





**LEGEND**

-  Retail Street
-  Public park
-  Public Plaza
-  Connections

October 30, 2015

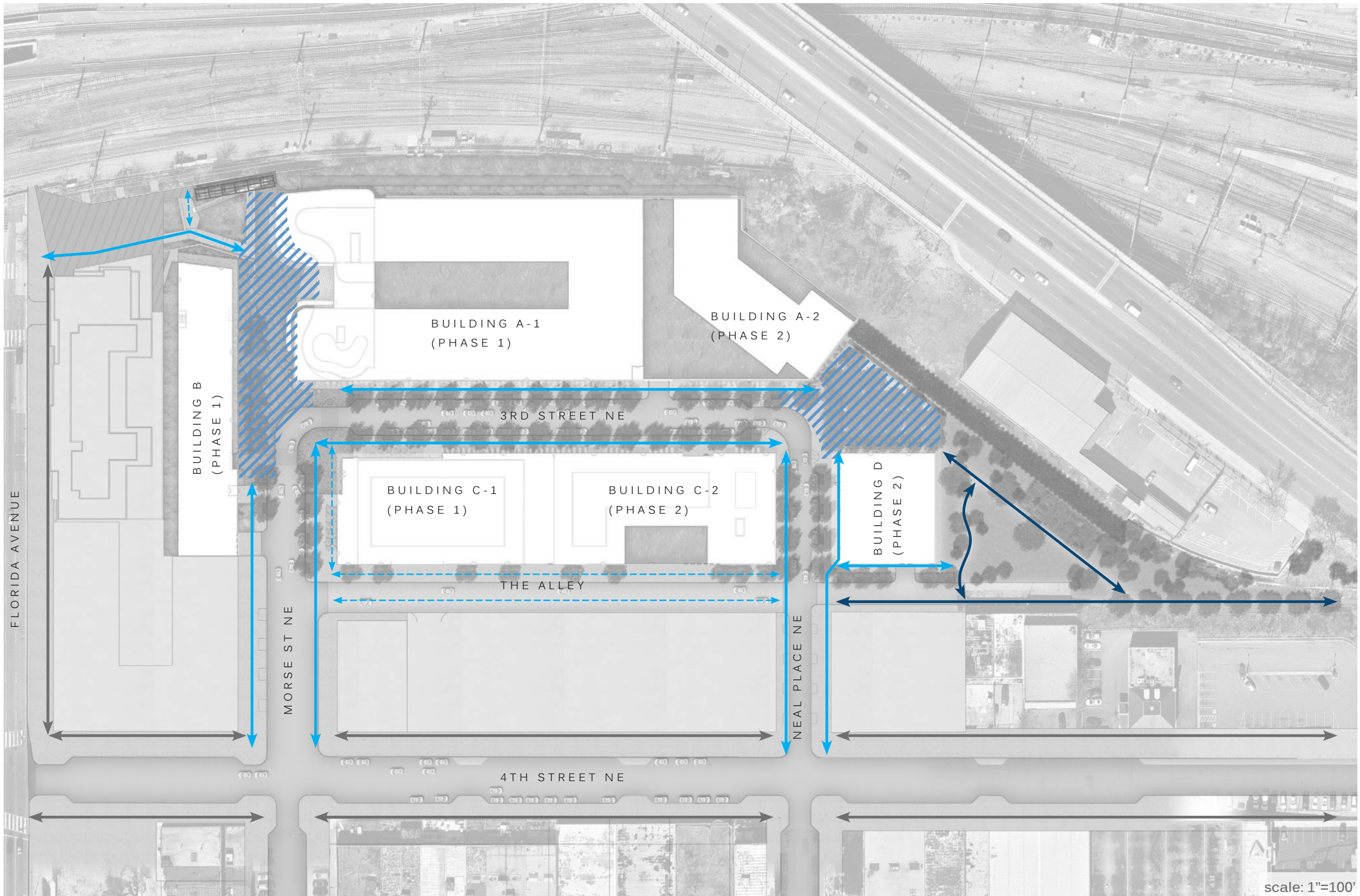
**Public Framework Diagram**

L1.02

MARKET TERMINAL - APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD



**R2L ARCHITECTS**  
 ZONING COMMISSION  
 District of Columbia  
 CASE NO.15-27  
 EXHIBIT NO.6A5

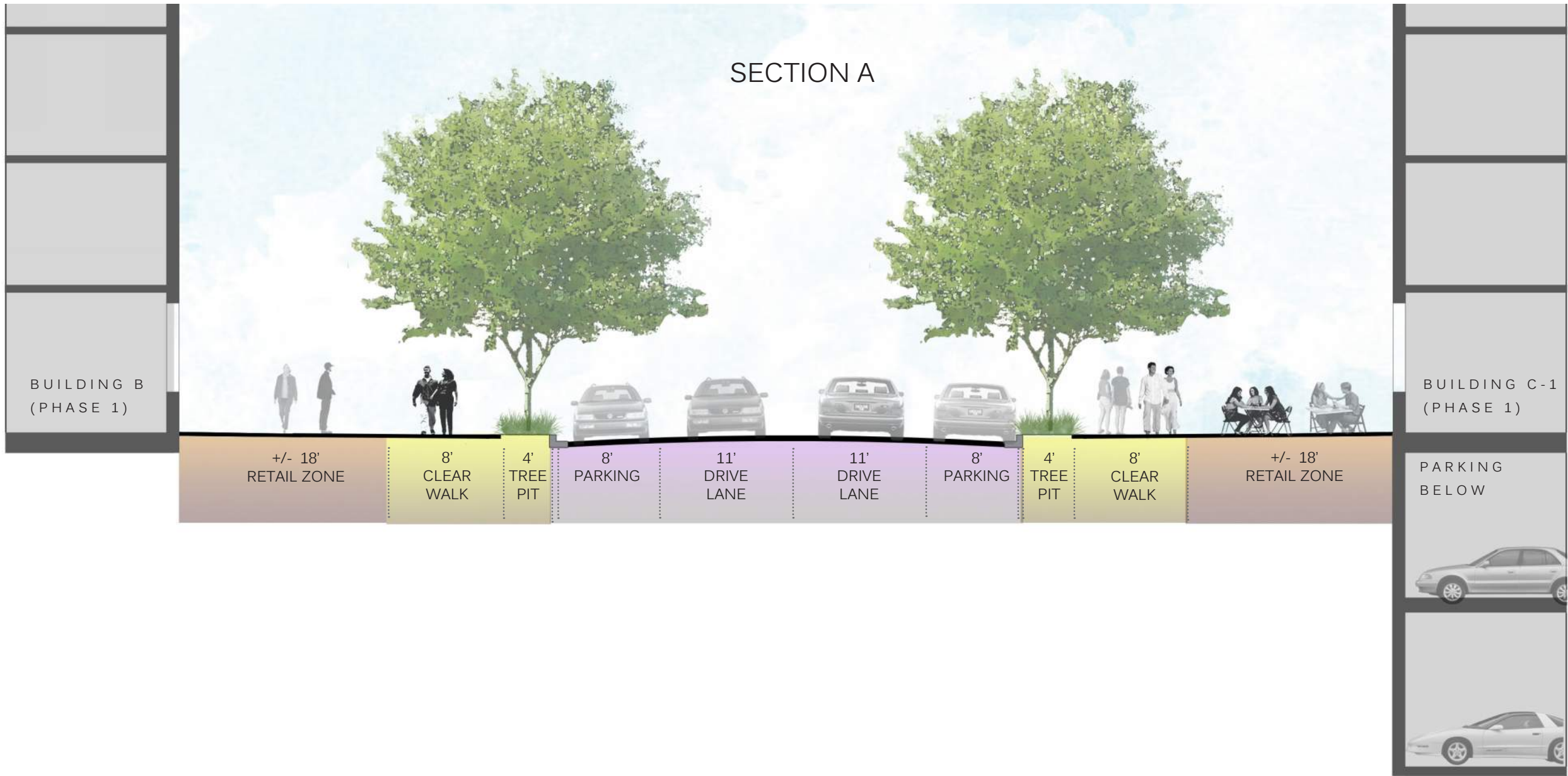


- LEGEND**
- Proposed Sidewalk
  - Secondary Walkway
  - Park walkways
  - Existing Sidewalk
  - Plaza

