



View of gantry from Plaza



View of gantry from Park



Fog water feature at gantry



GANTRY CHARACTER IMAGES



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.

September 30, 2016

SITE FURNISHINGS



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.

STREET TREES

September 30, 2016



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

September 30, 2016

PLAZA AND PARK 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.

BIORETENTION PLANTING CHARACTER

September 30, 2016



September 30, 2016

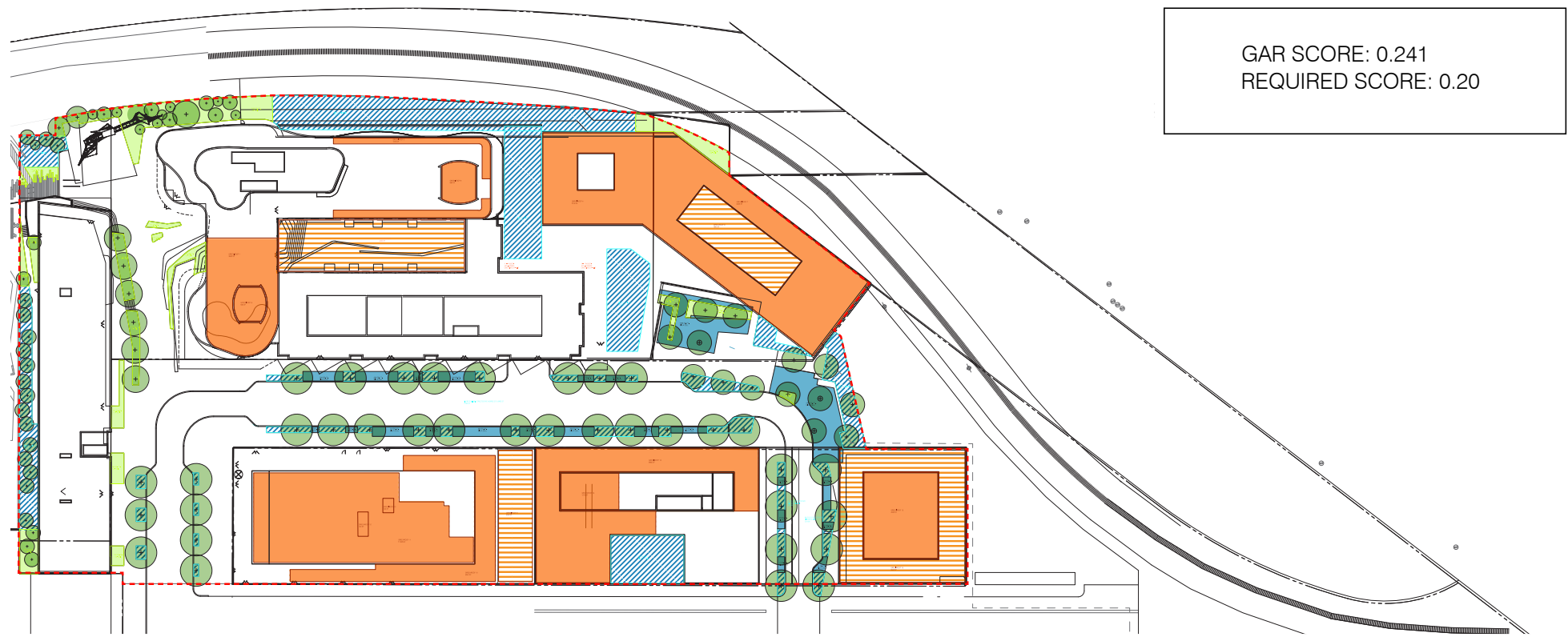
GRADING PLAN - CONSOLIDATED AND FIRST STAGE

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MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD

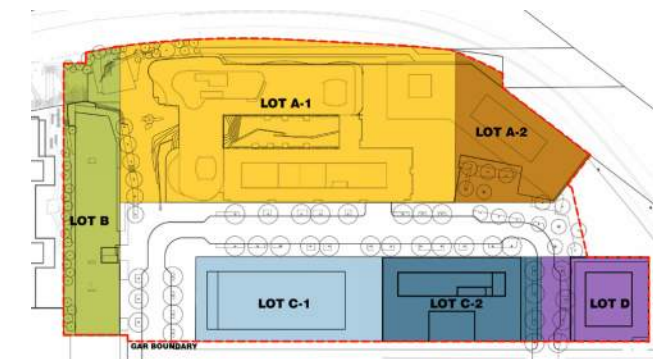


R2L:ARCHITECTS



GREEN AREA RATIO
267,825 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	ENHANCED TREE GROWTH (SILVA CELLS)
SQUARE FEET	8,560	21,242	46,678	12,983	4,850 (97 TREES)	7,335
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.

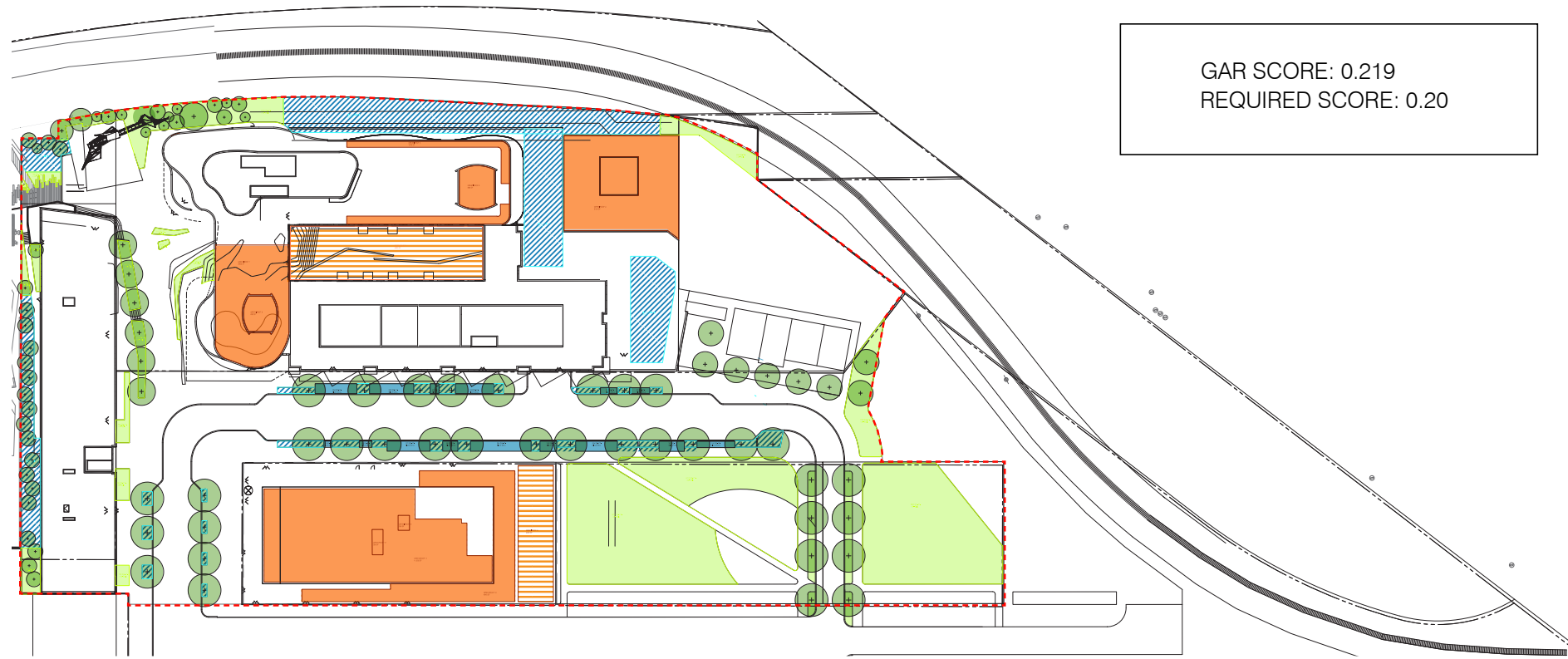
Green Area Ratio Scoresheet		Ward	Lot	Square	Zoning District
Address: _____					
Other / BZA Order: _____					
Lot Size (enter this value first) *		267,825			
enter sq ft of lot				multiplier	SCORE 0.241
Landscape Elements		Square Feet	Factor	Total	
A Landscaped areas (select one of the following for 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 8560	0.6	5,136.0	
3	Bioretention facilities	enter sq ft 21242	0.4	8,496.8	
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 19371	0.2	3,874	
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 1,200	10800	0.3	3,240
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 97	4850	0.5	2,425.0
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 46,678	0.6	28,006.8	
2	Over at least 8" of growth medium	enter sq ft 12983	0.8	10,386.4	
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 7335	0.4	2,934.0	
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 = 131,819			
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 = 64,499			

