

STRUCTURAL SOIL FOR TREE ROOT GROWTH & STORMWATER STORAGE

HIGH ALBEDO SIDEWALK MATERIALS

HYDROPONIC GARDEN FOR RESTAURANT TENANT ON ROOF

NEAL PLACE



0 40 Ft

PLAZA

PARK

EV CHARGING STATIONS IN GARAGE

RAINWATER IS HARVESTED FOR USE IN MECHANICAL SYSTEM

BUILDING SWITCH GEAR TO INCLUDE EXPANSION LUGS FOR FUTURE NET METERING

BUILDING ROOFS ARE VEGETATED OR WHITE

REUSE/PRESERVATION OF EXISTING BUILDING

HIGH PERFORMANCE MECHANICAL SYSTEM IN NEW STRUCTURE

PROJECT WILL BE LEED SILVER

PREDOMINANTLY NATIVE & ADAPTIVE PLANT MATERIALS

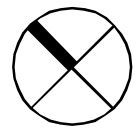
STRUCTURAL SOIL FOR
TREE ROOT GROWTH &
STORMWATER STORAGE, TYP.

HIGH ALBEDO SIDEWALK
MATERIALS

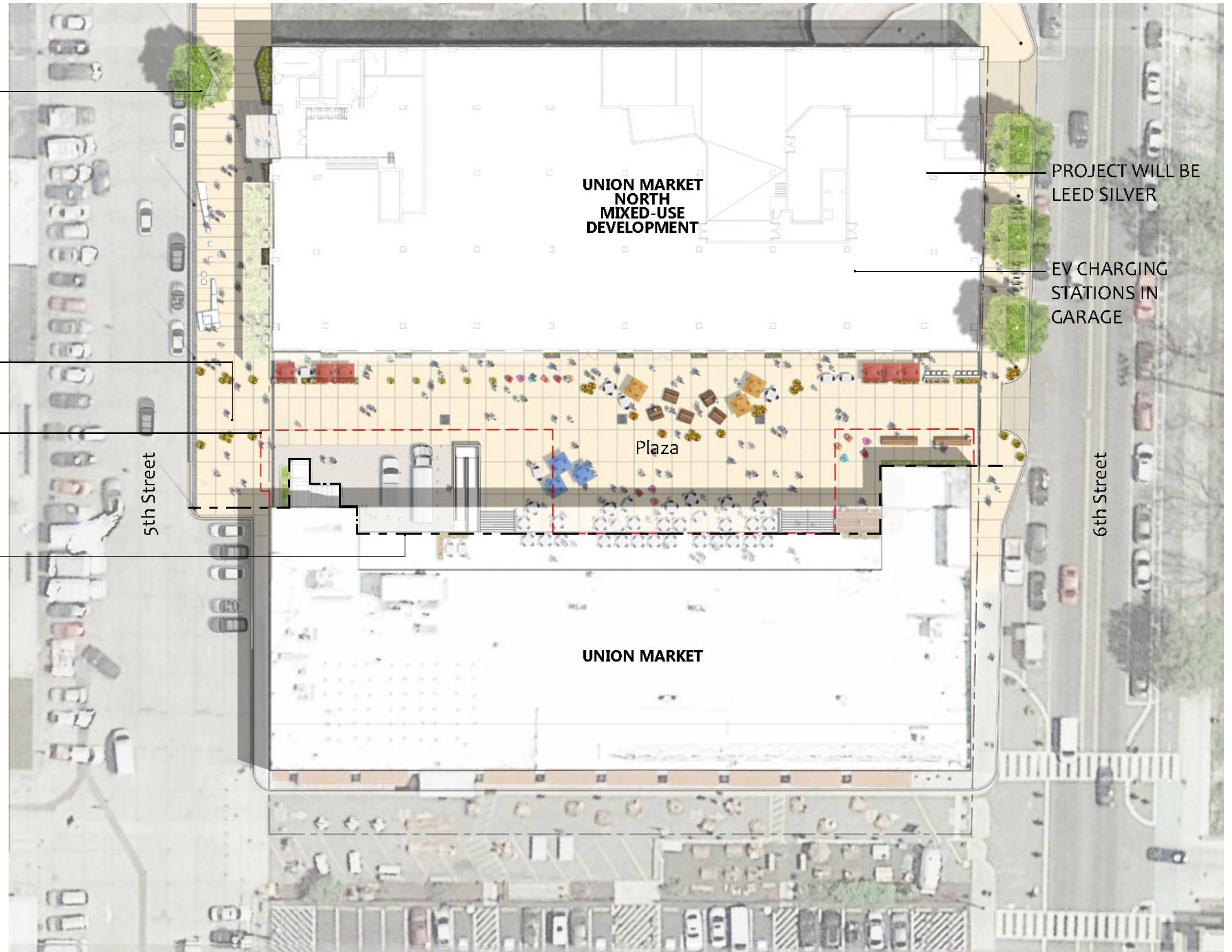
EXTENT OF SOUTH
BUILDING FROM APPROVED
DC ZONING COMMISSION
CASE NO. 14-12.

