

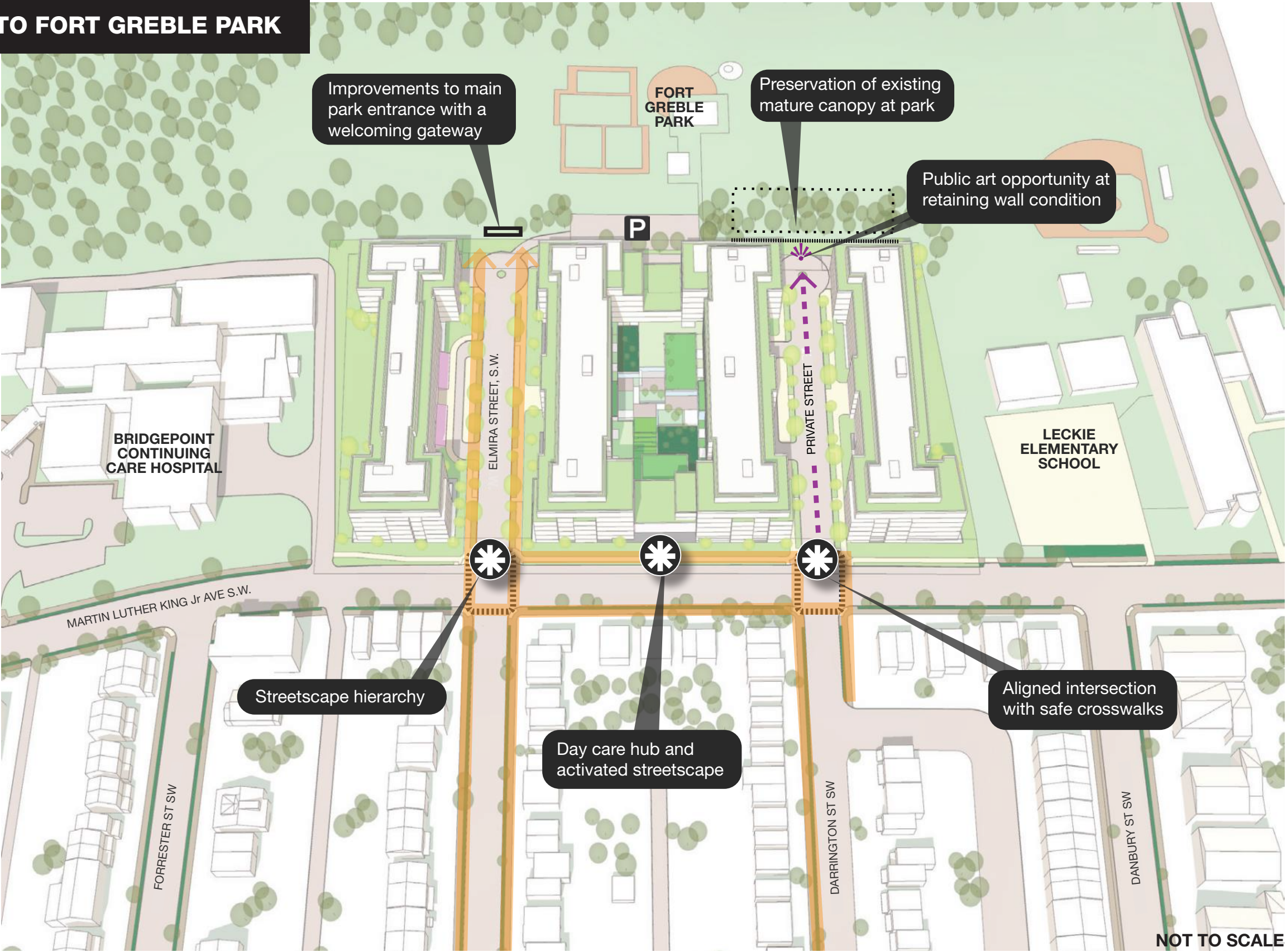
LANDSCAPE DESIGN

JUNE 21, 2024

PEDESTRIAN CONNECTIONS TO FORT GREBLE PARK