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

CONSOLIDATED AND FIRST STAGE GREEN AREA RATIO CALCULATIONS

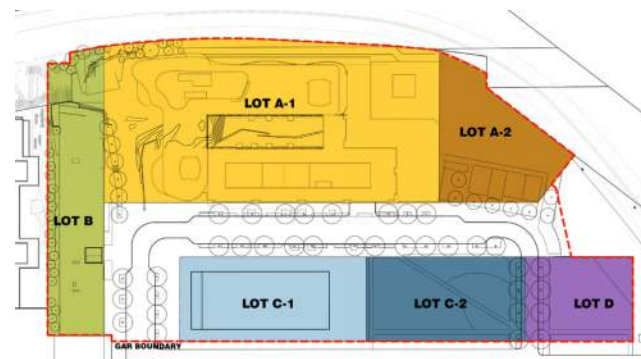
September 30, 2016





GREEN AREA RATIO
267,825 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	ENHANCED TREE GROWTH (SILVA CELLS)
SQUARE FEET	34,247	18,651	26,055	7,500	4,500 (90 TREES)	2,500
NOTES	ASSUME 85% GROUNDCOVER; 15% 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		
enter sq ft of lot	267,825	multiplier	SCORE 0.219		
Lot size (enter this value first) *					
Landscape Elements		Square Feet	Factor	Total	
A Landscaped areas (select one of the following for each area)		enter sq ft			
1	Landscaped areas with a soil depth of less than 24"	0	0.3	-	
2	Landscaped areas with a soil depth of 24" or greater	34247	0.6	20,548.2	
3	Bioretention facilities	18651	0.4	7,460.4	
B Plantings (credit for plants in landscaped areas from Section A)		enter sq ft			
1	Groundcovers, or other plants less than 2' tall at maturity	39520	0.2	7,904	
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)	900	8100	0.3	2,430
3	Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 50 sq ft per tree	90	4500	0.5	2,250.0
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	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	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	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	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	0	0	0.8	-
9	Vegetated wall, plantings on a vertical surface	0	0.6	-	
C Vegetated or "green" roofs		enter sq ft			
1	Over at least 2" and less than 8" of growth medium	18,651	0.6	11,190.6	
2	Over at least 8" of growth medium	7500	0.8	6,000.0	
D Permeable Paving***		enter sq ft			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	0	0.4	-	
2	Permeable paving over at least 24" of soil or gravel	0	0.5	-	
E Other		enter sq ft			
1	Enhanced tree growth systems***	2500	0.4	1,000.0	
2	Renewable energy generation	0	0.5	-	
3	Approved water features	0	0.2	-	
H Bonuses		sub-total of sq ft = 133,669			
1	Native plant species	0	0.1	-	
2	Landscaping in food cultivation	0	0.1	-	
3	Harvested stormwater irrigation	0	0.1	-	
			Green Area Ratio numerator =	58,783	

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

CONSOLIDATED STAGE GREEN AREA RATIO CALCULATIONS

September 30, 2016

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MARKET TERMINAL - PUD APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD

R2L:ARCHITECTS