



MARKET TERMINAL

LOTS 805, 814 & 817
IN RECORD LOT 6 IN SQUARE 3587

DEVELOPER	KETTLER
ARCHITECT	R2L:ARCHITECTS
LAND USE COUNSEL	HOLLAND & KNIGHT
CIVIL ENGINEER	BOHLER
LANDSCAPE ARCHITECT	OCULUS
TRAFFIC CONSULTANT	GOROVE-SLADE

POST HEARING SUBMISSION RESPONSE

JANUARY 26, 2017

R2L:ARCHITECTS

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KETTLER ZONING COMMISSION
District of Columbia
CASE NO.15-27
EXHIBIT NO.72A1

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Resubmitted
01/26/17

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Resubmitted
01/26/17

	Resubmitted 01/26/17		Resubmitted 01/26/17		Resubmitted 01/26/17
ENLARGED BUILDING PLANS, ELEVATIONS & SECTIONS - BUILDING C-1				IZ UNITS	
78		100		122	A-1_2nd Floor IZ Units <i>ADDED PAGE</i> X
79		101		123	A-1_3rd Floor IZ Units <i>ADDED PAGE</i> X
80	X	102	X	124	A-1_4th Floor IZ Units <i>ADDED PAGE</i> X
81		103	X	125	A-1_5th Floor IZ Units <i>ADDED PAGE</i> X
82		104	X	126	A-1_6th Floor IZ Units <i>ADDED PAGE</i> X
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84	X	106	X	128	A-1_8th Floor IZ Units <i>ADDED PAGE</i> X
85		107	X	129	A-1_9th Floor IZ Units <i>ADDED PAGE</i> X
86	X	108	X	130	A-1_10th Floor IZ Units <i>ADDED PAGE</i> X
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99	X	118	X	L1.12	Morse Street Plaza Gantry
		119	X		

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PUD IZ WORKSHEET - ALL RENTAL

ZC CASE #15-27

		Building A1	Building A2	Building B	Building C1	Building C2	Building D	Total
		Residential	Residential (option)	Residential	Office	Residential	Residential (option)	
Total Residential GFA (Approx.)		422,605	249,323	86,005	N/A	211,784	121,484	1,091,201
Total Units (Approx.)		453	198	105	N/A	232	115	1,103
Market Rate GFA (Approx.)		376,117	221,897	76,543	N/A	188,488	108,120	971,165
11.0% IZ GFA (Approx.)		46,488	27,426	9,462	N/A	23,296	13,364	120,036

5.5% IZ at 80% of AMI	Square Feet	23,244	13,713	4,731	N/A	11,648	6,682	60,018
	Approx. Units	26	12	5	N/A	13	6	62
5.5% IZ at 50% of AMI	Square Feet	23,244	13,713	4,731	N/A	11,648	6,682	60,018
	Approx. Units	26	12	5	N/A	13	6	62
Total at 80%	Square Feet	23,244	13,713	4,731	N/A	11,648	6,682	60,018
	Approx. Units	26	12	5	N/A	13	6	62
Total at 50%	Square Feet	23,244	13,713	4,731	N/A	11,648	6,682	60,018
	Approx. Units	26	12	5	N/A	13	6	62

TOTALS BY PHASE AND FULL BUILDOUT		
Total Phase I at 80%	Square Feet	27,975
	Approx. Units	31
Total Phase I at 50%	Square Feet	27,975
	Approx. Units	31
Total Phase II at 80%	Square Feet	32,043
	Approx. Units	31
Total Phase II at 50%	Square Feet	32,043
	Approx. Units	31
Total Affordable at Buildout	Square Feet	120,036
	Approx. Units	124

NOTES	
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PUD IZ WORKSHEET - A2 FOR SALE

ZC CASE #15-27

		Building A1	Building A2	Building B	Building C1	Building C2	Building D	Total
		Residential	Residential (option)	Residential	Office	Residential	Residential (option)	
Total Residential GFA (Approx.)		422,605	249,323	86,005	N/A	211,784	121,484	1,091,201
Total Units (Approx.)		453	198	105	N/A	232	115	1,103
Market Rate GFA (Approx.)		376,117	221,897	76,543	N/A	188,488	108,120	971,165
11.0% IZ GFA (Approx.)		46,488	27,426	9,462	N/A	23,296	13,364	120,036

IZ at 80% of AMI	Square Feet	17,011	19,946	4,731	N/A	11,648	6,682	60,018
	Approx. Units	19	18	5	N/A	13	6	61
IZ at 50% of AMI	Square Feet	23,244	-	4,731	N/A	11,648	6,682	46,305
	Approx. Units	26	-	5	N/A	13	6	50
Additonal IZ from A2 at 50% AMI	Square Feet	6,856	-	6,856	N/A	-	-	13,713
	Approx. Units	8	-	8	N/A	-	-	16
Total at 80%	Square Feet	17,011	19,946	4,731	N/A	11,648	6,682	60,018
	Approx. Units	19	18	5	N/A	13	6	61
Total at 50%	Square Feet	30,100	-	11,587	N/A	11,648	6,682	60,018
	Approx. Units	34	-	13	N/A	13	6	66

TOTALS BY PHASE AND FULL BUILDOUT		
Total Phase I at 80%	Square Feet	21,742
	Approx. Units	24
Total Phase I at 50%	Square Feet	41,688
	Approx. Units	47
Total Phase II at 80%	Square Feet	38,276
	Approx. Units	37
Total Phase II at 50%	Square Feet	18,330
	Approx. Units	19
Total Affordable at Buildout	Square Feet	120,036
	Approx. Units	127

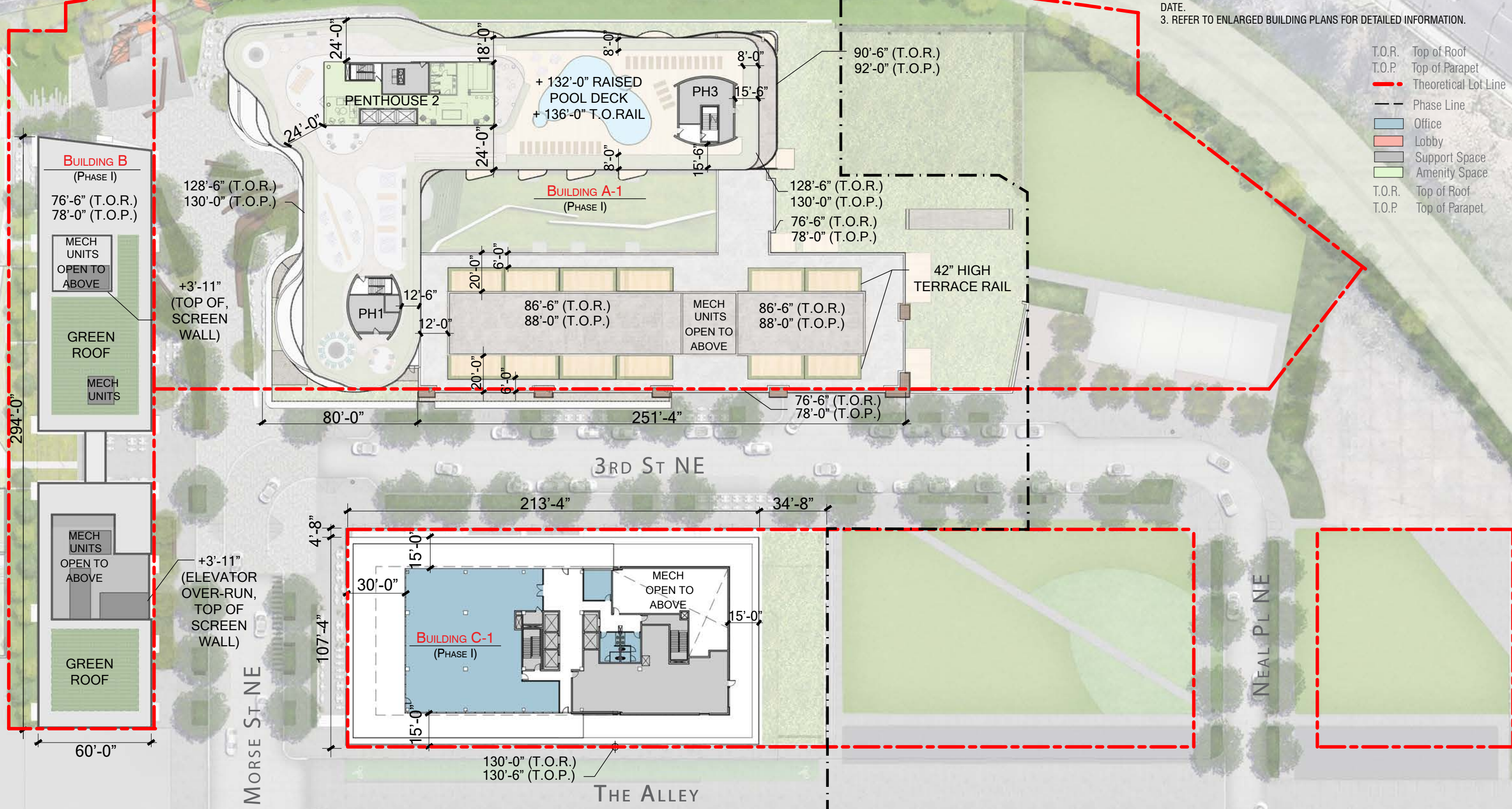
NOTES		
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CONSOLIDATED PUD | FIRST STAGE PUD

NOTES:

1. SEE CIVIL SHEETS FOR DESIGN AND SPECIFICATION OF GREEN-ROOF
2. SECOND STAGE PUD APPLICATION TO BE SUBMITTED AT A LATER DATE.
3. REFER TO ENLARGED BUILDING PLANS FOR DETAILED INFORMATION.

- T.O.R. Top of Roof
- T.O.P. Top of Parapet
- - - Theoretical Lot Line
- - - Phase Line
- Office
- Lobby
- Support Space
- Amenity Space
- T.O.R. Top of Roof
- T.O.P. Top of Parapet



Roof Plan - CONSOLIDATED PUD

SCALE: 1" = 50'-0"

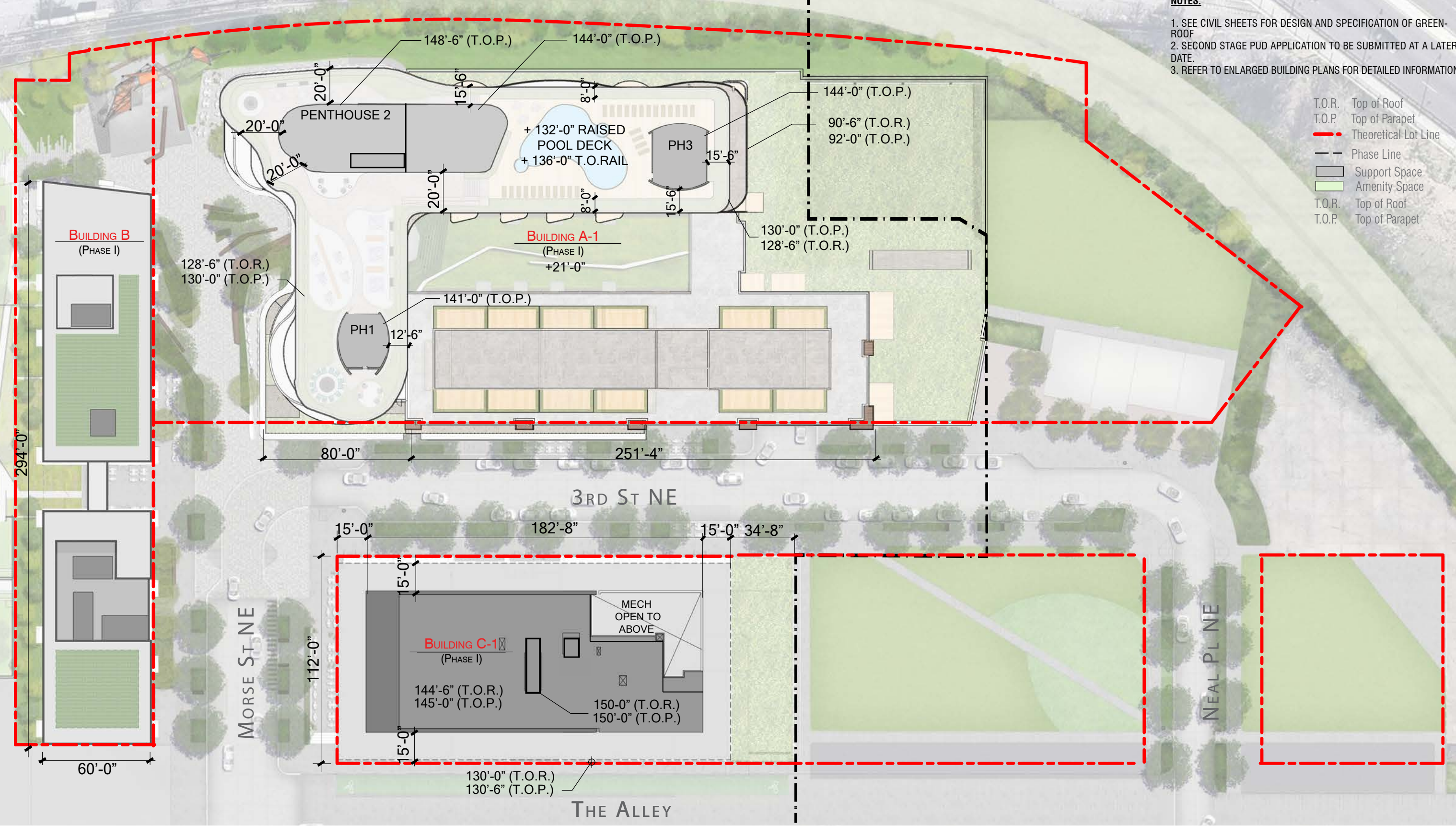
JANUARY 26, 2017



CONSOLIDATED PUD | FIRST STAGE PUD

- NOTES:**
1. SEE CIVIL SHEETS FOR DESIGN AND SPECIFICATION OF GREEN-ROOF
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- T.O.R. Top of Roof
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- - - Theoretical Lot Line
- - - Phase Line
- Support Space
- Amenity Space
- T.O.R. Top of Roof
- T.O.P. Top of Parapet



JANUARY 26, 2017

SCALE: 1" = 50'-0"

PENTHOUSE ROOF PLAN - CONSOLIDATED PUD



+128'-6" (T.O.R.)
+130'-0" (T.O.P.)

42" HIGH CONT. GUARD
RAIL AT DECK PERIMETER.

CONSOLIDATED PUD | FIRST STAGE PUD

TOP OF PODIUM
SLAB
21'-0"

+ 132'-0" RAISED POOL DECK.
+ 136'-0" T.O. RAIL
LAYOUT OF ROOF DECK FOR
ILLUSTRATIVE PURPOSE ONLY.

PENTHOUSE 2

PH3

+128'-6" (T.O.R.)
+130'-0" (T.O.P.)

