

June 16th, 2020

BUILDING C-2: LANDSCAPE



ZONING COMMISSION
District of Columbia
CASE NO.15-27B
EXHIBIT NO.26A4



EXACT DESIGN AND MATERIAL SELECTIONS FOR ROOF TERRACE AND PENTHOUSE LANDSCAPING TO BE DETERMINED.

BUILDING C-2 GREEN ROOF LANDSCAPE

C-2_501



- ① CONCRETE PAVEMENT
- ② SPECIAL PAVING
- ③ CAFE SEATING, TYP.
- ④ BENCH SEATING, TYP.
- ⑤ BIKE RACKS, TYP - MINIMUM 16 SHORT TERM SPACES PROVIDED
- ⑥ BUILDING COLUMN WITH VINES, TYP.
- ⑦ STREET LIGHTS, TYP.
- ⑧ TRASH RECEPTACLES

Note: Streetscape Plan for illustrative purposes only and reflects only the character of the streetscape design. Streetscape shall be a continuation of the streetscape palette for Market Terminal.

BUILDING C2 STREETSCAPE

OCULUS

June 16th, 2020



KEY PLAN



STREETSCAPE SECTIONS

BUILDING C-2 STREETSCAPE SECTIONS

C-2_503





STREETSCAPE SECTIONS
 BUILDING C-2 STREETSCAPE SECTIONS



STREETSCAPE SECTIONS

BUILDING C-2 STREETSCAPE SECTIONS

C-2_505



Street Light



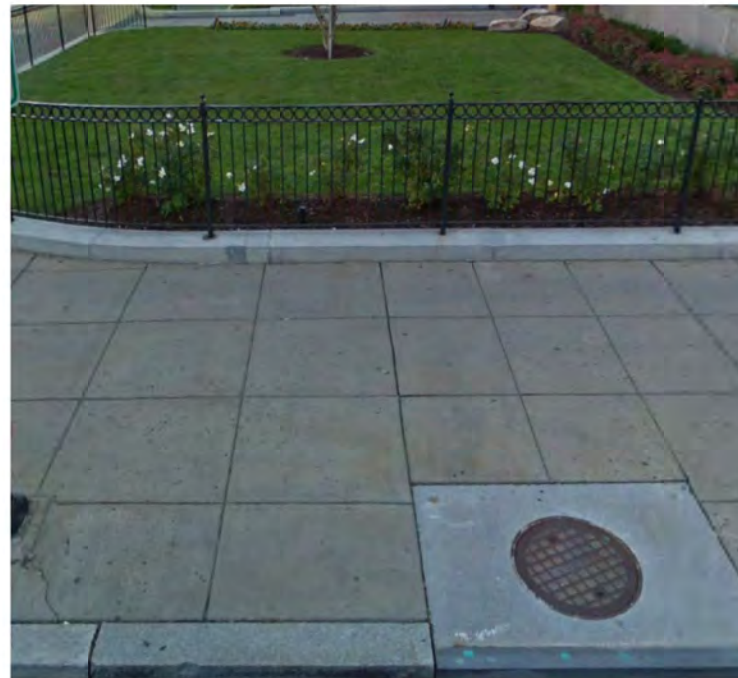
Bike Rack



Streetscape Bench



Streetscape Trash and Recycling Receptacle



Concrete Pavement



Special Paving

Note: Site furnishings shall be a continuation of the streetscape palette for Market Terminal. These images are shown to provide general character of the streetscape features.

SITE FURNISHINGS AND PAVING CHARACTER IMAGES

STREETSCAPE CHARACTER IMAGES



Street Tree - *Quercus rubra*, Red Oak



Street Tree - *Nyssa sylvatica*, Black Gum



Streetscape Biofiltration



Vine Planting

Note: Plantings identified here are not exact representations of proposed site plantings. These images are shown to provide general character of site plantings.

STREETSCAPE PLANTING CHARACTER IMAGES

STREETSCAPE CHARACTER IMAG

C-2_507

BUILDING C-2: LEED & GREEN AREA RATIO CALCULATIONS

June 16th, 2020



SMITHGROUP



LEED v4 for BD+C: Core and Shell
Project Checklist

Project Name: Market Terminal Building C-2
Date: 02/07/2020

Y ? N

1			Credit	Integrative Process	1
---	--	--	--------	---------------------	---

16 2 2 Location and Transportation 20

		0	Credit	LEED for Neighborhood Development Location	20
2			Credit	Sensitive Land Protection	2
	2	1	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
		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 9 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	8	Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
	2		Credit	Demand Response	2
1	1	1	Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets	2

1 6 7 Materials and Resources 14

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

5 2 3 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	2	Credit	Daylight	3
		1	Credit	Quality Views	1

3 0 3 Innovation 6

2		3	Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

2 2 0 Regional Priority 4

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

63 23 24 TOTALS Possible Points: 110

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

BUILDING C-2 LEED SCORECARD

C-2_601



Green Area Ratio Scoresheet					
***	Address	350 Morse Street NE	Square	Lot	Zone District
				805	MU-2
	Other		Lot area (sf)	Minimum Score	Multiplier
			42,445	.2	SCORE: 0.153
			Lot size (enter this value first) *		
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	1,150	0.40	460.0
B Plantings (credit for plants in landscaped areas from Section A)					
1	Groundcovers, or other plants < 2' height	square feet	200	0.20	40.0
		# of plants		# of plants	
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	square feet	500	0.30	1,350.0
		# of plants	4500	# of plants	500
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	5	0.50	125.0
		# of trees	250	# of trees	5
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	0	0.60	-
		# of trees	0	# 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	0	# 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	0	# 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	0	# 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	0	# of trees	
9	Vegetated wall, plantings on a vertical surface	square feet	1,000	0.60	600.0
		square feet		square feet	
C Vegetated or "green" roofs					
1	Over at least 2" and less than 8" of growth medium	square feet	5,500	0.60	3,300.0
		square feet		square feet	
2	Over at least 8" of growth medium	square feet	200	0.80	160.0
		square feet		square feet	
D Permeable Paving***					
1	Permeable paving over 6" to 24" of soil or gravel	square feet		0.40	-
		square feet		square feet	
2	Permeable paving over at least 24" of soil or gravel	square feet		0.50	-
		square feet		square feet	
E Other					
1	Enhanced tree growth systems***	square feet		0.40	-
		square feet		square feet	
2	Renewable energy generation	square feet		0.50	-
		square feet		square feet	
3	Approved water features	square feet		0.20	-
		square feet		square feet	
F Bonuses			sub-total of sq ft = 12,800		
1	Native plant species	square feet	4,750	0.10	475.0
		square feet		square feet	
2	Landscaping in food cultivation	square feet		0.10	-
		square feet		square feet	
3	Harvested stormwater irrigation	square feet		0.10	-
		square feet		square feet	
					Green Area Ratio numerator = 6,510
*** 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.					

