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Executive Director
Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. ZC 05-361

NOV 28 2014

Zoning Commission of the
District of Columbia
2nd Floor, Suite 210
441 4th Street, NW
Washington, DC 20001

Members of the Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999,

I found that the proposed modification to a previously approved Planned Unit Development in Square 0749, known as Union Place, would not be inconsistent with the Comprehensive Plan for the National Capital. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,



Marcel C. Acosta
Executive Director

Enclosure

cc: Ellen McCarthy, Acting Director, DC Office of Planning
Anthony Hood, Chairman, Zoning Commission



Delegated Action of the Executive Director

PROJECT
Planned Unit Development Modification (Toll
DC II, LP)
Square 0749
Washington, DC

NCPC FILE NUMBER
ZC 05-36I

NCPC MAP FILE NUMBER
42.00(06.20)44042

REFERRED BY
Zoning Commission of the District of Columbia

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

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

The Zoning Commission of the District of Columbia has taken a proposed action to approve a major modification to a previously approved planned unit development (PUD) for a residential development, known as Union Place, located on a portion of Square 0749. The proposal was initially reviewed by NCPC in March 2006, with subsequent reviews and modifications in July 2008 and November 2013. The approved PUD, which was separated into two phases the first of which having been constructed, is primarily a residential project with some retail uses. The proposed modifications pertain to: location of a public entrance; changes to the design; the proposed number of dwellings; parking; size of the green roof; and the size of the day care. The table below details the proposed modifications.

	Approved PUD	Proposed Modification
Public Entrance to Courtyard	West side of building (2 nd Street, NE)	South side of building (K Street, NE)
Parking and Loading Entrances	Three along 2 nd Street	Two, center of 2 nd Street
Design		Changes to the façade of 2 nd and K Street elevations
Residential Square Footage and Number of Dwelling Units	Approximately 415,307 square feet and 500 units	Approximately 450,742 square feet and 525 units
Parking spaces	0.71 parking ratio or 329 parking spaces for 500 units	0.46 parking ratio or 240 parking spaces for 524 units
Loading	Two loading areas, a delivery space, and a loading platform	One loading area, one serves delivery space, and one loading platform
Green Roof	Approximately 16,000 square feet	Approximately 13,000 square feet
Day Care Space	Approximately 3,446 square feet	Approximately 6,842 square feet

NCPC staff has reviewed the current PUD modification and has determined that the proposed residential building is not inconsistent with the Comprehensive Plan for the National Capital. The proposed modifications do not impact the height of the building and no federal agencies will be impacted by the proposed modifications.

* * *

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed modification to a previously approved Planned Unit Development in Square 0749, known as Union Place, to be not inconsistent with the Comprehensive Plan for the National Capital.



Marcel Acosta
Executive Director



[Date]