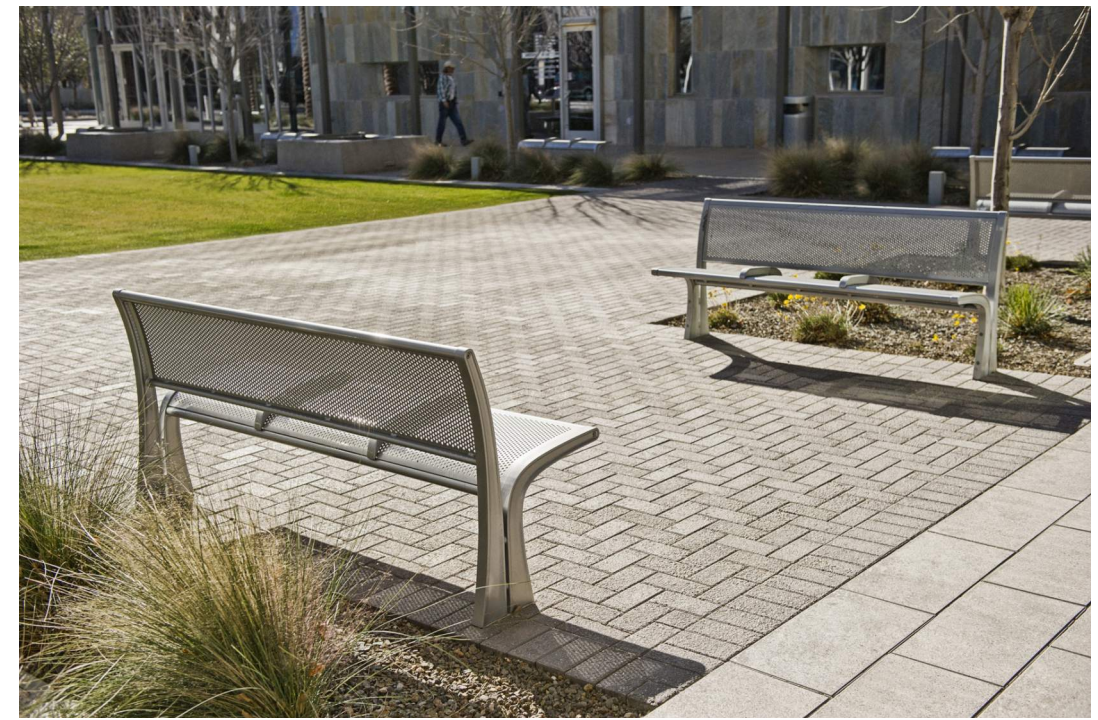


Street Light



Bike Rack



Streetscape Bench



Streetscape Trash Receptacle



Park/ Plaza Trash Receptacle



Wayfinding Totem

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

SITE FURNISHINGS CHARACTER IMAGES

December 23, 2016



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.