Pedestrian Connections

Long view to retaining wall

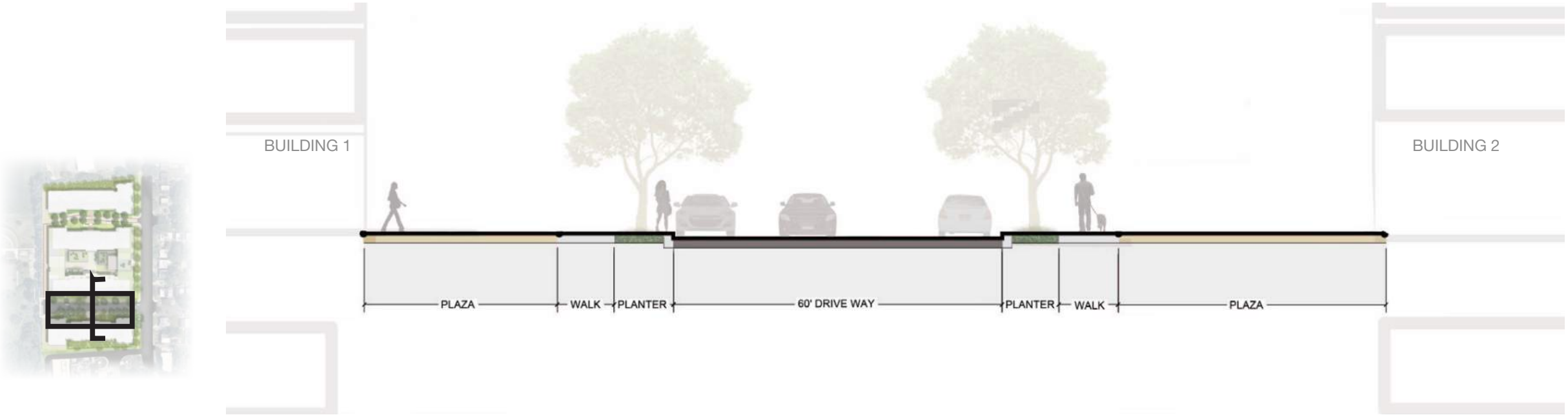
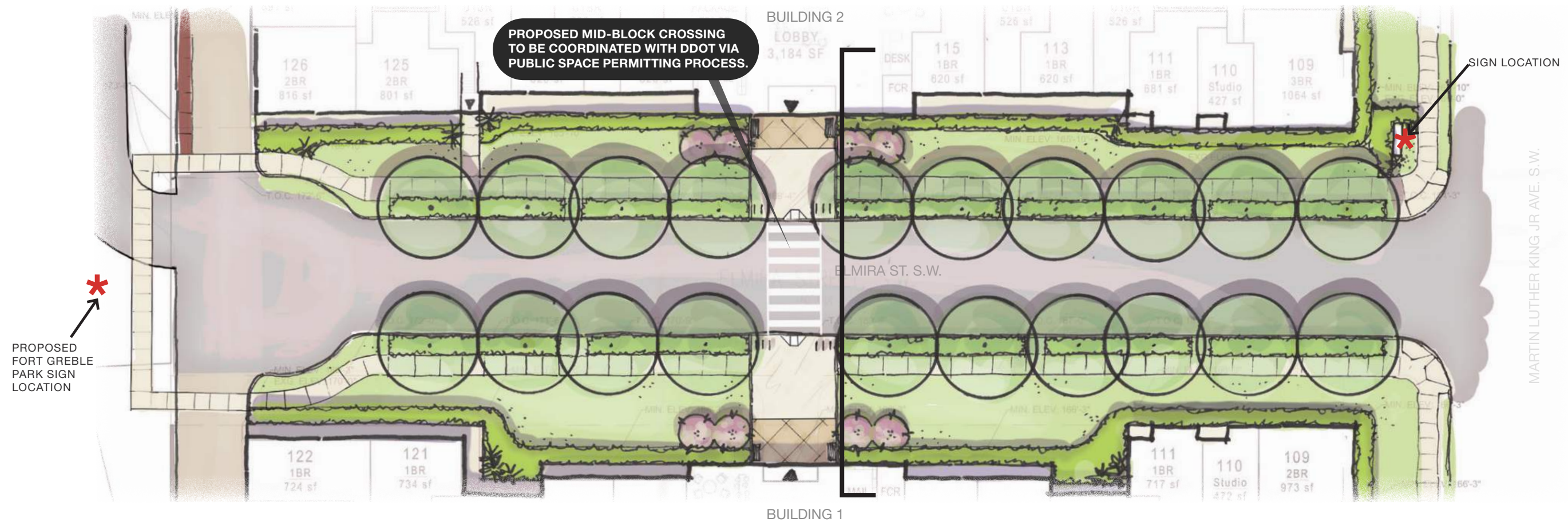


