.01 FIRST FLOOR PLAN
A1.02 SECOND FLOOR PLAN
A1.03 THIRD FLOOR PLAN
A1.04 FOURTH FLOOR PLAN
A1.05 FIFTH FLOOR PLAN
A1.06 SIXTH FLOOR PLAN
A1.07 SEVENTH FLOOR PLAN
A1.08 EIGHTH FLOOR PLAN
A1.09 NINTH FLOOR PLAN
A1.10 TENTH FLOOR PLAN



2 2nd STREET ELEVATION DIAGRAM
SCALE: 1" = 40'-0"



1 MASSING PLAN
SCALE: 1" = 80'-0"



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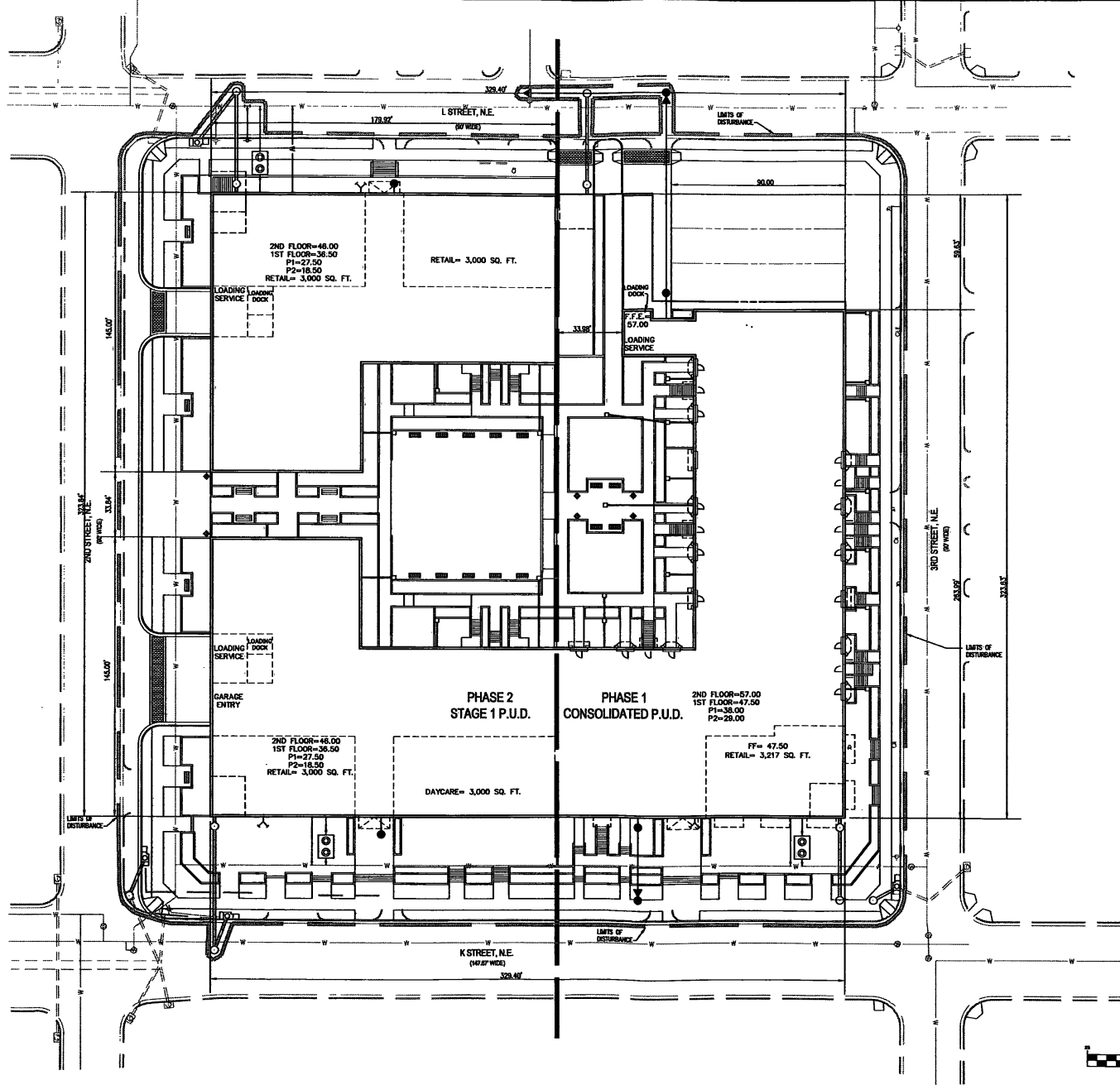
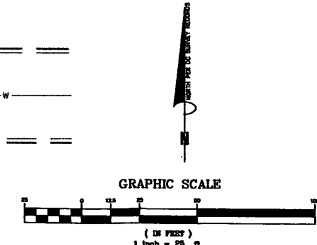
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C.11



