

LANDSCAPE



- ① MORSE STREET PLAZA
- ② GANTRY STRUCTURE
- ③ FOG WATER FEATURE
- ④ NEAL PLACE PARK
- ⑤ PLANTED BUFFER
- ⑥ WATER FEATURE
- ⑦ COURTYARD
- ⑧ BIO-RETENTION GARDENS
- ⑨ NEW THIRD STREET NE
- ⑩ BIKE LANE

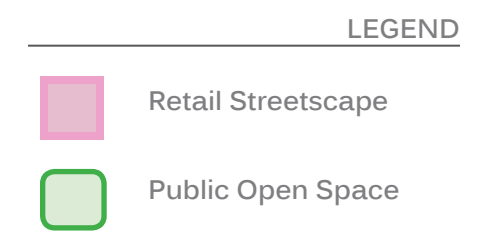
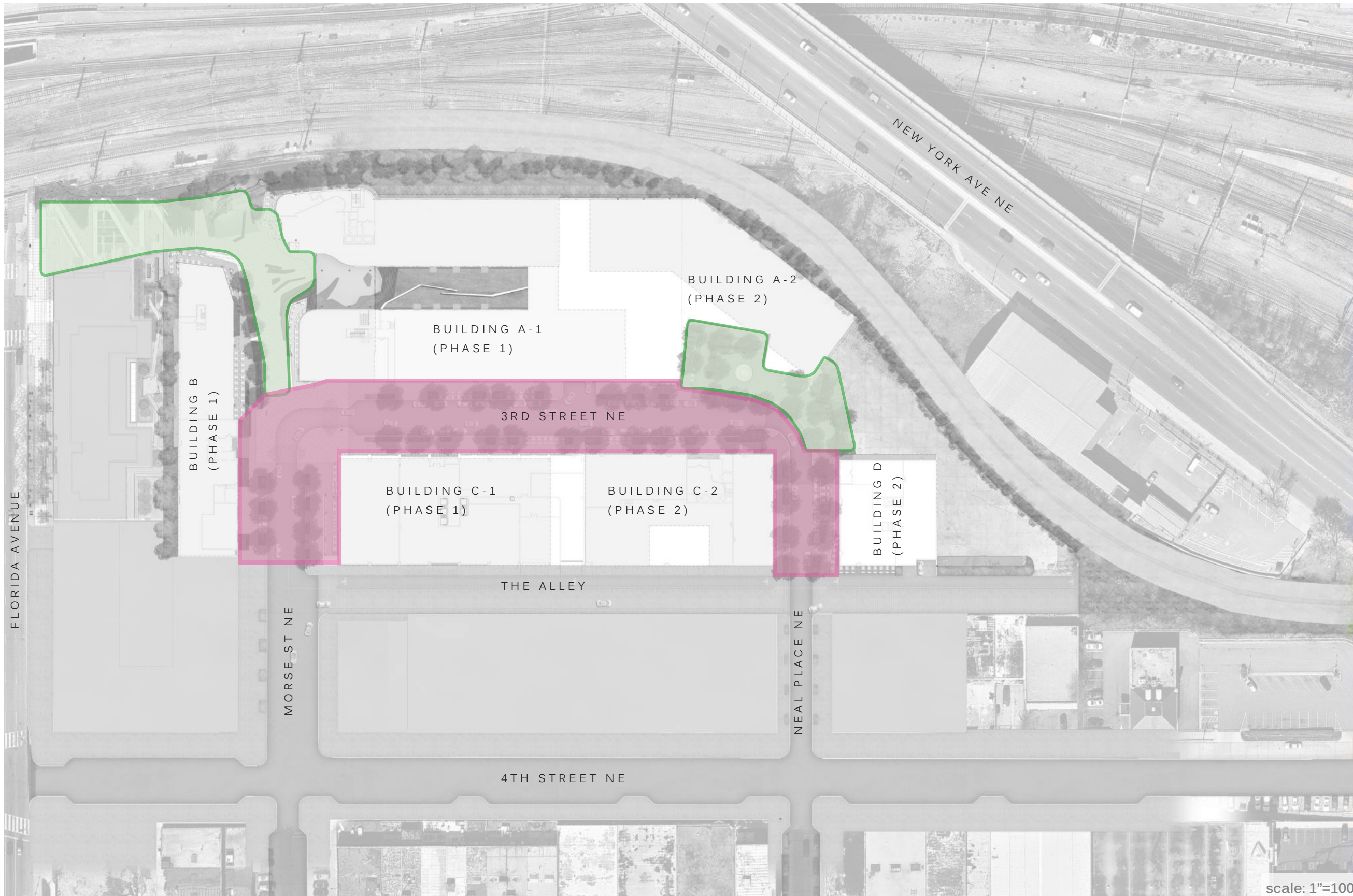
Note: Plan for illustrative purposes only and does not reflect the exact design to be proposed

scale: 1"=100'

