



Unit Pavers



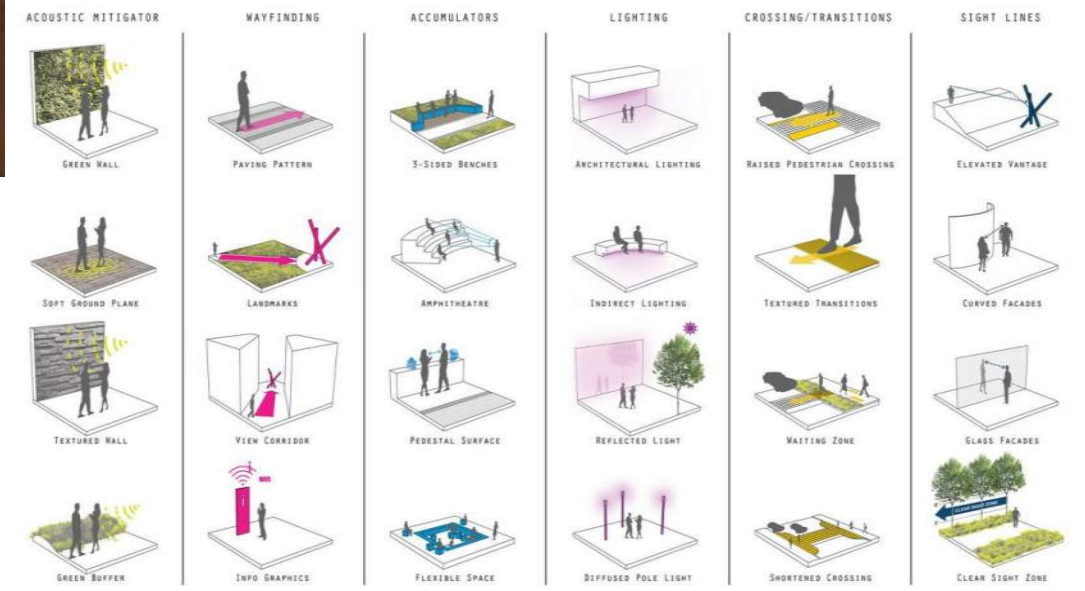
Asphalt Pavers



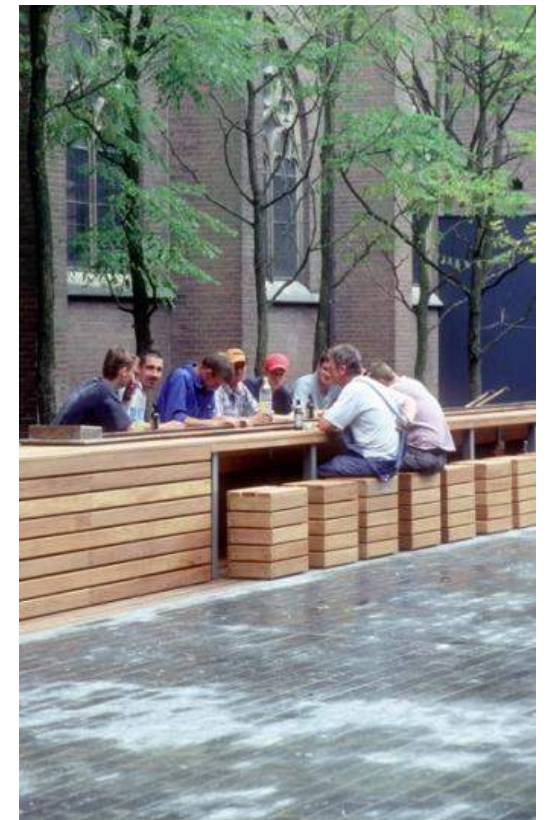
Concrete Pavers



Brick Pavers



DEAF DESIGN STRATEGY - GUIDELINES MATRIX

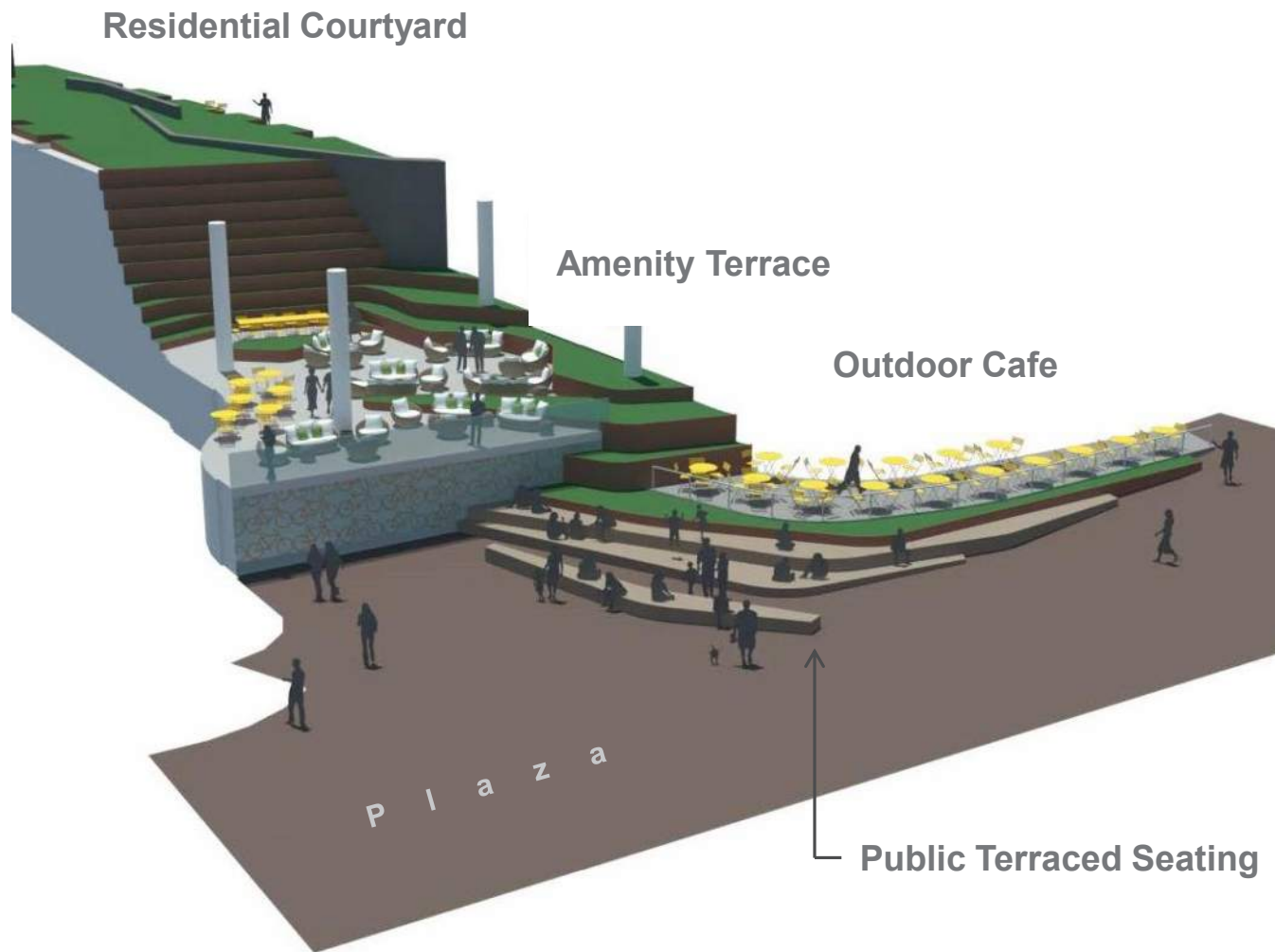




variety of Public Seating



