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ERIC COLBERT & ASSOCIATES, SMITHGROUP, BRININSTOOL + LYNCH, SHOP
HOLLAND & KNIGHT
BOHLER
SCAPE
GOROVE-SLADE

MARKET TERMINAL

LOTS 834, 835, 840 IN RECORD LOT 6 IN SQUARE 3587

2ND STAGE PUD APPLICATION | 12.20.18

ZONING COMMISSION
District of Columbia
CASE NO.15-27A
EXHIBIT NO.2D1

MARKET TERMINAL: 2ND STAGE PUD

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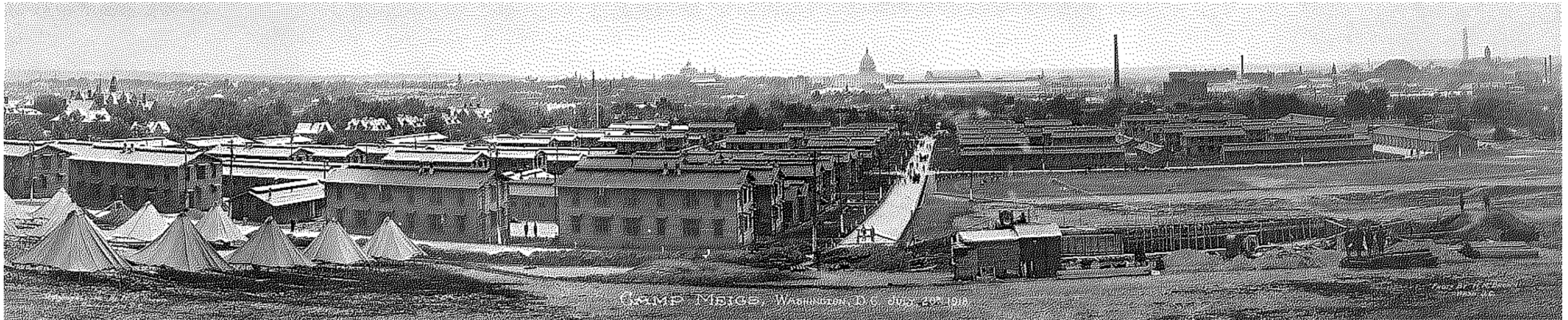
CIVIL

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INTRODUCTION

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CAMP MISTOS, Washington, D.C. 01/5, 20/ 1918

Panoramic Photograph, 1918



1951



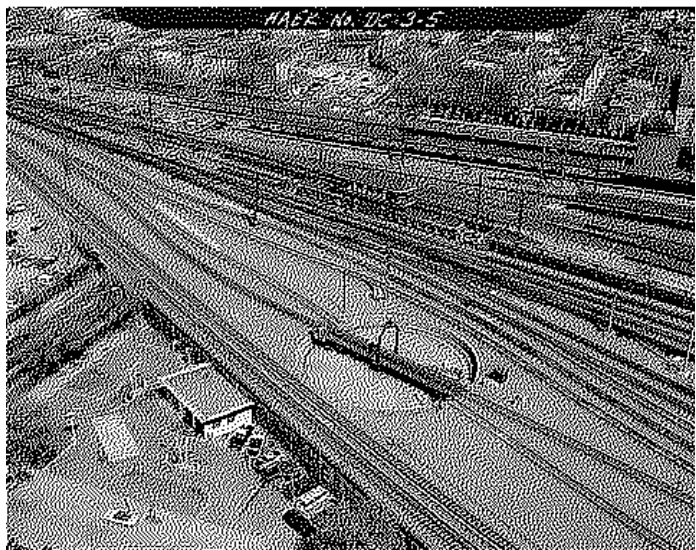
1957



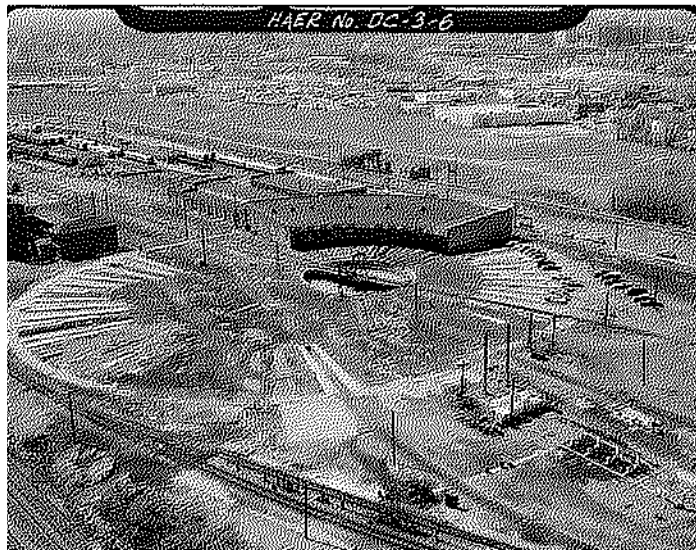
1964



1980



Aerial Photograph, Union Station Turntable, 1977



Aerial Photograph, Ivy City Roundhouse, 1977

UNION TERMINAL MARKET

Established 1931

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

Know Your Market
Know Your Supplier

**Better Marketing
Makes
BETTER SALES**

Shop in Person
Regularly

See Us . . .
**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
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.

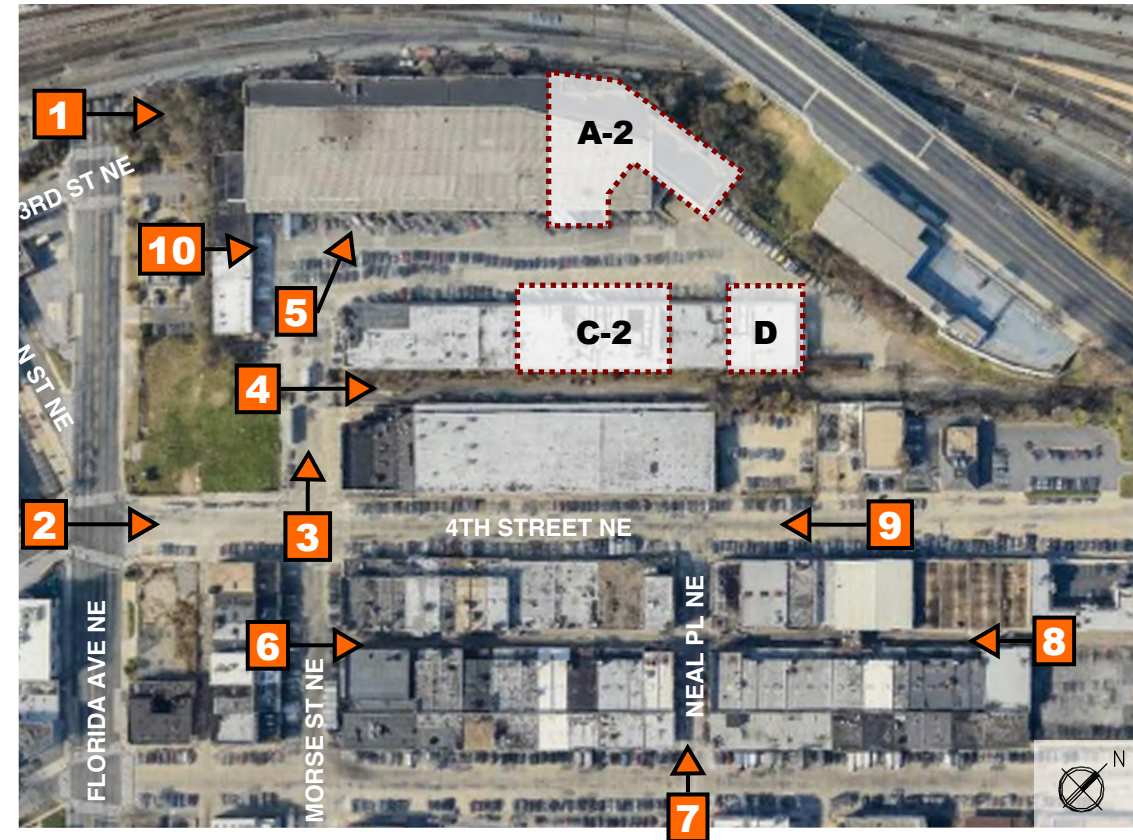
No. 92 Street Car Line on
Florida Ave.