GAR Master Plan Phasing Exhibit

Market Terminal
Site GAR Score Needed: 0.2

SUMMARY TABLE - FULL BUILD OUT

BUILDING LOT	PHASE	YEAR CONSTRUCTION COMPLETE*	TOTAL LOT AREA (SF)	GAR NUMERATOR	GAR SCORE
A1	1	2021	89,248	28,451	0.319
B	1	2021	44,979	12,642	0.281
C1	1	2021	58,577	10,752	0.184
A2	2	2022	59,240	12,311	0.208
C2	2	2022	42,445	6,510	0.153
D	2	2022	66,261	12,548	0.189
Total Phase 1 & 2			360,750	83,214	0.231

*Construction schedule subject to change

BUILDING C-2 GREEN AREA RATIO SCORESHEET

June 16th, 2020

CIVIL

GENERAL NOTES:

1. THE PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION

- A. ENTITLED: "ALTA/NSPS LAND TITLE SURVEY: KETTLER INC. 300 MORSE STREET, NE PART OF LOT 6 SQUARE 3587, DISTRICT OF COLUMBIA", PREPARED BY: BOHLER ENGINEERING, PROJECT NUMBER: DC142264, DATED: 11/29/17
- B. ENTITLED: "BOUNDARY EXHIBIT, MARKET TERMINAL, 300 & 350 MORSE STREET, NE PART OF LOT 6 SQUARE 3587, DISTRICT OF COLUMBIA", PREPARED BY: BOHLER ENGINEERING, PROJECT NUMBER: DC142264, DATED: 12/18/18
- C. DIGITAL ARCHITECTURAL PLANS: ENTITLED: "815-18 MTW BLDG A1-A102 - OVERALL FLOOR PLAN - LEVEL B01.DWG" PREPARED BY: DESIGN COLLECTIVE, DATE RECEIVED: 04/29/19
- D. DIGITAL ARCHITECTURAL PLANS: ENTITLED: " AREAPLAN(RENTABLE)-LEVEL1-PUD" PREPARED BY: DESIGN COLLECTIVE, DATE RECEIVED: 01/29/2020
- E. DIGITAL ARCHITECTURAL PLANS: ENTITLED: "MORSE ST CENTRAL MODEL_SW@BRININSTOLL-LYNCH-FLOOR PLAN - LEVEL 01.DWG" PREPARED BY: BRININSTOLL-LYNCH, DATE RECEIVED: 04/05/19
- F. DIGITAL ARCHITECTURAL PLANS: ENTITLED: "A-101.DWG" PREPARED BY: GENSLER & ASSOCIATES, DATE RECEIVED: 12/10/18
- G. DIGITAL ARCHITECTURAL PLANS: ENTITLED: "MARKETTERMINALD-CURRENT-STUDY-1022019-JB.DWG" PREPARED BY: ECA, DATE RECEIVED: 10/23/19
- H. DIGITAL LANDSCAPE PLANS: ENTITLED: "L-SP-W2001.DWG" PREPARED BY: OCULUS, DATE RECEIVED: 01/29/2020

2. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES.

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE	EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE			OVERHEAD WIRE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE			UNDERGROUND TELEPHONE LINE	
	EASEMENT LINE			UNDERGROUND CABLE LINE	
	SETBACK LINE			STORM SEWER	
				SANITARY SEWER MAIN	
	CONCRETE CURB & GUTTER			HYDRANT	
				SANITARY MANHOLE	
				STORM MANHOLE	
	UTILITY POLE WITH LIGHT			WATER METER	
	POLE LIGHT			WATER VALVE	
	TRAFFIC LIGHT			GAS VALVE	
	UTILITY POLE			GAS METER	
	TYPICAL LIGHT			TYPICAL END SECTION	
	ACORN LIGHT			HEADWALL OR ENDWALL	
	TYPICAL SIGN			YARD INLET	
	PARKING COUNTS			CURB INLET	
				CLEAN OUT	
	CONTOUR LINE			ELECTRIC MANHOLE	
	SPOT ELEVATIONS			TELEPHONE MANHOLE	
	SANITARY LABEL			ELECTRIC BOX	
	STORM LABEL			ELECTRIC PEDESTAL	
	SANITARY SEWER LATERAL			MONITORING WELL	
	UNDERGROUND WATER LINE			TEST PIT	
	UNDERGROUND ELECTRIC LINE			BENCHMARK	
	UNDERGROUND GAS LINE			BORING	

SHEET INDEX

SHEET TITLE	SHEET NUMBER
GENERAL NOTES AND LEGEND	CIV100
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SITE PLAN - STAGE II PUD	CIV200
SIGNAGE AND STRIPING PLAN	CIV201
DEVELOPER RESPONSIBILITY PLAN	CIV202
UTILITY PLAN	CIV300
EROSION AND SEDIMENT CONTROL PLAN (PHASE I)	CIV400
EROSION AND SEDIMENT CONTROL PLAN (PHASE II)	CIV401
STORMWATER MANAGEMENT PLAN - OVERALL	CIV500

