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**John Ray**
Manatt, Phelps & Phillips, LLP
Direct Dial: (202) 585-6565
E-mail: jray@manatt.com

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September 27, 2005

Mr. Jay Green
Director
DC Department of Housing & Community Development
810 N. Capitol Street, NE, 8th Floor
Washington, DC 20002

Dear Mr. Green:

**Subject: Support for Planned Urban Development in Square 749 in Northeast DC**

The purpose of this letter is to request your written support for modifications to the Planned Unit Development ("PUD") application for a residential/retail complex known as Union Place located at 200 K Street, NE. The Office of Planning ("OP") has recommended that the Zoning Commission approve the modifications to the Approved Consolidated PUD and Map Amendment based on the information noted in Section V of the OP Final Report (see enclosed report).

The development will cover most of the block bounded by K Street on the South, 2nd Street on the West, L Street on the North and 3rd Street on the East. The project is before the D.C. Zoning Commission as Case No. 01-28TE PUD Modification and Time Extension. The Zoning Commission hearing is scheduled for Monday, October 3, 2005. We hope for a Zoning Commission vote of approval in early November.

The modifications to the approved PUD in Square 749 will include:

- A request to build two residential buildings with retail space, rather than one residential building and one office building with retail space; and,
- A commitment by the developer to dedicate over 10% (78 units) of the total gross residential floor space in the two buildings, which are privately funded, to affordable housing. According to Office of Planning, this amount of affordable housing is "the largest percentage of a project total that a private developer has ever offered for a PUD that does not include government land" (see page 5, OP Final Report).

[redacted]
Exhibit of Documents
CASE NO. 01-28TE
EXHIBIT NO. 84



ZONING COMMISSION
District of Columbia
CASE NO.01-28
EXHIBIT NO.84

Other proposed public benefits and amenities for Union Place include a 27,000 square foot public plaza with a landscaped courtyard, over 10,000 square foot of retail space, a 3,000 square foot day care facility, green roof, and one parking space to one residential unit (see pp. 3 and 4 of OP Final Report). Also, a signed First-Source Employment Agreement with DC Department of Employment Services has been completed and the developer is committed to, and in the process of renewing and re-executing a MOU with the Office of Local, Small, and Disadvantaged Business Enterprise ("LSDBE").

The PUD in Square 749, was first approved by Office of Planning in 1995, included a 12-storey, 130' high office building on the 2nd Street side of the site and approximately 200 units residential building.

We have taken the liberty of enclosing a draft letter of support (disk attached) for your convenience. Should you or your staff have questions or need any additional information, please call me at any time at (202) 585-6565. Thank you in advance for your prompt attention to this matter.

With warm regards,

Sincerely,

John Ray

Enc: Office of Planning Final Report
on Zoning Commission Case No. 01-28TE