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

UNION TERMINAL MARKET MERCHANTS

A Distributor To Serve You Regardless of Your Requirements





KEY PLAN



EXISTING VIEWS

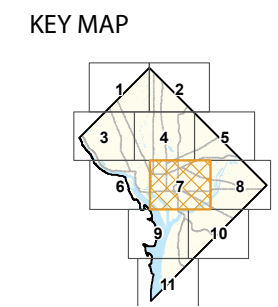
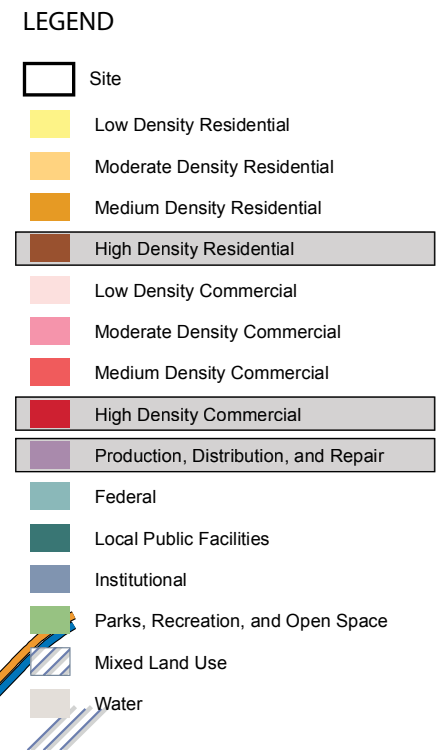
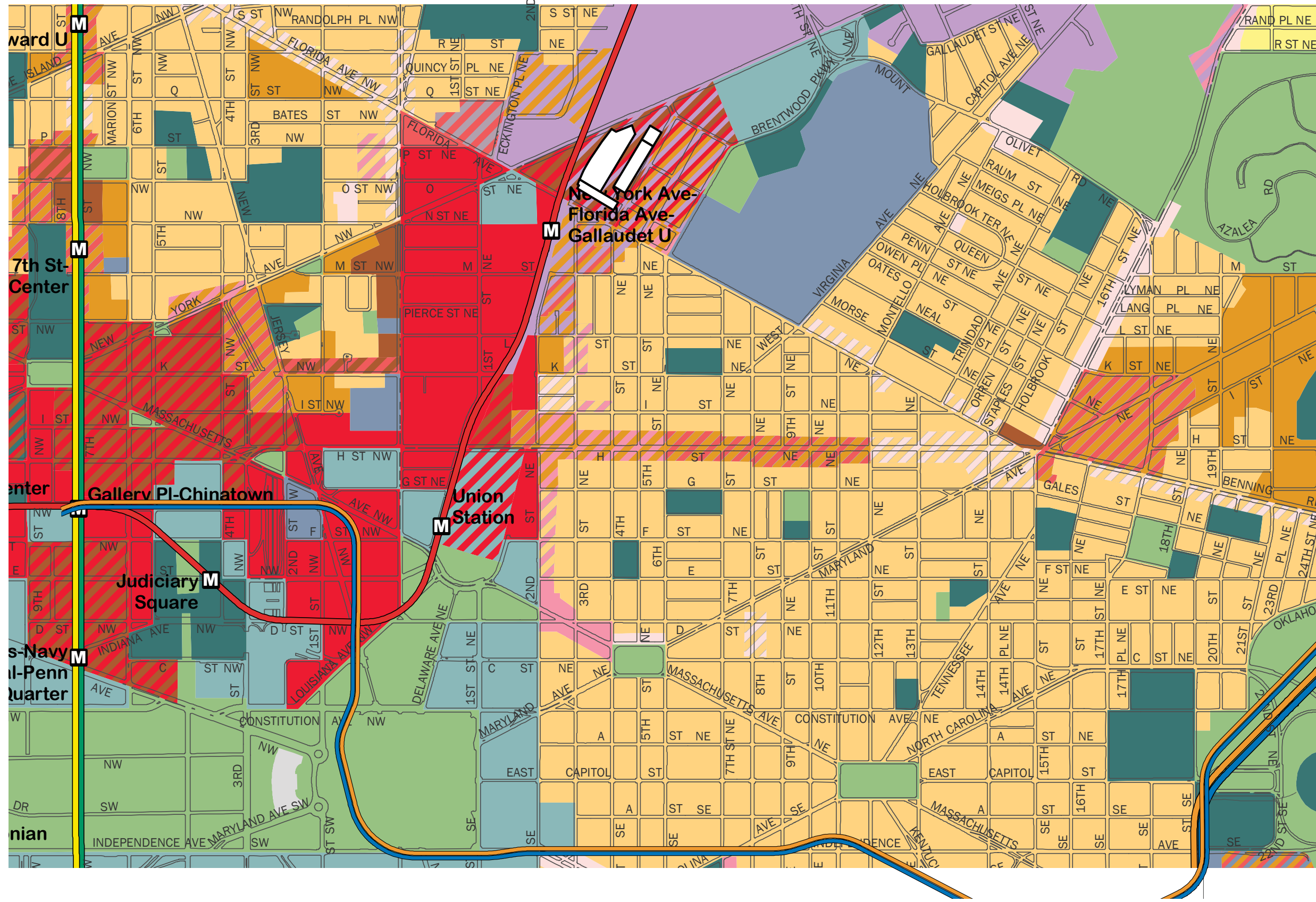
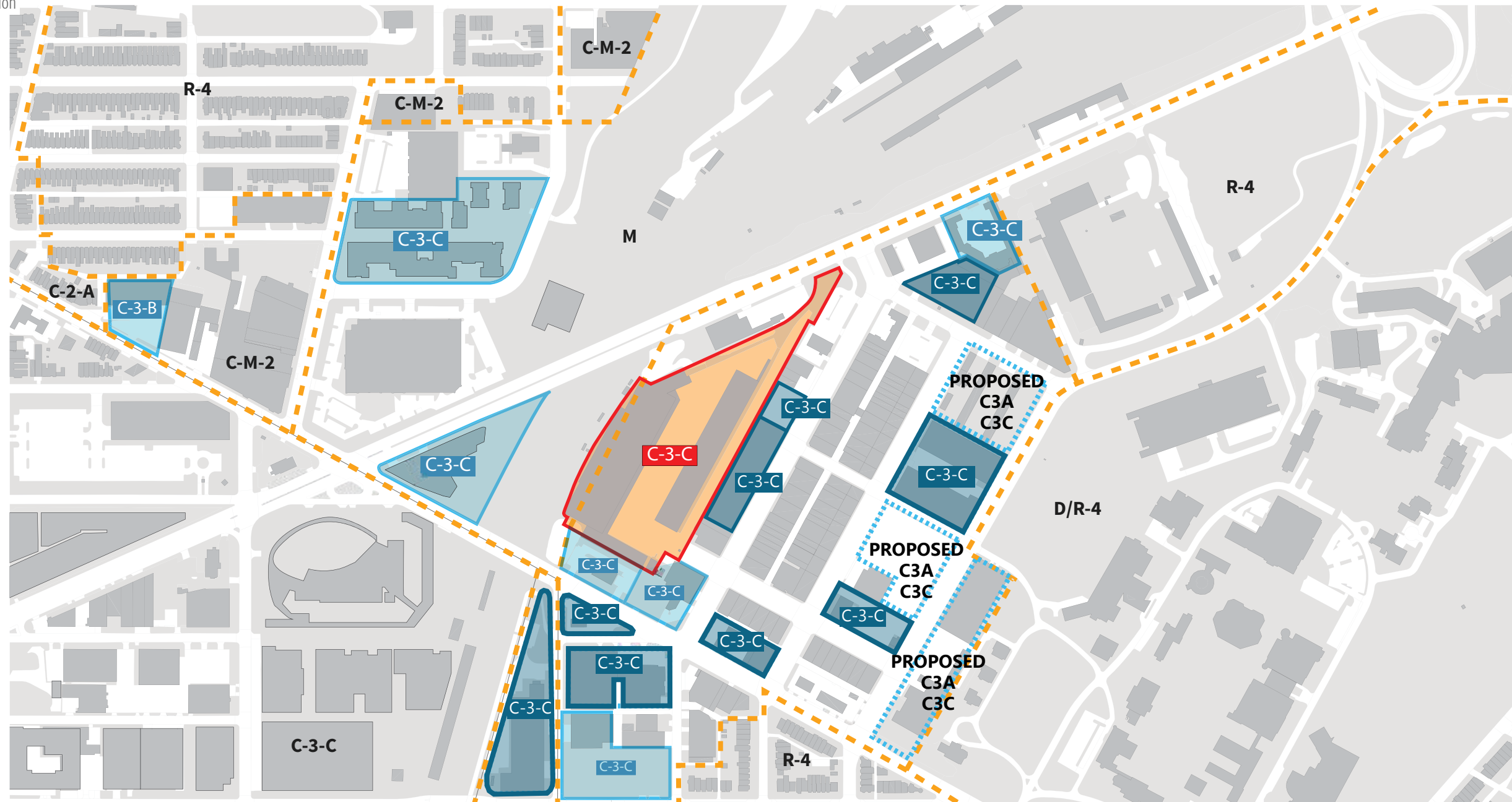