GENERAL NOTES AND LEGEND

DEVELOPER

CARMEL PARTNERS
805 THIRD AVENUE, 20TH FLOOR
NEW YORK, NY 10022

June 16th, 2020

BOHLER // MARKET TERMINAL - STAGE TWO PUD



CIV100

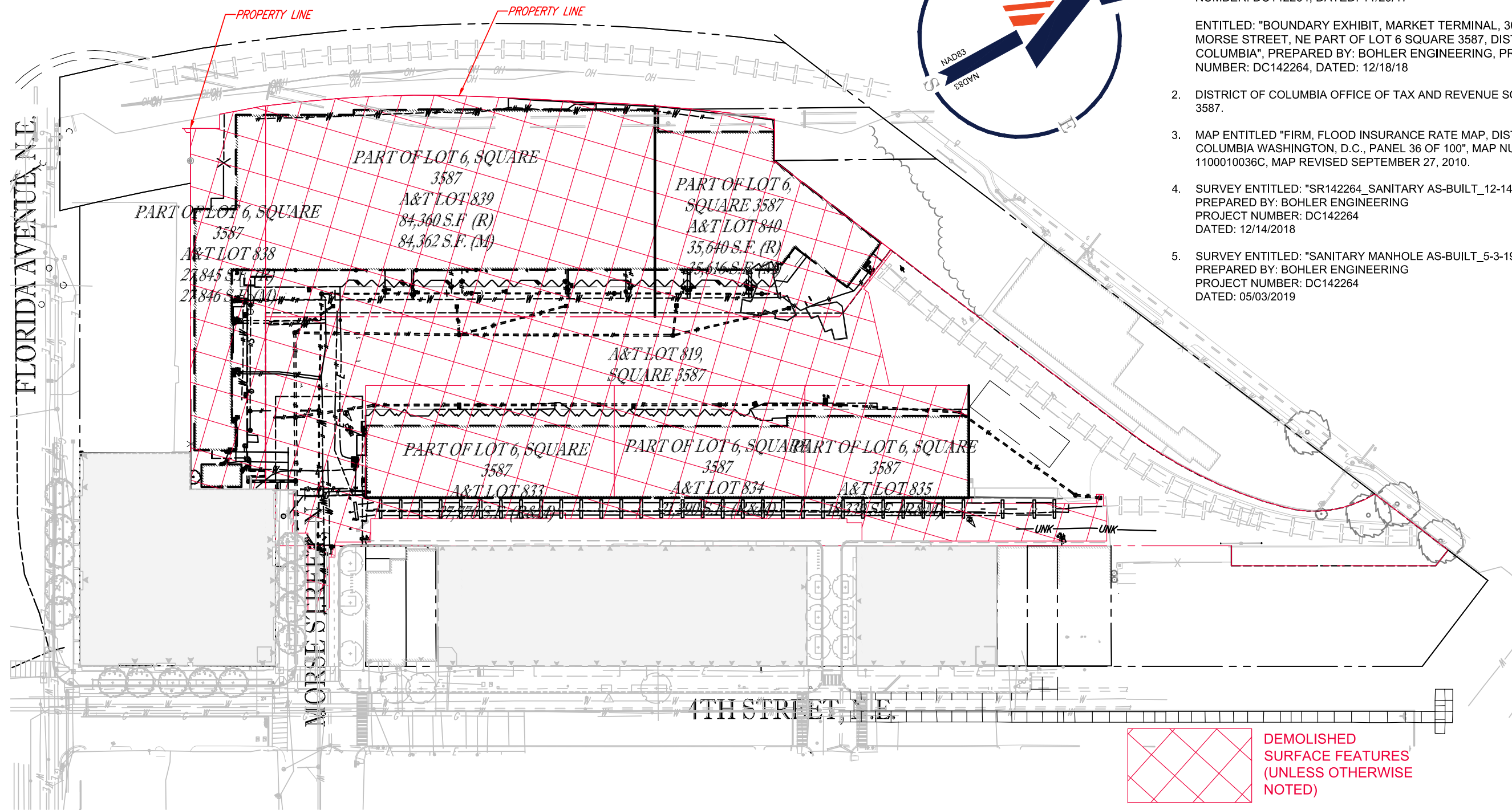
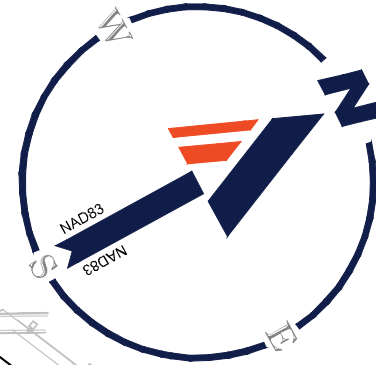
GENERAL NOTES AND LEGEND

C-100Jur **BOHLER** **2020**

REFERENCES

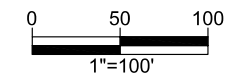
- ENTITLED: "ALTA/NSPS LAND TITLE SURVEY: KETTLER INC. 300 MORSE STREET, NE PART OF LOT 6 SQUARE 3587, DISTRICT OF COLUMBIA", PREPARED BY: BOHLER ENGINEERING, PROJECT NUMBER: DC142264, DATED: 11/29/17

ENTITLED: "BOUNDARY EXHIBIT, MARKET TERMINAL, 300 & 350 MORSE STREET, NE PART OF LOT 6 SQUARE 3587, DISTRICT OF COLUMBIA", PREPARED BY: BOHLER ENGINEERING, PROJECT NUMBER: DC142264, DATED: 12/18/18
- DISTRICT OF COLUMBIA OFFICE OF TAX AND REVENUE SQUARES 3587.
- MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, DISTRICT OF COLUMBIA WASHINGTON, D.C., PANEL 36 OF 100", MAP NUMBER 1100010036C, MAP REVISED SEPTEMBER 27, 2010.
- SURVEY ENTITLED: "SR142264_SANITARY AS-BUILT_12-14-18.DWG" PREPARED BY: BOHLER ENGINEERING PROJECT NUMBER: DC142264 DATED: 12/14/2018
- SURVEY ENTITLED: "SANITARY MANHOLE AS-BUILT_5-3-19.DWG" PREPARED BY: BOHLER ENGINEERING PROJECT NUMBER: DC142264 DATED: 05/03/2019