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SITE DEVELOPMENT PLAN

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DISTRICT OF COLUMBIA

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REVISIONS:

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PROJECT OF DISTRICT OF COLUMBIA
No. 000781
Professional Engineer

DRAWN BY: GOS/SCJ

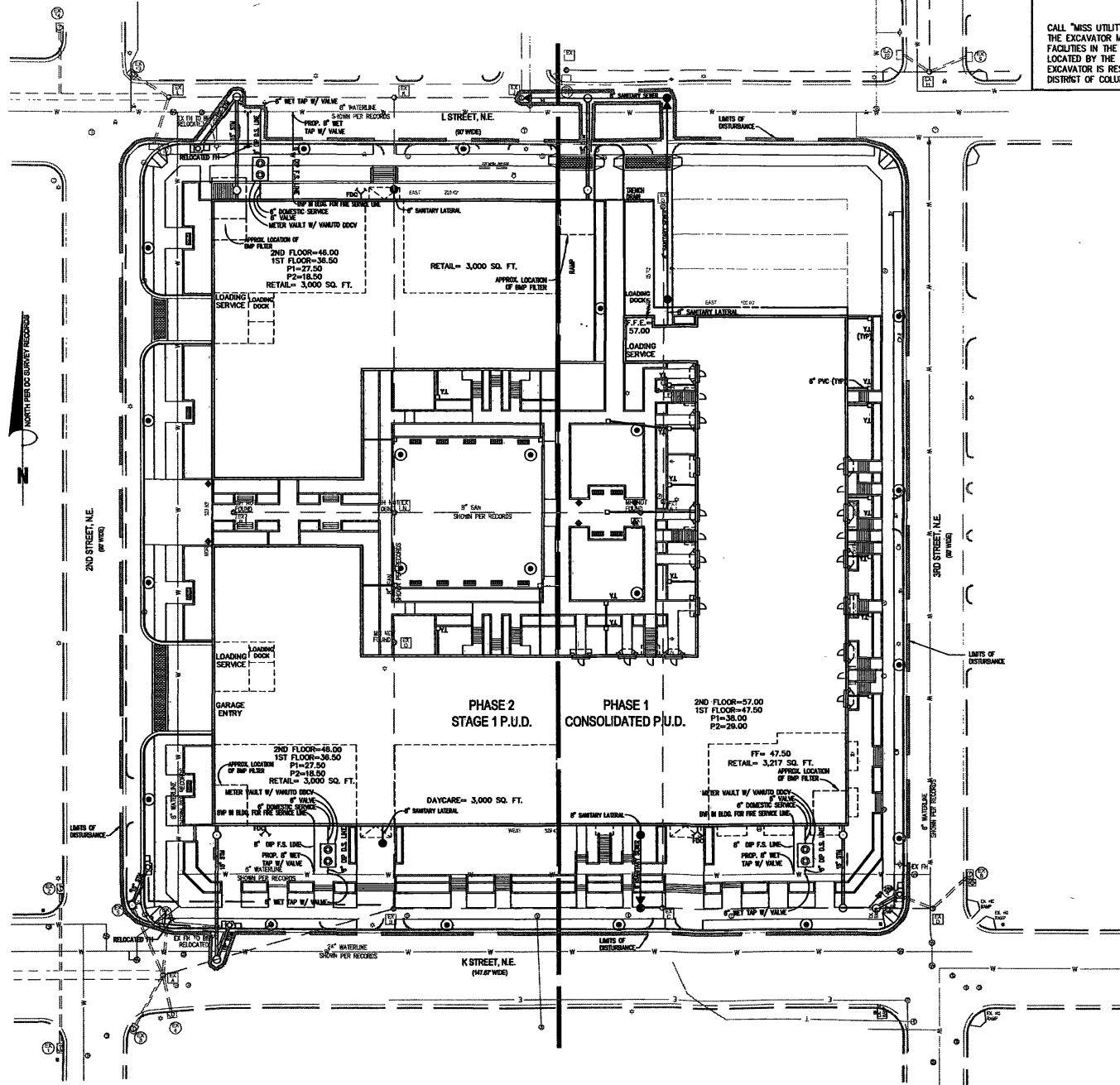
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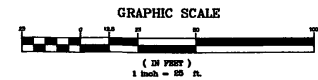
MISS UTILITY
 CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF THE DISTRICT OF COLUMBIA CODES AND REGULATIONS.