EXTENT OF PLAZA
IMPROVEMENTS

Note:
1. 5th and 6th street now updated to
reflect current Streetscape Guidelines
for Union Market.
2. Plaza design updated to reflect
current Union Market North Building
and existing Union Market condition.
3. Site furniture along 5th Street will
be movable and final configurations
are to be determined. Furniture
shown is for illustrative purposes only.



0 40 Ft.



NOTE 1

LONG TERM BICYCLE PARKING FOR SOUTH BUILDING OFFICE OR RESIDENTIAL USES WILL BE PROVIDED ON MEZZANINE LEVEL ABOVE FIRST FLOOR. (I.E. ABOVE OFFICE OR RESIDENTIAL LOBBY). NUMBER OF BICYCLE SPACES WILL BE ONE/THREE DU FOR RESIDENTIAL OR 5% OF OFFICE AUTOMOBILE PARKING REQUIREMENT.

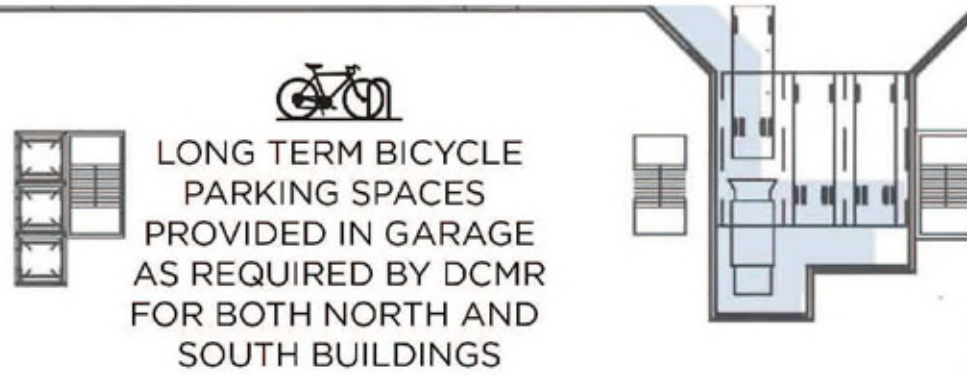
5th STREET NE

6th STREET NE

NEAL PLACE



0 40 Ft.



