

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *JLS*
Jennifer Steingasser, Deputy Director

DATE: January 3, 2017

SUBJECT: **Supplemental Report** for ZC #15-27, Kettler 300 Morse Street, NE
Consolidated and First Stage Planned Unit Development and Related Map
Amendment

I. BACKGROUND AND RECOMMENDATION

The original hearing for this case was scheduled for October 20, 2016. At that time, the Commission elected to postpone the hearing to allow the applicant an opportunity to consolidate their plans and respond to issues previously raised by the Commission and city agencies. The Commission also asked the Office of Planning (OP) to provide an update on the comments in its October 11, 2016 report (Exhibit 39). Since that time OP has continued to work with the applicant on updates to their plans and can now recommend approval of the application. The following table provides an update on the items listed on pages 1 and 2 of OP’s October 11 report, based on the applicant’s most recent submission, Exhibit 61 of the record.

OP Comment From October 11 Report	Applicant Response	OP Response
<p>1. <u>Materials</u>: Provision of additional specific information regarding the types of materials to be used, including material type, color, and samples, demonstrating that the proposed building materials will be of a high-quality;</p>	<p>The latest plan set provides material photographs for each building within the consolidated PUD:</p> <ul style="list-style-type: none"> - Bld. A-1, Sheets 62-63; - Bld. B, Sheet 75; - Bld. C, Sheet 80. 	<p>After reviewing the proposed materials and architecture, OP is confident that the design is of a high quality.</p> <p>OP had also recommended that the applicant significantly revise the architecture of Building B, and is very satisfied with the latest iteration of the design. The overall building feels to be of higher quality, and at the street level especially the break in the building would help provide relief to the pedestrian. It would also create an</p>

OP Comment From October 11 Report	Applicant Response	OP Response
		interesting visual terminus looking south on 3 rd Street (Sheet 33).
<p>2. <u>Additional Renderings:</u> Provision of additional renderings, including: 1) an eye-level rendering of the plaza from the ground floor between buildings A-1 and B; 2) additional eye-level renderings, as requested by the Zoning Commission; 3) a rendering showing the proposed landscape and use of the green space between building B and the approved Highline PUD to the south (ZC 15-01);</p>	<p>Additional renderings have been provided beginning on Sheet 23 of Exhibit 61A.</p>	<p>The renderings provide a much clearer picture of the design intent for the buildings and the open spaces around them.</p>
<p>3. <u>Neal Place:</u> The extension of Neal Place, whether in a temporary or permanent condition, shall remain open during the construction of adjacent buildings;</p>	<p>The applicant has discussed with OP a potential PUD condition that would govern the extension of Neal Place.</p>	<p>The concept put forth by the applicant is that Neal Place may be constructed in its final location, unless either Building C2 or D has received Second Stage PUD approval, in which case Neal Place would be temporarily located north or south of its final location (see Sheet C202). The applicant stated to OP that the flexibility is requested to accommodate the construction of a below-grade garage under Neal Place. DDOT has indicated that they have no objection to the temporary alignments, as long as the final alignment matches that set by the approved PUD to the east.</p>
<p>4. <u>DC Water Easement:</u> Continued coordination with DC Water to ensure that the proposed easement requested by DC Water meets its needs;</p>	<p>Sheet C301 of the plan set shows the location of a proposed DC Water easement. The applicant stated to OP that discussions with DC Water are ongoing.</p>	<p>OP contacted DC Water to confirm that the proposed easement would meet its access needs. The attached memo from DC Water states that the design is conceptually adequate, and</p>