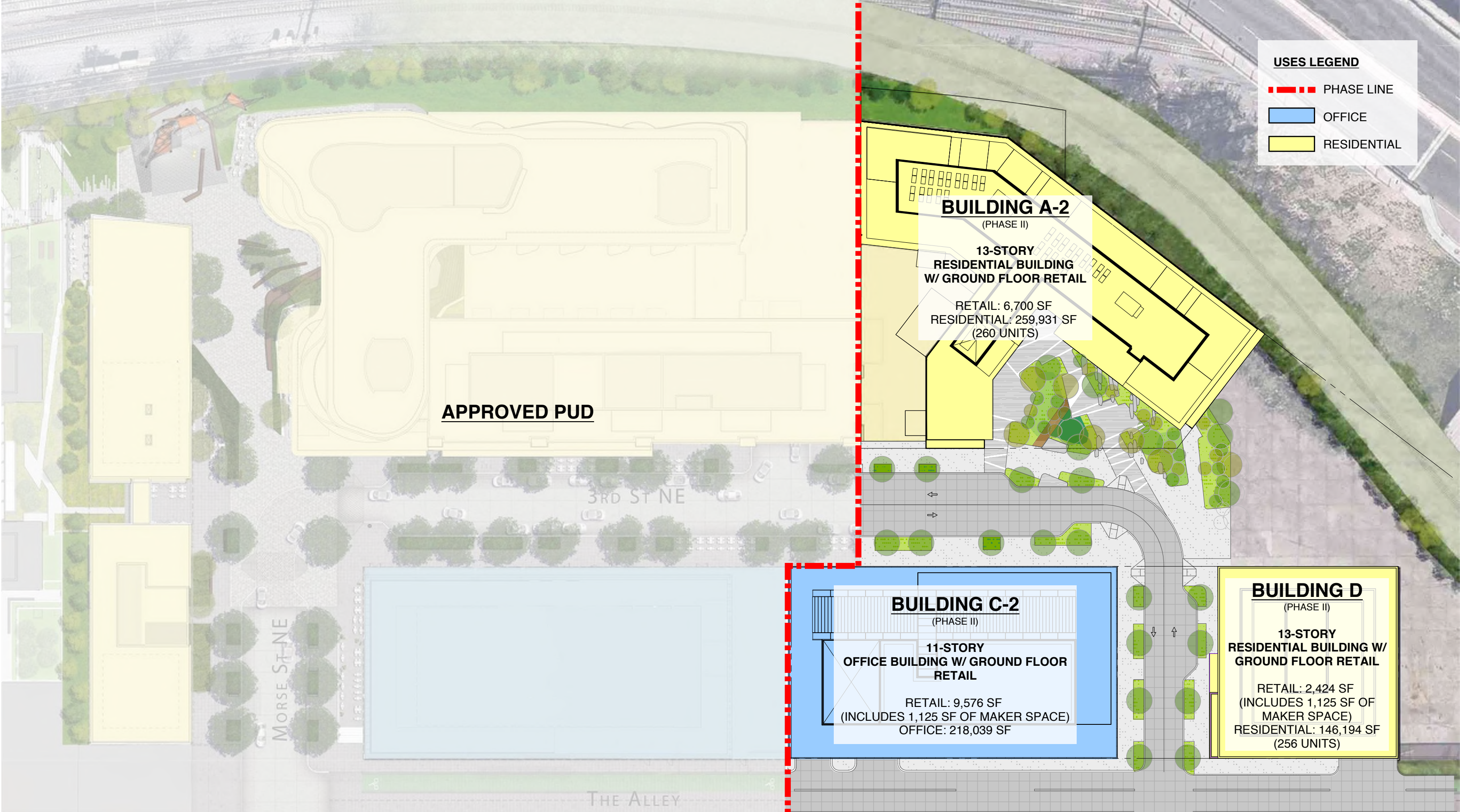
DIAGRAM KEY

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



EXISTING AND PROPOSED PUDS

DECEMBER 20, 2018



USES LEGEND

- - - PHASE LINE
- OFFICE
- RESIDENTIAL

BUILDING A-2
(PHASE II)

**13-STORY
RESIDENTIAL BUILDING
W/ GROUND FLOOR RETAIL**

RETAIL: 6,700 SF
RESIDENTIAL: 259,931 SF
(260 UNITS)

APPROVED PUD

BUILDING C-2
(PHASE II)

**11-STORY
OFFICE BUILDING W/ GROUND FLOOR
RETAIL**

RETAIL: 9,576 SF
(INCLUDES 1,125 SF OF MAKER SPACE)
OFFICE: 218,039 SF

BUILDING D
(PHASE II)

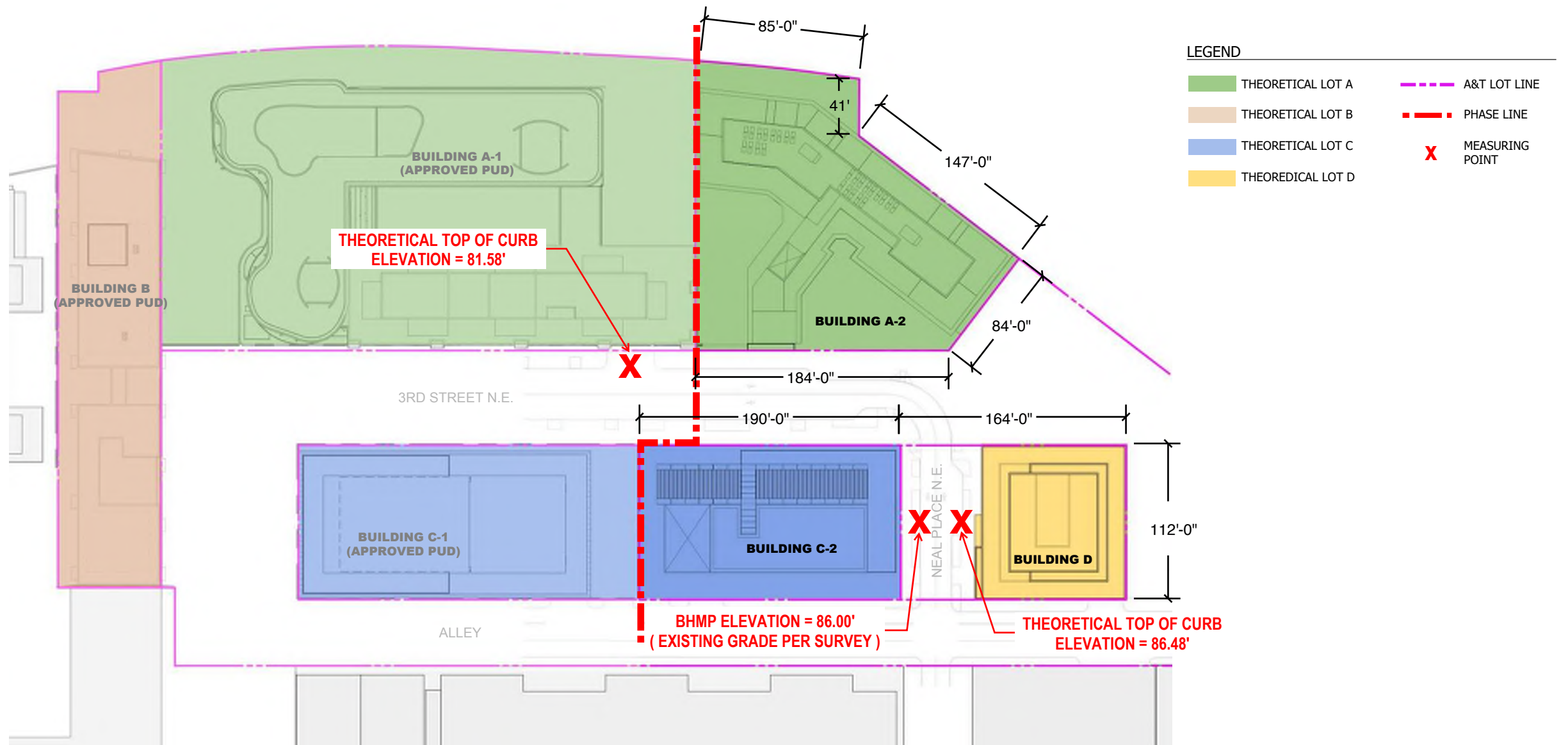
**13-STORY
RESIDENTIAL BUILDING W/
GROUND FLOOR RETAIL**

RETAIL: 2,424 SF
(INCLUDES 1,125 SF OF
MAKER SPACE)
RESIDENTIAL: 146,194 SF
(256 UNITS)

SITE ANALYSIS

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THEORETICAL LOT A	120,000.00	SF
THEORETICAL LOT B	27,845.00	SF
THEORETICAL LOT C	49,066.00	SF
THEORETICAL LOT D	18,339.00	SF
TOTAL	215,250.00	SF

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.

	A		B		C		D		Total PUD					
Site	Current	Stage I PUD	Current	Stage I PUD	Current	Stage I PUD	Current	Stage I PUD	Current	Stage I PUD	Diff.			
	120,000	117,506	27,845	28,134	49,066	51,388	18,339	16,016	215,250	213,044	2,206			
Building														
GFA														
A1	500,122	515,038	B	95,647	97,530	C1	222,828	228,121	D	148,618	127,940			
A2	280,757	269,763				C2	227,615	228,804						
Total	780,879	784,801		95,647	97,530	Total	450,443	456,925		148,618	127,940			
Diff.		(3,922)									20,678			
FAR	6.51	6.68		3.43	3.47		9.18	8.89		8.10	7.99	6.86	6.89	-0.03

Residential

GFA	A1	413,865	422,605	B	83,504	86,005	C1	-	-	D	146,194	121,484			
	A2	259,931	249,323				C2	-	211,784						
	Total	673,796	671,928		83,504	86,005	Total	-	211,784		146,194	121,484	903,494	1,091,201	(187,707)

Units	A1	451	453	B	100	105	C1	-	-	D	256	115			
	A2	260	198				C2	-	232						
	Total	711	651		100	105	Total	-	232		256	115	1,067	1,103	(36)

Retail	A1	15,523	16,495	B	9,196	9,000	C1	12,004	10,563	D	2,424	3,140			
	A2	6,700	4,570				C2	9,573	9,200						
	Total	22,223	21,065		9,196	9,000	Total	21,577	19,763		2,424	3,140	55,420	52,968	2,452

Parking	A1	286	308	B	-	-	C1	142	138	D	-	83			
	A2	165	63				C2	133	90						
	Total	451	371		-	-	Total	275	228		-	83	726	682	44

Site	A		B		C		D		Total PUD		Diff.
	Current	PUD	Current	PUD	Current	PUD	Current	PUD	Current	PUD	
	120,000	117,506	27,845	28,134	49,066	51,388	18,339	16,016	215,250	213,044	2,206
A1	500,122	515,038	95,647	97,530	222,828	228,121	148,618	127,940			
A2	280,757	269,763			227,615	228,804					
Total	780,879	784,801	95,647	97,530	450,443	456,925	148,618	127,940	1,475,587	1,467,196	8,391
Diff.		(3,922)		(1,883)		(6,482)		20,678			
FAR	6.51	6.68	3.43	3.47	9.18	8.89	8.10	7.99	6.86	6.89	-0.03

Residential												
GFA	A1	A2	Total	B	C1	C2	Total	D	Total PUD	Diff.		
A1	413,865	259,931	673,796	83,504	-	-	-	146,194	903,494	2,206		
A2	422,605	249,323	671,928	86,005	-	211,784	-	-	969,717	(66,223)		
Total	673,796	671,928	671,928	83,504	211,784	211,784	146,194	-	969,717	(66,223)		