PLAZA

SEE NOTE 1

PARK

30 BIKES

24 BIKES

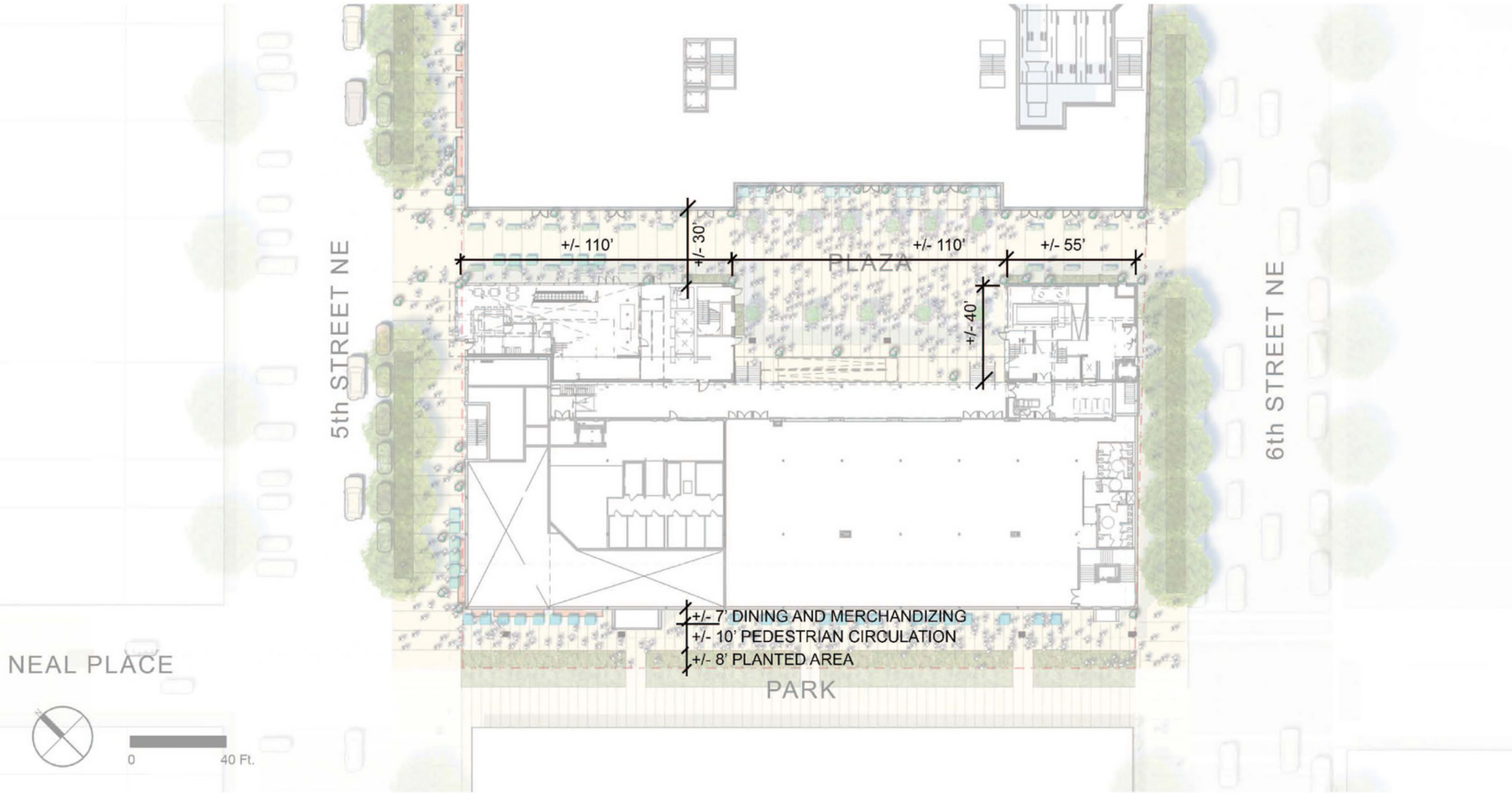


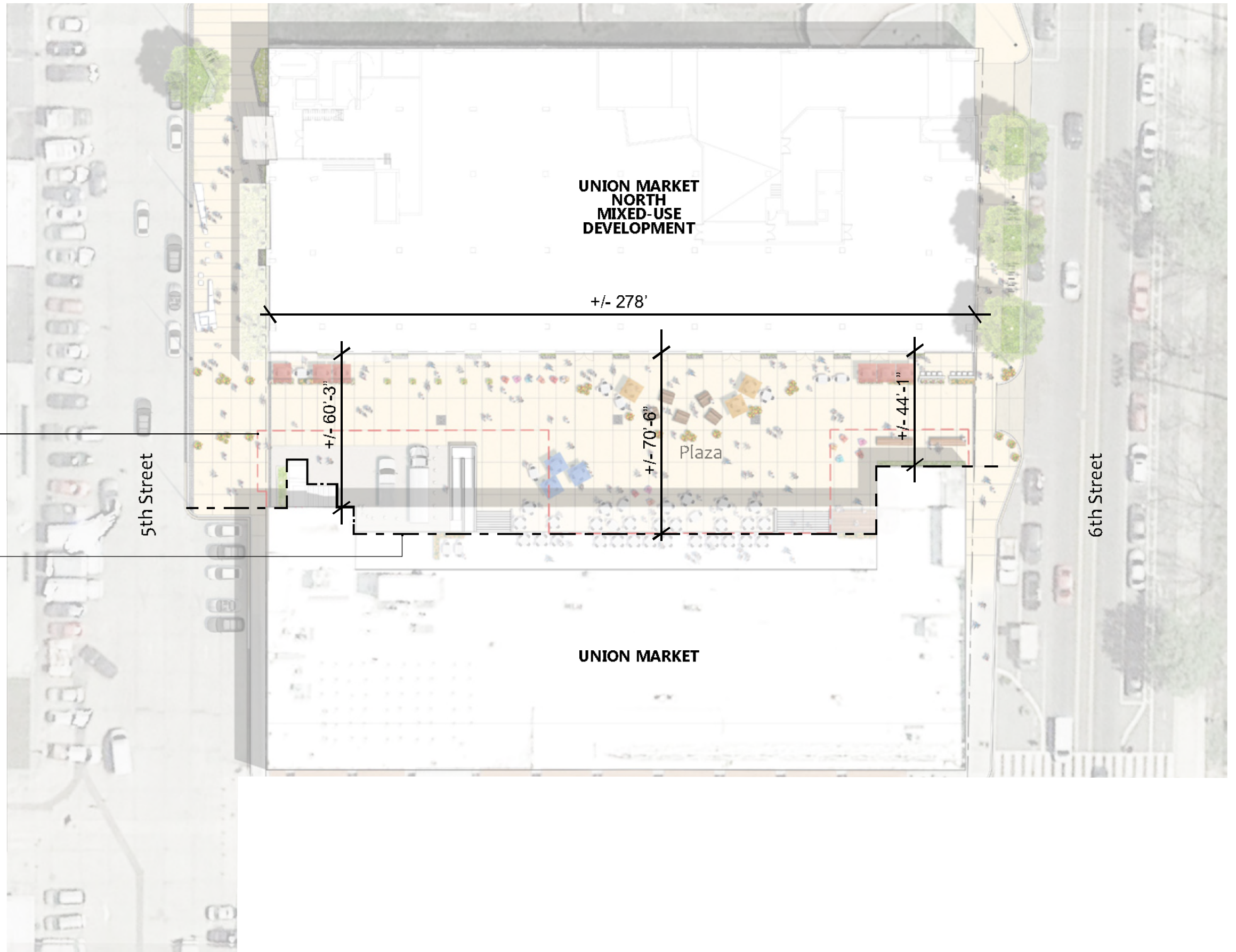
