

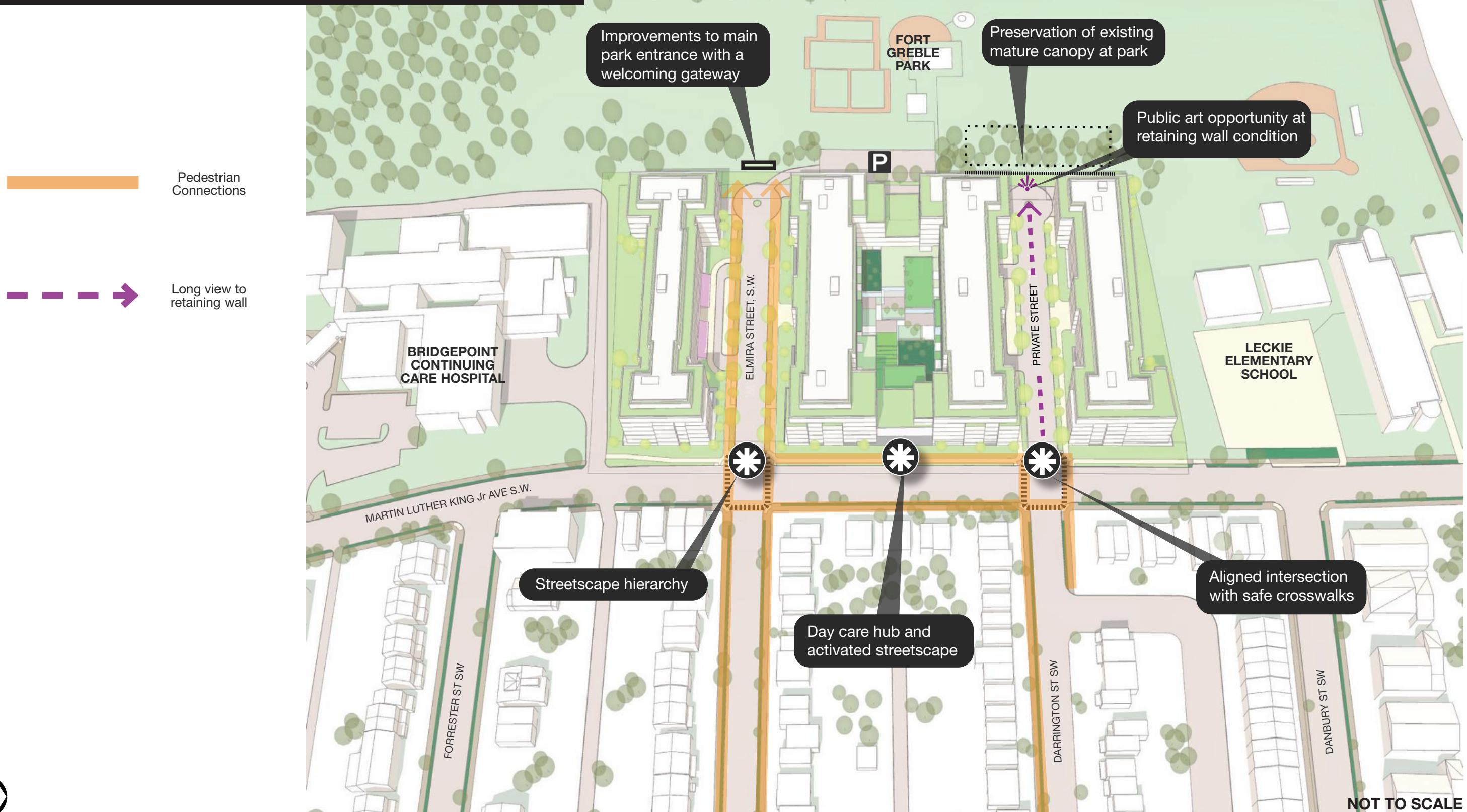
LANDSCAPE DESIGN

JUNE 21, 2024

LandDesign MARTINS VIEW LLC

ZONING COMMISSION
District of Columbia
CASE NO.23-29
EXHIBIT NO.21B6

PEDESTRIAN CONNECTIONS TO FORT GREBLE PARK



PEDESTRIAN CONNECTION TO FORT GREBLE PARK

L01

JUNE 21, 2024

MARTINS VIEW LLC LandDesign

SITE PLAN



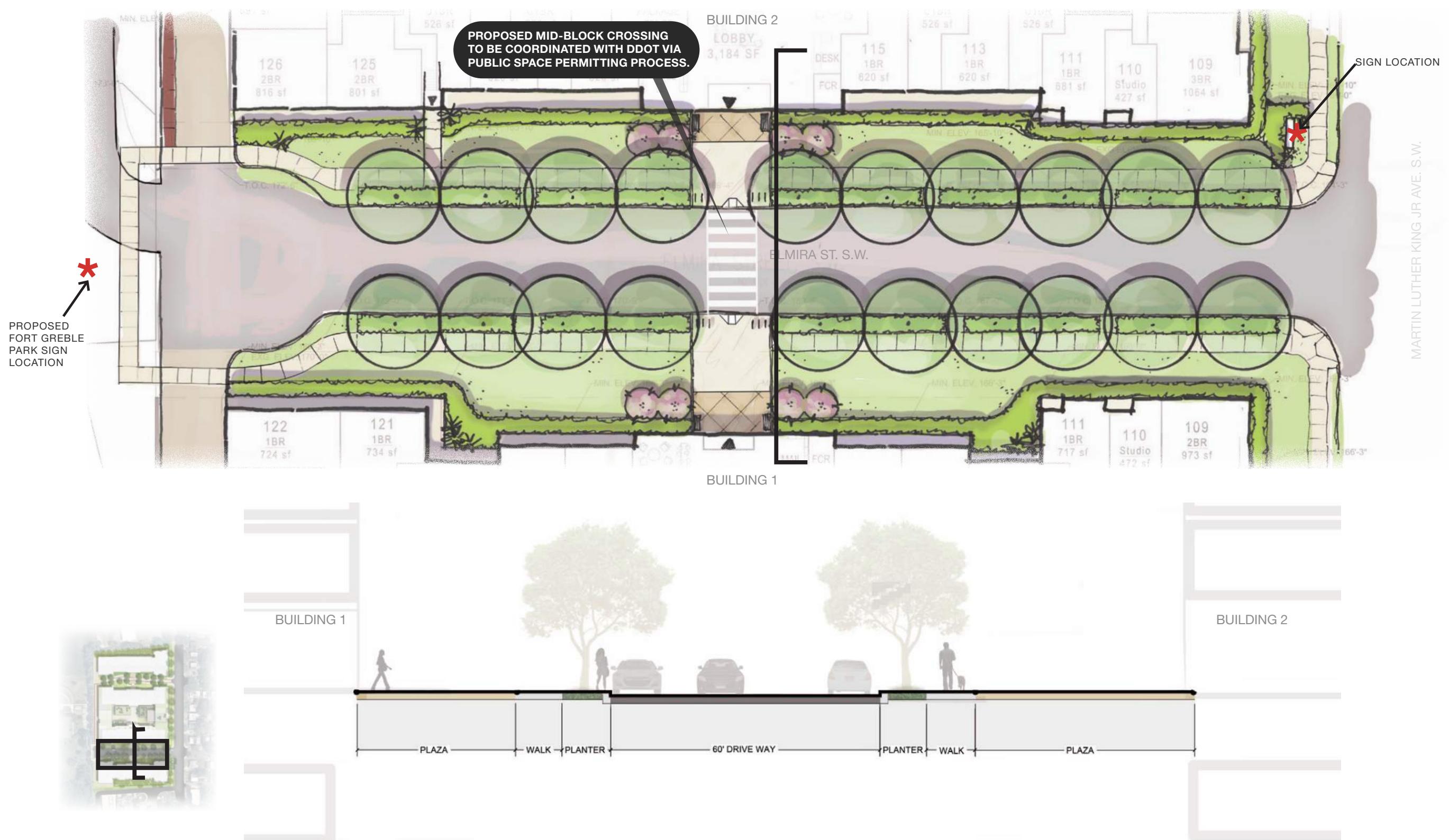
JUNE 21, 2024

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SITE PLAN

L02

ELMIRA STREET SW DESIGN CONCEPT



ELMIRA STREET SW DESIGN CONCEPT

JUNE 21, 2024

L03

MARTINS VIEW LLC LandDesign

FORT GREBLE PARK GATEWAY SIGN VIEW FROM MLK JR. AVE SW



- 1 Monument signage provides wayfinding to Fort Greble Park