OP Comment From October 11 Report	Applicant Response	OP Response
		that a final review will be conducted at the time of permitting.
<p>5. <u>Virginia Railway Express</u>: Provision of correspondence from Virginia Railway Express (VRE) regarding the use of Track 2 for the New York Avenue Storage Facility, and on mitigation measures that minimize the impact of the use of the track to adjacent properties;</p>	<p>After continuing discussions with the applicant, VRE submitted a letter to the record (Exhibit 42) indicating its support for the current design of the project.</p>	<p>The applicant has also stated to OP that they intend to use sound-dampening windows on the side of the buildings facing the railroad. This window selection should be clarified in writing or on the plan set.</p>
<p>6. <u>Green Roof Data</u>: Provision of the square foot area of green roof that would be provided for the consolidated portion of the PUD;</p>	<p>At Sheet C501, the plan set provides a table summarizing the green roofs to be provided throughout the project.</p>	<p>The total amount of green roof to be provided on all buildings of the PUD would be 64,761 sf. That is in addition to bioretention areas provided throughout the site (Sheet C500).</p> <p>OP notes that the mechanical systems of Building B have been changed to allow more roof space to be dedicated to green roof. Also, with the latest design, all of the building in the consolidated PUD would achieve a LEED Gold equivalent.</p>
<p>7. <u>Park Connection</u>: Provision of additional information regarding the connection between the lower portion of the Florida Avenue Park (ZC Case No. 15-01) and the proposed plaza, including materials, permeability, and landscape;</p>	<p>The plan set provides additional renderings beginning on Sheet 23, including images of the plaza area / Florida Avenue Park. The landscape plans, beginning on Sheet L1.03 also include more detail plans and precedent photos regarding materials, the gantry feature and the landscaping concept.</p>	<p>OP appreciates the amount of additional detail provided and supports the design of the plaza and connection to the Florida Avenue Park.</p>

OP Comment From October 11 Report	Applicant Response	OP Response
<p>8. <u>Use of City-owned Land:</u> Provision of correspondence with the Deputy Mayor of Planning and Economic Development regarding the use of city-owned land as a paved surface;</p>	<p>Exhibit 44 of the record is a letter from DMPED indicating that the city-owned parcel may be included in the PUD, but that no plans are to be proposed on that property at this time.</p>	<p>If the city-owned parcel is to be used or developed at a later time, it would need to be the subject of a First Stage PUD modification. OP also confirmed that that the land area of the city-owned parcel is not included in any FAR calculations.</p>
<p>9. <u>FAR Calculations:</u> Provision of a determination letter from the Zoning Administrator regarding FAR calculations for theoretical lots; and</p>	<p>The applicant has submitted email correspondence with the Zoning Administrator indicating that the FAR of Building C-1 would conform to the Regulations.</p>	<p>OP has no objection to the density provided with building C-1 or the overall density of the project.</p>
<p>10. <u>Building Connection:</u> Provision of additional information relating to the requested flexibility to allow buildings C-1 and C-2 be considered the same building for zoning purposes.</p>	<p>The latest design provides a connection between buildings C-1 and C-2.</p>	<p>OP has no objection to the design of buildings C-1 and C-2, provided they remain a single building with a meaningful connection.</p>

Benefits and Amenities

In addition to the above items, OP encouraged the applicant to commit additional residential floor area toward inclusionary zoning units, and discussed the need for additional funding to complete the “Florida Avenue Park”, which would act as a gateway to the subject site. The applicant has verbally committed to 11% affordable housing throughout the project, as well as \$150,000 toward the park. OP supports these proffers and will work with the applicant and OAG to ensure that the PUD condition language will adequately reflect those commitments.

Attachment:
 DC Water Memo

JS/mrj



December 22, 2016

Brandice Elliott
Development Review Specialist
District of Columbia Office of Planning
1100 4th Street SW, 6th Floor
Washington, DC 20024

Re: 300 Morse Street NE (ZC# 15-27)

Dear Ms. Elliott:

Please consider this letter as DC Water's response to the development team's request to review a proposed easement. The proposed easement is related to the existing 8' diameter sewer main running along the western property line of the overall site. The development team has met with DC Water on a few occasions to discuss the easement width, accessibility near the existing 8' diameter sewer main, clearance between the existing sewer main and the proposed buildings, truck turning movement, and foundation design for the buildings. The development team has submitted the following documents in reference to the proposed easement for our review and these documents are attached in this e-mail.

