



BUILDING C-2

DECEMBER 20, 2018

CARR
PROPERTIES

C CARMEL
PARTNERS

K KETTLER

SMITHGROUP

ZONING COMMISSION
District of Columbia
CASE NO.15-27A
EXHIBIT NO.2D5

BUILDING C-2: ZONING & SITE INFORMATION

DECEMBER 20, 2018



ZONING TABULATION

12/19/2018

Building C-2

Square: 3587

Lot: 834

Lot Area: 21,280 sq.ft.

ZONING REGULATION (C-3-C / MU-9 District)	ZONING RESTRICTION	PROPOSED	COMMENTS
ZR16 DCMR11, SUBTITLE X, §303.7	Maximum Building Height	130'	COMPLY
ZR16 DCMR 11, SUBTITLE B, 303 & 304	Total GFA	Office: 218,042 SF Retail: 8,448 SF Maker Space: 1,125 SF Total: 227,615 SF	COMPLY
ZR16 DCMR11, SUBTITLE G, §402.1 & SUBTITLE X, 303.3	Maximum FAR	Matter-Of-Right = 6.5 + 34% PUD Increase = 8.71	COMPLY (BASED ON APPROVED PUD FOR OVERALL DEVELOP)
ZR16 DCMR11, SUBTITLE G, §404.1	Maximum Lot Occupancy	N/A	COMPLY
ZR16 DCMR11, SUBTITLE C, 1500.6 & 1500.7 & 1500.9	Penthouse Enclosure	Up to 3 heights permitted (Enclosing walls of habitable space, enclosing walls of mechanical space, and screen walls around uncovered mech equipment)	Two heights proposed: 15' for habitable space and 20' for covered and uncovered mechanical space
ZR16 DCMR11, SUBTITLE G, §403.3	Penthouse Height	20' Permitted / One story plus mezzanine 2nd story permitted for mechanical use	20' max provided
ZR16 DCMR11, SUBTITLE G, 403.3 & SUBTITLE C 1500.3	Penthouse Use	One habitable story w/ mezzanine and a 2nd story for mechanical equipment	One habitable story w/ communal amenity space and mechanical area on same level
ZR16 DCMR11, SUBTITLE C, 1503.1	Penthouse FAR	Penthouse Habitable Space: Up to 0.4 exempt from Base Building FAR Penthouse Mechanical Space: Exempt from Base Building FAR	Habitable Space: 6,358 SF (= .3 FAR) Mechanical Area: 3,340 SF
ZR16 DCMR11, SUBTITLE C, 1502.1	Penthouse Setback	1:1 Setback required	1:1 Setback provided
ZR16 DCMR11, SUBTITLE G, 407.3	Green Area Ratio	0.2	COMPLY
ZR16 DCMR11, SUBTITLE C, 701.5	Off Street Parking	Office: .5 per 1,000 SF in excess of 3,000 SF = 108 Retail: 1.33 per 1,000 SF in excess of 3,000 SF = 9	122 Zoning Compliant, 9 Tandem 11 Zoning Compliant
ZR16, DCMR11, SUBTITLE C, 802	Bicycle Parking	Long term: Office: 1 per 2,500sf = 73 Retail: 1 per 10,000sf = 1; Total = 74 Short term: Office: 1 per 40,000sf = 5 Retail: 1 per 3,500 sf = 3, Total = 8	74 Long term spaces provided 8 Short term spaces provided
ZR16, DCMR11, SUBTITLE C, 901	Minimum Loading Berth and Service/Delivery Spaces	Office: 3 loading berth @ 30' deep and 1 service / delivery space @20' deep Retail: 1 loading berth at 30' deep (5,000 to 20,000 GFA)	1 berth @ 30' deep provided and 1 service / delivery space @20' deep Loading Shared between Office and Retail
ZR16 DCMR11, SUBTITLE C, 905	Minimum Loading Platform	Office: 3 loading platform @ 100 s.f. Retail: 1 loading platform @ 100 s.f.	1 platform at 100 s.f. provided 1 platform at 100 s.f. provided
ZR16 DCMR11, SUBTITLE G, 405.3	Minimum Rear Yard	2-1/2" per foot of height and 12' minimum = 27'-1"	24' Provided (RELIEF PROVIDED IN APPROVED PUD)
ZR16 DCMR11, SUBTITLE G, 202.1	Minimum Court Width	Not required, but if provided, 2.5" per foot of height and 6' minimum	NONE N/A
ZR16 DCMR11, SUBTITLE G, 202.1	Minimum Closed Court Area	Twice the square of the width of the court and 250 Sq.ft. minimum	NONE N/A

BUILDING C-2: ARCHITECTURAL PRECEDENTS & RENDERINGS

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ARCHITECTURAL PRECEDENTS

C-2_201

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BUILDING C-2 VIEW FROM NEAL PLACE PARK