42" HIGH CONT.
GUARD RAIL AT DECK
PERIMETER.

+90'-6" (T.O.R.)
+92'-0" (T.O.P.)

INTERIOR COURTYARD
+21'-0"

42" HIGH
TERRACE RAIL

PH1








86'-6" (T.O.R.)
88'-0" (T.O.P.)

MECH
UNITS
OPEN TO
ABOVE

86'-6" (T.O.R.)
88'-0" (T.O.P.)

--- STAGE LINE

--- THEORETICAL LOT LINE

- | | | |
|---|---|-----------------------|
|  Retail |  Residential | T.O.R. Top of Roof |
|  Office |  Support Space | T.O.P. Top of Parapet |
|  Lobby |  Parking / Loading | |
| |  Amenity / Misc | |

BUILDING A-1

SCALE: 1" = 30'-0"

ENLARGED ROOF PLAN - CONSOLIDATED PUD

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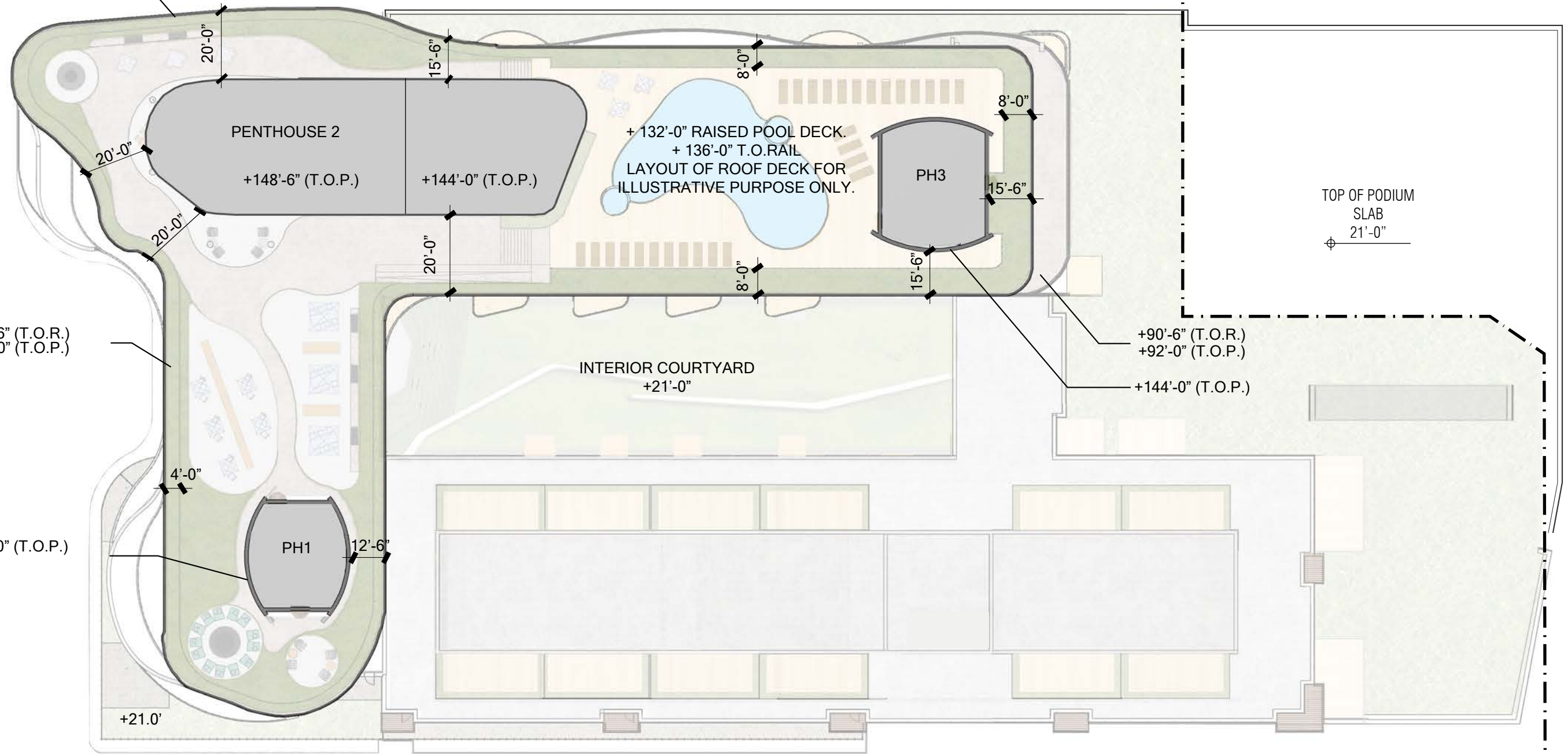


+128'-6" (T.O.R.)
+130'-0" (T.O.P.)

+128'-6" (T.O.R.)
+130'-0" (T.O.P.)

+141'-0" (T.O.P.)

+21.0'



CONSOLIDATED PUD | FIRST STAGE PUD

TOP OF PODIUM
SLAB
21'-0"

+90'-6" (T.O.R.)
+92'-0" (T.O.P.)
+144'-0" (T.O.P.)

INTERIOR COURTYARD
+21'-0"

+ 132'-0" RAISED POOL DECK.
+ 136'-0" T.O.RAIL
LAYOUT OF ROOF DECK FOR
ILLUSTRATIVE PURPOSE ONLY.

--- STAGE LINE

--- THEORETICAL LOT LINE

- Retail
- Office
- Lobby

- Residential
- Support Space
- Parking / Loading
- Amenity / Misc

T.O.R. Top of Roof
T.O.P. Top of Parapet

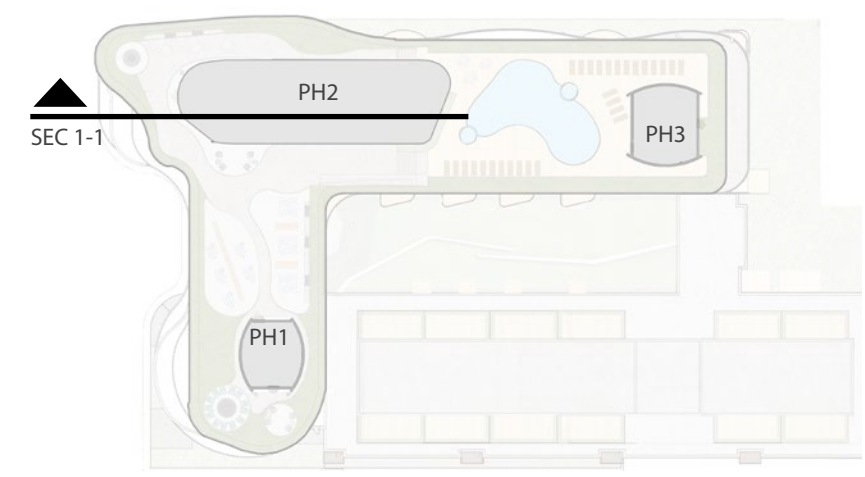
BUILDING A-1

SCALE: 1" = 30'-0"

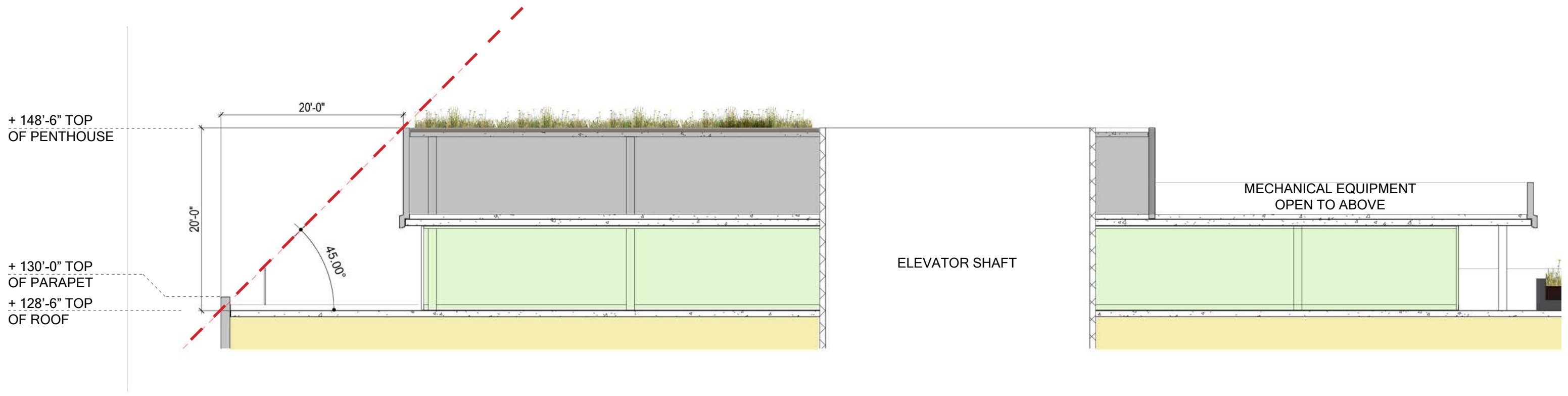
ENLARGED PENTHOUSE ROOF PLAN - CONSOLIDATED PUD

JANUARY 26, 2017





KEY PLAN

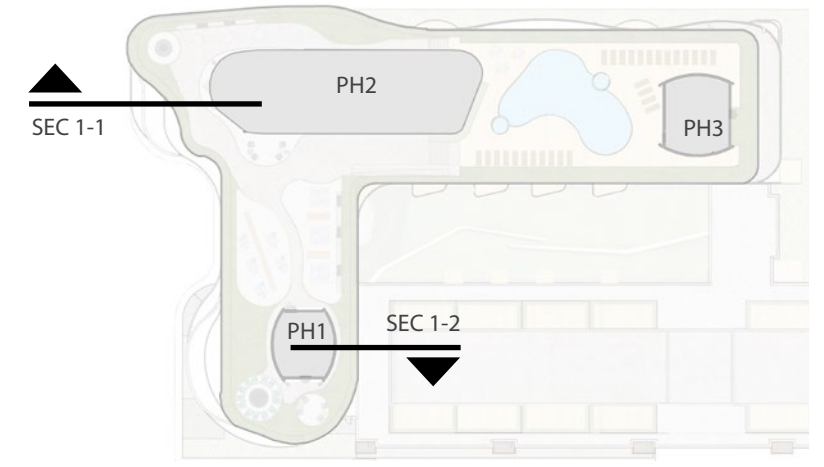


S 1-1 ENLARGED SECTION THRU PENTHOUSE PH2

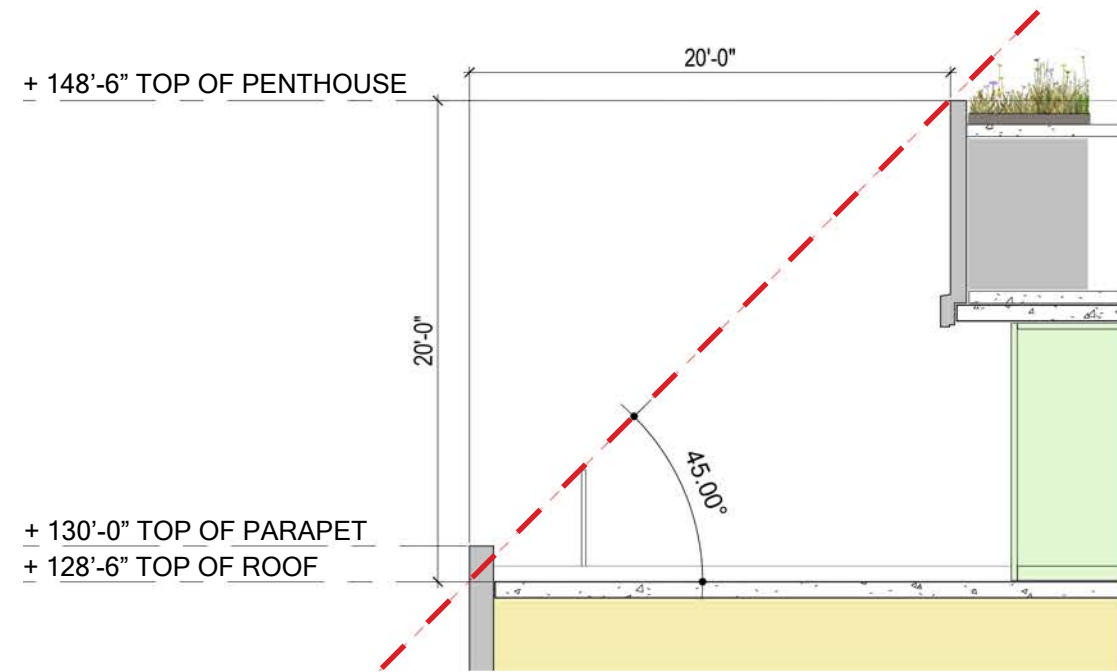
- Residential
- Mechanical Space
- Amenity / Misc

JANUARY 26, 2017

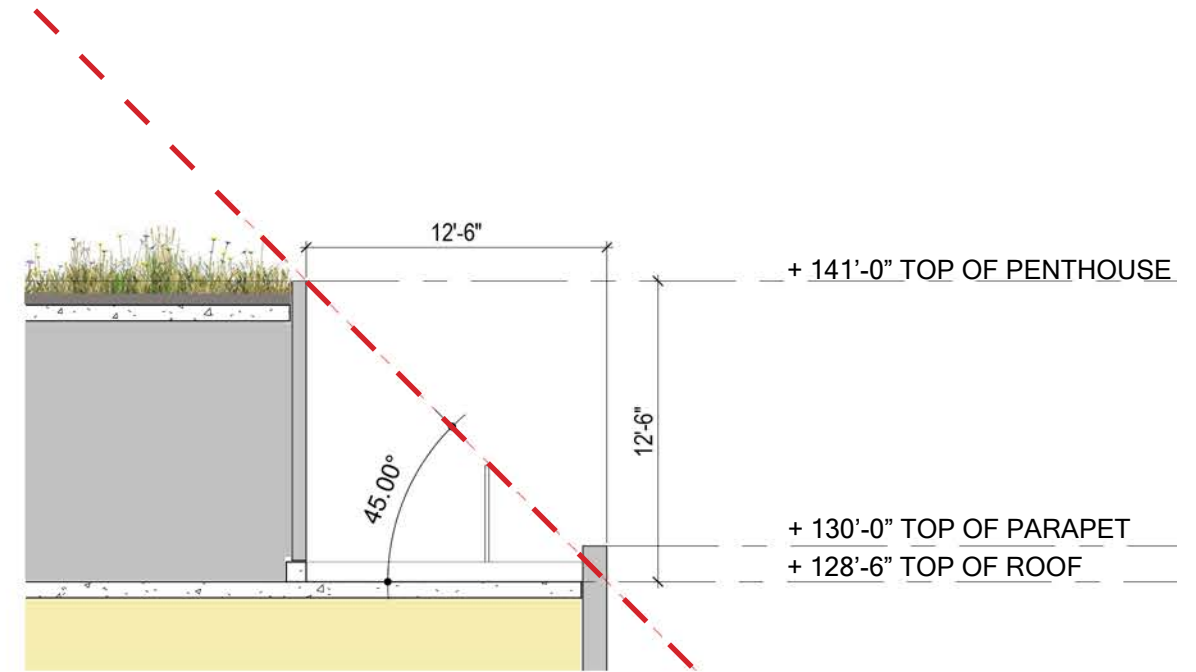
ENLARGED PENTHOUSE SECTION



KEY PLAN



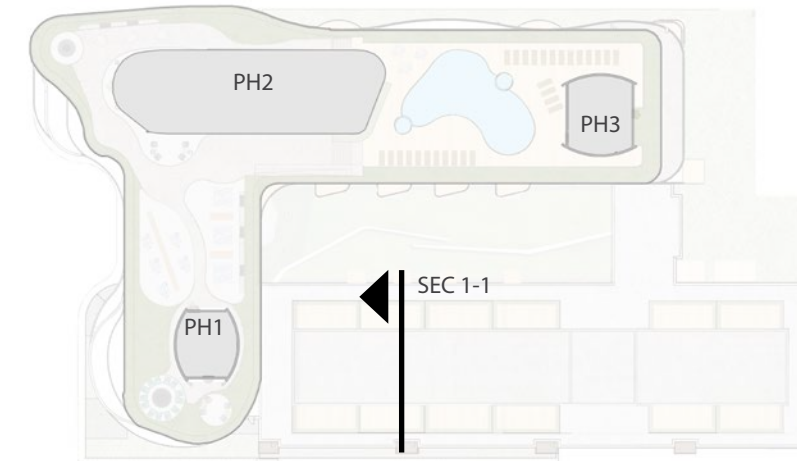
S 1-1 ENLARGED SECTION THRU PENTHOUSE PH2