SITE PLAN

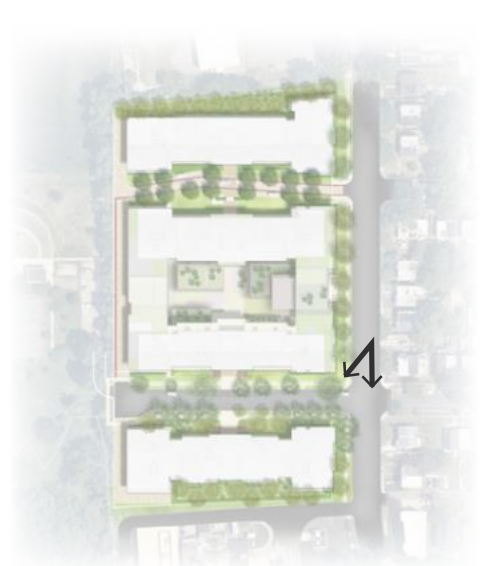


JUNE 21, 2024

ELMIRA STREET SW DESIGN CONCEPT



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

PUBLIC SPACE PROGRAMMING AND ACTIVATION: ELMIRA STREET VIEW LOOKING WEST

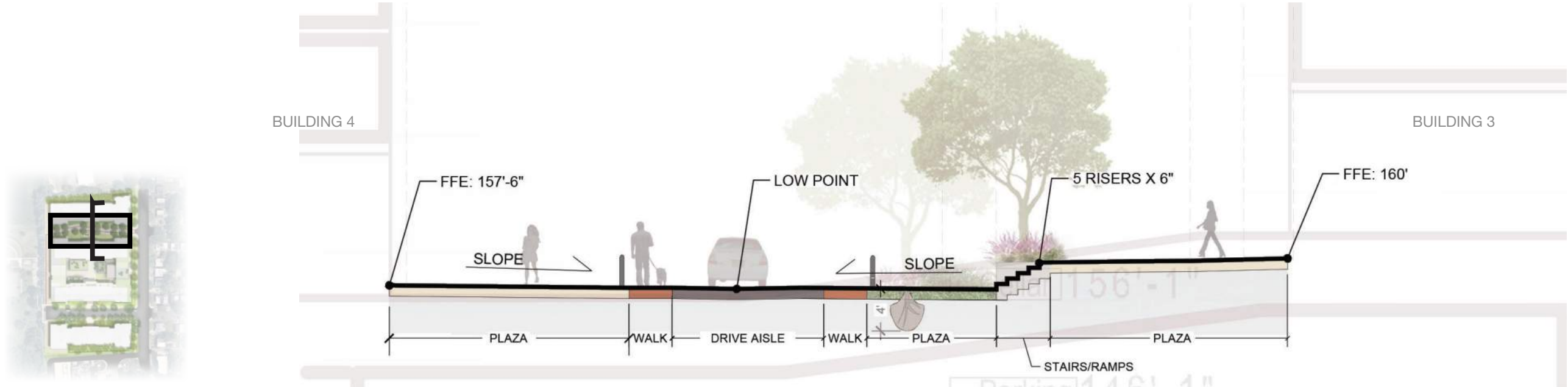
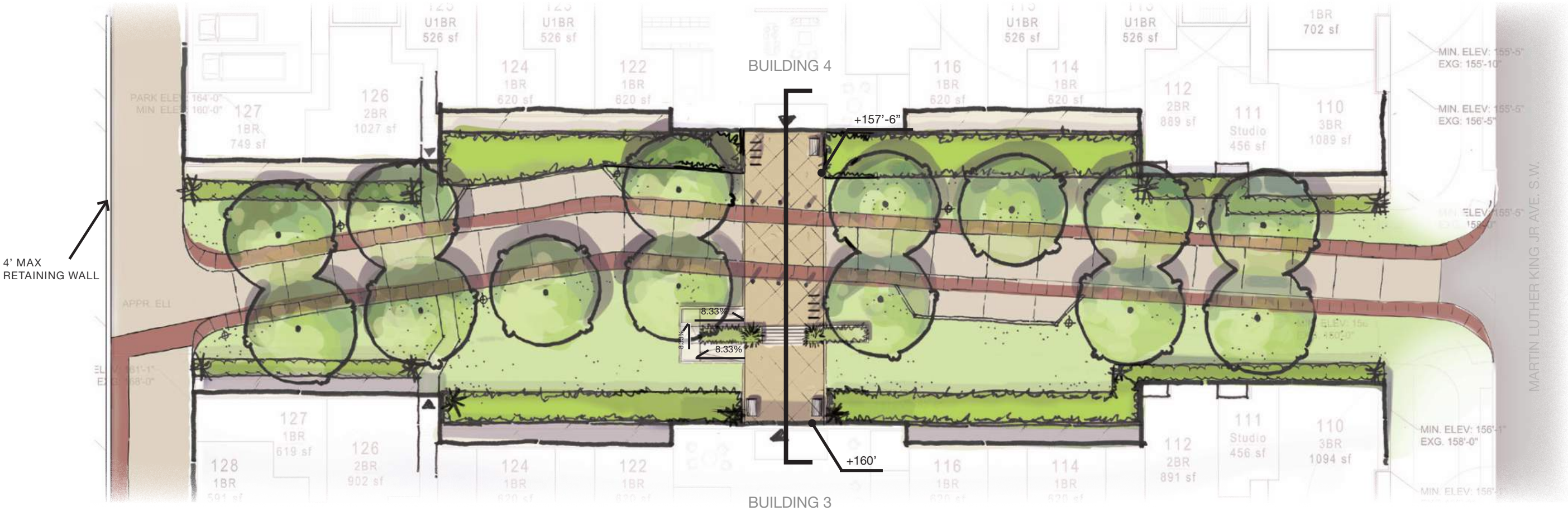


- 1 Lighted bollards promote safe and welcoming places to gather
- 2 Benches encourage socialization near the lobby entrances
- 3 Additional streetlights further promote safety and wayfinding



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

PRIVATE DRIVEWAY DESIGN CONCEPT



PRIVATE DRIVEWAY



TO MARTIN LUTHER KING JR AVE. S.W.

