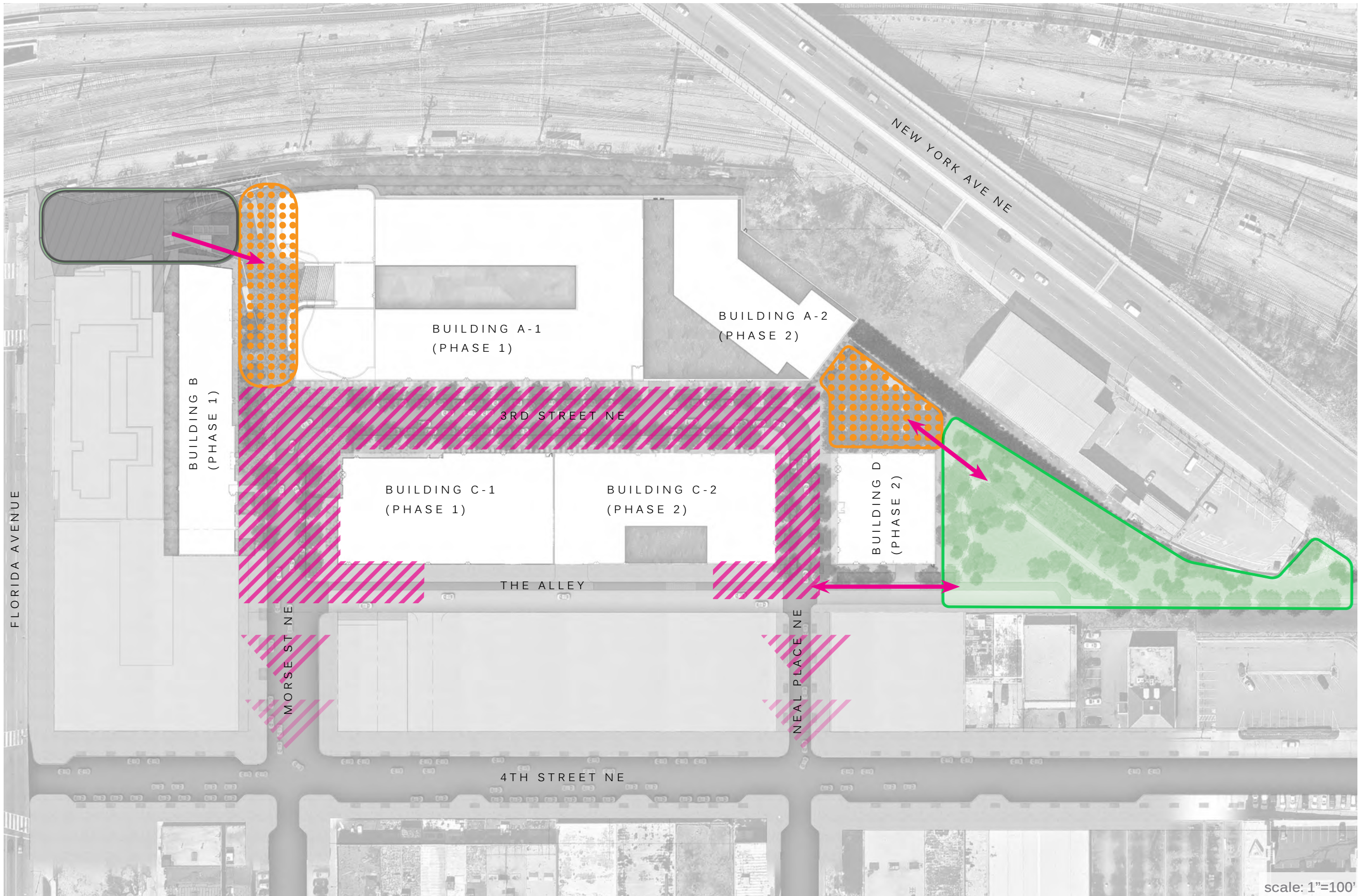







LANDSCAPE



- LEGEND**
-  Retail Street
 -  Public Park
 -  Landscaped Open Space
 -  Public Plaza
 -  Connections