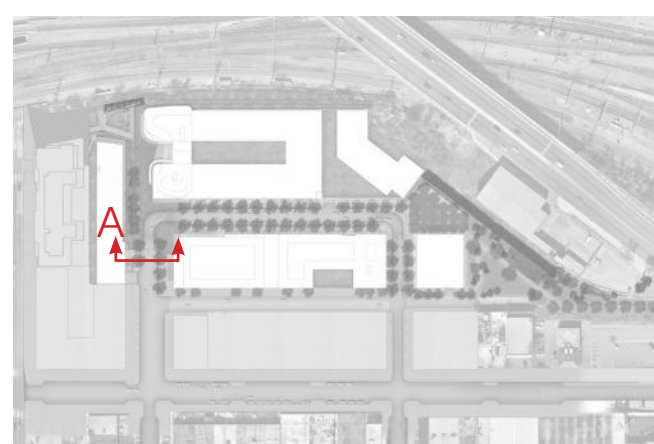
**Pedestrian Circulation Diagram**

October 30, 2015

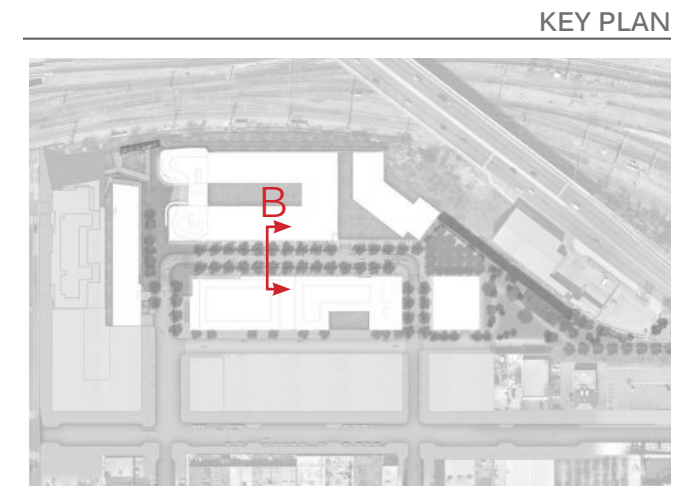




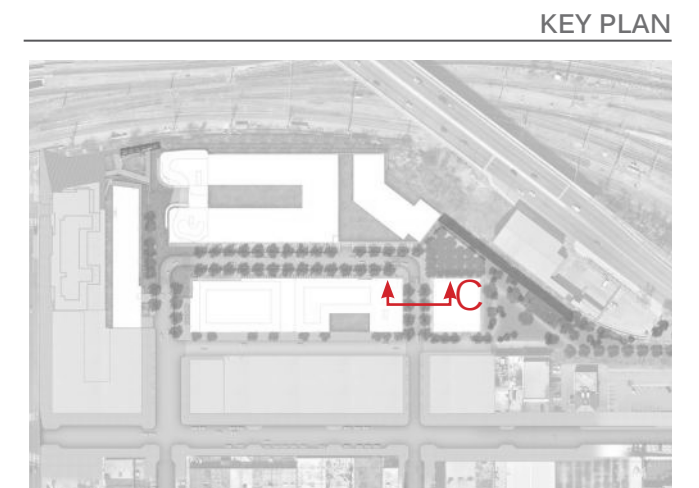
