

SEASONALITY: SPRING



***Cornus sericea* 'Kelsey'**
Kelsey Red Twig Dogwood
White flowers in late
spring/early summer



Cornus florida
Flowering Dogwood
White flowers in
late spring/early summer



Phlox divaricata
Wild Blue Phlox
Cool blue flowers in
late spring/early summer



Itea virginica
Little Henry Sweetspire
White flowers in late spring/early summer



Prunus l. 'Schipkaensis'
Schip Mountain Laurel
Fragrant white flowers in late
spring/early summer

SEASONALITY: SUMMER



1
Carex pennsylvanica
Pennsylvania sedge
Textural variety



5
Athyrium filix-femina
Lady Fern
Textural variety



8
Hydrangea quercifolia 'Pee Wee'
Pee-Wee Oakleaf Hydrangea
White flower heads fade to pink



9
Phlox divaricata
Wild Blue Phlox
Cool blue flowers in
late spring/early summer



10
Itea virginica
Little Henry Sweetspire
White flowers in
late spring/early summer



11
Clethra alnifolia
Sugartina 'Crystalina'
Dwarf Summersweet
Fragrant white flowers that
attract butterflies



14
Deschampsia cespitosa 'Goldtau'
Gold Tauf Tufted Hairgrass
Textural variety

SEASONALITY: FALL



Carex pennsylvanica
Pennsylvania sedge
Sandy-colored foliage



Cornus sericea 'Kelsey'
Kelsey Red Twig Dogwood
Red/orange foliage



Betula nigra 'Little King'
Dwarf River Birch
Bright yellow foliage



Hydrangea quercifolia 'Pee Wee'
Pee-Wee Oakleaf Hydrangea
Red/purple foliage



Itea virginica 'Little Henry'
Little Henry Sweetpire
Bright orange/red foliage



Deschampsia Cespitosa 'Goldtau'
Gold Tauf Tufted Hairgrass
Sandy-colored blades



Rhus aromatica 'Gro-Low'
Gro-Low Fragrant Sumac
Orange/red foliage



Clethra alnifolia Sugartina 'Crystalina'
Dwarf Summersweet
Attractive gold/yellow to yellow/brown foliage



Dryopteris erythrosora 'Brilliance'
Autumn Brilliance Fern
Copper-red fronds turn bright red



SEASONALITY: WINTER



Cornus sericea 'Kelsey'
Kelsey's Dwarf Red Osier
Dogwood
Bold red stems



Ilex glabra 'Gem Box'
Gem Box Inkberry Holly
Evergreen foliage



Sarcococca ruscifolia
Fragrant Sweetbox
Evergreen foliage, white fragrant
flowers in winter



Betula nigra 'Little King'
Dwarf River Birch
Textured bark



Deschampsia Cespitosa 'Goldtau'
Gold Tauf Tufted Hairgrass
Plumes "brown out" for interesting
texture



Dryopteris erythrosora 'Brilliance'
Autumn Brilliance Fern
Semi-evergreen fronds collect
snow in winter