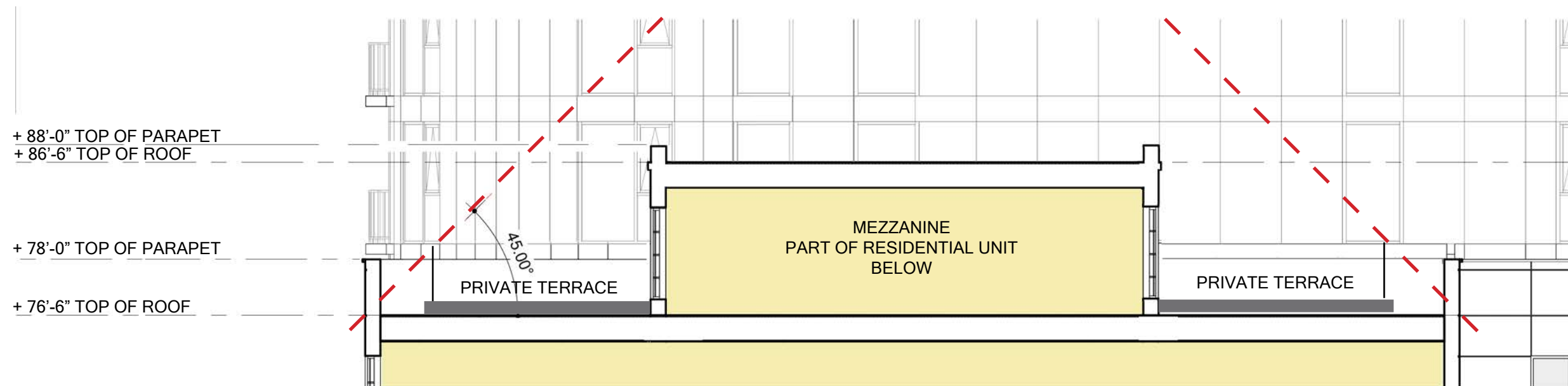
S 1-1 ENLARGED SECTION THRU PENTHOUSE PH1

- Residential
- Mechanical Space
- Amenity / Misc

JANUARY 26, 2017



KEY PLAN

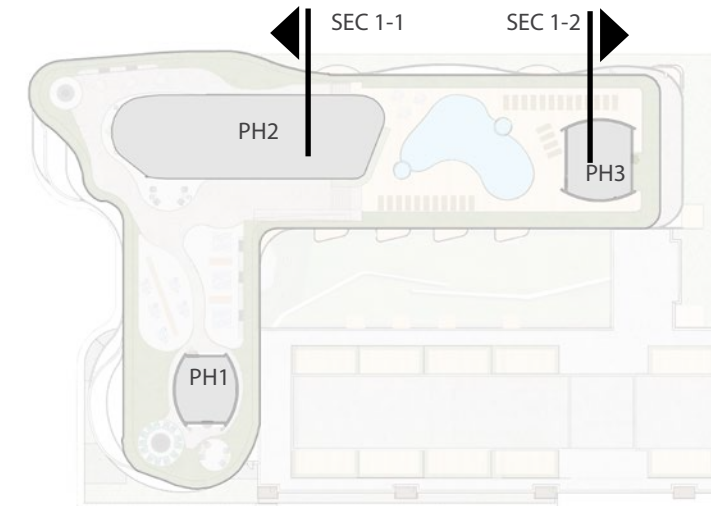


S 1-1 ENLARGED SECTION THRU MEZZANINE MID-RISE

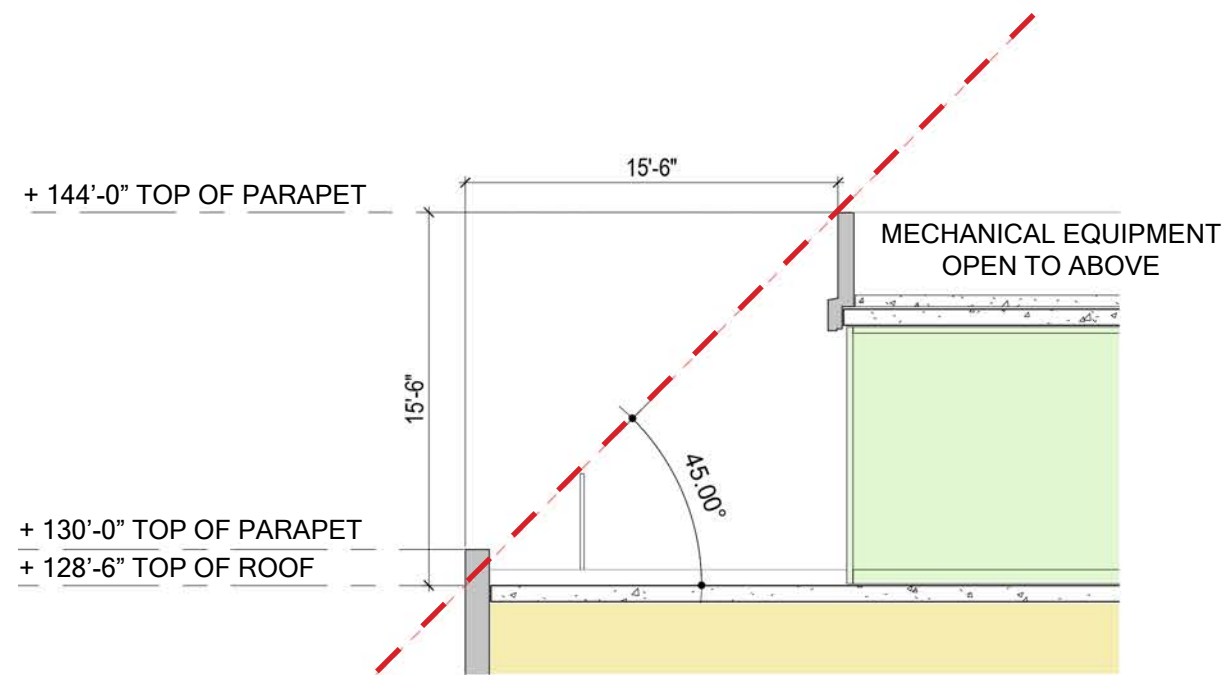
- Residential
- Mechanical Space
- Amenity / Misc

JANUARY 26, 2017

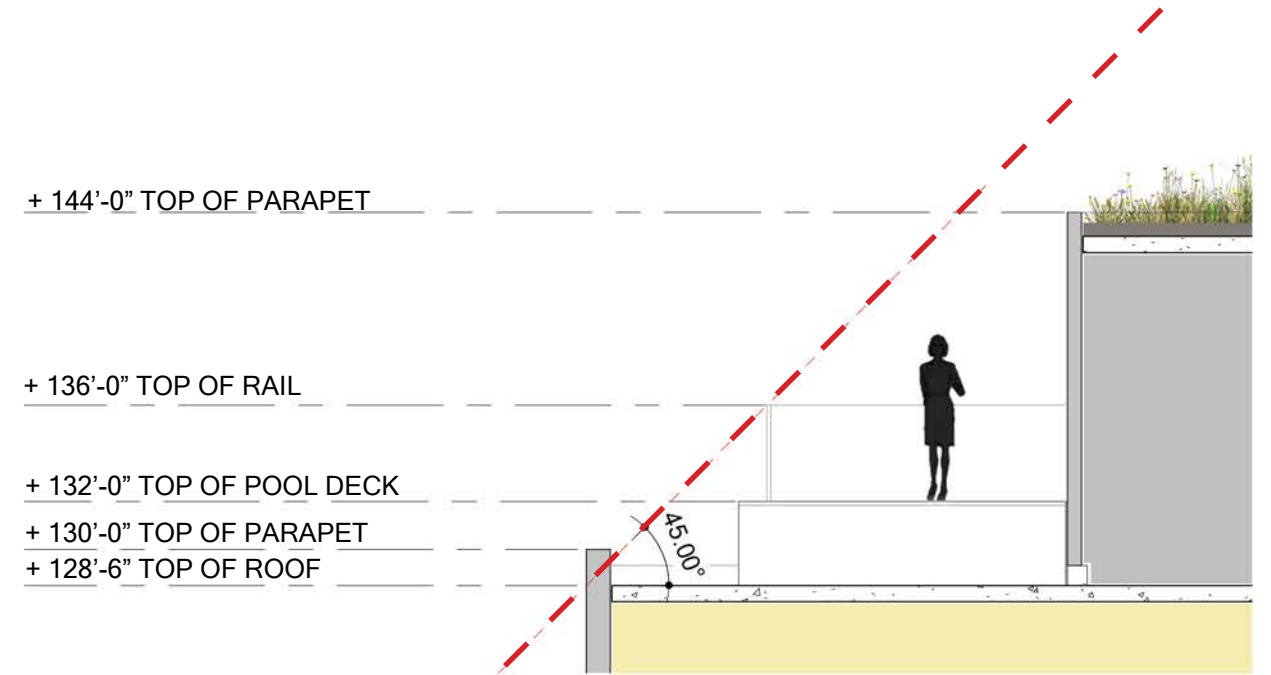
ENLARGED SECTION



KEY PLAN



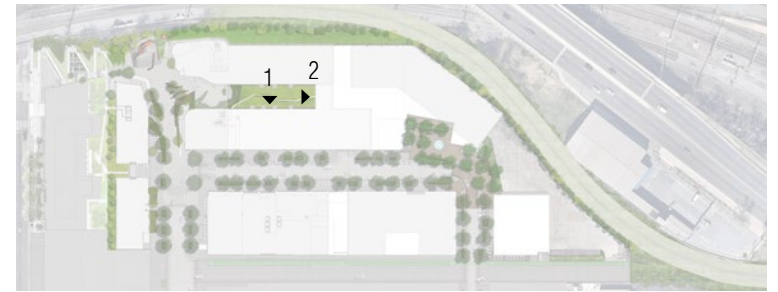
S 1-1 ENLARGED SECTION THRU PENTHOUSE PH2



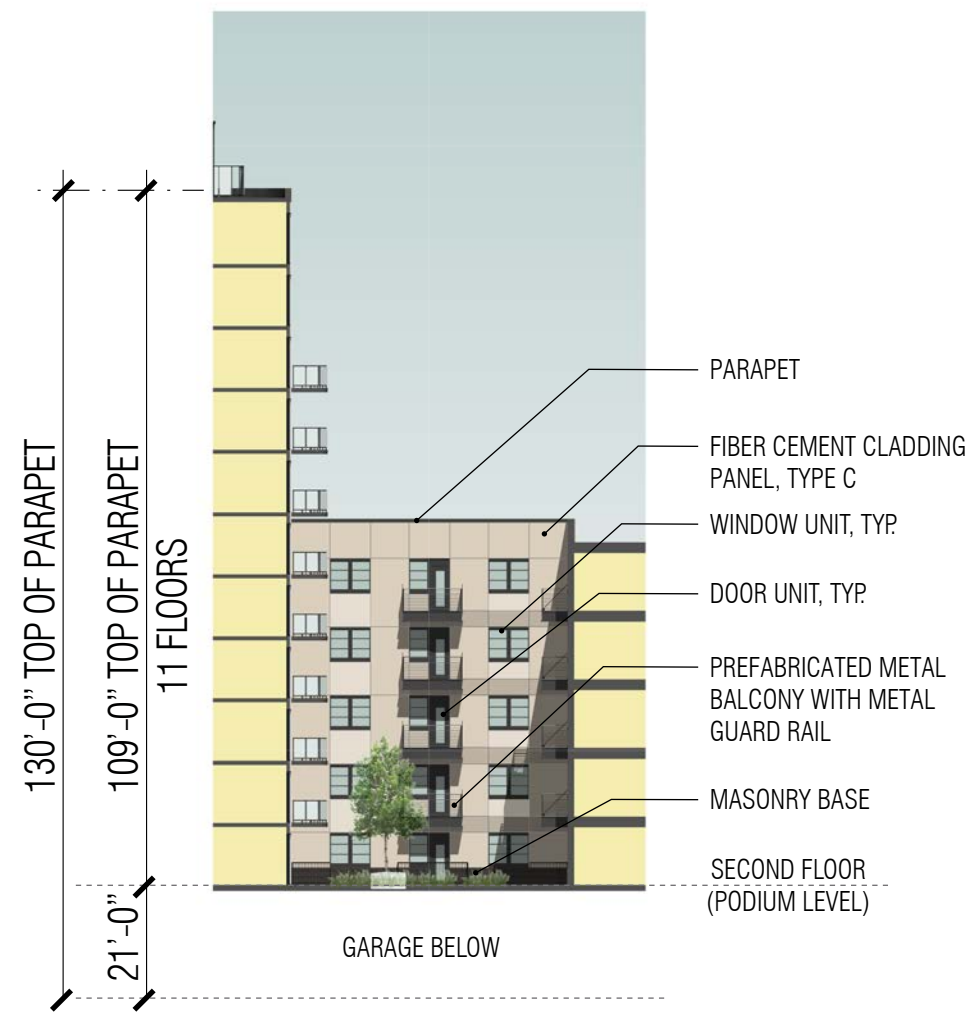
S 1-2 ENLARGED SECTION THRU PENTHOUSE PH3

- Residential
- Mechanical Space
- Amenity / Misc

JANUARY 26, 2017



KEY PLAN



2 – COURTYARD SOUTH ELEVATION



1 – COURTYARD EAST ELEVATION

COURTYARD ELEVATIONS - BUILDING A-1

SCALE: 1" = 30'-0"

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1.