ILLUSTRATIVE SITE PLAN - CONSOLIDATED AND FIRST STAGE

September 30, 2016





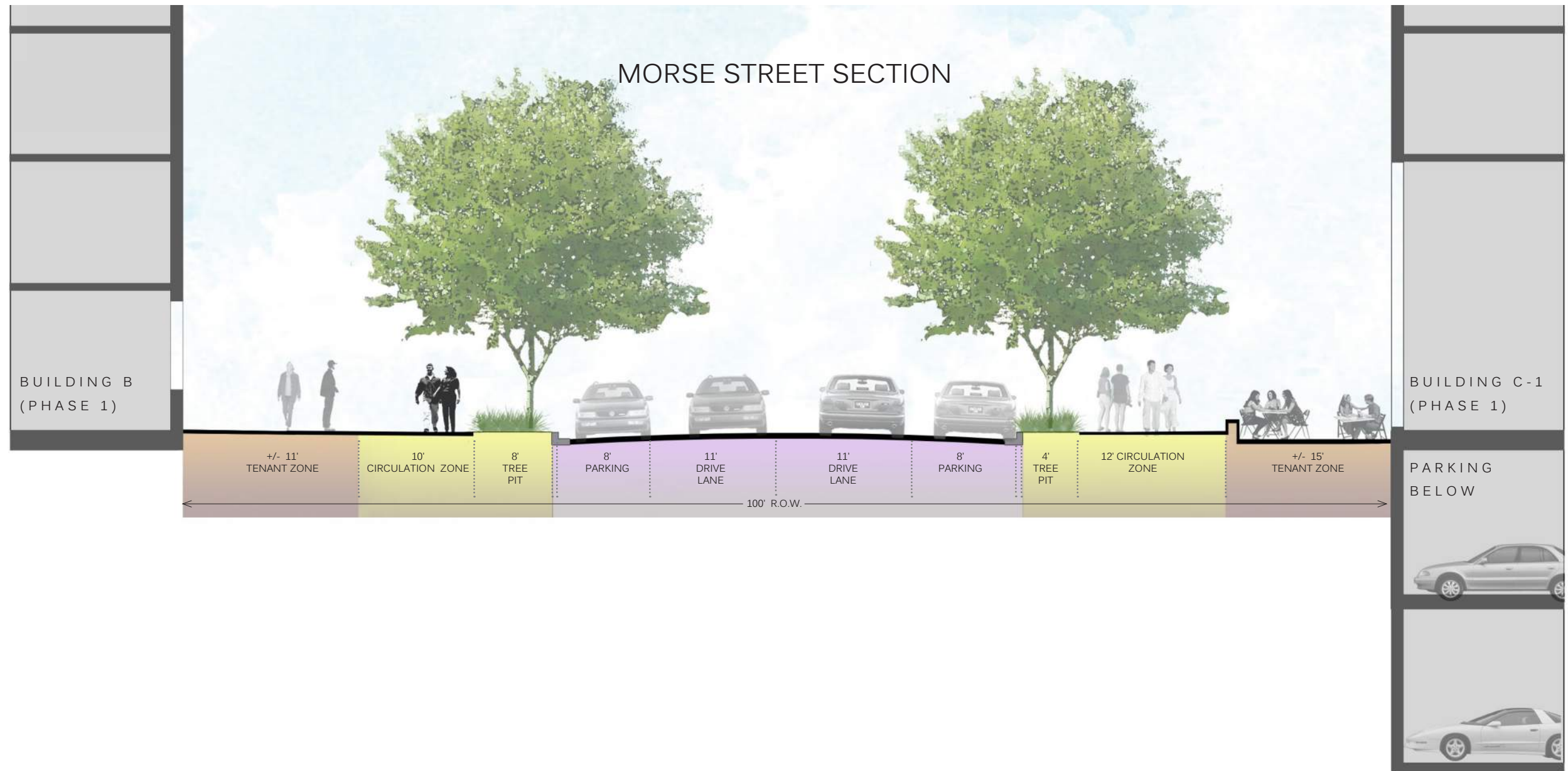
September 30, 2016

PUBLIC FRAMEWORK DIAGRAM

