

DEVELOPERS  
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LANDSCAPE  
LAND USE COUNSEL  
CIVIL ENGINEER  
TRAFFIC CONSULTANT

CARR PROPERTIES  
SMITHGROUP  
OCULUS  
HOLLAND & KNIGHT  
BOHLER  
GOROVE-SLADE

# MARKET TERMINAL / BUILDING C-2

LOT 834 IN RECORD LOT 6 IN SQUARE 3587

2ND STAGE PUD APPLICATION -

MODIFICATION TO APPROVED 1ST STAGE PUD | 02.07.2020

# MARKET TERMINAL / BUILDING C-2: 2ND STAGE PUD

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# INTRODUCTION

FEBRUARY 7TH, 2020



**SMITHGROUP**



CAMP MEIGS, WASHINGTON, D.C. JULY, 20<sup>th</sup> 1918

PHOTO BY H. M. BROWN  
WASH. D.C.

Panoramic Photograph, 1918



1951



1957



1964



1980



Aerial Photograph, Union Station Turntable, 1977



Aerial Photograph, Ivy City Roundhouse, 1977

# UNION TERMINAL MARKET

Established 1931

Located 1 1/2 miles Northeast of the Capitol

**5th and Florida Ave., N. E.**  
**New York Ave. (Route 1) at Penn St., N. E.**  
No. 92 Street Car Line on Florida Ave.

**FLORIDA AVENUE AT 5th STREET, N. E.**  
**NEW YORK AT PENN STREETS, WASHINGTON, D. C.**

**PLENTY OF FREE PARKING**  
Wide Streets  
Keep Corners Clear for Safety

**Know Your Market**  
**Know Your Supplier**

**Better Marketing Makes BETTER SALES**

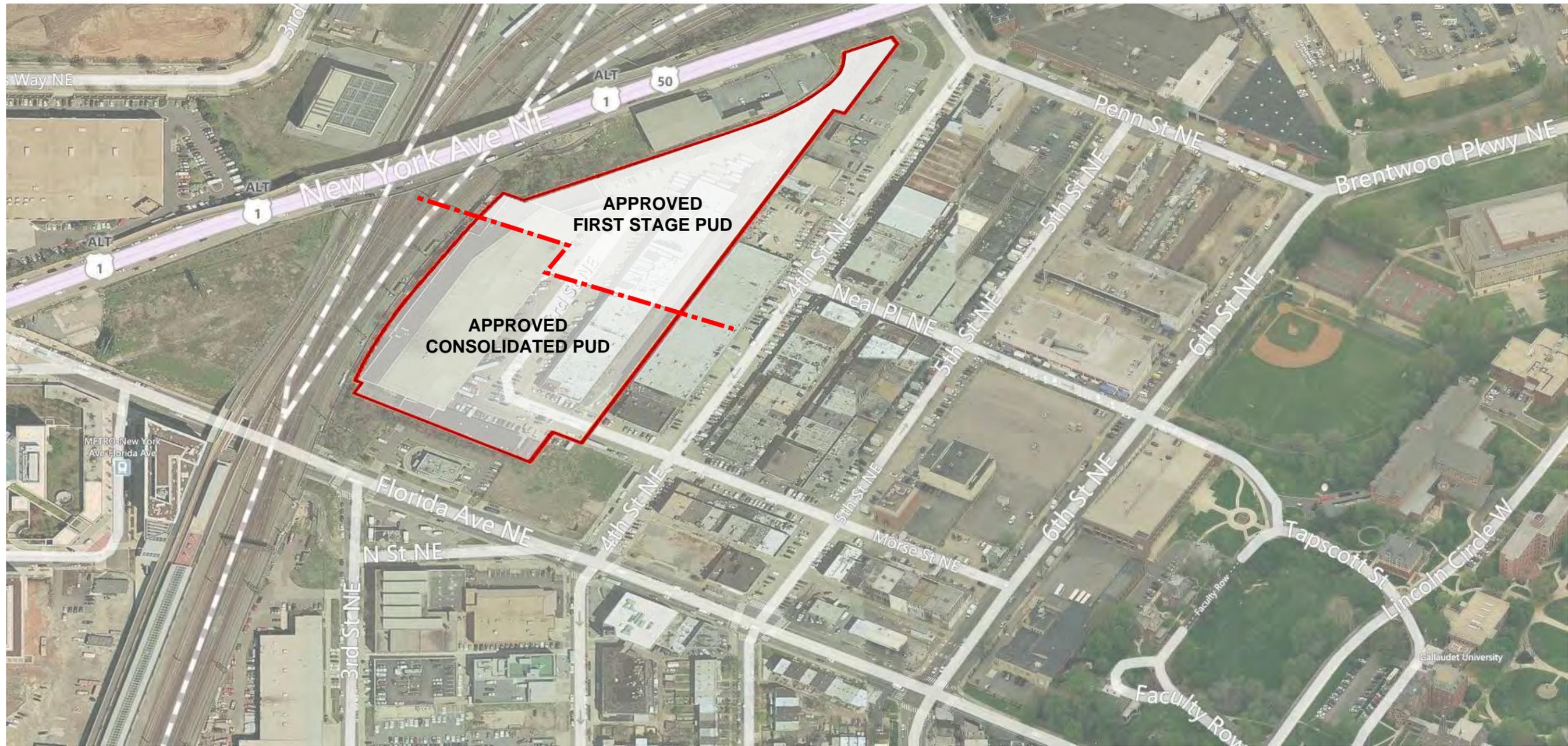
**Shop in Person Regularly**

*See the . . .*

**QUALITY - QUANTITY VARIETY**  
of  
**Choice - Fancy Staple - Unusual FOODS**  
FROM ALL OVER THE WORLD  
Available in  
**UNION TERMINAL MARKET**  
Increase Your Variety . . .  
Increase Your Business