JUNE 21, 2024

LandDesign MARTINS VIEW LLC

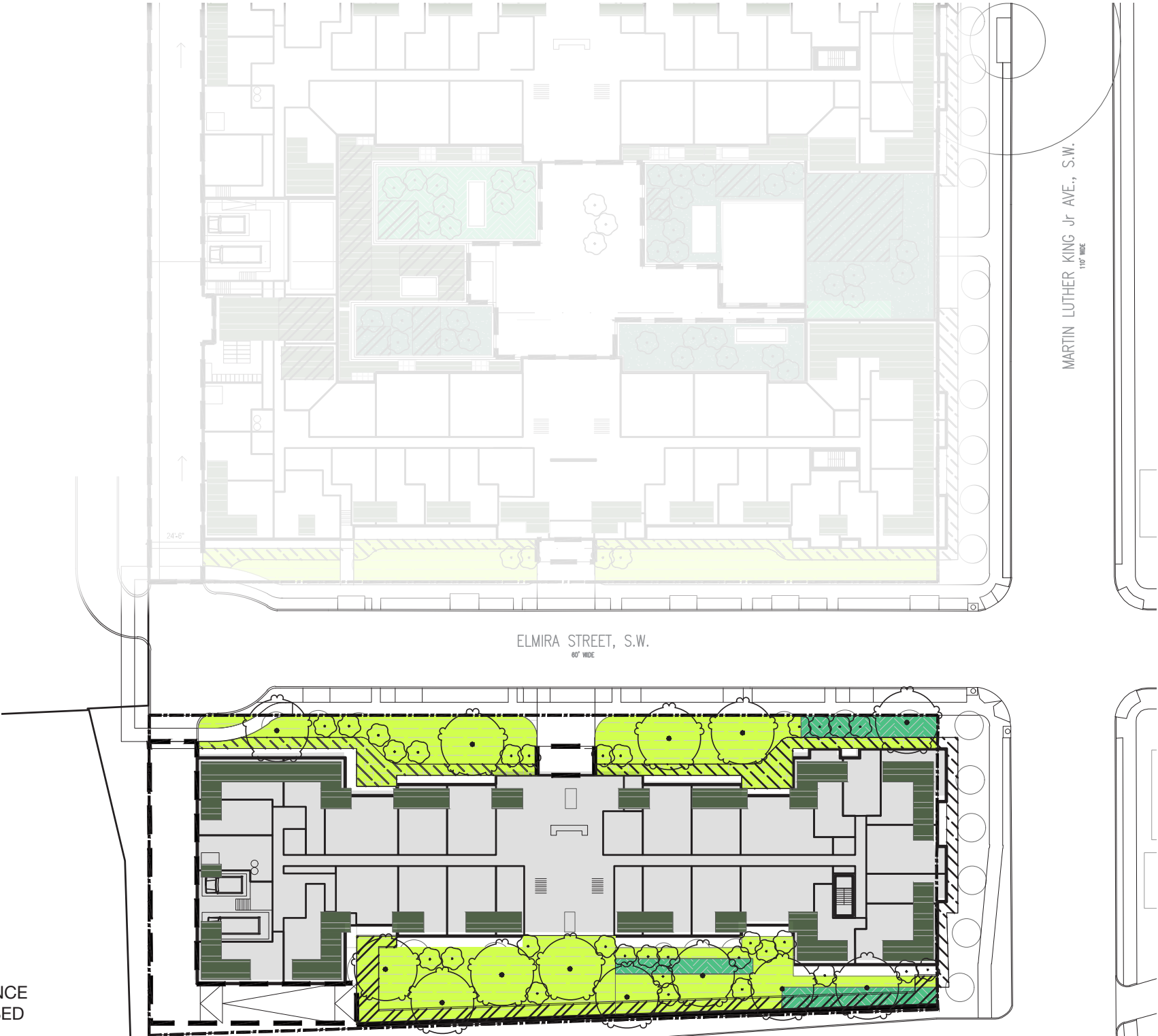
PRIVATE DRIVEWAY

L08

PRELIMINARY GAR PLAN: BLDG 1

Green Area Ratio Scoresheet							
<div><div></div><div></div><div></div></div>	Address	MARTIN'S VIEW		Square	Lot	Zone District	
	Other	BUILDING 1					
	Lot size (enter this value first) *		Lot area (sf)	Minimum Score	Multiplier	GAR Score	
		49,000	.4		SCORE: 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)					Native Bonus		
1	Groundcovers, or other plants < 2' height	square feet	1,983	0.20	square feet 1,983	396.6	
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants	400	3600	0.30	# of plants 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	# of trees 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	# of trees 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. 2,142							