KEY PLAN



BUILDING C-2 VIEW FROM SOUTH WEST

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BUILDING C-2 VIEW OF ENTRANCE AND RETAIL CANOPY





BUILDING C-2 VIEW FROM NEAL PLACE AND 3RD STREET

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 **KETTLER**

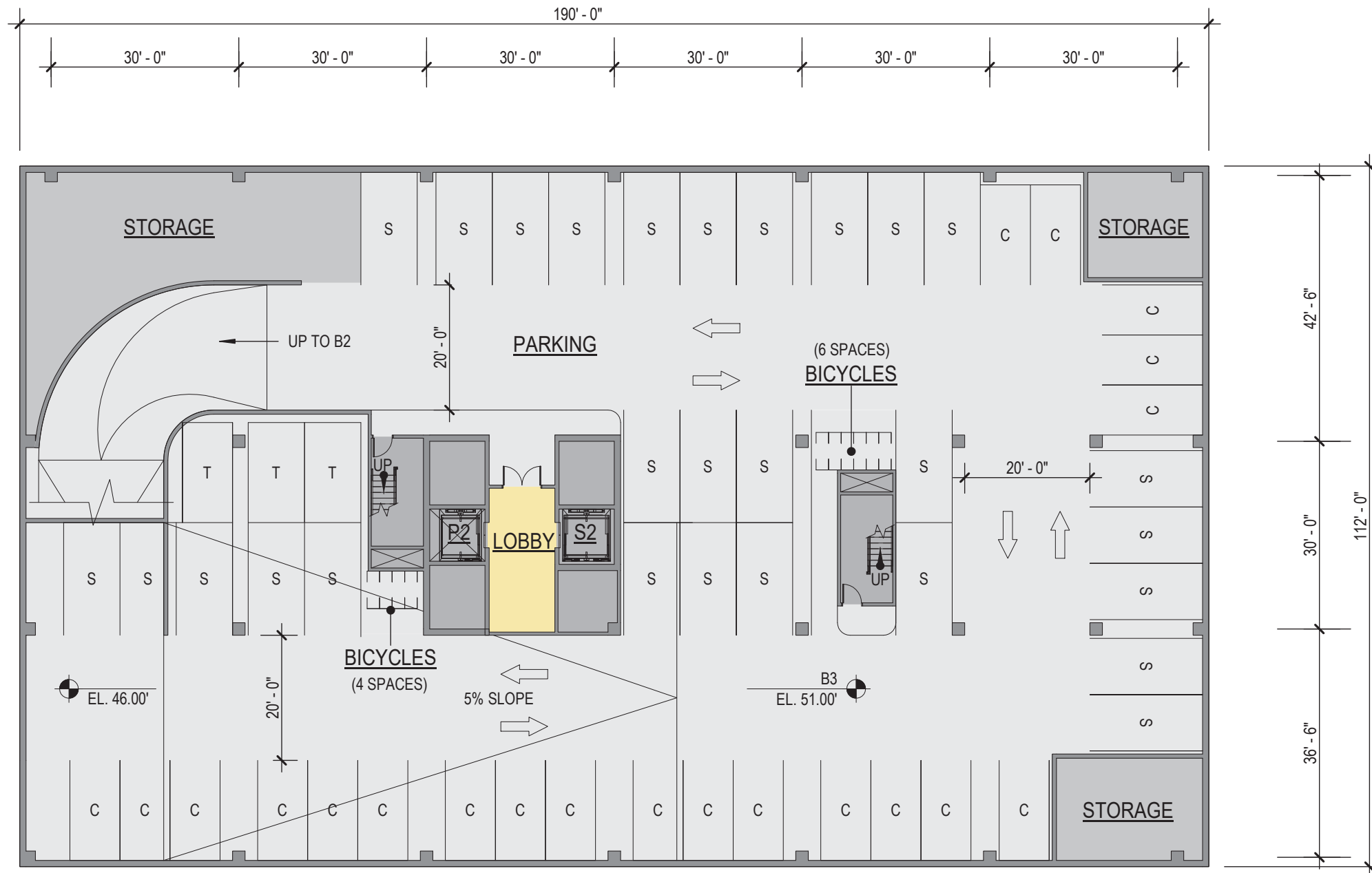
 **CARMEL PARTNERS**

 **CARR PROPERTIES**

BUILDING C-2: ARCHITECTURAL PLANS, SECTIONS & ELEVATIONS

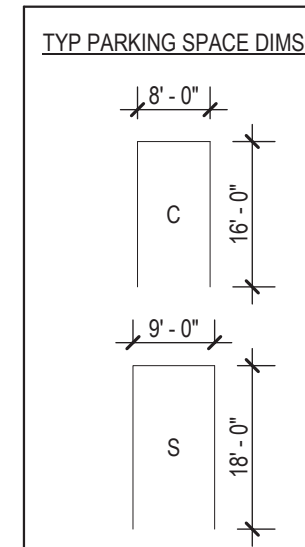
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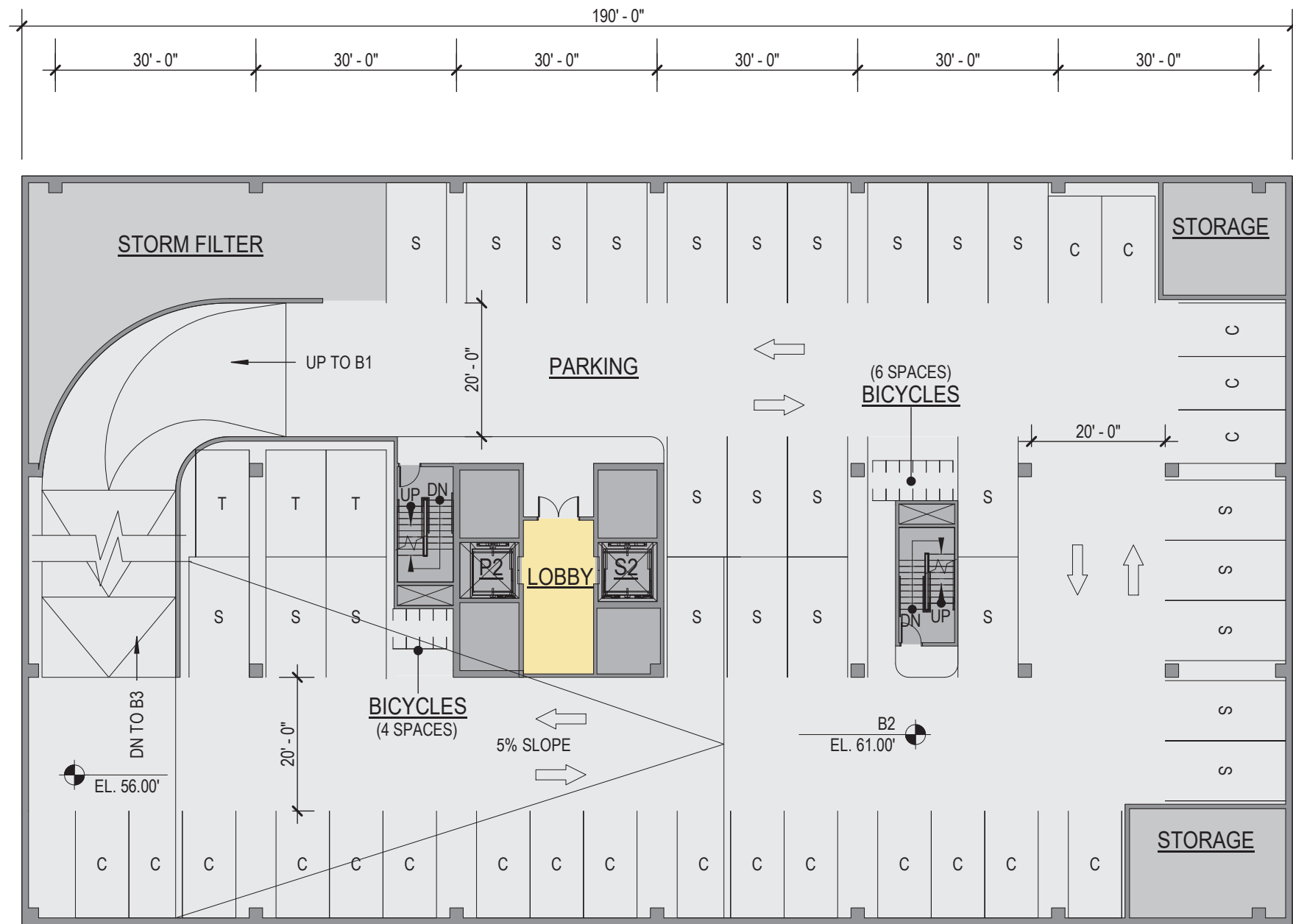




Area Legend

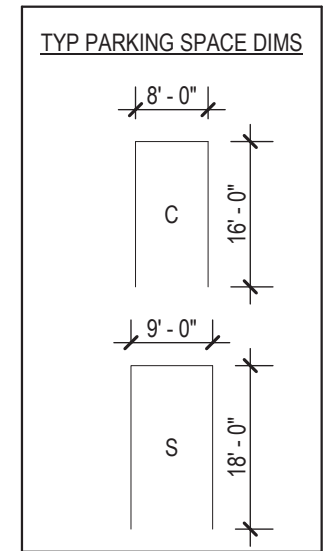
- Lobby
- Major Vertical Penetration
- Parking
- Storage