1. Cross-section deep foundation option
2. Prop. utility easement exhibit
3. Grading exhibit
4. Truck turn exhibit

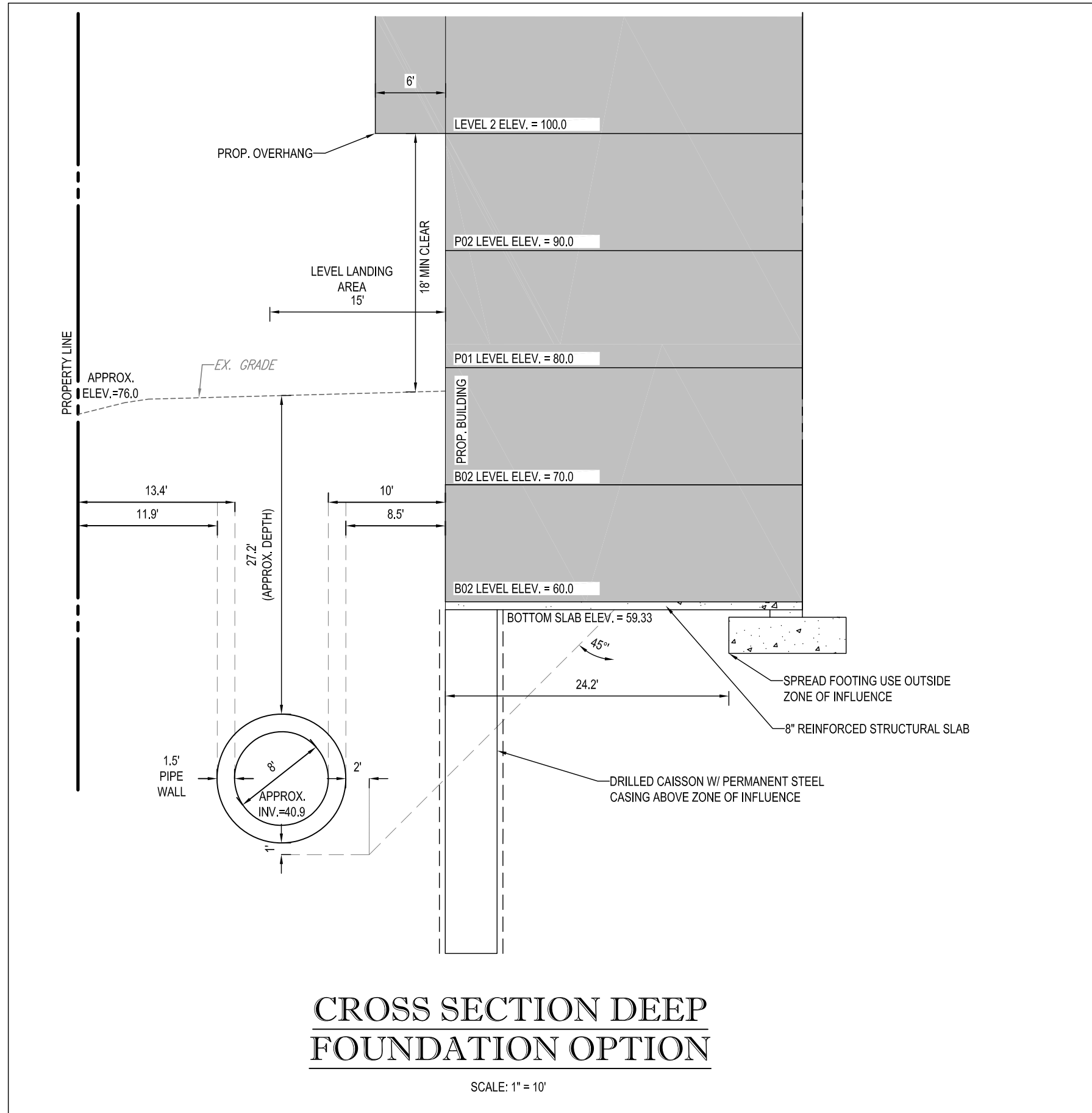
After review of these documents, the proposed easement layout was found to conceptually meet DC Water's easement requirements. A final delineation of the proposed easement will be made during the actual plan review.