Prunus l. 'Schipkaensis'
Schip Mountain Laurel
Broadleaf evergreen foliage



Martins View PUD

Zoning Commission Hearing

22 July 2024

GOROVE SLADE
 Transportation Planners and Engineers



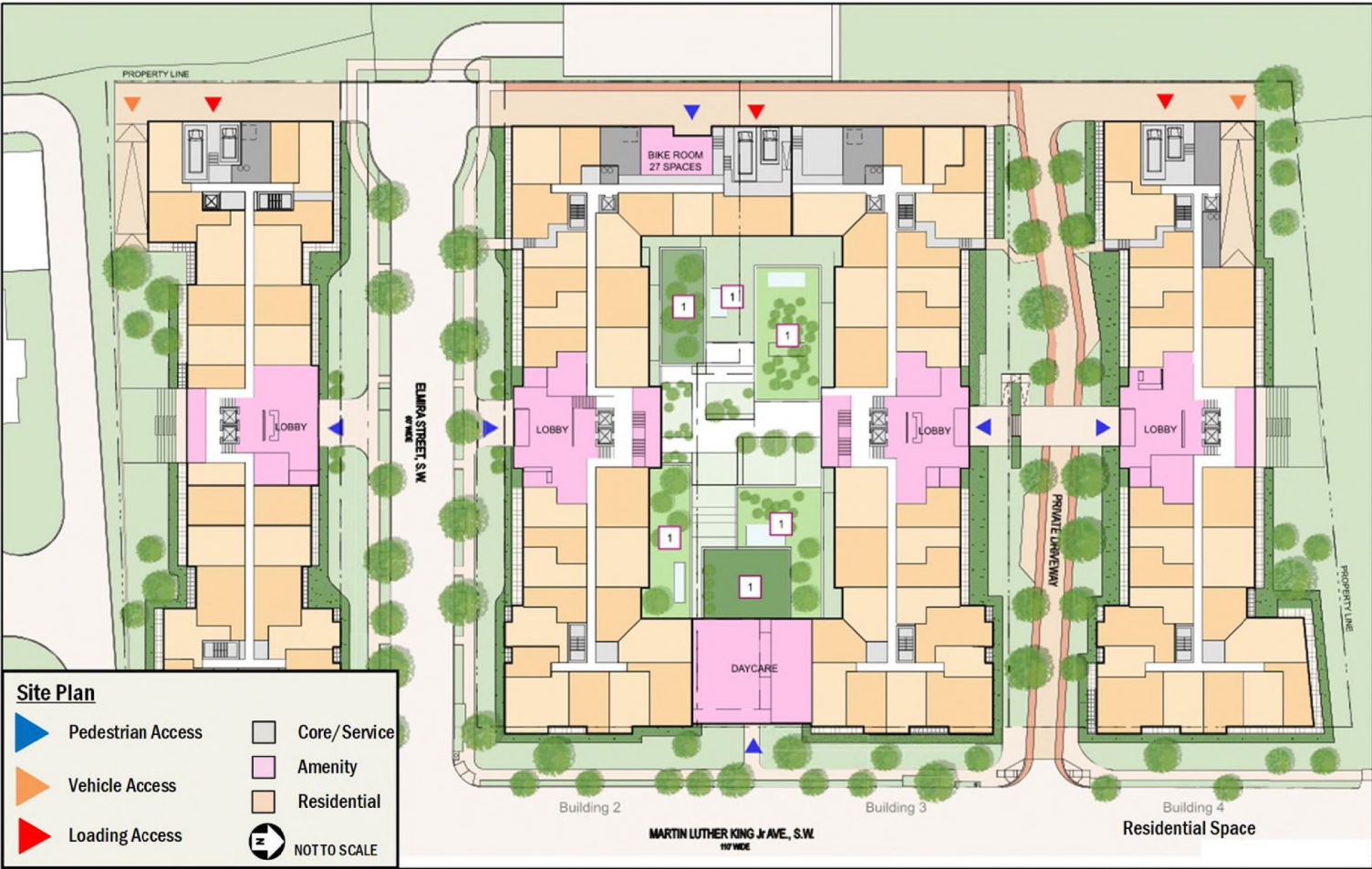
Proposed Plan

Located within ¼ mile of a Priority Bus Route