UNION TERMINAL MARKET MERCHANTS

## A Distributor To Serve You Regardless of Your Requirements



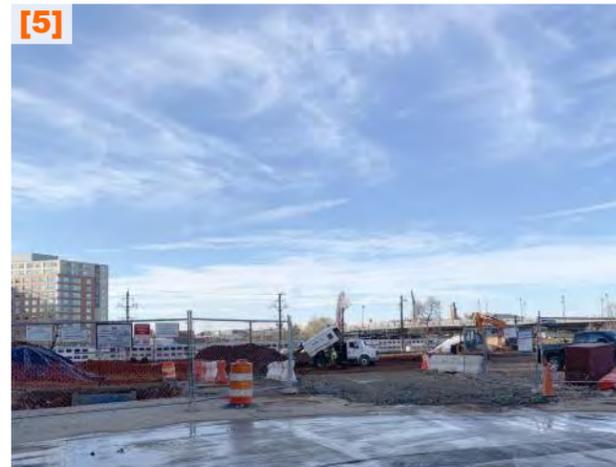
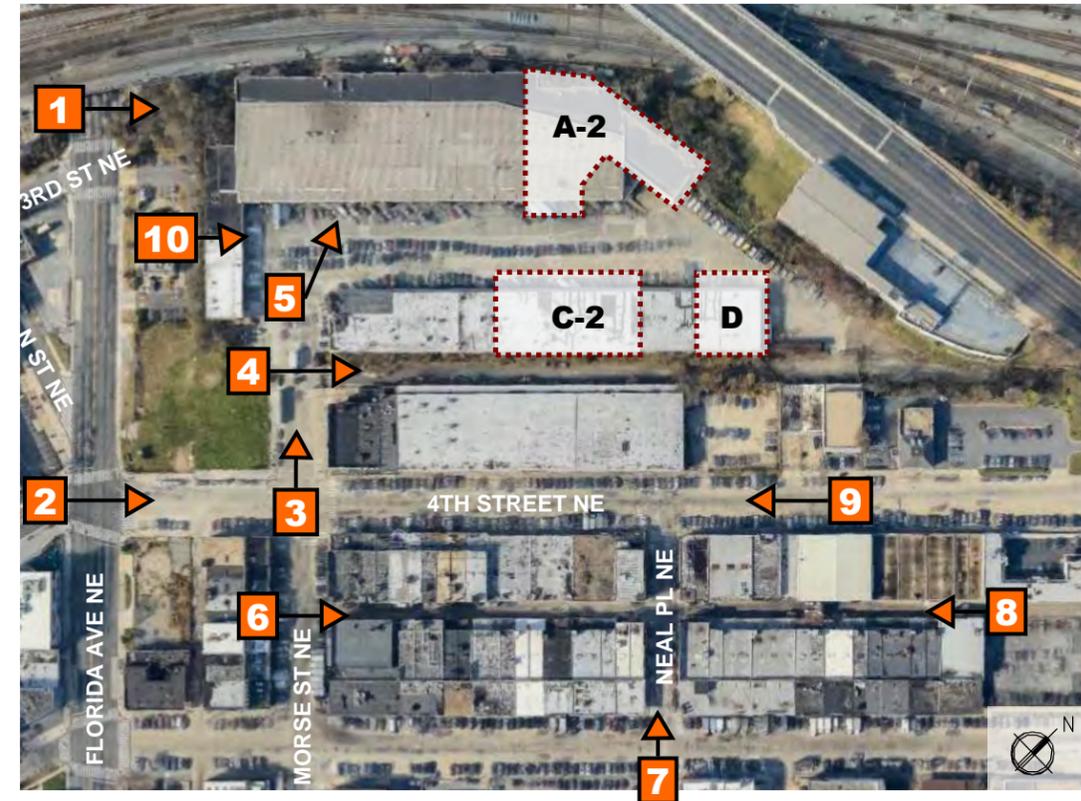
FEBRUARY 7TH, 2020

