

DEC 7 1989

**FEDERAL EXPRESS
MULTI-STATION FACILITY**

Final Large Tract Review Report

The Large Tract Review application by Federal Express proposes to develop 197,945 square feet of office and industrial space on 5.88 acres of land located at Florida and New York Avenues, N.E. The multi-station would be the primary shipping and distribution facility in the Washington metropolitan area for Federal Express, a sub-unit of its Newark regional center.

The Federal Express proposal followed on a larger proposal by CSX Realty, Inc. to develop an office and industrial park on land adjacent to the Federal Express site (Capital Commerce Center).

The Federal Express site is located in an M (industrial) zone district that includes the railroad tracks and most of the New York Avenue industrial corridor.

The Comprehensive Plan Generalized Land Use Map designates the area as mixed use (medium density commercial/Production and Technical Employment). The Plan further singles out the area as a Special Treatment Area, established to encourage development of a secondary office district, design standards and public improvements.

Comments on the Large Tract Review have been received from the Metropolitan Police Department (MPD), D.C. Fire Department (DCFD), the Department of Public Works (DPW), the Department of Housing and community Development (DHCD) and the Office of Business and Economic Development (OBED). Comments were also received from nearby Advisory Neighborhood Commission (ANC) 5B.

The comments received were generally in support. However, those comments did raise the following issues: (1) Traffic added to already overburdened streets; (2) Adequacy of water and sewer systems; (3) Design and landscaping; and (4) Job opportunities.

Traffic related concerns raised by DPW have been addressed in discussions with the developer. Those issues would be resolved, according to future traffic projections, by dedication of a 20-foot wide strip of land along the Florida Avenue frontage for street purposes.

DPW expressed a concern for the adequacy of existing water capacity for fire protection (needed for storage of materials). They also expressed concern for the capacity of the combined sewer system. The developer is encouraged to contact Bernard Gascon, Department of Consumer and Regulatory Affairs, at 727-7627 to resolve the details of connections to the existing water and sewer system.

Notably, the design would conform with the architectural design guidelines established for Capital Commerce Center. The building would be two stories (48 feet) high, with architectural recall of historic warehouse and industrial buildings. The primary building materials are to be brick and block with precast concrete trim. Design features, specifically the ornamental sloped metal roof concealing the actual flat roof and the number and size of punched windows (approximately 12 percent glass to solid), would contribute to the development's compatibility with its neighbors. Similarly, the proposal would provide sensitive landscaping treatment of the parking lot as well as provide street trees.

The community expressed a concern for job opportunities. It should be noted that Federal Express proposes to implement a policy to attract employees from a given geographical region (within a 5 mile radius of the facility).

Thus, approval of the proposed Federal Express development as shown on the Large Tract Review drawings dated May 5, 1989 is recommended with the following condition:

- (1) Dedication to the District of a 20-foot wide strip of land along the entire Florida Avenue frontage of the site for street purposes.

WILKES, ARTIS, HEDRICK & LANE

CHARTERED

ATTORNEYS AT LAW

1666 K STREET, N. W.

WASHINGTON, D. C. 20006-2866

(202) 457-7800

CABLE ADDRESS: WILAN
TELECOPIER: 202-457-7814

3 BETHESDA METRO CENTER
BETHESDA, MARYLAND 20814-5329

4020 UNIVERSITY DRIVE
FAIRFAX, VIRGINIA 22030-6888

WRITER'S DIRECT DIAL:

457-7816

September 27, 1989

Mr. Fred Greene
Director
Office of Planning
415 12th Street, N.W.
Washington, D.C. 20004

Re: Large Tract Review of the Federal Express
Project - Florida & New York Avenues

Dear Mr. Greene:

By letter dated August 4, 1989, the Office of Planning indicated that an Agreement between Federal Express and the Department of Public Works resolving certain issues that Federal Express' contributions to the widening of New York Avenue and other improvements was necessary in order to meet the conditions for Large Tract Review approval. In a previous letter to you, we indicated that we would attempt to reach an agreement with DPW on the designated issues and in accordance with that letter we met with DPW on August 28, 1989. DPW has subsequently revised its request to Federal Express to consideration of a dedication of a twenty foot strip along Florida Avenue for street purposes. Federal Express will consider this request and discussion with DPW will continue.