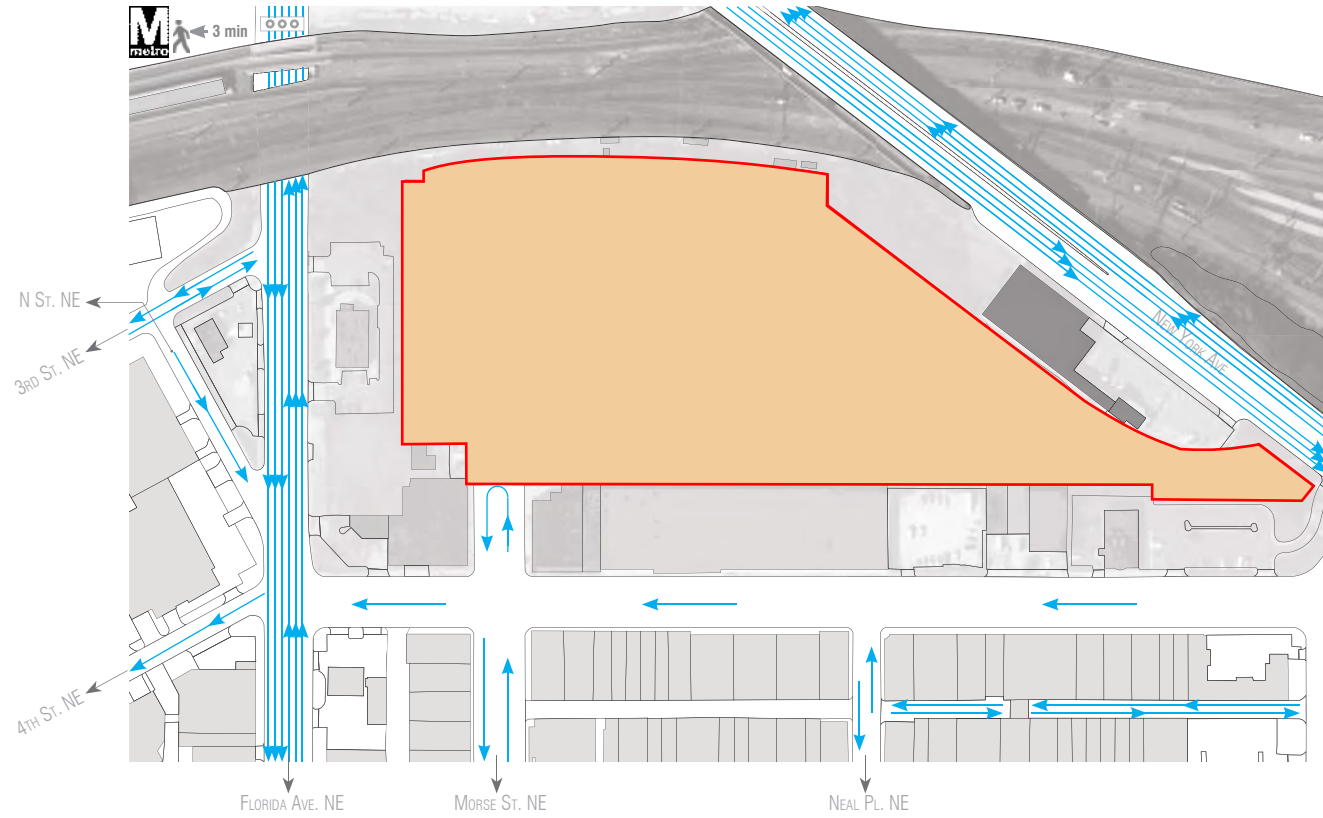
Units	A1	A2	Total	B	C1	C2	Total	D	Total PUD	Diff.
A1	451	260	711	100	-	-	-	256	1,067	79
A2	453	198	651	105	0	232	-	-	988	
Total	711	651	651	100	232	232	256	-	988	79

IZ Sq. Ft. with A2 For Sale - Min PUD												
	A1	A2	Total	B	C1	C2	Total	D	Total PUD	Diff.		
50%	29,906	-	29,906	11,736	-	-	-	8,041	99,365	11.0%		
80%	16,269	20,781	37,050	4,593	11,648	11,648	8,041	8,041	106,671	11.0%		
Total	66,955	20,781	87,736	16,329	23,296	23,296	16,081	-	106,671	(7,306)		

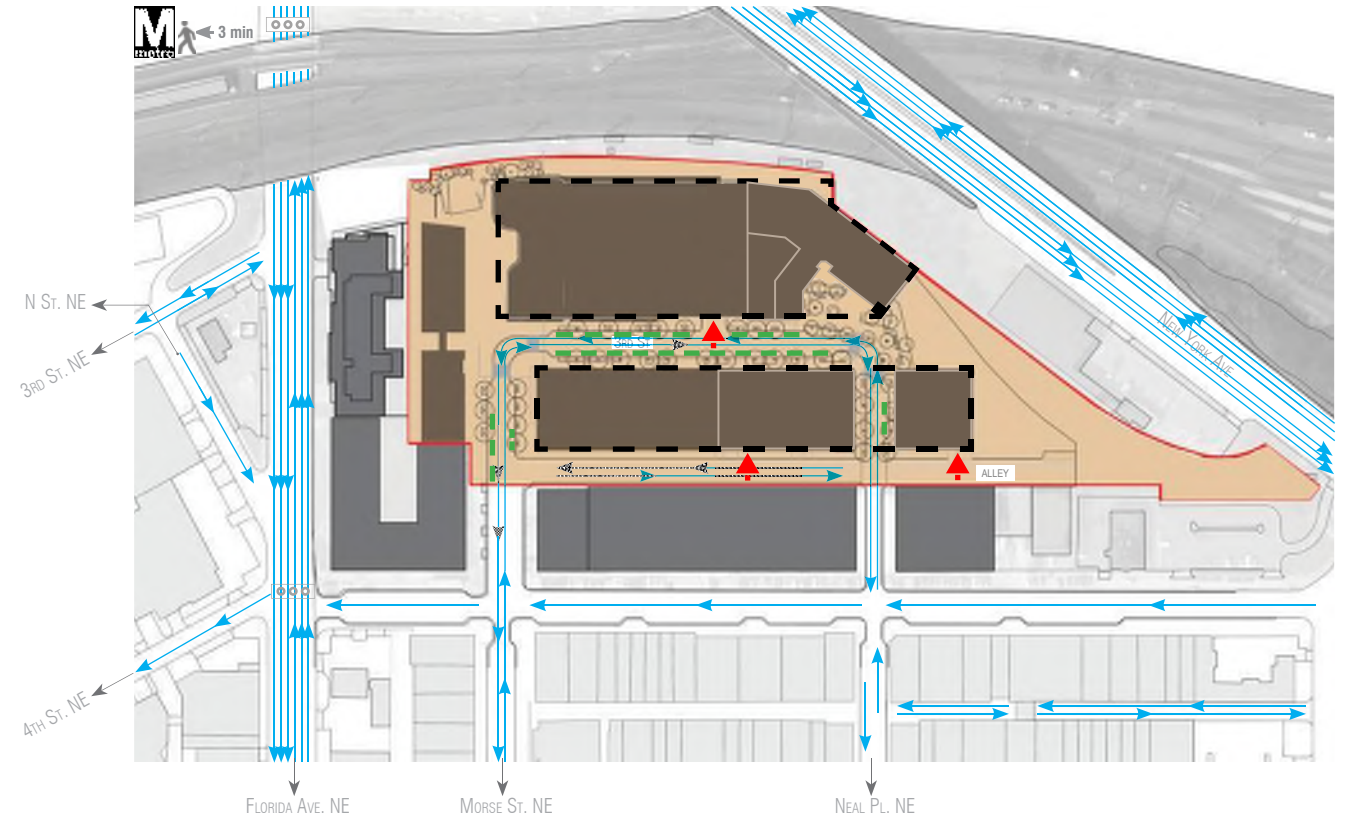
IZ Units with A2 For Sale Min. PUD												
	A1	A2	Total	B	C1	C2	Total	D	Total PUD	Diff.		
A1	52	20	72	20	-	-	-	28	120	6		
A2	52	16	68	20	26	26	-	-	114			
Total	72	68	68	20	26	26	28	-	114	6		