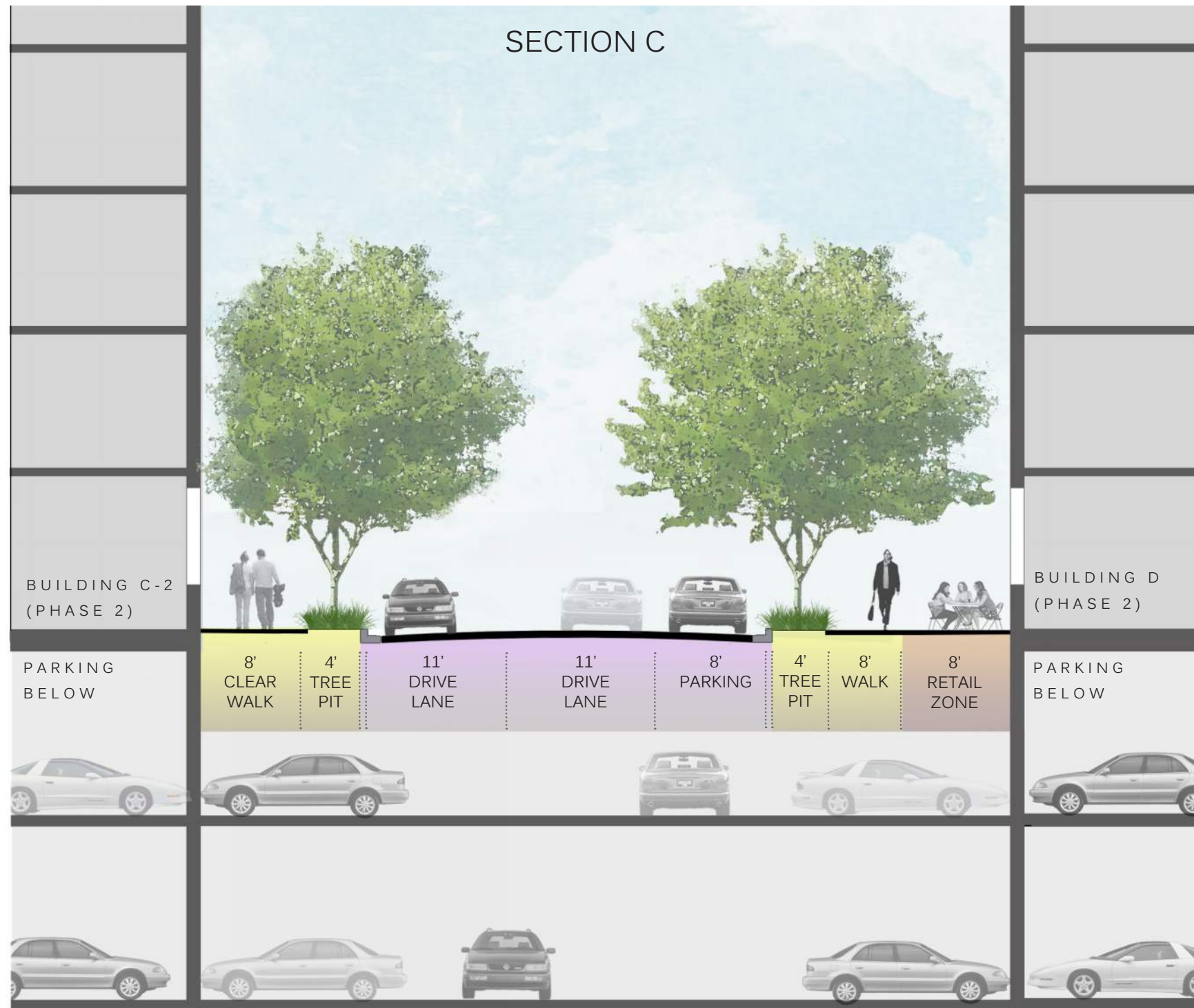
KEY PLAN



Streetscape Sections



## Streetscape Sections



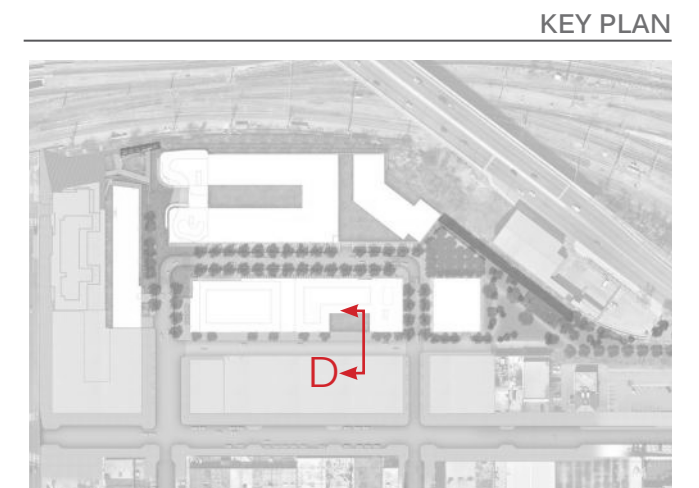
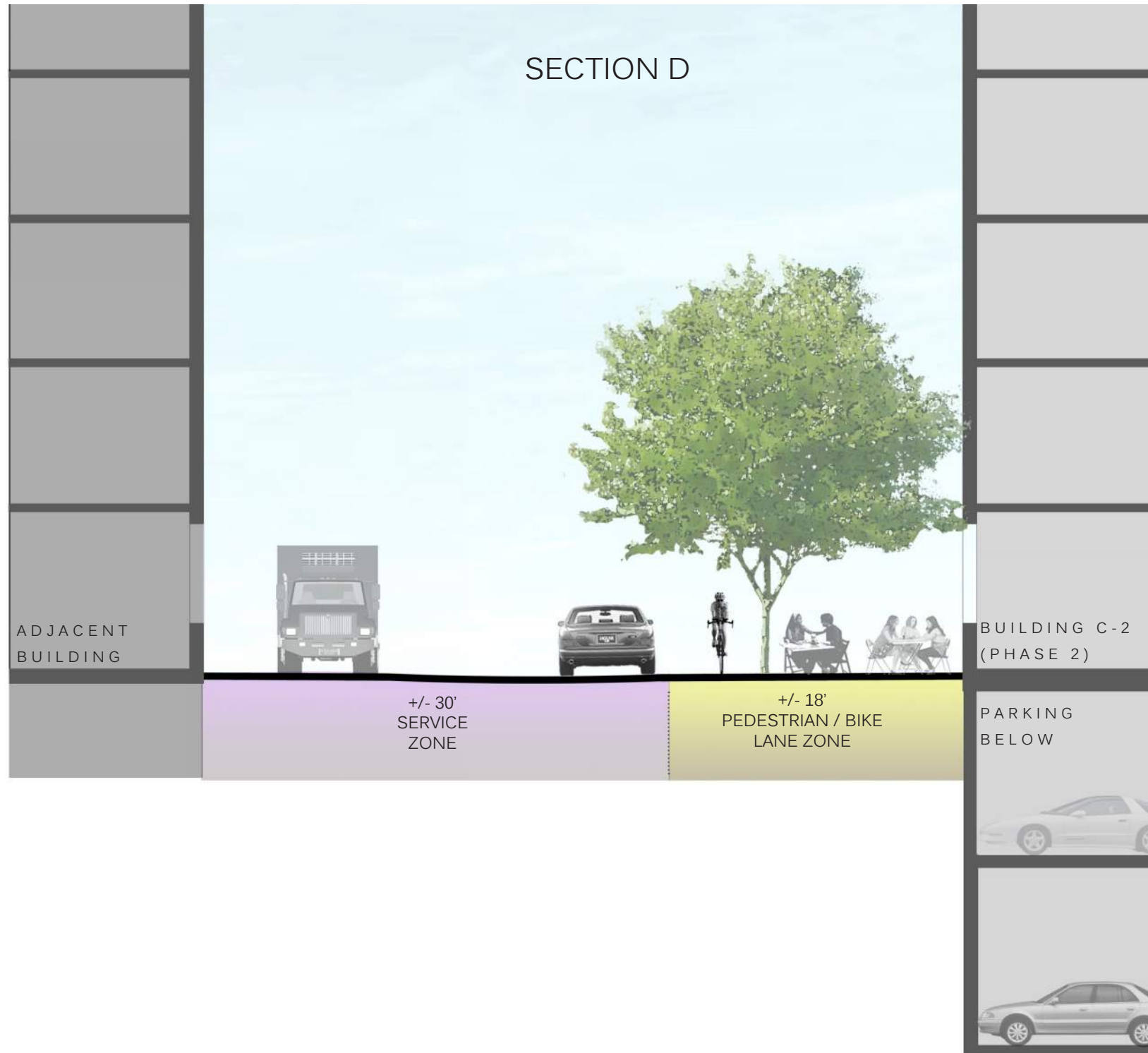
October 30, 2015