2.



3.

MATERIAL LEGEND

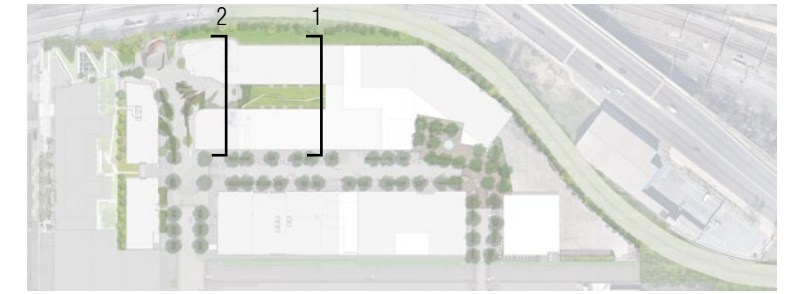
- 1. MASONRY - FIELD BRICK
- 2. METAL PANEL, TYPE B
- 3. FIBER CEMENT CLADDING PANEL, TYPE C
- 4. WINDOW/ DOOR MULLIONS, MISCELLANEOUS METAL TRIMS



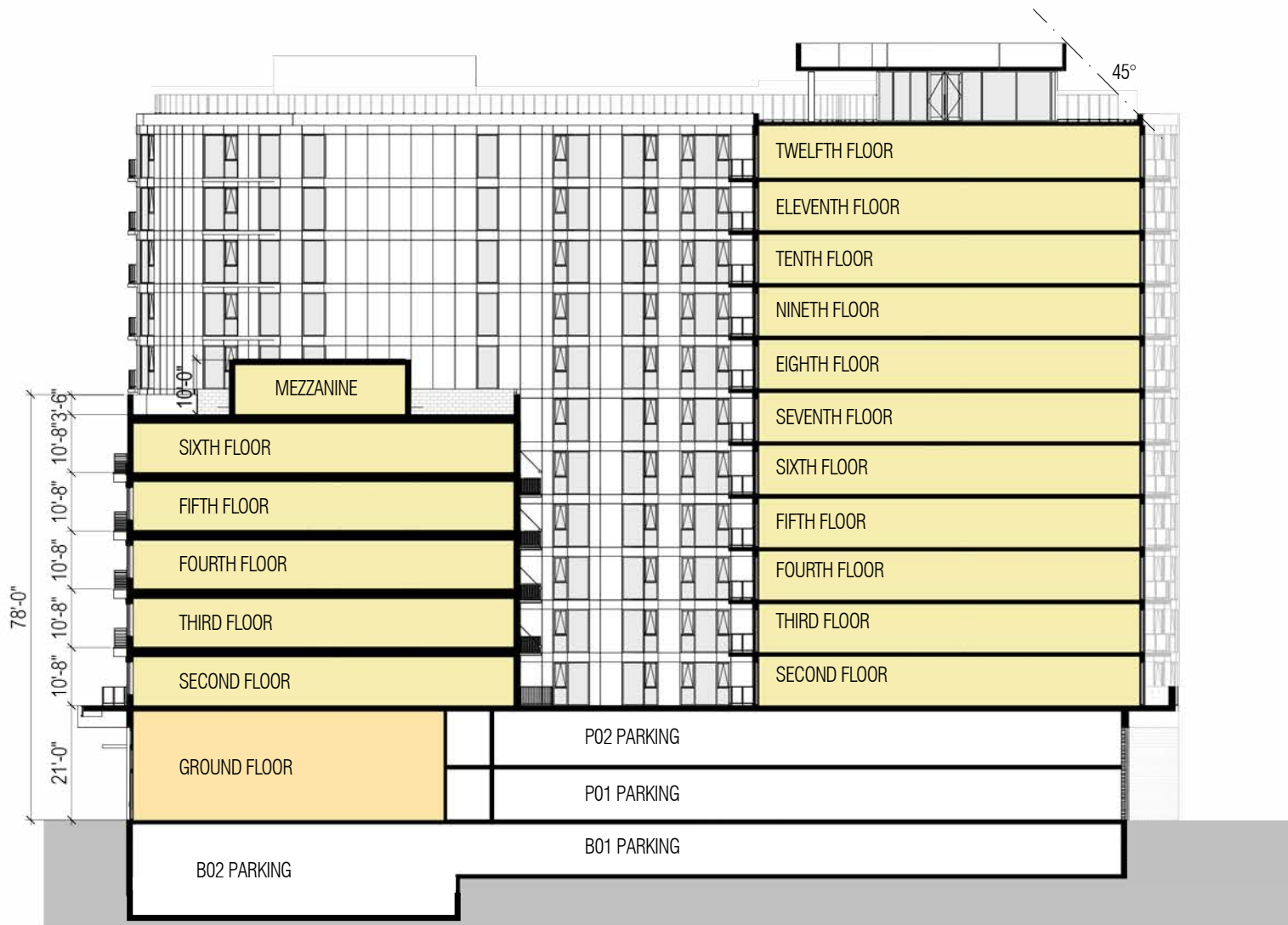
4.

DIAGRAM KEY

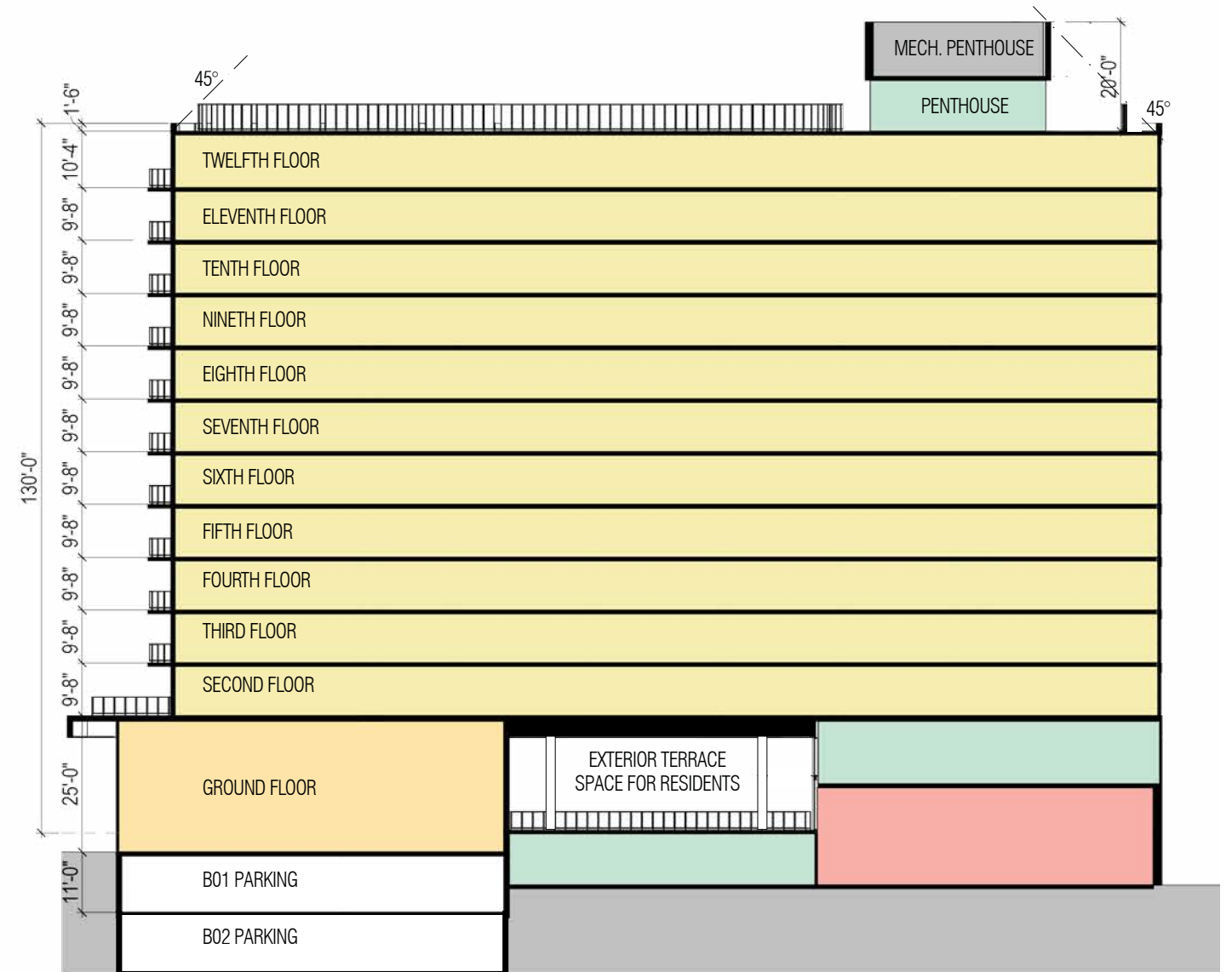
- RESIDENTIAL
- AMENITY
- RETAIL
- OFFICE
- MECHANICAL/SUPPORT SPACE
- LOBBY



KEY PLAN



EAST-WEST SECTION 1

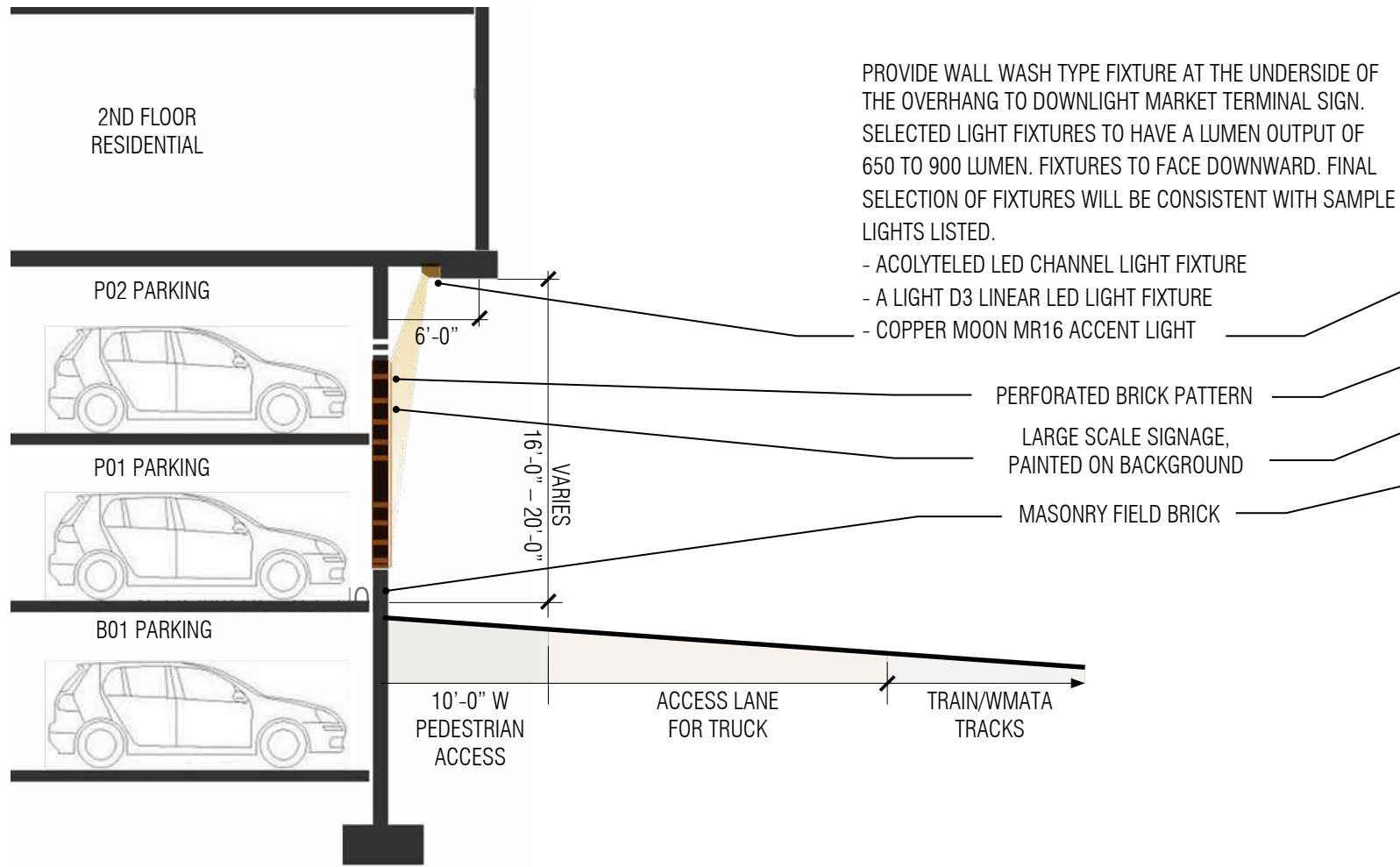


EAST-WEST SECTION 2

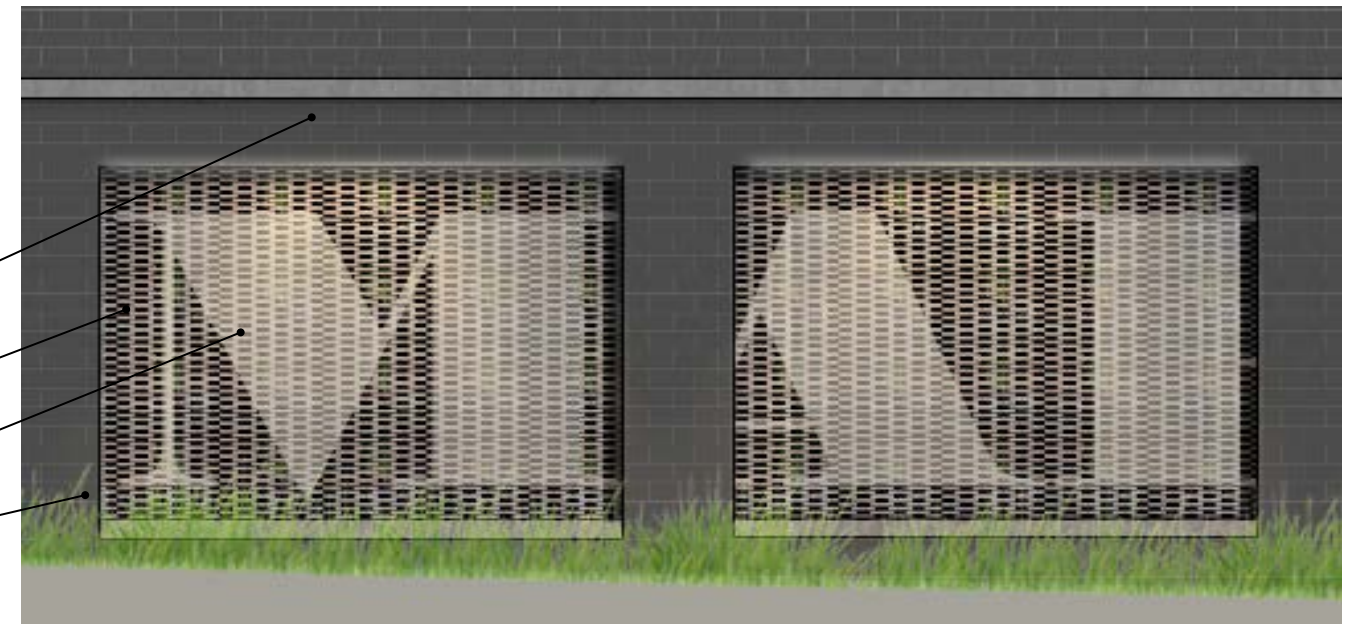
BUILDING SECTIONS - BUILDING A-1

SCALE: 1" = 30'-0"

JANUARY 26, 2017



3. WALL SECTION



2. ELEVATION BLOW-UP

NOTE:

THE "MARKET TERMINAL" SIGN IS EXAMPLARY. THE APPLICANT MIGHT CHANGE THE NAME OF THE PROJECT AT A LATER DATE.