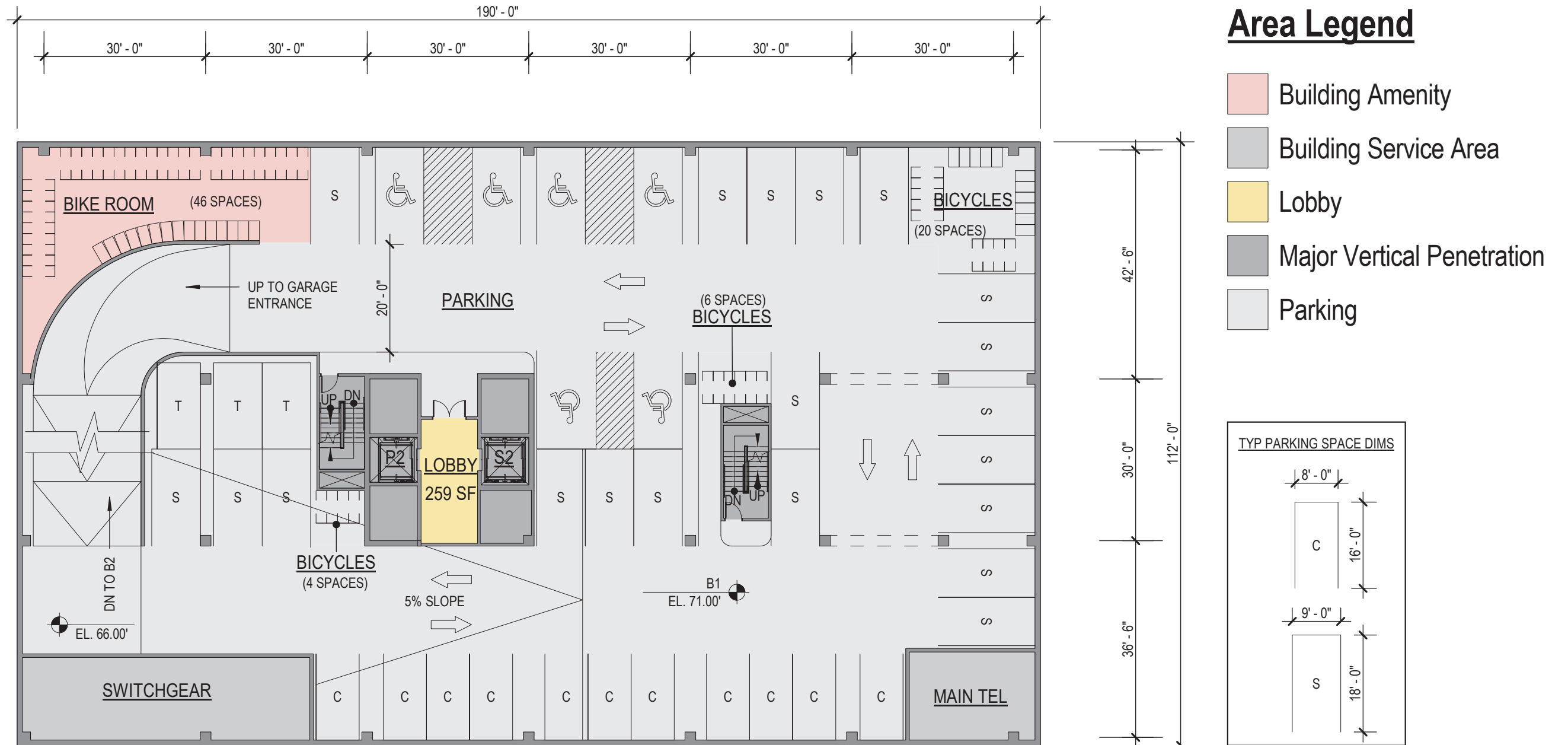




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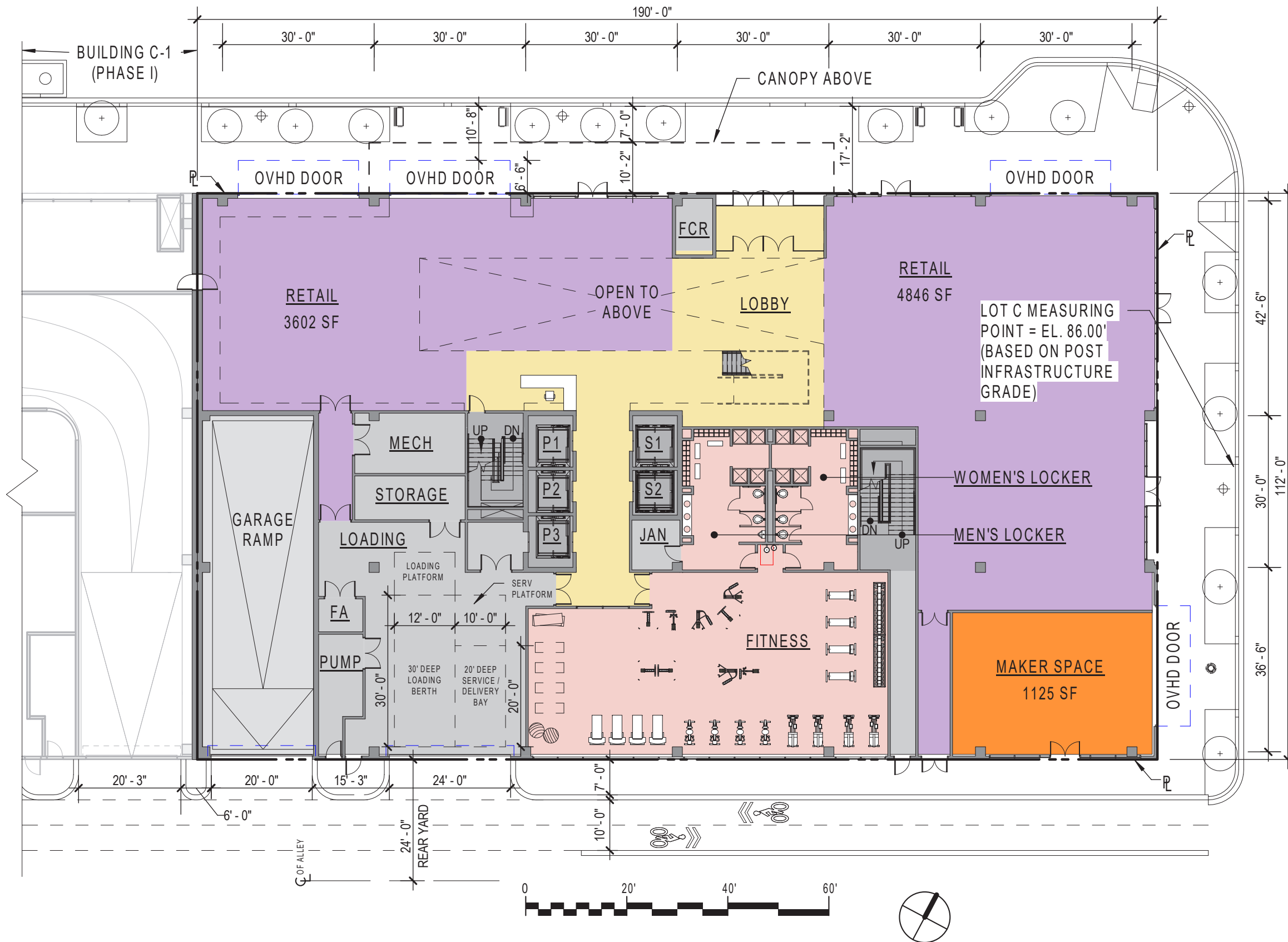
- Building Service Area
- Lobby
- Major Vertical Penetration
- Parking
- Storage