EXISTING CONDITIONS / DEMOLITION PLAN

SCALE: 1" = 100' June 16th, 2020



June 16th, 2020

BOHLER // MARKET TERMINAL - STAGE TWO PUD

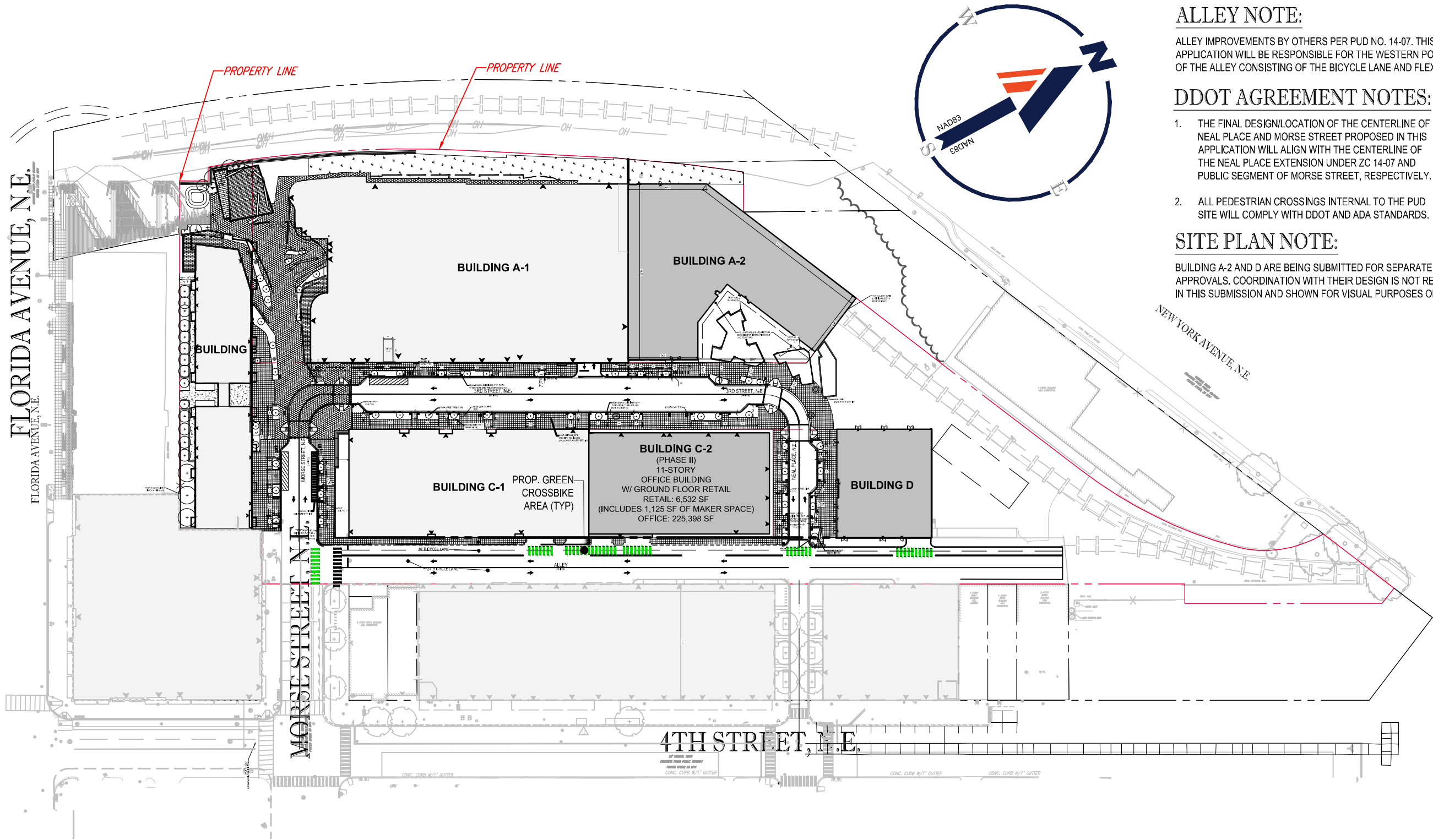


CIV101

EXISTING CONDITIONS / DEMOLITION PLAN



C-101



ALLEY NOTE:

ALLEY IMPROVEMENTS BY OTHERS PER PUD NO. 14-07. THIS PUD APPLICATION WILL BE RESPONSIBLE FOR THE WESTERN PORTION OF THE ALLEY CONSISTING OF THE BICYCLE LANE AND FLEX ZONE.

DDOT AGREEMENT NOTES:

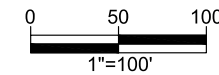
1. THE FINAL DESIGN/LOCATION OF THE CENTERLINE OF NEAL PLACE AND MORSE STREET PROPOSED IN THIS APPLICATION WILL ALIGN WITH THE CENTERLINE OF THE NEAL PLACE EXTENSION UNDER ZC 14-07 AND PUBLIC SEGMENT OF MORSE STREET, RESPECTIVELY.
2. ALL PEDESTRIAN CROSSINGS INTERNAL TO THE PUD SITE WILL COMPLY WITH DDOT AND ADA STANDARDS.

SITE PLAN NOTE:

BUILDING A-2 AND D ARE BEING SUBMITTED FOR SEPARATE APPROVALS. COORDINATION WITH THEIR DESIGN IS NOT REQUIRED IN THIS SUBMISSION AND SHOWN FOR VISUAL PURPOSES ONLY.

SITE PLAN - STAGE II PUD

SCALE: 1" = 100'



June 16th, 2020

BOHLER // MARKET TERMINAL - STAGE TWO PUD



CIV200

SITE PLAN - STAGE II PUD

C-200

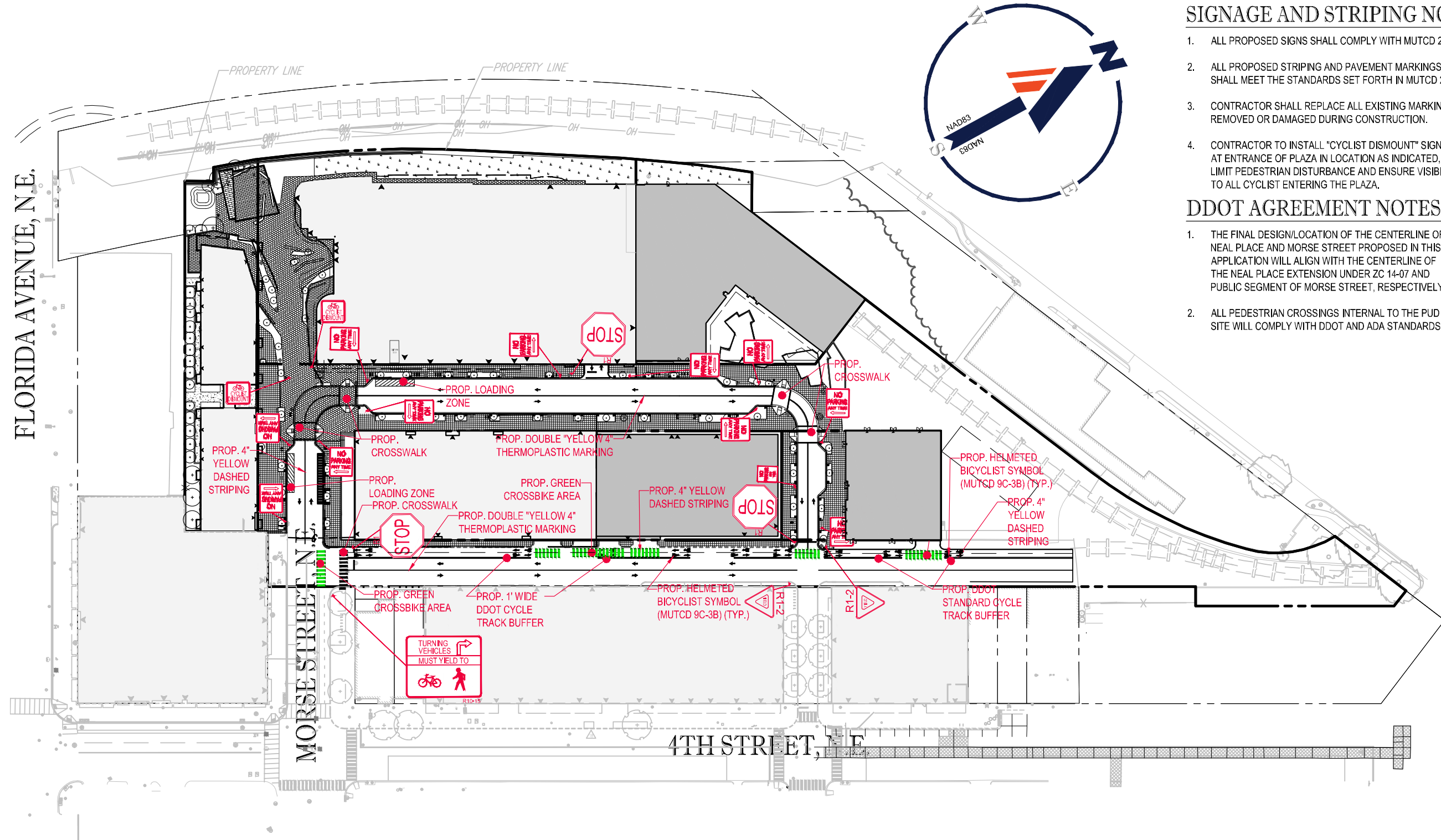
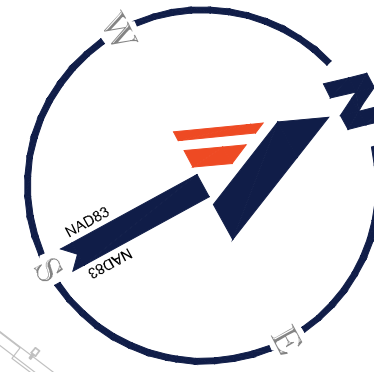