- 2 Foundation planting enhances the building and streetscape
- 3 Preserved street trees lend an established presence

JUNE 21, 2024

FORT GREBLE PARK SIGN VIEW

PUBLIC SPACE PROGRAMMING AND ACTIVATION: ELMIRA STREET VIEW LOOKING WEST



- 1 Lighted bollards promote safe and welcoming places to gather
- 2 Benches encourage socialization near the lobby entrances
- 3 Additional streetlights further promote safety and wayfinding

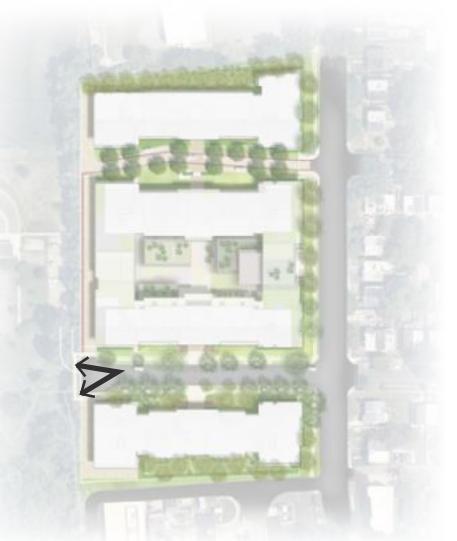
PUBLIC SPACE PROGRAMMING ALONG ELMIRA

L05

JUNE 21, 2024

MARTINS VIEW LLC *LandDesign*

FORT GREBLE PARK SIGN



- 1 Monument signage provides wayfinding to Fort Greble Park
- 2 Improved sidewalks connect pedestrians