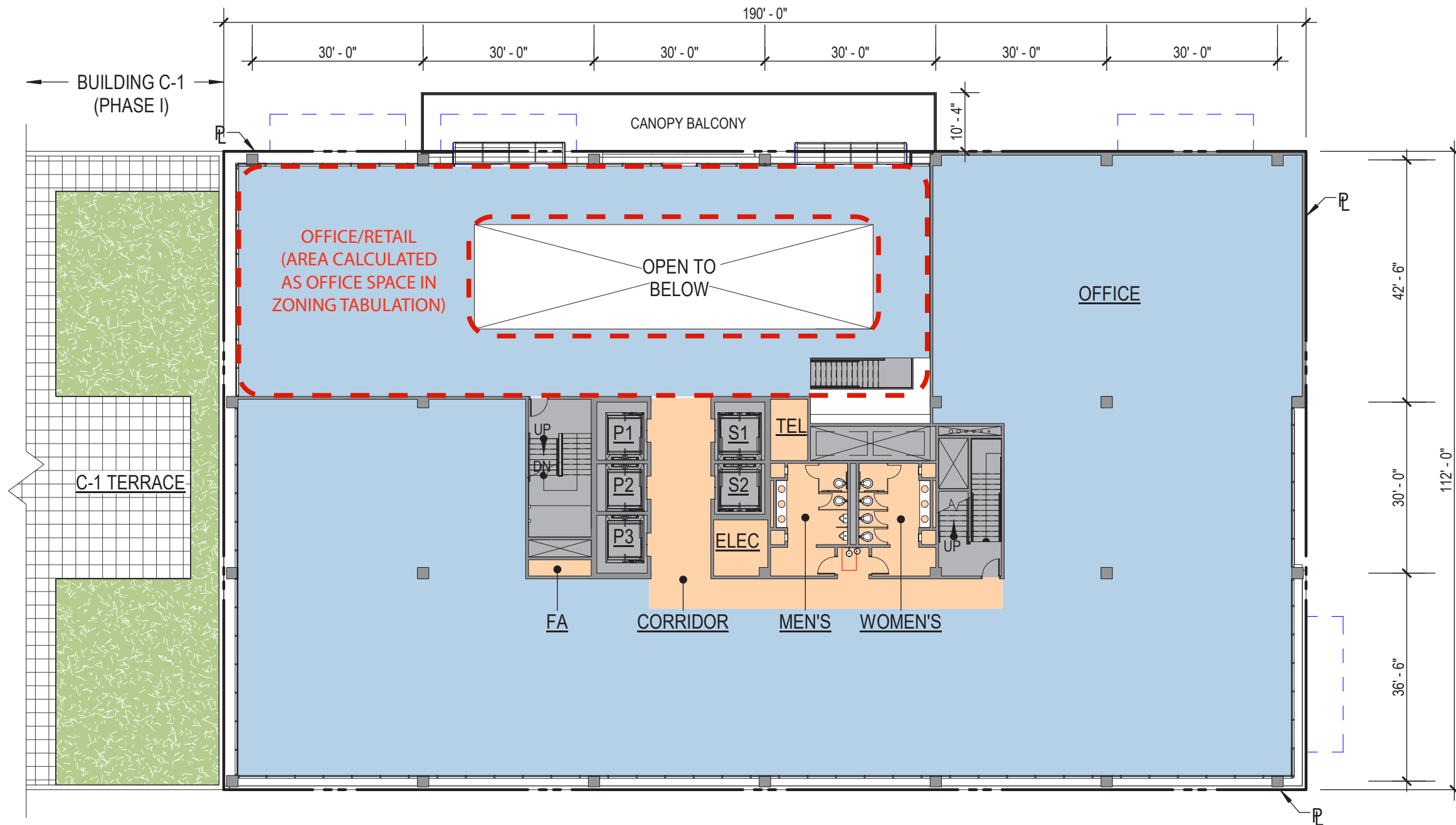




BUILDING C-2 FLOOR PLAN B1

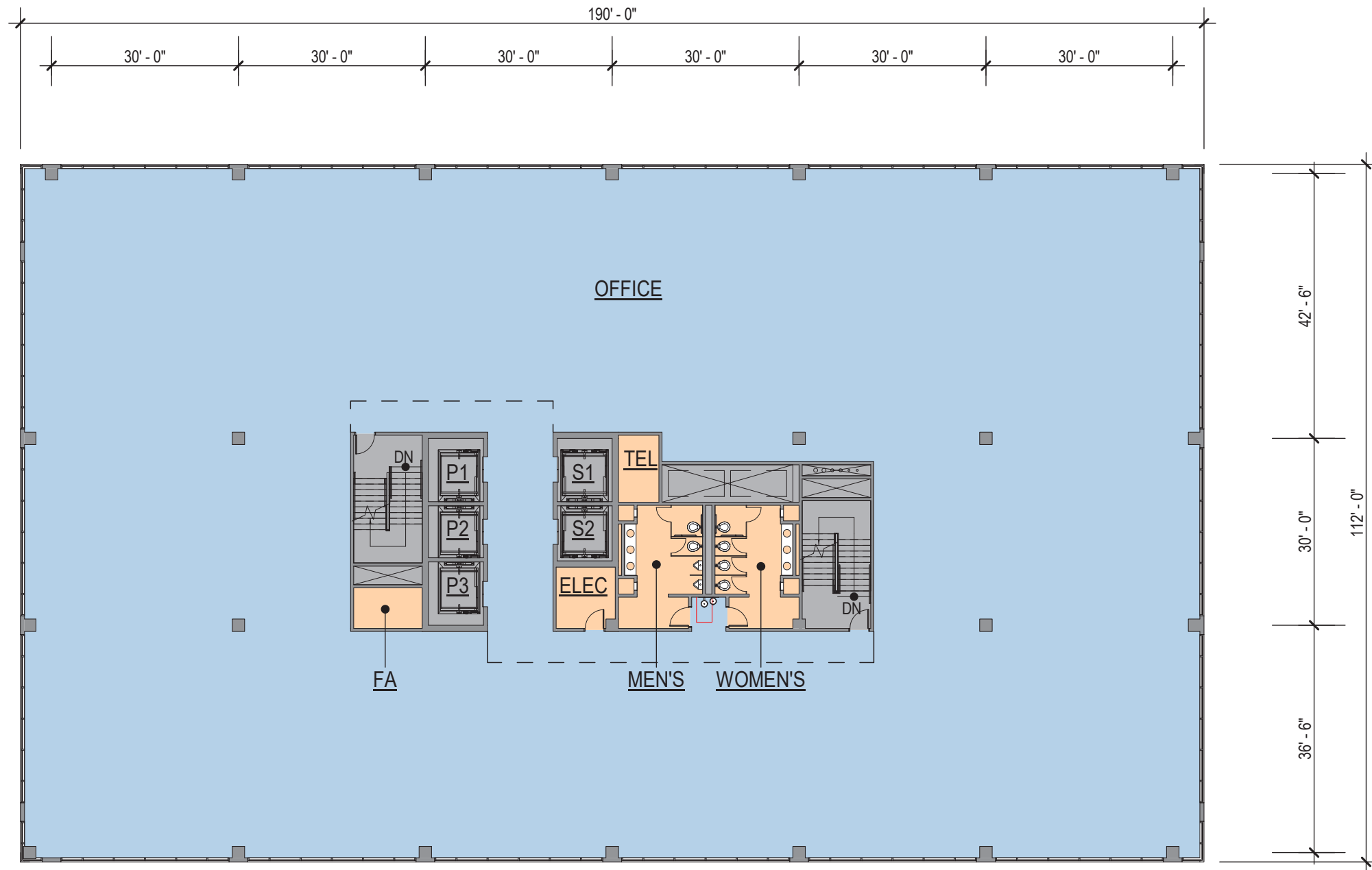
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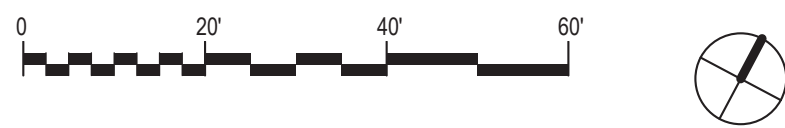


