



## ZONING COMMISSION HEARING

JANUARY 12, 2017

**300 MORSE STREET, NE  
MARKET TERMINAL**

**CONSOLIDATED AND FIRST STAGE PLANNED UNIT DEVELOP-  
MENT AND RELATED MAP AMENDMENT TO THE D.C. ZONING  
COMMISSION**

DEVELOPER

ARCHITECT

LAND USE COUNSEL

CIVIL ENGINEER

LANDSCAPE ARCHITECT

TRAFFIC CONSULTANT

**KETTLER**

**R2L:ARCHITECTS**

**HOLLAND & KNIGHT**

**BOHLER**

**OCULUS**

**GOROVE-SLADE**





# KETTLER



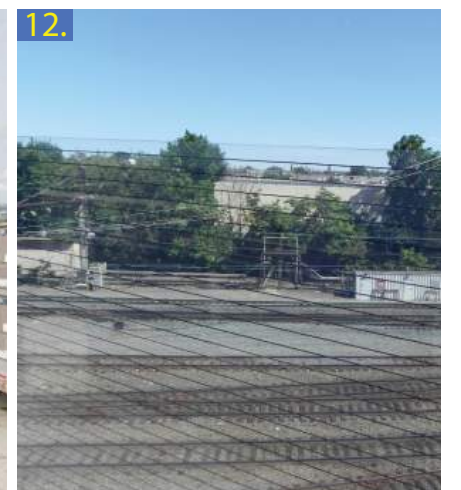
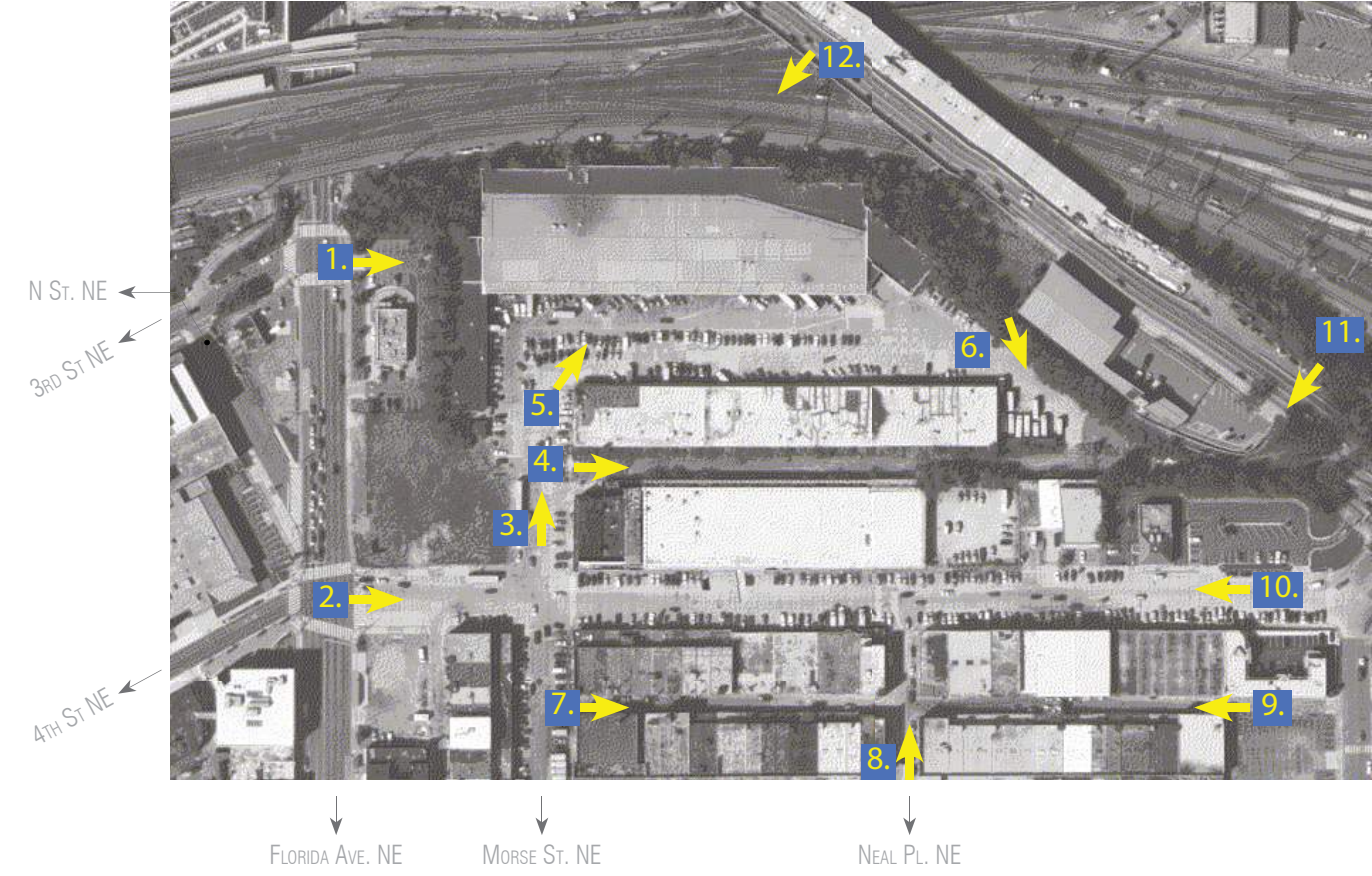
**CARR**  
PROPERTIES