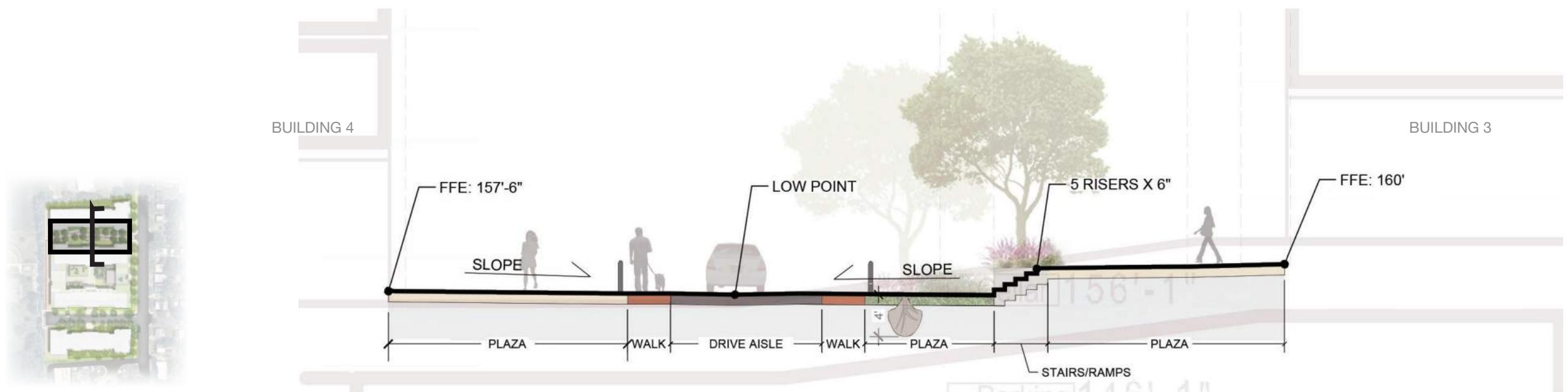
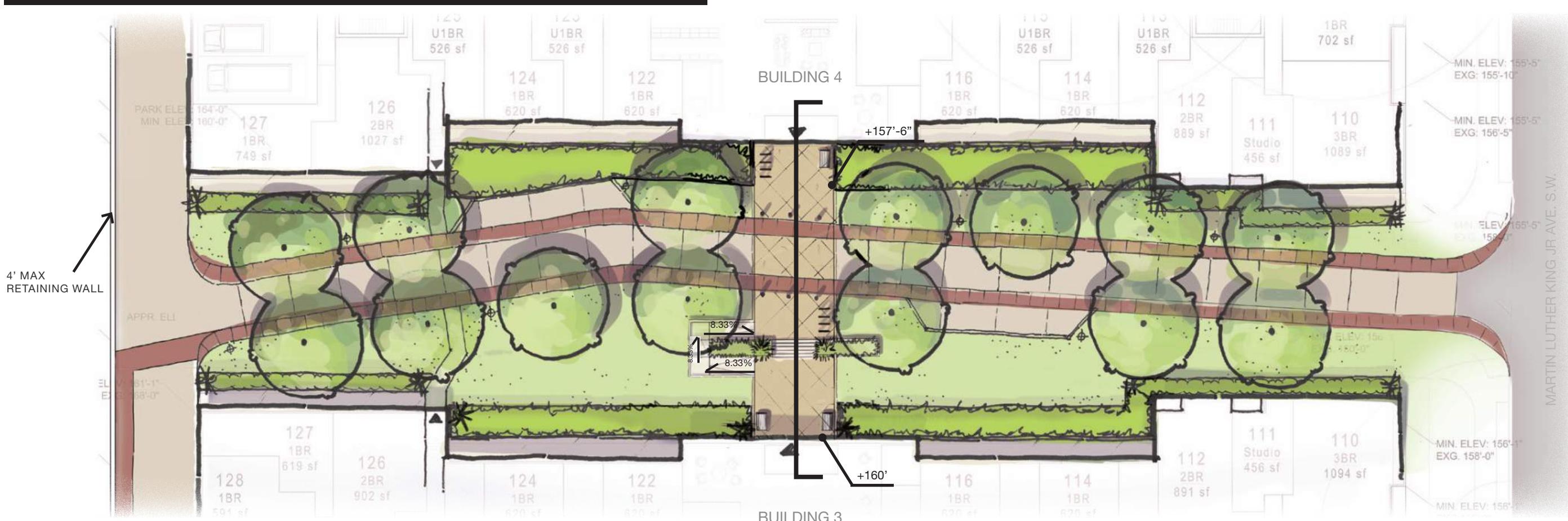
JUNE 21, 2024

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FORT GREBLE PARK SIGN

L06

PRIVATE DRIVEWAY DESIGN CONCEPT



PRIVATE DRIVEWAY DESIGN CONCEPT

JUNE 21, 2024

L07

MARTINS VIEW LLC LandDesign

PRIVATE DRIVEWAY



TO MARTIN LUTHER KING JR AVE. S.W.

JUNE 21, 2024

PRIVATE DRIVEWAY

LandDesign MARTINS VIEW LLC

L08

PRELIMINARY GAR PLAN: BLDG 1

Green Area Ratio Scoresheet							
Address	MARTIN'S VIEW	Square	Lot	Zone District			
Other	BUILDING 1						
Lot size (enter this value first)		Lot area (sf)	Minimum Score	Multiplier			
		49,000	.4	SCORING: 0.402			
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	0.30	-		
2	Landscaped areas with a soil depth ≥ 24"	square feet	12,436	0.60	7,461.6		
3	Bioretention facilities	square feet	1,625	0.40	650.0		
B Plantings (credit for plants in landscaped areas from Section A)							
1	Groundcovers, or other plants < 2' height	Native Bonus square feet	1,983	0.20	396.6		
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants	400	3600	0.30	400	1,080.0
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	30	1500	0.50	30	750.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	15	3750	0.60	15	2,250.0
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0	0.70	# 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	-	
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0	0.70	# 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	-	
9	Vegetated wall, plantings on a vertical surface	square feet	0.60	square feet	-		
C Vegetated or "green" roofs							
1	Over at least 2" and less than 8" of growth medium	square feet	4,746	0.60	square feet	475	2,847.6
2	Over at least 8" of growth medium	square feet	0.80	square feet	-		
D Permeable Paving***							
1	Permeable paving over 6" to 24" of soil or gravel	square feet	0.40	-			
2	Permeable paving over at least 24" of soil or gravel	square feet	4,284	0.50	2,142.0		
E Other							
1	Enhanced tree growth systems***	square feet	0	0.40	-		
2	Renewable energy generation	square feet	2,000	0.50	1,000.0		
3	Approved water features	square feet	0	0.20	-		
F Bonuses							
sub-total of sq ft = 35,924							
1	Native plant species	square feet	11,308	0.10	1,130.8		
2	Landscaping in food cultivation	square feet	0	0.10	-		
3	Harvested stormwater irrigation	square feet	0	0.10	-		
Green Area Ratio numerator = 19,709							
*** 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.							