L1.02

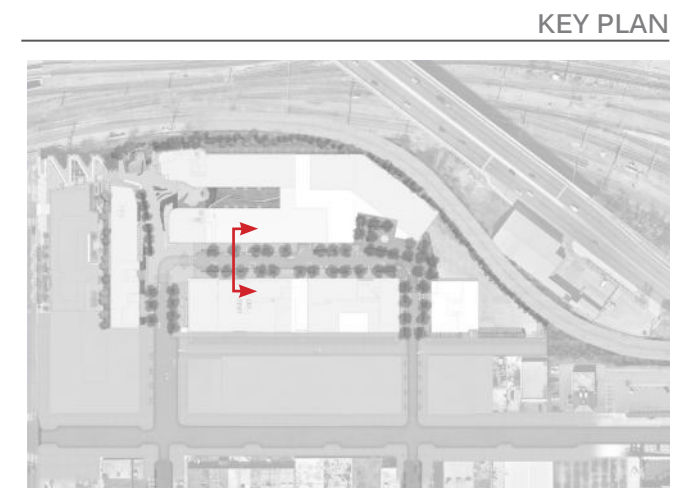
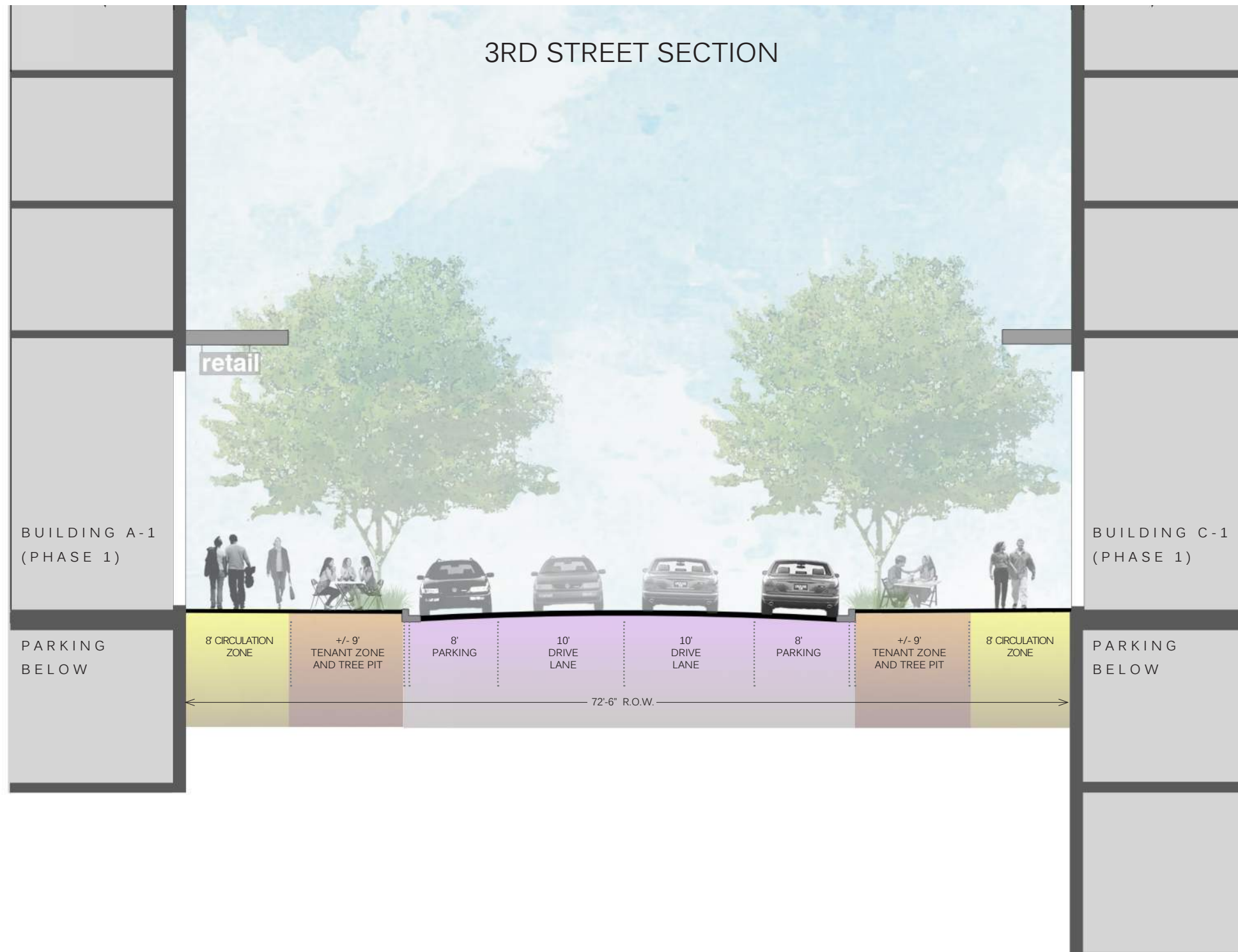
MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD

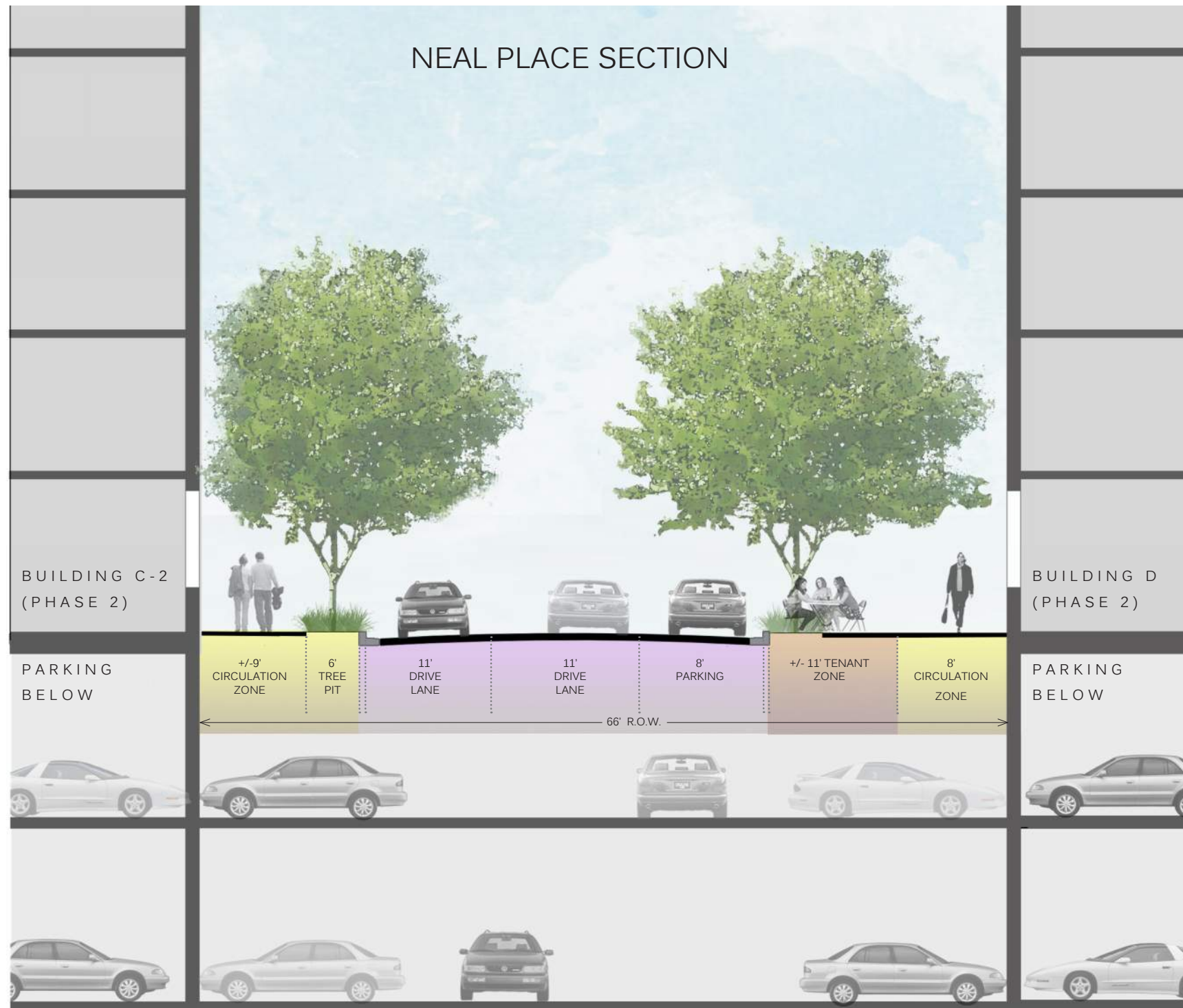




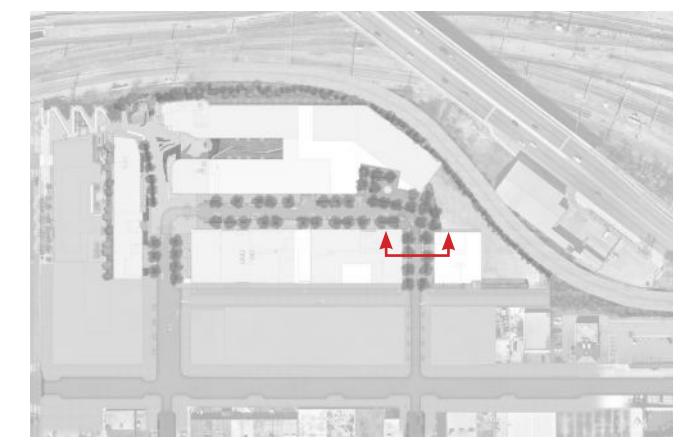
KEY PLAN