CAUTION!!
 THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION

ESTIMATED WATER AND SANITARY SEWER USAGE

PHASE I	
RESIDENTIAL	
A. NUMBER OF UNITS	202
B. TOTAL POPULATION (2.5 PEOPLE PER UNIT)	505
C. ESTIMATED GALLONS PER PERSON PER DAY	37,185 GPD
D. TOTAL AVERAGE DAILY FLOW	253,808 GPD
E. PEAK FLOW (PEAK FACTOR = 4)	(1,015,232 GPD)
RETAIL	
A. AMOUNT OF RETAIL SPACE	3,217 SF
B. TOTAL POPULATION (1 PERSON PER 200 SF)	16
C. ESTIMATED GALLONS PER PERSON PER DAY	18 GPCD
D. TOTAL AVERAGE DAILY FLOW	288 GPD
E. PEAK FLOW (PEAK FACTOR = 4)	(1,152 GPD)
PHASE I TOTAL	
	0.189 MGD
PHASE II	
RESIDENTIAL	
A. NUMBER OF UNITS (ESTIMATED)	610
B. TOTAL POPULATION (2.5 PEOPLE PER UNIT)	1,525
C. ESTIMATED GALLONS PER PERSON PER DAY	80 GPCD
D. TOTAL AVERAGE DAILY FLOW	122,000 GPD
E. PEAK FLOW (PEAK FACTOR = 4)	(488,000 GPD)
RETAIL	
A. AMOUNT OF RETAIL SPACE	12,000 SF
B. TOTAL POPULATION (1 PERSON PER 200 SF)	60
C. ESTIMATED GALLONS PER PERSON PER DAY	18 GPCD
D. TOTAL AVERAGE DAILY FLOW	1,080 GPD
E. PEAK FLOW (PEAK FACTOR = 4)	(4,320 GPD)
PHASE II TOTAL	
	0.280 MGD
TOTAL ESTIMATED WATER AND SANITARY SEWER USAGE: 0.469 MGD	

NOTE
 ALL WARD INLETS AND TRUNK DRAINS TO BE CONNECTED TO BUILDING PLUMBING. CONNECT WITH 8" PVC (TYP) TO BUILDING.



GT MARCHITECTS
 7735 OLD GEORGETOWN ROAD
 SUITE 700
 WASHINGTON, DC 20014
 (202) 533-2000
 (202) 533-2001 FAX

Bowman
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UTILITY LAYOUT PLAN
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 2-4371-02-001