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**CARR**  
PROPERTIES

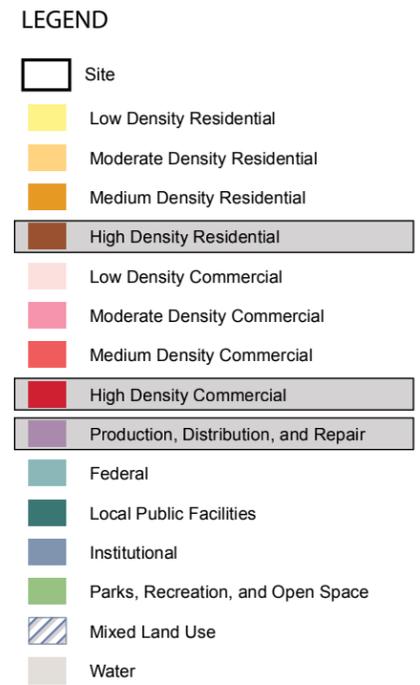
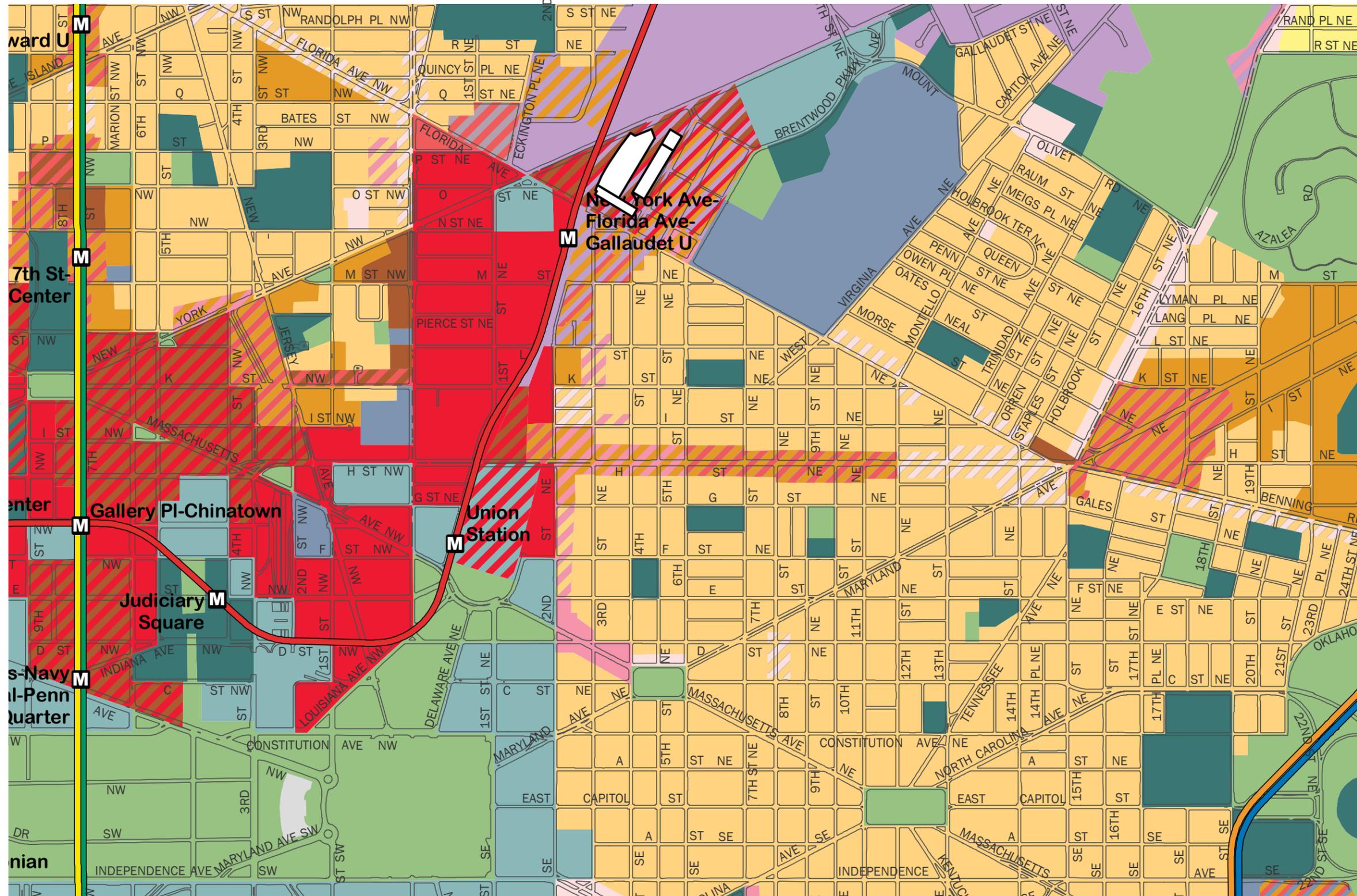
EXISTING BIRD'S EYE VIEW: LOT 6