L1.06

MARKET TERMINAL - APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD

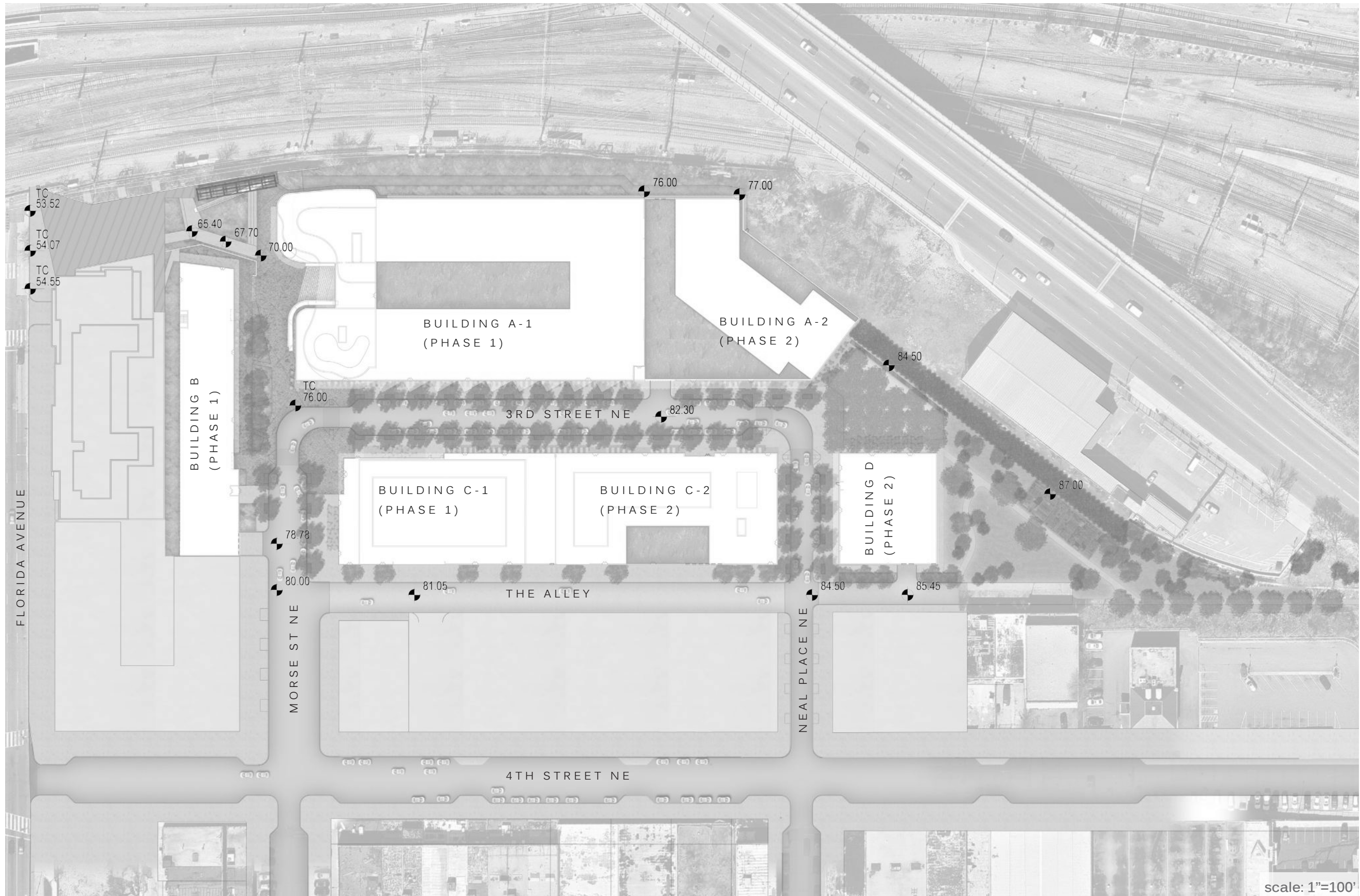
**Streetscape Sections**

**R2L:ARCHITECTS**



**Streetscape Sections**

October 30, 2015



October 30, 2015

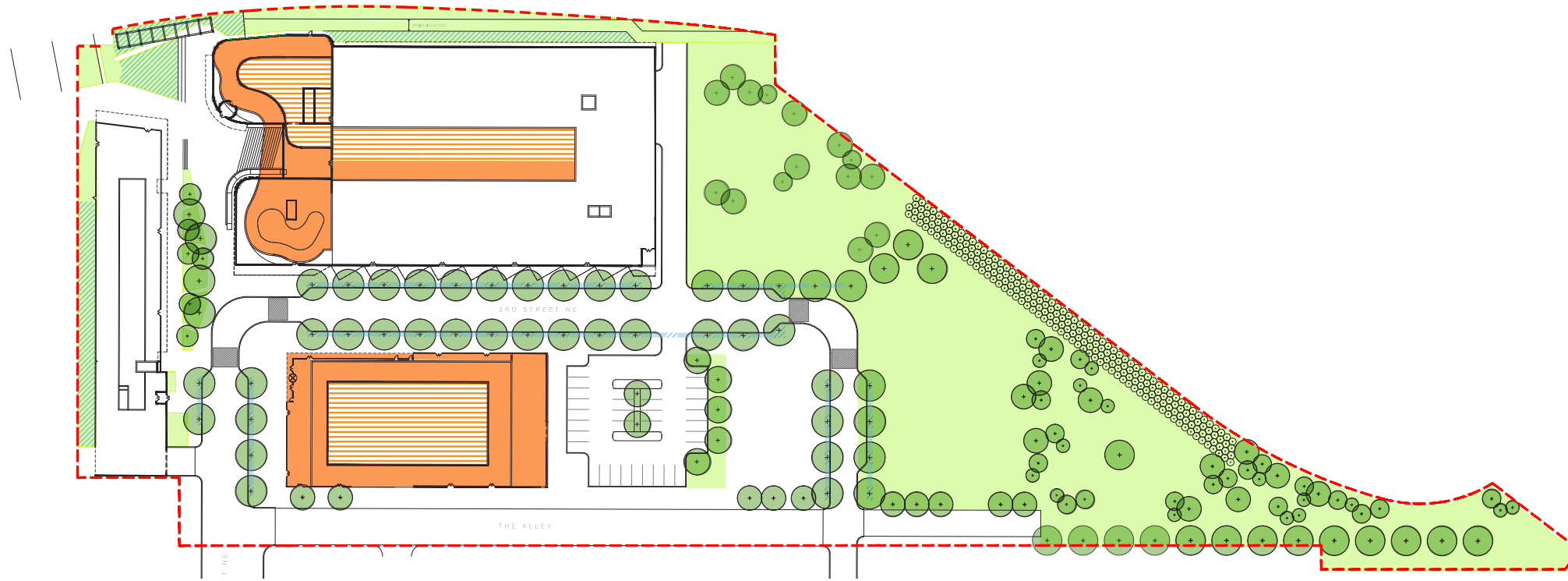
Grading Plan

L1.08

MARKET TERMINAL - APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD



**R2L:ARCHITECTS**



LANDSCAPE ELEMENT	LANDSCAPED AREA WITH A SOIL DEPTH OF 24" OR GRATER	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	129768	9827	18690	13602	7750 (155 TREES)	1440
NOTES	ASSUME 50% GRASS, 25% GROUND COVER, 25% TALL SHRUBS 24" O.C. ASSUME 50% NATIVE SPECIES.		ASSUME 95% OF TOTAL AREA	ASSUME 50% OF TOTAL AREA ASSUME 60% TALL SHRUBS AT 24" O.C. ASSUME 50% NATIVE SPECIES	ASSUME 50% NATIVE SPECIES	

GAR SCORE: 0.378  
REQUIRED SCORE: 0.20

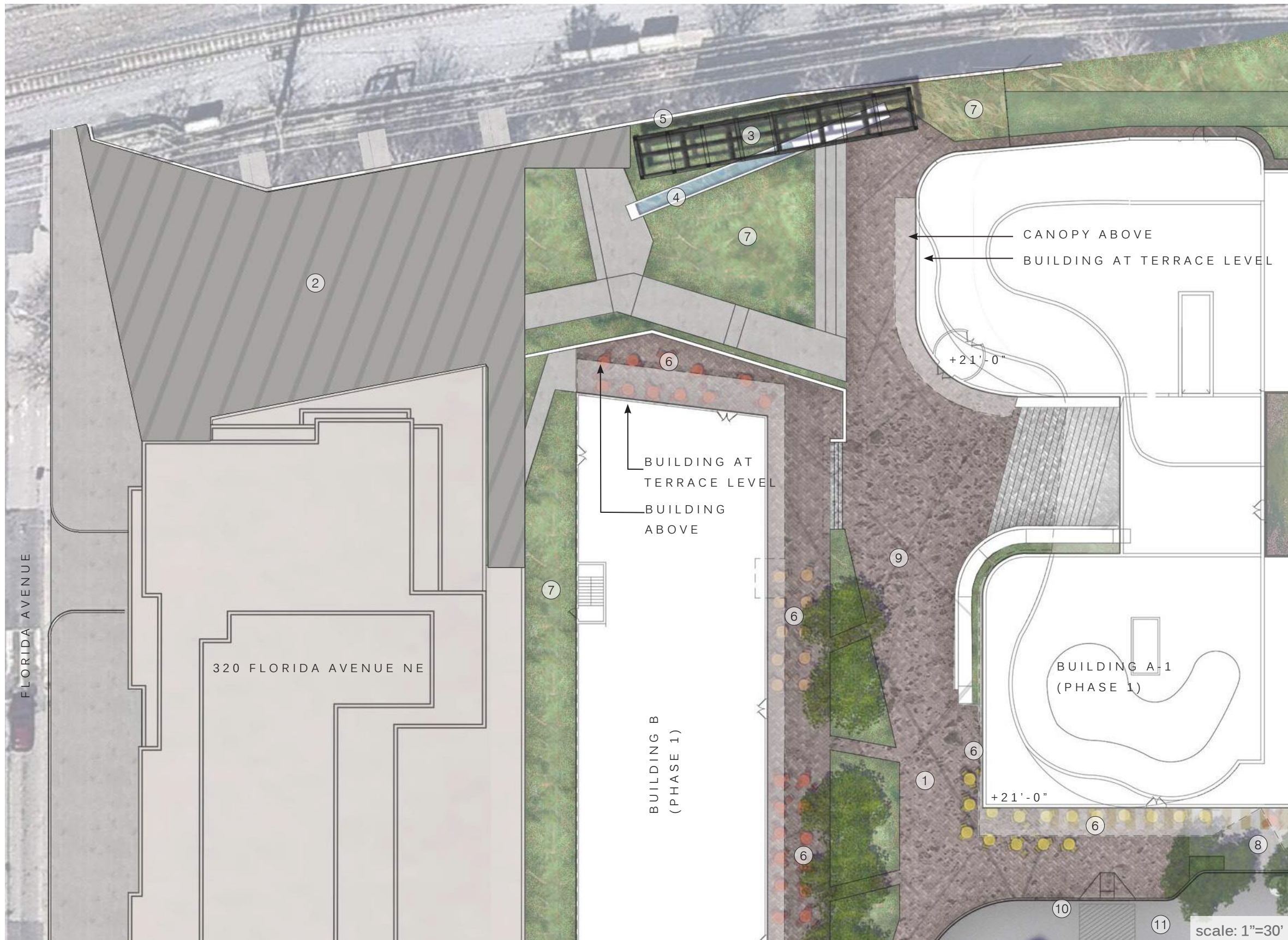
Green Area Ratio Scoresheet			
Address	Ward	Lot	Square
Other / BZA Order	Zoning District		
Lot size (enter this value first) *	enter sq ft of lot	multiplier	SCORE
360,709			0.378
<b>Landscape Elements</b>			
<b>A</b>	<b>Landscaped areas (select one of the following for each area)</b>	Square Feet	Factor Total
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 129768	0.6 77,860.8
3	Bioretention facilities	enter sq ft 9827	0.4 3,930.8
<b>B</b>	<b>Plantings (credit for plants in landscaped areas from Section A)</b>	enter sq ft	
1	Groundcovers, or other plants less than 2' tall at maturity	32442	0.2 6,488
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 8011	72099 0.3 21,630
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 136	6800 0.5 3,400.0
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 -
<b>C</b>	<b>Vegetated or "green" roofs</b>	enter sq ft	
1	Over at least 2" and less than 8" of growth medium	18,690	0.6 11,214.0
2	Over at least 8" of growth medium	13602	0.8 10,881.6
<b>D</b>	<b>Permeable Paving***</b>	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 -
<b>E</b>	<b>Other</b>	enter sq ft	
1	Enhanced tree growth systems***	1440	0.4 576.0
2	Renewable energy generation	0	0.5 -
3	Approved water features	0	0.2 -
sub-total of sq ft = 284,668			
<b>H</b>	<b>Bonuses</b>	enter sq ft	
1	Native plant species	2000	0.1 200.0
2	Landscaping in food cultivation	0	0.1 -
3	Harvested stormwater irrigation	0	0.1 -
			Green Area Ratio numerator = 136,181