January 15th, 2016

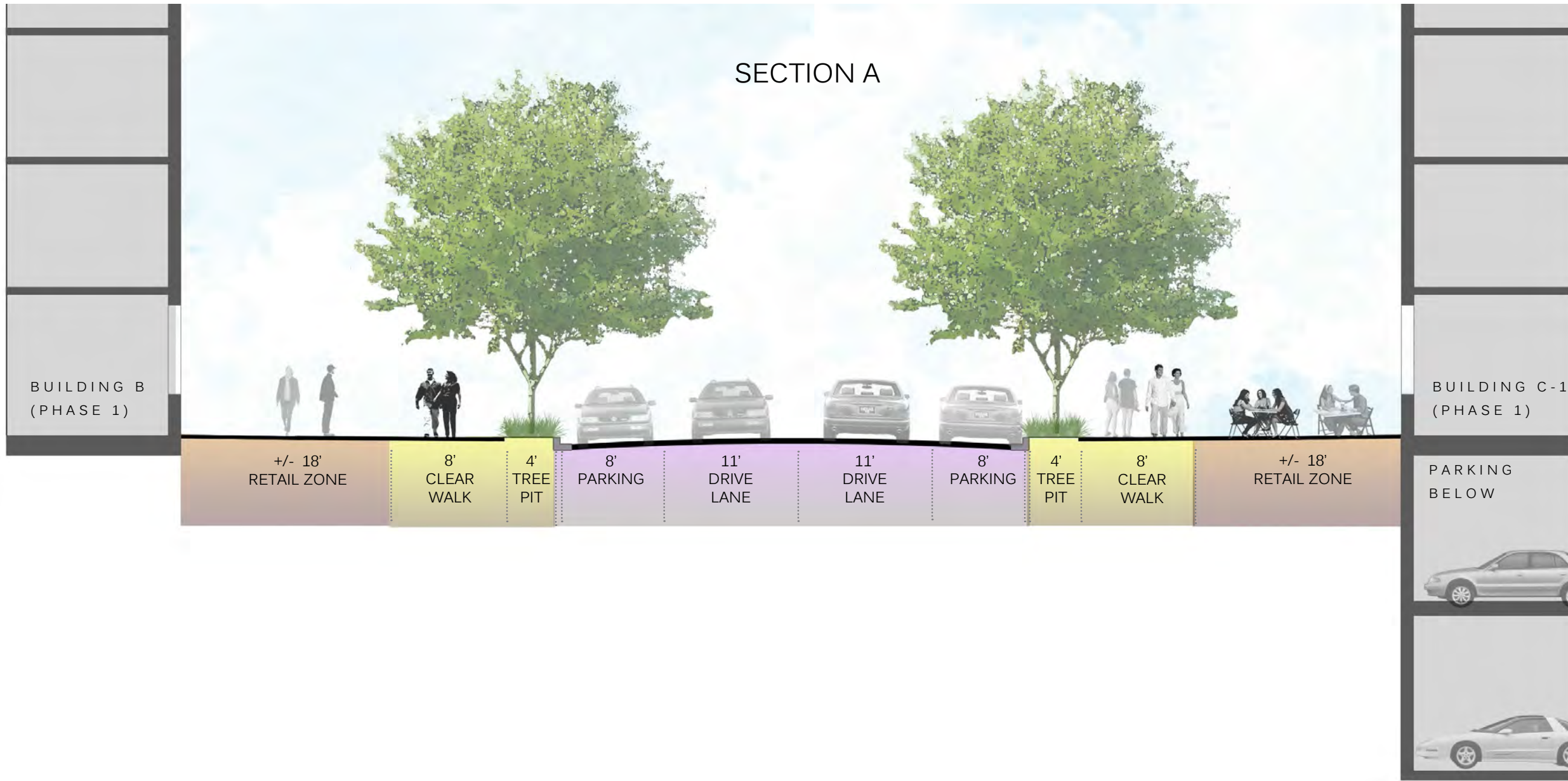
Public Framework Diagram

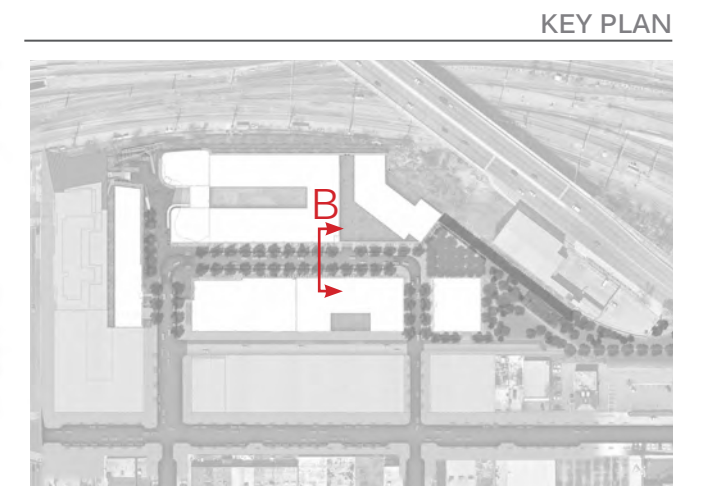
L1.02

MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD



R2L:ARCHITECTS





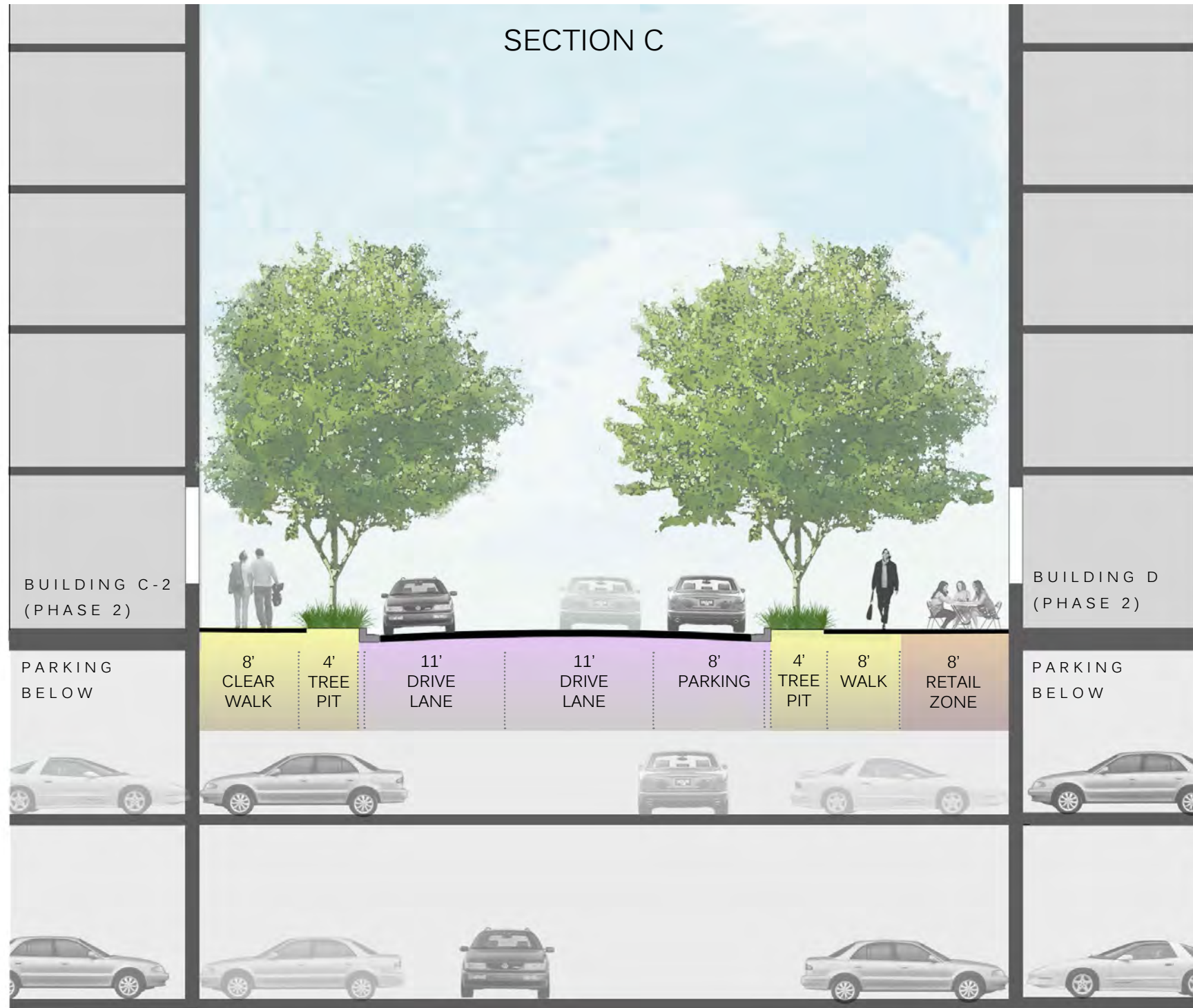
January 15th, 2016

L1.04

MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD

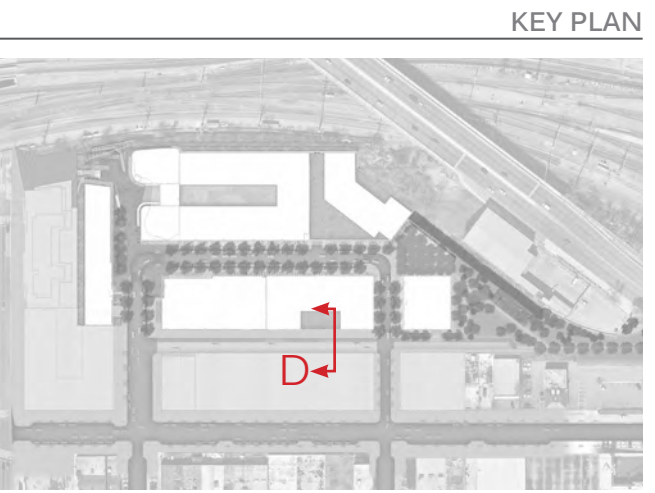
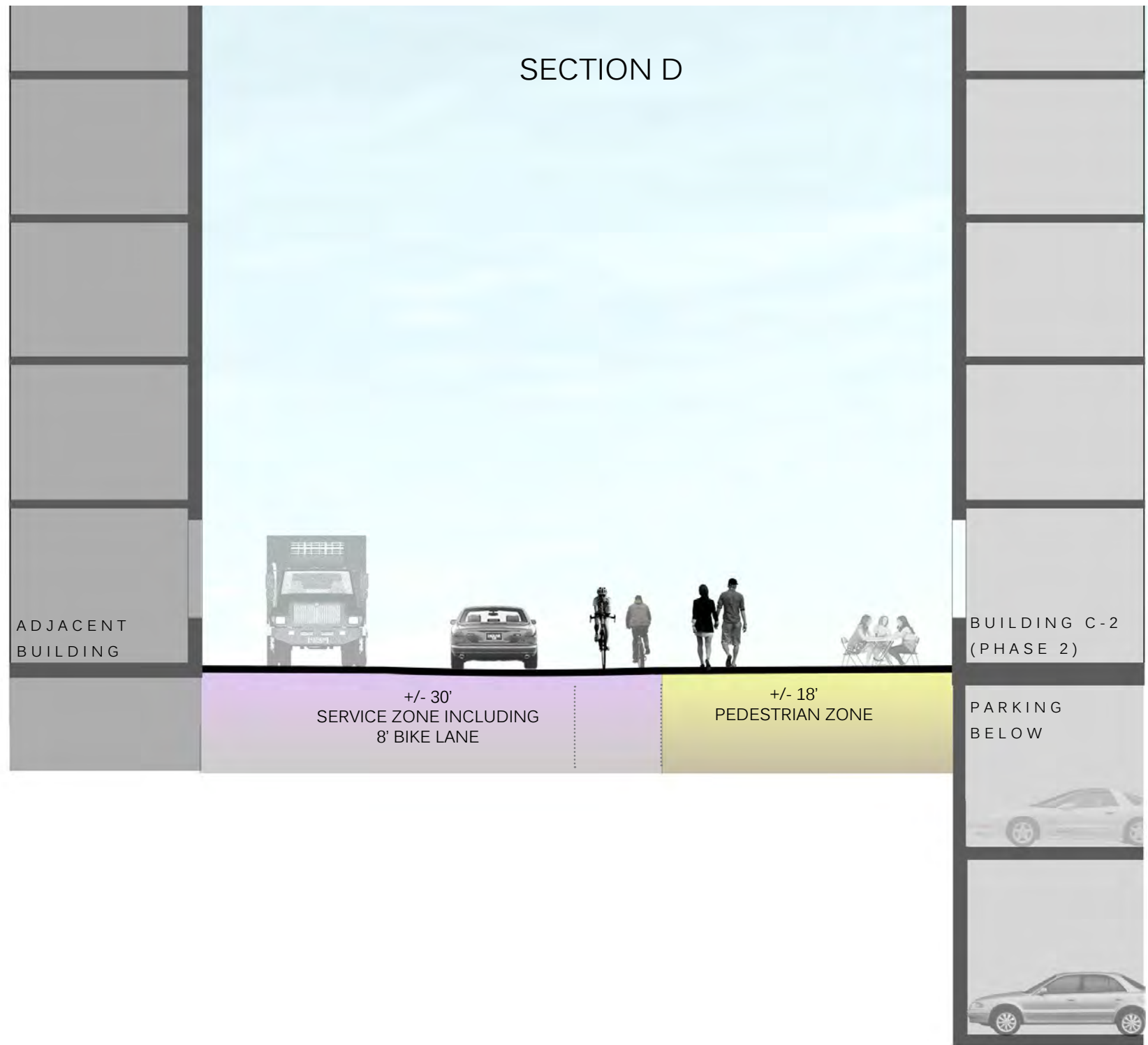
Streetscape Sections