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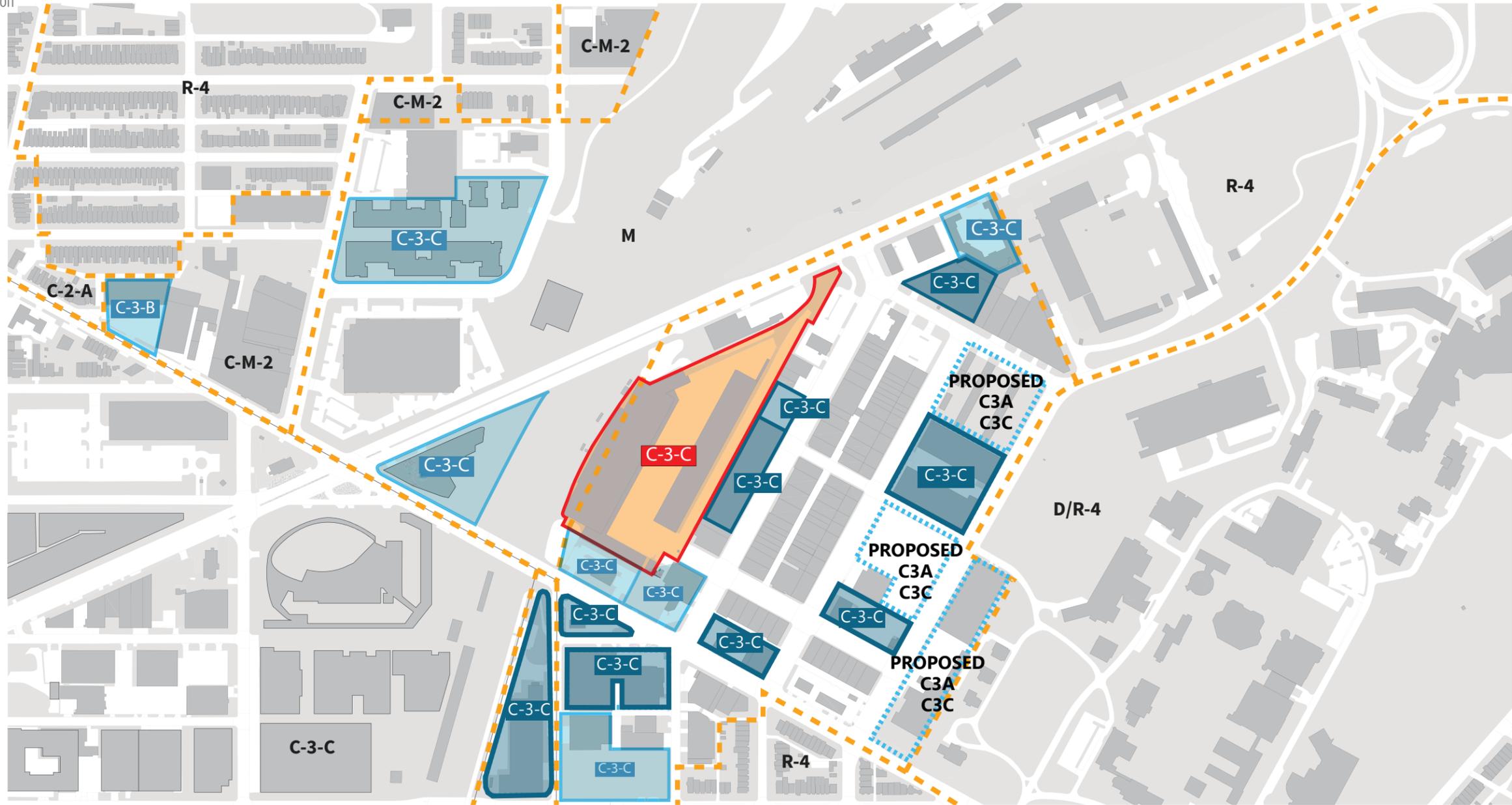
KEY PLAN