Park > Plaza > Amenity Terrace > Courtyard



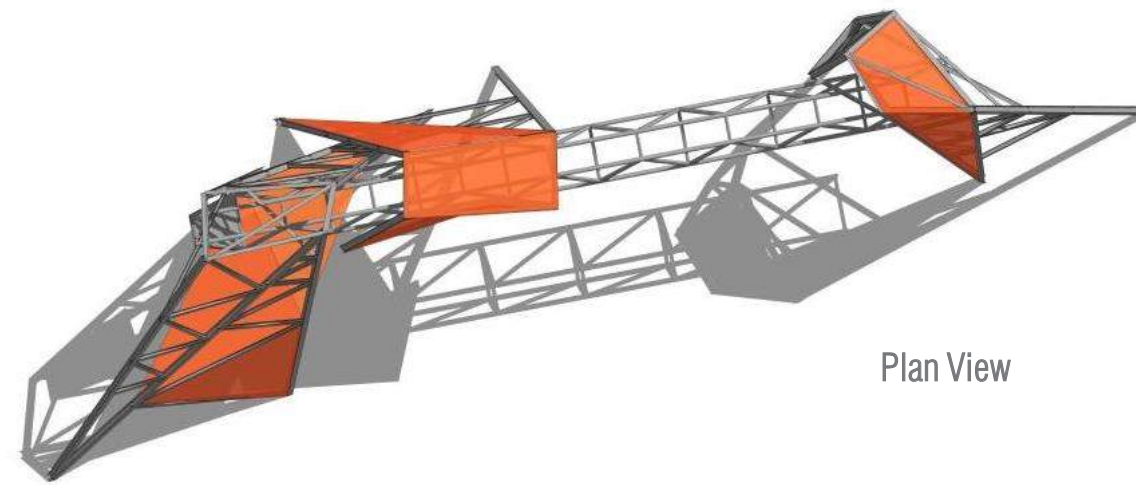
Gantry

Function:

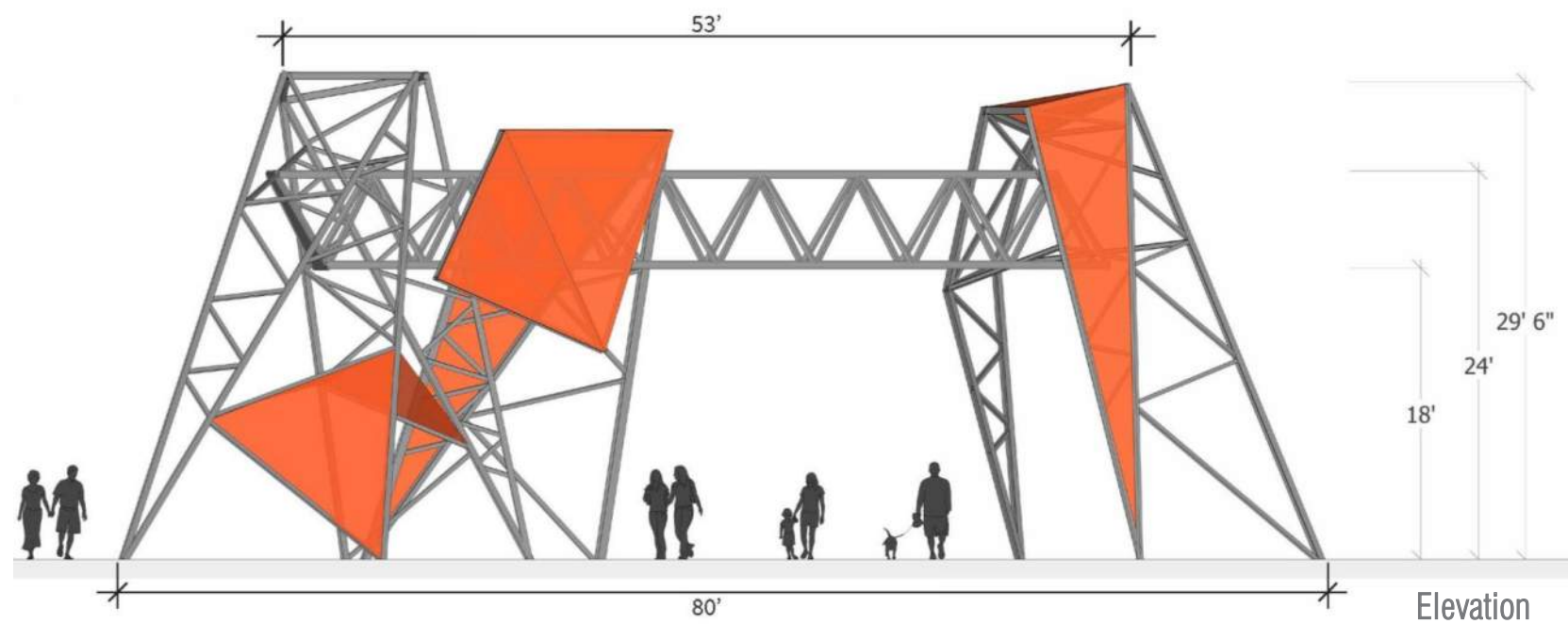
- Neighborhood Beacon
- Film / Performance Backdrop
- Frame View of Trains
- Defines Outdoor Room
- Integrated Fog Feature