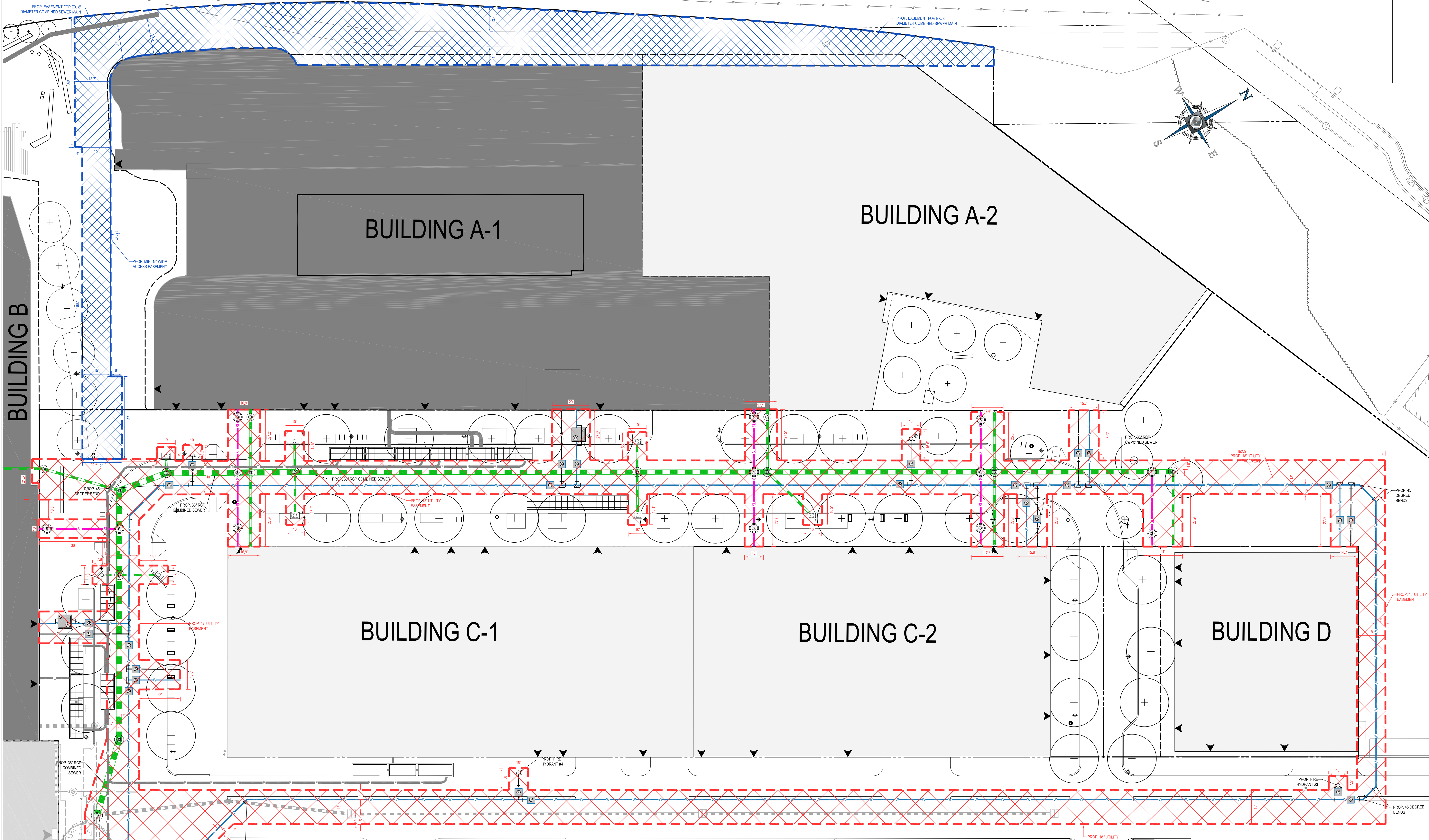
If you have any questions or need further details, please do not hesitate to contact me at 202-646-8610 or email me at Brian.McDermott@dcwater.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'B. T. McDermott', is written over a light blue horizontal line.