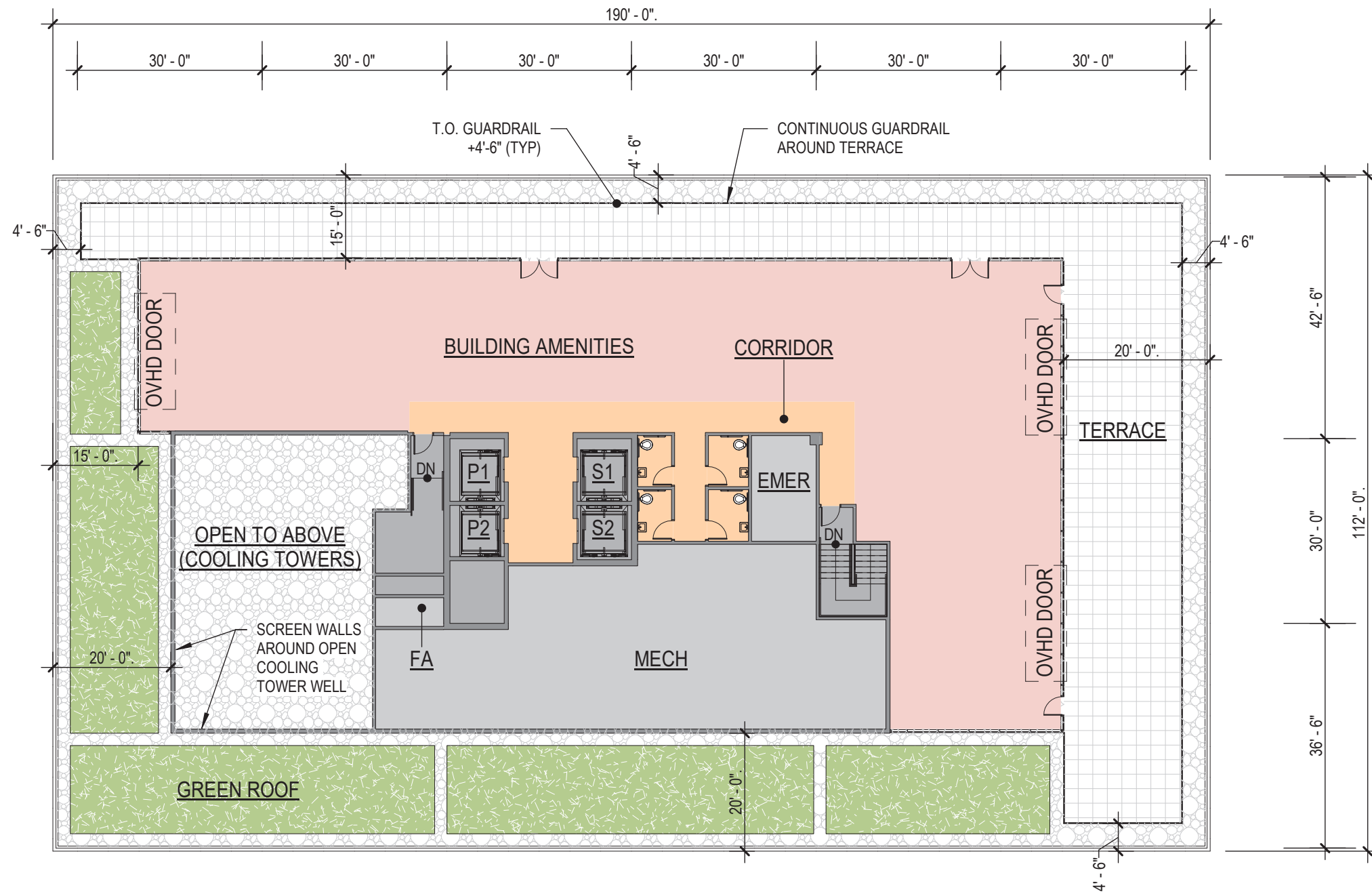
Area Legend

- Floor Service Area
- Major Vertical Penetration
- Office Area



- ### Area Legend
- Floor Service Area
 - Major Vertical Penetration
 - Office Area