Materiality:

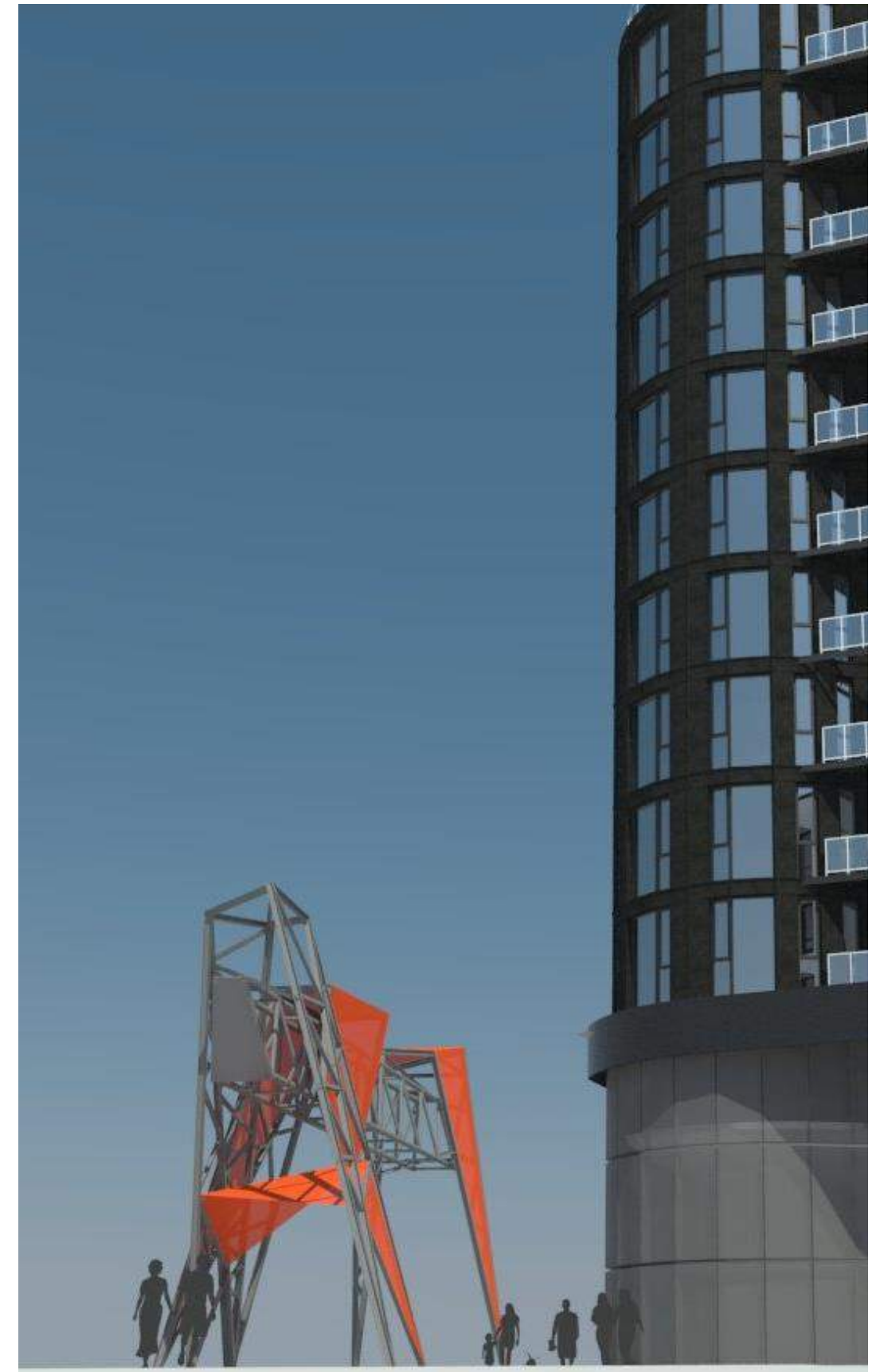
Steel structure with fabric scrim panels and accent lighting



