



## ZONING COMMISSION HEARING

OCTOBER 20, 2016

**300 MORSE STREET, NE  
MARKET TERMINAL**

**CONSOLIDATED AND FIRST STAGE PLANNED UNIT DEVELOPMENT 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**



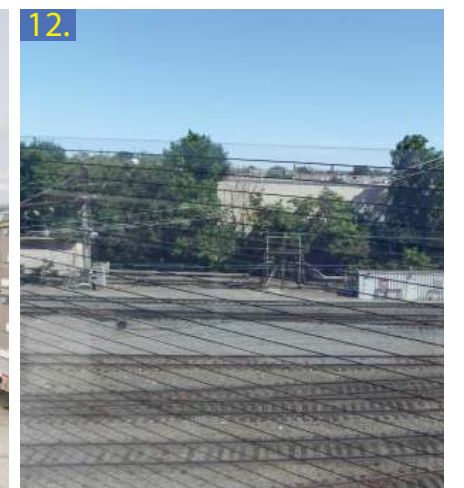
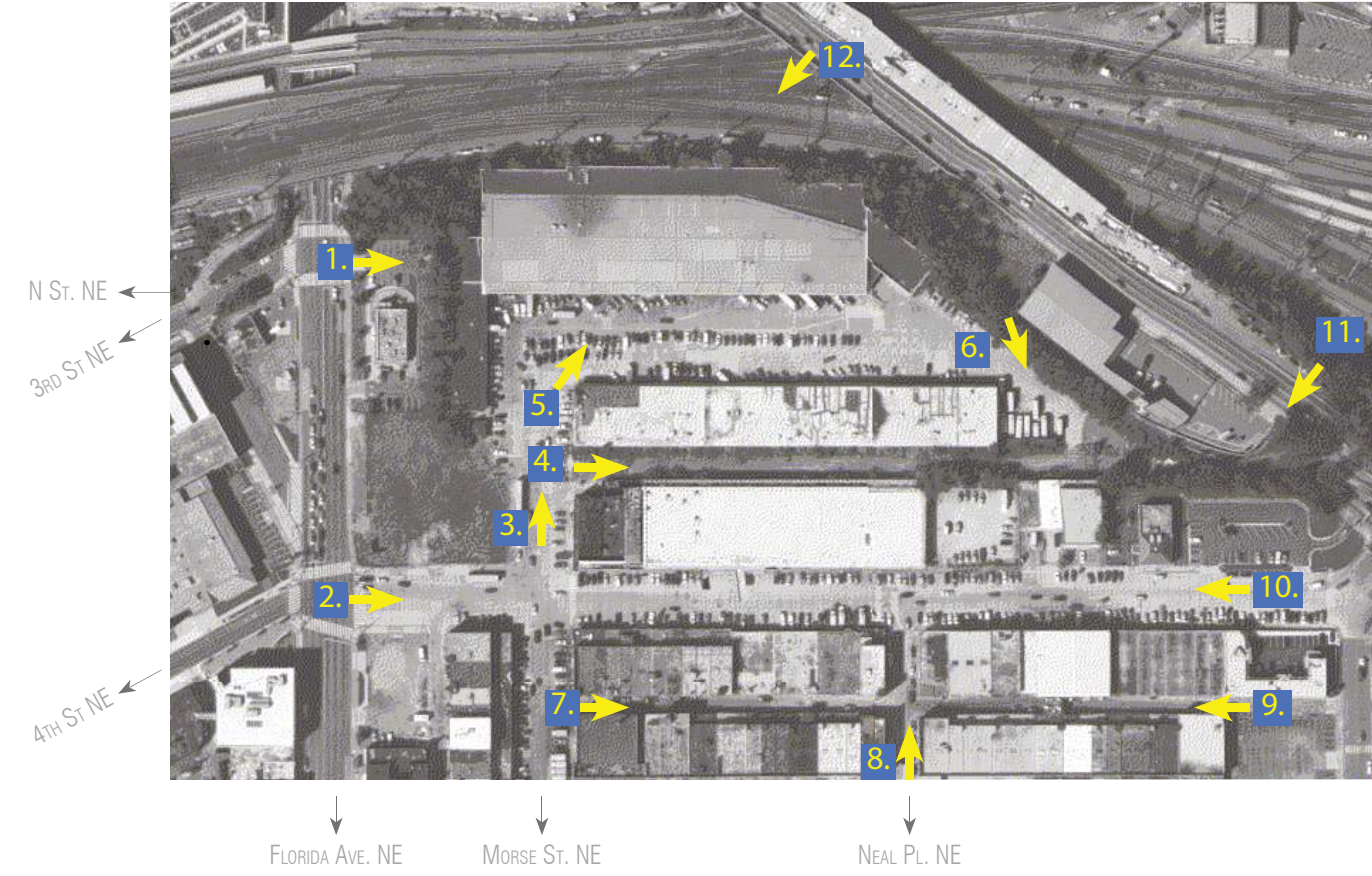
# KETTLER