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

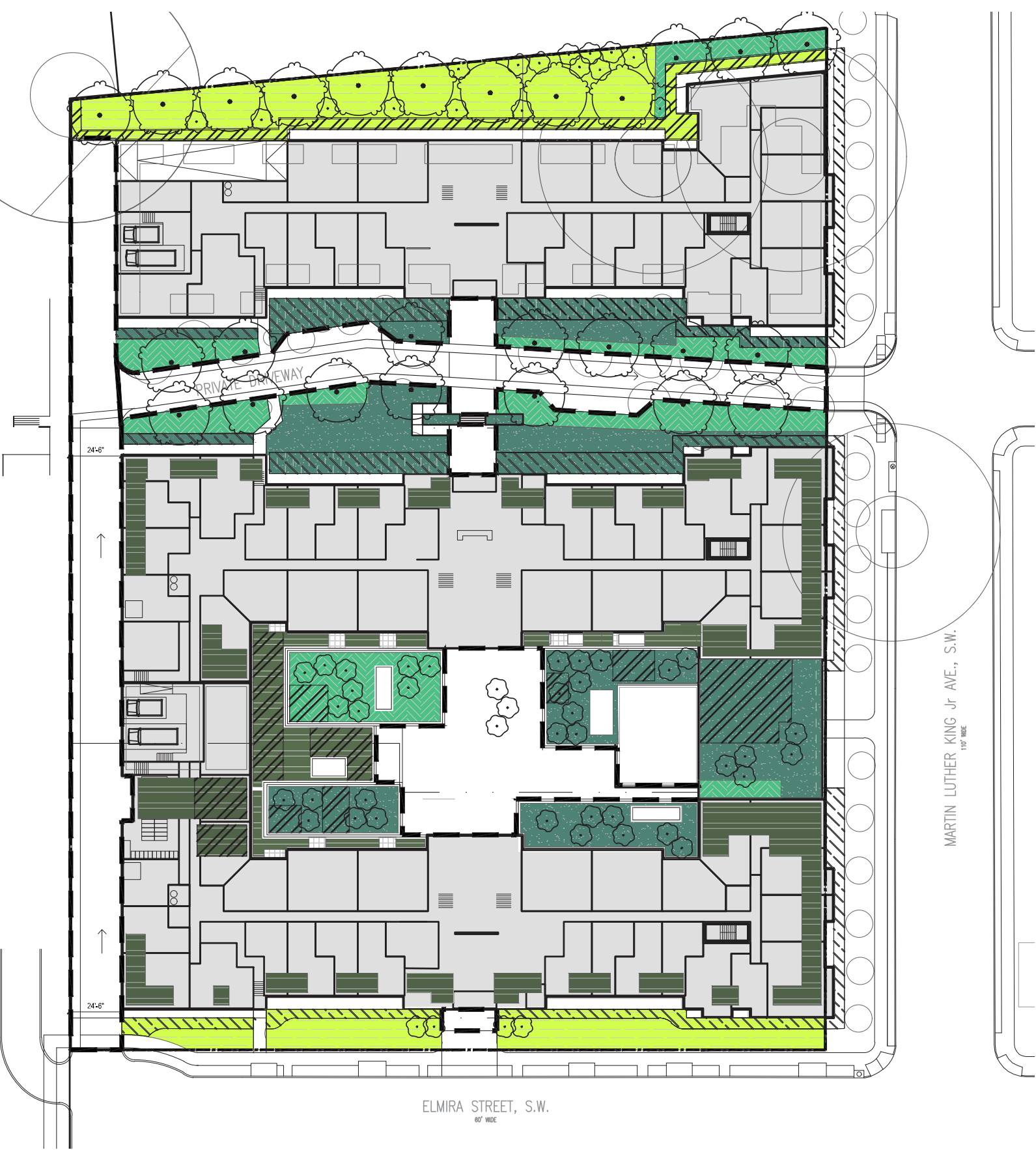


GAR AREAS BLDG 1		
	GAR AREA A2 LANDSCAPE AREAS WITH SOIL DEPTH ≥ 24"	12,436 SF
	GAR AREA A3 BIORETENTION FACILITIES	1,625 SF
	GAR AREA C1 OVER 2" AND LESS THAN 8" OF GROWTH MEDIUM	4,746 SF
	SHRUB AREA INCLUDES AREAS OUTSIDE PROPERTY LINE	
	GAR AREA B1 GROUNDCOVERS, OR PLANTS < 8" HEIGHT	1,983 SF
	GAR 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	MARTIN'S VIEW		Square	Lot
***	Other	BUILDINGS 2-4		Zone District	
	Lot size (enter this value first) *	164,000	Minimum Score	.4	Multiplier
				SCORE:	0.400
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"	<div>square feet0</div>	0.30		-
2	Landscaped areas with a soil depth ≥ 24"	<div>square feet13,581</div>	0.60		8,148.6
3	Bioretention facilities	<div>square feet8,129</div>	0.40		3,251.6
B Plantings (credit for plants in landscaped areas from Section A)					
1	Groundcovers, or other plants < 2' height	<div>square feet6,950</div>	0.20	<div>square feet6,950</div>	1,390.0
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	<div># of plants807</div>	7259	0.30	<div># of plants807</div>
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	<div># of trees60</div>	3000	0.50	<div># of trees60</div>
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	<div># of trees26</div>	6500	0.60	<div># of trees26</div>
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	<div># of trees0</div>	0	0.70	<div># of trees</div>
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	<div># of trees0</div>	0	0.70	<div># of trees</div>
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	<div># of trees0</div>	0	0.70	<div># of trees</div>
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	<div># of trees0</div>	0	0.80	<div># of trees0</div>
9	Vegetated wall, plantings on a vertical surface	<div>square feet0</div>	0.60	<div>square feet</div>	-
C Vegetated or "green" roofs					
1	Over at least 2" and less than 8" of growth medium	<div>square feet18,361</div>	0.60	<div>square feet1,836</div>	11,016.6
2	Over at least 8" of growth medium	<div>square feet20,270</div>	0.80	<div>square feet2,027</div>	16,216.0
D Permeable Paving***					
1	Permeable paving over 6" to 24" of soil or gravel	<div>square feet</div>	0.40		-
2	Permeable paving over at least 24" of soil or gravel	<div>square feet24,540</div>	0.50		12,270.0
E Other					
1	Enhanced tree growth systems***	<div>square feet0</div>	0.40		-
2	Renewable energy generation	<div>square feet6,000</div>	0.50		3,000.0
3	Approved water features	<div>square feet0</div>	0.20		-
F Bonuses					
1	Native plant species	<div>square feet27,576</div>	0.10		2,757.6
2	Landscaping in food cultivation	<div>square feet0</div>	0.10		-
3	Harvested stormwater irrigation	<div>square feet0</div>	0.10		-
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.