Plan View



Elevation





Views looking down Morse Street





Under the Gantry



Accent Lighting



Outdoor Room

Gantry...with FOG





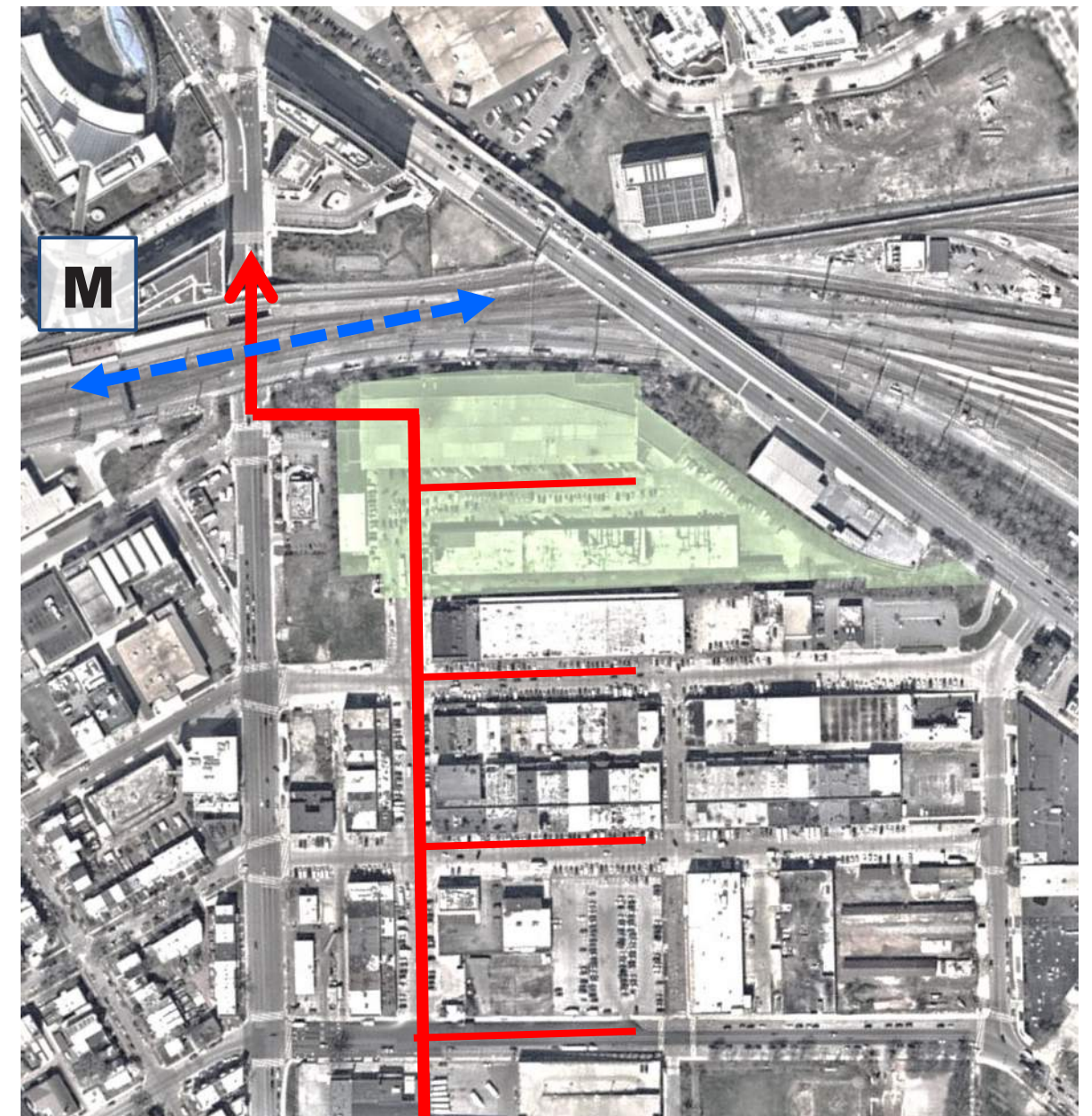
Park Activation

Pedestrian Movements

to/from Metro, Gallaudet University, Union Market

Train Movements

along North Edge, Views framed by Gantry Structure