Comprehensive Transportation Demand Management Plan

Development Program

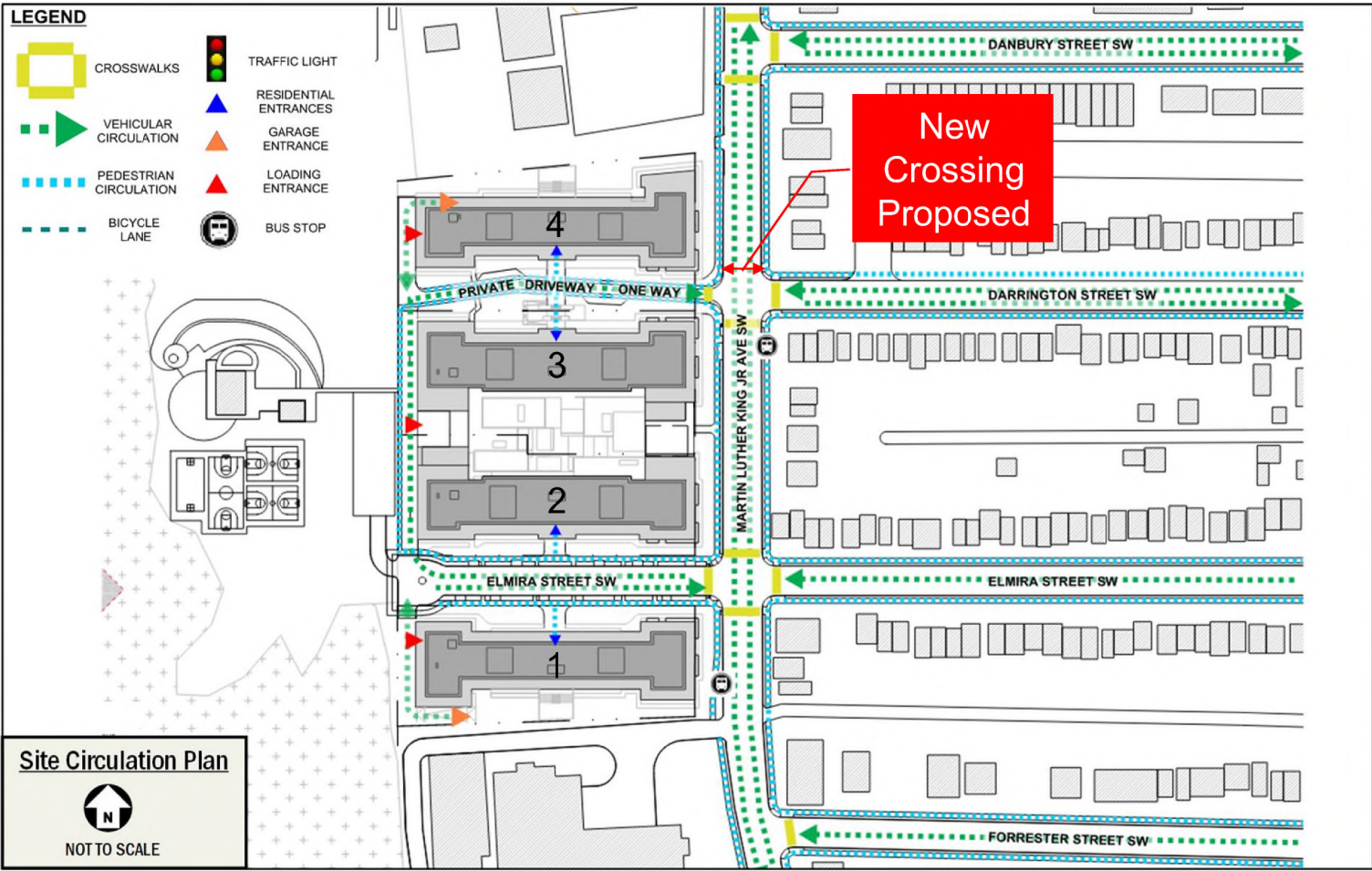
- Approximately 821 dwelling units
- 5,500 SF daycare along Martin Luther King Jr. Avenue SW
- 273 below-grade vehicular parking spaces in 2 proposed garages
- At least 276 long-term & 43 short-term bicycle parking spaces