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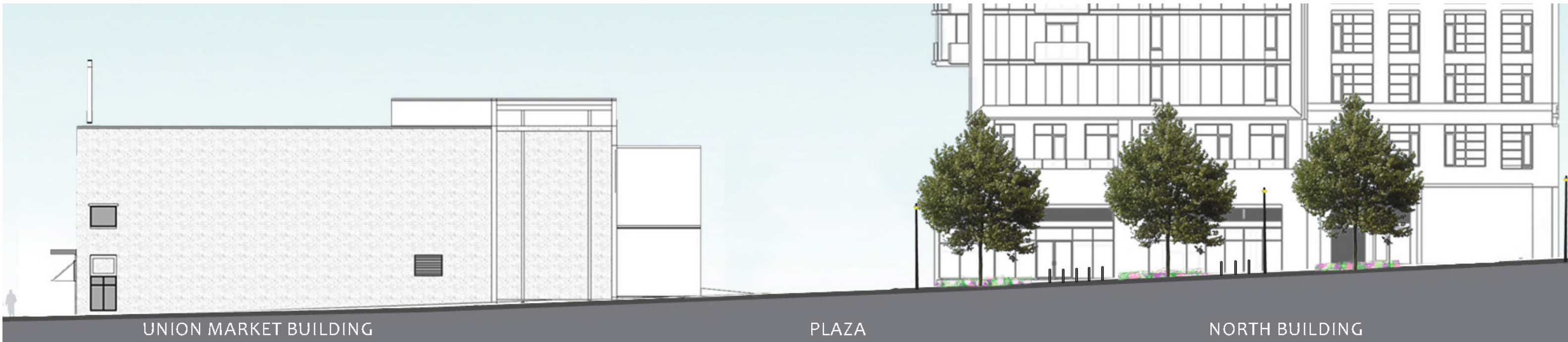