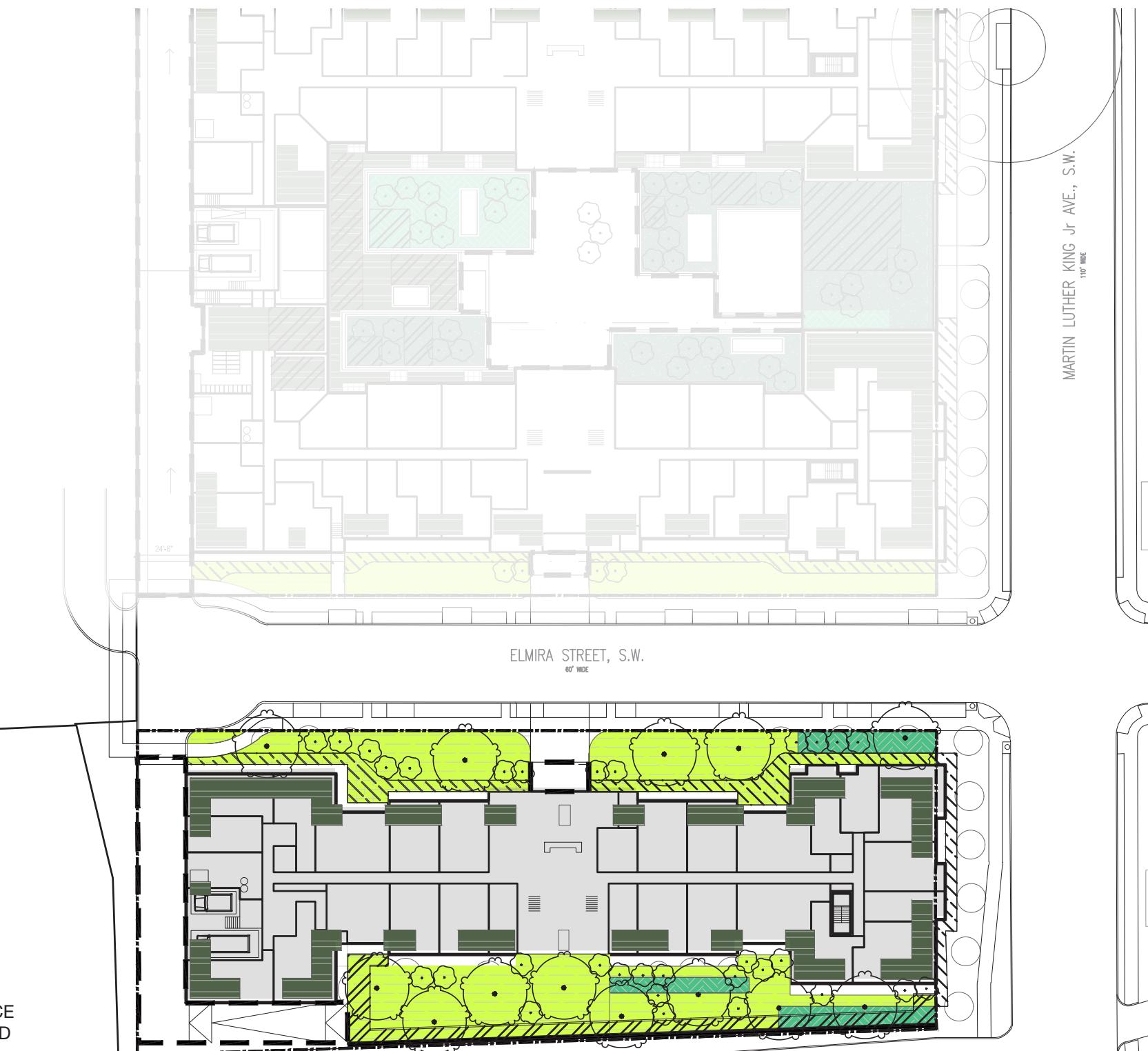


NOTE: GAR CALCULATIONS ARE PRELIMINARY AND FOR REFERENCE ONLY. SUBJECT TO CHANGE BASED ON FURTHER SITE DESIGN AND ENGINEERING.

L09

PRELIMINARY GAR PLAN: BLDG 1

JUNE 21, 2024



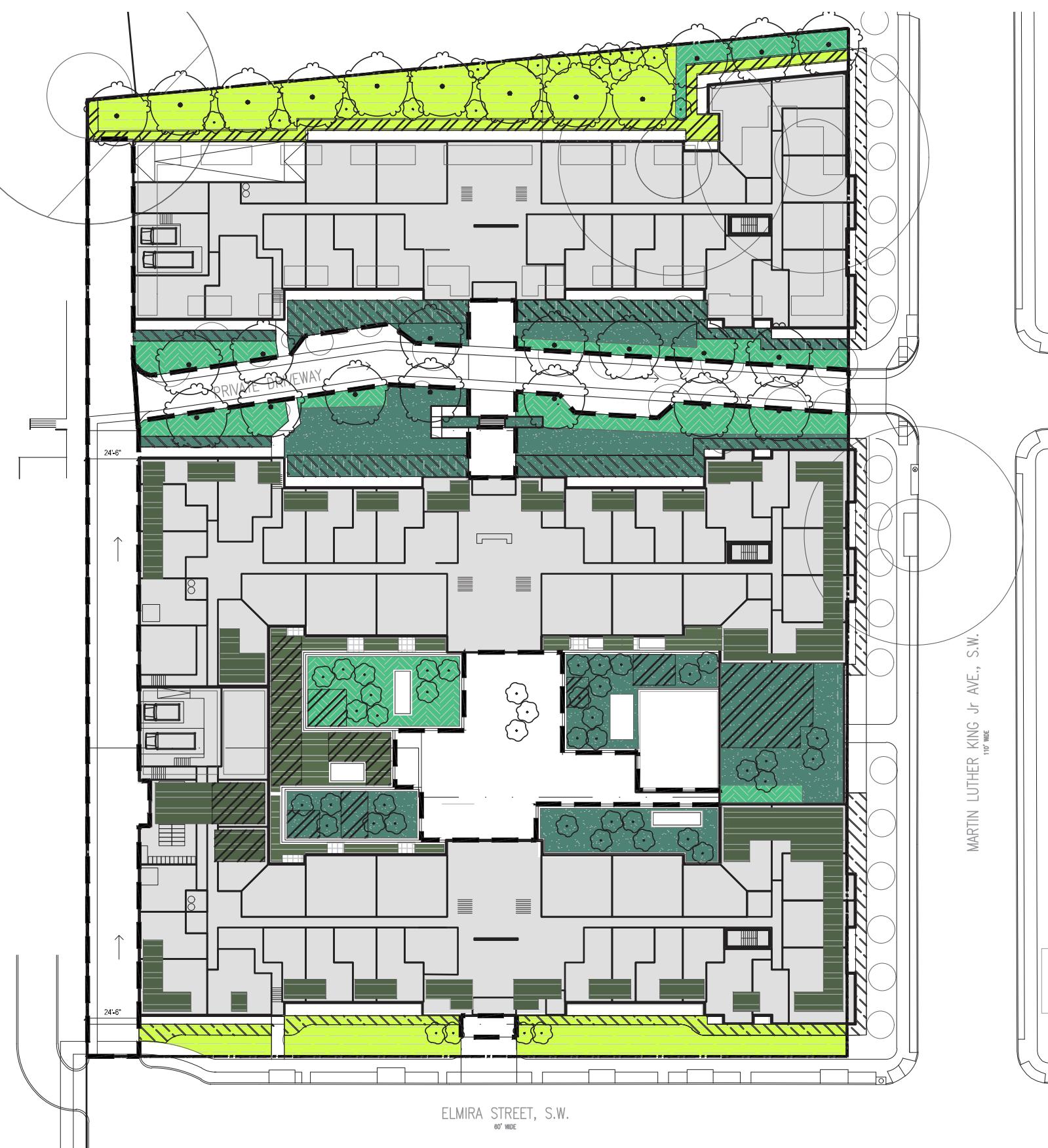
GAR AREAS BLDG 1	
GAR AREA A2 LANDSCAPE AREAS WITH SOIL DEPTH >24"	12,436 SF
GAR AREA A3 BIORETENTION FACILITIES	1,625 SF
GAR AREA C1 OVER 2' AND LESS THAN 8" OF GROWTH MEDIUM	4,746 SF
SHRUB AREA INCLUDES AREAS OUTSIDE PROPERTY LINE	
GAR AREA B1 GROUNDCOVERS, OR PLANTS <8" HEIGHT	1,983 SF
GAR AREA B2 PLANTS ≥2' HEIGHT AT Maturity	QTY- 400
GAR PLANTING B3 <40" CANOPY SPREAD	QTY- 30
GAR PLANTING B4 40+ CANOPY SPREAD	QTY- 15
GAR AREA D2 PERMEABLE PAVING OVER 24" OF SOIL OR GRAVEL	4,284 SF