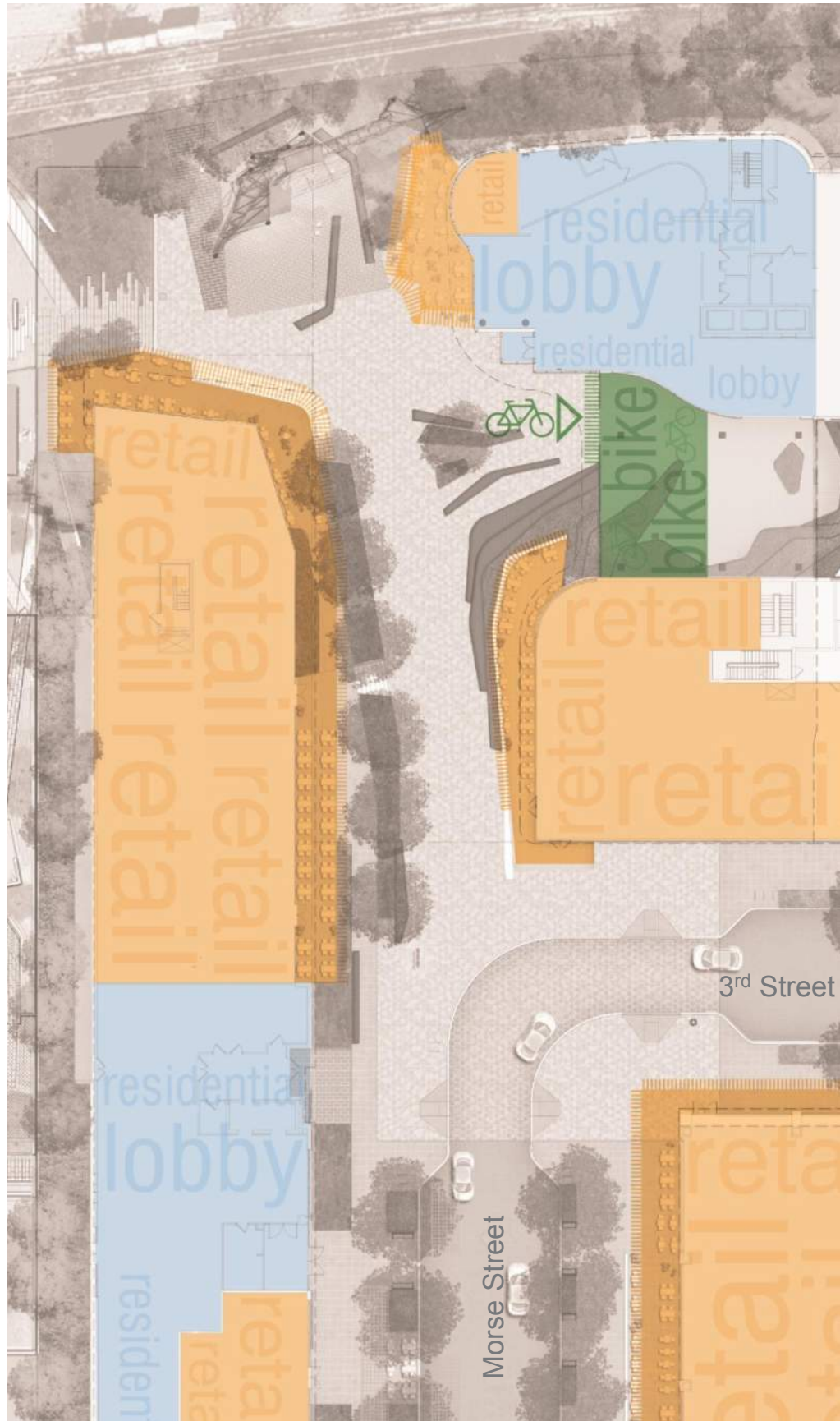




Park Activation

Outdoor Dining





Park Activation

Bikes... valet, fix, park, ride



BICYCLE VALET





Park Activation

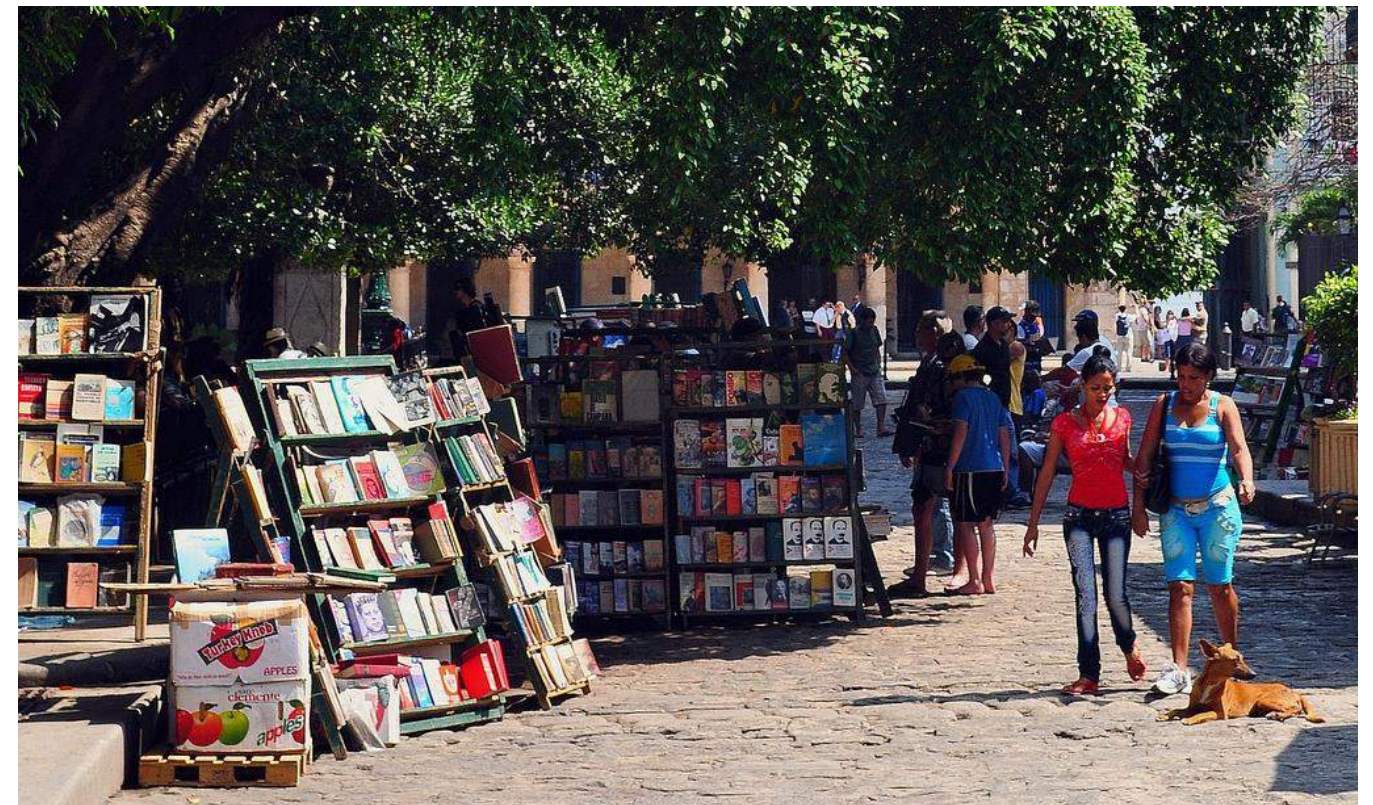
Entertainment...film, music





Park Activation

Crafts, Shows and Fairs





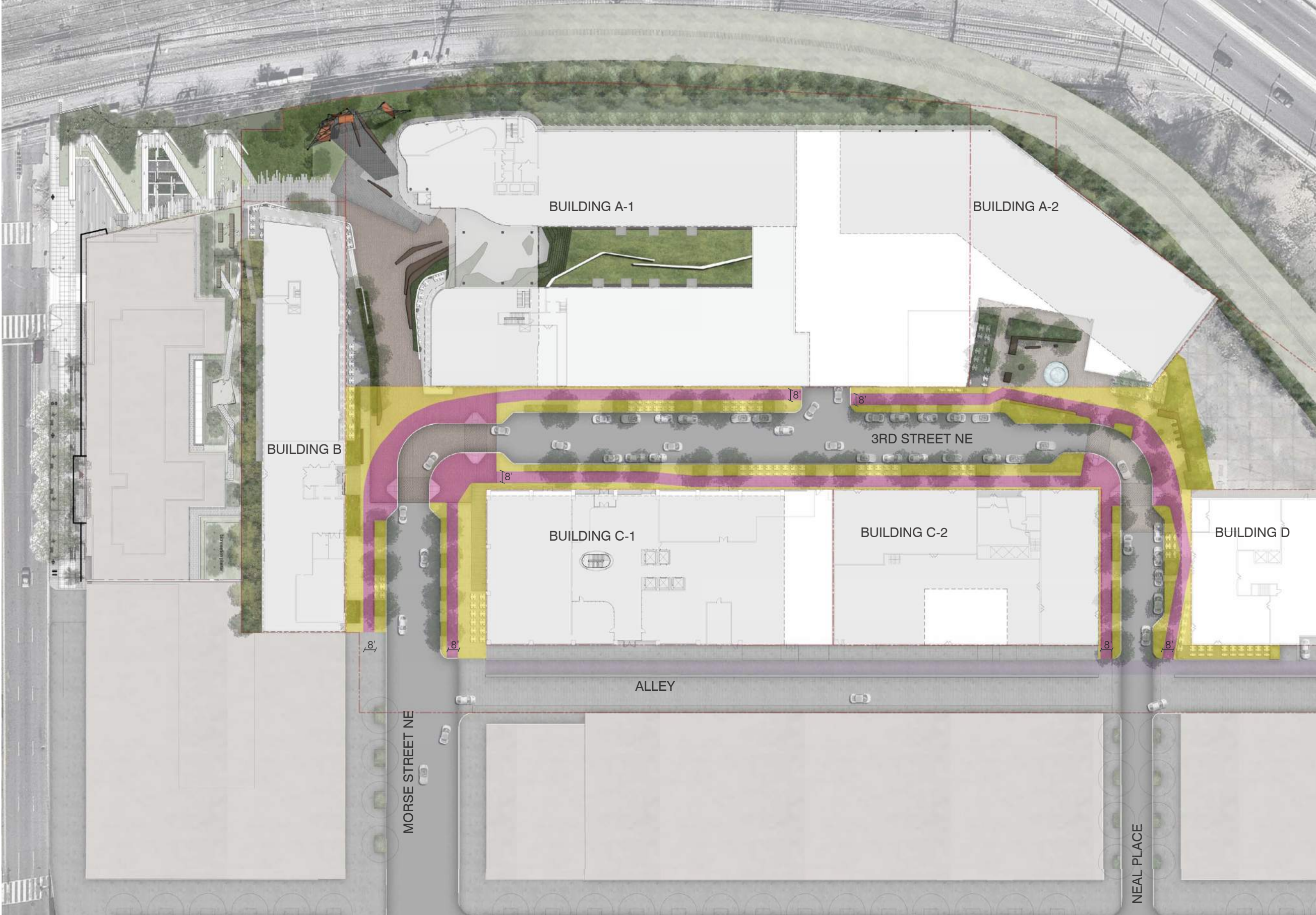
- CLEAR WALKWAY ZONE
- AMENITY ZONE: AMENITY ZONE MAY INCLUDE OUTDOOR CAFE SPACES, BICYCLE RACKS, TREE PITS, ETC.



SCALE: 1" = 70'

SIDEWALK CLEAR ZONE DIAGRAM - CONSOLIDATED PUD

OCTOBER 18, 2016



- CLEAR WALKWAY ZONE
- AMENITY ZONE: AMENITY ZONE MAY INCLUDE OUTDOOR CAFE SPACES, BICYCLE RACKS, TREE PITS, ETC.



SCALE: 1" = 70'