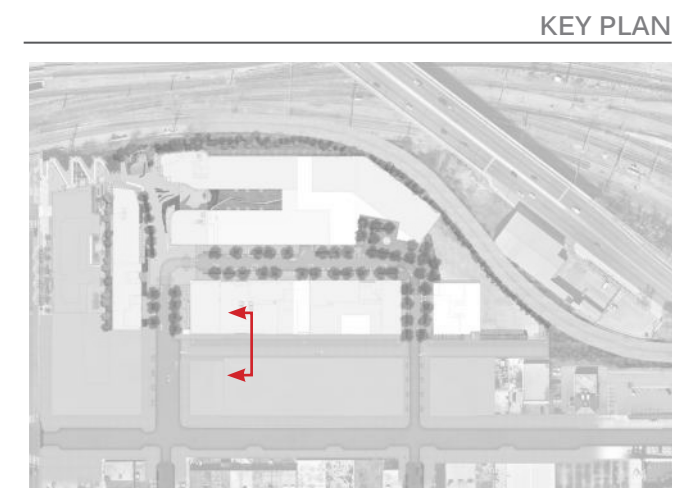
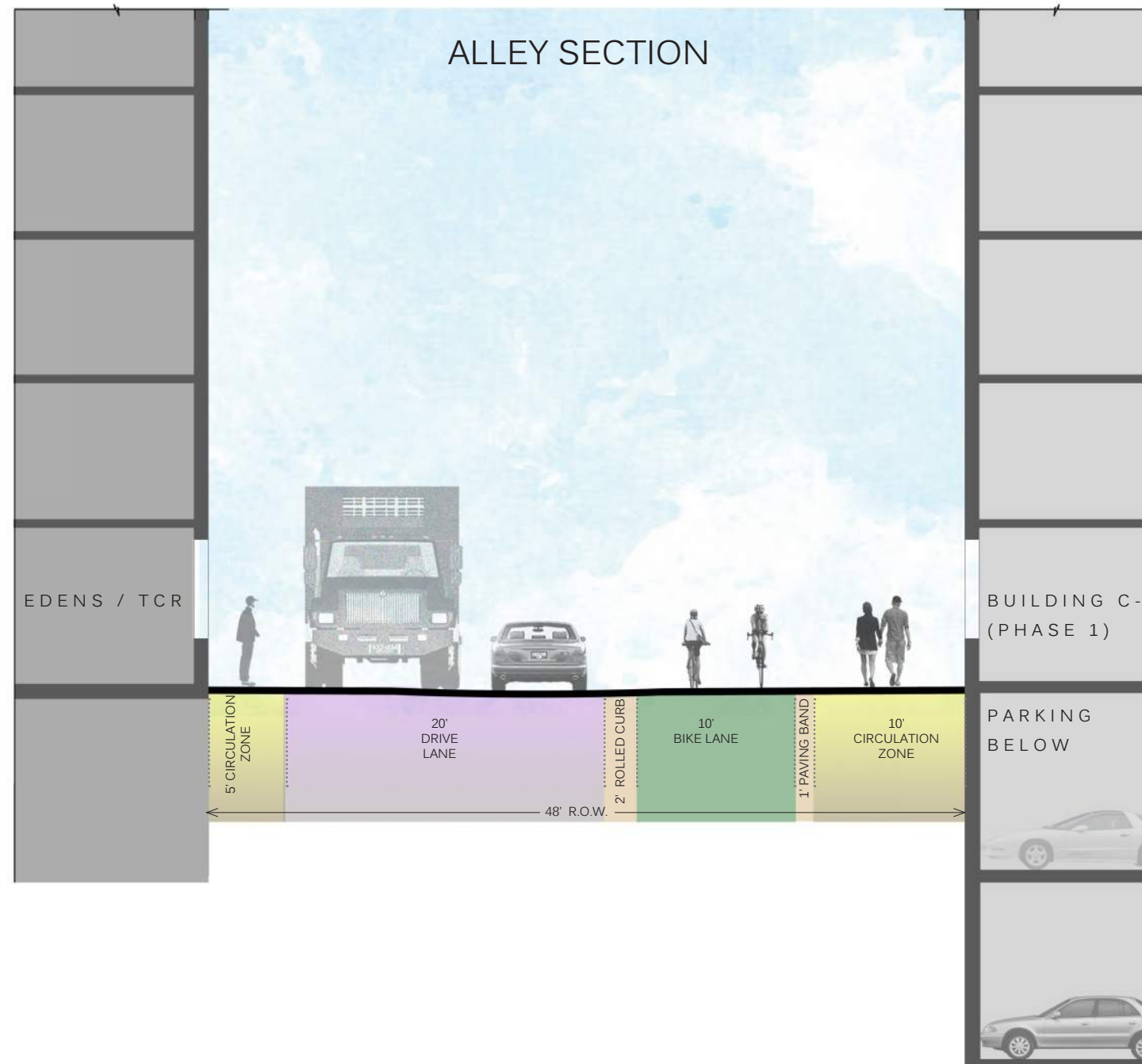