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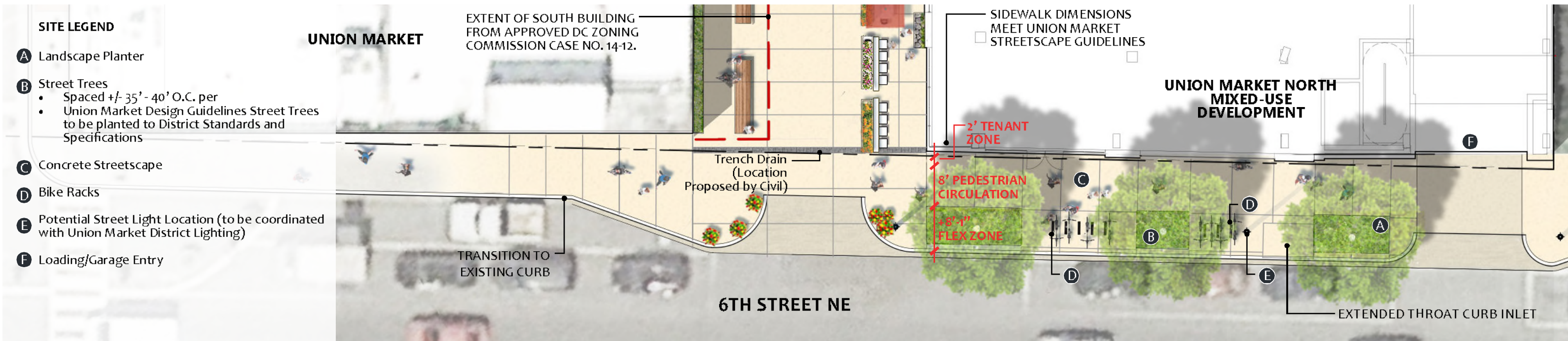




UNION MARKET BUILDING

PLAZA

NORTH BUILDING



SITE LEGEND

- A** Landscape Planter
- B** Street Trees
 - Spaced +/- 35' - 40' O.C. per
 - Union Market Design Guidelines Street Trees to be planted to District Standards and Specifications
- C** Concrete Streetscape
- D** Bike Racks
- E** Potential Street Light Location (to be coordinated with Union Market District Lighting)
- F** Loading/Garage Entry

UNION MARKET

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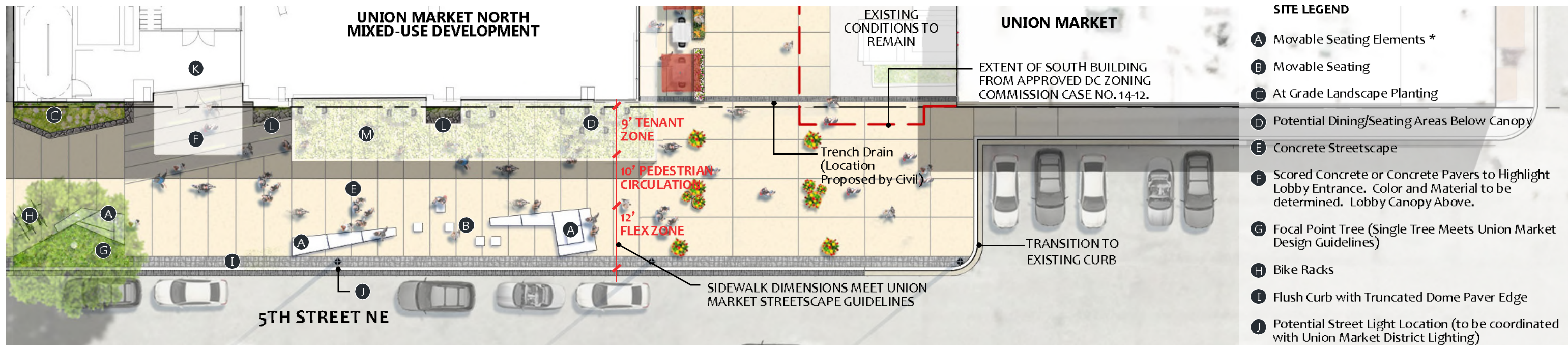
SIDEWALK DIMENSIONS MEET UNION MARKET STREETScape GUIDELINES