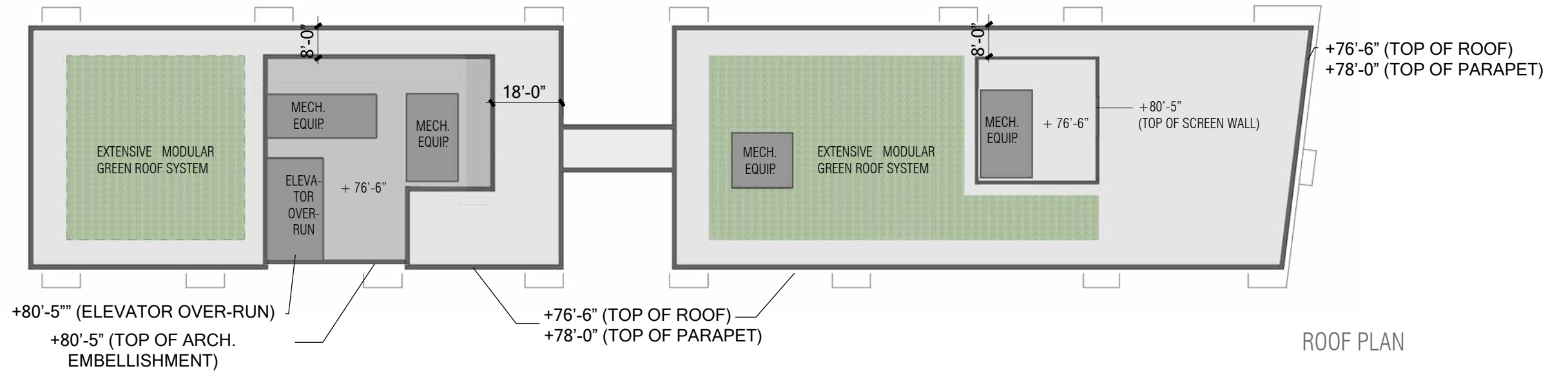
THE APPLICANT MAY USE LIGHTING AS SHOWN TO ENHANCE THE APPEARANCE OF THE SIGNAGE.



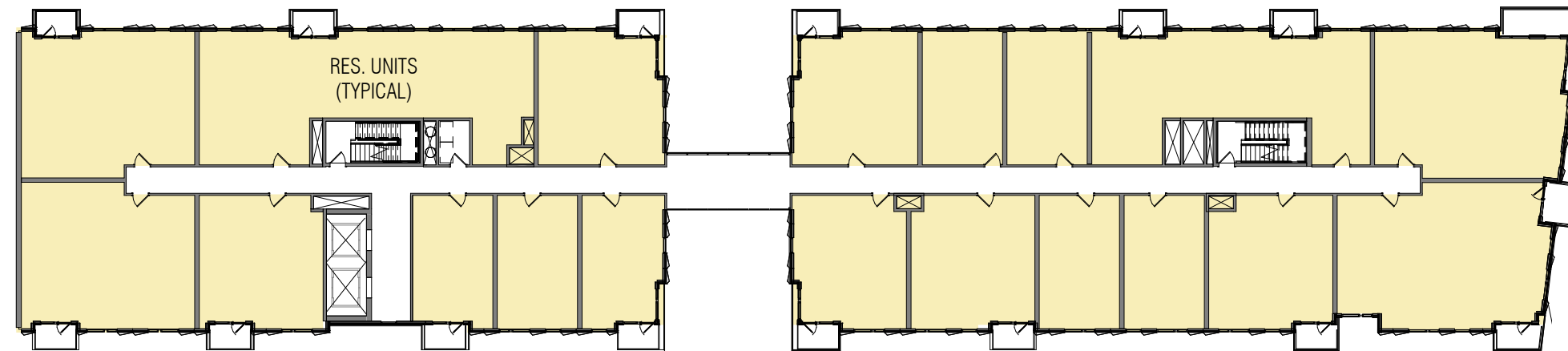
1. ART MURAL - WEST ELEVATION

DIAGRAM KEY

- - - LOT LINE
- - - PHASE LINE
- RESIDENTIAL
- AMENITY
- RETAIL
- OFFICE
- MECHANICAL
- LOBBY
- LOADING/SUPPORT SPACE



ROOF PLAN



TYP. (2ND-6TH) FLOORS PLAN



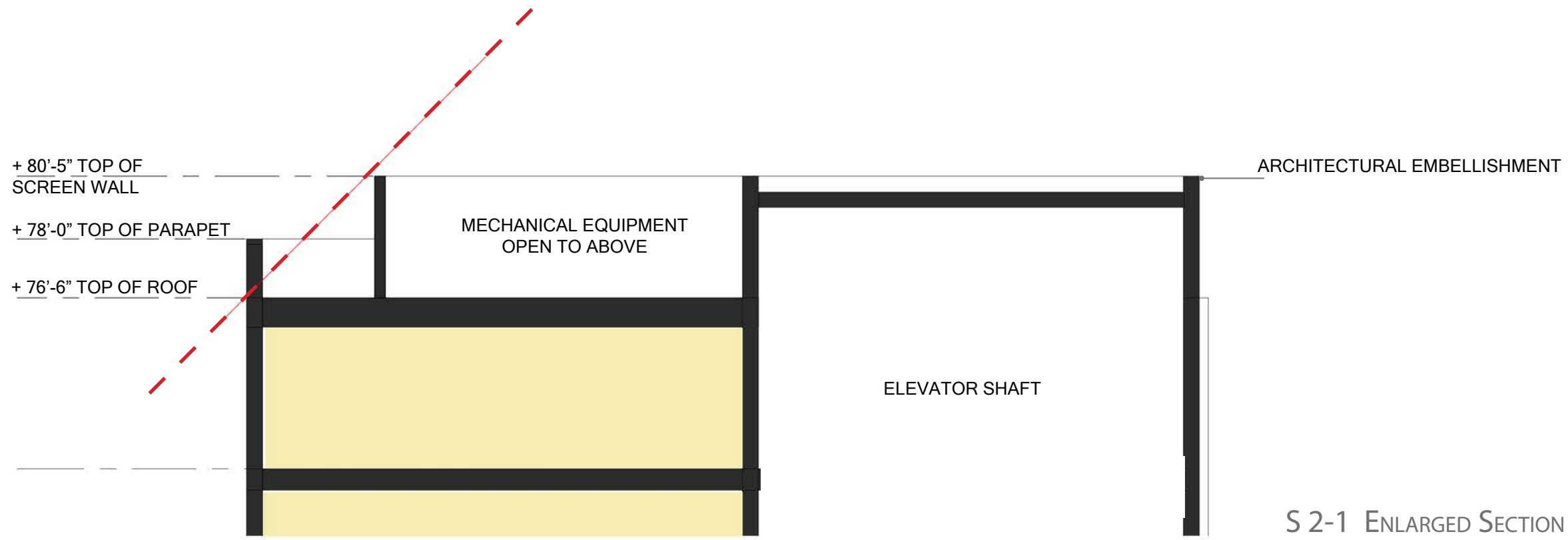
GROUND FLOOR PLAN

JANUARY 26, 2017

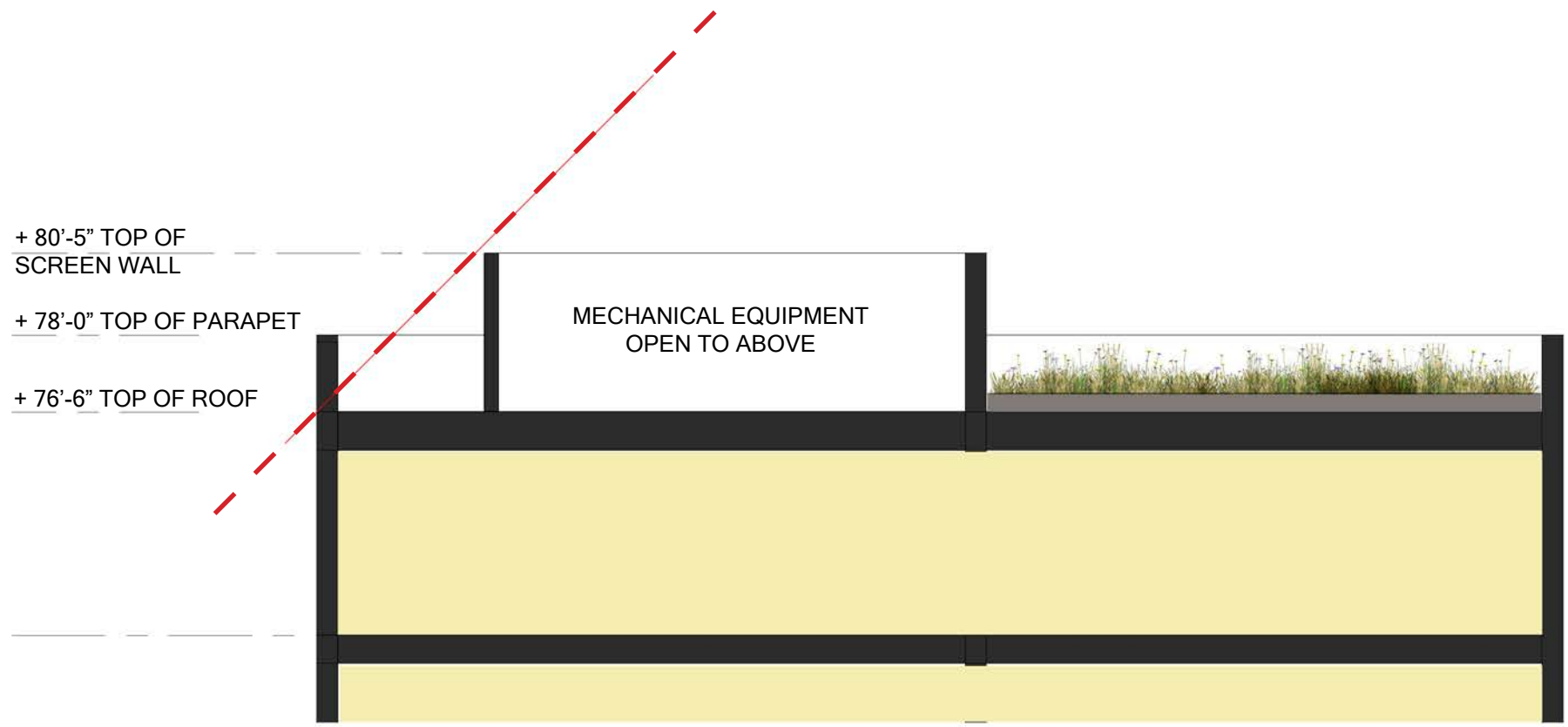
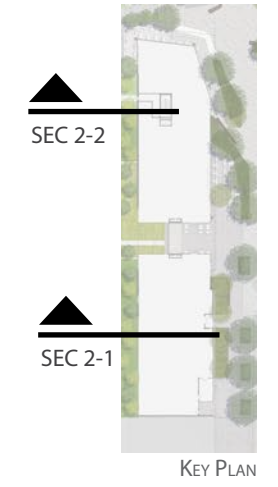
SCALE: 1" = 30'-0"

FLOOR PLANS - BUILDING B





S 2-1 ENLARGED SECTION THRU ROOF



S 2-2 ENLARGED SECTION THRU ROOF

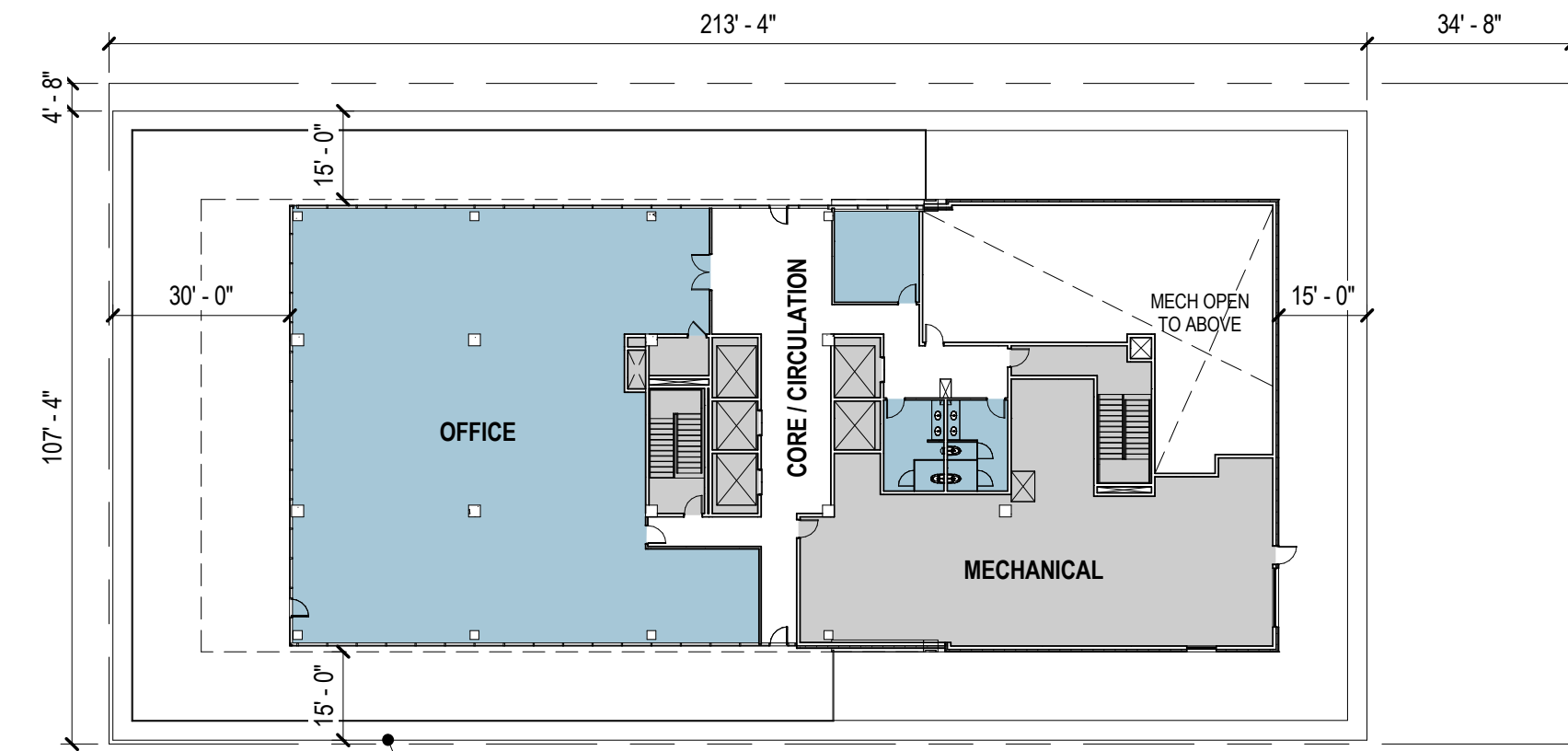
- Residential
- Mechanical Space
- Amenity / Misc