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C.9

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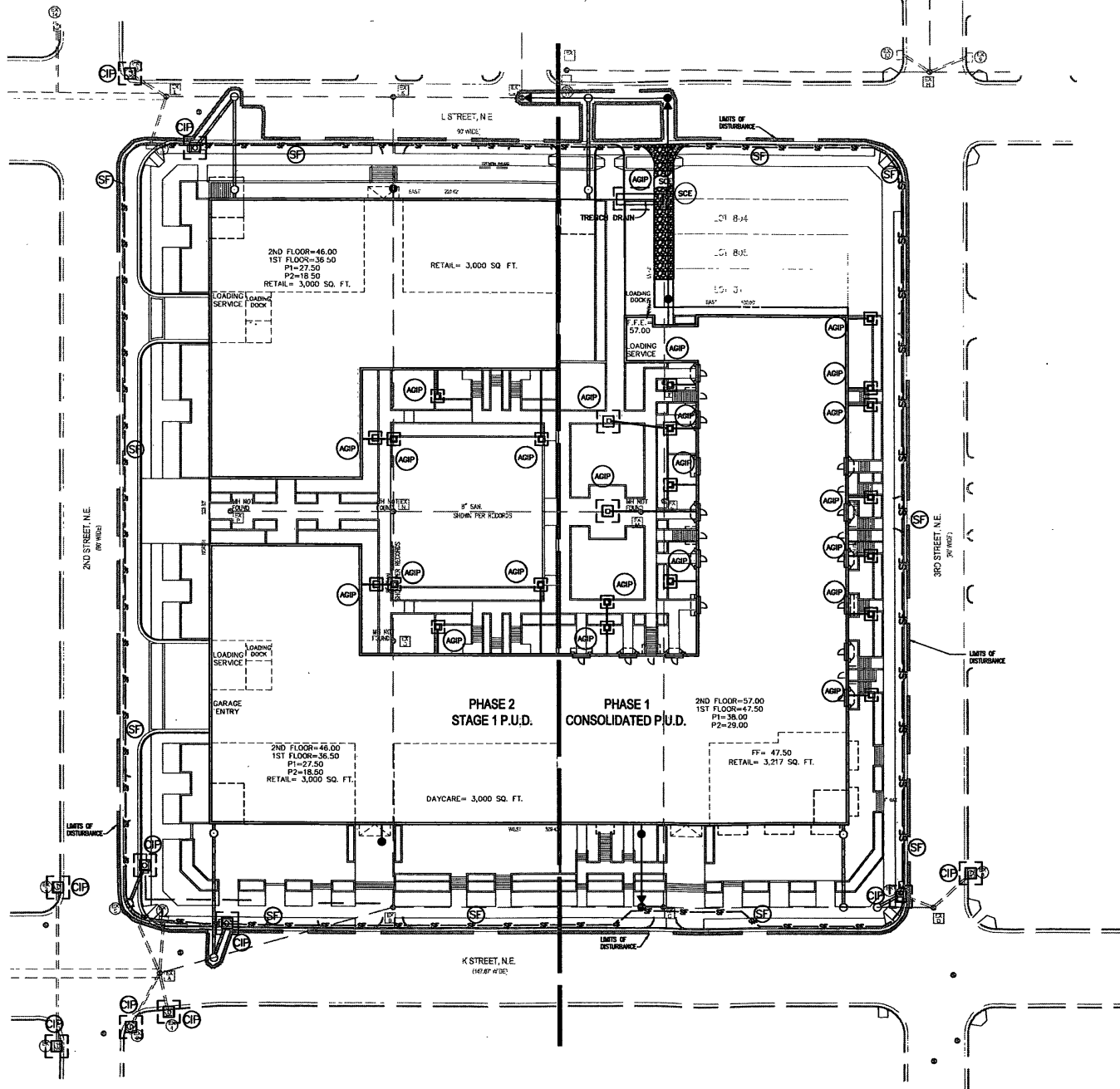
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SCALE:
 1" = 25'

DATE:
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PROJECT NO.:
 2-4371-02-001

DRAWING NO.:
C.9



EROSION AND SEDIMENT CONTROL LEGEND			
NO.	TITLE	KEY	SYMBOL
1	STABILIZED CONSTRUCTION ENTRANCE	SCE	
4	SILT FENCE	SF	
4B	AT GRADE INLET PROTECTION	AGIP	
4C	CURB INLET PROTECTION	CP	

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7735 OLD GEORGETOWN ROAD
SUITE 200
BETHESDA, MD 20814
(410)333-2000
(410)333-2001 FAX

Bowman

Bowman Consulting Group, Ltd.
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EROSION CONTROL PLAN UNION PLACE