UNION MARKET NORTH MIXED-USE DEVELOPMENT

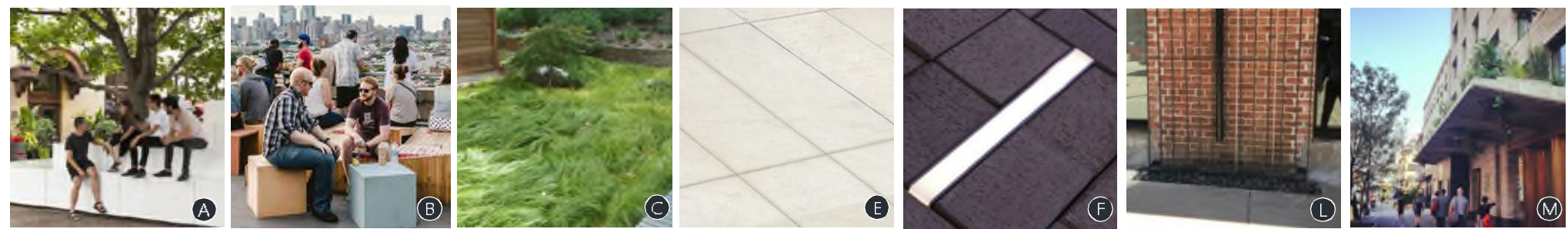
6TH STREET NE



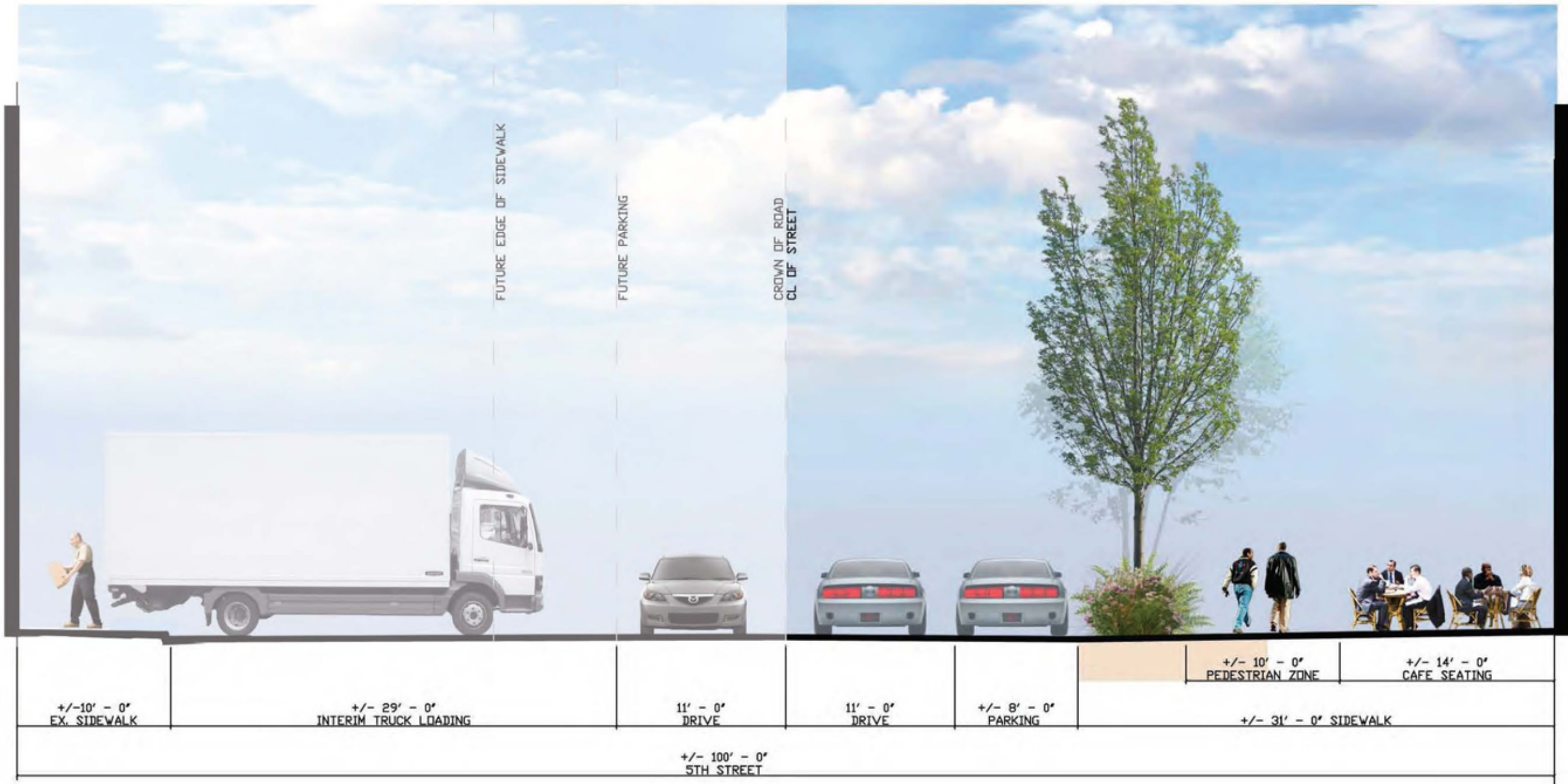




- SITE LEGEND**
- A Movable Seating Elements *
 - B Movable Seating
 - C At Grade Landscape Planting
 - D Potential Dining/Seating Areas Below Canopy
 - E Concrete Streetscape
 - F Scored Concrete or Concrete Pavers to Highlight Lobby Entrance. Color and Material to be determined. Lobby Canopy Above.