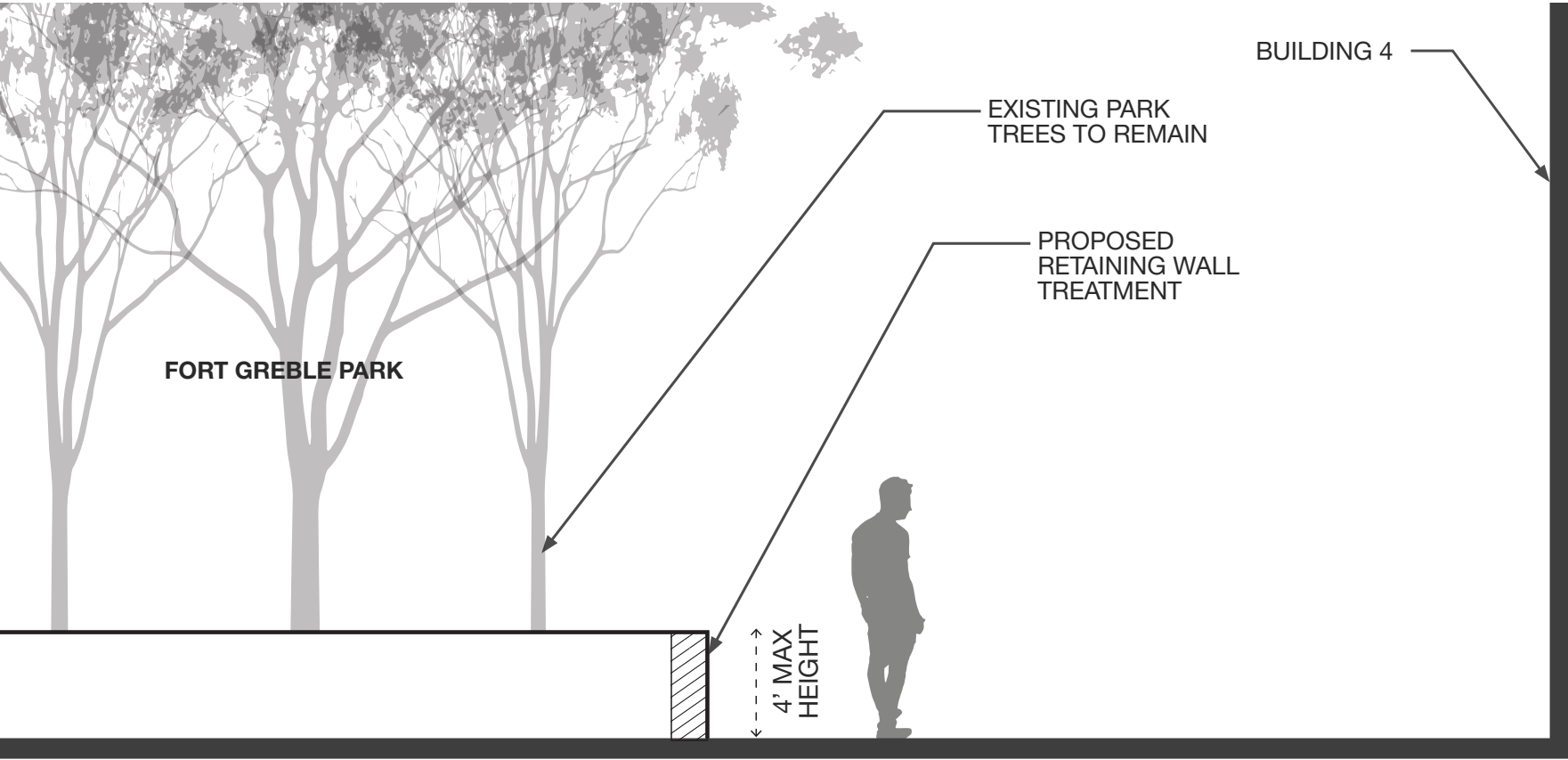
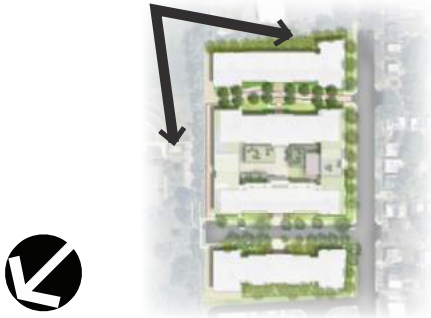
GAR AREAS BLDGS 2-4		
<div></div>	GAR AREA A2 LANDSCAPE AREAS WITH SOIL DEPTH ≥ 24"	13,581 SF
<div></div>	GAR AREA A3 BIORETENTION FACILITIES	8,129 SF
<div></div>	GAR AREA C2 OVER 8" GROWTH MEDIUM	20,270 SF
<div></div>	GAR AREA C1 OVER 2" AND LESS THAN 8" OF GROWTH MEDIUM	18,361 SF
<div></div>	SHRUB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