December 23, 2016

L1.34



MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD

O C U L U S



STREET TREES CHARACTER IMAGES



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

PLAZA AND PARK PLANTING CHARACTER IMAGES

December 23, 2016



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

December 23, 2016

L1.36



MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD

BIORETENTION PLANTING CHARACTER IMAGES

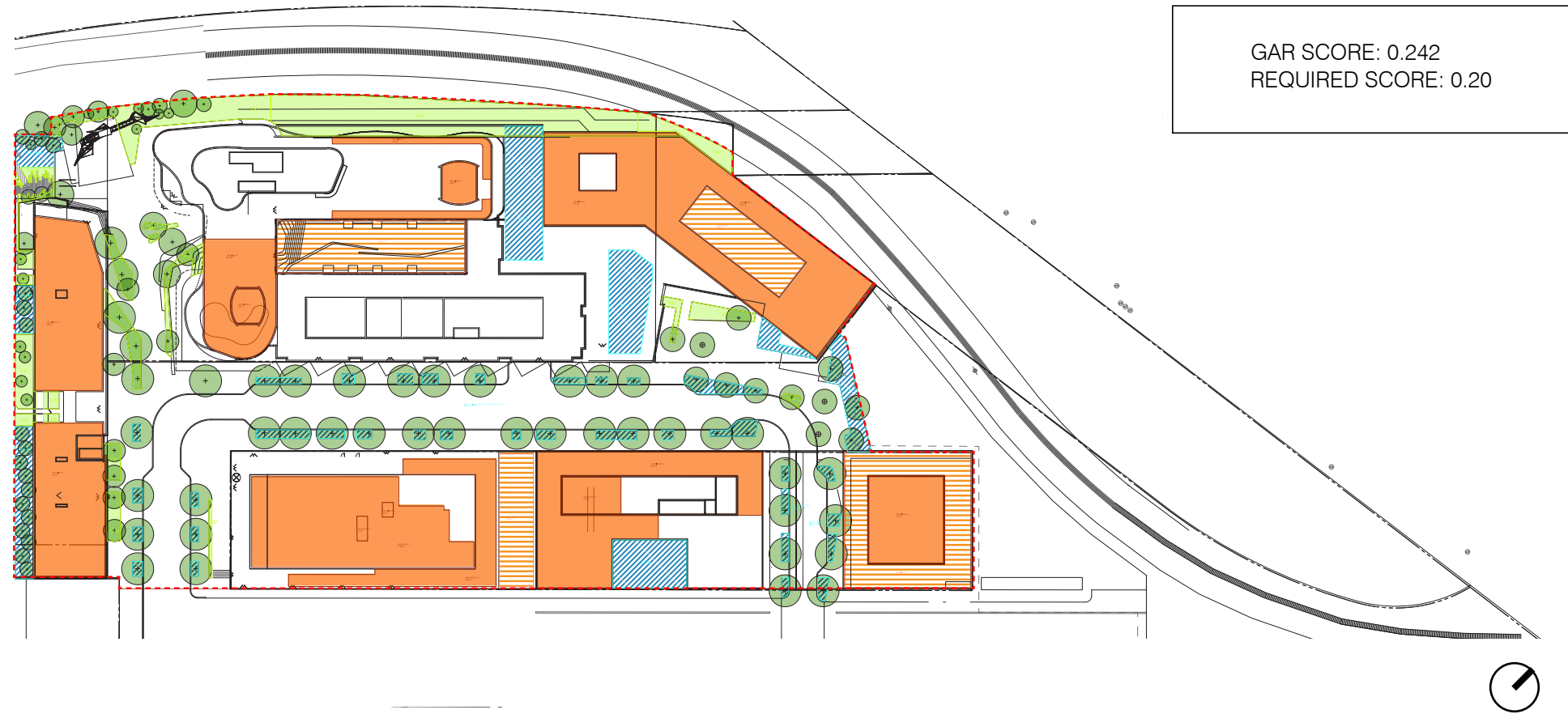
O C U L U S





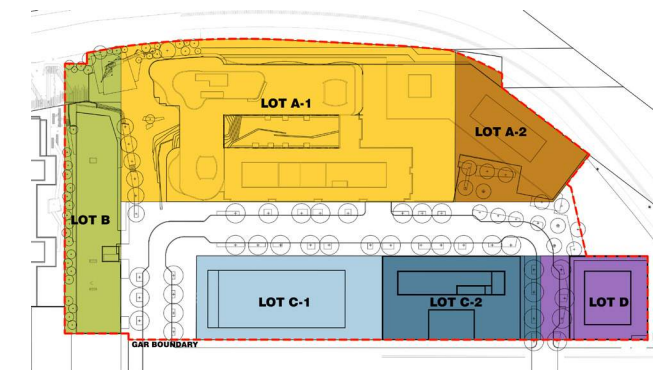
GRADING PLAN - CONSOLIDATED AND FIRST STAGE