 - G Focal Point Tree (Single Tree Meets Union Market Design Guidelines)
 - H Bike Racks
 - I Flush Curb with Truncated Dome Paver Edge
 - J Potential Street Light Location (to be coordinated with Union Market District Lighting)
 - K Lobby Entrance
 - L Sidewalk Cutouts with River Rock, Plantings and Potential Green Screen Element
 - M Building Canopy with Green Roof



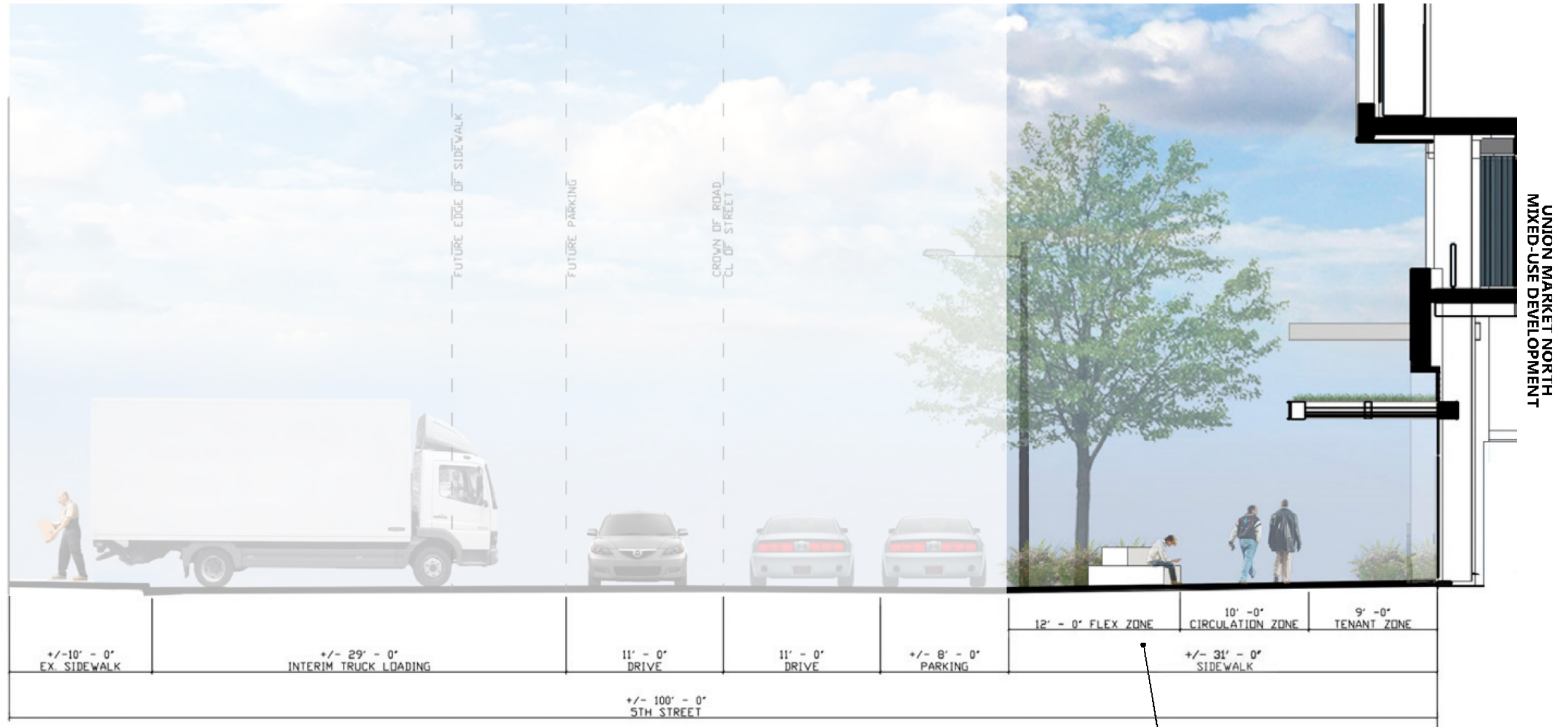
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THE PROJECT