Brian T. McDermott, P.E.
Director, Permit Operations





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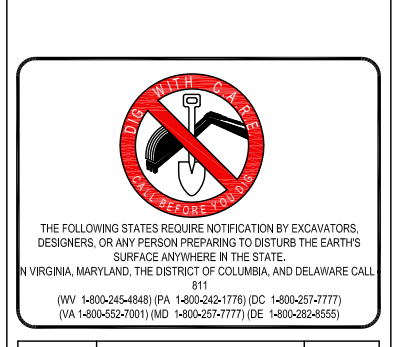
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LANDSCAPE ARCHITECT

INTERIOR DESIGN



NUMBER	ISSUE	DATE

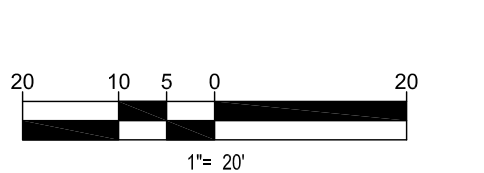
KETTLER, INC
 1751 Pinnacle Dr, Suite 700
 McLean, VA 22102

MARKET TERMINAL
 BUILDINGS A & B
 300 & 320 MORSE STREET NE
 WASHINGTON, DC 20002

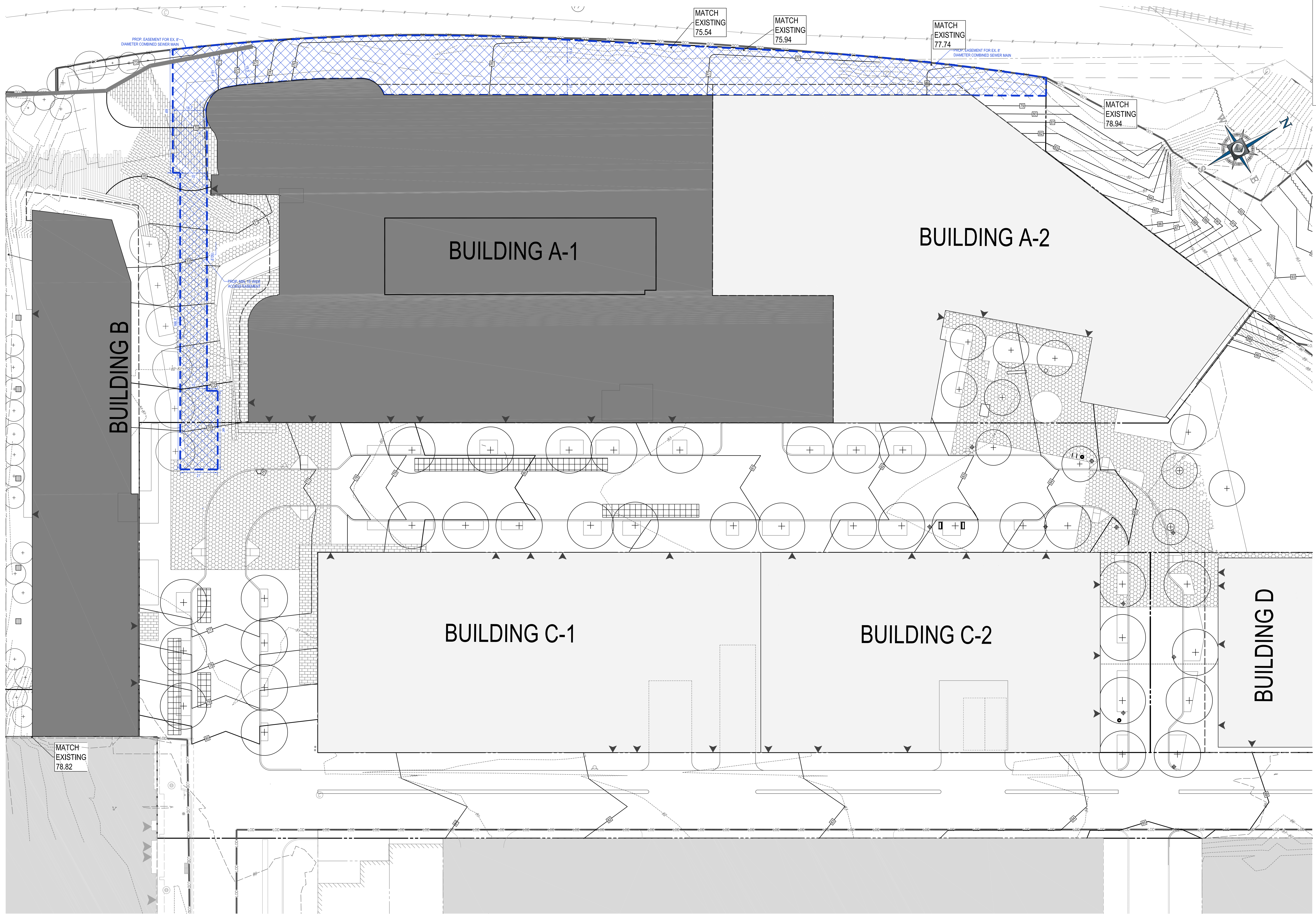
PROP. UTILITY EASEMENT EXHIBIT
 TITLE

CIV500
 DRAWING NUMBER

- LEGEND**
- PROP. WATER MAIN
 - PROP. DOMESTIC WATER LINE
 - PROP. FIRE LINE
 - PROP. SANITARY LATERAL
 - PROP. SANITARY MAIN
 - PROP. STORM MAIN
 - PROP. BIOTENTION OUTLET PIPE ROUTED UNDER/THROUGH BUILDING
 - PROP. BIOTENTION OUTLET PIPE
 - PROP. UTILITY & ACCESS EASEMENT AREAS
 - PROP. UTILITY & ACCESS EASEMENT AREA (8" DIAMETER SEWER)



IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL OF THE DIMENSIONS AND CONDITIONS ASSOCIATED WITH THE PROJECT WORK. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHOULD CONDUCT A FIELD SURVEY TO VERIFY THE DIMENSIONS AND CONDITIONS ASSOCIATED WITH THE PROJECT WORK. THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE DIMENSIONS AND CONDITIONS ASSOCIATED WITH THE PROJECT WORK DOES NOT RELIEVE THE CONTRACTOR OF ANY OTHER RESPONSIBILITIES UNDER THE PROJECT AGREEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES.



BUILDING B

BUILDING A-1

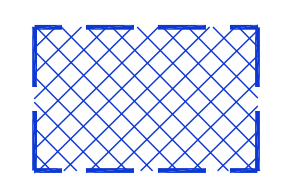


BUILDING A-2

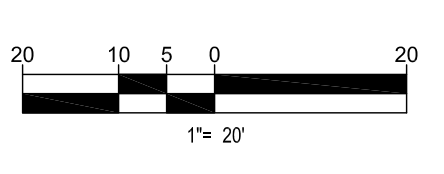
BUILDING C-1

BUILDING C-2

BUILDING D

LEGEND

-  PROP. VEHICULAR ACCESS EASEMENT (MIN. 15' WIDE)
-  PROP. CONTOUR
-  EX. CONTOUR



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LANDSCAPE ARCHITECT

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The following is the seal for the professional responsible for this drawing. It contains the name, title, and registration information of the professional.