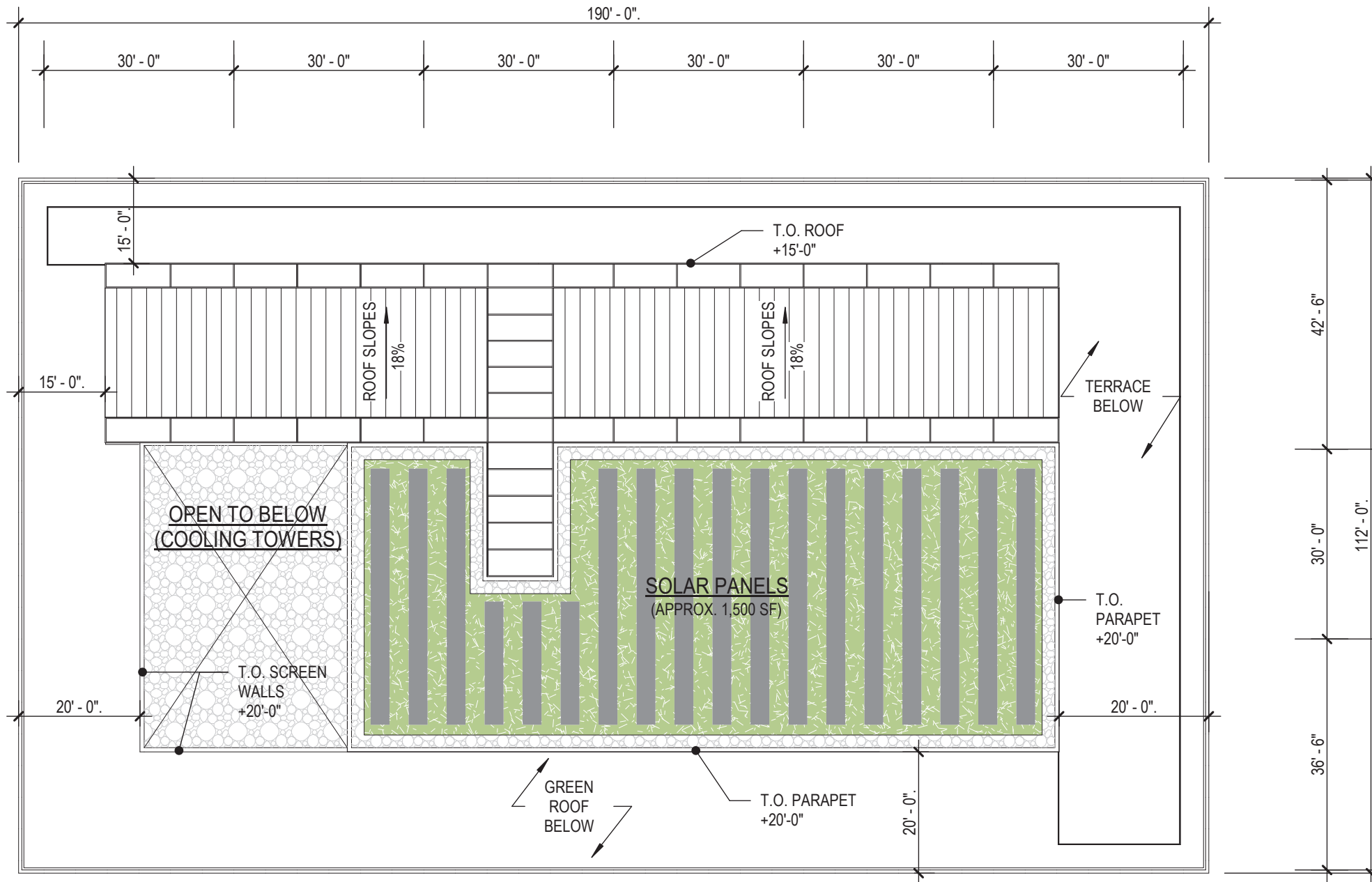




Area Legend

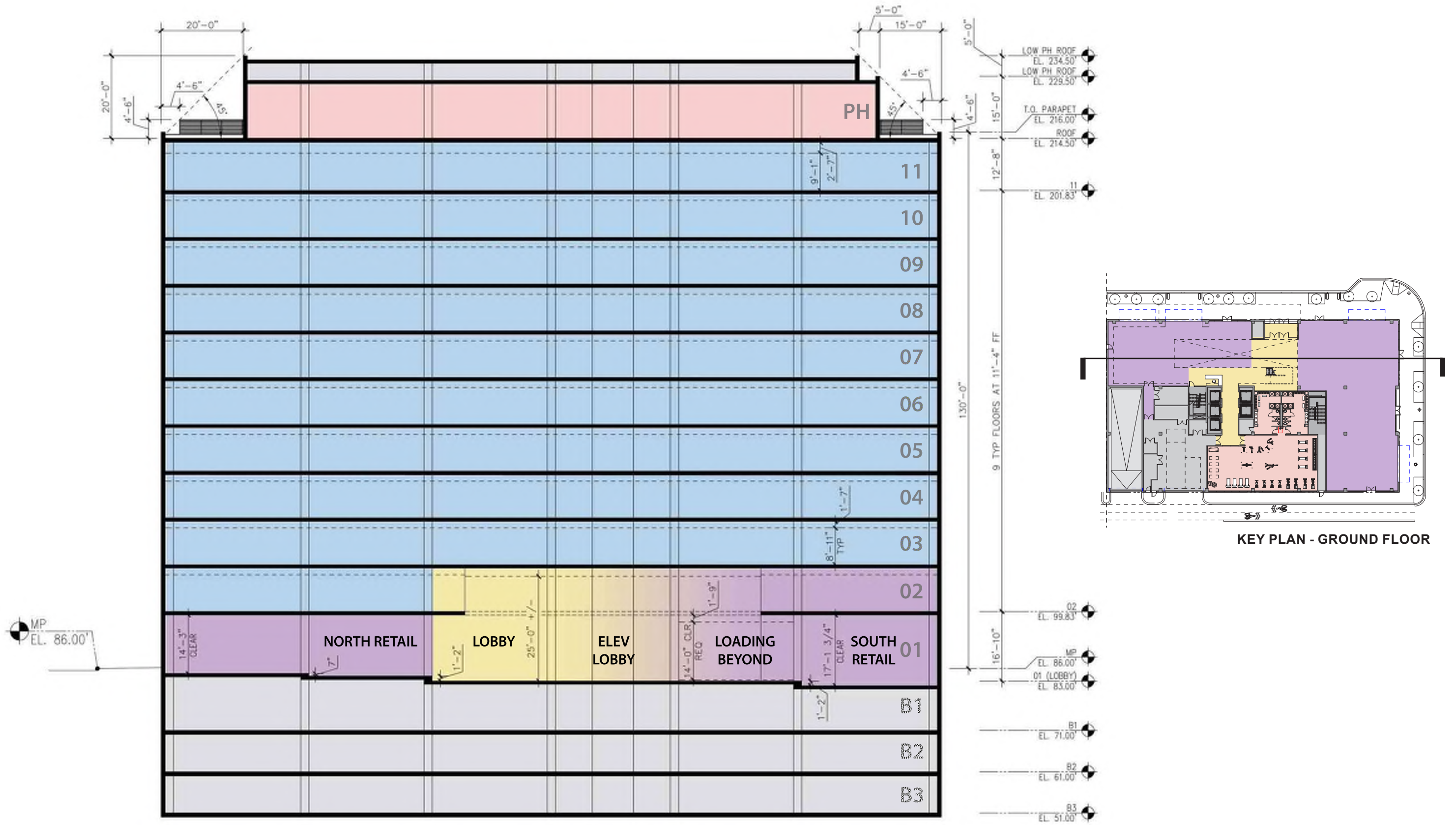
- Building Amenity
- Building Service Area
- Floor Service Area
- Green Roof
- Major Vertical Penetration
- Roof
- Terrace





