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MARKET TERMINAL / BUILDING C-2

LOT 834 IN RECORD LOT 6 IN SQUARE 3587

**2ND STAGE PUD APPLICATION - SUPPLEMENTAL PREHEARING SUBMISSION
MODIFICATION TO APPROVED 1ST STAGE PUD | 06.16.2020**

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

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INTRODUCTION

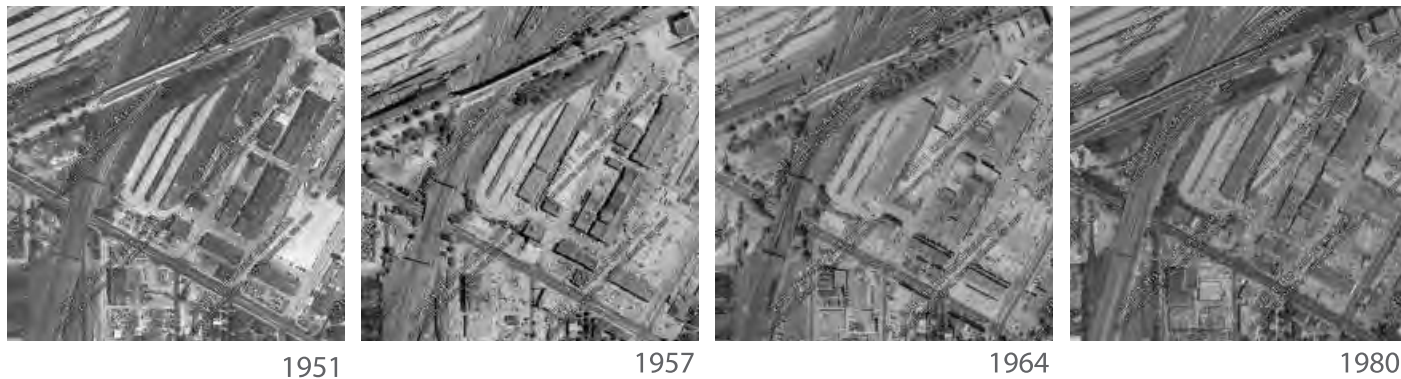
June 16th, 2020



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Panoramic Photograph, 1918