SIGNAGE AND STRIPING NOTES:

1. ALL PROPOSED SIGNS SHALL COMPLY WITH MUTCD 2009.
2. ALL PROPOSED STRIPING AND PAVEMENT MARKINGS SHALL MEET THE STANDARDS SET FORTH IN MUTCD 2009.
3. CONTRACTOR SHALL REPLACE ALL EXISTING MARKINGS REMOVED OR DAMAGED DURING CONSTRUCTION.
4. CONTRACTOR TO INSTALL "CYCLIST DISMOUNT" SIGNAGE AT ENTRANCE OF PLAZA IN LOCATION AS INDICATED, TO LIMIT PEDESTRIAN DISTURBANCE AND ENSURE VISIBILITY TO ALL CYCLIST ENTERING THE PLAZA.

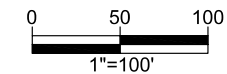
DDOT AGREEMENT NOTES:

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2. ALL PEDESTRIAN CROSSINGS INTERNAL TO THE PUD SITE WILL COMPLY WITH DDOT AND ADA STANDARDS.



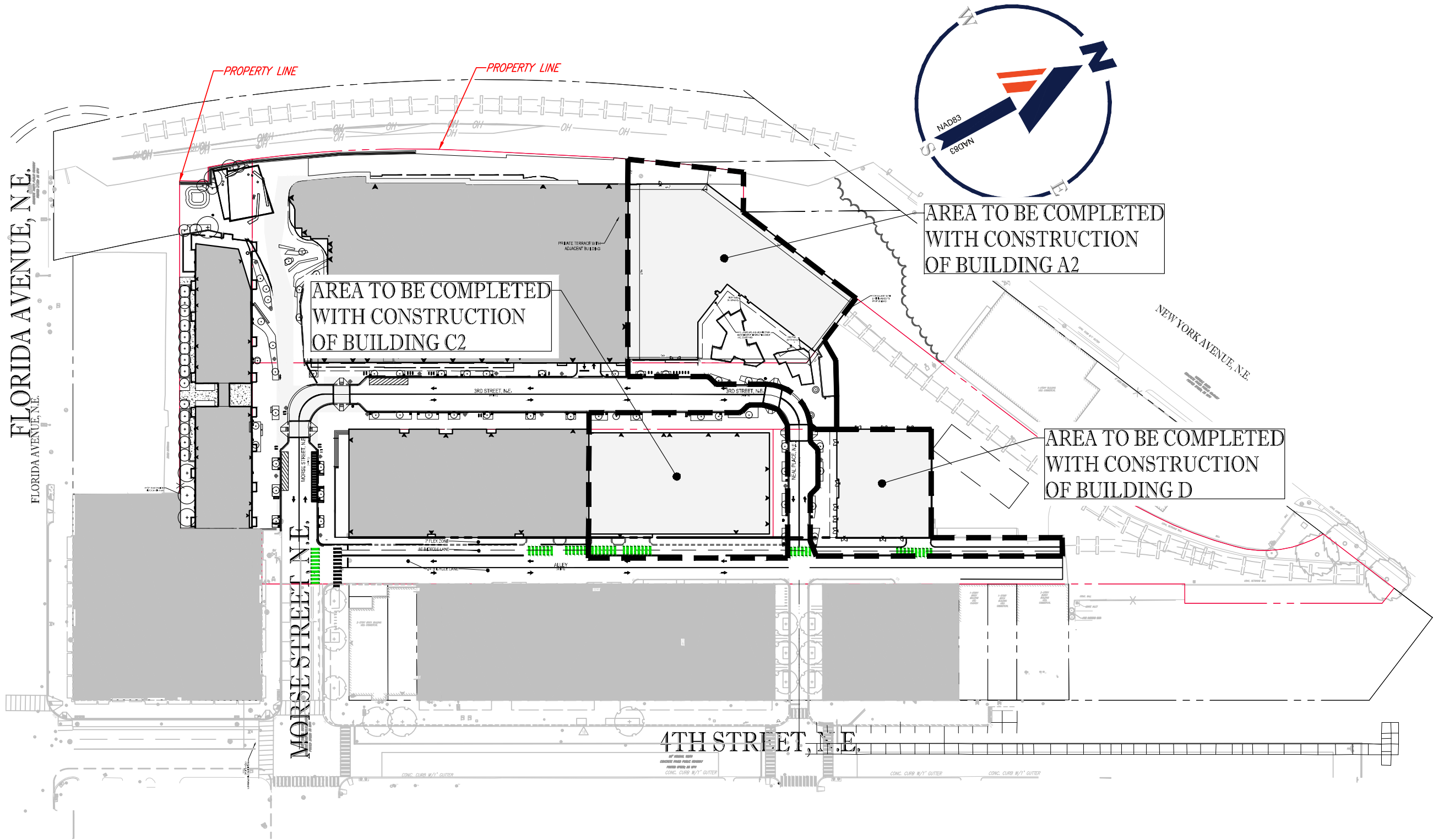
SIGNAGE AND STRIPING PLAN

SCALE: 1" = 100'



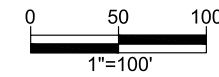
June 16th, 2020





DEVELOPER RESPONSIBILITY PLAN - STAGE II PUD

SCALE: 1" = 100'