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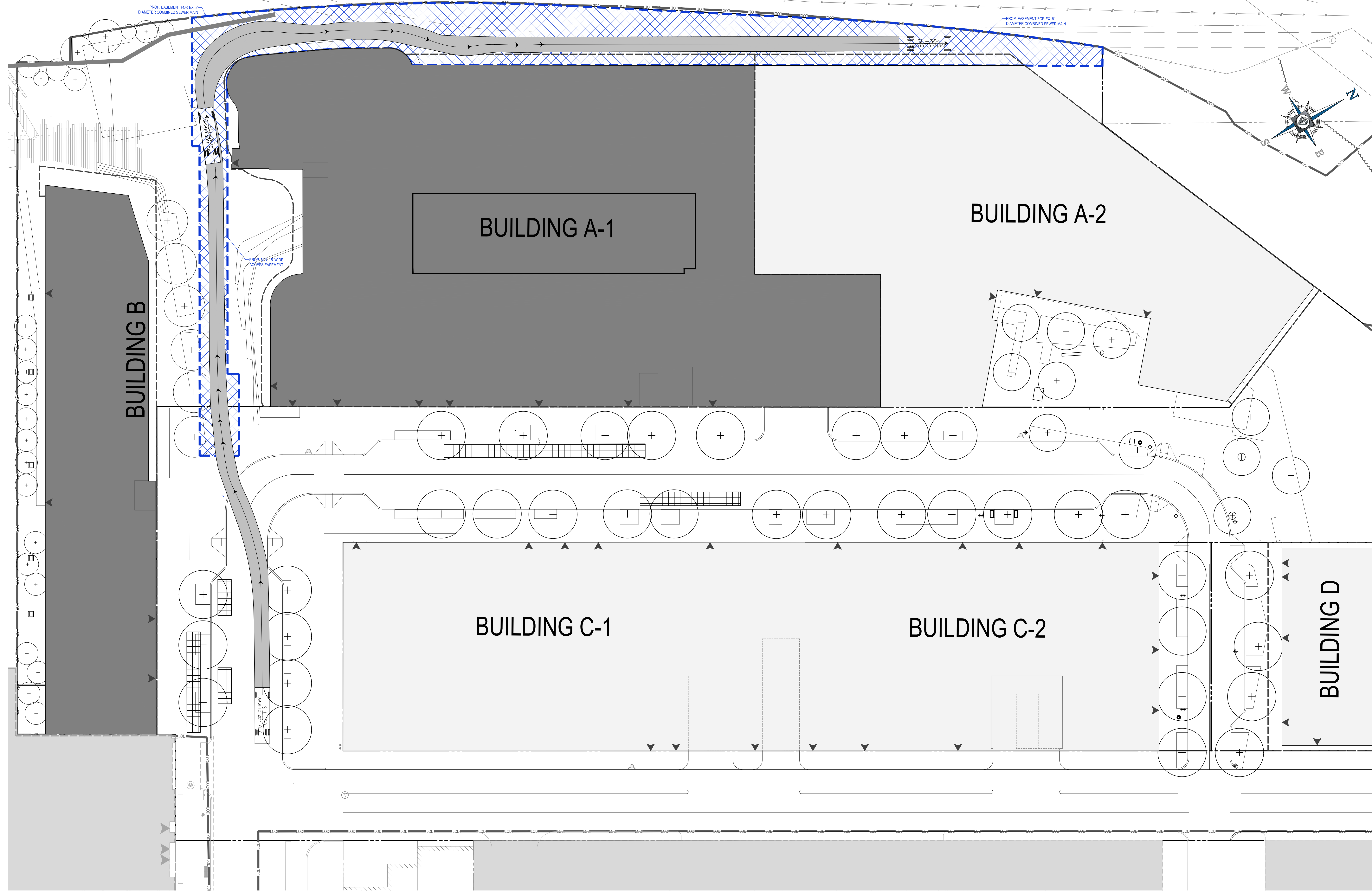
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MARKET TERMINAL BUILDINGS A & B
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VEHICULAR ACCESS EASEMENT - GRADING EXHIBIT

1

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES PRIOR TO THE START OF CONSTRUCTION.