**CARR**  
PROPERTIES







CONSOLIDATED PUD FIRST STAGE PUD

USES LEGEND

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

**BUILDING B**  
(PHASE I)

5-STORY  
RESIDENTIAL  
BUILDING W/  
GROUND FLOOR  
RETAIL

RETAIL: 9,476 SF w/  
RESIDENTIAL: 93,232 SF (110 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 (457 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)  
- OR -  
HOTEL: 150,000 SF (150 KEYS)

**BUILDING C-1**  
(PHASE I)

10-STORY  
OFFICE  
BUILDING W/  
GROUND FLOOR  
RETAIL

RETAIL: 10,563 SF w/  
OFFICE: 224,770 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)  
HOTEL: 120 KEYS  
OFFICE: 121,484 SF

MORSE ST NE

3RD ST NE

NEAL PL NE

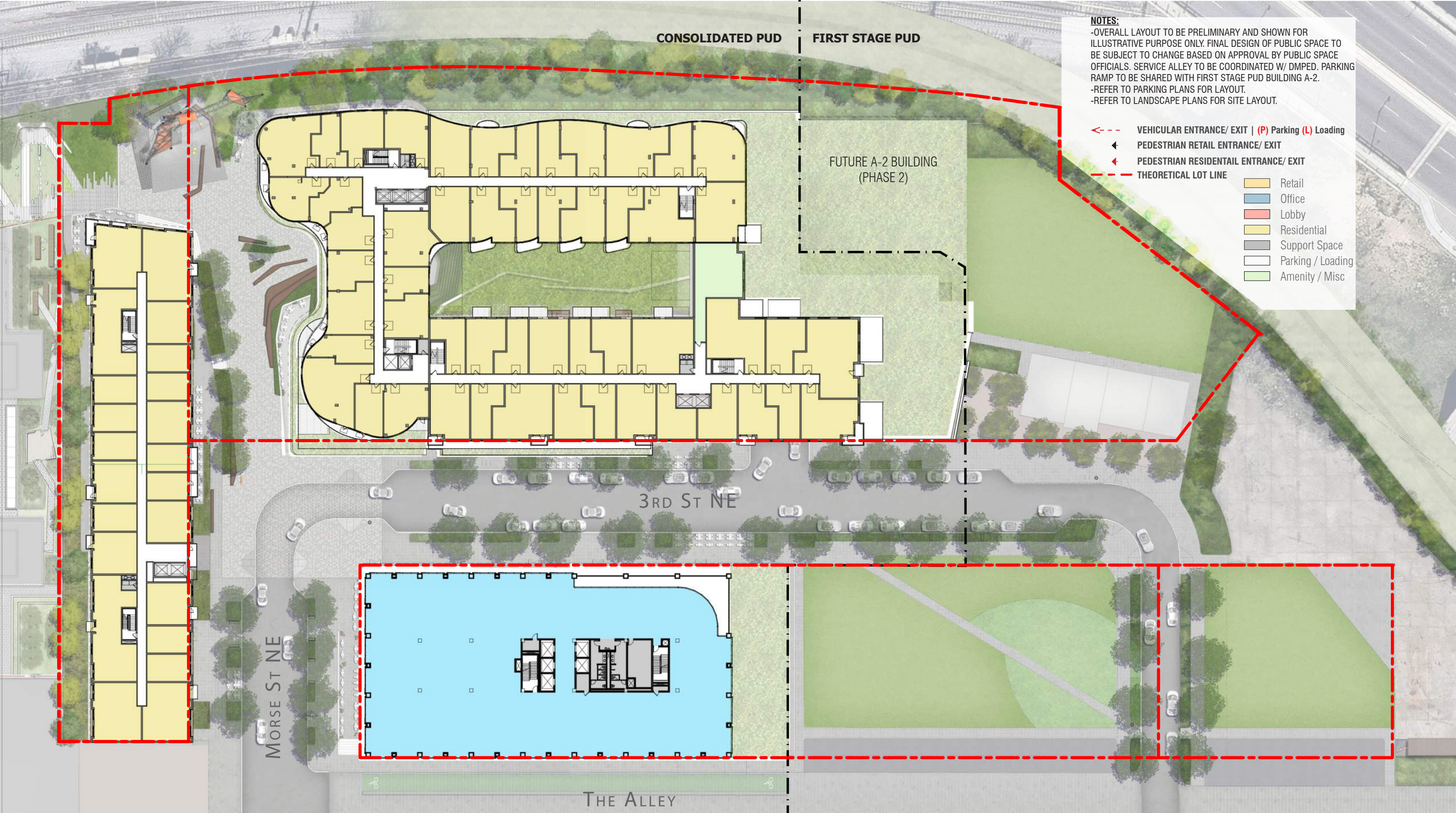
THE ALLEY







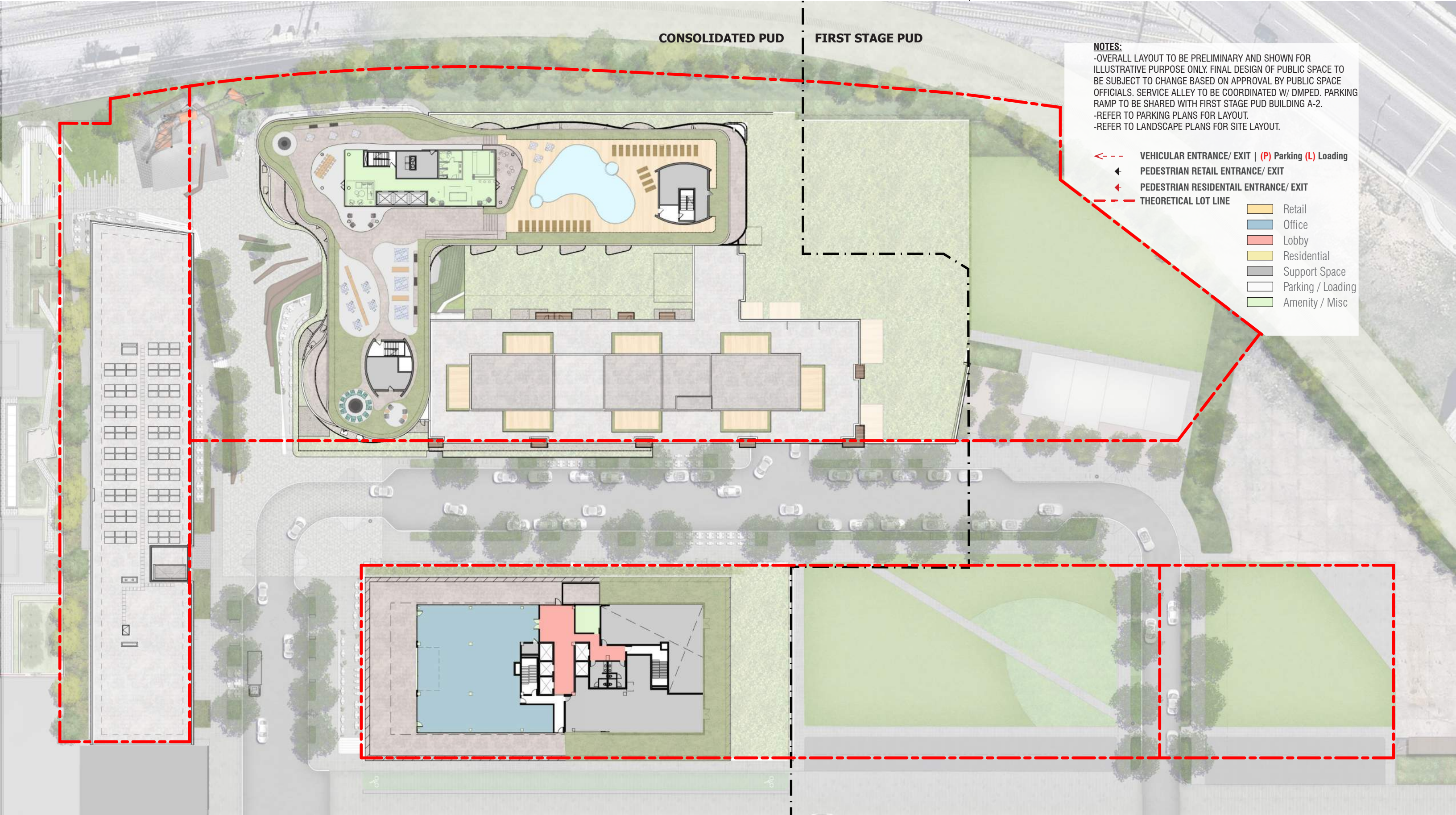
GROUND FLOOR P01 - CONSOLIDATED PUD



2ND THRU 6TH FLOORS - CONSOLIDATED PUD







CONSOLIDATED PUD      FIRST STAGE PUD

**NOTES:**  
 -OVERALL LAYOUT TO BE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSE ONLY. FINAL DESIGN OF PUBLIC SPACE TO BE SUBJECT TO CHANGE BASED ON APPROVAL BY PUBLIC SPACE OFFICIALS. SERVICE ALLEY TO BE COORDINATED W/ DMPED. PARKING RAMP TO BE SHARED WITH FIRST STAGE PUD BUILDING A-2.  
 -REFER TO PARKING PLANS FOR LAYOUT.  
 -REFER TO LANDSCAPE PLANS FOR SITE LAYOUT.

- ← - - - VEHICULAR ENTRANCE/ EXIT | (P) Parking (L) Loading
  - ◀ PEDESTRIAN RETAIL ENTRANCE/ EXIT
  - ◀ PEDESTRIAN RESIDENTIAL ENTRANCE/ EXIT
  - - - - - THEORETICAL LOT LINE
- |   |
|---|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black;"></span> Retail            |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> Office            |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF6347; border: 1px solid black;"></span> Lobby             |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black;"></span> Residential       |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #A9A9A9; border: 1px solid black;"></span> Support Space     |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFFFF; border: 1px solid black;"></span> Parking / Loading |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> Amenity / Misc    |

Roof Plan - Consolidated PUD