SIDEWALK CLEAR ZONE DIAGRAM - CONSOLIDATED AND FIRST STAGE PUD

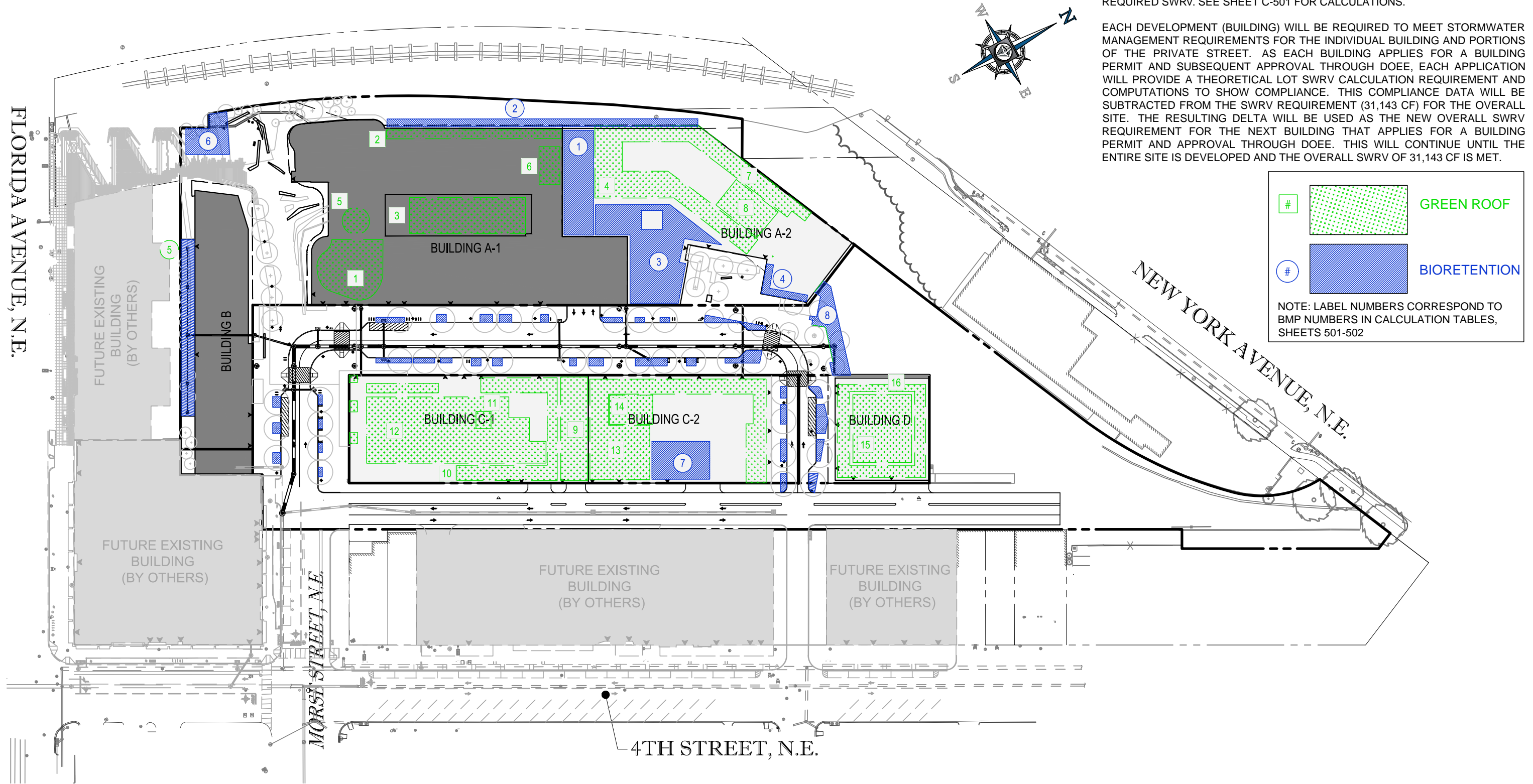
OCTOBER 18, 2016

CIVIL - STORMWATER

STORMWATER MANAGEMENT PLAN NARRATIVE

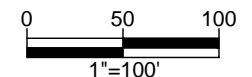
THE TOTAL DISTURBED AREA IS 342,038 SF AND HAS A SWRV REQUIREMENT OF 31,143 CF. GREEN ROOFS, BIORETENTION FACILITIES AND STREETSCAPE BIORETENTION PLANTERS WILL BE IMPLEMENTED TO PROVIDE FOR THE REQUIRED SWRV. SEE SHEET C-501 FOR CALCULATIONS.

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 (31,143 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 31,143 CF IS MET.



STORMWATER MANAGEMENT PLAN - OVERALL

SCALE: 1" = 100'



19 October, 2016

GREEN ROOF

GREEN ROOF#	SURFACE AREA (SF)	TOTAL CDA (SF)	EX. IMP (SF)	PROP. IMP (SF)	MEDIA DEPTH (in.)	DRAINAGE LAYER DEPTH (IN)	LOCATION	STORAGE PROVIDED	Max SWRv	SWRv PROVIDED	NOTES
1	3,600	3,600	3,600	3,600	3	1	Building A-1	504	485	485	
2	1,676	1,676	1,676	1,676	3	1	Building A-1	235	226	226	
3	4,500	4,500	4,500	4,500	3	1	Building A-1	630	606	606	
4	3,154	4,074	4,074	4,074	6	1	Building A-1	844	548	548	
5	630	630	630	630	3	1	Building A-1	88	85	85	
6	850	850	850	850	3	1	Building A-1	119	114	114	
7	6,309	10,449	10,449	10,449	6	1	Building A-2	1688	1406	1406	
8	1,840	1,840	1,840	1,840	8	1	Building A-2	649	248	248	
9	3,000	7,120	7,120	7,120	8	1	Building C-1	1058	958	958	
10	4,340	4,900	4,900	4,900	6	1	Building C-1	1161	659	659	
11	280	280	280	280	3	1	Building C-1	39	38	38	
12	11,525	11,525	11,525	11,525	6	1	Building C-1	3083	1551	1551	
13	8,680	11,930	11,930	11,930	5	1	Building C-2	1953	1606	1606	
14	1,370	1,370	1,370	1,370	3	1	Building C-2	192	184	184	
15	4,264	4,488	4,488	4,488	6	1	Building D	1141	604	604	
16	3,643	7,286	7,286	7,286	8	1	Building D	1284	981	981	
							TOTAL	14,666	10,298	10,298	

MEDIA RETENTION VALUE	0.51
DRAINAGE LAYER RETENTION VALUE	0.15

Tree Planting

Location	#	SWRv (CF)
Ground Floor	28	280

STORMWATER MANAGEMENT PLAN CALCULATIONS - OVERALL

19 October, 2016



MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD



C501

BIORETENTION

FACILITY	SURFACE AREA, BOT. (SF)	SURFACE AREA, TOP (SF)	TOTAL CDA (SF)	EX. IMP (SF)	PROP. IMP (SF)	FREEBOARD (FT)	PONDING DEPTH (FT)	MEDIA DEPTH (FT)	GRAVEL DEPTH (FT)	STORAGE PROVIDED	SWRv (CF)	Max SWRv	SWRv PROVIDED
1	3,320	3,320	28,129	0	28,129	0.5	1.0	2	1.00	6,308	3,785	3,786	3,785
2	7,092	7,092	8,068	0	8,068	0.5	1.0	2	1.00	13,475	8,085	1,086	1,086
3	2,600	2,600	26,371	0	26,371	0.5	1.0	2	1.00	4,940	2,964	3,549	2,964
4	500	500	7,030	7,030	7,030	0.5	1.5	2	1.00	1,200	720	946	720
5	2,477	2,477	20,327	0	20,327	0.5	1.0	2	1.00	4,706	2,824	2,736	2,736
6	1,500	1,500	16,500	0	16,500	0.0	1.0	3	0.67	3,025	1,815	2,221	1,815
7	2,350	2,350	7,360	0	7,360	0.5	1.0	2	1.00	4,465	2,679	991	991
8	1,624	1,624	24,624	0	19,624	0.5	1.0	6	1.00	4,710	2,826	2,818	2,818
Building C2 Streetscape Bioretention	438	438	2,823	0	2,823	0.58	0.92	2	1.00	796	477	380	375
Building D Streetscape Bioretention	479	479	3,818	0	3,818	0.58	0.92	2	1.00	870	522	514	420
Streetscape Bioretention	2,780	2,780	38,461	0	38,461	0.58	0.92	2	1.00	5,050	3,030	5,176	2,869
									TOTAL	49,545	29,727	24,202	20,578