December 23, 2016



GREEN AREA RATIO
267,396 SF

| LANDSCAPE ELEMENT | LANDSCAPED AREA WITH A SOIL DEPTH OF 24" OR GREATER | 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 |
|-------------------|-----------------------------------------------------|------------------------------------------------|----------------------------------------------------|----------------------------------------------------|------------------------------------------------|
| SQUARE FEET | 18,477 | 16,148 | 51,824 | 12,983 | 5,450 (109 TREES) |
| NOTES | ASSUME 65% GROUNDCOVER; 35% PLANTS >24" HEIGHT | ASSUME 65% GROUNDCOVER; 35% PLANTS >24" HEIGHT | ASSUME 65% GROUNDCOVER; 35% PLANTS >24" HEIGHT | ASSUME 65% GROUNDCOVER; 35% PLANTS >24" HEIGHT | |



Note: GAR calculations demonstrate the ability to meet the GAR requirements based on the overall site area within the GAR boundary. GAR scores for Buildings A-1, A-2, B, C-1, C-2, and D lots may vary individually.

| Green Area Ratio Scoresheet | | Ward | Lot | Square | Zoning District |
|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|------------------------------|----------|---------|-----------------|
| Address | | | | | |
| Other / BZA Order | | | | | |
| Lot size (enter this value first) * | | 267,396 | | | |
| multiplier | | | | | SCORE 0.242 |
| 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 18477 | 0.6 | 11,086.2 | | |
| 3 Bioretention facilities | enter sq ft 16148 | 0.4 | 6,459.2 | | |
| 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 22404 | 0.2 | 4,481 | | |
| 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 786 | 7074 | 0.3 | 2,122 | |
| 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 109 | 5450 | 0.5 | 2,725.0 | |
| 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 51,824 | 0.6 | 31,094.4 | | |
| 2 Over at least 8" of growth medium | enter sq ft 8439 | 0.8 | 6,751.2 | | |
| 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 0 | 0.4 | - | | |
| 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 = 129,816 | | | |
| H Bonuses | | | | | |
| 1 Native plant species | enter sq ft 0 | 0.1 | - | | |
| 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 = | | 64,719 | |

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

December 23, 2016

CONSOLIDATED AND FIRST STAGE GREEN AREA RATIO CALCULATIONS

L1.38



MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD

OCULUS



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



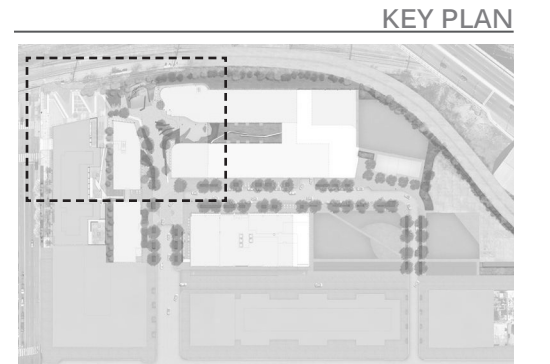
- ① MORSE STREET PLAZA
- ② GANTRY STRUCTURE
- ③ FOG WATER FEATURE
- ④ PLANTED BUFFER
- ⑤ RESIDENTS DOG EXERCISE AREA
- ⑥ COURTYARD
- ⑦ BIORETENTION GARDENS
- ⑧ MULTIUSE LAWN
- ⑨ SYNTHETIC LAWN
- ⑩ NEW THIRD STREET NE
- ⑪ BIKE LANE
- ⑫ GRAVEL PAVEMENT
- ⑬ TERRACED SEATING
- ⑭ EXISTING STRUCTURE
- ⑮ PARK
- ⑯ RESIDENT GARDENS
- ⑰ MAKER SPACE

scale: 1"=100'