DIAGRAM KEY

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

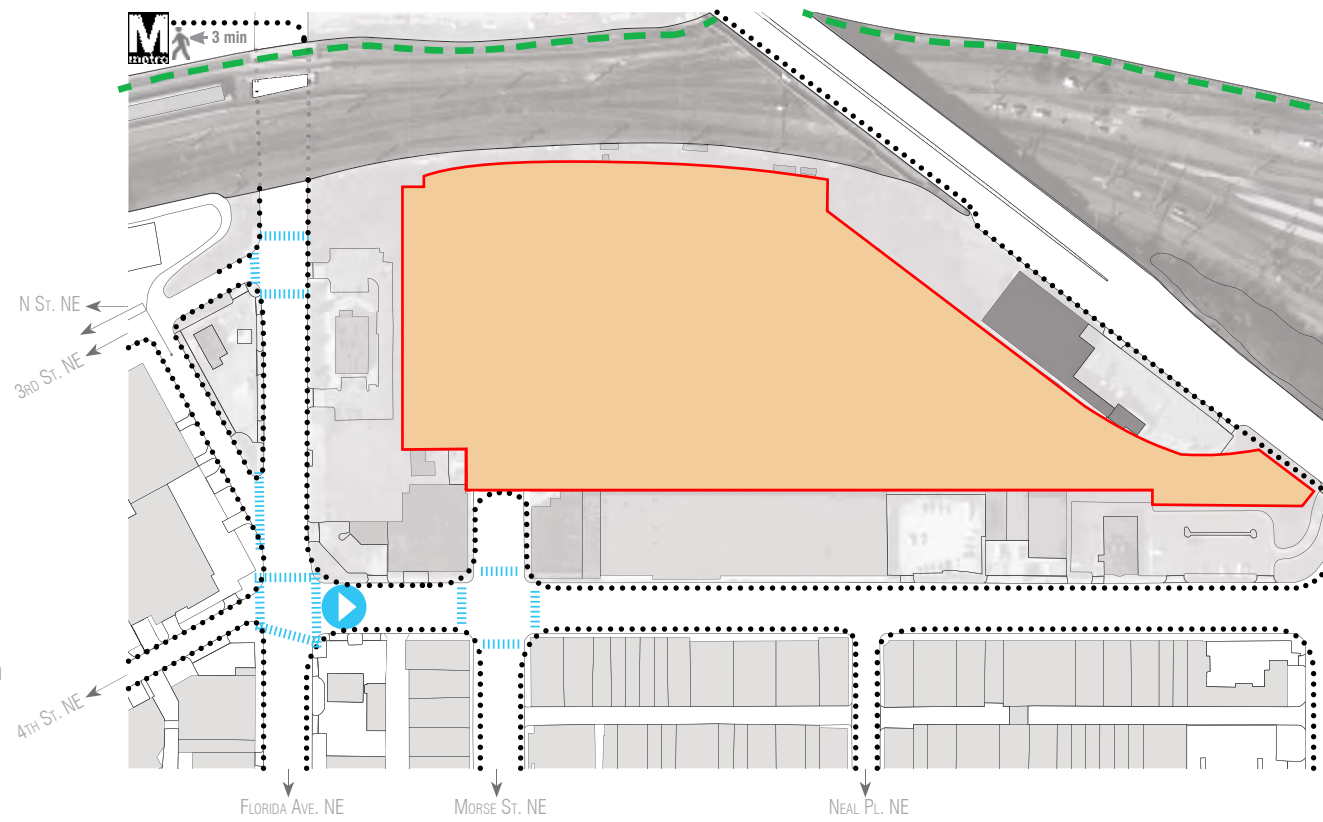


EXISTING: VEHICULAR CIRCULATION

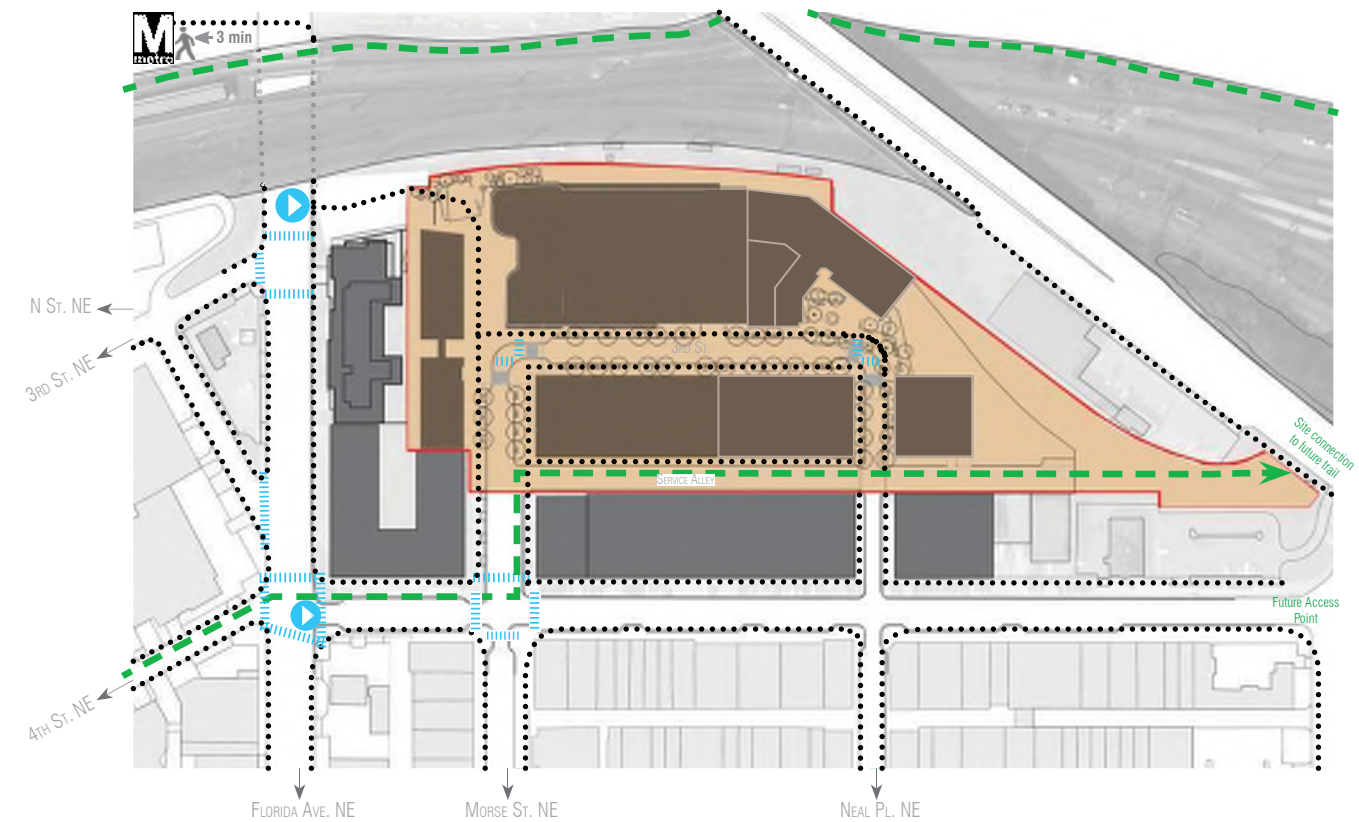


PROPOSED: VEHICULAR CIRCULATION

- 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

DECEMBER 20, 2018



CARR PROPERTIES GROSVENOR

CARMEL PARTNERS

KETTLER

ECA

204

DECEMBER 20, 2018

RENDERINGS





AERIAL VIEW 1

DECEMBER 20, 2018

301

ECA

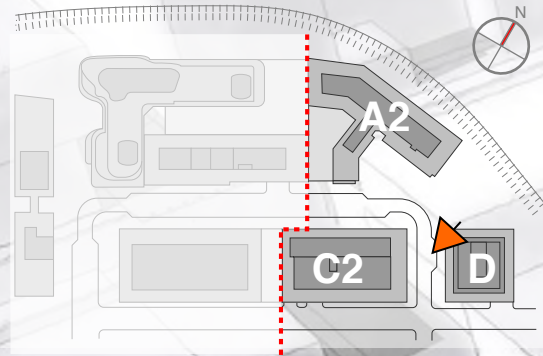
 **KETTLER**

 **CARMEL PARTNERS**

 **GROSVENOR**

 **CARR PROPERTIES**

KEY PLAN

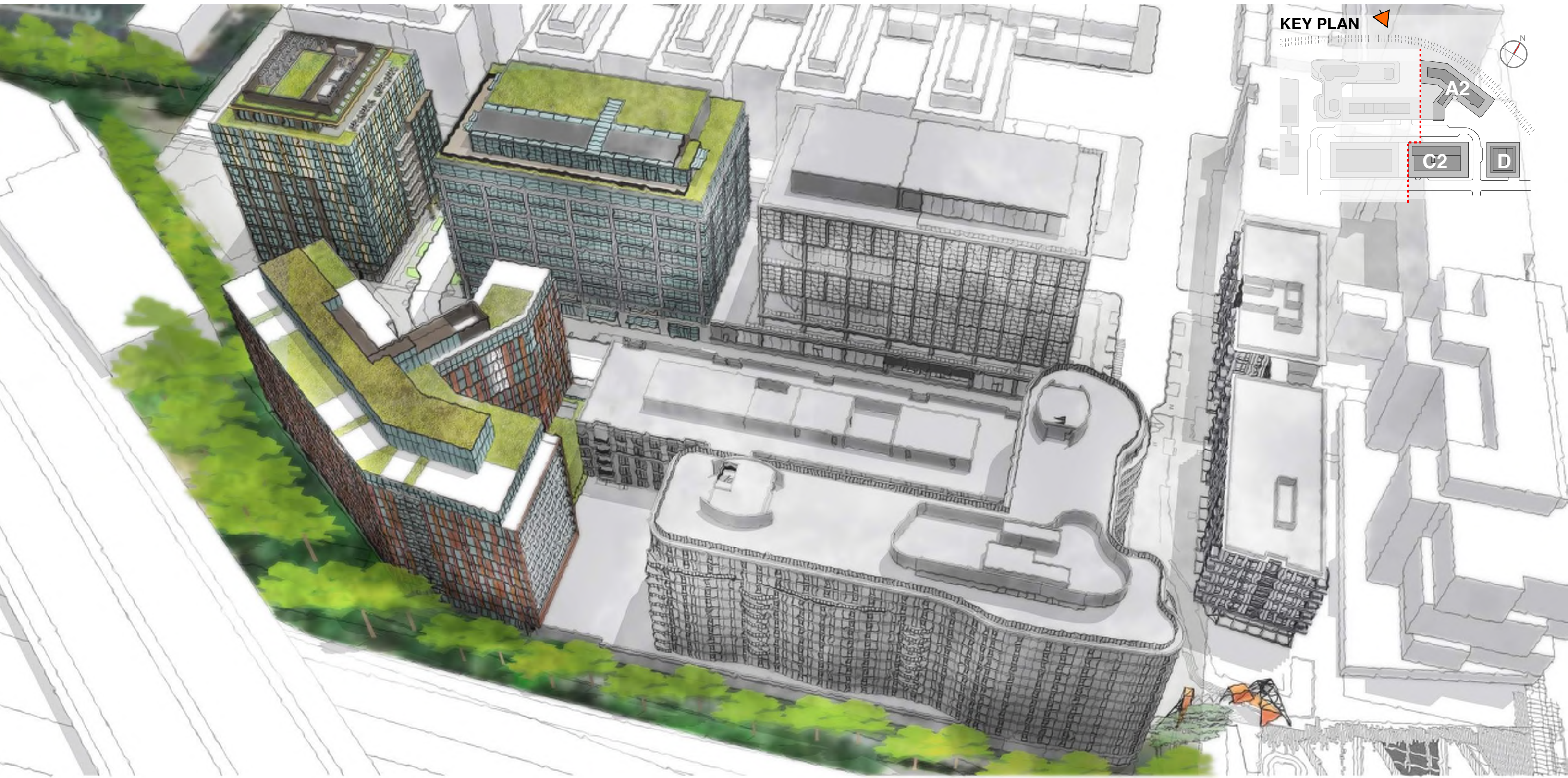