Site Circulation

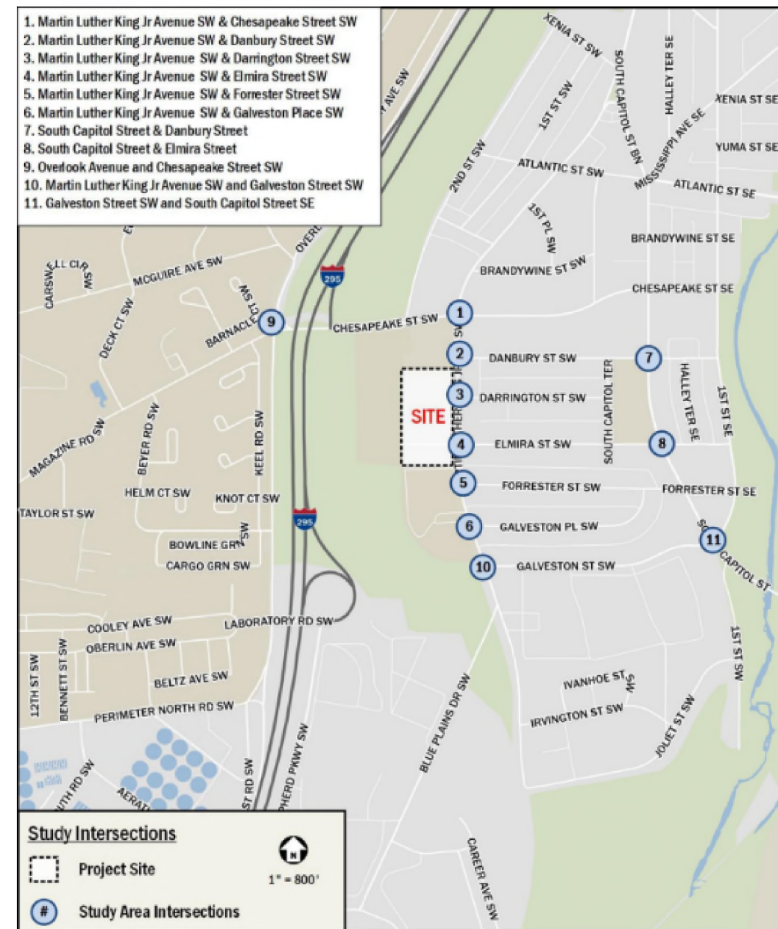
Development Program

- Reduced curb cuts on MLK Jr Ave
- Four Buildings:
 - Building 1 (south)
 - Buildings 2-3 (central)
 - Building 4 (north)
- New one-way private driveway between buildings 3 & 4
- Alley behind buildings 2-3 is one-way NB
- Maintain connection to Ft. Greble Park via Elmira Street



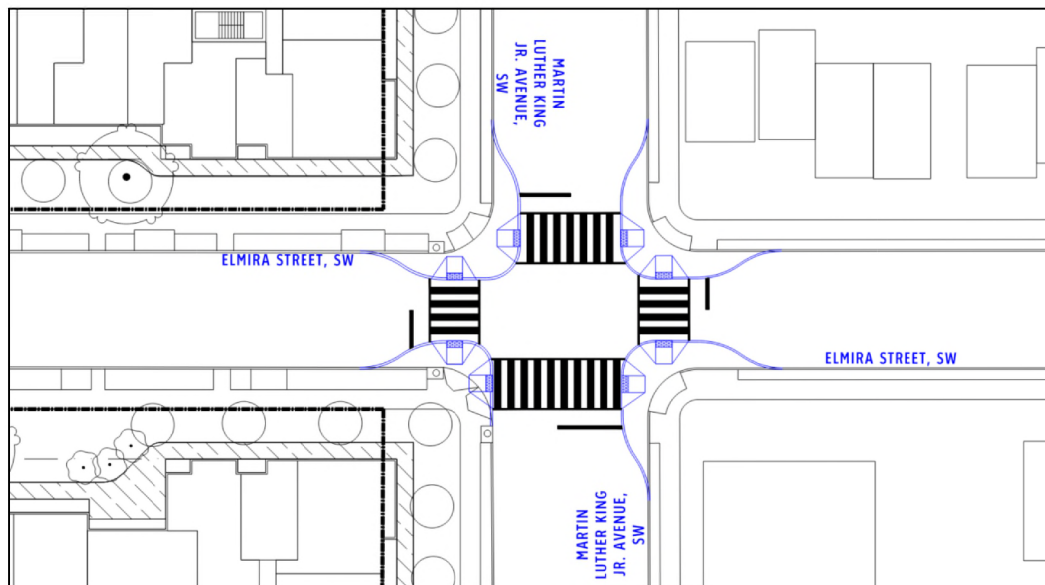
Comprehensive Transportation Review

- Study included full review of vehicular capacity in the area with intersection turning movement and queue analyses.
 - **Up to 148 AM vehicle trips** (48 in, 100 out)
 - **Up to 140 PM vehicle trips** (78 in, 62 out)
- Reviewed AM and Afternoon School Peak Hours as well as the PM commuter peak hour given proximity to a public school.
- Project impacts at one (1) location were identified that could be mitigated via signal timing adjustments.
- We worked with DDOT to develop a comprehensive Transportation Demand Management Plan to mitigate any Project impacts. The TDM plan includes on-site measures to reduce vehicular usage and off-site pedestrian safety improvements to improve safety in and around the site.