KEY PLAN







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

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scale: 1"=100'

ILLUSTRATIVE SITE PLAN - CONSOLIDATED STAGE

September 30, 2016





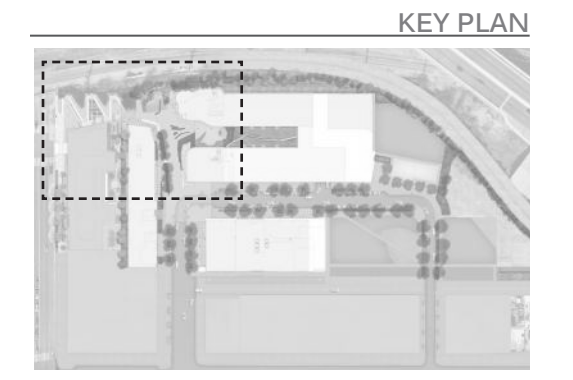
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L2.02

MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD

PLAZA AND PARK AERIAL VIEW

R2L:ARCHITECTS



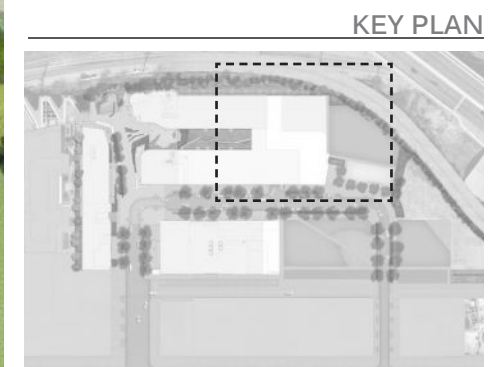
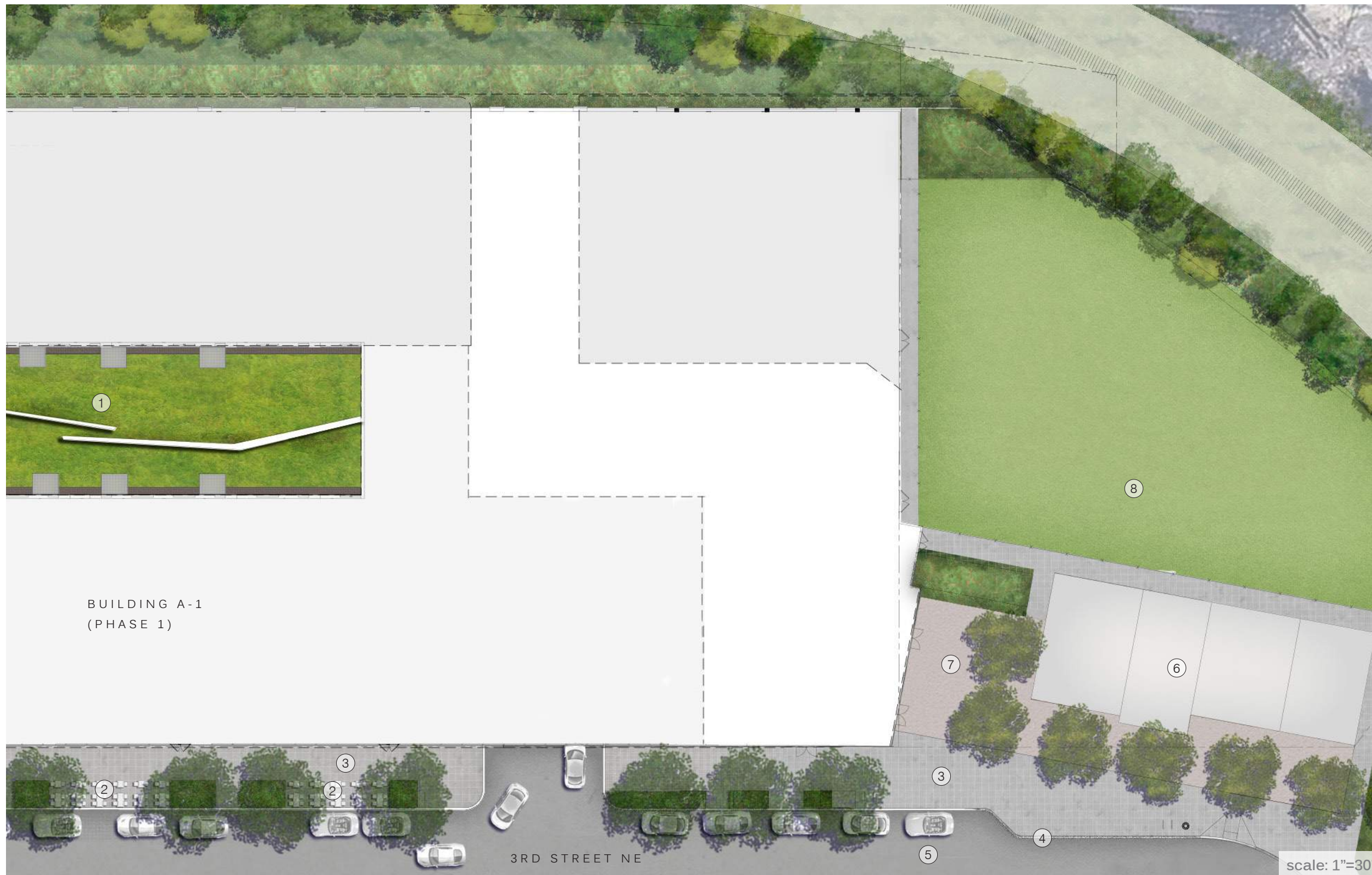
- ① MORSE STREET PLAZA
- ② GANTRY FEATURE
- ③ FOG WATER FEATURE
- ④ RETAINING WALL, 2' to 6' Height
- ⑤ OUTDOOR CAFE SEATING
- ⑥ BIO-RETENTION GARDENS
- ⑦ STANDARD DC LAMP BLACK CONCRETE WALK
- ⑧ SPECIAL PAVING: MAY BE ONE OR MORE OF THE FOLLOWING: STONE PAVERS, BRICK PAVERS, CONCRETE PAVERS, ASPHALT PAVERS, OR EXPOSED AGGREGATE CONCRETE PAVEMENT
- ⑨ STANDARD DC CONCRETE CURB AND GUTTER
- ⑩ STANDARD DC CONCRETE ROAD
- ⑪ UPPER PORTION FLORIDA AVENUE PARK
- ⑫ WAYFINDING TOTEM