CONSOLIDATED STAGE - ILLUSTRATIVE SITE PLAN

December 23, 2016

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

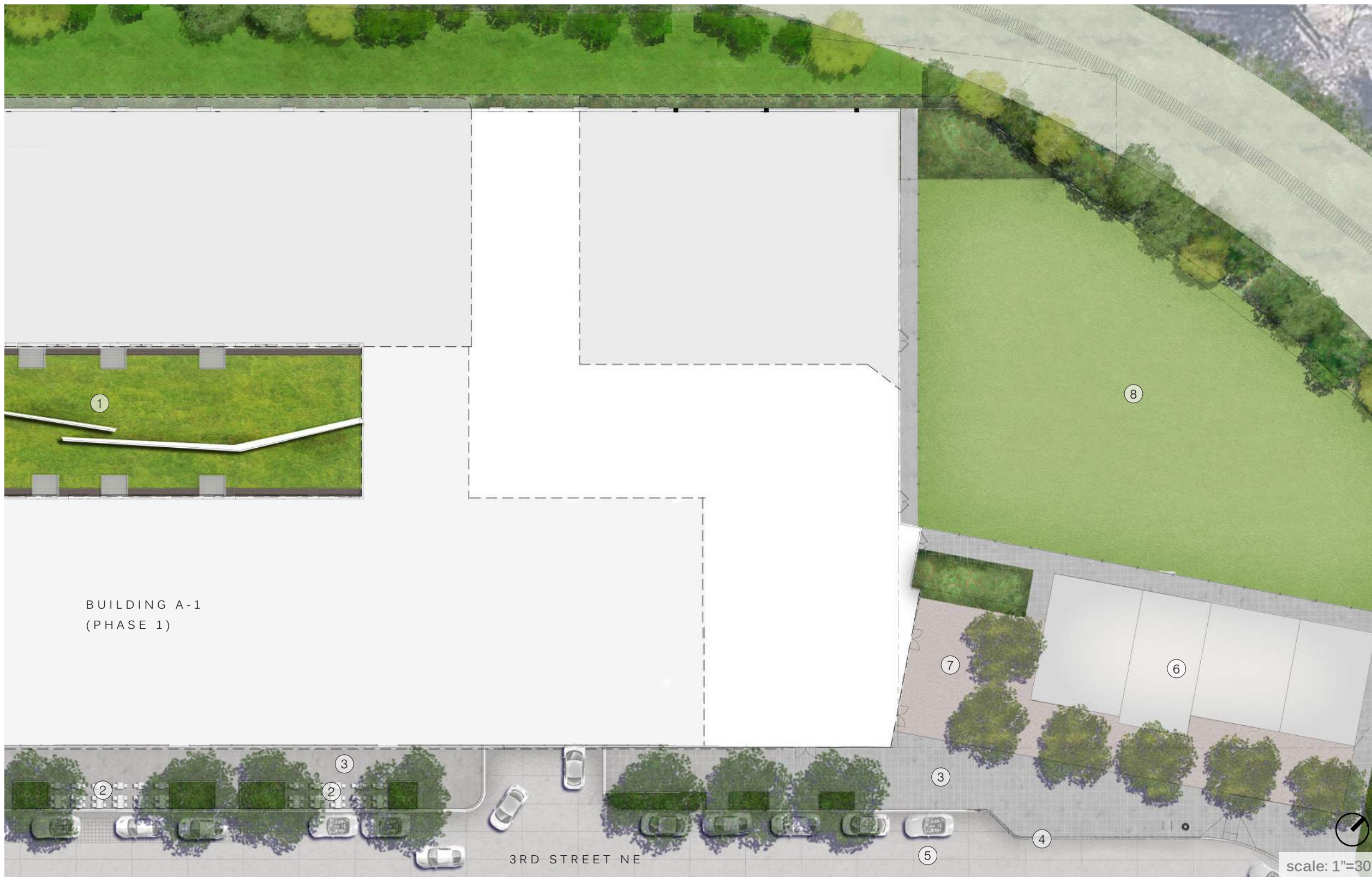


- ① MORSE STREET PLAZA
 - ② GANTRY FEATURE
 - ③ FOG WATER FEATURE
 - ④ RETAINING WALL, 2' to 6' Height
 - ⑤ OUTDOOR CAFE SEATING
 - ⑥ TERRACED SEATING
 - ⑦ COMMUNAL SEATING
 - ⑧ STEP SEATING
 - ⑨ BENCH SEATING
 - ⑩ BIORETENTION GARDENS
 - ⑪ STANDARD DC LAMP BLACK CONCRETE WALK
 - ⑫ SPECIAL PAVING: MAY BE ONE OR MORE OF THE FOLLOWING: STONE PAVERS, BRICK PAVERS, CONCRETE PAVERS, ASPHALT PAVERS, OR EXPOSED AGGREGATE CONCRETE PAVEMENT
 - ⑬ STANDARD DC CONCRETE CURB AND GUTTER
 - ⑭ STANDARD DC CONCRETE ROAD *
 - ⑮ UPPER PORTION FLORIDA AVENUE PARK
 - ⑯ WAYFINDING TOTEM
 - ⑰ PARK
 - ⑱ RESIDENTS' GARDENS
- NOTE *: 10x16 PANELS W/ "RAKED" FINISH TO MATCH FINISH OF TYP. UNION MARKET PAVEMENT

scale: 1"=30'

December 23, 2016

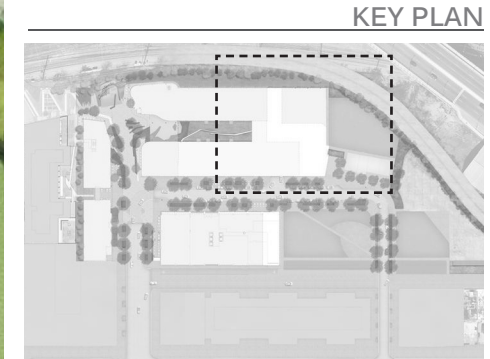
CONSOLIDATED STAGE ENLARGEMENT PLAN



BUILDING A-1
(PHASE 1)

3RD STREET NE

scale: 1"=30'