In consideration of our on going discussions with DPW, which may not be resolved in final form for sometime, we would ask that you release this project from Large Tract Review noting the fact that DPW still has approval rights over the main building permit as well as ancillary permits such as curb cuts and public space. Federal Express intends to open this project and provide over 300 jobs for District of Columbia citizens in late 1990. In order to fulfill this schedule, we must be well under construction by the end of this year. We will be seeking expedited permit review in order to begin the foundation work on this building no later than November 15 of this year. In order to meet our schedule and fulfill our commitments to the District and D.C. Public Schools, we would

WILKES, ARTIS, HEDRICK & LANE

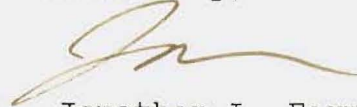
CHARTERED

Mr. Fred Greene
September 27, 1989
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ask that you allow us to go forward with the filing of the building permits by releasing us from the Large Tract Review process, noting that DPW has the power and the authority to require any exactions approving the required permits. We would appreciate prompt consideration of this matter in so far as time is running short, and it is imperative that this project get underway prior to the onset of winter.

If you have any additional questions or if we may provide any additional material, please call me at 457-7816.

Sincerely,



Jonathan L. Farmer

cc: Alvin McNeal

WILKES, ARTIS, HEDRICK & LANE

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WASHINGTON, D. C. 20006-2866

(202) 457-7800

CABLE ADDRESS: WILAN
TELECOPIER: 202-457-7814

3 BETHESDA METRO CENTER
BETHESDA, MARYLAND 20814-5329

4020 UNIVERSITY DRIVE
FAIRFAX, VIRGINIA 22030-8888

WRITER'S DIRECT DIAL:

457-7816

May 16, 1989

Mr. Alvin McNeal
Office of Planning
415 12th Street, N.W.
4th Fl.
Washington, D.C. 20004


Re: Federal Express Large Tract Review Application

Dear Alvin:

Pursuant to our many discussions, I am submitting herewith 10 copies of an application for Large Tract Review for the Federal Express Multi-Station at Florida and New York Avenues. Accompanying these applications are 10 sets of plans and a cover letter to Fred Greene for its submission. As you can see the application is complete, and has sufficient information to allow for an expedited review.

Pursuant to our conversation about the CSX property, I am also forwarding a copy of a letter from Gary Burch to Chris Collins which indicates that the District wants to reserve its rights to acquire a parcel of land which would give access to the CSX property along V Street, N.E. This firm represents the applicant for the closing who also owns all of the property abutting V Street. A copy of a map showing the area to be closed is attached. As you can see from the letter, DPW has indicated that it wants to reserve its right to acquire the abutting parcel in order to allow CSX full access to V Street. It is the applicant's intention to fully pursue and prosecute this street closing despite the objections. You may want to check with DPW to determine how they will treat the CXS² application. Please call me if you have any questions.

Sincerely,



Jonathan L. Farmer

MO:CE

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS
DESIGN, ENGINEERING AND CONSTRUCTION ADMINISTRATION
2000 - 14TH STREET N.W. 5TH FLOOR
WASHINGTON, D.C. 20009



MAY - 4 1989

Christopher H. Collins Esquire
Wilkes, Artis, Hedrick & Lane
1666 K Street, N.W.
Washington, D.C. 20006-2866

Dear Mr. Collins:

This is in reference to your letter to me dated February 14, 1989 regarding closing V Street, N.E., S.O. 88-337.