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

CONSOLIDATED STAGE ENLARGEMENT PLAN

September 30, 2016





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

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

September 30, 2016

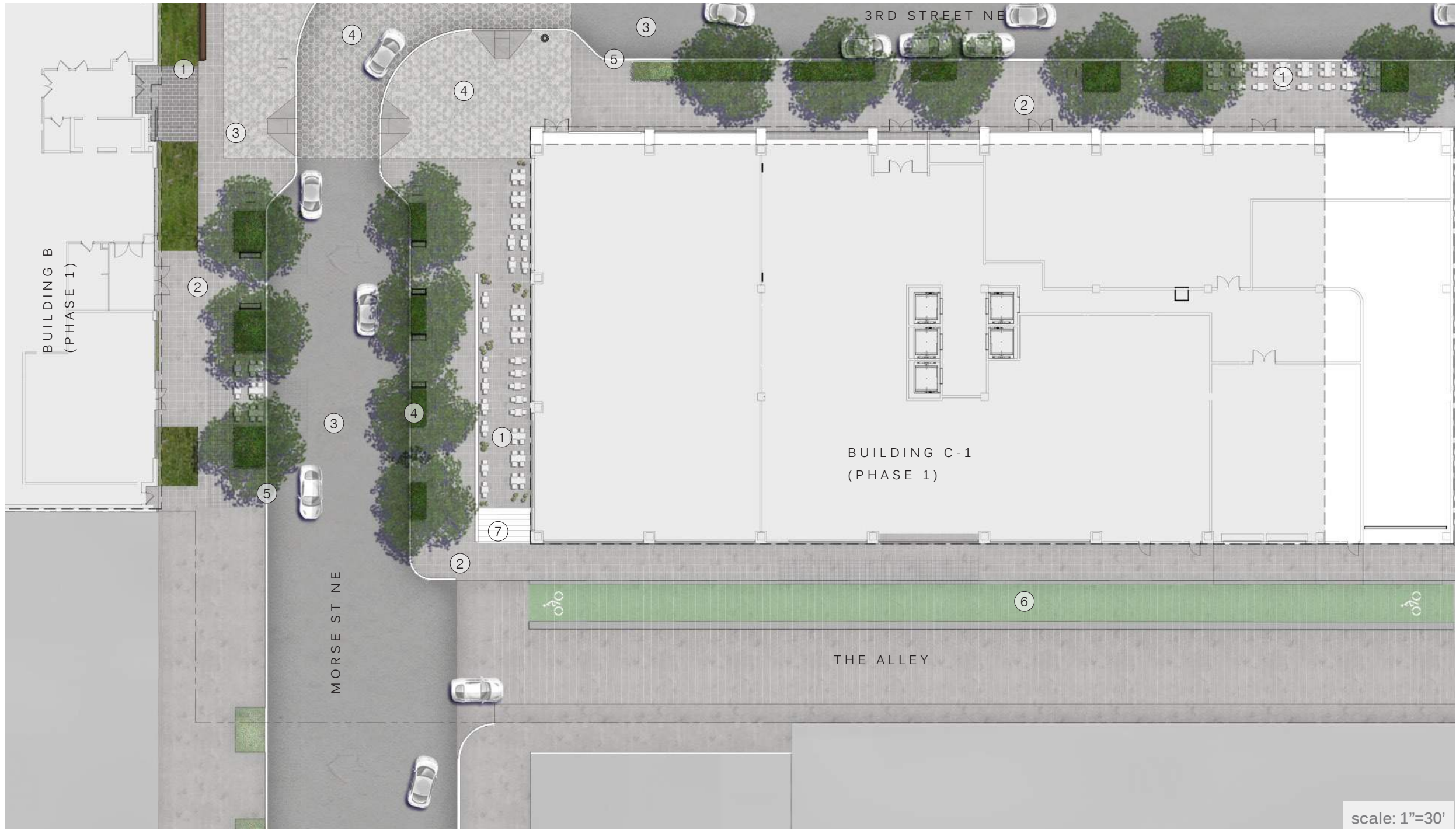
CONSOLIDATED STAGE ENLARGEMENT PLAN

L2.04

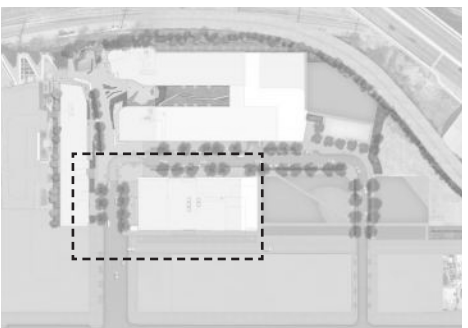
MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD



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KEY PLAN

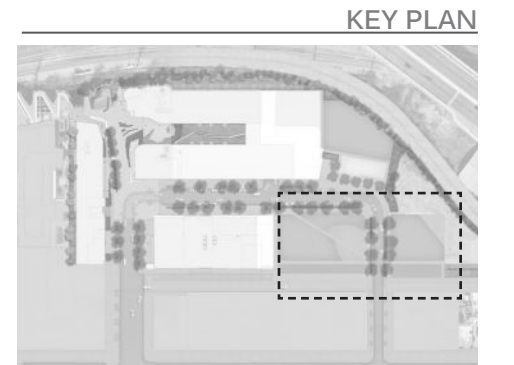


- ① TENANT ZONE
- ② STANDARD DC LAMP BLACK CONCRETE WALK
- ③ STANDARD DC CONCRETE ROAD
- ④ SPECIAL PAVING: MAY BE ONE OR MORE OF THE FOLLOWING: STONE PAVERS, BRICK PAVERS, CONCRETE PAVERS, ASPHALT PAVERS, OR EXPOSED AGGREGATE CONCRETE PAVEMENT
- ⑤ STANDARD DC CONCRETE CURB AND GUTTER.
- ⑥ BIKE LANE
-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

CONSOLIDATED STAGE ENLARGEMENT PLAN

September 30, 2016





- ① STANDARD DC LAMP BLACK CONCRETE WALK
- ② STANDARD DC CONCRETE ROAD
- ③ STANDARD DC CONCRETE CURB AND GUTTER
- ④ GRAVEL PAVEMENT
- ⑤ MULTI-USE LAWN
- ⑥ SYNTHETIC LAWN
- ⑦ EXISTING CONCRETE PAVING
- ⑧ EXISTING STRUCTURE