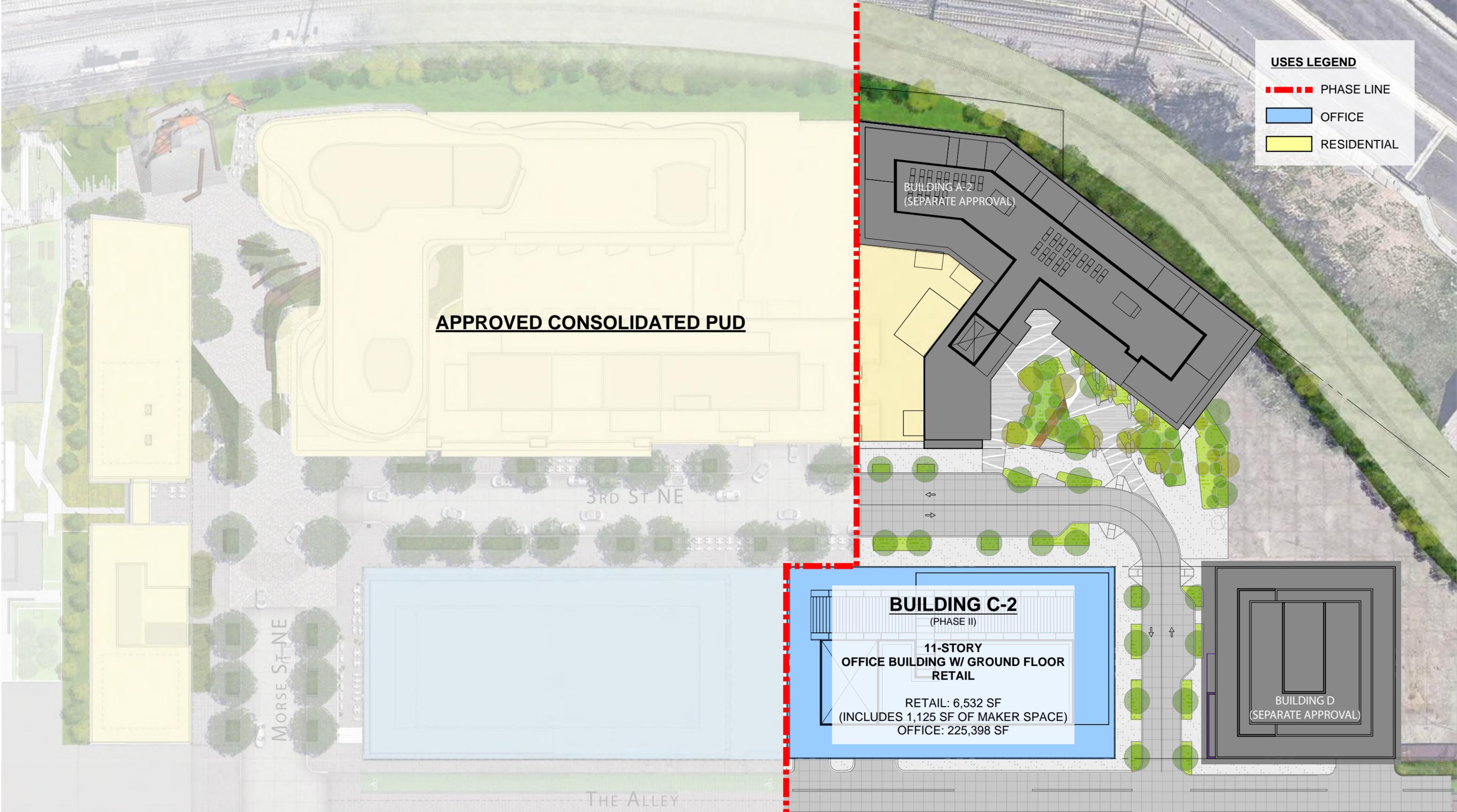




# DIAGRAM KEY

- PUD Site
- Approved Zoning
- Zoning Boundary
- Adjacent Approved PUD
- Adjacent Approved PUD since Previous Submission
- Adjacent Proposed PUD