June 16th, 2020

BOHLER // MARKET TERMINAL - STAGE TWO PUD

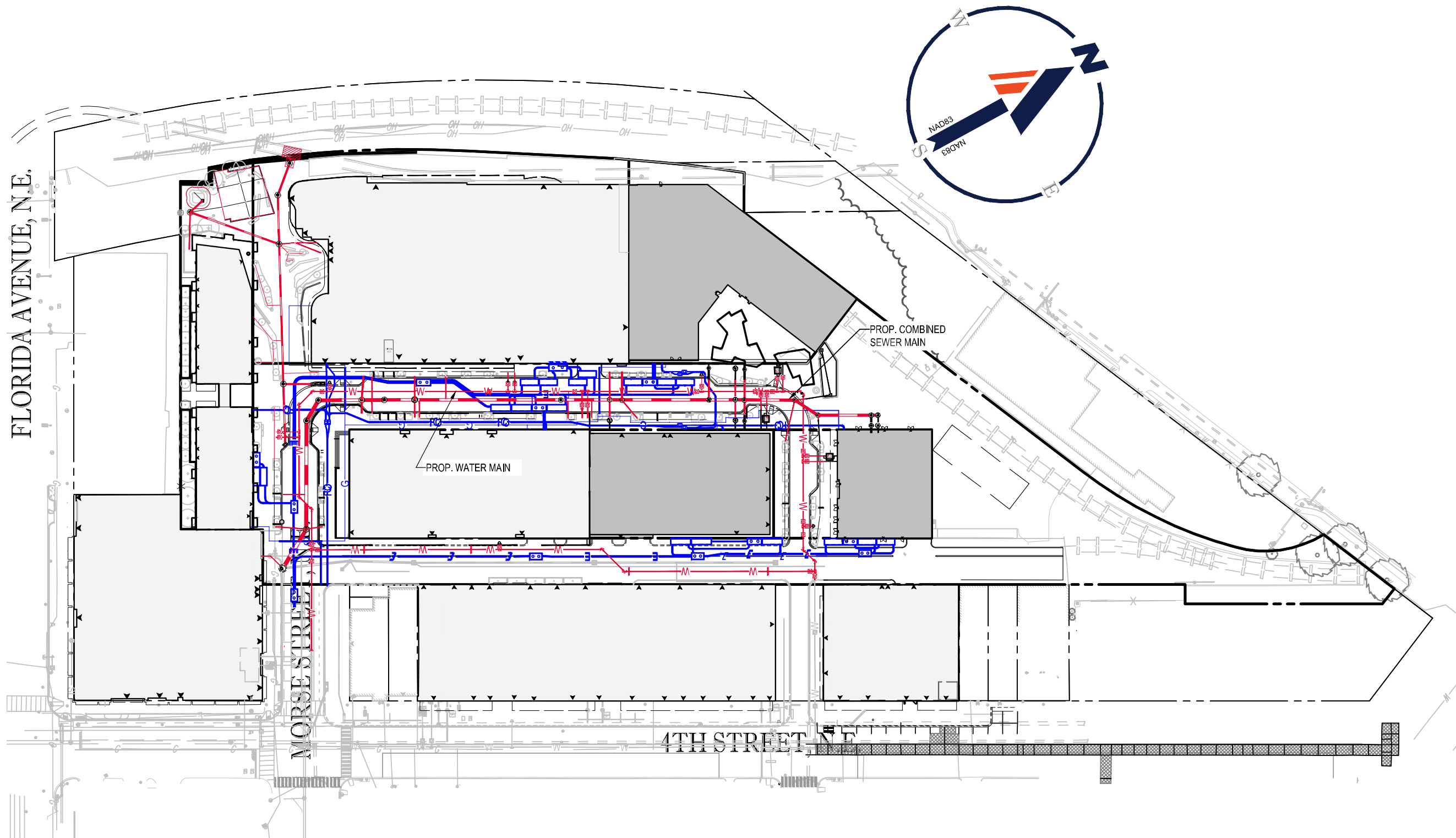


CIV202

DEVELOPER RESPONSIBILITY PLAN - STAGE II PUD

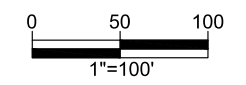
C-202





UTILITY PLAN

SCALE: 1" = 100'



June 16th, 2020

BOHLER // MARKET TERMINAL - STAGE TWO PUD

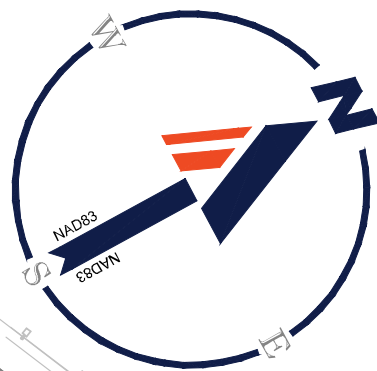
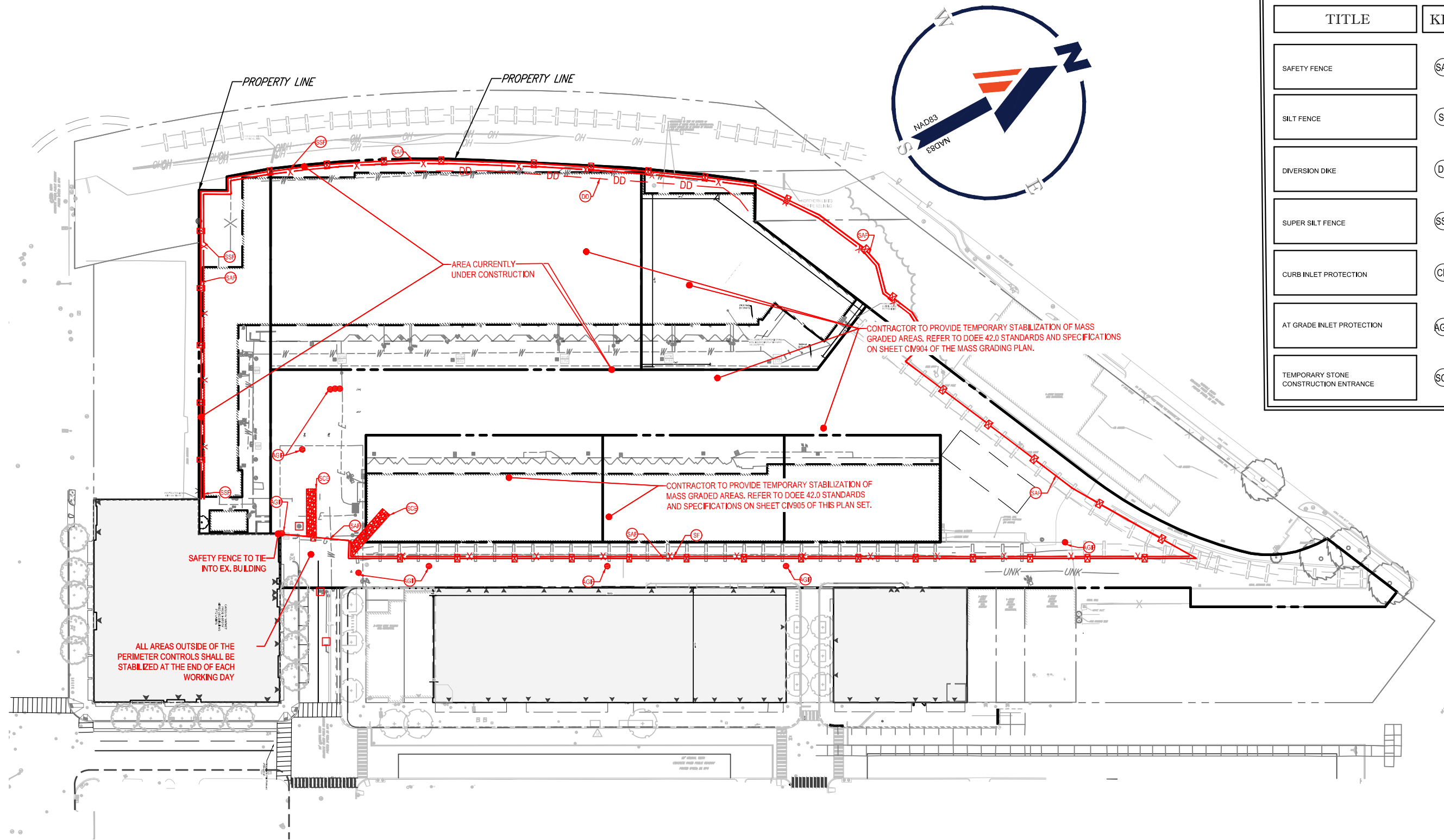