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

# Consolidated PUD Green Area Ratio Calculations

October 30, 2015





- ① MORSE STREET PLAZA
- ② PARK - DESIGN TO BE COORDINATED WITH ADJACENT PROPERTY OWNER
- ③ GANTRY FEATURE
- ④ WATER FEATURE
- ⑤ RETAINING WALL
- ⑥ OUTDOOR CAFE SEATING
- ⑦ BIO-RETENTION GARDENS
- ⑧ CONCRETE WALK-SHALL BE STANDARD DC LAMP BLACK CONCRETE
- ⑨ SPECIAL PAVING: MAY BE ONE OR MORE OF THE FOLLOWING: STONE PAVERS, BRICK PAVERS, CONCRETE PAVERS, ASPHALT PAVERS, STABILIZED STONE DUST PAVING, OR EXPOSED AGGREGATE CONCRETE PAVEMENT. CURB AND GUTTER- MAY BE EITHER
- ⑩ STANDARD DC GRANITE WITH BRICK GUTTER OR STANDARD DC CONCRETE CURB AND GUTTER.
- ⑪ ASPHALT AT PRIVATE ROAD

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

## Consolidated PUD Enlargement Plan

October 30, 2015





- ① RESIDENTIAL COURTYARD
- ② POTENTIAL OUTDOOR DINING AREA
- ③ CONCRETE WALK-SHALL BE STANDARD DC LAMP BLACK CONCRETE
- ④ CURB AND GUTTER- MAY BE EITHER STANDARD DC GRANITE WITH BRICK GUTTER OR STANDARD DC CONCRETE CURB AND GUTTER.
- ⑤ ASPHALT AT PRIVATE ROAD
- ⑥ INTERIM OPEN SPACE

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

October 30, 2015

**Consolidated PUD Enlargement Plan**

L2.03

MARKET TERMINAL - APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD





- ① OUTDOOR CAFE SEATING
- ② CONCRETE WALK-SHALL BE STANDARD DC LAMP BLACK CONCRETE
- ③ SPECIAL PAVING: MAY BE ONE OR MORE OF THE FOLLOWING: STONE PAVERS, BRICK PAVERS, CONCRETE PAVERS, ASPHALT PAVERS, STABILIZED STONE DUST PAVING, OR EXPOSED AGGREGATE CONCRETE PAVEMENT.
- ④ CURB AND GUTTER- MAY BE EITHER STANDARD DC GRANITE WITH BRICK GUTTER OR STANDARD DC CONCRETE CURB AND GUTTER.
- ⑤ ASPHALT AT PRIVATE ROAD