UNION TERMINAL MARKET

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

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

Know Your Market
Know Your Supplier

Better Marketing Makes BETTER SALES

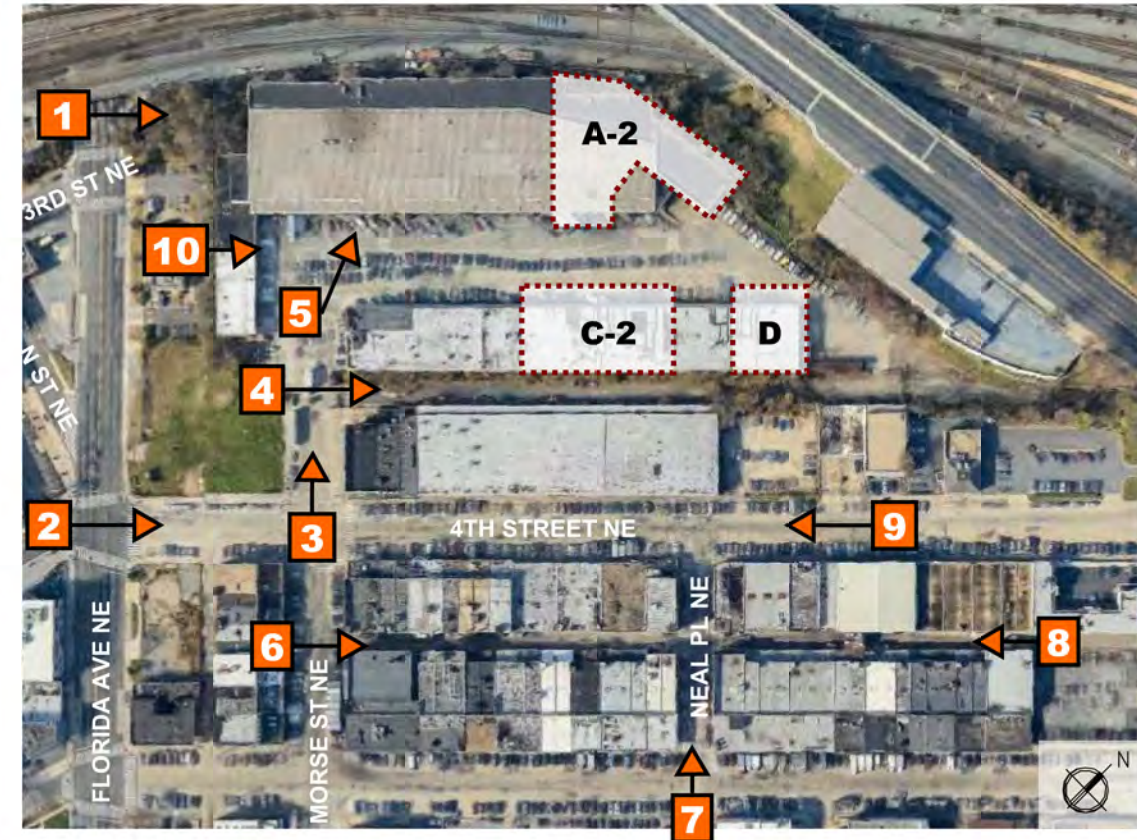
Shop in Person Regularly

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

A Distributor To Serve You Regardless of Your Requirements

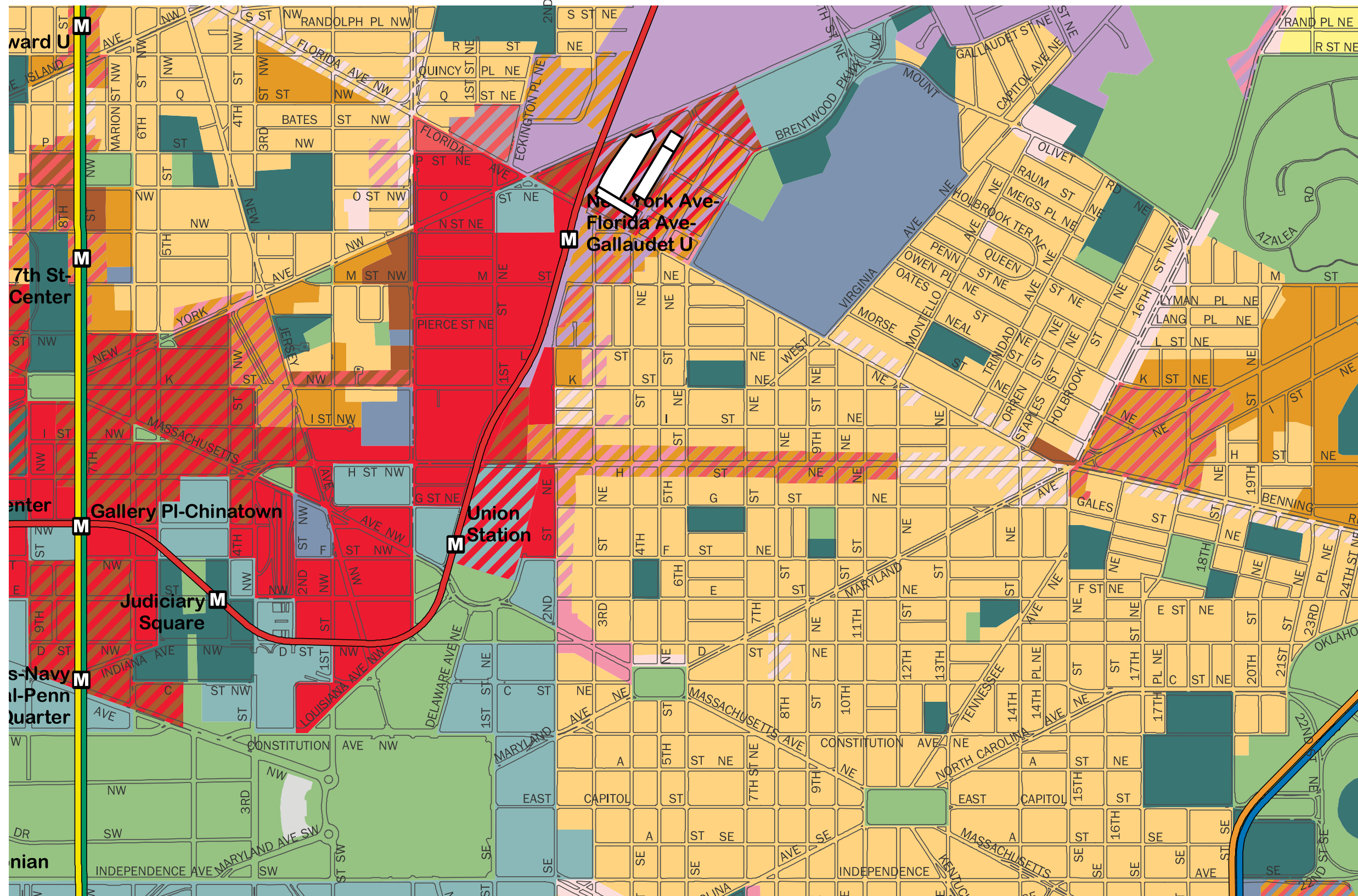


EXISTING BIRD'S EYE VIEW: LOT 6

