



THE
**LOREE
GRAND**
AT UNION PLACE





*For folks who enjoy the richness of city living,
Union Place has it all!*

Union Place is the most substantial mixed-use development project to break ground in Near Northeast north of the H Street Corridor in two decades of revitalization efforts.

Covering the square block bounded by 2nd, K, 3rd, and L Streets NE, Union Place will create some 700 new apartment homes in a beautifully-landscaped setting, conveniently located just two blocks from the NY Ave Metro Station.

Union Place will be built in two phases.

The Loree Grand – with 200-plus rental apartments – is Phase I, on the 3rd Street side between K and L Streets.

Phase I construction begins in July 2007 with a target date for completion and occupancy in July 2009.

Phase II – with about 500 residential units – is in the final design stage, with plans to be submitted to the DC Zoning Commission in September 2007 for public hearings.

The Loree Grand Apartments

- ★ Junior 1BR units, from 516 sq ft to 919 sf,
- ★ 1BR units, from 709 sf to 1,062 sf,
- ★ 1BR + Den units, from 872 sf to 1,074 sf
- ★ 2BR units, from 1,040 sf to 1,413 sf,
- ★ 2BR + Den units, from 1,268 to 1,342 sf
- ★ Floor-to-ceiling window views,
- ★ Balconies on units above street level,
- ★ Landscaped entrances for units at street level,
- ★ Underground garage parking, at a ratio of one parking space per unit, with additional spaces designated for visitors,
- ★ 24/7 security system,
- ★ 24-hour access to the Union Place Central Plaza for personal use & resident-sponsored gatherings.





Union Place is located within NoMA (North of Massachusetts), one of the city's most exciting new centers of redevelopment. NoMA covers the area north of the US Capitol from Union Station to the New York Avenue Metro Station. The DC Government has selected NoMA for commercial and residential redevelopment with the promise of becoming "a major new neighborhood – vibrant, healthy, and serving as an attractive connection between Near Northeast, Eckington, Mount Vernon Triangle, Shaw, Bates, and Bloomingdale."

In other words, Union Place is at the heart of the city's liveliest center of new jobs, homes, shops, and restaurants!



Union Place Brings Benefits to the Neighborhood and the City

- ★ **Affordable Housing** – Approximately 78 units will be set aside as affordable housing for families at 80% of the Area Median Income, such as teachers, police officers, firefighters and others. The DC Office of Planning called this one of the city's largest-ever commitments of affordable housing by a private developer on private property with private financing.
- ★ **New Jobs** – More than 600 Phase I and Phase II construction jobs with a total estimated annual payroll of \$28.6 million. Approximately 71 permanent jobs with an estimated annual payroll of \$1.7 million upon completion of the project.
- ★ **DC Hiring & Contracting Commitment** – The developer has signed a First-Source Employment Agreement and a Local, Small, & Disadvantaged Business Enterprise Agreement committing to goals of hiring DC residents for at least 51% of new jobs and contracting with DC LSDBEs for at least 35% of the value of project contracts.
- ★ **Daycare** – First-class, professionally-accredited daycare center for children of Union Place residents and the neighborhood.
- ★ **New Shops** – 9,000 square feet of ground-level retail, bringing new shopping opportunities and services to the neighborhood.
- ★ **Union Place Plaza** – A beautifully-landscaped central court open to the public from 11 am to 7 pm daily as a friendly gathering-place for passive recreation.
- ★ **"Green Roof"** – Using the latest technology of "green roof" plantings to conserve energy and protect the environment.
- ★ **New Revenue for the City** – BBP&A economic consultants estimate that Union Place, upon completion, will generate \$16.6 million a year in new tax revenues for the city.



The Loree Grand at Union Place is named in honor of Mrs. Loree Harris Murray, a heroine of the Near Northeast neighborhood for her half-century of courageous community leadership.

In the 1980s, she organized neighbors to combat the rampant drug-dealing and crime of that era, personally facing down drug-gang dealers and notifying police about drug-dealing hot spots. She was so effective that the gang firebombed her home, but that only spurred her to greater effort. In 1985, she founded the Near Northeast Citizens Against Crime & Drugs, a civic association which remains active today in working for public safety and neighborhood growth and prosperity.

Thanks to Mrs. Murray and the many citizens who joined her efforts, Near Northeast today is a safe and friendly place to live, work, shop, and play.

We at the Cohen Companies salute you, Mrs. Murray, and honor you with the lasting tribute of *The Loree Grand*.

— Ronald J. Cohen
President, Cohen Companies



The Loree Grand at Union Place
The Development Team

Developer:	Cohen Companies
Architecture:	GTM Architects
Engineering:	CAS Engineering
Landscape Design:	Landscape Architecture Bureau
Construction:	ADC Builders
Legal Counsel:	Holland & Knight LLP
Leasing/Management:	ZALCO Realty
Public Affairs:	Margaret Gentry