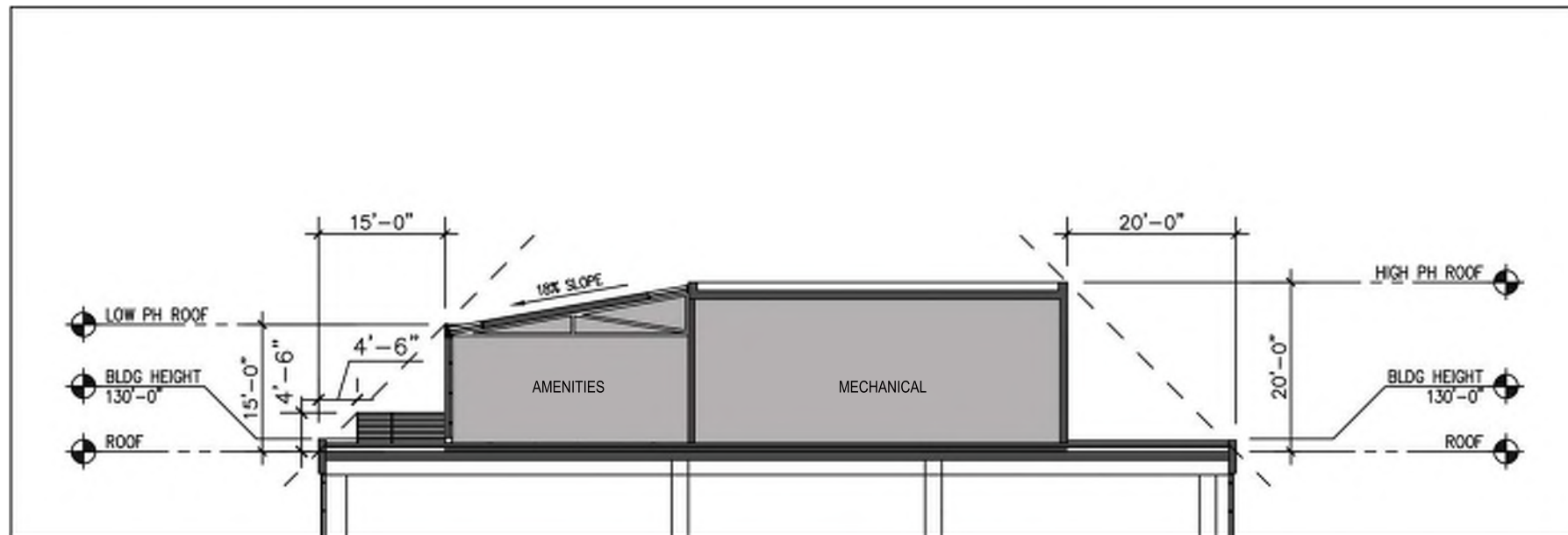
Area Legend

- Green Roof
- Roof

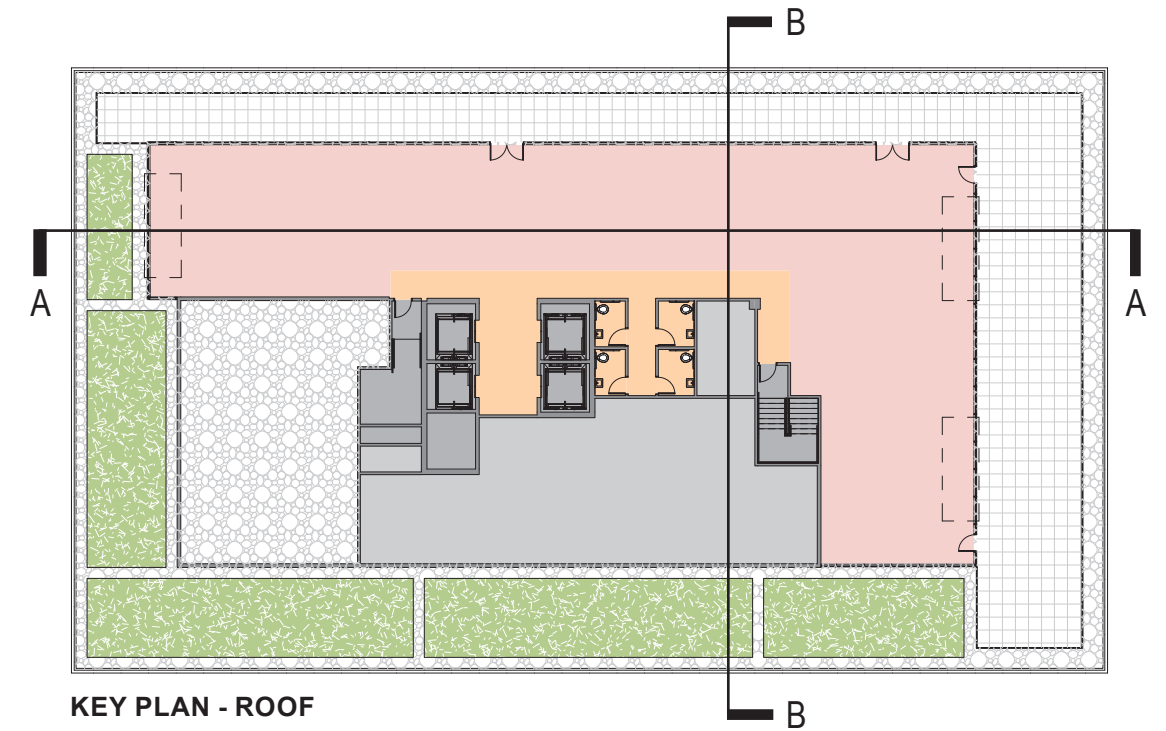


BUILDING C-2 LONGITUDINAL SECTION

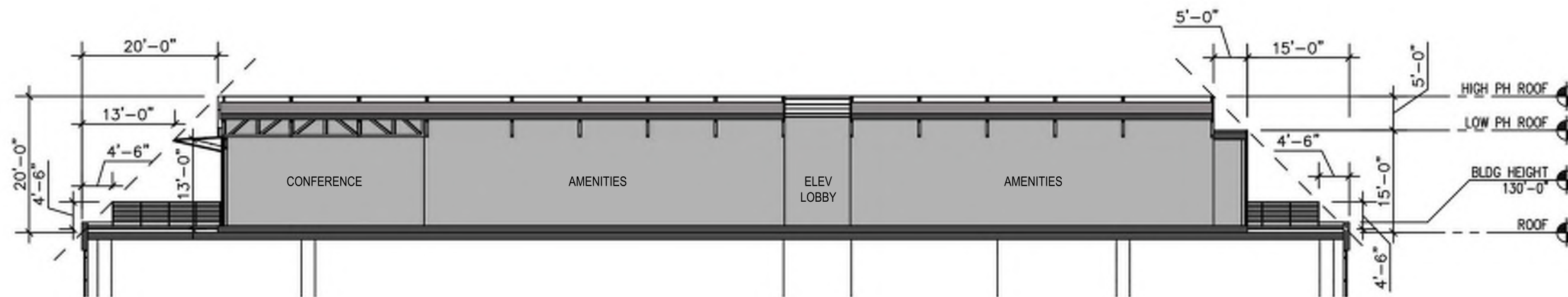
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TRANSVERSE PH SECTION B-B



KEY PLAN - ROOF



LONGITUDINAL SECTION A-A



BUILDING C-2 EAST ELEVATION

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GLASS AND ALUMINUM STOREFRONT

METAL GUARDRAILS

METAL PANEL

GREY BRICK

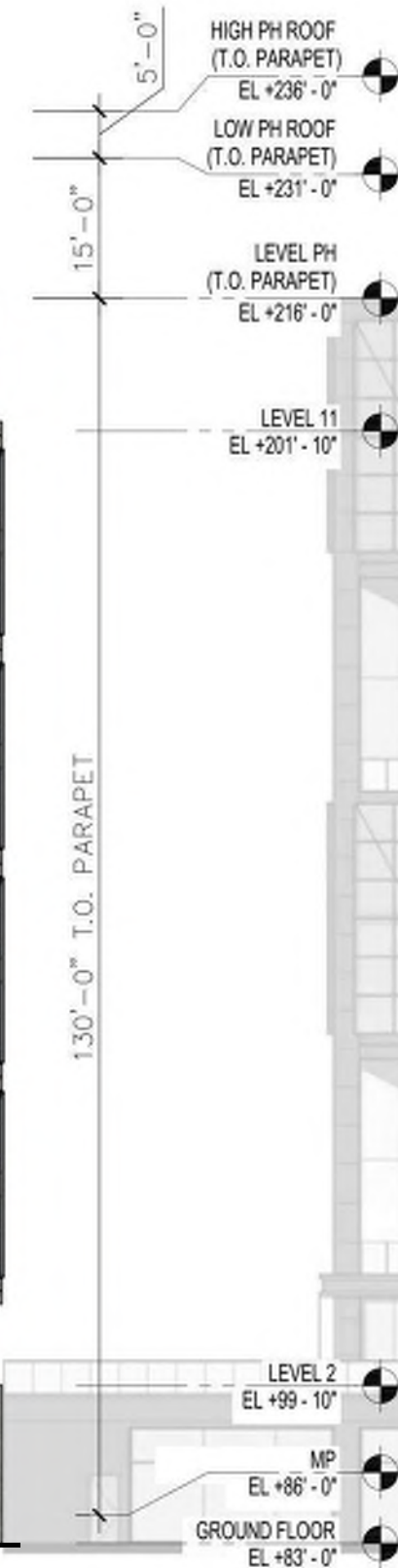
GLASS AND ALUMINUM WINDOW WALL

METAL PANEL

STEEL FRAMED GLASS AND ALUMINUM STOREFRONT

OVERHEAD GLASS DOORS

EXPOSED CAST IN PLACE BOARD FORMED CONCRETE



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BUILDING C-2 WEST ELEVATION





BUILDING C-2 NORTH AND SOUTH ELEVATIONS

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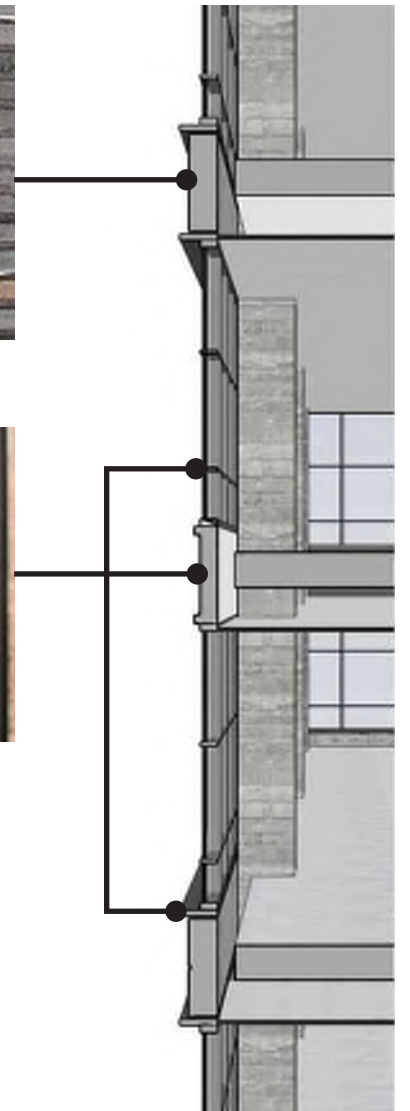