R2L:ARCHITECTS



KEY PLAN





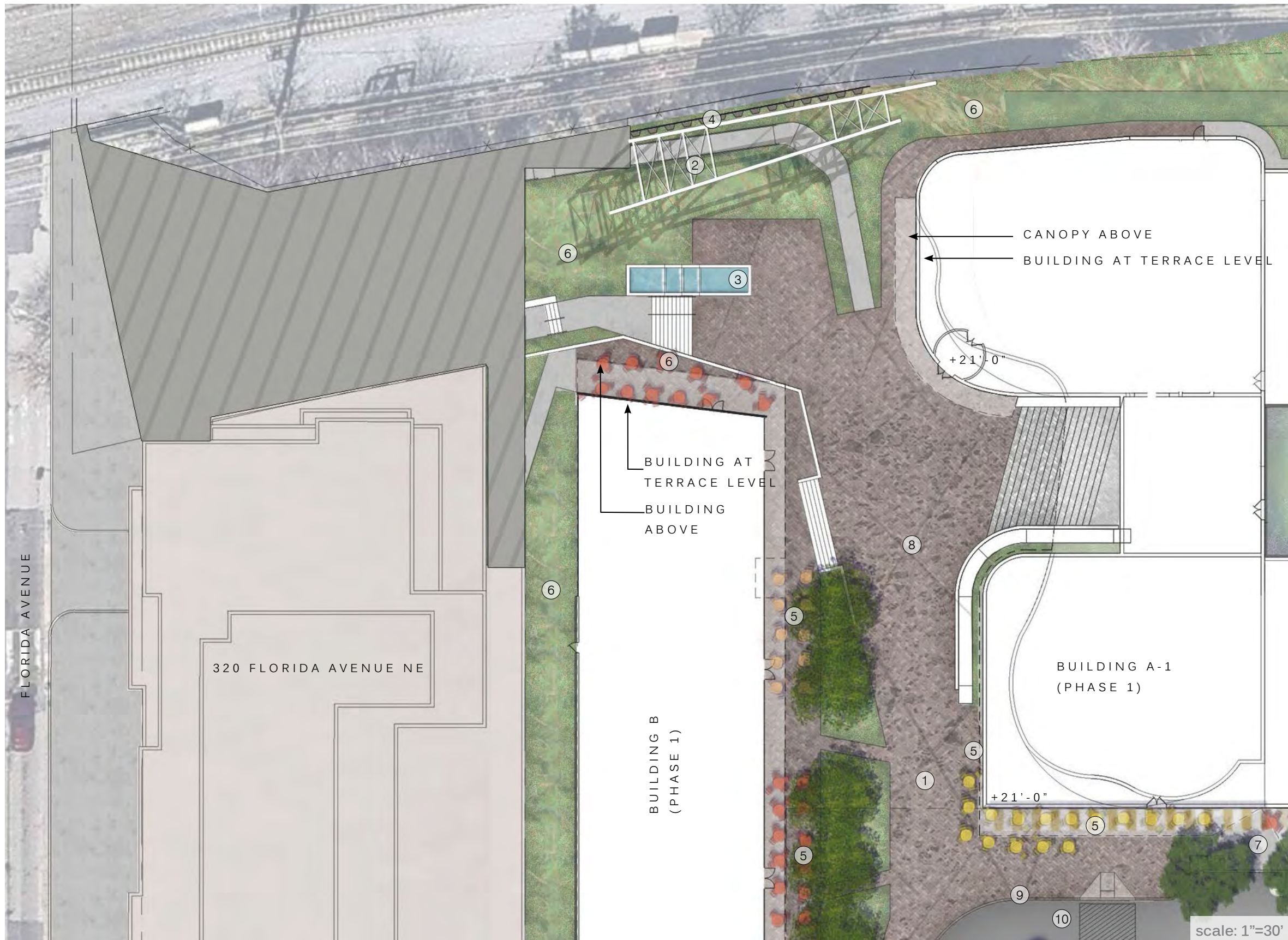
January 15th, 2016

L1.06

MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD

Streetscape Sections





- ① MORSE STREET PLAZA
- ② GANTRY FEATURE
- ③ WATER FEATURE
- ④ RETAINING WALL, 8' to 3' Height
- ⑤ OUTDOOR CAFE SEATING
- ⑥ BIO-RETENTION GARDENS
- ⑦ CONCRETE WALK-SHALL BE STANDARD DC LAMP BLACK CONCRETE
- ⑧ SPECIAL PAVING: MAY BE ONE OR MORE OF THE FOLLOWING: STONE PAVERS, BRICK PAVERS, CONCRETE PAVERS, ASPHALT PAVERS, STABILIZED STONE DUST PAVING, OR EXPOSED AGGREGATE CONCRETE PAVEMENT. CURB AND GUTTER- MAY BE EITHER
- ⑨ STANDARD DC GRANITE WITH BRICK GUTTER OR STANDARD DC CONCRETE CURB AND GUTTER.
- ⑩ ASPHALT ROAD

Note: Plan for illustrative purposes only and does not reflect the exact design to be proposed

scale: 1"=30'

January 15th, 2016

Consolidated Stage Enlargement Plan

L2.02

MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD



R2L:ARCHITECTS



- ① COURTYARD
- ② POTENTIAL OUTDOOR DINING AREA
- ③ CONCRETE WALK-SHALL BE STANDARD DC LAMP BLACK CONCRETE
- ④ CURB AND GUTTER- MAY BE EITHER STANDARD DC GRANITE WITH BRICK GUTTER OR STANDARD DC CONCRETE CURB AND GUTTER.
- ⑤ ASPHALT ROAD
- ⑥ INTERIM OPEN SPACE

Note: Plan for illustrative purposes only and does not reflect the exact design to be proposed

Consolidated Stage Enlargement Plan

January 15th, 2016





- ① OUTDOOR CAFE SEATING
- ② CONCRETE WALK-SHALL BE STANDARD DC LAMP BLACK CONCRETE
- ③ SPECIAL PAVING: MAY BE ONE OR MORE OF THE FOLLOWING: STONE PAVERS, BRICK PAVERS, CONCRETE PAVERS, ASPHALT PAVERS, STABILIZED STONE DUST PAVING, OR EXPOSED AGGREGATE CONCRETE PAVEMENT.
- ④ CURB AND GUTTER- MAY BE EITHER STANDARD DC GRANITE WITH BRICK GUTTER OR STANDARD DC CONCRETE CURB AND GUTTER.
- ⑤ ASPHALT ROAD
- ⑥ BIKE LANE

scale: 1"=30'

January 15th, 2016

L2.04

MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD

Consolidated Stage Enlargement Plan



R2L:ARCHITECTS



- ① POTENTIAL OUTDOOR CAFE SEATING
- ② CONCRETE WALK-SHALL BE STANDARD DC LAMP BLACK CONCRETE
- ③ INTERIM EVENT SPACE
- ④ CURB AND GUTTER- MAY BE EITHER STANDARD DC GRANITE WITH BRICK GUTTER OR STANDARD DC CONCRETE CURB AND GUTTER.
- ⑤ ASPHALT ROAD
- ⑥ INTERIM OPEN SPACE
- ⑦ INTERIM SURFACE PARKING
- ⑧ BIKE LANE