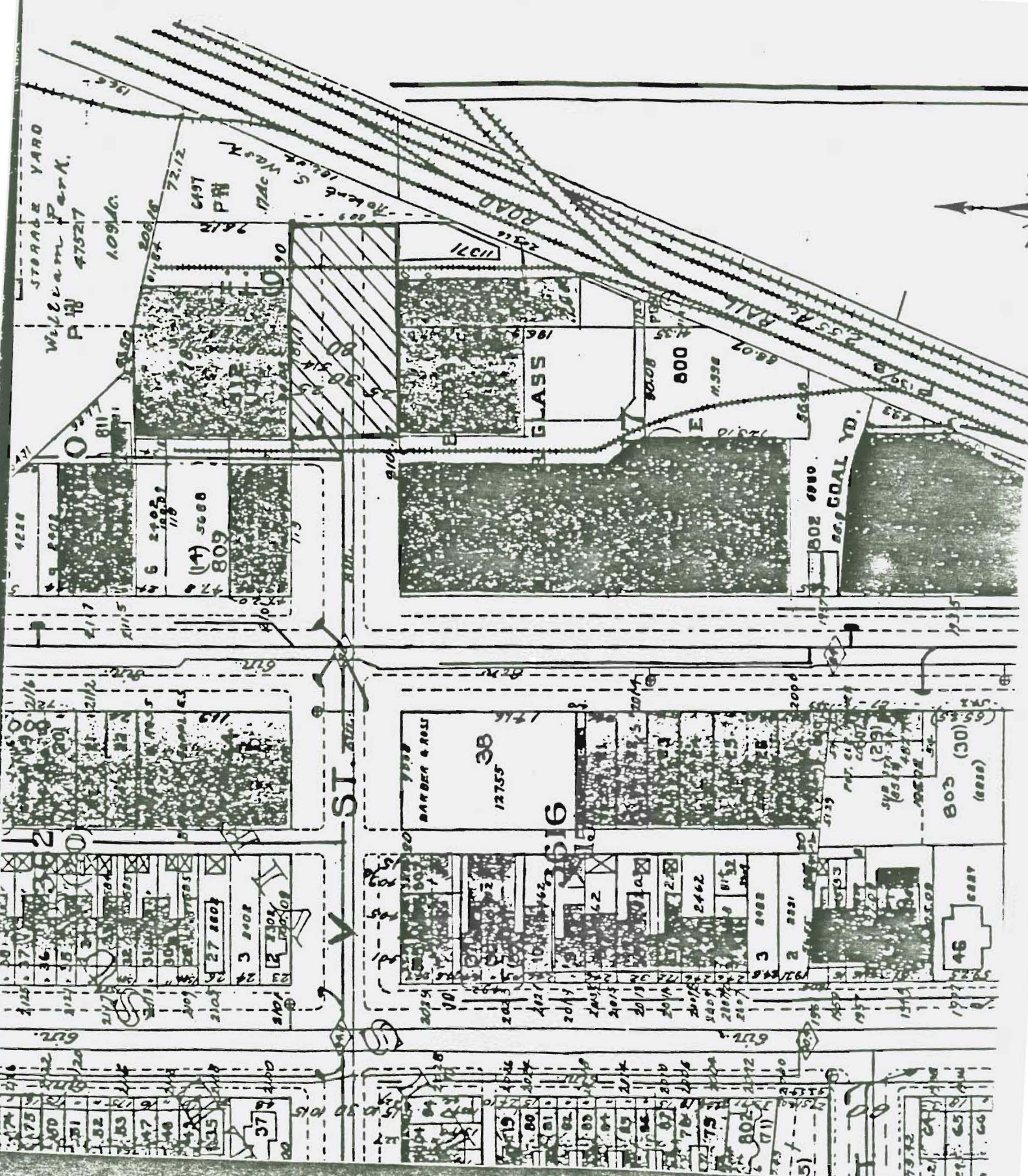
You are right when you said in your letter that V Street does not directly abut the CSX Corporation property. However, the District of Columbia wants to reserve its rights to acquire Parcel 131/29 if and when the CSX Corporation proposed project gets off the ground.

We therefore confirm our objection for closing this street.

Sincerely,

A handwritten signature in cursive script that reads "Gary A. Burch".

Gary A. Burch, Chief
Bureau of Transportation
Construction Services



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William Park.
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