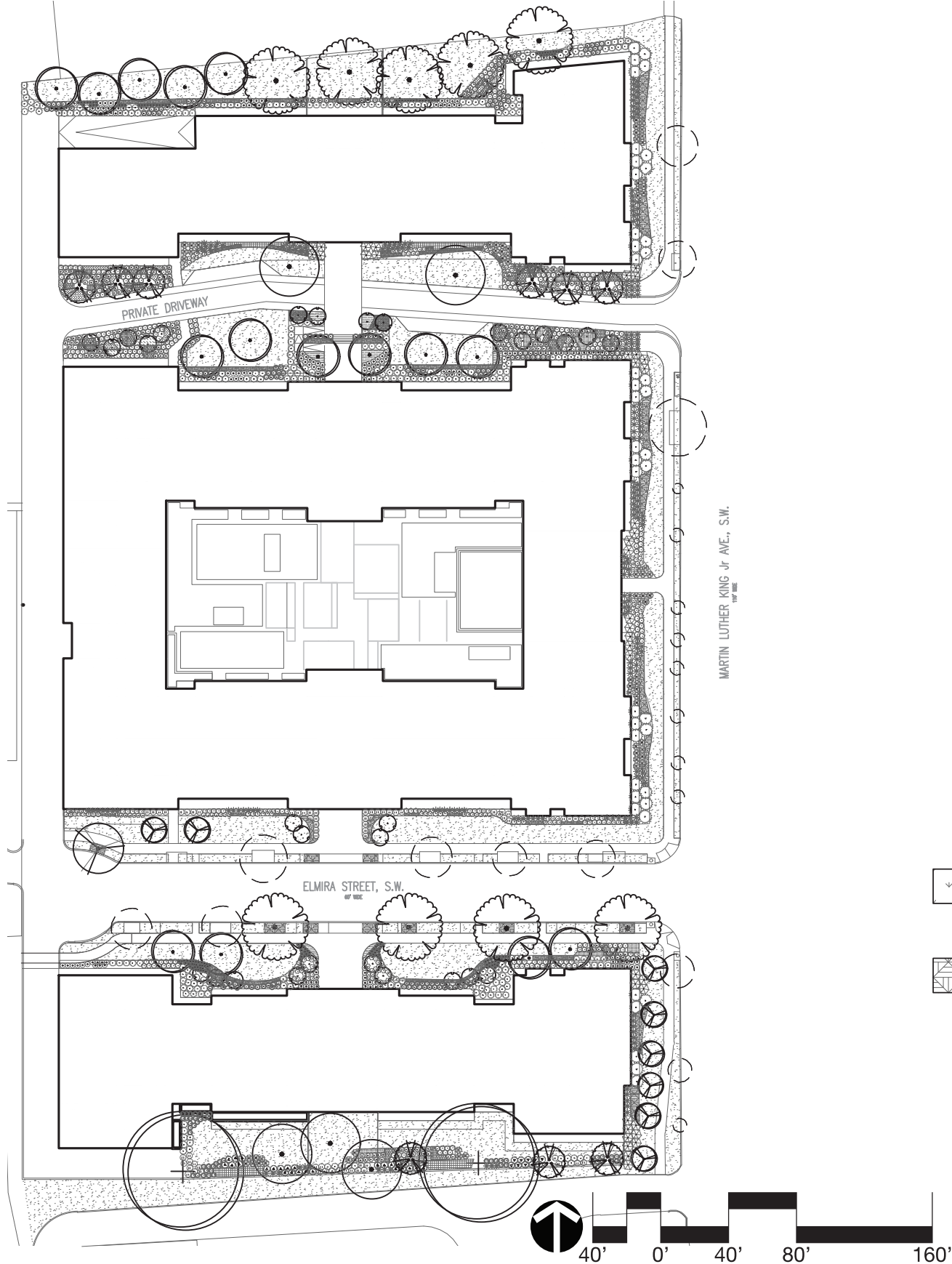


JUNE 21, 2024

PRIVATE DRIVEWAY AT FORT GREBLE PARK EDGE

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





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 PENSYLVANICA
PENNSYLVANIA SEDGE

DECIDUOUS SHRUB

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

PLANT LIST

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
- EUTROCHIIUM PURPUREUM
JOE PYE WEED