CIV300

UTILITY PLAN

C-300

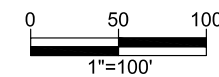




EROSION AND SEDIMENT CONTROL LEGEND		
TITLE	KEY	SYMBOL
SAFETY FENCE	(SAF)	— [X] —
SILT FENCE	(SF)	— X —
DIVERSION DIKE	(DD)	— DD —
SUPER SILT FENCE	(SSF)	— XX —
CURB INLET PROTECTION	(CIP)	⊗
AT GRADE INLET PROTECTION	(AGIP)	⊗
TEMPORARY STONE CONSTRUCTION ENTRANCE	(SCE)	⊗ SCE

EROSION AND SEDIMENT CONTROL PLAN (PHASE I)

SCALE: 1" = 100'



June 16th, 2020

BOHLER // MARKET TERMINAL - STAGE TWO PUD



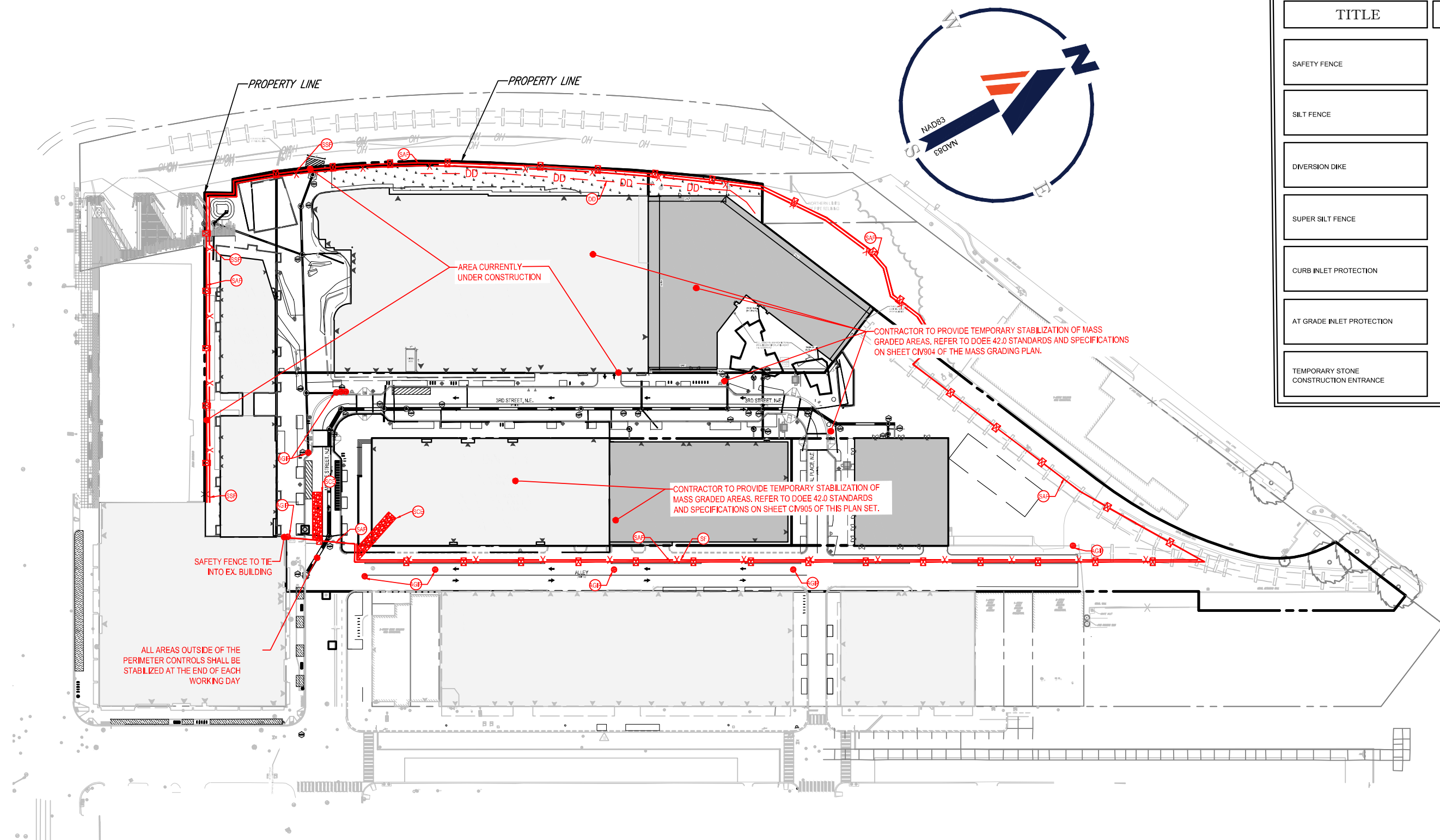
CIV400

EROSION AND SEDIMENT CONTROL PLAN (PHASE I)

C-400

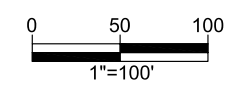


TITLE	KEY	SYMBOL
SAFETY FENCE	(SAF)	— [X] —
SILT FENCE	(SF)	— X —
DIVERSION DIKE	(DD)	— DD —
SUPER SILT FENCE	(SSF)	— XX —
CURB INLET PROTECTION	(CIP)	⊗
AT GRADE INLET PROTECTION	(AGIP)	⊗
TEMPORARY STONE CONSTRUCTION ENTRANCE	(SCE)	⊗ SCE