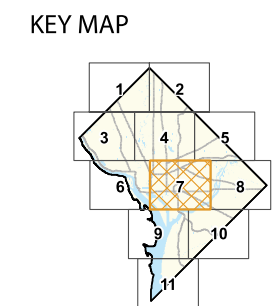


KEY PLAN





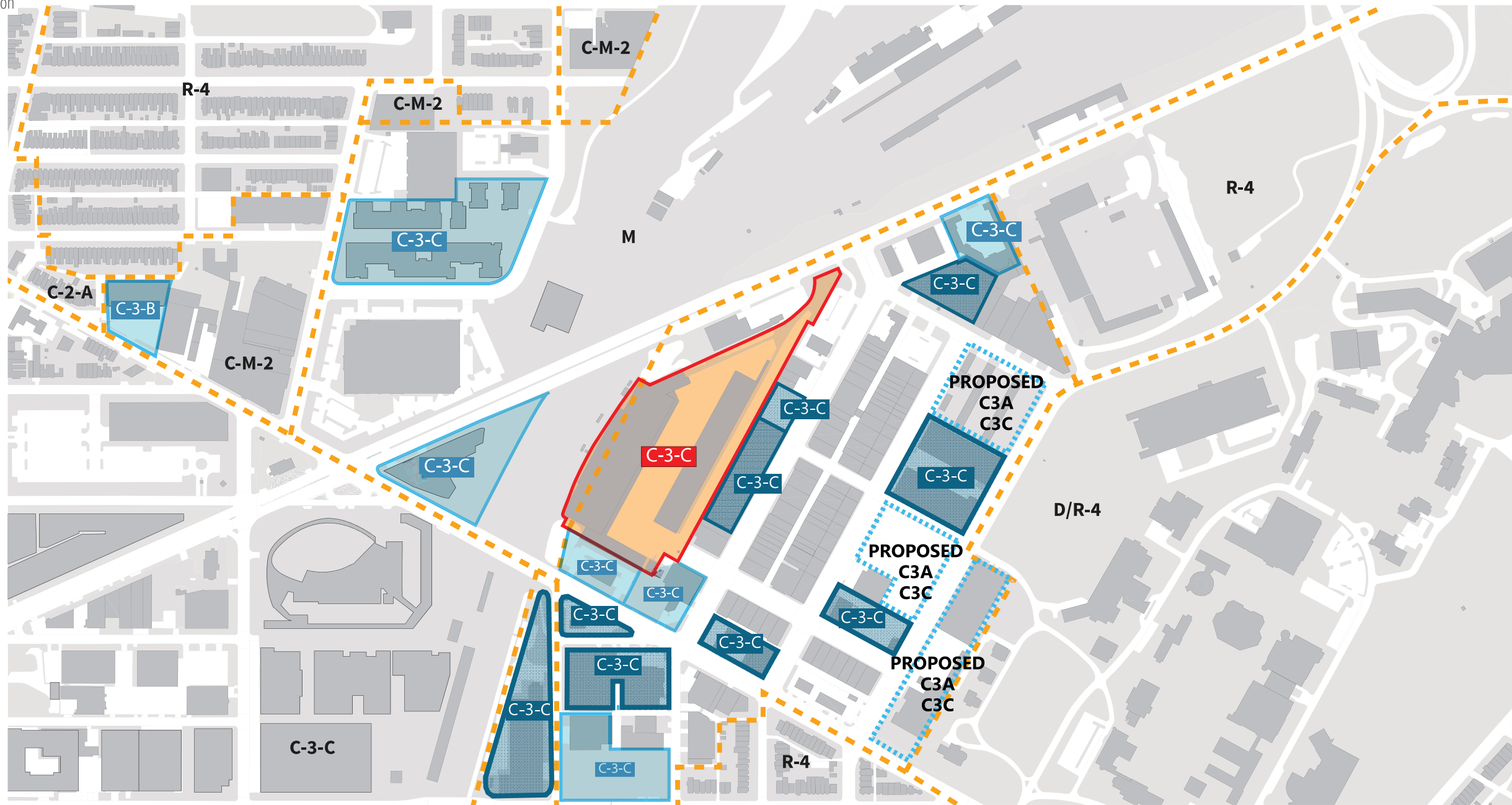
- LEGEND**
- Site
 - Low Density Residential
 - Moderate Density Residential
 - Medium Density Residential
 - High Density Residential
 - Low Density Commercial
 - Moderate Density Commercial
 - Medium Density Commercial
 - High Density Commercial
 - Production, Distribution, and Repair
 - Federal
 - Local Public Facilities
 - Institutional
 - Parks, Recreation, and Open Space
 - Mixed Land Use
 - Water