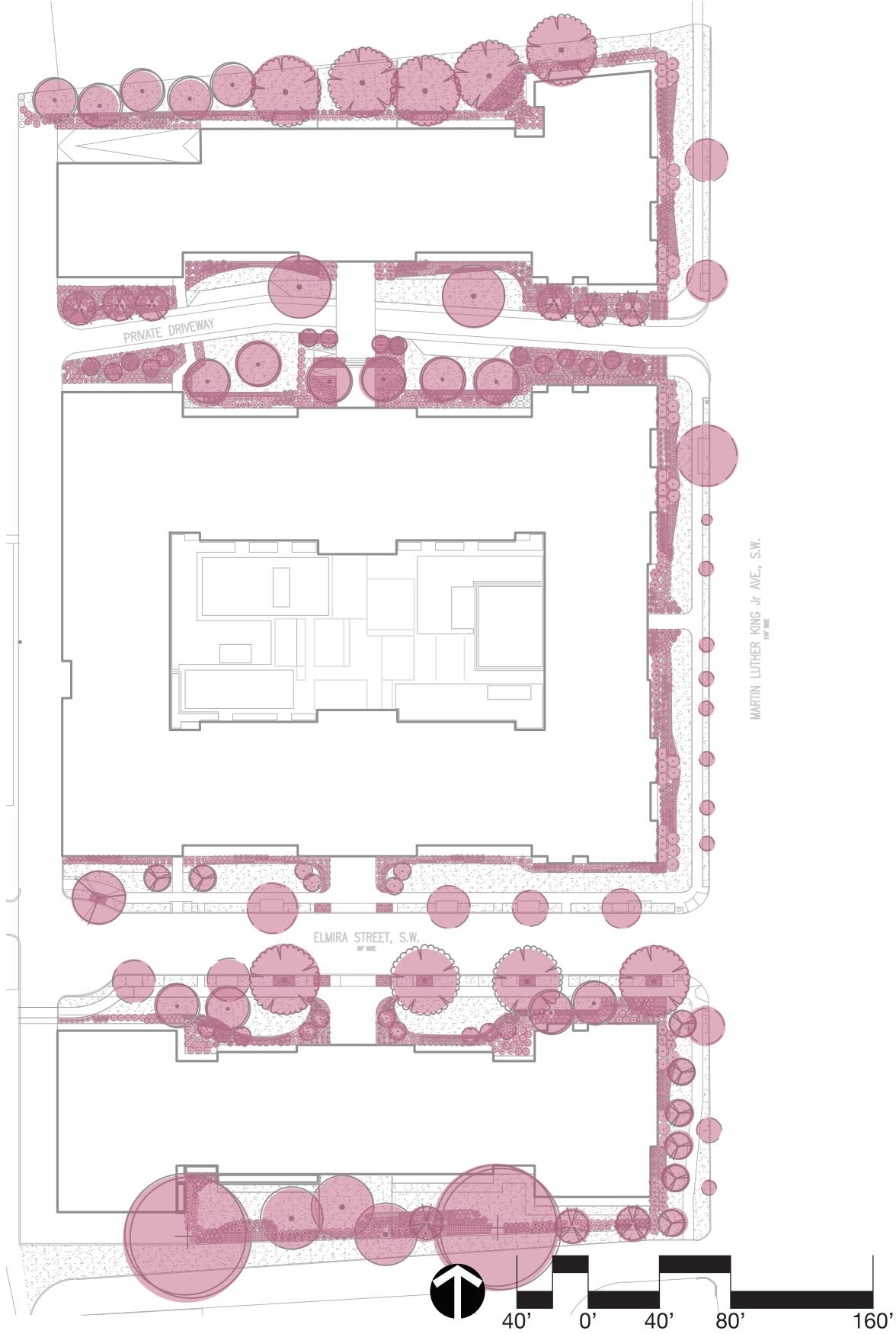
FERNS

















- 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.



 <i>Cornus florida</i> Flowering Dogwood	 <i>Acer rubrum</i> Red Maple	 <i>Betula nigra</i> 'duraheat' River Birch Multi-trunk	 <i>Platanus occidentalis</i> American Sycamore	 <i>Betula nigra</i> 'Little King' Dwarf River Birch	 <i>Tilia tomentosa</i> Silver Linden
 <i>Cercis canadensis</i> Eastern Redbud Multi-trunk	 <i>Quercus shumardii</i> 'Qssth' Prominence Shumard Oak	 <i>Daphne odora</i> Winter Daphne	 <i>Sarcococca ruscifolia</i> Fragrant Sweetbox	 <i>Myrica cerifera</i> 'Don's Dwarf' Don's Dwarf Wax Laurel	 <i>Kalmia latifolia</i> 'Olympic Fire' Olympic Fire Mountain Laurel
 <i>Ilex glabra</i> 'Gem Box' Gem Box Inkberry Holly	 <i>Rosmarinus officinalis</i> Rosemary	 <i>Kalmia latifolia</i> 'elf' Elf Dwarf Mountain Laurel	 <i>Prunus laurocerasus</i> 'schipkaensis' Schipka English Laurel	 <i>Ilex glabra</i> 'Compacta' Compact Inkberry	 <i>Hydrangea quercifolia</i> 'Pee Wee' Pee-Wee Oakleaf Hydrangea
 <i>Cornus sericea</i> 'Kelsey' Kelsey's Dwarf Red Osier Dogwood	 <i>Clethra alnifolia</i> Sugartina 'Crystalina' Dwarf Summersweet	 <i>Calamagrostis x acutiflora</i> 'Karl Foerster' Karl Foerster Feather Reed Grass	 <i>Scirpus cyperrinus</i> Wool Grass	 <i>Muhlenbergia capillaris</i> 'regal mist' Pink Muhly Grass	 <i>Carex pennsylvanica</i> Pennsylvania sedge
 <i>Lavandula angustifolia</i> 'Hicote' Hidcote English Lavender	 <i>Rudbeckia hirta</i> Black-eyed Susan	 <i>Eutrochium purpureum</i> Joe Pye Weed	 <i>Dryopteris erythrosora</i> 'Brilliance' Autumn Brilliance Fern	 <i>Athyrium filix-femina</i> 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).

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.



Cornus florida
Flowering Dogwood



Acer rubrum
Red Maple



Betula nigra 'duraheat'
River Birch Multi-trunk



Platanus occidentalis
American Sycamore



Betula nigra 'Little King'
Dwarf River Birch



Tilia tomentosa
Silver Linden



Cercis canadensis
Eastern Redbud Multi-trunk



Quercus shumardii 'Qssth'
Prominence Shumard Oak



Daphne odora
Winter Daphne



Sarcococca ruscifolia
Fragrant Sweetbox



Myrica cerifera 'Don's Dwarf'
Don's Dwarf Wax Laurel



Kalmia latifolia 'Olympic Fire'
Olympic Fire Mountain Laurel



Ilex glabra 'Gem Box'
Gem Box Inkberry Holly



Rosmarinus officinalis
Rosemary



Kalmia latifolia 'elf'
Elf Dwarf Mountain Laurel



Prunus laurocerasus
'schipkaensis'
Schipka English Laurel



Ilex glabra 'Compacta'
Compact Inkberry



Hydrangea quercifolia 'Pee Wee'
Pee-Wee Oakleaf Hydrangea



Cornus sericea 'Kelseyi'
Kelsey Dwarf Red Twig Dogwood



Clethra alnifolia
'crystalina'
Sugartina Summersweet



Calamagrostis x acutiflora 'Karl Foerster'
Karl Foerster Feather Reed Grass



Phlox divaricata
Woodland Phlox



Muhlenbergia capillaris
'regal mist'
Pink Muhly Grass



Carex pennsylvanica
Pennsylvania sedge



Lavandula angustifolia
'Hicote'
Hicote English Lavender



Rudbeckia hirta
Black-eyed Susan



Eutrochium purpureum
Joe Pye Weed



Dryopteris erythrosora
'Brilliance'
Brilliance Autumn Fern



Athyrium filix-femina
Common Lady Fern



Scirpus cyperrinus
Wool Grass

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).