

Parkside PUD Summary

Zoning Commission Orders Following the First-Stage PUD

Order	Date	Summary
05-28	Apr. 5, 2007	First-Stage PUD
05-28A	Oct. 3, 2008	Second-stage approval for: - Block A – containing 98 senior housing units/96,900 square feet; all 98 units are affordable at 60% AMI or 30% AMI, - Block B – <i>see Order 05-28G</i>, and - Block C – <i>see Order 05-28G</i>
05-28B	Jun. 27, 2011	Second-stage approval for: Block I2 – containing 42,644 square feet for the Parkside Community Health Center
05-28C	Aug. 26, 2011	Second-stage approval for: Blocks H and I1—Community College of the District of Columbia (not constructed)
05-28D	Sept. 17, 2010	Denial of extension to First-Stage PUD
05-28E	Aug. 26, 2011	Modification of Second-stage approval for Blocks H and I
05-28F	Dec. 30, 2011	Second-stage approval for: Block D – Community Green
05-28G	Dec. 16, 2011	Modification of Second-stage approval for: Block B/C – 100 townhouses/89,856 square feet on Block B and 138,232 square feet on Block C (42 of the townhouses are affordable at 80-120 percent AMI)
05-28H	Feb. 3, 2012	Extension of First-Stage PUD to Oct. 3, 2013
05-28I	Jan. 20, 2012	Modification to Second-stage approval for Block I2
05-28J/K	Feb. 7, 2014	Second-stage approval for: Block E – containing 186 units/163,430 square feet; all 186 units are affordable at 60% AMI or 30% AMI
05-28L	Feb. 7, 2014	Extension of First-Stage PUD to Oct. 3, 2015
05-28M	Mar. 13, 2015	Modification to Second-stage approval for Blocks B and C
05-28N	Jan. 15, 2016	Modification to Second-stage approval for Blocks B and C
05-28O	Feb. 12, 2016	Extension of First-Stage PUD to Oct. 3, 2017
05-28P	September 1, 2017	Second-stage approval for: Block J – containing 191 units/160,780
05-28Q	March 23, 2018	Second-stage approval for: Block F, Parcel 9 – containing up to 82 units/81,663 square feet of residential GFA (20 percent of the units to be affordable at 80-120 percent AMI); 112,595 square feet of office GFA; and 16,704 square feet of retail GFA

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05-28R 05-28S	March 23, 2018	Second-stage approval for: Block F, Parcels 8/10 – containing up to 280 multi-family units; 25 townhouse units (5 units to be affordable at 80-120 percent AMI); and up to 14,564 square feet of retail
05-28T	March 23, 2018	Second-stage approval for: Portion of Block H – 503,019 sf office; 7,171 ground floor retail (not constructed)
05-28U	June 12, 2020	Extension of First-Stage PUD to October 3, 2019
05-28V	Aug. 7, 2020	Extension of First-Stage PUD to October 3, 2021
05-28V(1)	October 1, 2021	COVID-19 Administrative Extension of First-Stage PUD to October 3, 2022
05-28W	August 7, 2020	Extension of Second-Stage PUD (05-28Q – Block F, Parcel 9) - File building permit by March 23, 2022 - Begin construction by March 23, 2023
05-28W(1)	April 1, 2022	COVID-19 Extension of Second-Stage PUD (05-28Q – Block F, Parcel 9) to file building permit to March 23, 2023
05-28X	August 7, 2020	Extension of Second-Stage PUD (05-28T – Portion of Block H) - File building permit by March 23, 2022 - Begin construction by March 23, 2023
05-28X(1)	April 1, 2022	Extension of Second-Stage PUD (05-28T – Portion of Block H) - File building permit by March 23, 2023 - Begin construction by March 23, 2024
05-28Y	September 4, 2020	Modification of Consequence to Second-Stage PUD (05-28R/S – Parcels 8 & 10)
05-28Z	May 6, 2022	Modification of Consequence to Second-Stage PUD (05-28Q – Block F, Parcel 9B)
05-28AA	Jan. 20, 2023	Extension of First-Stage PUD to October 3, 2023
05-28AB	January 20, 2023	Modification of Consequence to First-Stage PUD to permit interim playground/park uses on Parcel 12/Block H
05-28AC	October 6, 2023	Modification of Significance to Second-Stage PUD (05-28Q – Parcel 9A)
05-28AD	October 6, 2023	Extension of Second-Stage PUD (05-28Q – Parcel 9A) - File building permit by March 23, 2024 - Begin construction by March 23, 2025
05-28AE	October 20, 2023	Extension of Second-Stage PUD (05-28T – Portion of Block H) - File building permit by March 23, 2024 - Begin construction by March 23, 2025
05-28AF	October 20, 2023	Modification of Consequence to Second-Stage PUD (05-28F – Community Green)
05-28AG	June 28, 2024	Extension of Second-Stage PUD (05-28Q – Parcel 9B) Begin construction by March 23, 2025

Block Summary

Block/ Parcel	Program	Affordability	GFA	Status	Order(s)
A	98 senior residential units	98 (30%/60%)	96,900 sf	Complete	05-28A 05-28M/N
B	100 townhouse units	42 (80-120%)	89,856 sf	Complete	05-28B
C			138,232 sf		05-28G
D	Community Green	N/A	0 sf	Complete	05-28F 05-28AF
E	186 multi-family units	186 (30%/60%)	163,430 sf	Complete	05-28J/K
F/9	209 multi-family units 15,285 sf retail GFA	42 (80-120%)	204,519 sf	9A: Pending building permit 9B: Building permit pulled	05-28Q 05-28Z 05-28AC 05-28AD 05-28AG
F/8 and 10	25 townhouse units	5 (80-120%)	61,637 sf	Complete	05-28R/S; 05-28Y
F/8	112 multi-family Units 7,390 sf retail GFA	23 (80-120%)	204,519 sf	Complete	
F/10	118 multi-family Units 7,100 sf retail GFA	24 (80-120%)		Delivery 2025	
G1/12	Future multi-family				
G2/12	Future multi-family				
H2/12	Future office or multi-family w/ retail	N/A	0 sf	Approved Second-Stage lapsed	05-28T 05-28AE
H1/12	Future office or multi-family w/ retail			Approved modification to First-Stage for Interim Uses	05-28AB
12-I1	Future Senior Housing				
12I-2	Future Hotel/Education				
I2	Parkside Community Health Center	N/A	42,644 sf	Complete	05-28B 05-28I
J	191 multi-family units	0	172,150 sf	Complete	05-28P
<i>Total</i>	Residential Health Care		1,134,419 sf 42,644 sf		
	Total		1,177,063 sf		