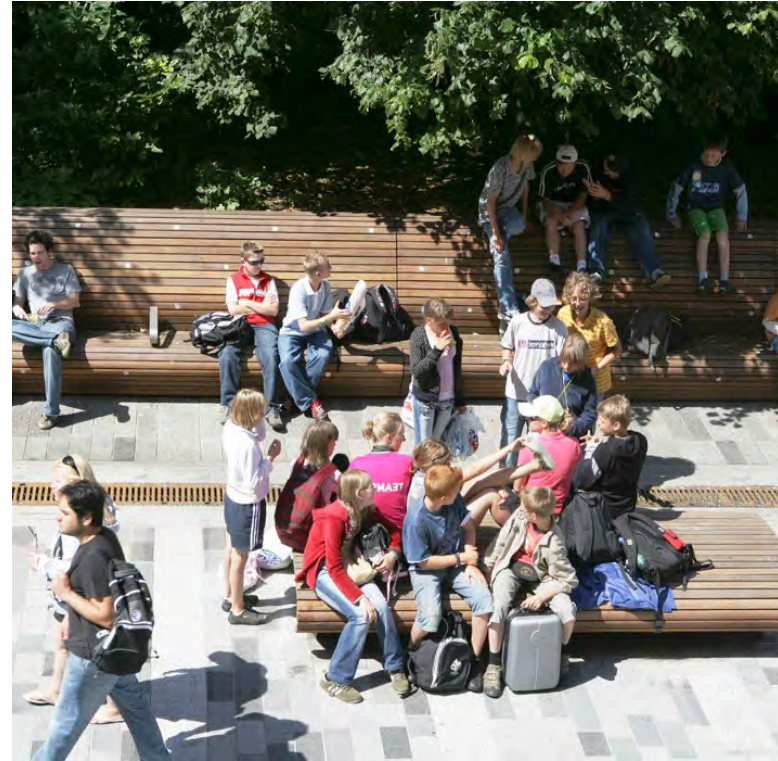
Consolidated Stage Enlargement Plan

January 15th, 2016

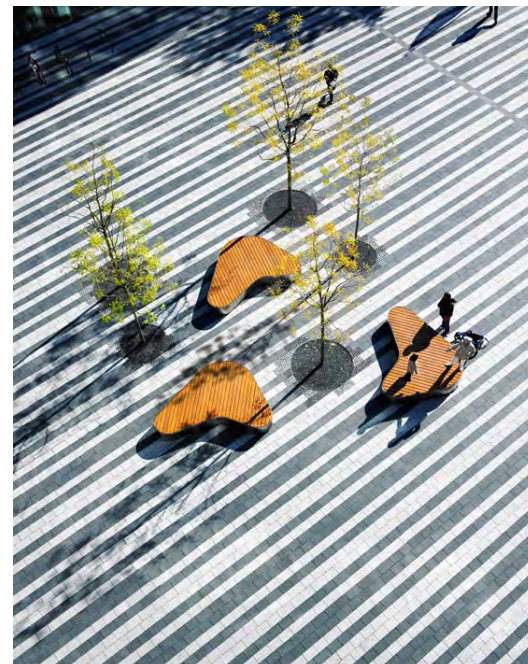
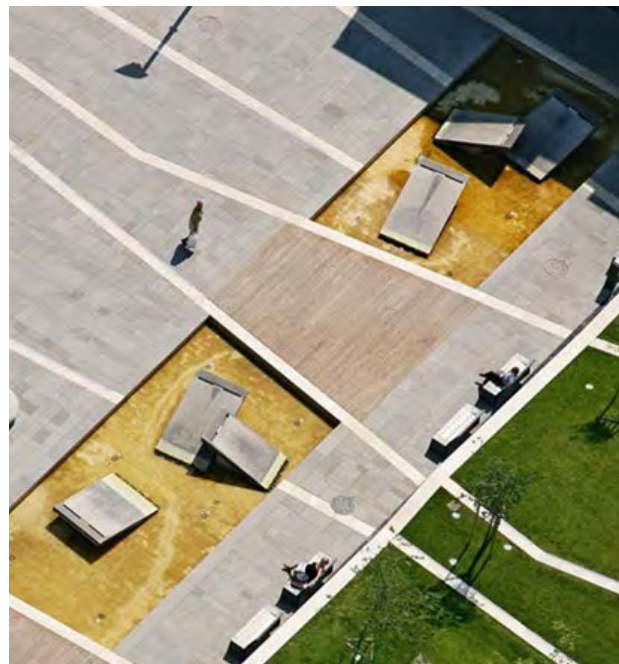




Event Space



Public Seating



Paving Plaza (Stone Paver, Brick Paver, Asphalt Paver or Concrete Paver)

Note: Site Furnishings identified here are not exact representations of proposed site elements. These images are shown to provide general character of site features.