TYPICAL BAY - ENLARGED ELEVATION



MATERIALS



TYPICAL BAY WALL SECTION

BUILDING C-2: SIGNAGE

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BUILDING C-2 SIGNAGE PRECEDENTS

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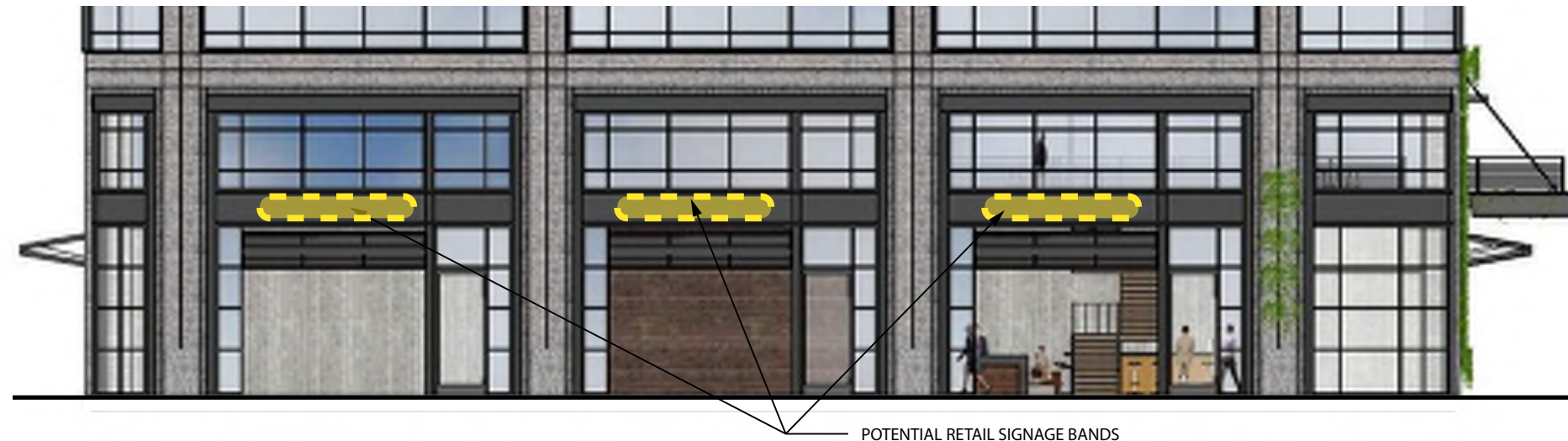
C-2_401

SMITHGROUP

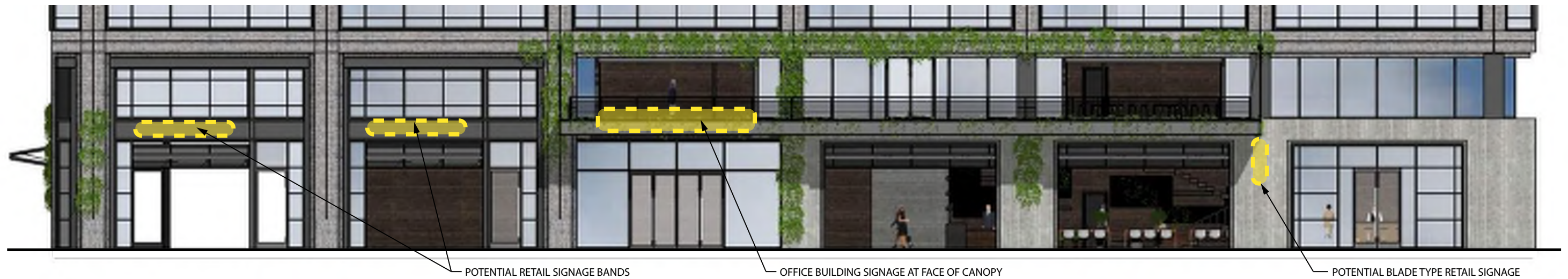
 **KETTLER**

 **CARMEL PARTNERS**

 **CARR PROPERTIES**



POTENTIAL SIGNAGE LOCATIONS - NORTH ELEVATION



POTENTIAL SIGNAGE LOCATIONS - WEST ELEVATION

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BUILDING C-2: LANDSCAPE





BUILDING C-2 GREEN ROOF LANDSCAPE

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BUILDING C-2 LANDSCAPE PLAN



C-2_502

BUILDING C-2: LEED & GREEN AREA RATIO CALCULATIONS

DECEMBER 20, 2018





LEED v4 for BD+C: Core and Shell

Project Checklist

Project Name: Market Terminal Building C-2

Date: 11/28/2016

Y ? N

1			Credit	Integrative Process	1
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16 2 0 Location and Transportation 20

			Credit	LEED for Neighborhood Development Location	20
2			Credit	Sensitive Land Protection	2
	2		Credit	High Priority Site	3
6			Credit	Surrounding Density and Diverse Uses	6
6			Credit	Access to Quality Transit	6
1			Credit	Bicycle Facilities	1
			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

11 0 0 Sustainable Sites 11

Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
2			Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
3			Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1
1			Credit	Tenant Design and Construction Guidelines	1

8 3 0 Water Efficiency 11

Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
3	3		Credit	Indoor Water Use Reduction	6
2			Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

16 8 0 Energy and Atmosphere 33

Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
4	2		Credit	Enhanced Commissioning	6
7	3		Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
	2		Credit	Demand Response	2
1	1		Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets	2

1 6 0 Materials and Resources 14

Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
	3		Credit	Building Life-Cycle Impact Reduction	6
	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
1			Credit	Construction and Demolition Waste Management	2

7 2 0 Indoor Environmental Quality 10

Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1	1		Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
1	1		Credit	Daylight	3
1			Credit	Quality Views	1

1 0 0 Innovation 6

			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

2 4 0 Regional Priority 4

1	1		Credit	Regional Priority: Specific Credit	1
1	1		Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1

63 25 0 TOTALS Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

Green Area Ratio Scoresheet					
***	Address	Building C-2	Square	Lot	Zone District
			3587	834	
	Other		Lot area (sf)	Minimum Score	Multiplier
			21,280	.2	GAR Score
			SCORE: 0.200		
Landscape Elements					
			Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)					
1	Landscaped areas with a soil depth < 24"	square feet		0.30	-
2	Landscaped areas with a soil depth ≥ 24"	square feet		0.60	-
3	Bioretention facilities	square feet		0.40	-
B Plantings (credit for plants in landscaped areas from Section A)					
1	Groundcovers, or other plants < 2' height	square feet		0.20	Native Bonus square feet
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants	0	0.30	# of plants
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	0	0.50	# of trees
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	0	0.60	# of trees
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0	0.70	# of trees
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0	0.70	# of trees
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0	0.70	# of trees
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0	0.80	# of trees
9	Vegetated wall, plantings on a vertical surface	square feet	500	0.60	square feet
C Vegetated or "green" roofs					
1	Over at least 2" and less than 8" of growth medium	square feet	5,350	0.60	square feet
2	Over at least 8" of growth medium	square feet		0.80	square feet
D Permeable Paving***					
1	Permeable paving over 6" to 24" of soil or gravel	square feet		0.40	-
2	Permeable paving over at least 24" of soil or gravel	square feet		0.50	-
E Other					
1	Enhanced tree growth systems***	square feet		0.40	-
2	Renewable energy generation	square feet	1,500	0.50	750.0
3	Approved water features	square feet		0.20	-
F Bonuses					
			sub-total of sq ft =	7,350	
1	Native plant species	square feet	0	0.10	-
2	Landscaping in food cultivation	square feet		0.10	-
3	Harvested stormwater irrigation	square feet		0.10	-
					Green Area Ratio numerator =
					4,260
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.					
Total square footage of all permeable paving and enhanced tree growth.					