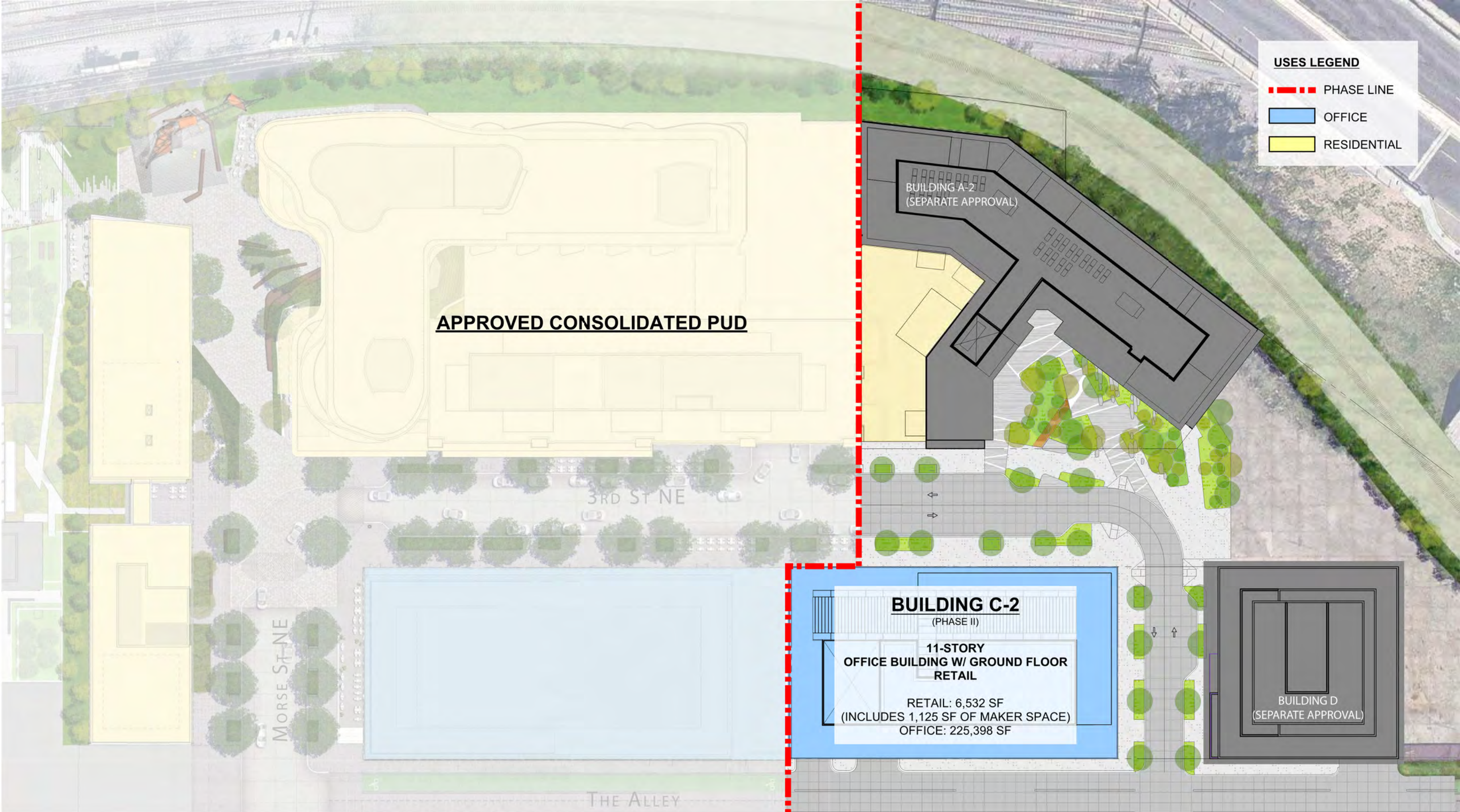


2013 DC COMPREHENSIVE SITE PLAN / FUTURE LAND USE MAP

DIAGRAM KEY

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





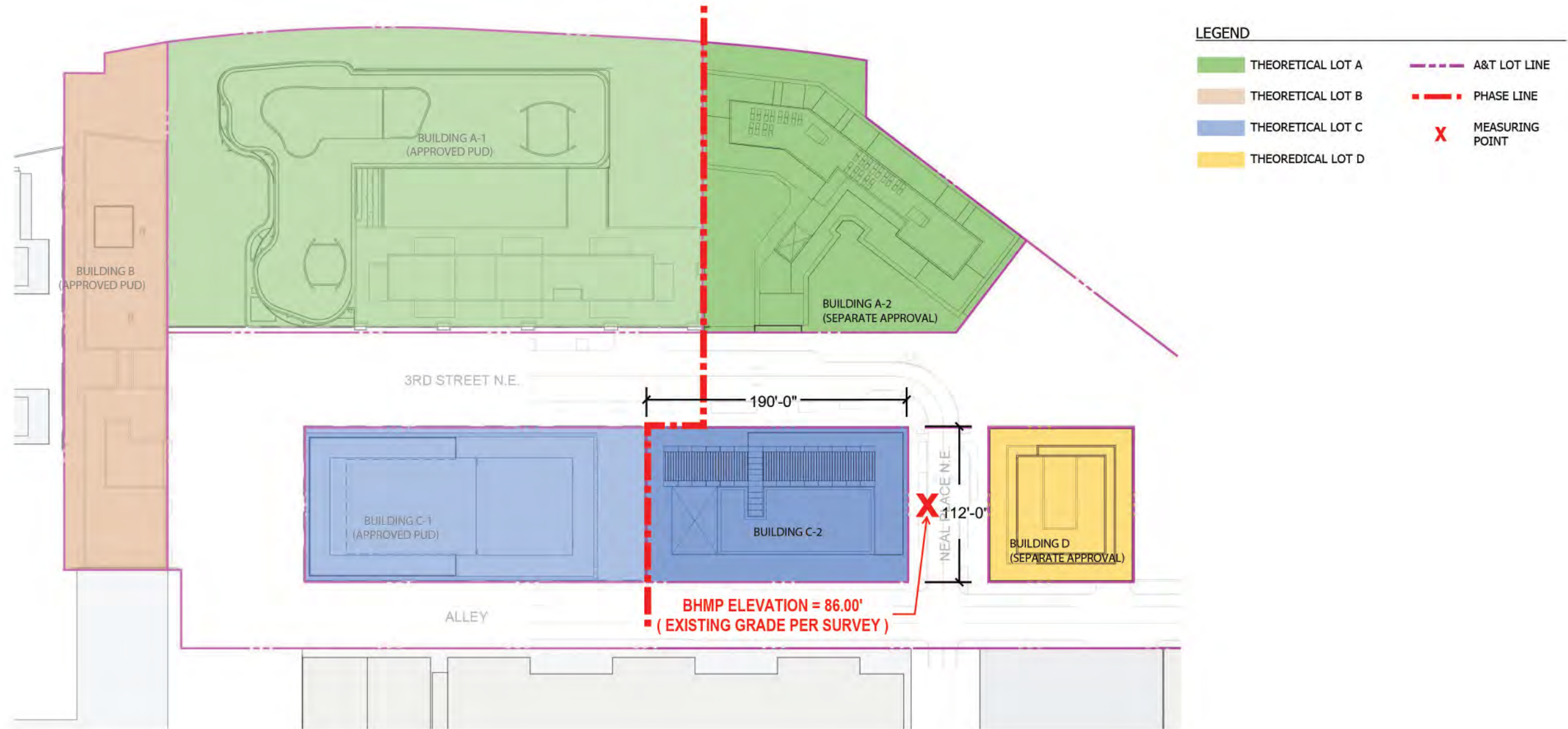
OVERALL USE DIAGRAM

SITE ANALYSIS

June 16th, 2020