DISTRICT OF COLUMBIA

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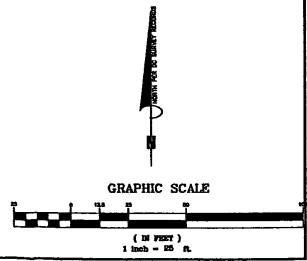
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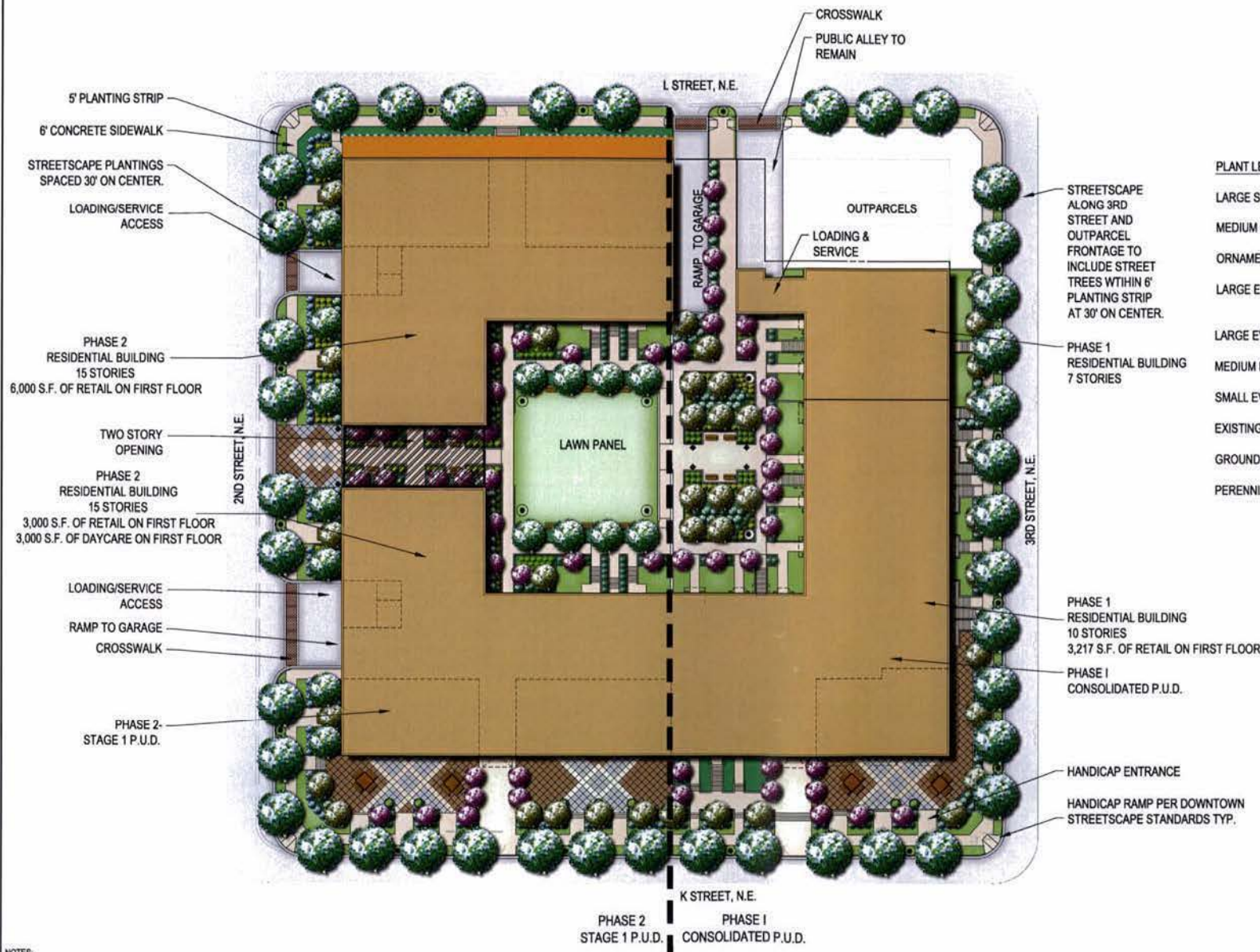
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PROJECT NO. 2431-02-001
DRAWING NO. C.11





PLANT LEGEND

- LARGE SHADE TREE
- MEDIUM SHADE TREE/ORNAMENTAL TREE
- ORNAMENTAL TREE
- LARGE EVERGREEN TREE
- LARGE EVERGREEN SHRUB
- MEDIUM EVERGREEN/DECIDUOUS SHRUB
- SMALL EVERGREEN/DECIDUOUS SHRUB
- EXISTING TREES
- GROUNDCOVER
- PERENNIALS

NOTES:

1. HARDSCAPE AND LANDSCAPE PLANS ARE SCHEMATIC AND ARE NOT FOR CONSTRUCTION.
2. ALL HARDSCAPE AND LANDSCAPE DETAILING IS SUBJECT TO CHANGE BY THE OWNER, DURING FINAL ENGINEERING DESIGN AND DURING THE PHASE 2-STAGE 2 PUD SUBMISSION.