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AERIAL VIEW 2



302



AERIAL VIEW 3

DECEMBER 20, 2018

303

ECA

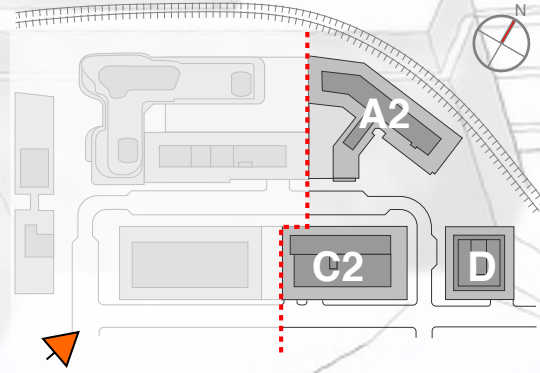
 **KETTLER**

 **CARMEL PARTNERS**

 **GROSVENOR**

 **CARR PROPERTIES**

KEY PLAN



DECEMBER 20, 2018

AERIAL VIEW 4



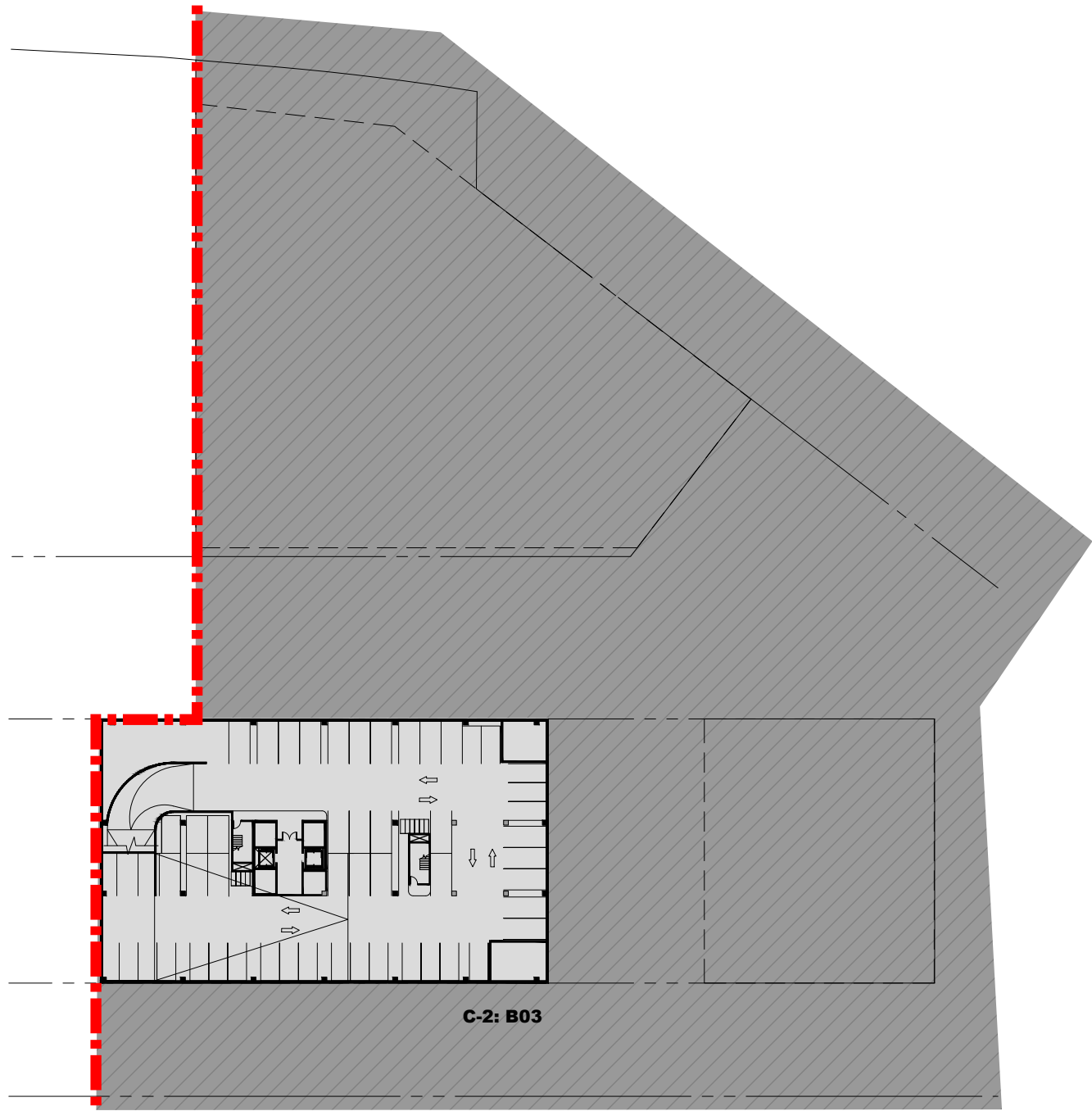
304

OVERALL BUILDING PLANS, SECTIONS & ELEVATIONS

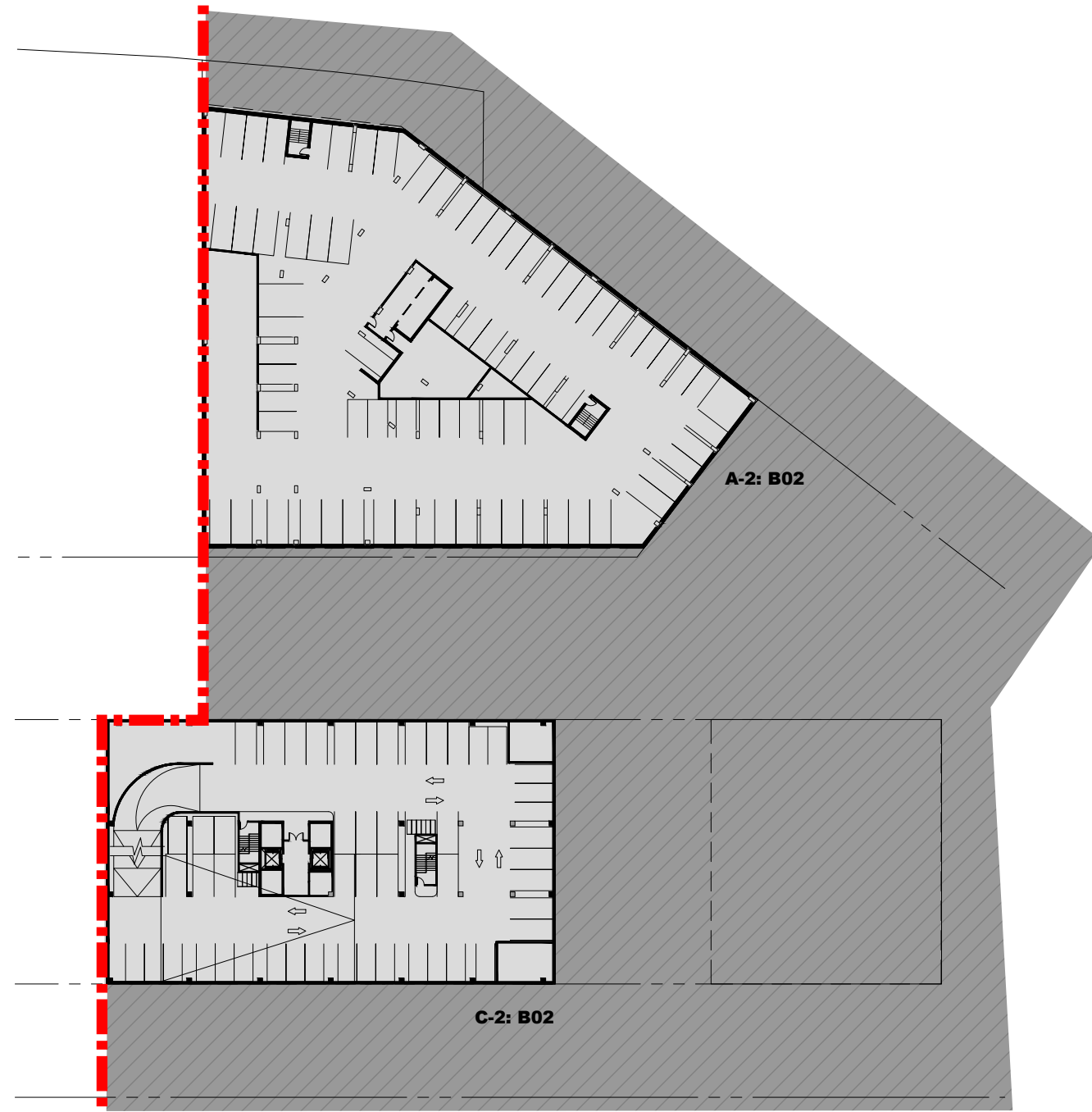
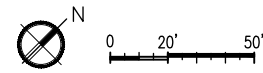
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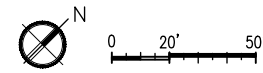
- LEGEND**
- CORE/SERVICE
 - A&T LOT LINE
 - PHASE LINE