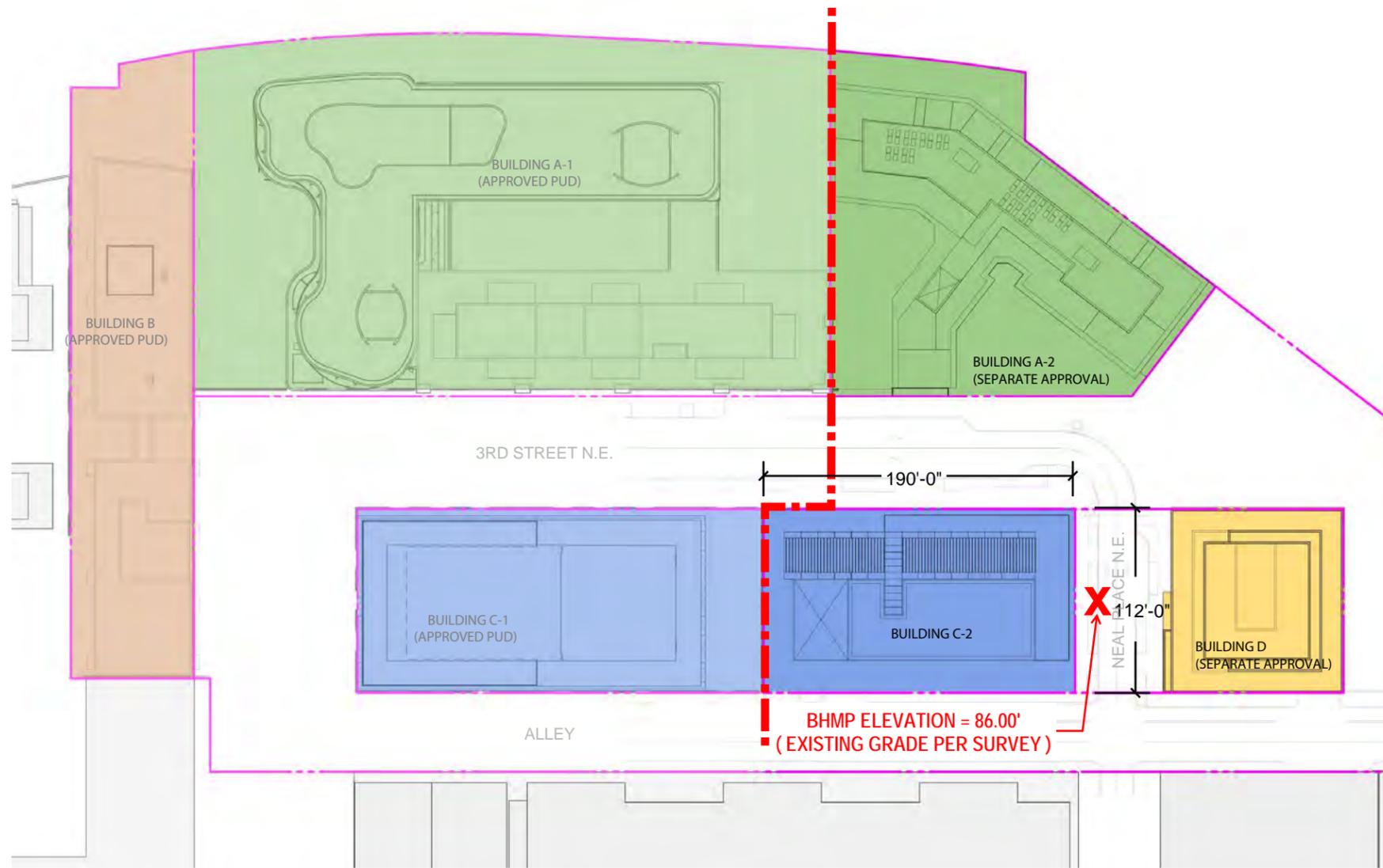


# SITE ANALYSIS

FEBRUARY 7TH, 2020



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**LEGEND**

<span style="display:inline-block; width:15px; height:10px; background-color:#90EE90; border:1px solid black;"></span> THEORETICAL LOT A	<span style="display:inline-block; width:15px; border-bottom:1px dashed purple;"></span> A&T LOT LINE
<span style="display:inline-block; width:15px; height:10px; background-color:#FFDAB9; border:1px solid black;"></span> THEORETICAL LOT B	<span style="display:inline-block; width:15px; border-bottom:1px dashed red;"></span> PHASE LINE
<span style="display:inline-block; width:15px; height:10px; background-color:#ADD8E6; border:1px solid black;"></span> THEORETICAL LOT C	<span style="display:inline-block; font-size:1em; color:red;">X</span> MEASURING POINT
<span style="display:inline-block; width:15px; height:10px; background-color:#FFD700; border:1px solid black;"></span> THEORETICAL LOT D	

THEORETICAL LOT A	120,000.00	SF
THEORETICAL LOT B	27,845.00	SF
THEORETICAL LOT C	49,066.00	SF
THEORETICAL LOT D	11,760.00	SF
<b>TOTAL</b>	<b>208,671.00</b>	<b>SF</b>

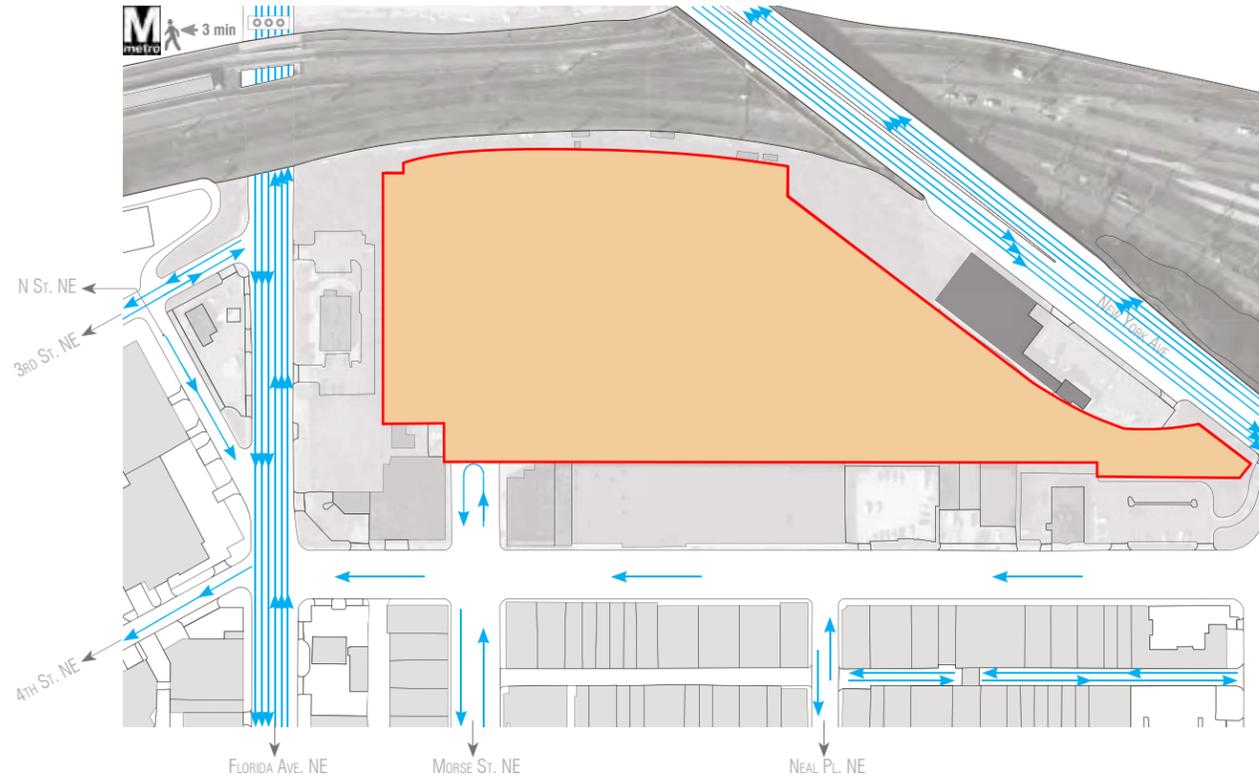
NOTE:  
EXISTING LOT 6 HAS BEEN DIVIDED INTO THEORETICAL LOTS TO SHOW REARYARD / COURTYARD REQUIREMENTS FOR ZONING.

BUILDINGS A-1 & A-2 AND C-1 & C-2 ARE ONE BUILDING FOR ZONING PURPOSES.