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7725 OLD GEORGETOWN ROAD
SUITE 100
BETHESDA, MD 20814
(410) 333-5000
(410) 333-5001 FAX

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OVERALL LANDSCAPE PLAN - OPTION 1 UNION PLACE

DISTRICT OF COLUMBIA

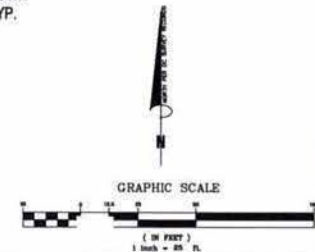
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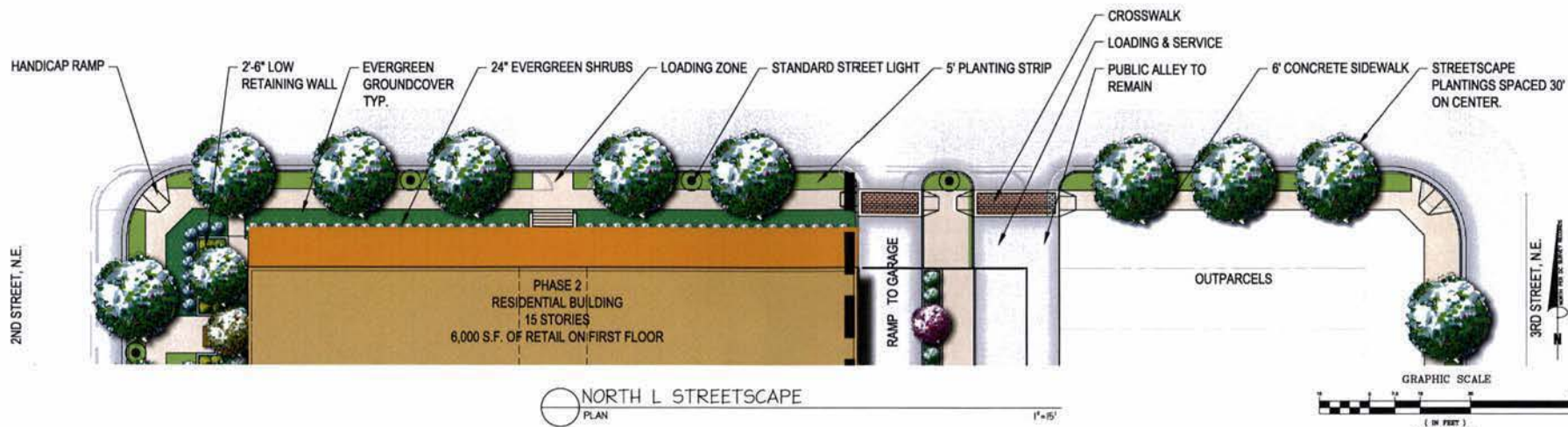
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L1





NOTES:

1. HARDSCAPE AND LANDSCAPE PLANS ARE SCHEMATIC AND ARE NOT FOR CONSTRUCTION.
2. ALL HARDSCAPE AND LANDSCAPE DETAILING IS SUBJECT TO CHANGE BY THE OWNER, DURING FINAL ENGINEERING DESIGN AND DURING THE PHASE 2-STAGE 2 PUD SUBMISSION.

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SUITE 700
BETHESDA, MD 20814
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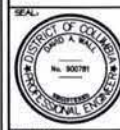
STREETScape ENLARGEMENT 1
UNION PLACE