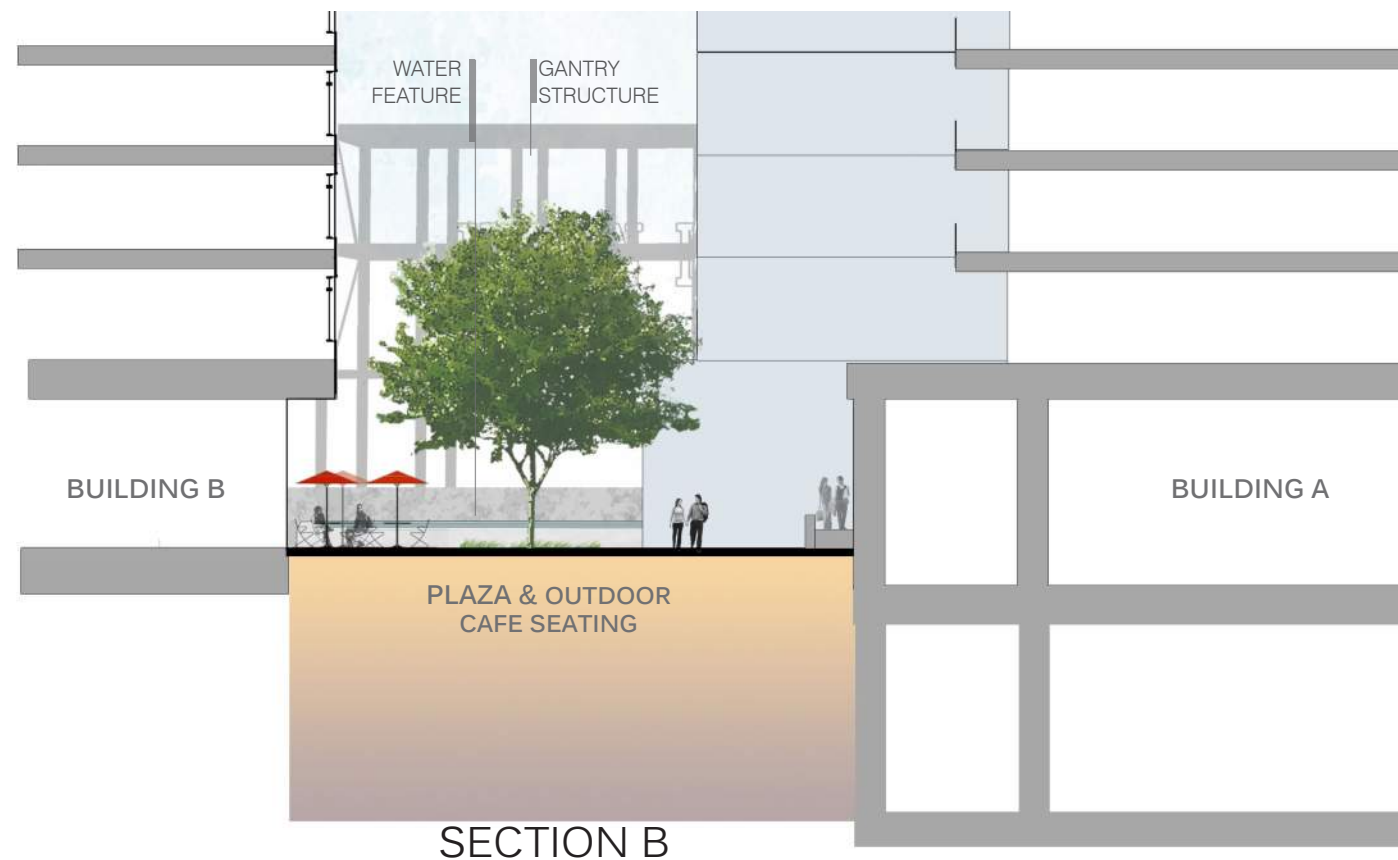


- ① POTENTIAL OUTDOOR CAFE SEATING
- ② CONCRETE WALK-SHALL BE STANDARD DC LAMP BLACK CONCRETE
- ③ INTERIM EVENT SPACE
- ④ CURB AND GUTTER- MAY BE EITHER STANDARD DC GRANITE WITH BRICK GUTTER OR STANDARD DC CONCRETE CURB AND GUTTER.
- ⑤ ASPHALT AT PRIVATE ROAD
- ⑥ INTERIM OPEN SPACE
- ⑦ INTERIM SURFACE PARKING

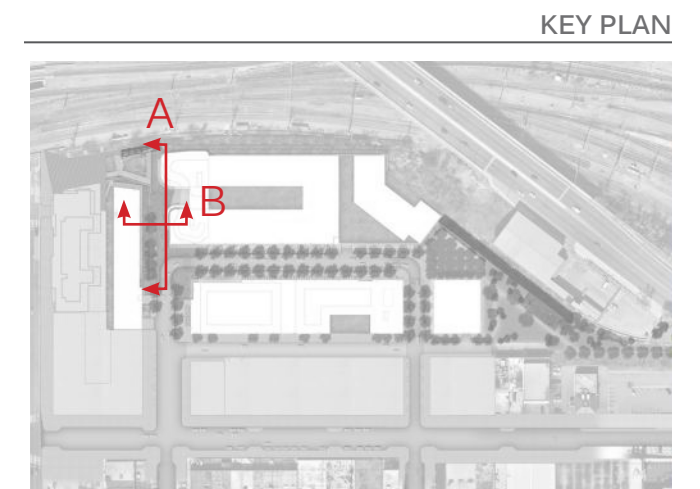




SECTION A



SECTION B



KEY PLAN

Plaza Sections

October 30, 2015



Outdoor Cafe



Tree Grove



Paving Plaza (Stone Paver, Brick Paver, Asphalt Paver or Concrete Paver)

Alley Paving

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

October 30, 2015

L2.07

MARKET TERMINAL - APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD

## Plaza Paving and Seating

R2L:ARCHITECTS



Lawn Area



Dog Exercise Area



Recreational Use



Event Space

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

## Interim Open Space and Event Space



Trash and Recycle Receptacle Plaza



Trash and Recycle Receptacle Streetscape



Bike Rack



Public Seating



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

## Site Furnishings and Public Seating Elements

October 30, 2015

L2.09

MARKET TERMINAL - APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD

R2L:ARCHITECTS





Historic Photo - Gantry



Plaza Gantry Feature

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



Identity



Public Art



Feature Lighting



Railway Artifacts to be Incorporated in Detail Design

gan•try  
(gæn tri)

1. a framework spanning a railroad track or tracks for displaying signals.

- The design proposal includes a sculptural steel frame structure (Gantry) located at the north terminus of Morse Street next to the rail corridor. This multi-functional feature offers the following potential benefits:
- Recalls the rich railroad history of the site
- Frames views of moving trains; embraces neighboring rail corridor and railroad language
- Serves as a neighborhood icon that is visible from New York Avenue and Florida Avenue, from METRO and Amtrak trains, and from the New York Avenue METRO station
- Helps spatially define the proposed Morse Street Plaza
- Beacon from the emerging 3rd Street retail corridor and Florida Avenue; focal point at northern terminus of Morse Street and visible from Gallaudet University
- Opportunity for neighborhood identification
- Opportunity for feature lighting and public art
- Graphic representations of gantry feature are shown for illustrative purposes only and do not represent the final size, shape, and design.

## Railway Elements

October 30, 2015



*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.