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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	11,760.00	SF
TOTAL	208,671.00	SF

NOTE:

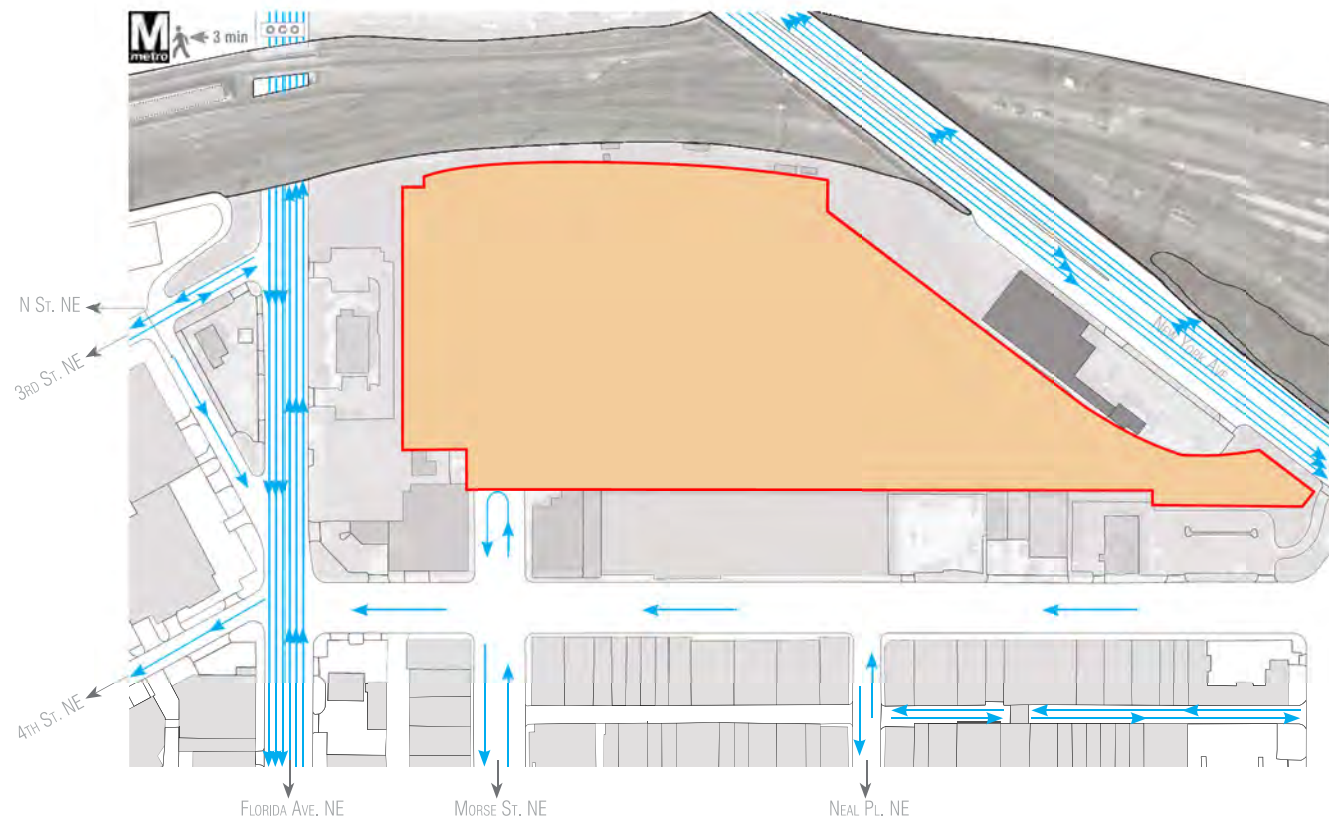
EXISTING LOT 6 HAS BEEN DIVIDED INTO THEORETICAL LOTS TO SHOW REARYARD / COURTYARD REQUIREMENTS FOR ZONING.