5TH STREET INTERIM

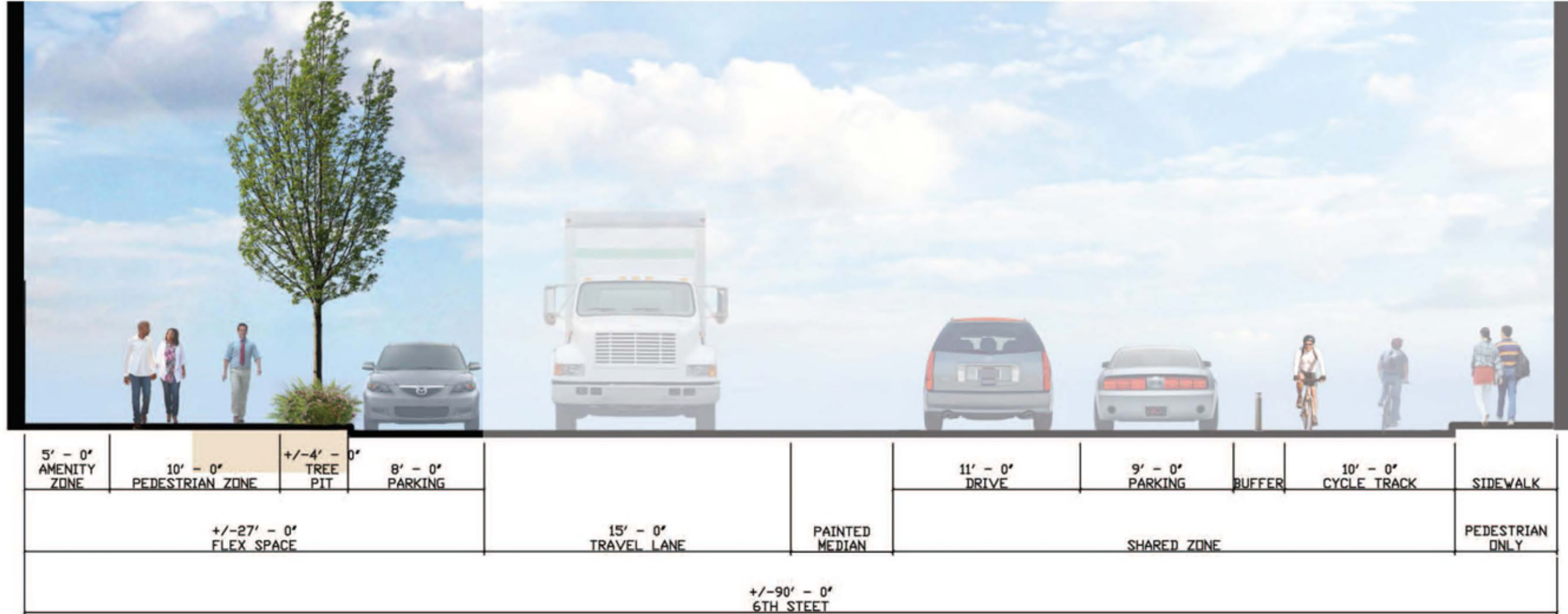
FINAL DESIGN SUBJECT TO APPLICANT'S PROFFERED STREETScape DESIGN GUIDELINES.



SIDEWALK DIMENSIONS MEET UNION MARKET STREETScape GUIDELINES

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THE PROJECT



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