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

October 30, 2015



October 30, 2015

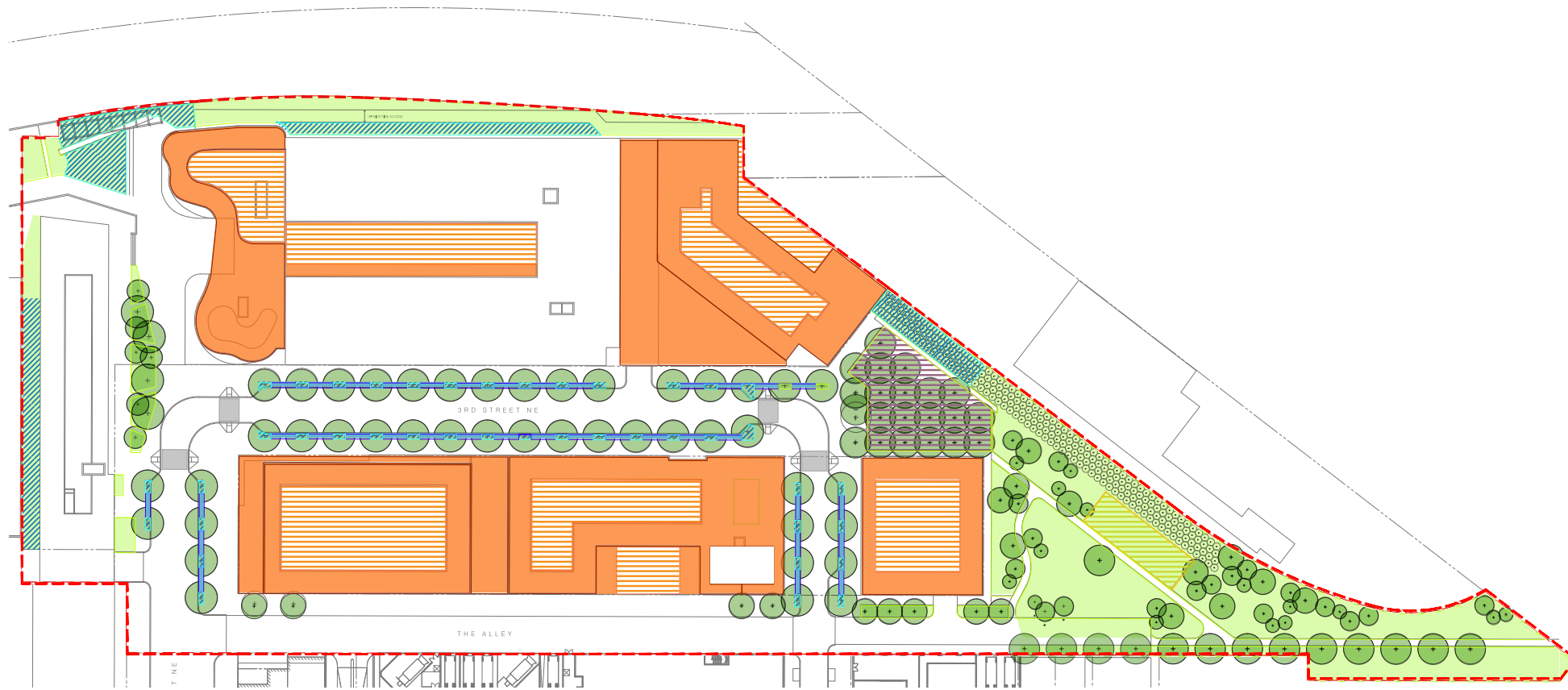
**Consolidated PUD - Grading Plan**

L2.13

MARKET TERMINAL - APPLICATION FOR CONSOLIDATED AND FIRST STAGE PUD



**R2L:ARCHITECTS**



GREEN AREA RATIO  
360,709 SF

LANDSCAPE ELEMENT	LANDSCAPED AREA WITH A SOIL DEPTH OF 24" OR GRATER	BIO-RETENTION	EXTENSIVE GREEN ROOF LESS THAN 6" OF GROWTH MEDIUM	INTENSIVE GREEN ROOF MORE THAN 6" OF GROWTH MEDIUM	TREE CANOPY (2.5"-6") CALCULATED AT 50 SF/TREE	ENHANCED TREE GROWTH (SILVA CELLS)	PERMEABLE PAVING	FOOD CULTIVATION
SQUARE FEET	66338	11916	37360	34871	7500 (150 TREES)	11916	7344	2689
NOTES	ASSUME 50% GRASS, 25% GROUND COVER, 25% TALL SHRUBS 24" O.C. ASSUME 50% NATIVE SPECIES.		ASSUME 95% OF TOTAL AREA	ASSUME 50% OF TOTAL AREA ASSUME 60% TALL SHRUBS AT 24" O.C. ASSUME 50% NATIVE SPECIES	ASSUME 50% NATIVE SPECIES			

GAR SCORE: 0.367  
REQUIRED SCORE: 0.20

Green Area Ratio Scoresheet		Ward	Lot	Square	Zoning District
Address: [REDACTED]					
Other / BZA Order: [REDACTED]					
Lot Size (enter this value first) *		360,709			
		enter sq ft of lot	multiplier	SCORE	0.367
Landscape Elements	Square Feet	Factor	Total		
<b>A Landscaped areas (select one of the following for each area)</b>					
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 63371	0.6	38,022.6		
3 Bioretention facilities	enter sq ft 11916	0.4	4,766.4		
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>					
1 Groundcovers, or other plants less than 2' tall at maturity	enter sq ft 16284	0.2	3,257		
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 8901	80109	0.3	24,033	
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 150	7500	0.5	3,750.0	
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	-		
<b>C Vegetated or "green" roofs</b>					
1 Over at least 2" and less than 8" of growth medium	enter sq ft 37,360	0.6	22,416.0		
2 Over at least 8" of growth medium	enter sq ft 34871	0.8	27,896.8		
<b>D Permeable Paving***</b>					
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 7344	0.5	3,672.0		
<b>E Other</b>					
1 Enhanced tree growth systems***	enter sq ft 2080	0.4	832.0		
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 = 260,835			
<b>H Bonuses</b>					
1 Native plant species	enter sq ft 36125	0.1	3,612.5		
2 Landscaping in food cultivation	enter sq ft 2,689	0.1	269		
3 Harvested stormwater irrigation	enter sq ft 0	0.1	-		
		Green Area Ratio numerator = 132,527			

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

# Consolidated and First Stage PUD Green Area Ratio Calculations

October 30, 2015