ENLARGED ROOF SECTIONS

SCALE: 1/8" = 1'-0"

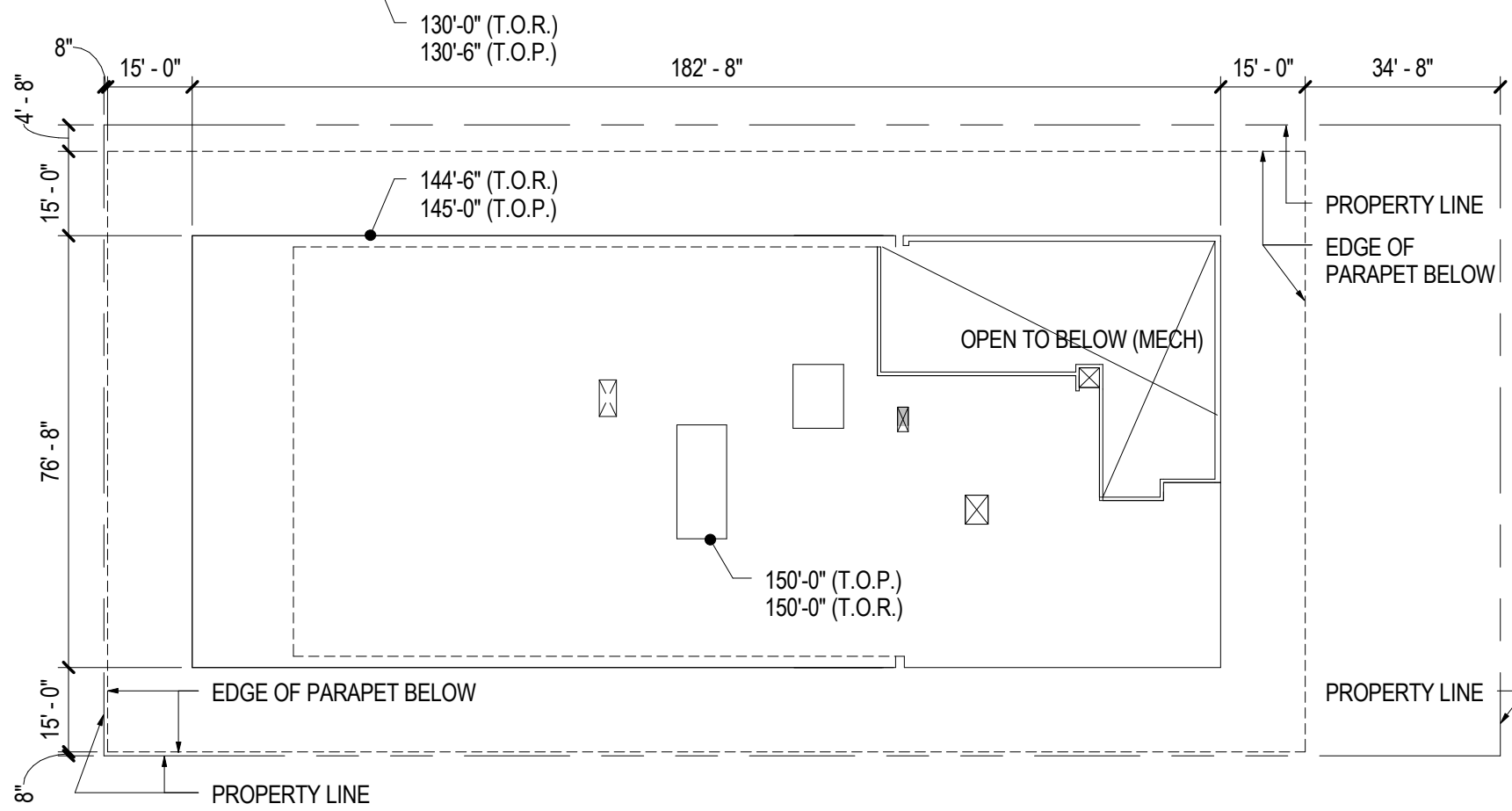
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PENTHOUSE HABITABLE SPACE		PENTHOUSE MECHANICAL SPACE	
NAME	AREA	NAME	AREA
CATERING	236 SF	MECHANICAL	2,426 SF
MEN	156 SF	OVERRUN	64 SF
OFFICE	4,994 SF	OVERRUN	78 SF
WOMEN	156 SF	P1	78 SF
	5,542 SF	P2	63 SF
WITH CORE FACTOR	6,347 SF	S1	79 SF
		SHAFT	26 SF
		STAIR NORTH	275 SF
		STAIR SOUTH	199 SF
		TELE	65 SF
			3,353 SF

PENTHOUSE PLAN



PENTHOUSE ROOF PLAN

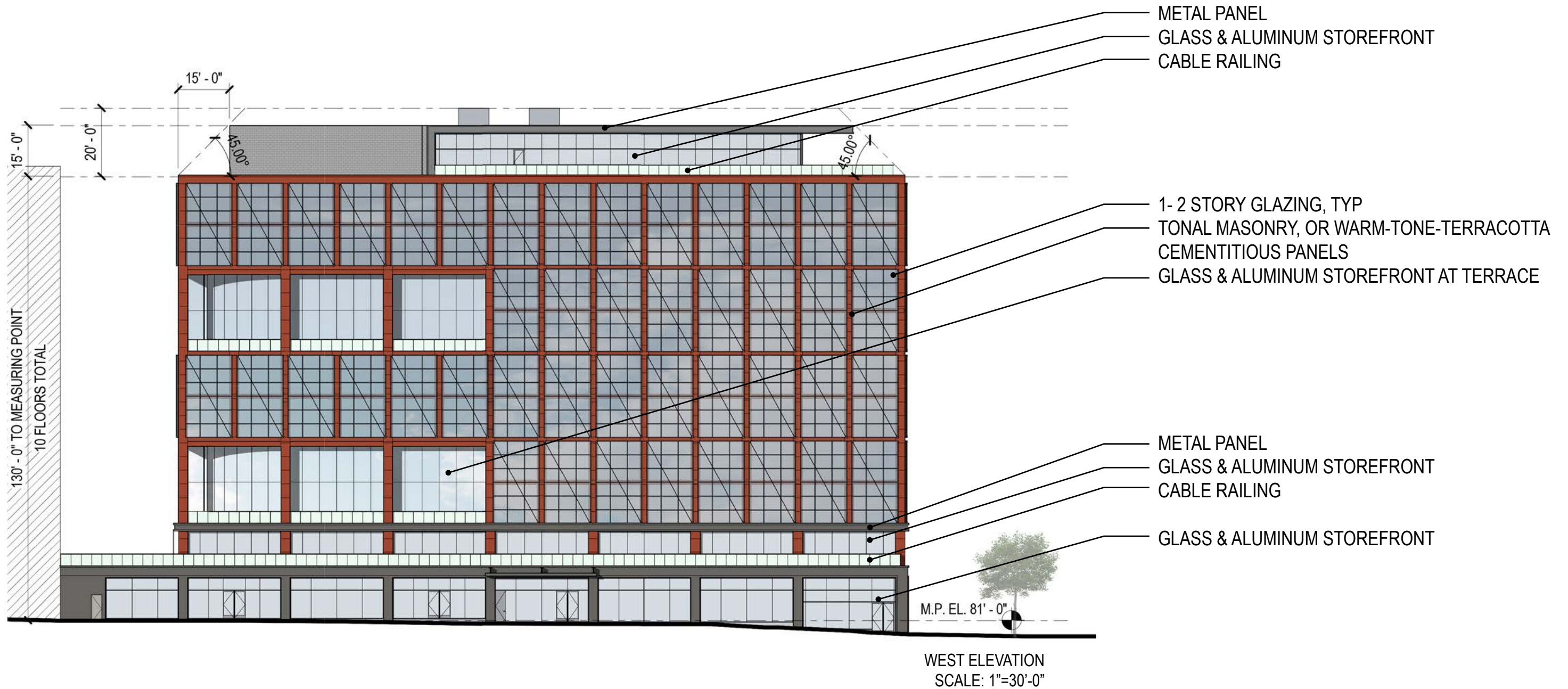
BUILDING C-1 PENTHOUSE FLOOR PLANS

SCALE: 1" = 30'-0"

JANUARY 26, 2017



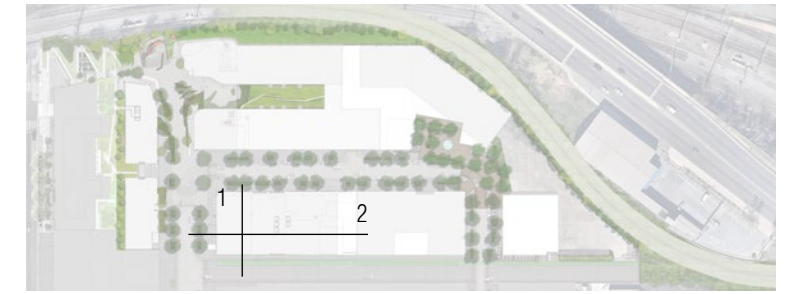
KEY PLAN



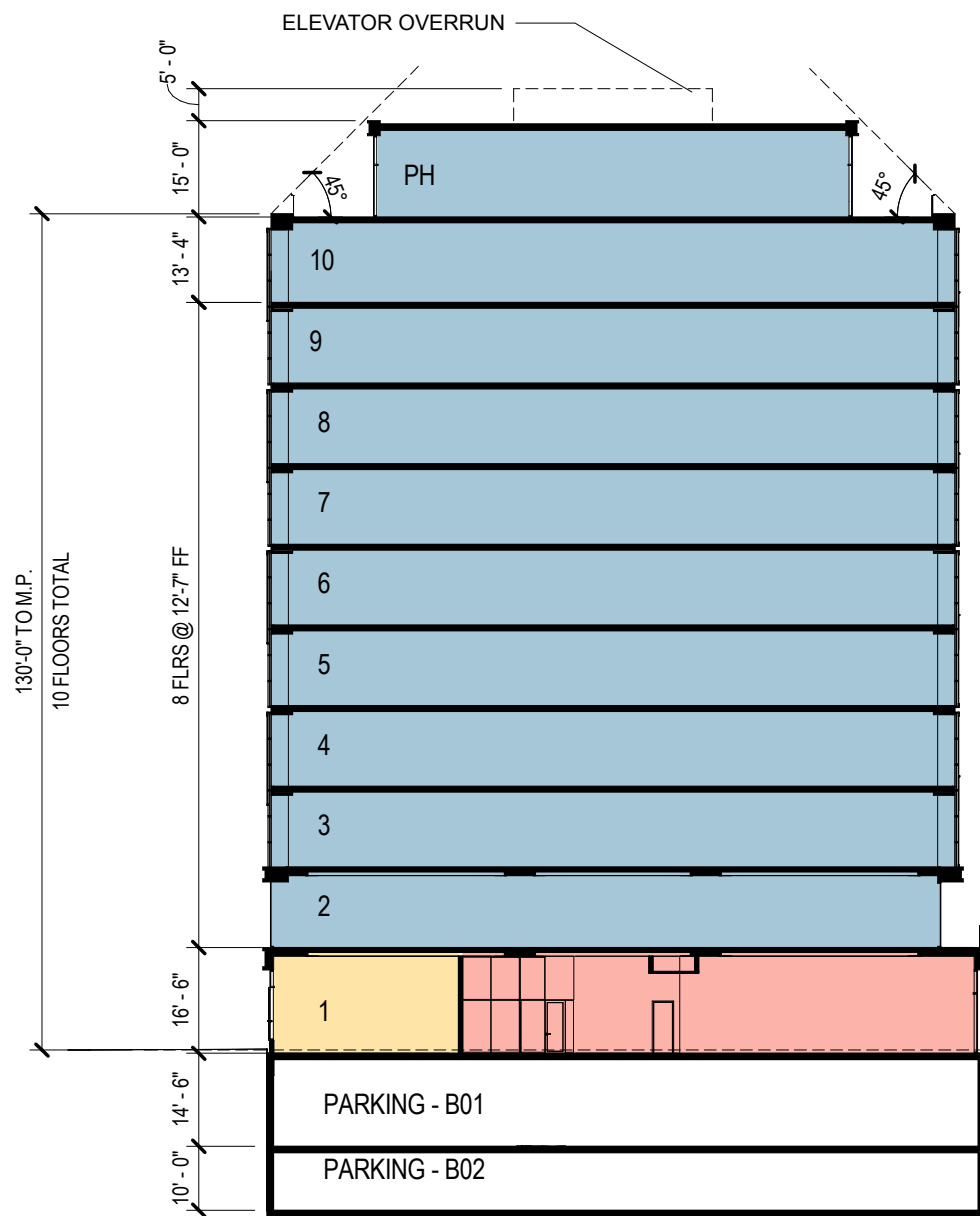
ELEVATIONS - BUILDING C-1

SCALE: 1" = 30'-0"