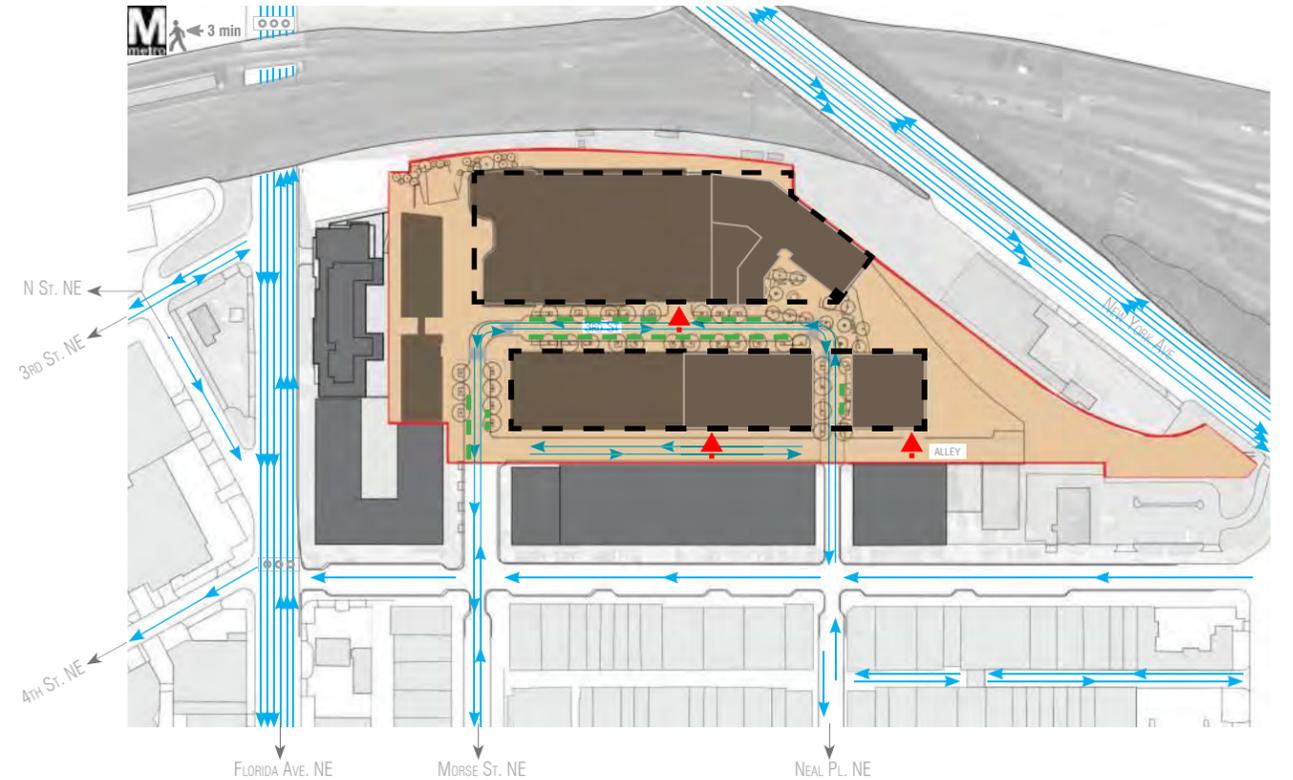


DIAGRAM KEY

- PUD Site
- ⇄ Vehicular Traffic
- ▶ Loading Entrance
- ○ ○ Traffic Signal
- Below Grade Parking
- Above Grade Parking
- NoMA / Gallaudet Metro Station
- Above Grade Parking