PARKING LEVEL B03

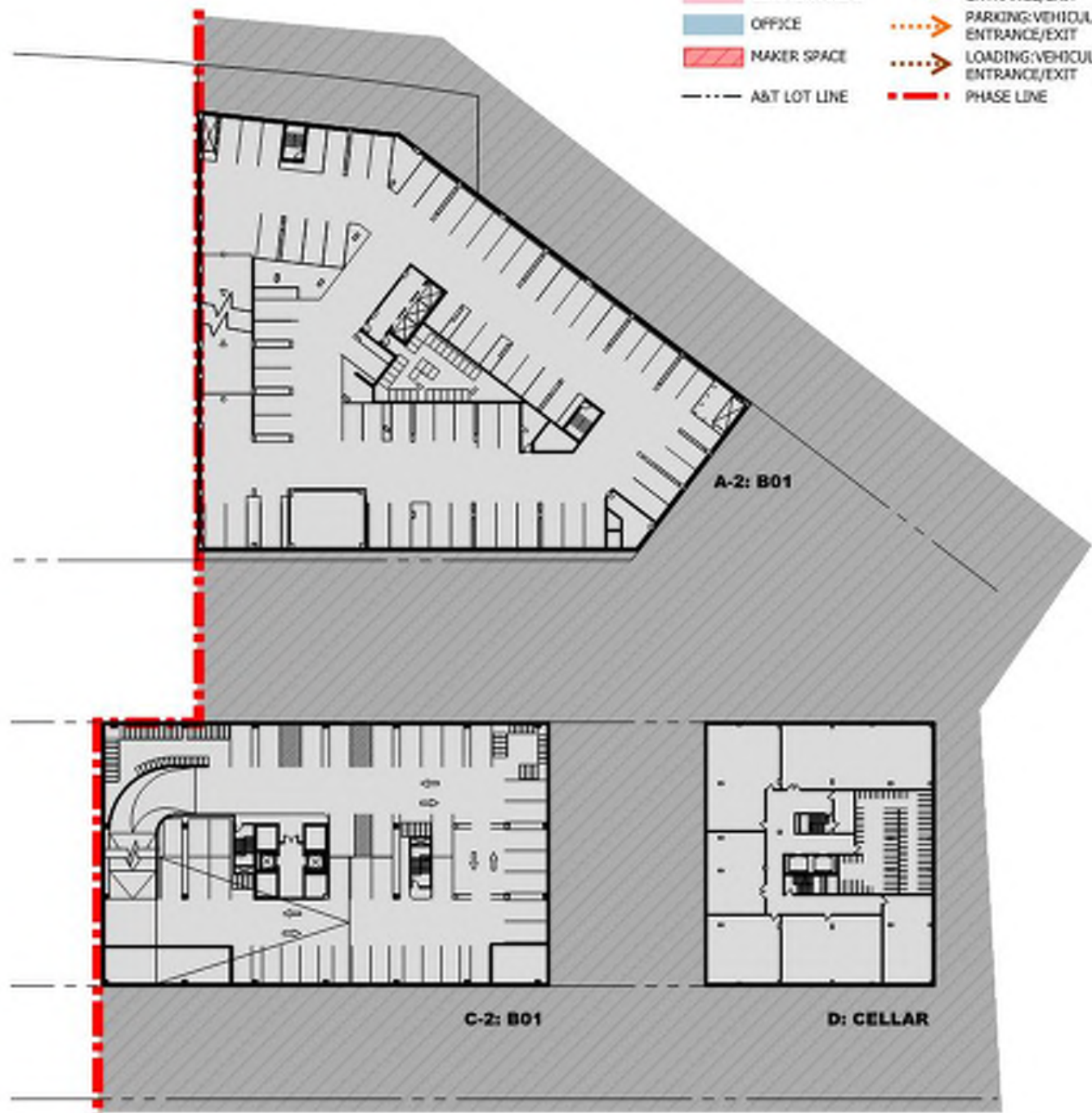


PARKING LEVEL B02



LEGEND

- | | | | |
|---|--------------|---|--------------------------------------|
|  | CORE/SERVICE |  | PEDESTRIAN RESIDENTIAL ENTRANCE/EXIT |
|  | RETAIL |  | PEDESTRIAN OFFICE ENTRANCE/EXIT |
|  | RESIDENTIAL |  | PEDESTRIAN RETAIL ENTRANCE/EXIT |
|  | COMMON AREAS |  | PARKING-VEHICULAR ENTRANCE/EXIT |
|  | OFFICE |  | LOADING-VEHICULAR ENTRANCE/EXIT |
|  | MAKER SPACE |  | PHASE LINE |
|  | A&T LOT LINE | | |



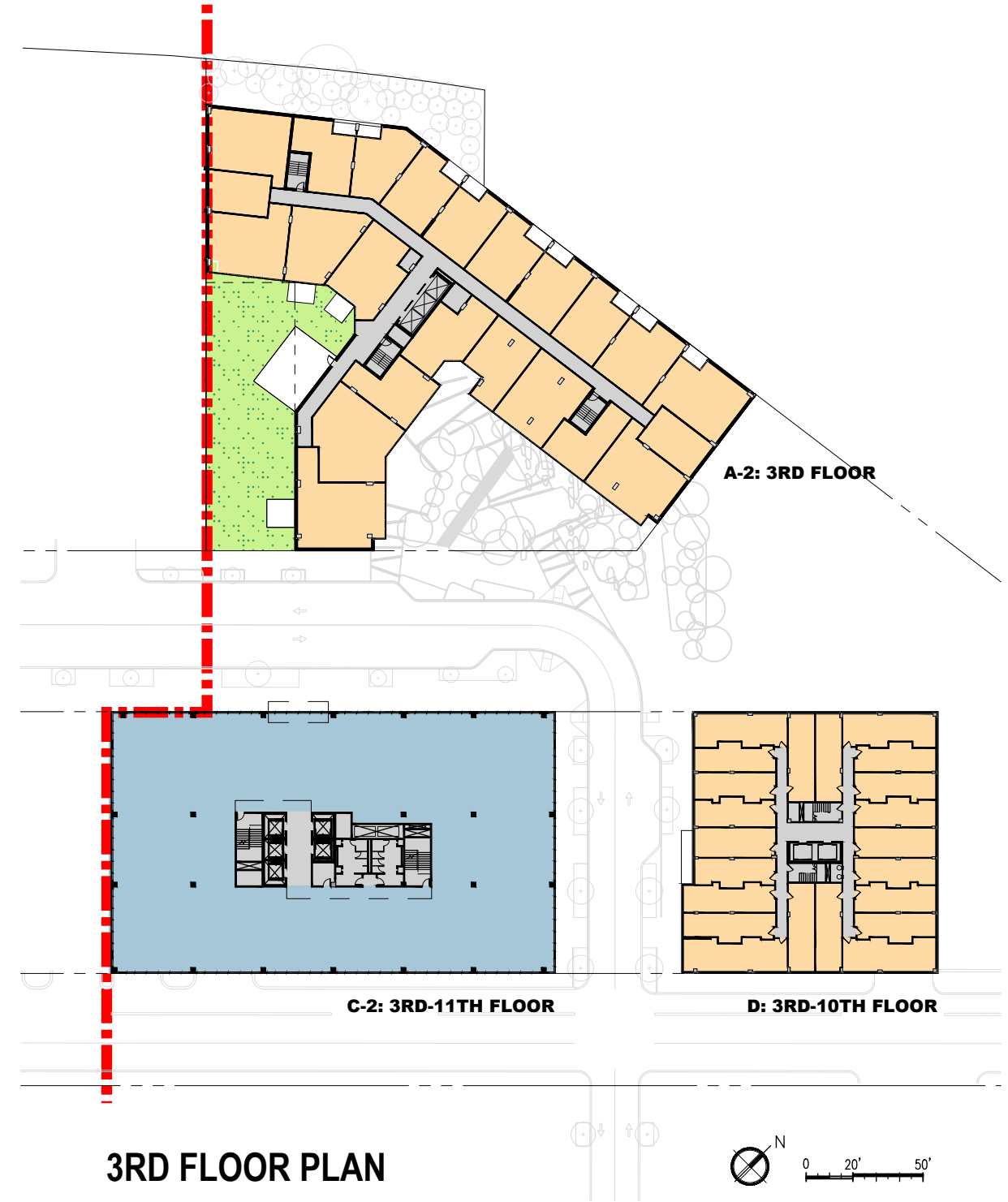
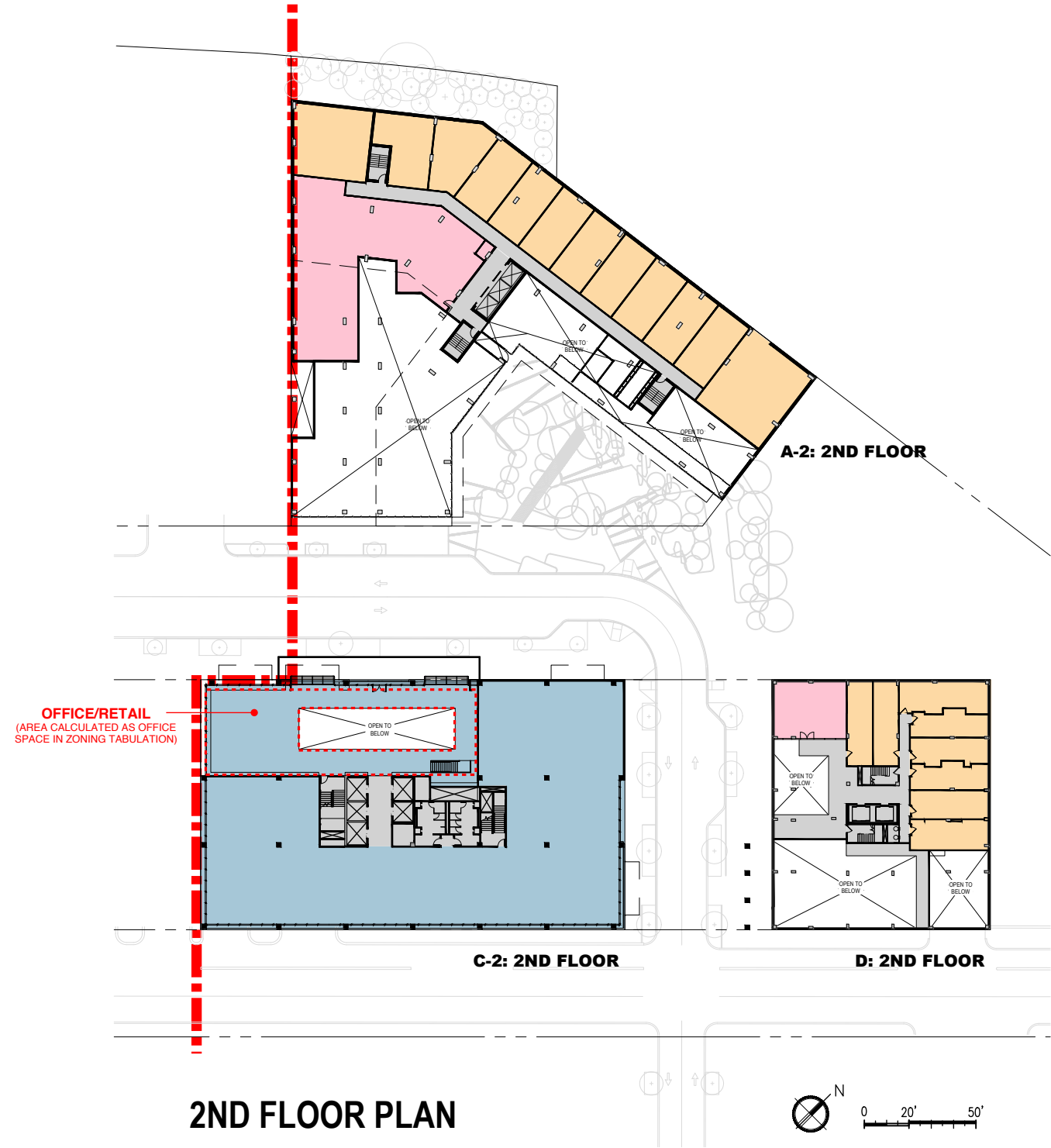
PARKING LEVEL B01