PRELIMINARY GAR PLAN: BLDG 2-4

Green Area Ratio Scoresheet				
Address	Square	Lot	Zone District	
MARTIN'S VIEW				
Other	BUILDINGS 2-4			
Lot size (enter this value first) *		164,000	Minimum Score .4	
Lot area (sf)		164,000	Multiplier .4	
GAR Score		0.400		
Landscape Elements				
A Landscaped areas (select one of the following for each area)				
1 Landscaped areas with a soil depth < 24"	square feet 0	Factor 0.30	Total -	
2 Landscaped areas with a soil depth ≥ 24"	square feet 13,581	Factor 0.60	Total 8,148.6	
3 Bioretention facilities	square feet 8,129	Factor 0.40	Total 3,251.6	
B Plantings (credit for plants in landscaped areas from Section A)				
1 Groundcovers, or other plants < 2' height	square feet 6,950	Native Bonus square feet 6,950	# of plants 6,950	Total 1,390.0
2 Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants 807	square feet 7259	# of plants 807	Total 2,177.7
3 New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees 60	square feet 3000	# of trees 60	Total 1,500.0
4 New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees 26	square feet 6500	# of trees 26	Total 3,900.0
5 Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees 0	square feet 0	# of trees 0	Total -
6 Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees 0	square feet 0	# of trees 0	Total -
7 Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees 0	square feet 0	# of trees 0	Total -
8 Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees 0	square feet 0	# of trees 0	Total -
9 Vegetated wall, plantings on a vertical surface	square feet 0	square feet 0.60	# of trees 0	Total -
C Vegetated or "green" roofs				
1 Over at least 2" and less than 8" of growth medium	square feet 18,361	square feet 1,836	# of trees 0	Total 11,016.6
2 Over at least 8" of growth medium	square feet 20,270	square feet 2,027	# of trees 0	Total 16,216.0
D Permeable Paving***				
1 Permeable paving over 6" to 24" of soil or gravel	square feet 0	square feet 0.40	# of trees 0	Total -
2 Permeable paving over at least 24" of soil or gravel	square feet 24,540	square feet 0.50	# of trees 0	Total 12,270.0
E Other				
1 Enhanced tree growth systems***	square feet 0	square feet 0.40	# of trees 0	Total -
2 Renewable energy generation	square feet 6,000	square feet 0.50	# of trees 0	Total 3,000.0
3 Approved water features	square feet 0	square feet 0.20	# of trees 0	Total -
F Bonuses				
1 Native plant species	square feet 27,576	square feet 0.10	# of trees 0	Total 2,757.6
2 Landscaping in food cultivation	square feet 0	square feet 0.10	# of trees 0	Total -
3 Harvested stormwater irrigation	square feet 0	square feet 0.10	# of trees 0	Total -
Green Area Ratio numerator = 65,628				
*** 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. 12,270				



NOTE: GAR CALCULATIONS ARE PRELIMINARY AND FOR REFERENCE ONLY. SUBJECT TO CHANGE BASED ON FURTHER SITE DESIGN AND ENGINEERING.



GAR AREAS BLDGS 2-4	
GAR AREA A2 LANDSCAPE AREAS WITH SOIL DEPTH > 24"	13,581 SF
GAR AREA A3 BIORETENTION FACILITIES	8,129 SF
GAR AREA C2 OVER 8" GROWTH MEDIUM	20,270 SF
GAR AREA C1 OVER 2" AND LESS THAN 8" OF GROWTH MEDIUM	18,361 SF
SHRUB AREA INCLUDES AREAS OUTSIDE PROPERTY LINE	
GAR AREA B1 GROUNDCOVERS, OR PLANTS <8" HEIGHT	6,950 SF
GAR AREA B2 PLANTS 22" HEIGHT AT Maturity	QTY- 807
GAR PLANTING B3 <40" CANOPY SPREAD	QTY- 60
GAR PLANTING B4 40" CANOPY SPREAD	QTY- 26
GAR AREA D2 PERMEABLE PAVING OVER AT LEAST 24" OF SOIL OR GRAVEL	24,540 SF

JUNE 21, 2024

PRELIMINARY GAR PLAN: BLDG 2 - 4

PRIVATE DRIVEWAY AT FORT GREBLE PARK EDGE

EXISTING CANOPY TREES ARE AN ASSET WITHIN THE PARK THAT HAVE MULTIPLE BENEFITS TO THE COMMUNITY.