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

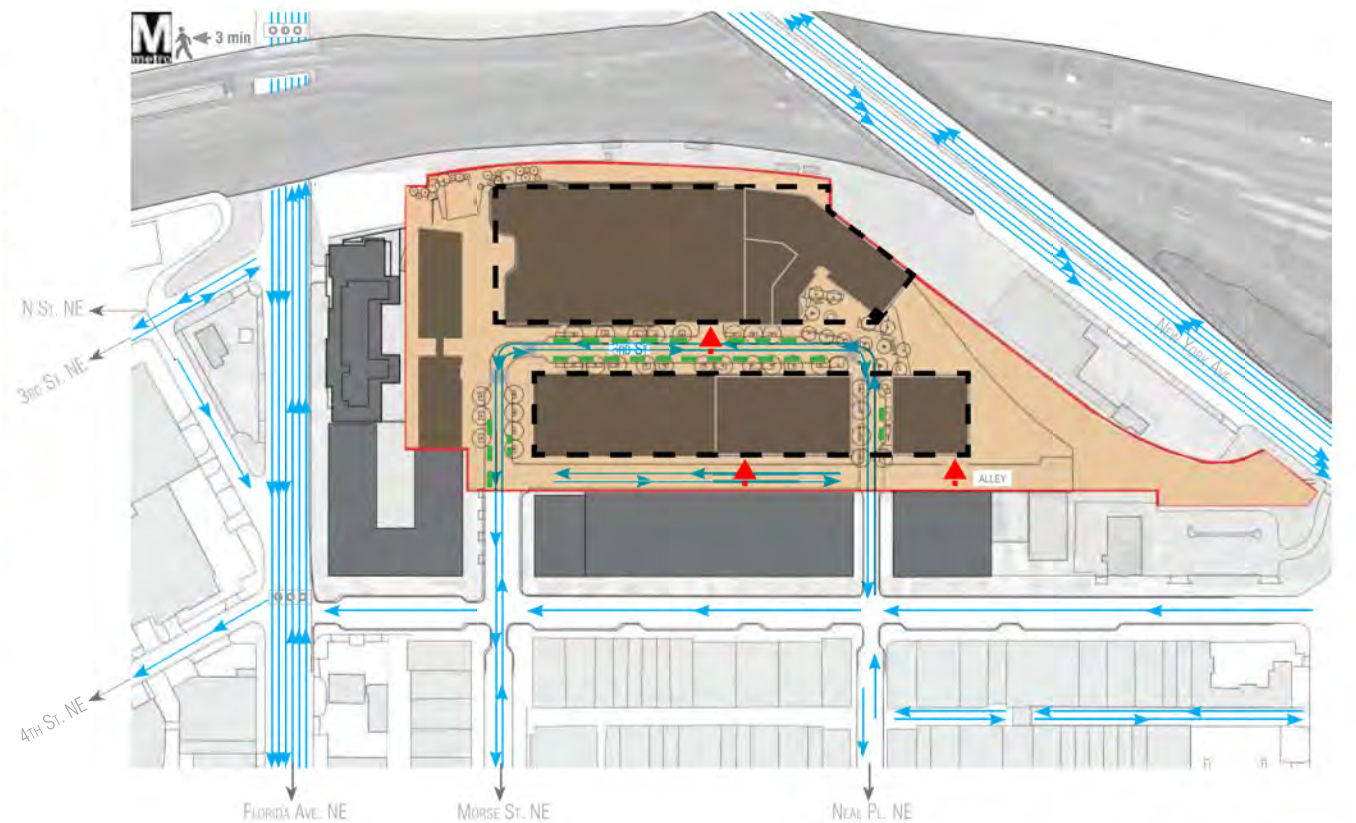


DIAGRAM KEY

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

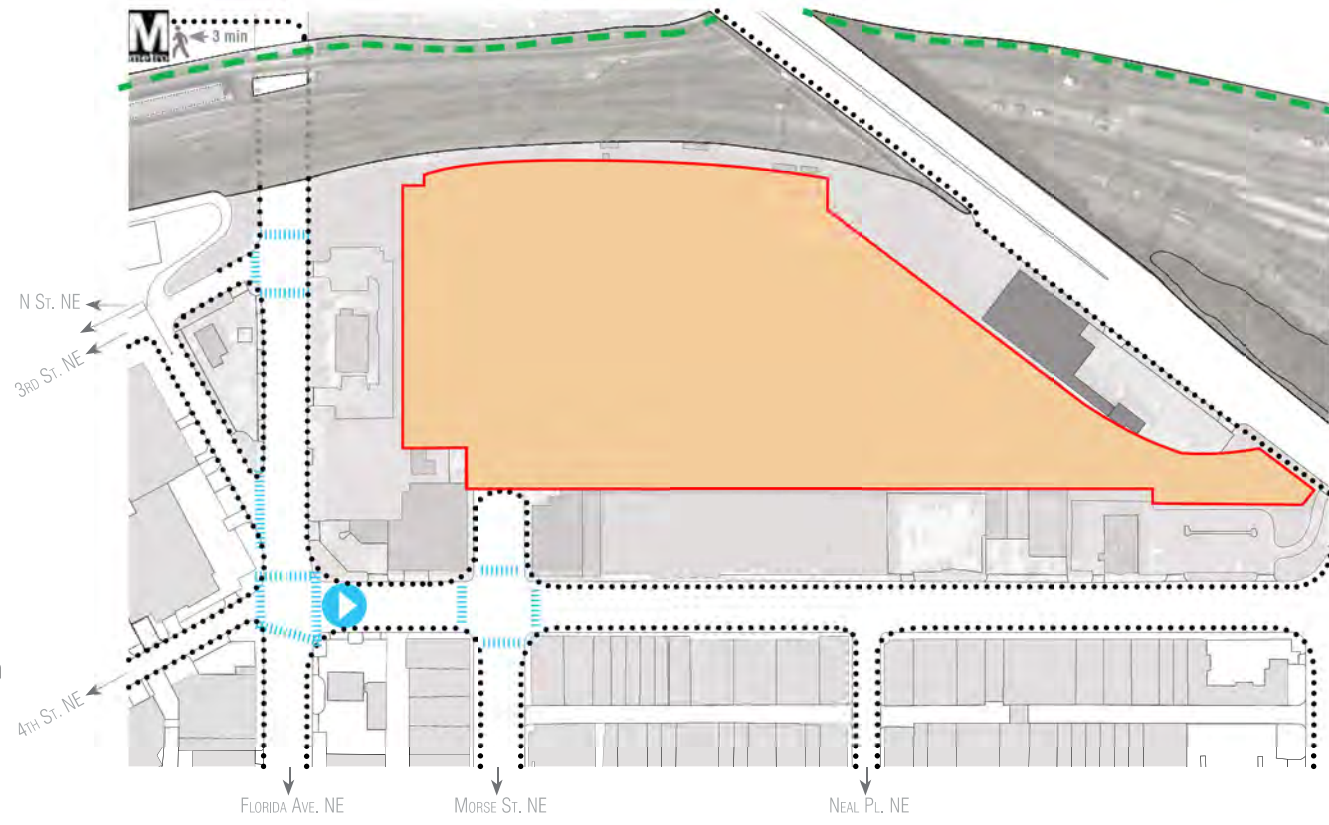


EXISTING: VEHICULAR CIRCULATION

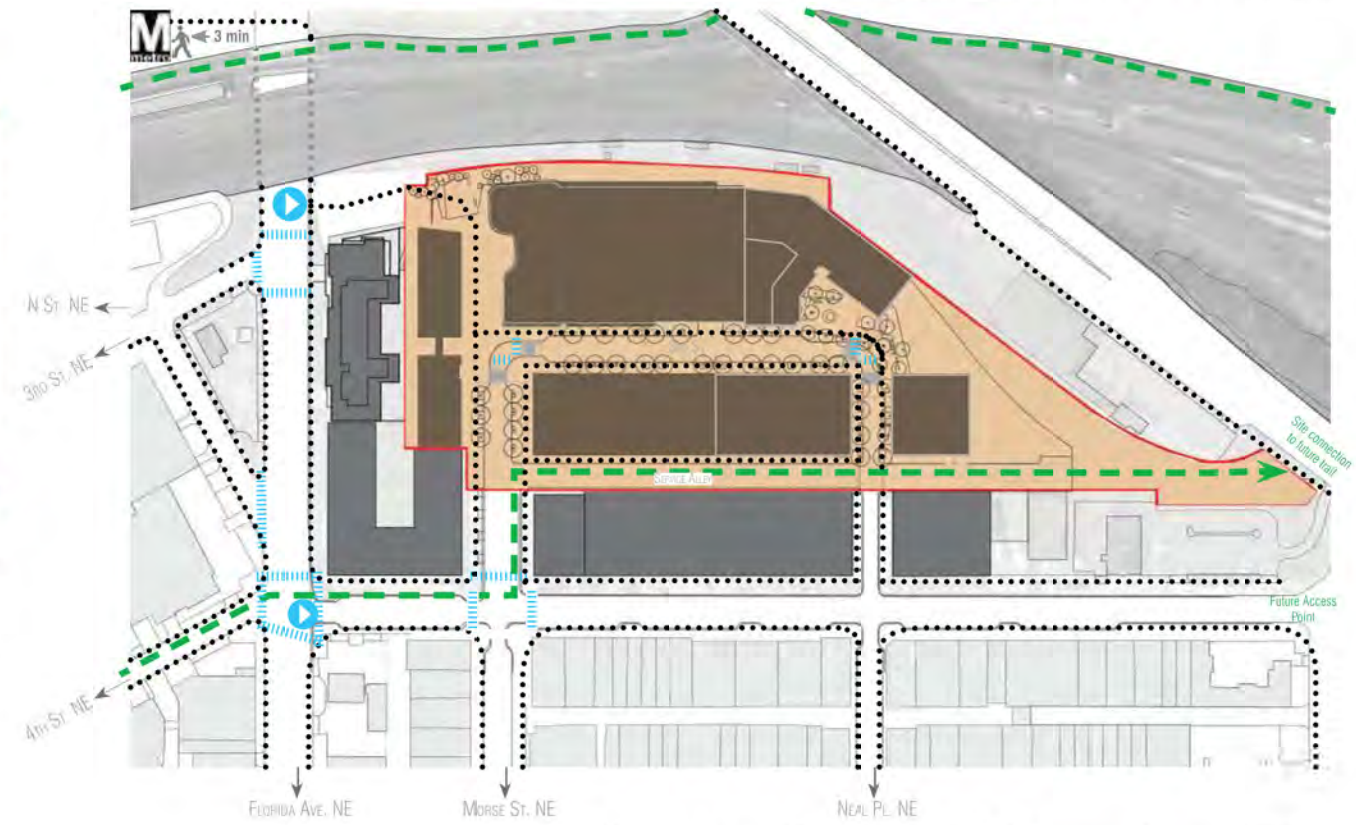


PROPOSED: VEHICULAR CIRCULATION

- 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



	Building A1 (Lot 839)		Building A2 (Lot 840)			Building B (Lot 838)		Building C1 (Lot 833)		Building C2 (Lot 834)		Building D (Lot 835)			Overall PUD Site			
	Approved Building Permit	Approved Consolidated PUD Resid. Option (15-27)	Approved 2nd-Stage PUD (15-27A)	Approved 1st Stage PUD Hotel Option (15-27)*	Approved 1st Stage PUD Resid. Option (15-27)	Approved Building Permit	Approved Consolidated PUD Resid. Option (15-27)	Approved Building Permit	Approved Consolidated PUD Resid. Option (15-27)	Proposed 2nd Stage PUD (15-27B)	Approved 1st Stage PUD Resid. Option (15-27)	Proposed 2nd Stage PUD (15-27B)	Approved 1st Stage PUD Office Option (15-27)*	Approved 1st Stage PUD Resid. Option (15-27)	Total Current Proposal	Total Approved PUD Non-Resid. Option (15-27)*	Total Approved PUD Resid. Option (15-27)	