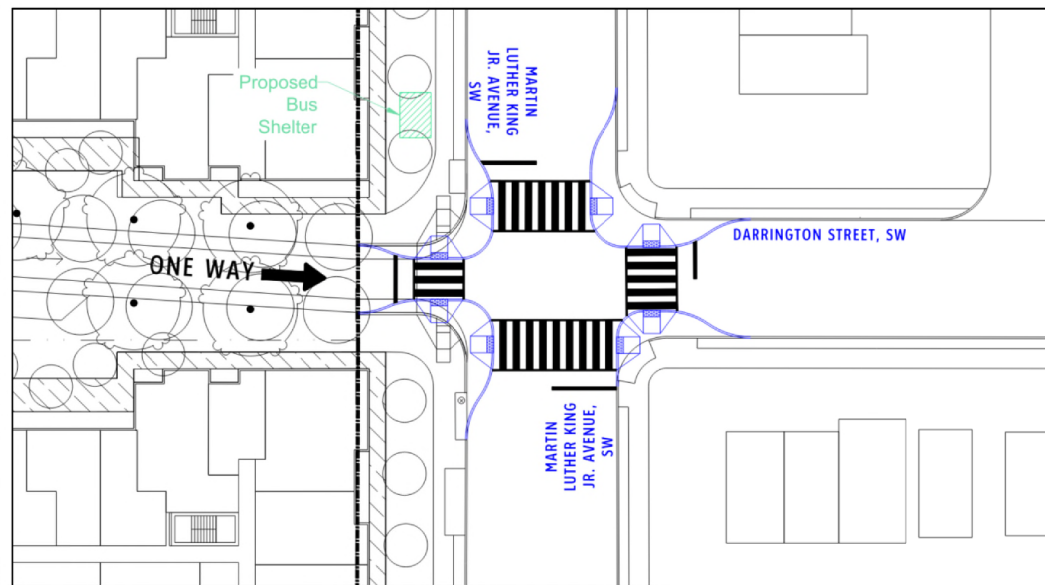


Conceptual Pedestrian Safety Improvements

- Install the missing crosswalk and curb ramps on the northern leg of the Martin Luther King Jr. Avenue and Darrington Street SW intersection;
- Construct permanent curb extensions and pedestrian refuge islands at the Martin Luther King Jr. Avenue SW intersections with Darrington and Elmira Streets.



Proposed Curb Extensions on Elmira Street and Martin Luther King Jr. Avenue SW



Proposed Curb Extensions on Darrington Street and Martin Luther King Jr. Avenue SW

DDOT Coordination

DDOT has no objection to the approval of the application with the following conditions:

- Fund and construct pedestrian safety improvements in the immediate vicinity of the site to minimize pedestrian exposure to crash risk and ensure safe roadway crossing for residents and daycare students and parents, subject to DDOT Approval. At a minimum it should include:
 - Install the missing crosswalk and curb ramps on the northern leg of the Martin Luther King Jr. Avenue and Darrington Street SW intersection; – **Agreed**
 - Install a raised mid-block crossing on Elmira Street SW between Buildings 1 and 2 and incorporate high-contrast materials in the mid-block crossing of the curbless private driveway between Buildings 3 and 4; and – **Raised crosswalk if feasible**
 - Construct permanent curb extensions and pedestrian refuge islands at the Martin Luther King Jr. Avenue SW intersections with Darrington and Elmira Streets. – **Agreed**
- Implement the Transportation Demand Management (TDM) plan for the life of the project – **Agreed. Revised TDM plans submitted to DDOT.**
- Provide truck turning diagrams to demonstrate trucks can enter and exit the public roadway network without head-in and head-out movements – **Agreed. Truck turning Diagrams submitted to DDOT.**

Applicant will engage in continued coordination with DDOT as part of Public Space permitting.