GROUND FLOOR PLAN

LEGEND

- CORE/SERVICE
- RESIDENTIAL
- COMMON AREAS
- OFFICE
- A&T LOT LINE
- PHASE LINE

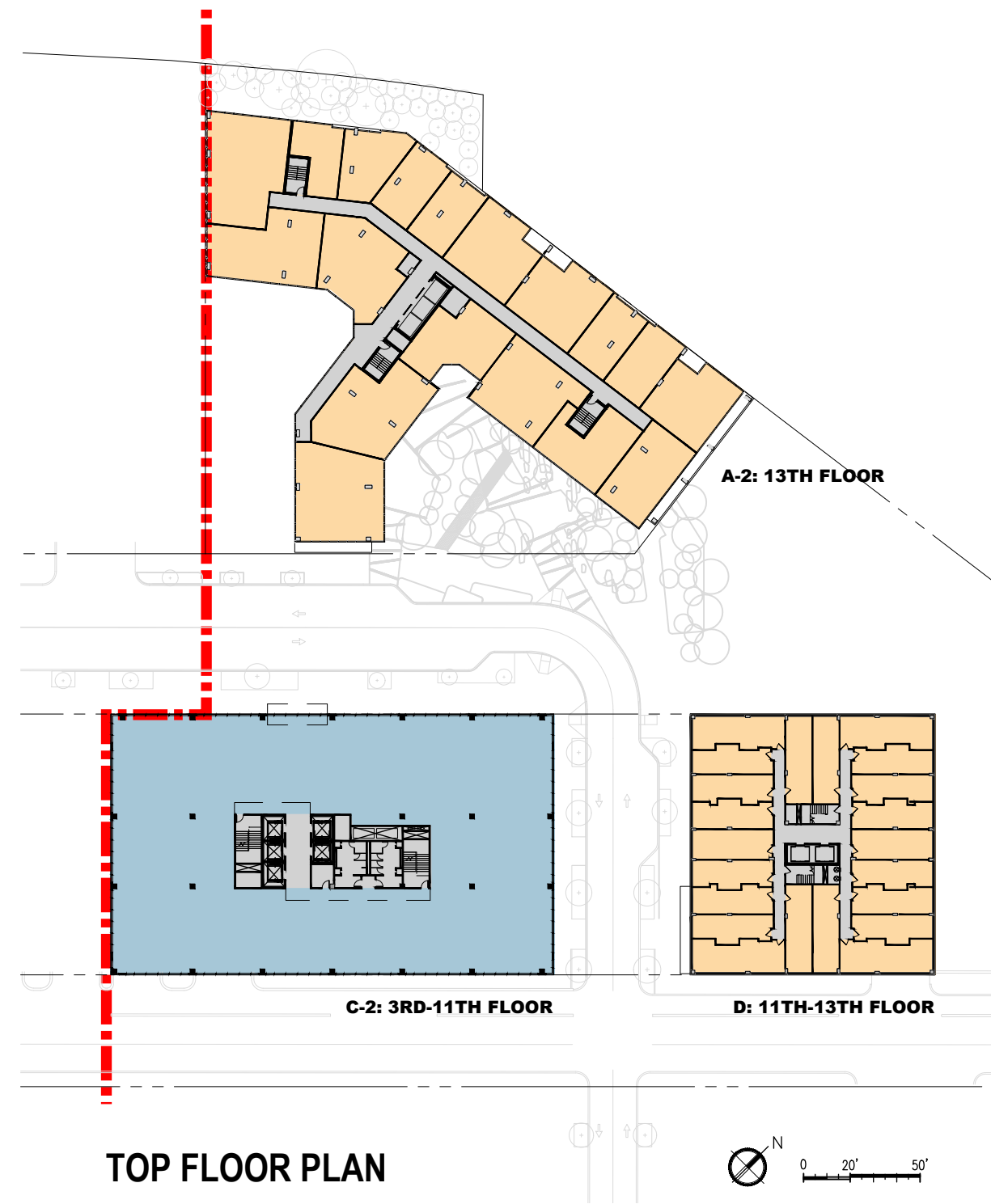
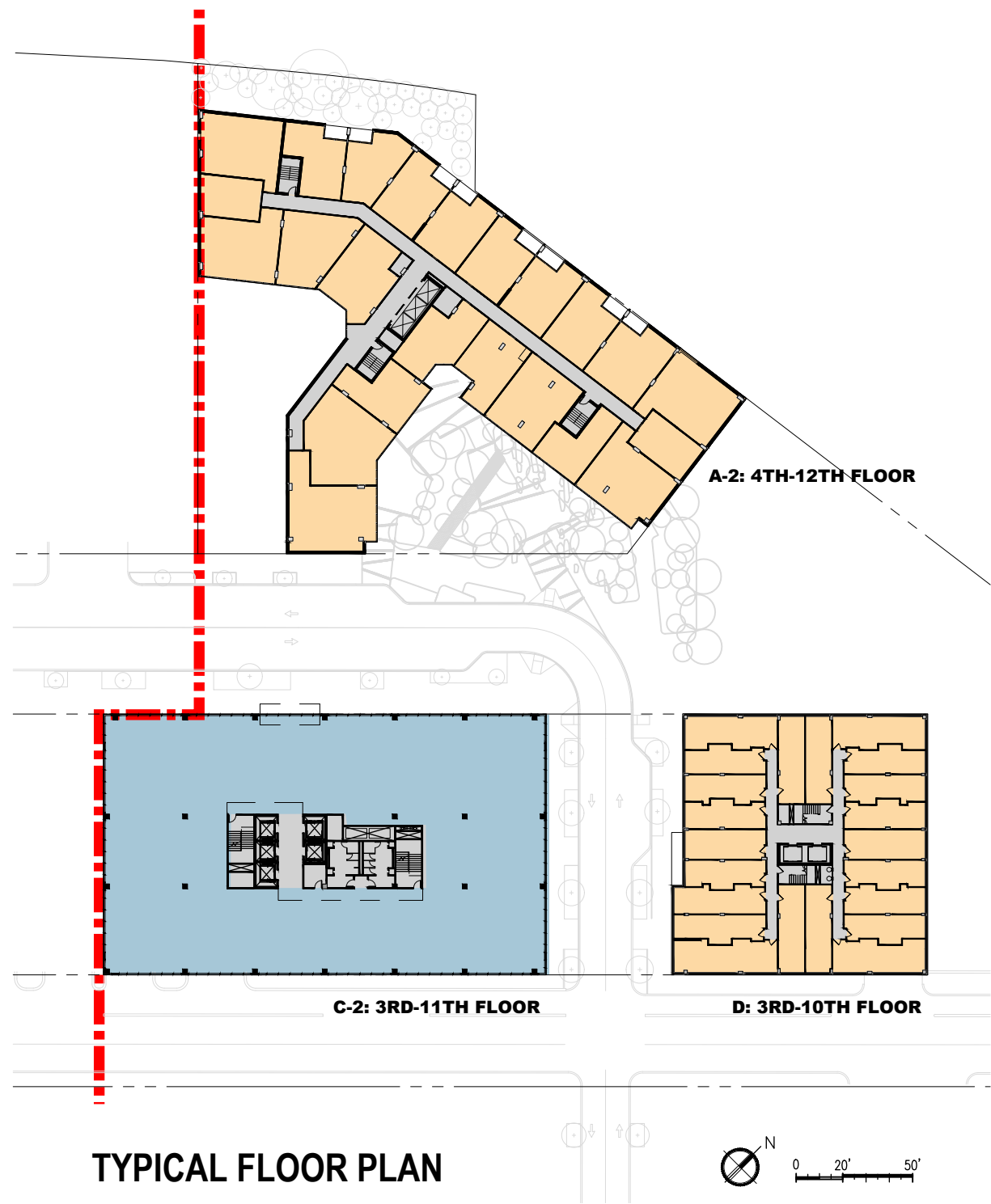


2ND & 3RD FLOOR PLANS

DECEMBER 20, 2018

LEGEND

- CORE/SERVICE
- RESIDENTIAL
- OFFICE
- A&T LOT LINE
- PHASE LINE



LEGEND

- CORE/SERVICE
- RESIDENTIAL
- COMMON AREAS
- A&T LOT LINE
- PHASE LINE