Residential GFA	412,175	422,605	260,108	0	249,323	80,445	86,005	0	0	0	211,784	144,399	0	121,484	897,127	720,394	1,091,201	Residential GFA
Residential Units	451	453	260	0	198	100	105	0	0	0	232	159	0	115	970	790	1,103	Residential Units
Office GFA	0	0	0	0	0	0	0	218,610	217,558	225,398	0	0	121,484	0	444,008	339,042	217,558	Office GFA
Retail GFA**	15,523	16,495	6,587	4,570	4,570	9,196	9,000	10,544	10,563	6,532	9,200	5,769	3,140	3,140	54,151	52,968	52,968	Retail GFA**
Hotel GFA	0	0	0	249,323	0	0	0	0	0	0	0	0	0	0	0	249,323	0	Hotel GFA
Total GFA***	494,051	515,038	280,539	269,763	269,763	95,647	97,530	229,154	228,121	231,930	228,804	150,195	127,940	127,940	1,481,516	1,467,196	1,467,196	Total GFA***
Site Area****	84,360	A1 and A2 had a single theoretical lot of 117,506 sf	35,640	A1 and A2 had a single theoretical lot of 117,506 sf		27,845	28,134	27,776	C1 and C2 had a single theoretical lot of 49,056	21,290	C1 and C2 had a single theoretical lot of 49,056	11,760	11,760	11,760	208,671	206,456	206,456	Site Area****
FAR	5.86		7.87			3.43	3.47	8.25		10.89		12.77	10.88	10.88	7.10	7.11	7.11	FAR
Parking Spaces*****	286	308	165	63	63	0	0	136	138	132	90	0	83	83	719	682	682	Parking Spaces*****

* Assumes Hotel Option for Building A2 and Office Option for Building D pursuant to Z.C. Order No. 15-27, Decision No. A(8)(c), which granted flexibility to develop Bldg A2 with hotel use above the ground floor retail and to develop Bldg D with hotel or office use above the ground floor retail

** Includes the minimum amount of "Maker Space" required by Z.C. Order No. 15-27, Decision Nos. B.23 and 24.

*** The total GFA figures take into account the GFA for parking, loading & other support spaces not individually identified in the chart.

**** Following approval of Z.C. Order No. 15-27, new Assessment & Taxation lots were created for the development parcels, such that the PUD Site is now known as Lots 819, 833-835, and 838-840. A new survey was also prepared which confirmed the overall PUD Site's land area of 208,671 square feet. Finally, although the land area of Building D's A&T lot is 18,339 sf, for the purpose of calculating FAR for Building D, the land area of Neal Place is not included and is therefore shown as 11,760 sf.

*****Parking spaces exclude 6 tandem parking spaces in Building C1 and 9 tandem parking spaces in Building C2)