BUILDING B

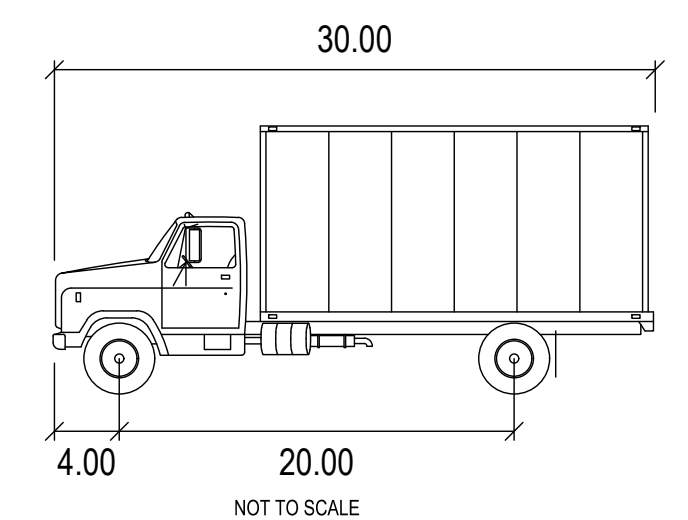
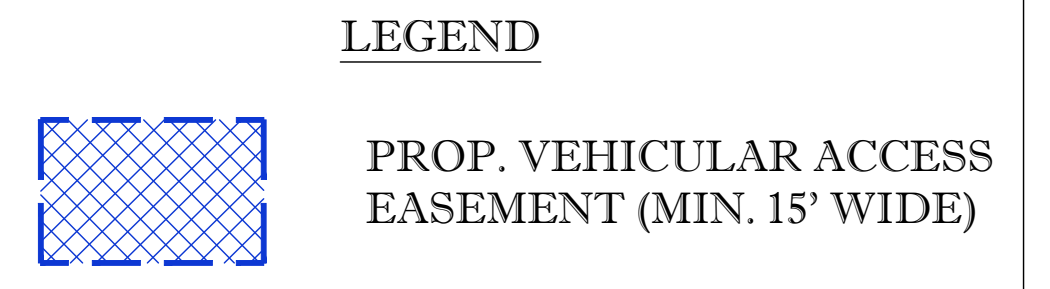
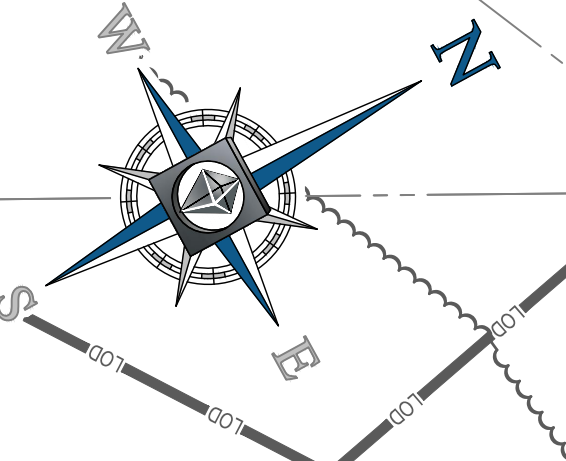
BUILDING A-1

BUILDING A-2

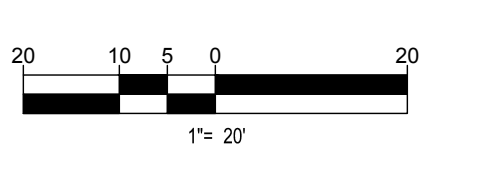
BUILDING C-1

BUILDING C-2

BUILDING D



- SU-30** feet
- Width : 8.00
 - Track : 8.00
 - Lock to Lock Time : 6.0
 - Steering Angle : 31.8



NOTE: TRUCK SHOWN IS FOR SCHEMATIC PURPOSES ONLY TO REPRESENT A LARGE WHEEL BASE MAINTENANCE VEHICLE.

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TRUCK TURN-ENTRANCE

1

DRAWING NUMBER

NOTES:
 1. THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL OF THE DIMENSIONS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT BEGINS PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A DISCREPANCY BETWEEN THE DIMENSIONS AND SPECIFICATIONS ON ANY SCALE COORDINATE TO THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE PROJECT DIMENSIONS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SPECIFICATIONS.