DISTRICT OF COLUMBIA

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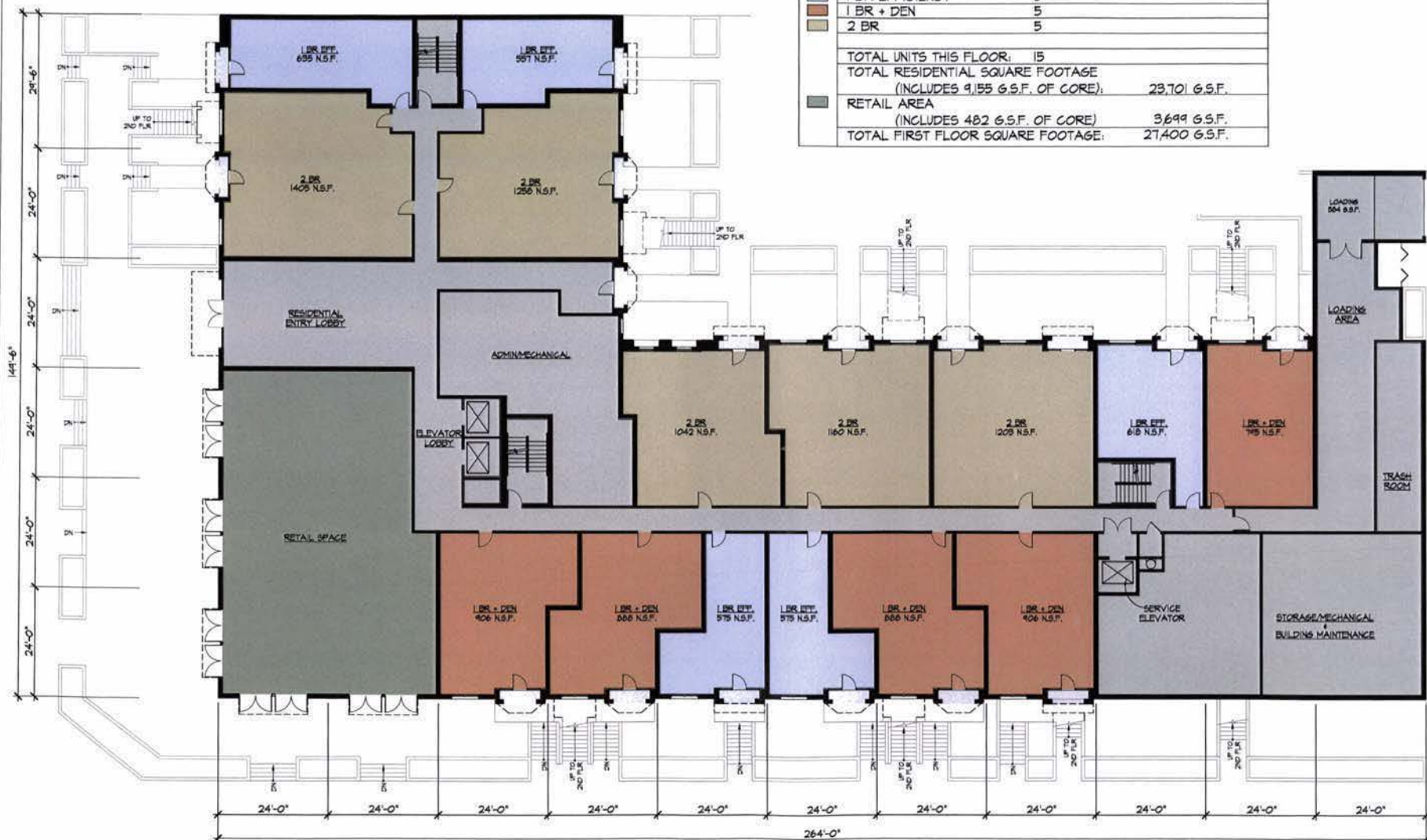
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L7



1 FIRST FLOOR
 SCALE: 3/8" = 1'-0"



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A1.01

② SECOND FLOOR
SCALE: 3/8" = 1'-0"

3RD STREET, N.E.

SECOND FLOOR DATA		
	UNIT TYPES	# OF UNITS
	1 BR EFFICIENCY	2
	1 BR + DEN	4
	2 BR	5
TOTAL UNITS THIS FLOOR: 16		
TOTAL RESIDENTIAL SQUARE FOOTAGE		
(INCLUDES 4131 G.S.F. OF CORE):		23,171 G.S.F.
TOTAL SECOND FLOOR SQUARE FOOTAGE:		23,171 G.S.F.

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A1.02

K STREET, N.E.



3RD STREET, N.E.

3 THIRD FLOOR
SCALE: 3/16" = 1'-0"



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A1.03

K STREET, N.E.



3RD STREET, N.E.