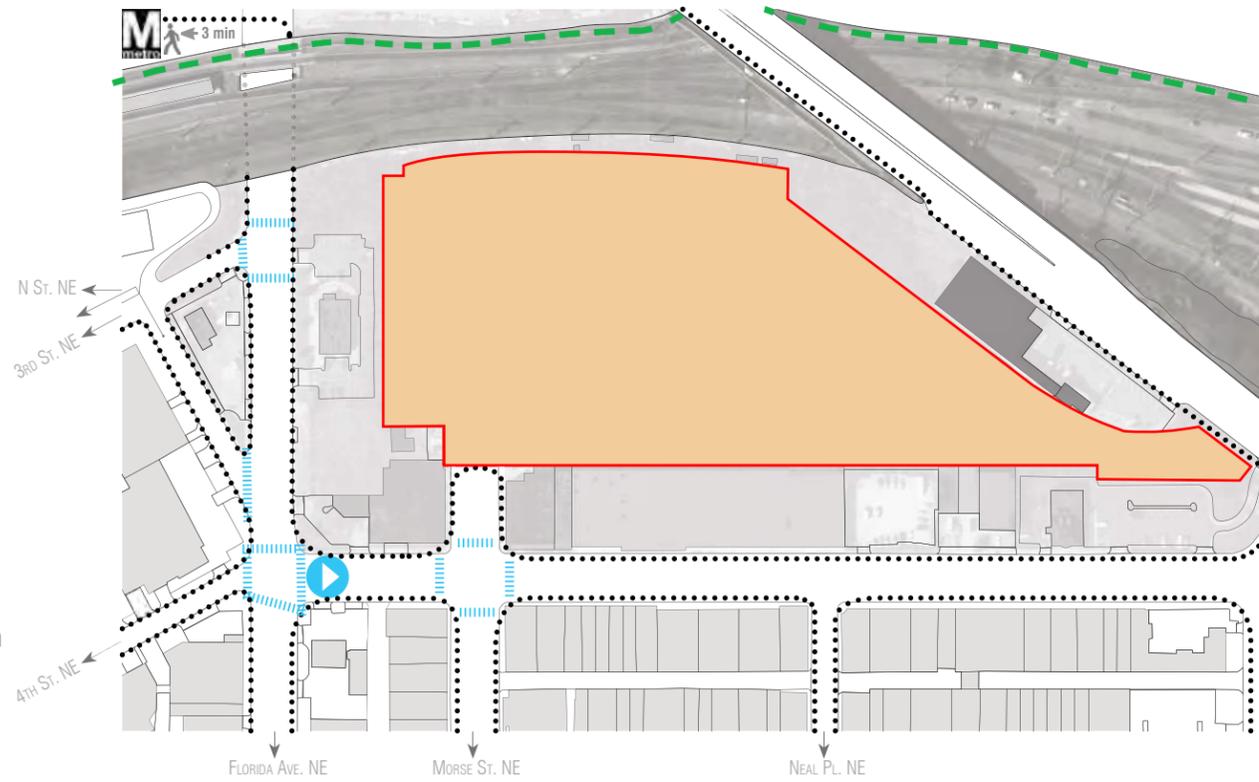


EXISTING: VEHICULAR CIRCULATION

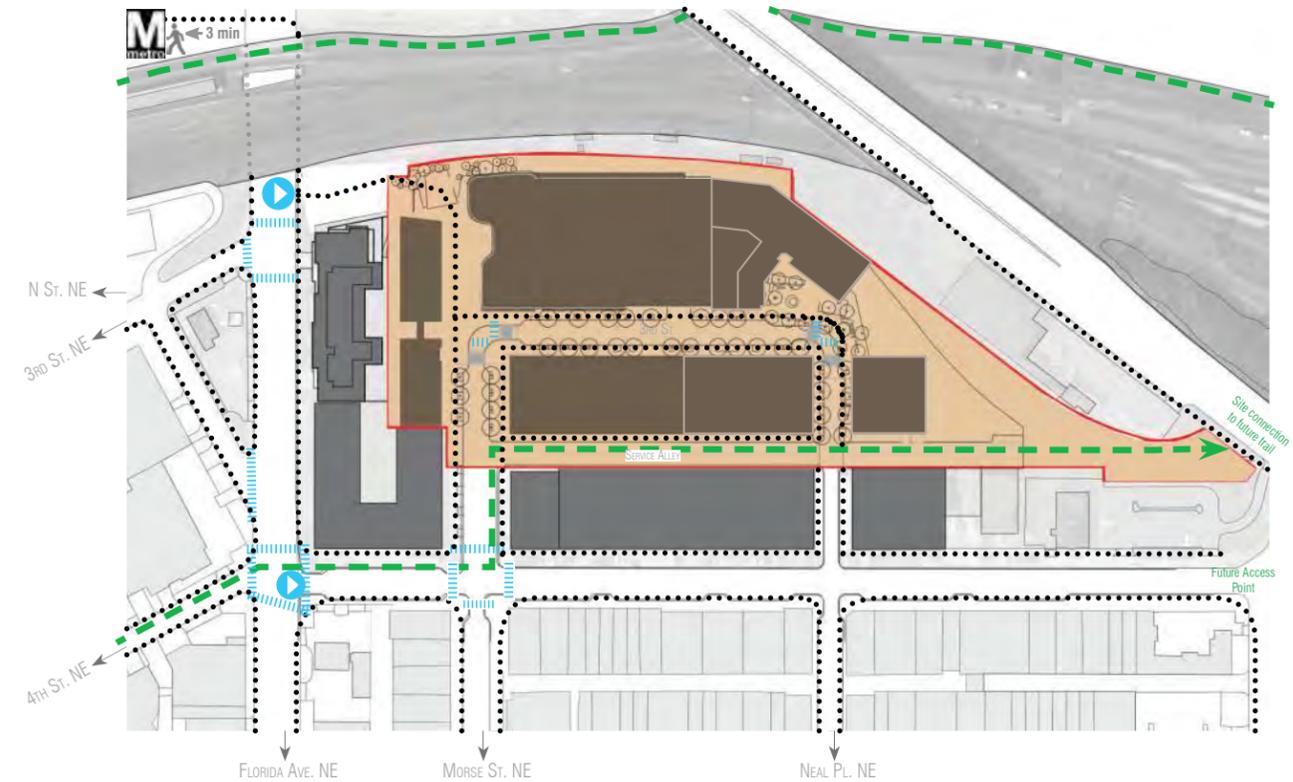


PROPOSED: VEHICULAR CIRCULATION

- PUD Site
- ▶ Pedestrian Entry
- Pedestrian Circulation
- Bicycle Circulation
- Pedestrian Cross walk
- NoMA / Gallaudet Metro Station



EXISTING: PEDESTRIAN/ BICYCLE CIRCULATION



PROPOSED: PEDESTRIAN/ BICYCLE CIRCULATION

SITE ANALYSIS

FEBRUARY 7TH, 2020