Quercus bicolor, Swamp White Oak



Tilia cordata, Little-leaf Linden



Quercus rubra, Red Oak



Nyssa Sylvatica, Black Gum

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

Street Trees

January 15th, 2016



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

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L2.08

MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD

Bioretention Planting Character

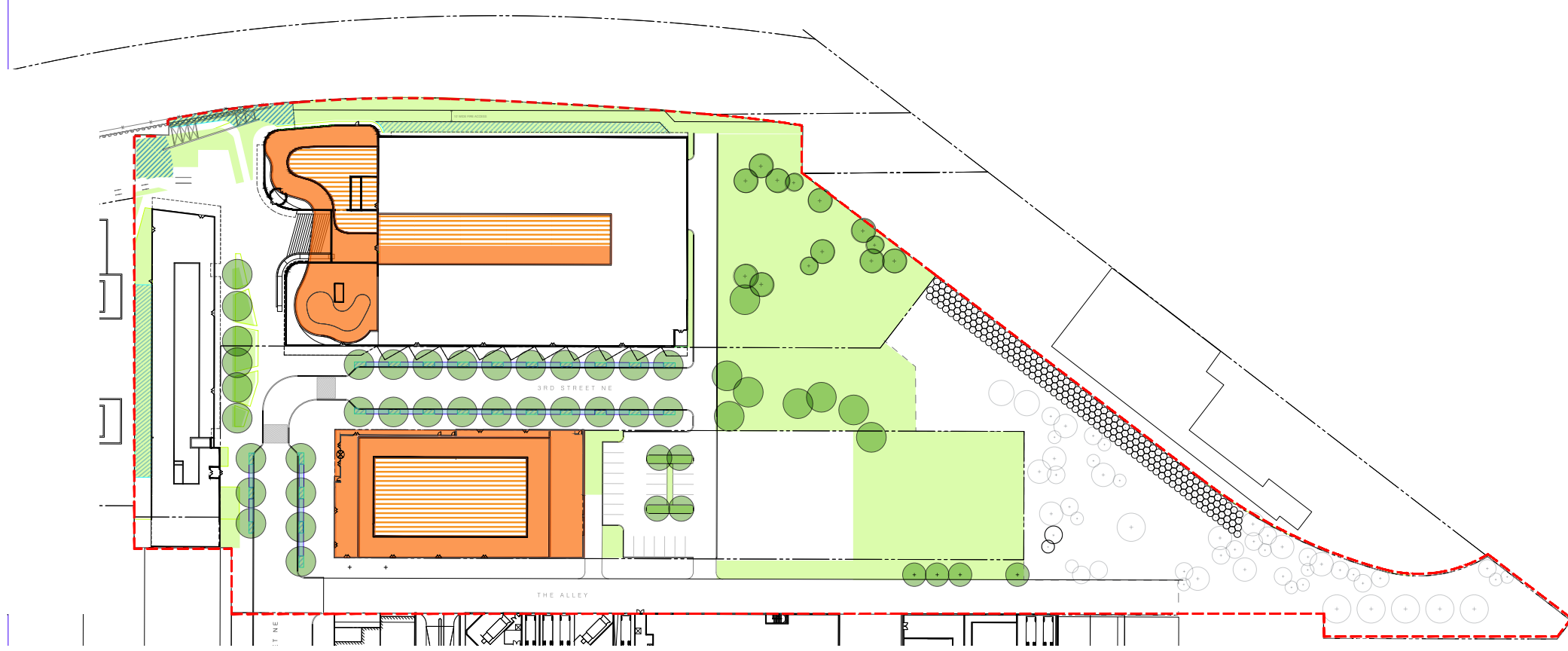
R2L:ARCHITECTS



Grading Plan - Consolidated and First Stage

January 15th, 2016





GREEN AREA RATIO
360,709 SF

LANDSCAPE ELEMENT	LANDSCAPED AREA WITH A SOIL DEPTH OF 24" OR GRATER	BIO-RETENTION	EXTENSIVE GREEN ROOF LESS THAN 8" OF GROWTH MEDIUM	INTENSIVE GREEN ROOF MORE THAN 8" OF GROWTH MEDIUM	TREE CANOPY (2.5'-6") CALCULATED AT 50 SF/TREE	ENHANCED TREE GROWTH (SILVA CELLS)
SQUARE FEET	81901	8323	18690	13602	3250 (65 TREES)	1440
NOTES	ASSUME 50% GRASS, 25% GROUND COVER, 25% TALL SHRUBS 24" O.C. ASSUME 50% NATIVE SPECIES.		ASSUME 95% OF TOTAL AREA	ASSUME 50% OF TOTAL AREA ASSUME 60% TALL SHRUBS AT 24" O.C. ASSUME 50% NATIVE SPECIES	ASSUME 50% NATIVE SPECIES	

GAR SCORE: 0.269
REQUIRED SCORE: 0.20

Green Area Ratio Scoresheet					
Address	Ward	Lot	Square		
Other / BZA Order	Zoning District				
Lot size (enter this value first) *	enter sq ft of lot	multiplier	SCORE		
360,709			0.269		
Landscape Elements		Square Feet	Factor	Total	
A Landscaped areas (select one of the following for each area)		enter sq ft			
1	Landscaped areas with a soil depth of less than 24"	0	0.3	-	
2	Landscaped areas with a soil depth of 24" or greater	81901	0.6	49,140.6	
3	Bioretention facilities	8323	0.4	3,329.2	
B Plantings (credit for plants in landscaped areas from Section A)		enter sq ft			
1	Groundcovers, or other plants less than 2' tall at maturity	20475	0.2	4,095	
2	Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	5929	53361	0.3	16,008
3	Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 50 sq ft per tree	65	3250	0.5	1,625.0
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	0	0	0.6	-
5	Tree canopy for preservation of existing tree 6" to 12" in diameter or larger or equivalent - calculated at 250 sq ft per tree	0	0	0.7	-
6	Tree canopy for preservation of existing tree 12" to 18" in diameter or larger or equivalent - calculated at 600 sq ft per tree	0	0	0.7	-
7	Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1300 sq ft per tree	0	0	0.7	-
8	Tree canopy for preservation of all existing trees 24" in diameter or larger or equivalent - calculated at 2000 sq ft per tree	0	0	0.8	-
9	Vegetated wall, plantings on a vertical surface	0	0.6	-	
C Vegetated or "green" roofs		enter sq ft			
1	Over at least 2" and less than 8" of growth medium	18,690	0.6	11,214.0	
2	Over at least 8" of growth medium	13602	0.8	10,881.6	
D Permeable Paving***		enter sq ft			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	0	0.4	-	
2	Permeable paving over at least 24" of soil or gravel	0	0.5	-	
E Other		enter sq ft			
1	Enhanced tree growth systems***	1440	0.4	576.0	
2	Renewable energy generation	0	0.5	-	
3	Approved water features	0	0.2	-	
H Bonuses		sub-total of sq ft = 201,042			
1	Native plant species	2000	0.1	200.0	
2	Landscaping in food cultivation	0	0.1	-	
3	Harvested stormwater irrigation	0	0.1	-	
		Green Area Ratio numerator = 97,070			

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.