POTENTIAL CASCADING LANDSCAPE OVER WALL

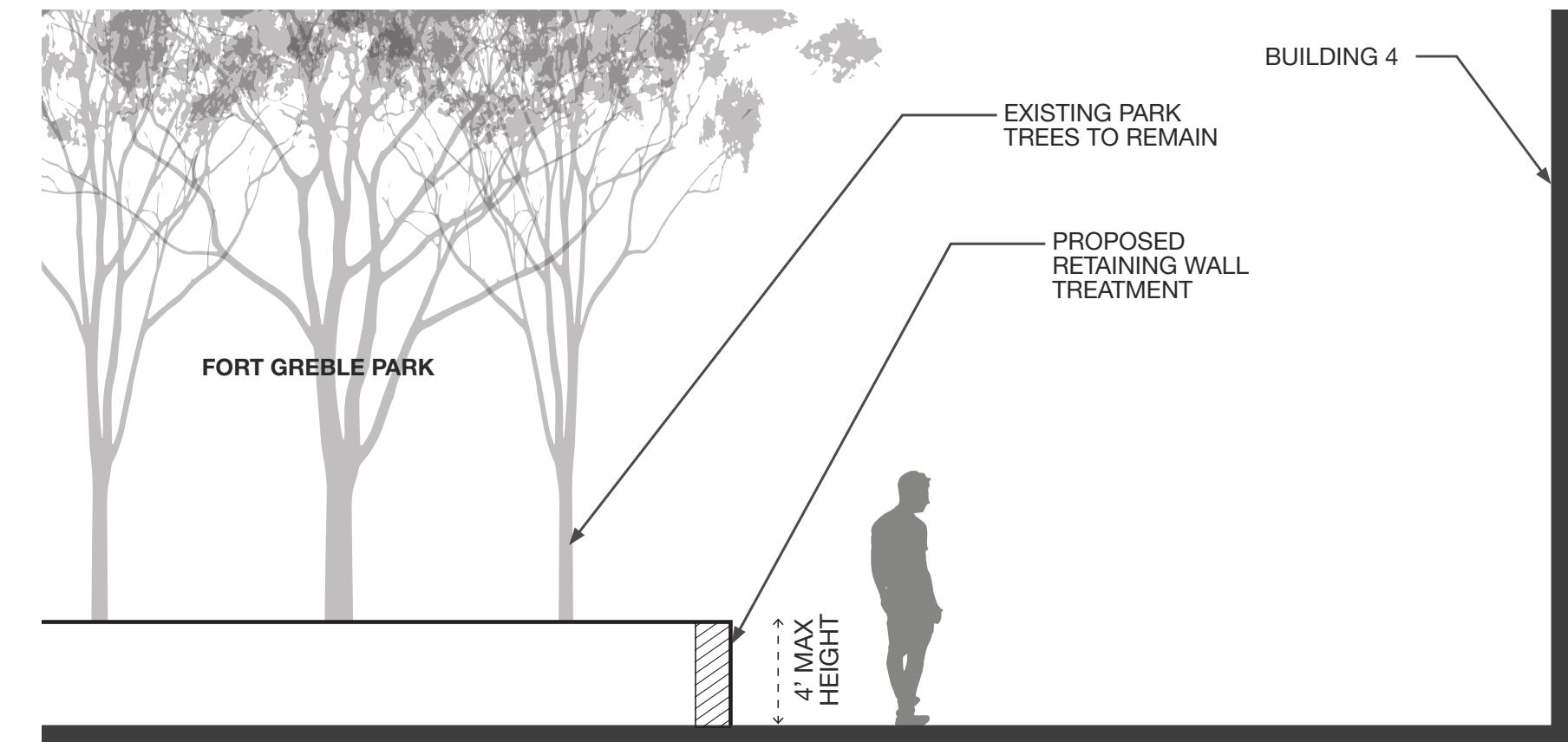
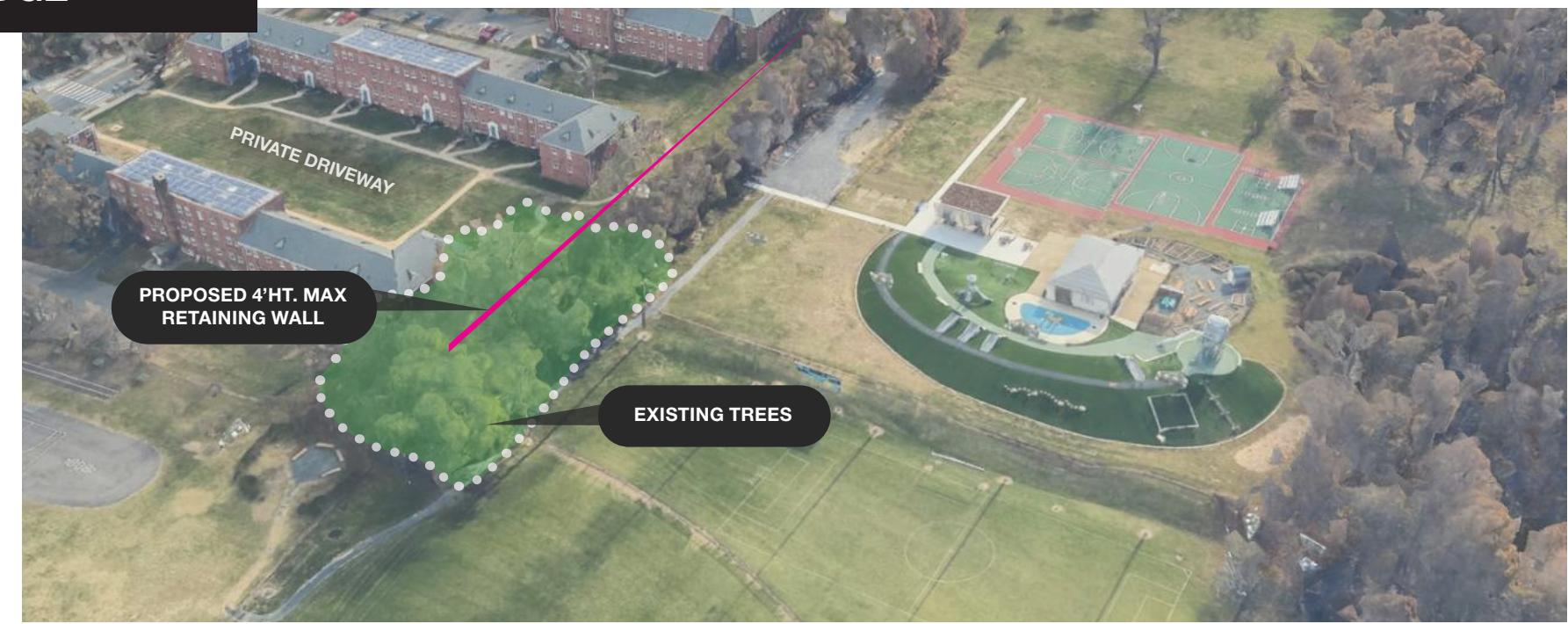


