

COMMISSION ACTION

NCPC File No. ZC 05-36



**UNION PLACE AT 200 K STREET, NE WASHINGTON, DC
FIRST STAGE PLANNED UNIT DEVELOPMENT AND
CONSOLIDATED PLANNED UNIT DEVELOPMENT AND RELATED
MAP AMENDMENT FROM SPLIT ZONES C-M-3 and C-2-B to C-3-C**

Located on all of Square 749 except for Lots 804, 805 and 31
Bounded by L, 2nd, K and 3rd Streets, NE
Washington, D.C.

Submitted By the Zoning Commission of the District of Columbia

March 2, 2006

Commission Action Requested by Applicant

Approval of comments to the District of Columbia Zoning Commission pursuant to 40 U.S.C. 8724(a) and D.C. Code 2-1006(a).

Commission Action

The Commission:

- **Concludes** that the proposed Consolidated Planned Unit Development would not adversely affect the identified federal interests and would be consistent with the Comprehensive Plan for the National Capital.
- **Concludes** that the proposed First Stage Planned Unit Development would adversely affect the identified federal interests and would be inconsistent with the Comprehensive Plan for the National Capital and the Height of Buildings Act of 1910 for the following reasons:
 - The applicant has failed to demonstrate that there is a meaningful connection between the two portions of the First Stage Planned Unit Development or between the First Stage Planned Unit Development and the Consolidated Planned Unit Development.
 - Without a meaningful connection between the First Stage Planned Unit Development and the Consolidated Planned Unit Development, the measuring point for the First Stage Planned Unit Development cannot be located on 3rd Street.

- **Recommends** that the Zoning Commission require the applicant:
 - to clearly demonstrate that the First Stage Planned Unit Development is functionally one building by providing a meaningful connection between the two portions of the building, and
 - to reduce the height of the building so it would not exceed 130 feet as measured at the front of the building on K Street.

Deborah B. Young
Secretary to the National Capital Planning Commission