



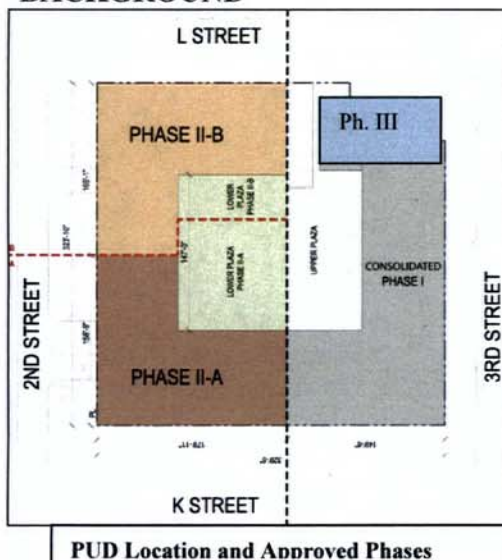
MEMORANDUM

2015 JUL 17 PM12:51

TO: District of Columbia Zoning Commission
FROM: JLS
 Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation
DATE: July 17, 2015
SUBJECT: ZC 05-36 K--Minor Modification Request to ZC 05-36. Phase II Portion of Union Place PUD

Applicant:	Toll DC II LP
Site Address:	200 K Street, N.E.
Ward / ANC:	Ward 6; ANC6C
Project Summary:	Primarily residential project bounded by 2nd, 3rd, K and L Streets, NE. Phase I: Completed Consolidated PUD in southeast portion of Square: 202 units including 28-30 for households earning $\leq 80\%$ AMI. Phase II: Preliminary PUD in southwest, west and northwest portion of Square 500 units, including 50 for $\leq 80\%$ AMI. Rent covenanted @ $\leq 30\%$ of HH monthly income. Phase III: Preliminary PUD at northeast corner of Square for 41 residential units including affordable units as required by Inclusionary Zoning
Last Relevant ZC Order:	ZC 05-36 I, issued January 12, 2015
Modification Requested:	Amend design of PUD to change and simplify color range of masonry materials on all facades and simplify cornice treatment.
OP Recommendation	Approve as Minor Modification.

BACKGROUND



The approved PUD is to include approximately 748 units, including 80 to 82 units for households earning $\leq 80\%$ AMI, as well as an approximately 3,500 square foot daycare center and approximately 17,500 square feet of retail. It is divided three phases: a completed Consolidated PUD fronting on 3rd Street and K Street (Phase I), an approved two-phase Preliminary PUD fronting on 2nd, K and L Streets (Phases II-A and II-B), and a Consolidated PUD fronting on 2nd and L Streets (Phase III).

The Commission has approved several modifications to the overall PUD. It now encompasses all of Square 749, as shown to the left, and is near the Red Line metro station at New York and Florida Avenues, NE. The underlying zone districts are C-2-B and C-M-3. C-3-C zoning is associated with the PUD.

The Second Stage PUD has been modified and extended since its original approval. It is permitted to be constructed in two stages, and to be 121 feet high as measured from 3rd Street, with 14 stories on the 2nd Street side. When both stages of the approved Phase II are complete, Phase II is to contain approximately 555,545 gross square feet (GSF) of floor area. 415,307 net square feet would be devoted to approximately 500 residential units. Ancillary residential indoor amenity spaces would comprise 13,328 square feet, and core and service areas would occupy 113,109 square feet (20% of GFA). There would be 13,801 square feet of retail space, including a 3,446 square foot daycare center, an addition to the parking garage for a total of 506 to 448 spaces, and a publicly accessible plaza atop the garage.

The most recent modifications include

- Order 05-36J, which Extended the validity of Phase II for one year provided a building permitted is filed by November 14, 2015 and construction starts by November 14, 2016; and
- Order 05-36 I, which approved design and loading changes for Phase II, effective January 12, 2015

DESCRIPTION OF THE MODIFICATION REQUEST

The Phase II applicant has requested permission to make minor changes to Phase II's three street-facing facades. They are intended to simplify the color ranges of the masonry materials and to update cornice profiles to a more contemporary design. The applicant states that the changes are intended to enhance the project's compatibility with the neighborhood's changing context. Comparisons between the approved and proposed façade designs are included in the applicant's submission.

OP reviewed and commented on an earlier draft version of the proposed changes, encouraging the applicant to moderate the then-proposed darkening of the color palette, to better integrate the rhythms of the Phase I and Phase II facades, and to provide enough color contrast to window headers and sills on the first and second floors of 2nd Street N.E.'s to provide interest for pedestrians. The proposals submitted by the applicant have responded positively to OP's comments.

COMMUNIT COMMENT

ANC 6C voted to approve the proposed design modifications on July 8, 2015

OP RECOMMENDATION

OP supports Toll DC LP's request for minor modifications to the design of Phase II of PUD 05-36

JLS / Stephen Cochran – project manager