POTENTIAL RETAINING WALL FINISHES



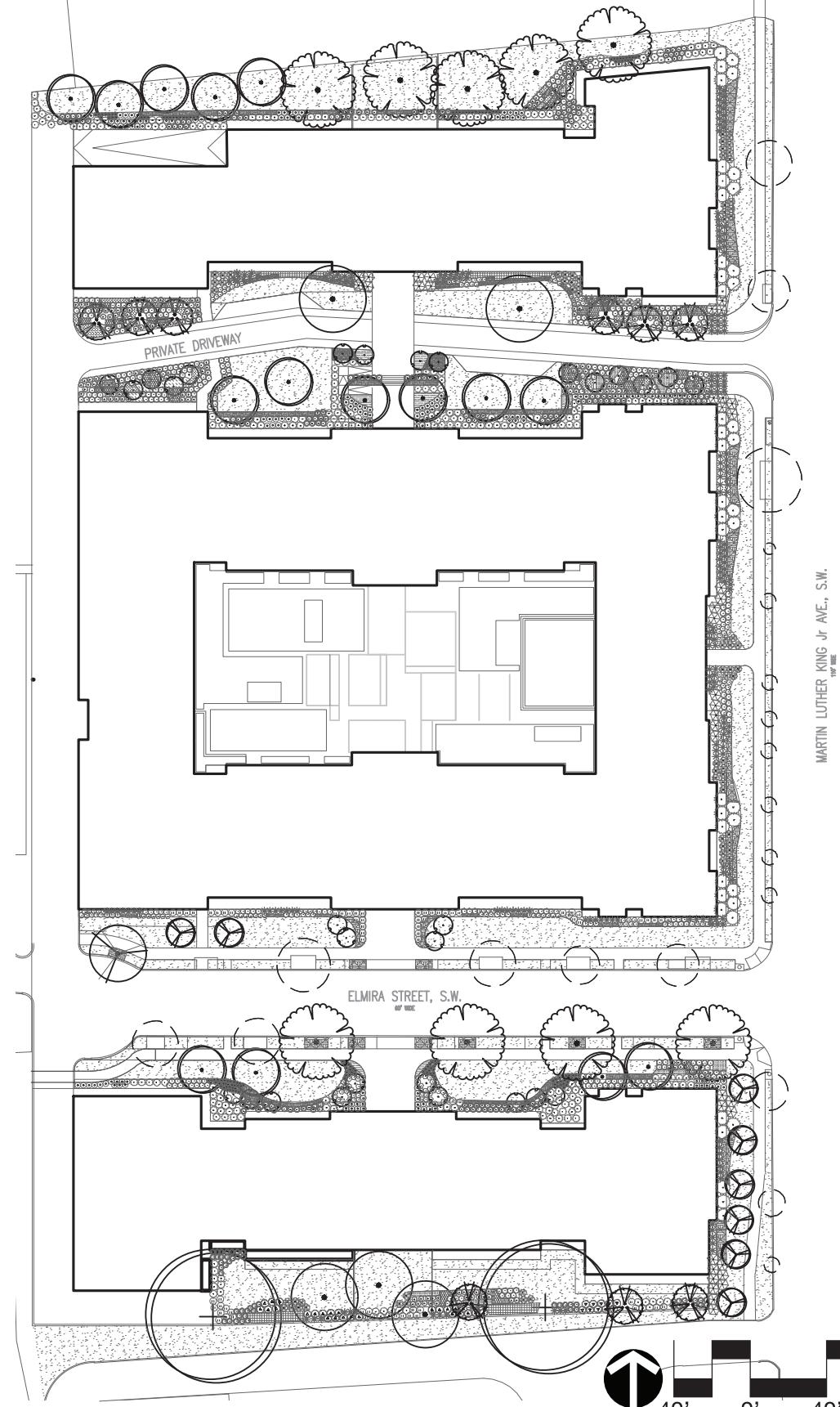
PRIVATE DRIVEWAY AT FORT GREBLE PARK

L11



JUNE 21, 2024

MARTINS VIEW LLC *LandDesign*



TREES

- ACER RUBRUM*
RED MAPLE
- BETULA NIGRA 'DURAHEAT'*
RIVER BIRCH MULTI-TRUNK
- BETULA NIGRA 'LITTLE KING'*
FOX VALLEY® DWARF RIVER BIRCH
- CERCIS CANADENSIS*
EASTERN REDBUD MULTI-TRUNK
- CORNUS FLORIDA*
FLOWERING DOGWOOD
- PLATANUS OCCIDENTALIS*
AMERICAN SYCAMORE
- QUERCUS SHUMARDII 'QSSTH'*
PROMINENCE® SHUMARD OAK
- TILIA TOMENTOSA*
SILVER LINDEN

ORNAMENTAL GRASSES

- CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'*
KARL FOERSTER FEATHER REED GRASS
- MUHLENBERGIA CAPILLARIS 'REGAL MIST'*
PINK MUHLYGRASS
- SCIRPUS CYPERINUS*
WOOL GRASS
- CAREX PENNSYLVANICA*
PENNSYLVANIA SEDGE

DECIDUOUS SHRUB

- CLETHRA ALNIFOLIA 'CRYSTALINA'*
SUGARTINA® SUMMERSWEET
- CORNUS SERICEA 'KELSEYI'*
KELSEY'S DWARF RED TWIG DOGWOOD
- HYDRANGEA QUERCIFOLIA 'PEE WEE'*
PEE WEE OAKLEAF HYDRANGEA

EVERGREEN SHRUB

- DAPHNE ODORA*
WINTER DAPHNE
- ILEX GLABRA 'COMPACTA'*
COMPACT INKBERRY
- ILEX GLABRA 'GEM BOX'*
GEMBOX
- KALMIA LATIFOLIA 'ELF'*
ELF DWARF MOUNTAIN LAUREL
- KALMIA LATIFOLIA 'OLYMPIC FIRE'*
OLYMPIC FIRE MOUNTAIN LAUREL
- MYRICA CERIFERA 'DON'S DWARF'*
DON'S DWARF WAX MYRTLE
- PRUNUS LAUROCERASUS 'SCHIPKAENSIS'*
SCHIPKA ENGLISH LAUREL
- ROSMARINUS OFFICINALIS*
ROSEMARY
- SARCOCOCCA RUSCIFOLIA*
FRAGRANT SWEETBOX