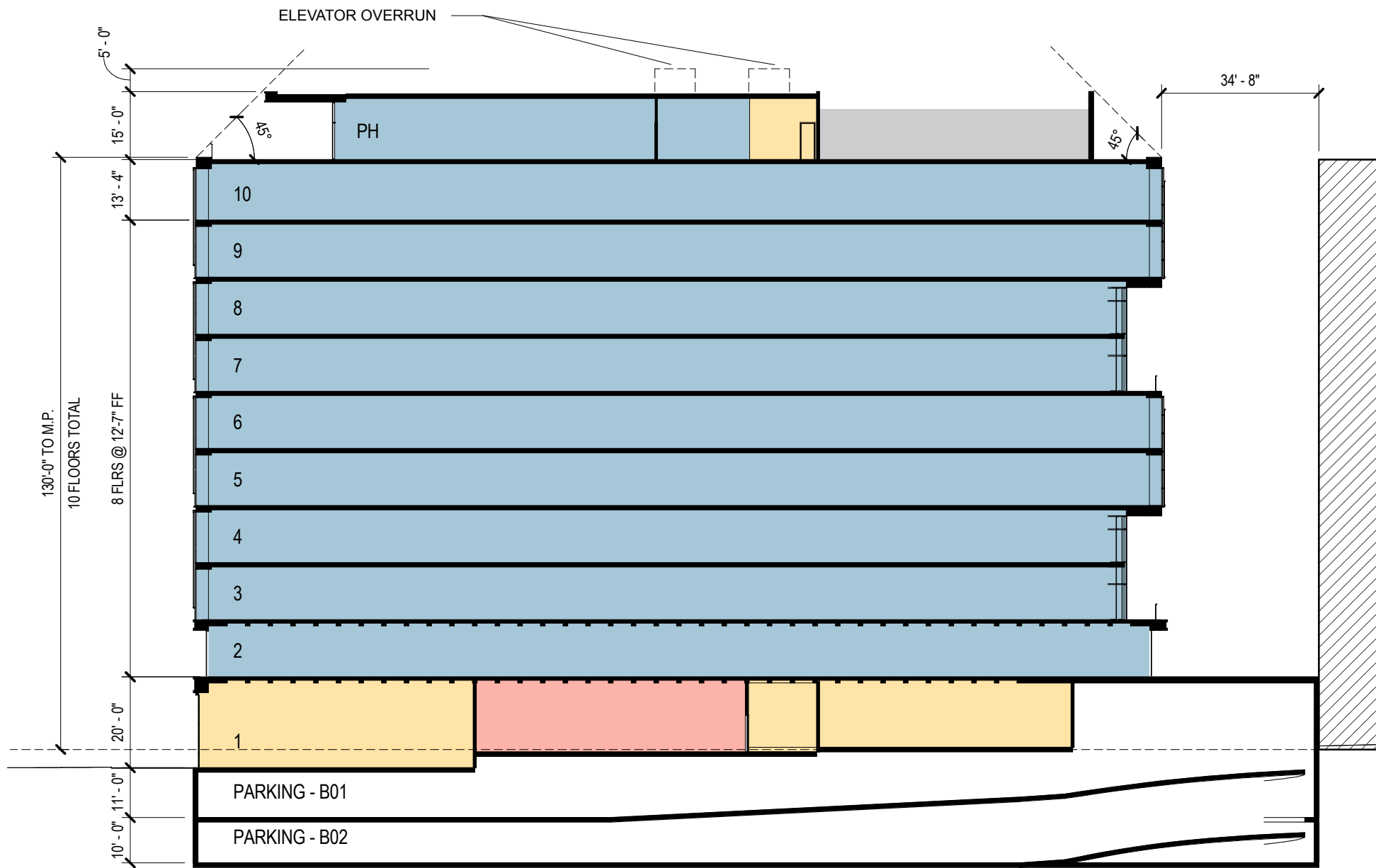
JANUARY 26, 2017



KEY PLAN



1_CROSS SECTION

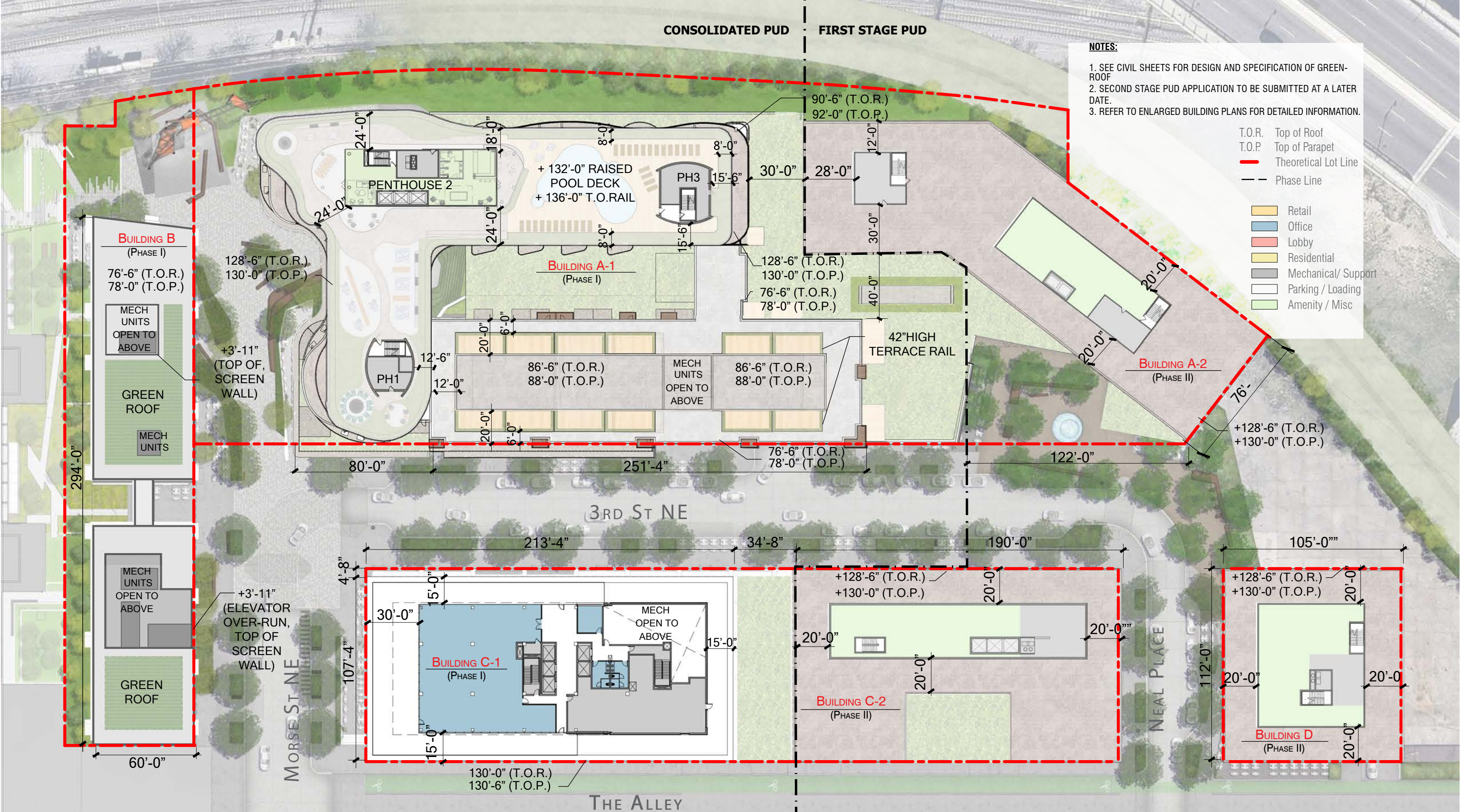


2_LONGITUDINAL SECTION

BUILDING SECTIONS - BUILDING C-1

SCALE: 1" = 30'-0"

JANUARY 26, 2017



ROOF PLAN - CONSOLIDATED AND FIRST STAGE PUD

SCALE: 1" = 50'-0"

JANUARY 26, 2017



CONSOLIDATED PUD

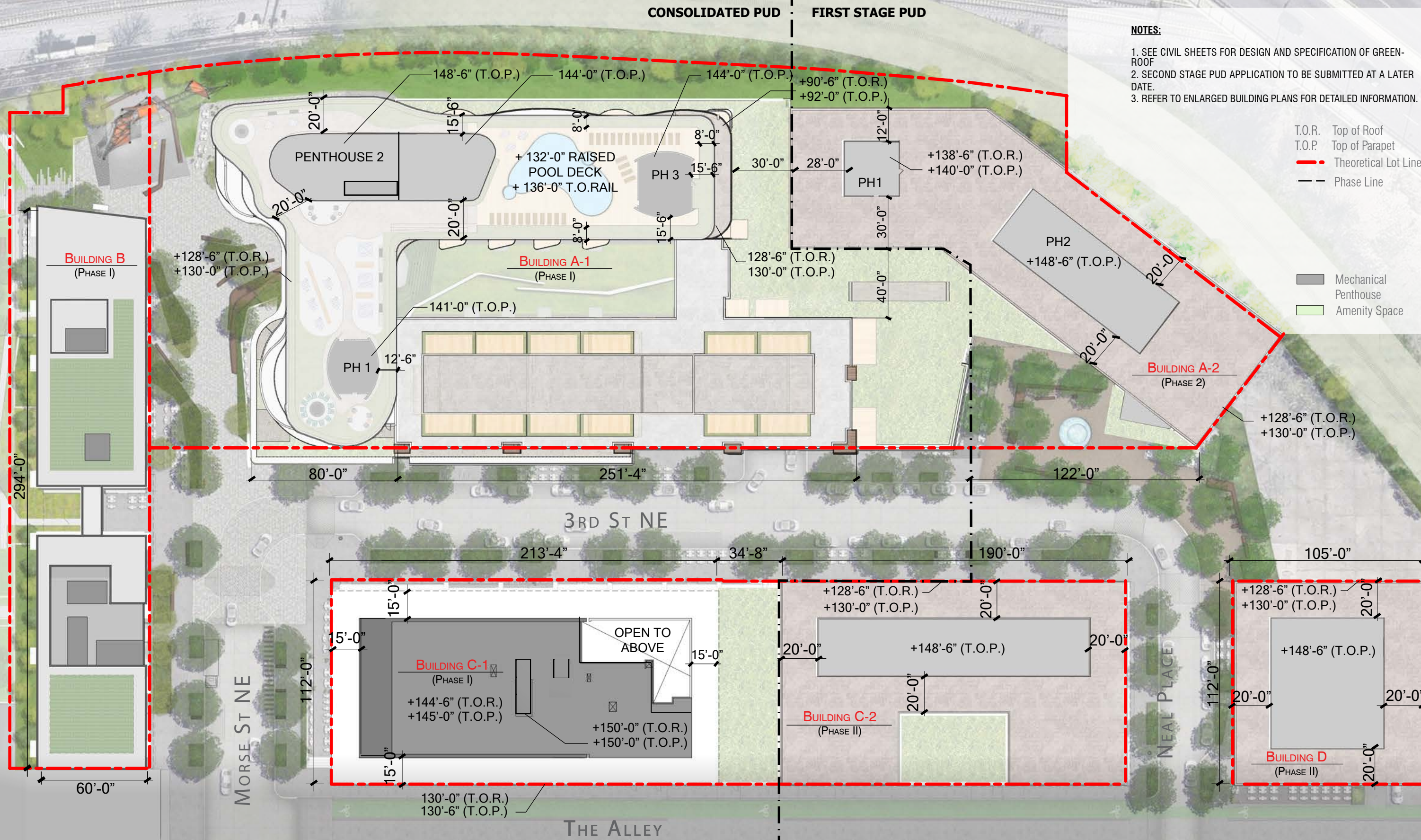
FIRST STAGE PUD

NOTES:

- 1. SEE CIVIL SHEETS FOR DESIGN AND SPECIFICATION OF GREEN-ROOF
- 2. SECOND STAGE PUD APPLICATION TO BE SUBMITTED AT A LATER DATE.
- 3. REFER TO ENLARGED BUILDING PLANS FOR DETAILED INFORMATION.

T.O.R. Top of Roof
 T.O.P. Top of Parapet
 - - - Theoretical Lot Line
 - - - Phase Line

■ Mechanical Penthouse
 ■ Amenity Space



JANUARY 26, 2017

SCALE: 1" = 50'-0"

PENTHOUSE ROOF PLAN - CONSOLIDATED AND FIRST STAGE PUD

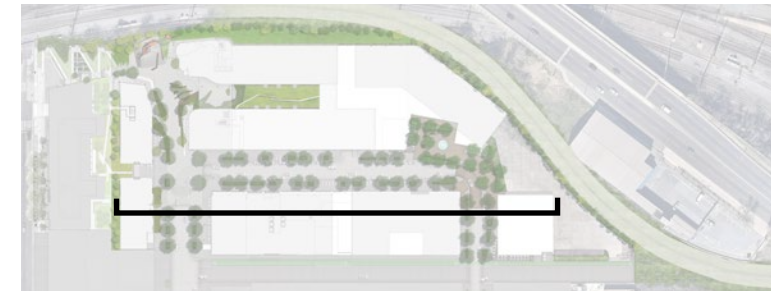


DIAGRAM KEY

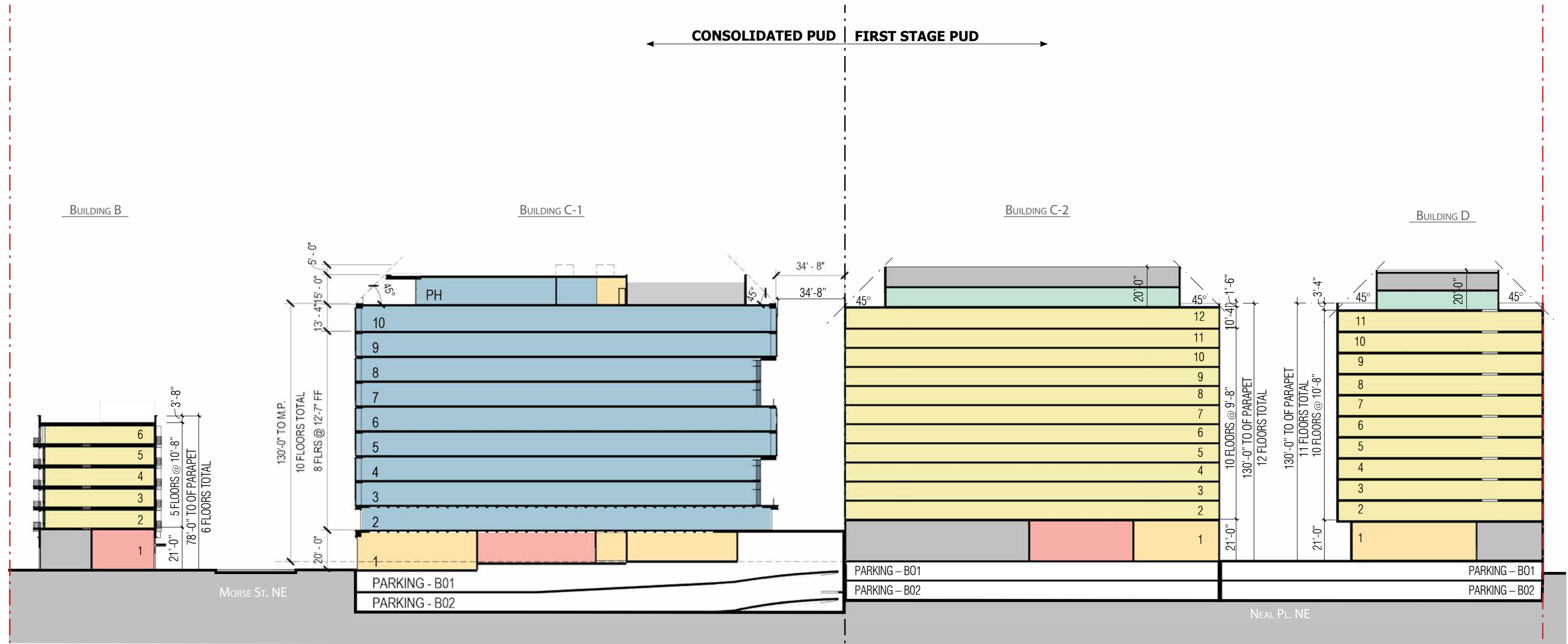
- - - LOT LINE
- · - · - PHASE LINE
- RESIDENTIAL
- AMENITY
- RETAIL
- OFFICE
- MECHANICAL/SUPPORT SPACE
- LOBBY