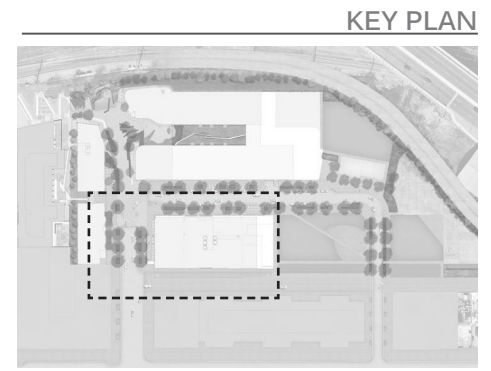
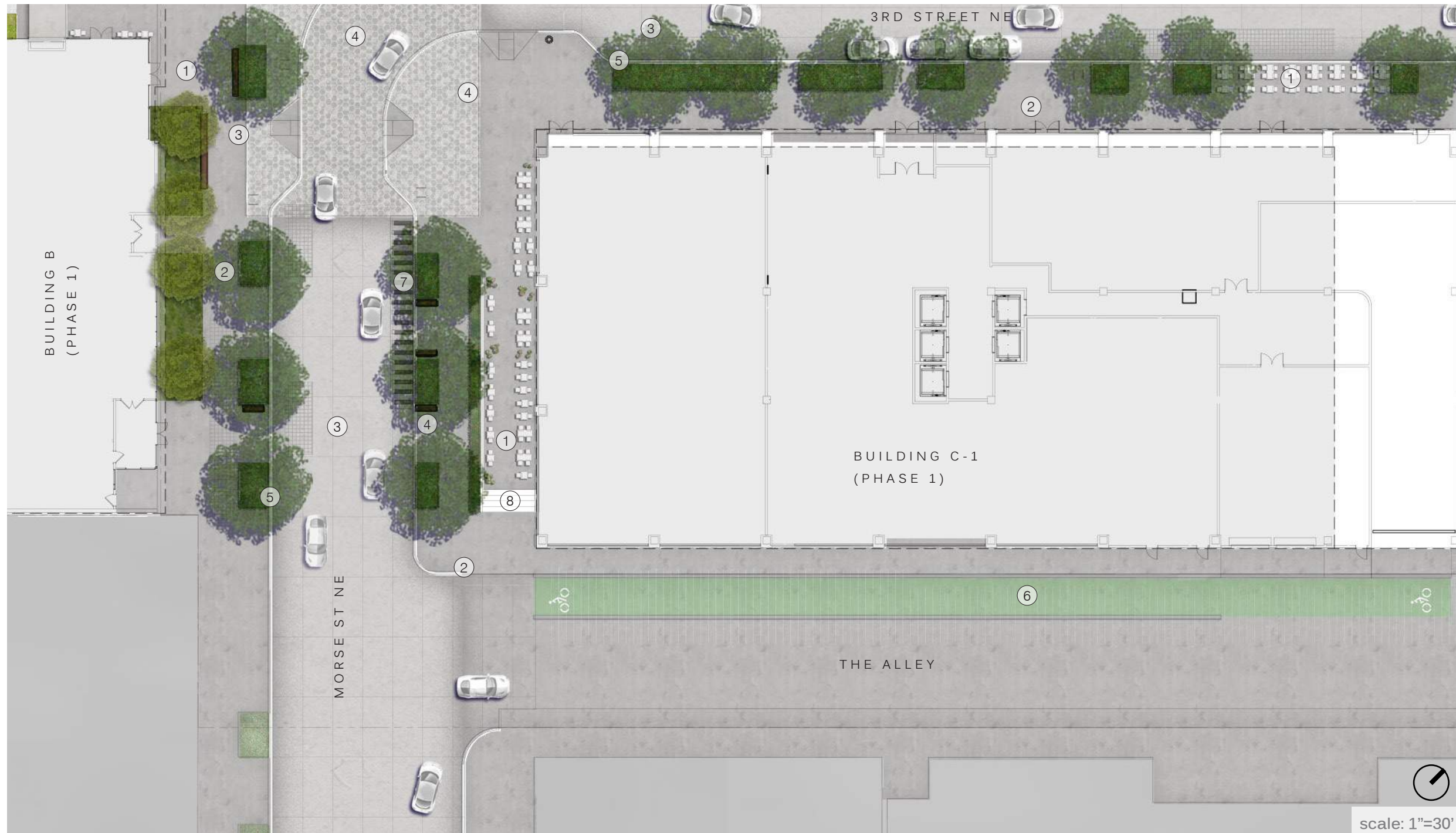
- ① COURTYARD
- ② FLEX ZONE
- ③ STANDARD DC LAMP BLACK CONCRETE WALK
- ④ STANDARD DC CONCRETE CURB AND GUTTER.
- ⑤ STANDARD DC CONCRETE ROAD *
- ⑥ INTERIM INCUBATOR RETAIL/ MAKER SPACE
- ⑦ INTERIM RETAIL/ MAKER SPACE COURTYARD - COLORIZED CONCRETE
- ⑧ INTERIM RESIDENTS' DOG EXERCISE AREA

NOTE *: 10x16 PANELS W/ "RAKED" FINISH TO MATCH FINISH OF TYP. UNION MARKET PAVEMENT

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

CONSOLIDATED STAGE ENLARGEMENT PLAN

December 23, 2016



- ① FLEX ZONE
- ② STANDARD DC LAMP BLACK CONCRETE WALK
- ③ STANDARD DC CONCRETE ROAD *
- ④ SPECIAL PAVING: MAY BE ONE OR MORE OF THE FOLLOWING: STONE PAVERS, BRICK PAVERS, CONCRETE PAVERS, ASPHALT PAVERS, OR EXPOSED AGGREGATE CONCRETE PAVEMENT
- ⑤ STANDARD DC CONCRETE CURB AND GUTTER.
- ⑥ BIKE LANE
- ⑦ BIKE SHARE
- ⑧ STAIRS UP TO ALLEY

NOTE *: 10x16 PANELS W/ "RAKED" FINISH TO MATCH FINISH OF TYP. UNION MARKET PAVEMENT

December 23, 2016

CONSOLIDATED STAGE ENLARGEMENT PLAN

L2.04



MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD

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