EROSION AND SEDIMENT CONTROL PLAN (PHASE II)

SCALE: 1" = 100'



June 16th, 2020

BOHLER // MARKET TERMINAL - STAGE TWO PUD

CIV401

EROSION AND SEDIMENT CONTROL PLAN (PHASE II)

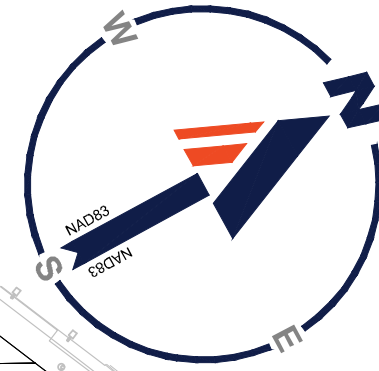


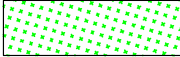


C-401

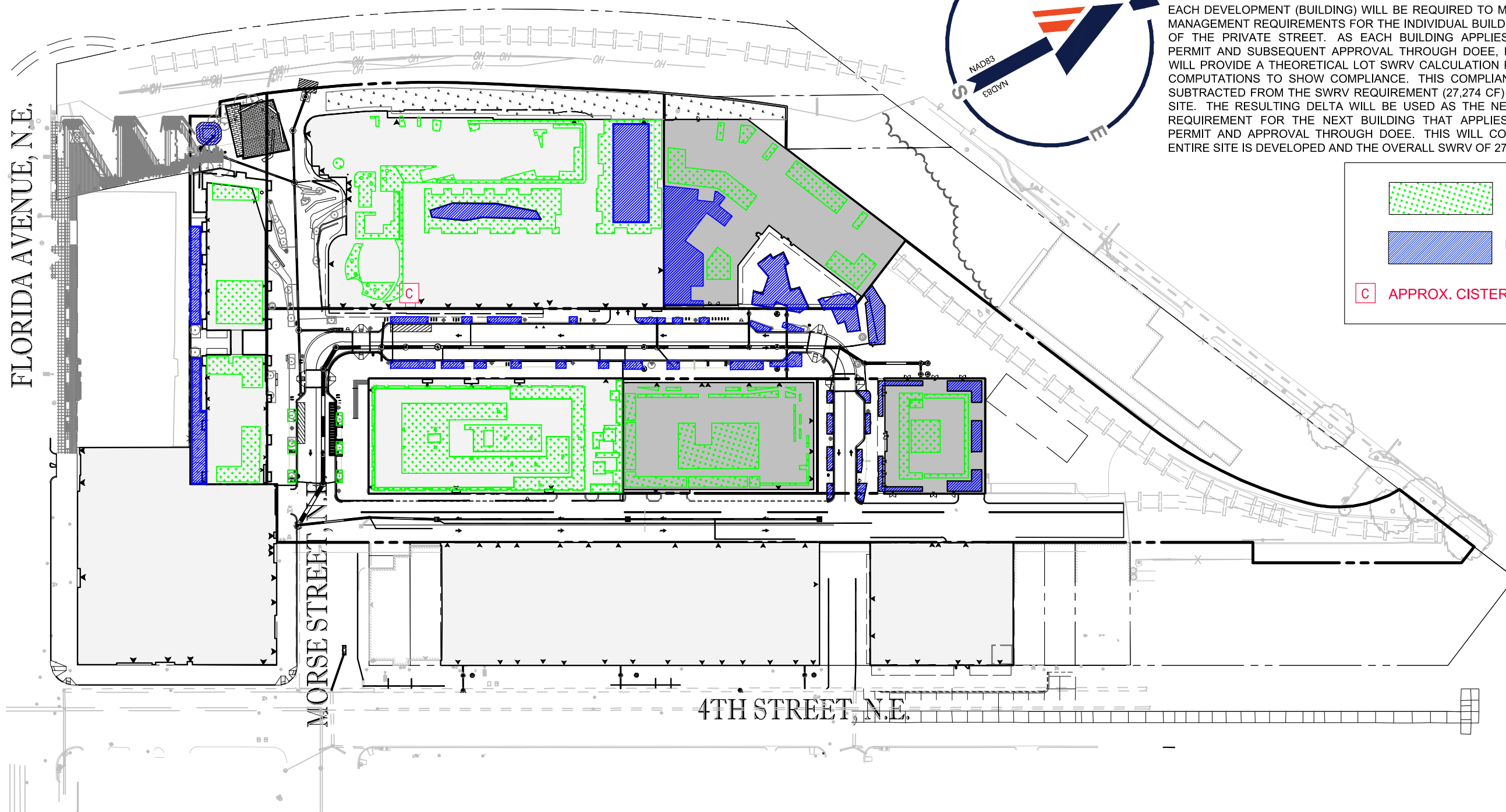
STORMWATER MANAGEMENT PLAN NARRATIVE

THE TOTAL DISTURBED AREA IS 309,026 SF AND HAS A SWRV REQUIREMENT OF 27,274 CF. GREEN ROOFS, BIORETENTION FACILITIES, A CISTERN, AND STREETScape BIORETENTION PLANTERS WILL BE IMPLEMENTED TO PROVIDE FOR THE REQUIRED SWRV. SEE SHEETS C-501 AND C-502 FOR CALCULATIONS.

EACH DEVELOPMENT (BUILDING) WILL BE REQUIRED TO MEET STORMWATER MANAGEMENT REQUIREMENTS FOR THE INDIVIDUAL BUILDING AND PORTIONS OF THE PRIVATE STREET. AS EACH BUILDING APPLIES FOR A BUILDING PERMIT AND SUBSEQUENT APPROVAL THROUGH DOEE, EACH APPLICATION WILL PROVIDE A THEORETICAL LOT SWRV CALCULATION REQUIREMENT AND COMPUTATIONS TO SHOW COMPLIANCE. THIS COMPLIANCE DATA WILL BE SUBTRACTED FROM THE SWRV REQUIREMENT (27,274 CF) FOR THE OVERALL SITE. THE RESULTING DELTA WILL BE USED AS THE NEW OVERALL SWRV REQUIREMENT FOR THE NEXT BUILDING THAT APPLIES FOR A BUILDING PERMIT AND APPROVAL THROUGH DOEE. THIS WILL CONTINUE UNTIL THE ENTIRE SITE IS DEVELOPED AND THE OVERALL SWRV OF 27,274 CF IS MET.

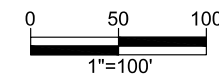


	GREEN ROOF
	BIORETENTION
	APPROX. CISTERN LOCATION



STORMWATER MANAGEMENT PLAN - OVERALL

SCALE: 1" = 100'



June 16th, 2020

BOHLER // MARKET TERMINAL - STAGE TWO PUD



CIV500

STORMWATER MANAGEMENT PLAN - OVERALL

C-500