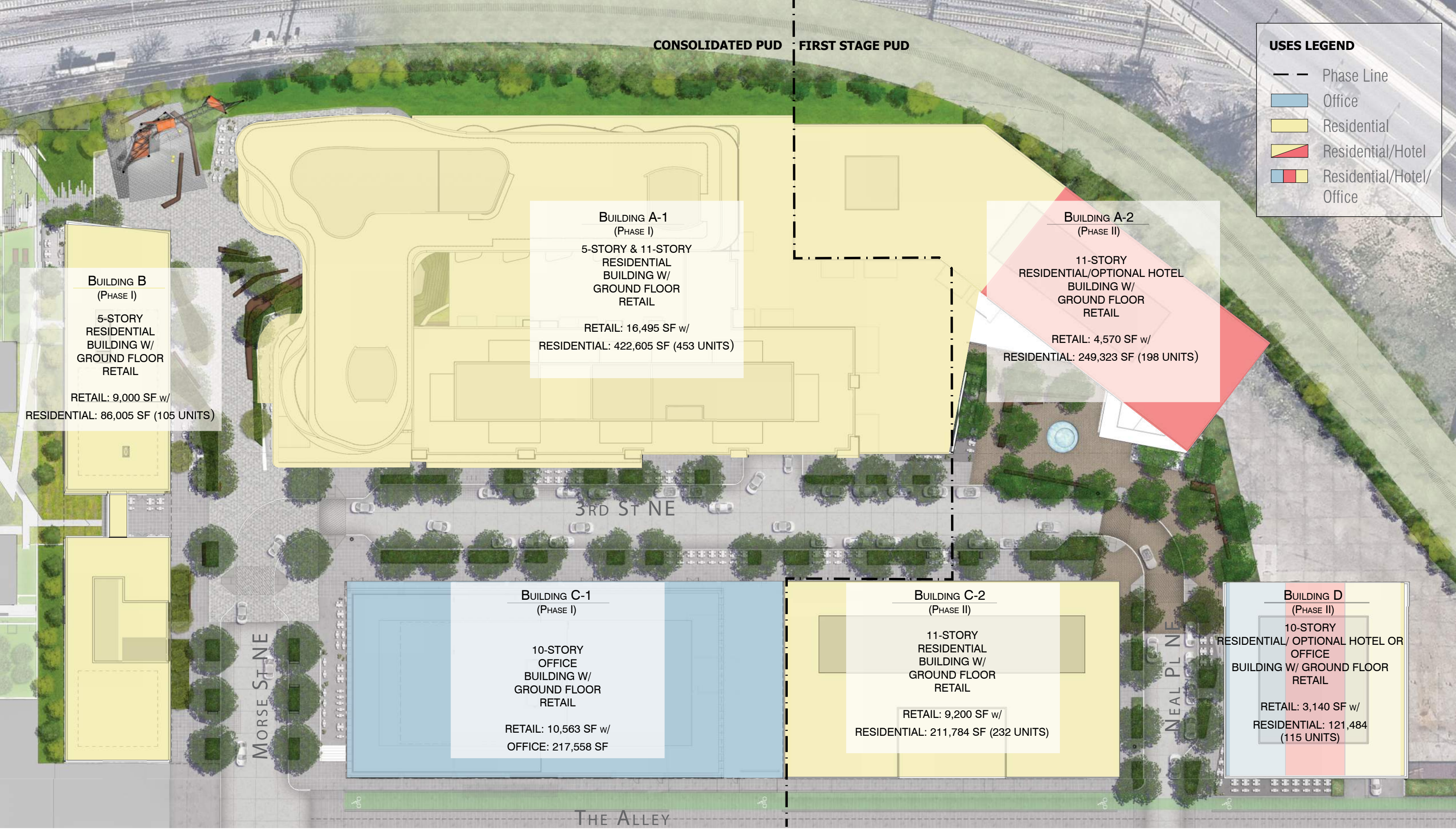












**USES LEGEND**

- Phase Line
- Office
- Residential
- Residential/Hotel
- Residential/Hotel/Office

**BUILDING B**  
(PHASE I)  
5-STORY  
RESIDENTIAL  
BUILDING W/  
GROUND FLOOR  
RETAIL  
  
RETAIL: 9,000 SF w/  
RESIDENTIAL: 86,005 SF (105 UNITS)

**BUILDING A-1**  
(PHASE I)  
5-STORY & 11-STORY  
RESIDENTIAL  
BUILDING W/  
GROUND FLOOR  
RETAIL  
  
RETAIL: 16,495 SF w/  
RESIDENTIAL: 422,605 SF (453 UNITS)

**BUILDING A-2**  
(PHASE II)  
11-STORY  
RESIDENTIAL/OPTIONAL HOTEL  
BUILDING W/  
GROUND FLOOR  
RETAIL  
  
RETAIL: 4,570 SF w/  
RESIDENTIAL: 249,323 SF (198 UNITS)

**BUILDING C-1**  
(PHASE I)  
10-STORY  
OFFICE  
BUILDING W/  
GROUND FLOOR  
RETAIL  
  
RETAIL: 10,563 SF w/  
OFFICE: 217,558 SF

**BUILDING C-2**  
(PHASE II)  
11-STORY  
RESIDENTIAL  
BUILDING W/  
GROUND FLOOR  
RETAIL  
  
RETAIL: 9,200 SF w/  
RESIDENTIAL: 211,784 SF (232 UNITS)

**BUILDING D**  
(PHASE II)  
10-STORY  
RESIDENTIAL/ OPTIONAL HOTEL OR  
OFFICE  
BUILDING W/ GROUND FLOOR  
RETAIL  
  
RETAIL: 3,140 SF w/  
RESIDENTIAL: 121,484  
(115 UNITS)







OVERALL SITE PLAN CONSOLIDATED AND FIRST STAGE PUD





