Engagement Goals, Timeline, and Milestones

GOAL 1:
Connect with and
integrate Martin's View
residents into the process

GOAL 2:
Create multiple ways for a
variety of stakeholders to
engage in the process

GOAL 3:
Develop a community-
informed development
program

AUG - DEC 2023

JAN - MAR 2024

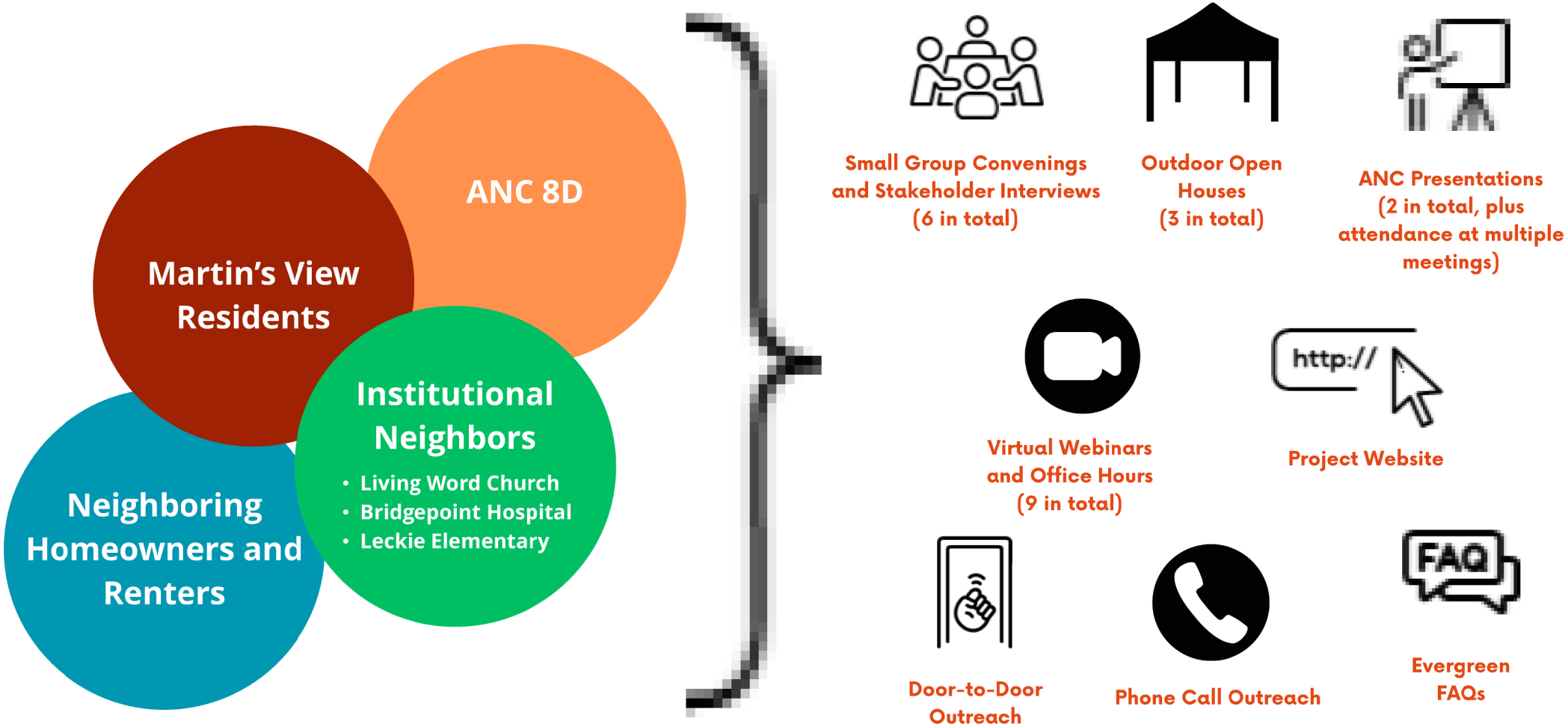
APR - JUL 2024

- Kickoff Event w/ MV Residents (Sept 2023)
- Initial Presentation to ANC 8D (Oct 2023)
- Launch of Project Website
- Development of Senior Amenities based on Resident Input

- ANC-hosted Small Group Meeting w/ Neighbors (Feb 2024)

- Spring Outdoor Open House/Meet Greet (May & June 2024)
- Virtual Office Hours and In Person Small Group Discussion for Neighboring Homeowners
- ANC Support Letter and Community Benefits Agreement (July 2024)

Stakeholder Ecosystem & Tools for Engagement



What We Heard - Most Common Topics Raised

**Increased
Housing Costs**

**Navigating
Relocation**

Local Hiring

**Parking
Impacts**

Density