PERENNIAL

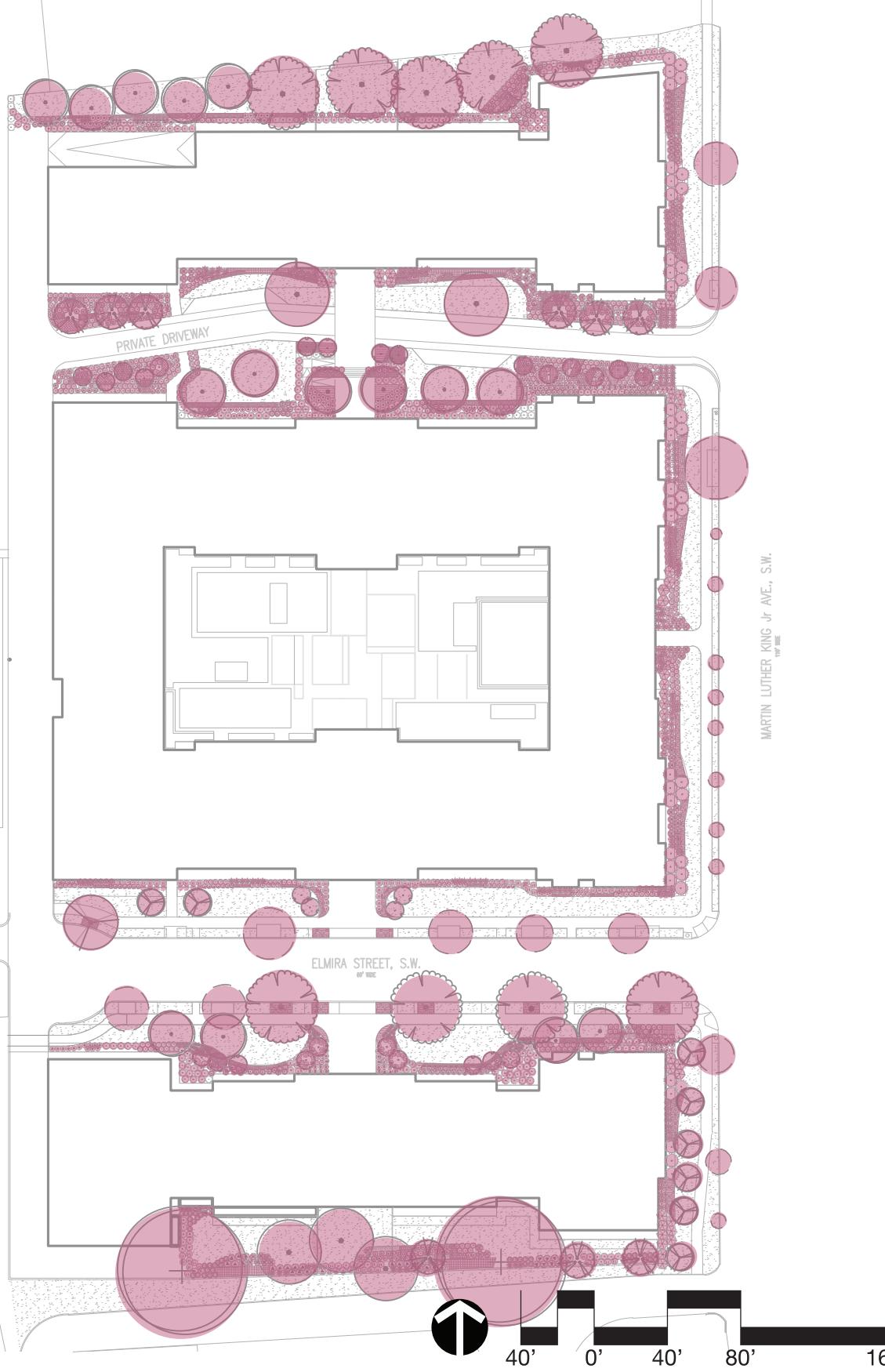
- LAVANDULA ANGUSTIFOLIA 'HIDCOTE'*
HIDCOTE ENGLISH LAVENDER
- PHLOX DIVARICATA*
WOODLAND PHLOX
- RUDBECKIA HIRTA*
BLACK-EYED SUSAN
- EUTROCHIUM PURPUREUM*
JOE PYE WEED

FERNS

- DRYOPTERIS ERYTHROSORA 'BRILLIANCE'*
BRILLIANCE AUTUMN FERN
- ATHYRIUM FILIX-FEMINA*
COMMON LADY FERN

Note: Plant list and landscape design are subject to change upon completion of construction drawings, applicable Code review and compliance, and UFA and public space review and permitting (where applicable).

SEASONALITY: SPRING



Spring all the dormant plants are beginning to awake. Perennials are starting to open. Trees are starting to leaf out and some early bloomers like the Redbud and Dogwood are already showing. The evergreen shrub layer remains our consistent structure through out the year but the deciduous shrubs fill in around creating new juxtapositions of texture and form. The ferns are beginning to reemerge as fiddleheads and then opening up into fronds.



Note: Plant list and landscape design are subject to change upon completion of construction drawings, applicable Code review and compliance, and UFA and public space review and permitting (where applicable).

SEASONALITY: SPRING

JUNE 21, 2024

SEASONALITY: SUMMER



Summer is a lush time when the plants are all in their full form. Trees are leafed out with full canopy providing shade, texture, and framing views to building entry ways and the park beyond. Shrubs are providing a variety of heights and texture to pull the eye through the landscape and some, such as Mountain Laurel and Oakleaf Hydrangea, are rich with blooming flowers. Perennials are all in full form and many in bloom, such as Black-eyed Susan, Joe Pye Weed, and Woodland Phlox. Ornamental grasses are tall with their plumes and seed heads gracefully swaying in the breeze. The ferns are in full form with their fronds unfurled.



Note: Plant list and landscape design are subject to change upon completion of construction drawings, applicable Code review and compliance, and UFA and public space review and permitting (where applicable).

JUNE 21, 2024

SEASONALITY: SUMMER