September 30, 2016

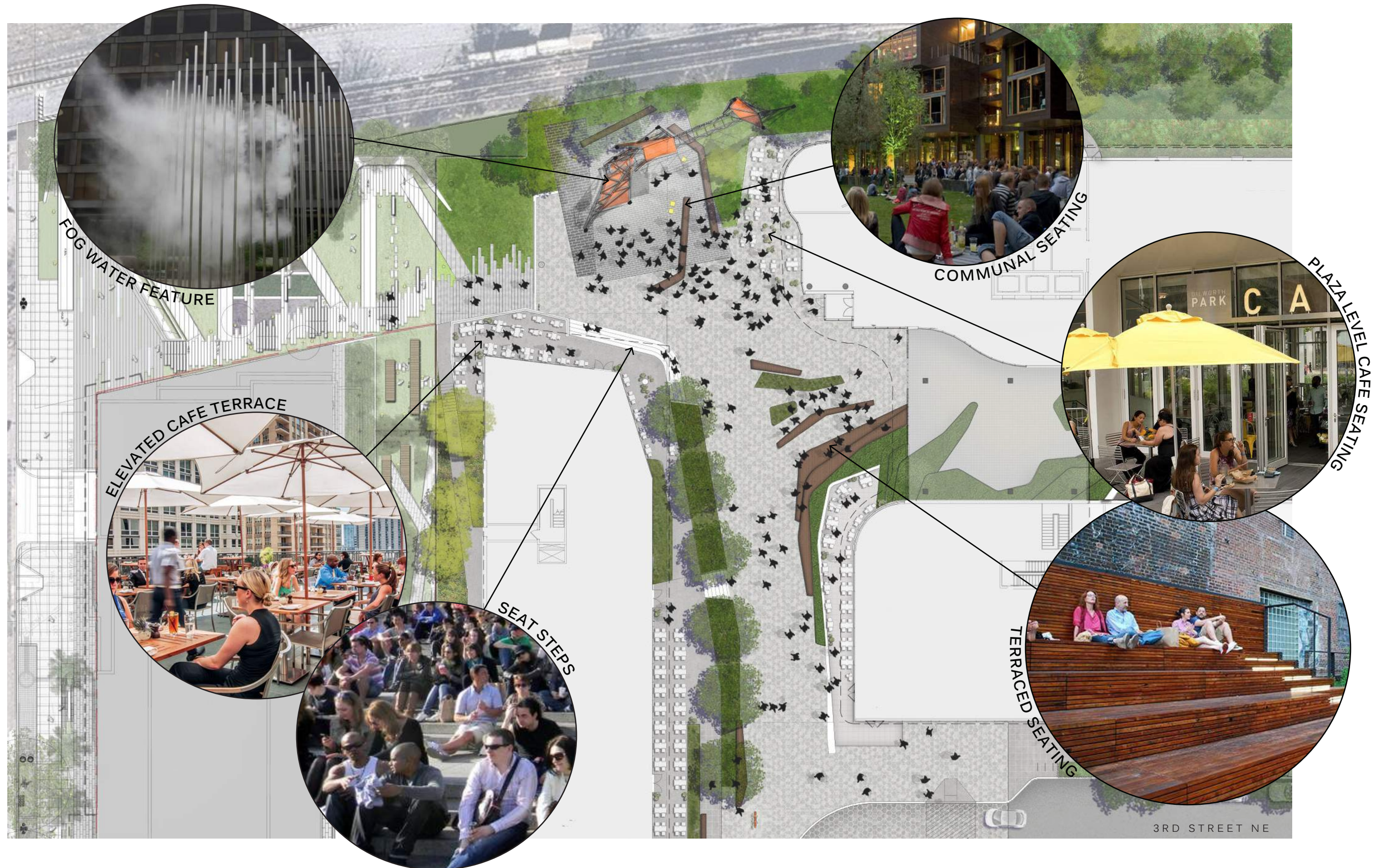
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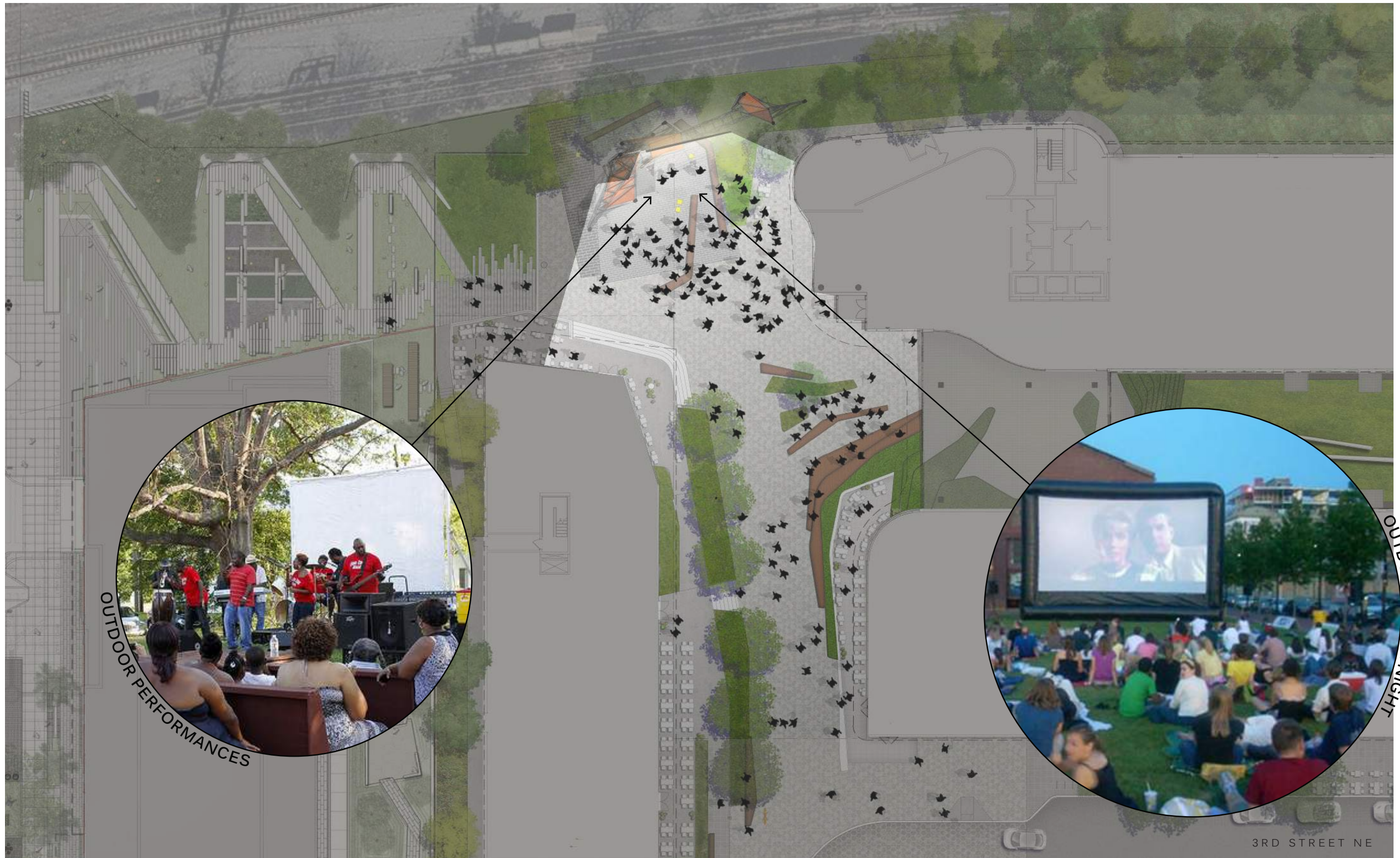
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CONSOLIDATED STAGE ENLARGEMENT PLAN



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September 30, 2016

FLORIDA AVENUE PARK AND MORSE PLAZA NIGHTTIME EVENTS

L2.08

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September 30, 2016

INTERIM OPEN SPACE ACTIVATION

L2.10

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INTERIM OPEN SPACE NIGHTTIME EVENTS

September 30, 2016



- PARK/ PLAZA OPEN SPACE
- STREETScape
- ALLEY/ BIKE PATH

September 30, 2016

L2.12

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PUBLIC SPACE IMPROVEMENTS

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