NOTE:
 REFERE TO ZONING DIAGRAMS FOR LOCATION OF MEASURING POINTS.
 SPOT ELEVATIONS FOR THOSE DRAWINGS ARE ASSUMED TO BE +0.00' AND TAKEN FROM THE FOLLOWING MEASURING POINTS

BUILDINGS A-1 & A-2: 80.0' (THIRD STREET NE)
 BUILDING B: 75.0' (SECTION THIRD STREET NE & MORSE STREET NE)
 BUILDINGS C-1 & C-2: 81.0' (3RD STREET NE)
 BUILDING D: 84.0' (NEAL PLACE NE)



KEY PLAN



OVERALL N-S SECTION 3

SCALE: 1" = 50'-0"

JANUARY 26, 2017

DIAGRAM KEY

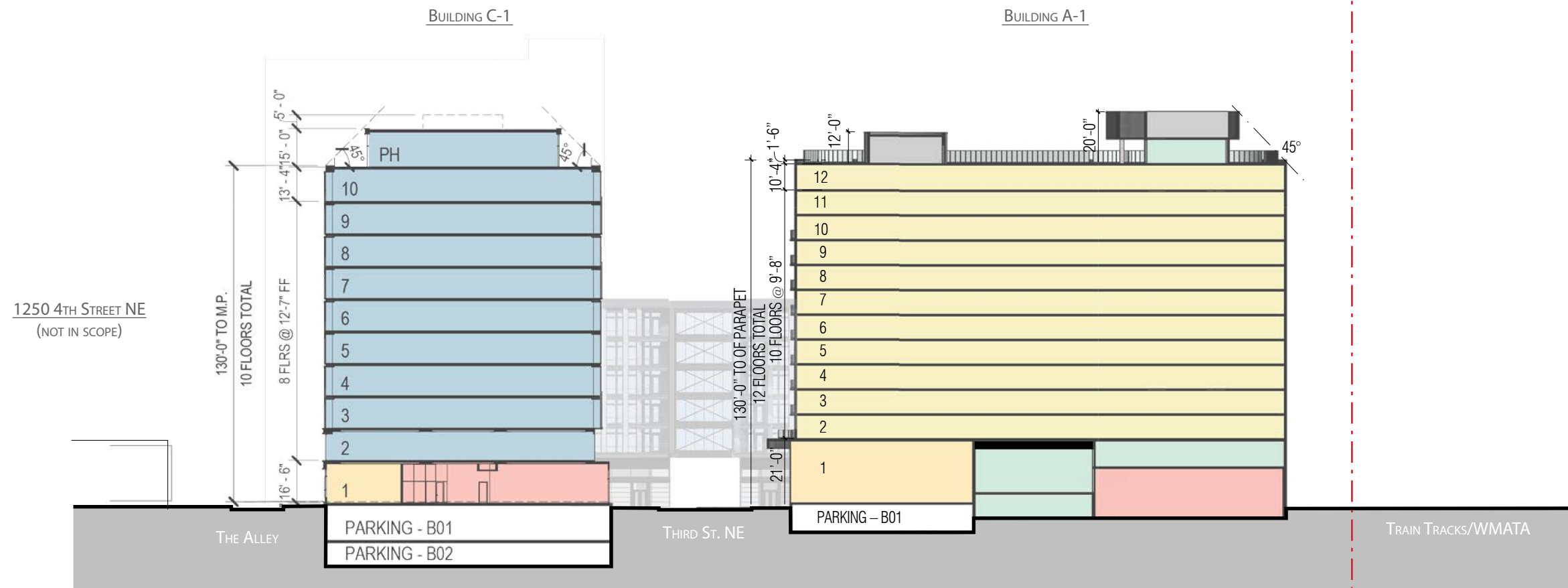
- - - LOT LINE
- - - PHASE LINE
- RESIDENTIAL
- AMENITY
- RETAIL
- OFFICE
- MECHANICAL/SUPPORT SPACE
- LOBBY

NOTE:
 REFERE TO ZONING DIAGRAMS FOR LOCATION OF MEASURING POINTS.
 SPOT ELEVATIONS FOR THOSE DRAWINGS ARE ASSUMED TO BE +0.00' AND TAKEN FROM
 THE FOLLOWING MEASURING POINTS

- BUILDINGS A-1 & A-2: 80.0' (THIRD STREET NE)
- BUILDING B: 75.0' (SECTION THIRD STREET NE & MORSE STREET NE)
- BUILDINGS C-1 & C-2: 81.0' (3RD STREET NE)
- BUILDING D: 84.0' (NEAL PLACE NE)



KEY PLAN



JANUARY 26, 2017

SCALE: 1" = 50'-0"

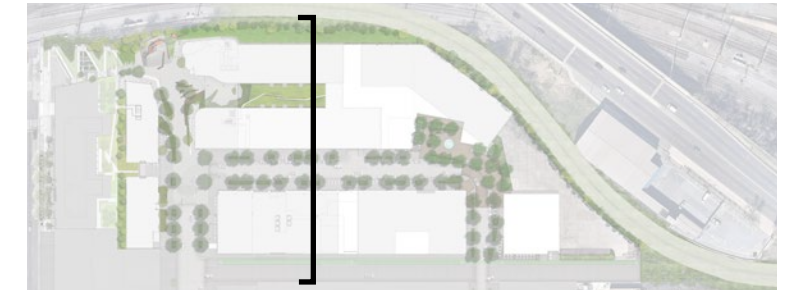
OVERALL E-W SECTION 1

DIAGRAM KEY

- - - LOT LINE
- · - · - PHASE LINE
- RESIDENTIAL
- AMENITY
- RETAIL
- OFFICE
- MECHANICAL/SUPPORT SPACE
- LOBBY

NOTE:
 REFERE TO ZONING DIAGRAMS FOR LOCATION OF MEASURING POINTS.
 SPOT ELEVATIONS FOR THOSE DRAWINGS ARE ASSUMED TO BE +0.00' AND TAKEN FROM THE FOLLOWING MEASURING POINTS

BUILDINGS A-1 & A-2: 80.0' (THIRD STREET NE)
 BUILDING B: 75.0' (SECTION THIRD STREET NE & MORSE STREET NE)
 BUILDINGS C-1 & C-2: 81.0' (3RD STREET NE)
 BUILDING D: 84.0' (NEAL PLACE NE)



KEY PLAN

CONSOLIDATED PUD

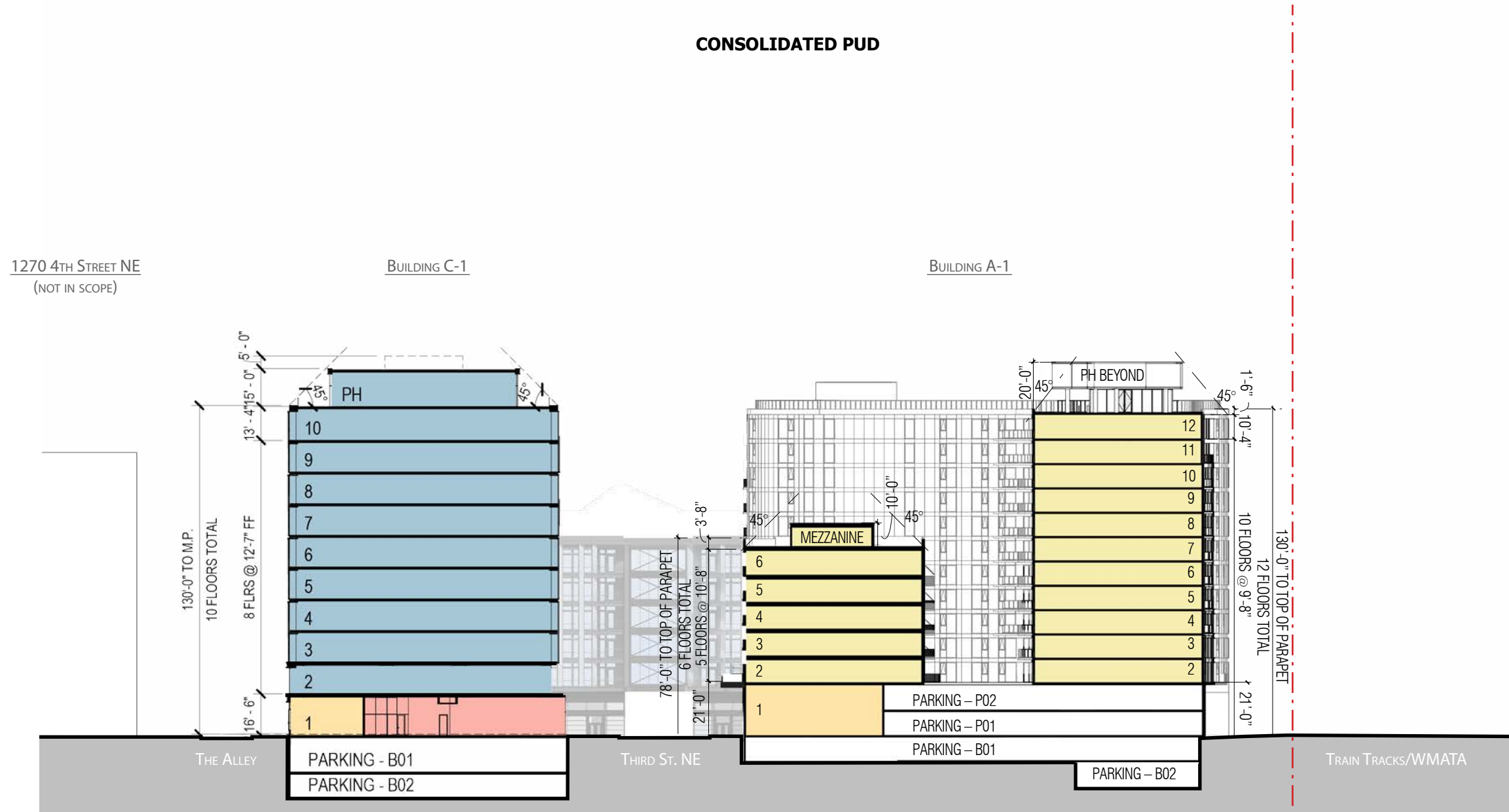
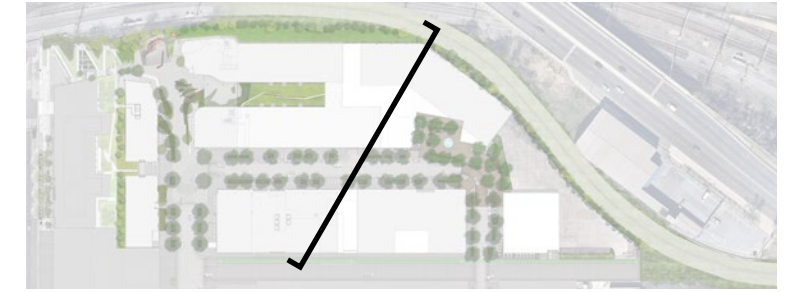


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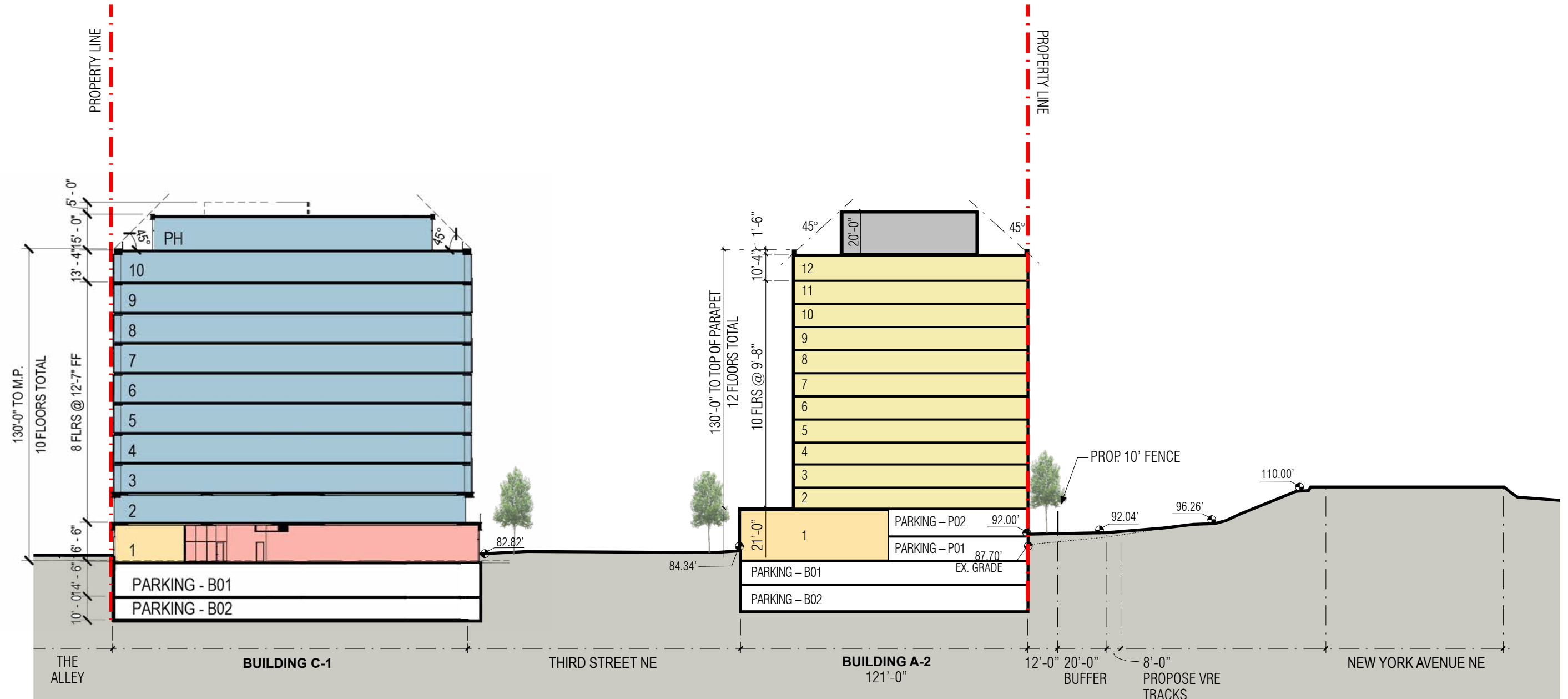
- - - LOT LINE
- - - PHASE LINE
- RESIDENTIAL
- AMENITY
- RETAIL
- OFFICE
- MECHANICAL/SUPPORT SPACE
- LOBBY

NOTE:
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- BUILDING D: 84.0' (NEAL PLACE NE)



KEY PLAN



JANUARY 26, 2017