4 FOURTH FLOOR
SCALE: 3/8" = 1'-0"



FOURTH FLOOR DATA

UNIT TYPES # OF UNITS

1 BR EFFICIENCY	10
1 BR + DEN	6
2 BR	8

TOTAL UNITS THIS FLOOR: 24

TOTAL RESIDENTIAL SQUARE FOOTAGE

(INCLUDES 9,380 G.S.F. OF CORE): 25,212 G.S.F.

TOTAL FOURTH FLOOR SQUARE FOOTAGE: 25,212 G.S.F.

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DATE: 09-24-05

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A1.04

K STREET, N.E.



3RD STREET, N.E.

FIFTH FLOOR DATA

UNIT TYPES # OF UNITS

1 BR EFFICIENCY	10
1 BR + DEN	6
2 BR	8

TOTAL UNITS THIS FLOOR: 24

TOTAL RESIDENTIAL SQUARE FOOTAGE

(INCLUDES 3380 G.S.F. OF CORE)

TOTAL FIFTH FLOOR SQUARE FOOTAGE: 25,212 G.S.F.

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5 FIFTH FLOOR
SCALE: 3/8" = 1'-0"



K STREET, N.E.



3RD STREET, N.E.

6 SIXTH FLOOR
SCALE: 3/8" = 1'-0"

SIXTH FLOOR DATA

UNIT TYPES # OF UNITS

1 BR EFFICIENCY	10
1 BR + DEN	6
2 BR	8

TOTAL UNITS THIS FLOOR: 24

TOTAL RESIDENTIAL SQUARE FOOTAGE

(INCLUDES 9380 G.S.F. OF CORE): 25,212 G.S.F.

TOTAL SIXTH FLOOR SQUARE FOOTAGE: 25,212 G.S.F.

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A1.06

K STREET, N.E.



3RD STREET, N.E.

7 SEVENTH FLOOR
 SCALE: 3/8" = 1'-0"



SEVENTH FLOOR DATA

UNIT TYPES # OF UNITS

1 BR EFFICIENCY	11
1 BR + DEN	6
2 BR	7

TOTAL UNITS THIS FLOOR: 24

TOTAL RESIDENTIAL SQUARE FOOTAGE

(INCLUDES 3380 G.S.F. OF CORE): 24,701 G.S.F.

TOTAL SEVENTH FLOOR SQUARE FOOTAGE: 24,701 G.S.F.

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 SUITE 700
 BETHESDA, MD 20814
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 (301) 333-2001 FAX

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A1.07

K STREET, N.E.



3RD STREET, N.E.

8 EIGHTH FLOOR
SCALE: 3/8" = 1'-0"



GTM
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(202)333-3000
(202)333-2061 FAX

Bowman

Interiors Consulting Group, LLC
211 Eastmore Avenue
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ANG 04-07-05
04-13-05
04-24-05

SCALE:

DRAWN BY: JAA
CHECKED BY: CEH, RJC
SCALE: AS NOTED
DATE: 04-24-05
PROJECT NO: 03.0315
DRAWING NO:

A1.08

K STREET, N.E.



3RD STREET, N.E.

10 TENTH FLOOR
SCALE: 3/8" = 1'-0"



TENTH FLOOR DATA

UNIT TYPES # OF UNITS

1 BR EFFICIENCY	1
1 BR + DEN	5
2 BR	9

TOTAL UNITS THIS FLOOR: 15

TOTAL RESIDENTIAL SQUARE FOOTAGE: 19,116 G.S.F.

(INCLUDES 3,226 G.S.F. OF CORE)

TOTAL TENTH FLOOR SQUARE FOOTAGE: 19,116 G.S.F.

G.T.M.

7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301)533-2000
(301)533-2001 FAX

Bowman
Bowman Consulting Group, Ltd.

2121 Eisenhower Avenue
Arling Heights, Virginia 22134
Phone: (703) 448-2100
Fax: (703) 448-2101
www.bowmanconsulting.com

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COHEN
COMPANIES

UNION PLACE

REVISIONS:

ANG 09-07-05
09-13-05
09-29-05

SEAL:

DRAWN BY: JAA

CHECKED BY: CEH, RJC

SCALE: AS NOTED

DATE: 09-29-05

PROJECT NO: 03.0315

DRAWING NO:

A1.10