TOTAL SWRv REQUIRED =	31,143
TOTAL SWRv PROVIDED =	31,156

STORMWATER MANAGEMENT PLAN CALCULATIONS - OVERALL

19 October, 2016



MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD



C502

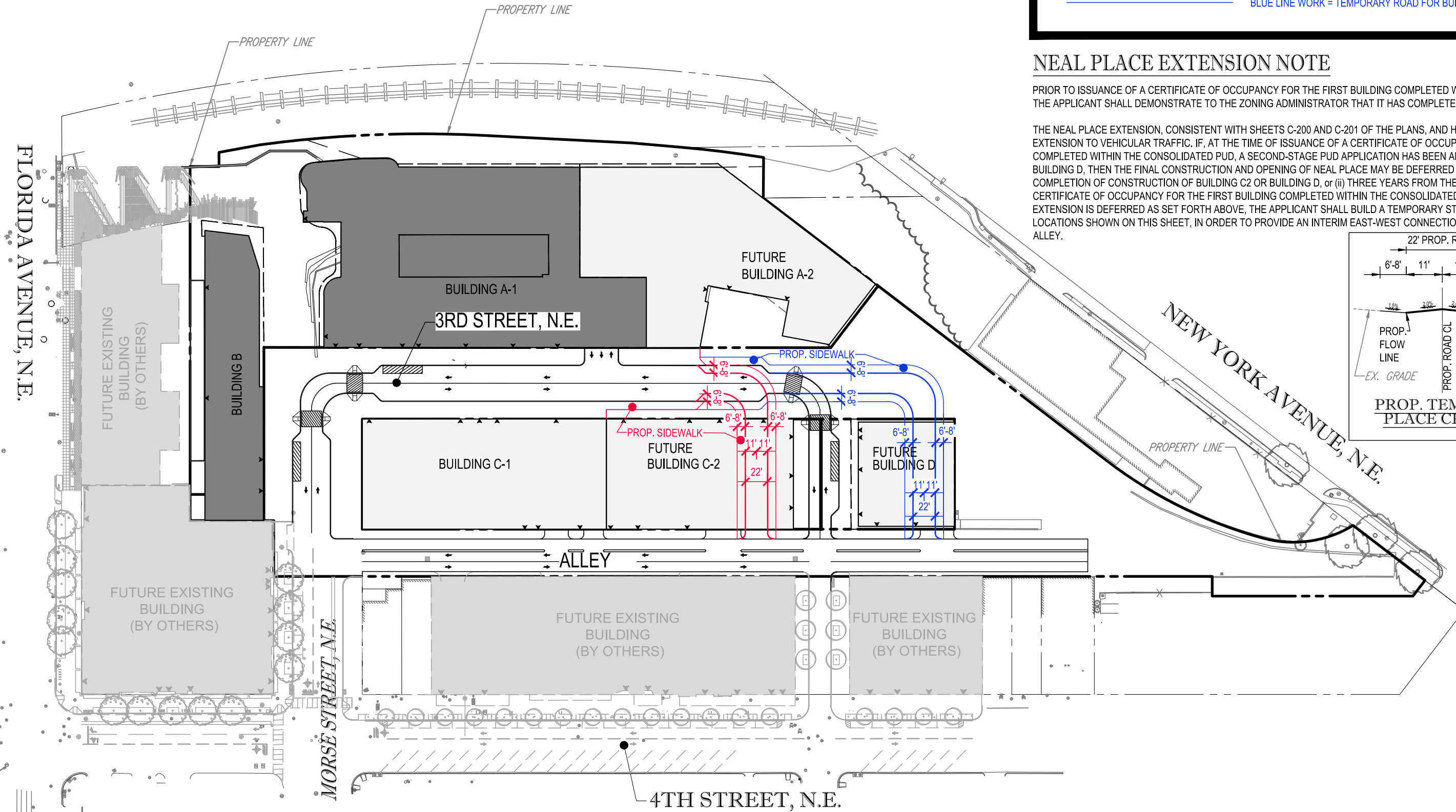
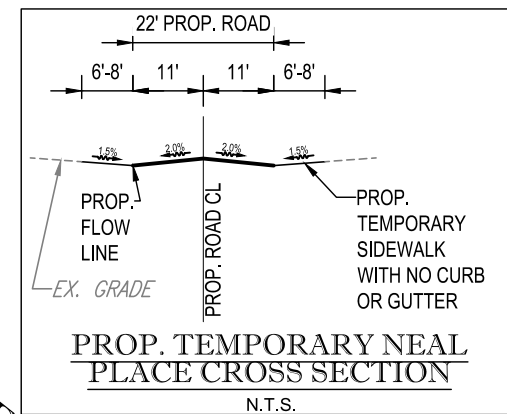
NEAL PLACE - TEMPORARY ROAD ALTERNATIVES

- RED LINE WORK = TEMPORARY ROAD FOR BUILDING D CONSTRUCTION
- BLUE LINE WORK = TEMPORARY ROAD FOR BUILDING C2 CONSTRUCTION

NEAL PLACE EXTENSION NOTE

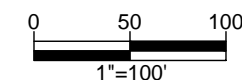
PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING COMPLETED WITHIN THE CONSOLIDATED PUD, THE APPLICANT SHALL DEMONSTRATE TO THE ZONING ADMINISTRATOR THAT IT HAS COMPLETED CONSTRUCTION OF:

THE NEAL PLACE EXTENSION, CONSISTENT WITH SHEETS C-200 AND C-201 OF THE PLANS, AND HAS OPENED THE NEAL PLACE EXTENSION TO VEHICULAR TRAFFIC. IF, AT THE TIME OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING COMPLETED WITHIN THE CONSOLIDATED PUD, A SECOND-STAGE PUD APPLICATION HAS BEEN APPROVED FOR BUILDING C2 OR BUILDING D, THEN THE FINAL CONSTRUCTION AND OPENING OF NEAL PLACE MAY BE DEFERRED UNTIL THE EARLIER OF (i) COMPLETION OF CONSTRUCTION OF BUILDING C2 OR BUILDING D, or (ii) THREE YEARS FROM THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING COMPLETED WITHIN THE CONSOLIDATED PUD. IF THE NEAL PLACE EXTENSION IS DEFERRED AS SET FORTH ABOVE, THE APPLICANT SHALL BUILD A TEMPORARY STREET IN EITHER OF THE LOCATIONS SHOWN ON THIS SHEET, IN ORDER TO PROVIDE AN INTERIM EAST-WEST CONNECTION BETWEEN 3RD STREET AND THE ALLEY.



NEAL PLACE EXHIBIT

SCALE: 1" = 100'



19 October, 2016