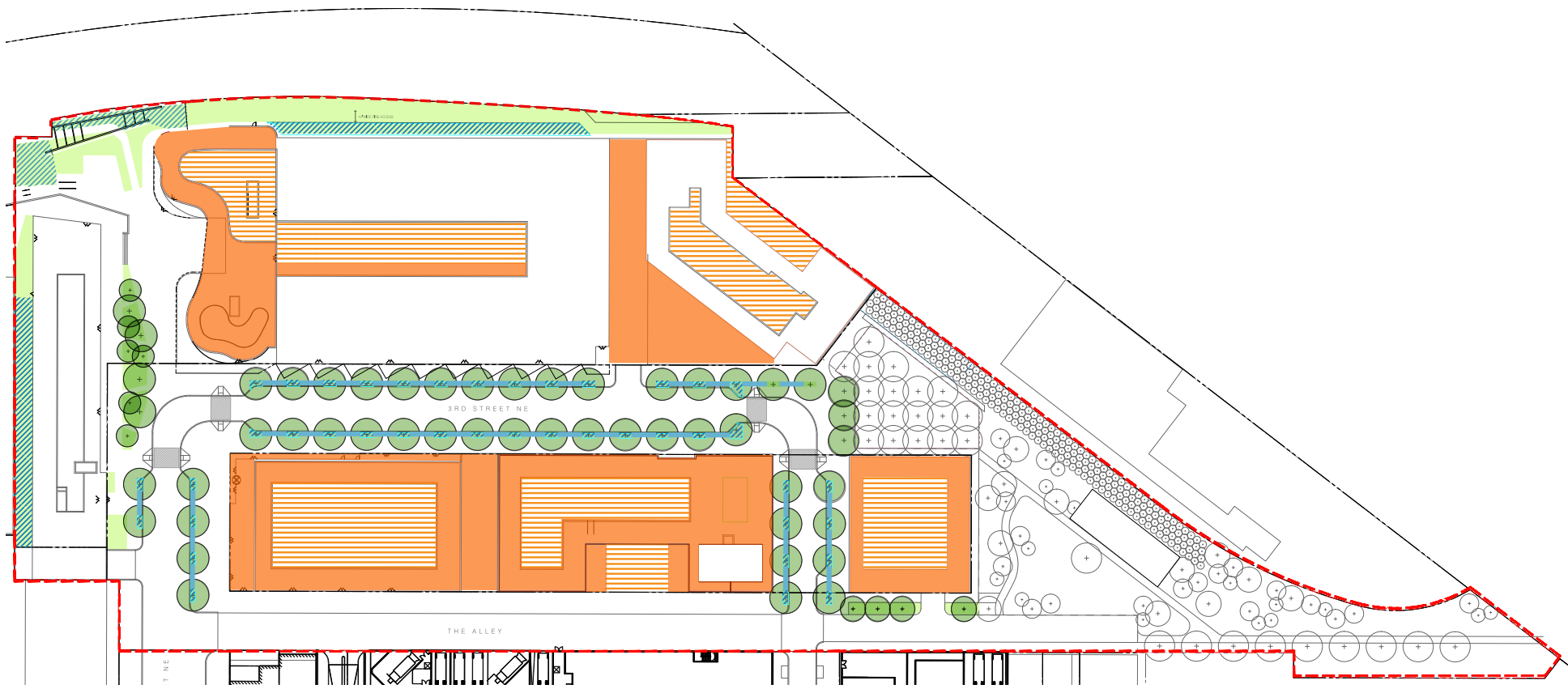
January 15th, 2016

Consolidated Stage Green Area Ratio Calculations

L2.10

MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD

R2L:ARCHITECTS



GREEN AREA RATIO
360,709 SF

LANDSCAPE ELEMENT	LANDSCAPED AREA WITH A SOIL DEPTH OF 24" OR GRATER	BIO-RETENTION	EXTENSIVE GREEN ROOF LESS THAN 8" OF GROWTH MEDIUM	INTENSIVE GREEN ROOF MORE THAN 8" OF GROWTH MEDIUM	TREE CANOPY (2.5'-6') CALCULATED AT 50 SF/TREE	ENHANCED TREE GROWTH (SILVA CELLS)
SQUARE FEET	23304	9827	37360	29984	4250 (85 TREES)	2883
NOTES	ASSUME 50% GRASS, 25% GROUND COVER, 25% TALL SHRUBS 24" O.C. ASSUME 50% NATIVE SPECIES.		ASSUME 95% OF TOTAL AREA	ASSUME 50% OF TOTAL AREA ASSUME 60% TALL SHRUBS AT 24" O.C. ASSUME 50% NATIVE SPECIES	ASSUME 50% NATIVE SPECIES	

GAR SCORE: 0.246
REQUIRED SCORE: 0.20

Green Area Ratio Scoresheet		Ward	Lot	Square	Zoning District	
Address: [REDACTED]						
Other / BZA Order: [REDACTED]						
Lot Size (enter this value first) *		360,709				
enter sq ft of lot						
multiplier						
SCORE					0.246	
Landscape Elements	Square Feet	Factor	Total			
A Landscaped areas (select one of the following for each area)						
1 Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.3	-			
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft 23304	0.6	13,982.4			
3 Bioretention facilities	enter sq ft 9827	0.4	3,930.8			
B Plantings (credit for plants in landscaped areas from Section A)						
1 Groundcovers, or other plants less than 2' tall at maturity	enter sq ft 6267	0.2	1,253			
2 Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 6307	56763	0.3	17,029		
3 Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees 85	4250	0.5	2,125.0		
4 Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0	0.6	-		
5 Tree canopy for preservation of existing tree 6" to 12" in diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0	0.7	-		
6 Tree canopy for preservation of existing tree 12" to 18" in diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees 0	0	0.7	-		
7 Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1300 sq ft per tree	enter number of trees 0	0	0.7	-		
8 Tree canopy for preservation of all existing trees 24" in diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees 0	0	0.8	-		
9 Vegetated wall, plantings on a vertical surface	enter sq ft 0	0.6	-			
C Vegetated or "green" roofs						
1 Over at least 2" and less than 8" of growth medium	enter sq ft 37,360	0.6	22,416.0			
2 Over at least 8" of growth medium	enter sq ft 29,984	0.8	23,987.2			
D Permeable Paving***						
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.4	-			
2 Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5	-			
E Other						
1 Enhanced tree growth systems***	enter sq ft 2,883	0.4	1,153.2			
2 Renewable energy generation	enter sq ft 0	0.5	-			
3 Approved water features	enter sq ft 0	0.2	-			
		sub-total of sq ft = 170,638				
H Bonuses						
1 Native plant species	enter sq ft 2,814.3	0.1	2,814.3			
2 Landscaping in food cultivation	enter sq ft 0	0.1	-			
3 Harvested stormwater irrigation	enter sq ft 0	0.1	-			
		Green Area Ratio numerator = 88,691				

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.

Consolidated and First Stage Green Area Ratio Calculations

January 15th, 2016



