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D.C. OFFICE OF ZONING  
2010 FEB 25 PM 3: 03

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February 25, 2010

Hand Delivered

Marc Loud, Chairperson  
D.C. Board of Zoning Adjustment  
441 4th Street, NW, Room 210  
Washington, DC 20001

Re: BZA Appeal No. 18029  
Supplemental Statement of Owner Vornado/Charles E. Smith

Dear Chairperson Loud and Members of the Board:

We understand the Board's interest in confirming that adequate resources were invested by Vornado to satisfy the amenities required by Conditions 10(b) and 10(c) of the PUD Order. Details on Vornado's satisfaction of its obligations are provided below.

**I. Cost Breakdown**

|                             |           | Required Under<br>the PUD Order | Estimated<br>Final Costs | Difference  |
|-----------------------------|-----------|---------------------------------|--------------------------|-------------|
| Field Improvements          |           | \$150,000                       | \$179,152                | + \$29,152  |
| Streetscape<br>Improvements | West Side | \$200,000 <sup>1</sup>          | \$73,004                 | + \$120,833 |
|                             | East Side |                                 | 247,829                  |             |
| Total                       |           | \$350,000                       | \$499,985                | + \$149,985 |

As detailed on the cost breakdown attached as Exhibit A and summarized above, Vornado will separately fulfill the minimum contribution for Conditions 10(b) (the field improvements) and Conditions 10(c) (the streetscape improvements). Indeed, Vornado

<sup>1</sup> During the public hearing, Vornado discussed an estimated value of \$200,000, but the Zoning Commission did not assign a specific dollar value to this amenity in its Order.

BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 18029  
EXHIBIT NO. 20

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 18029  
EXHIBIT NO. 20

spent nearly \$500,000 on the field and streetscape improvements—well in excess the minimum of \$350,000.

## **II. Allocation of Amenity Funding**

During the hearing, Commissioner Turnbull inquired about the allocation of the funding for the streetscape improvements to both sides of 25<sup>th</sup> Street:

- The intent of the Applicant's proffer regarding streetscape improvements was to improve the public space on both sides of 25<sup>th</sup> Street. Unlike the condition regarding improvements to Francis Field, Condition 10(c) did not set forth a specific dollar amount for the field improvements, nor did it require specific details other than the replacement ornamental fence. Rather, the condition simply directed the Applicant to improve the public space on both sides of 25<sup>th</sup> Street consistent with the approved PUD plans.
- The planned Francis Field improvements, which were approved by both DPR and DDOT—and were reviewed and agreed to by the Friends of Francis Field and ANC 2A—essentially create a “linear park” that includes the public space on the west side of 25<sup>th</sup> Street as well as the improvements on Francis Field itself. Accordingly, streetscape improvements to the west side of 25<sup>th</sup> Street were necessarily integrated into the design of the field improvements, and they will be constructed concurrently with the field improvements.
- Condition 10(c) did not specify the allocation for the funding of the improvements, other than a requirement that the streetscape improvements include funding of the replacement fence on the west side of 25<sup>th</sup> Street. Therefore, as required by Condition 10(c), the cost of the replacement of the mental fence remains a “streetscape” improvement paid for out of that budget. For this reason, Vornado provided for funding for the estimated cost of the fence in the escrow agreement as an additional line item over and above the funding for the Francis Field improvements required by Condition 10(b).
- At the end of the day, once construction of the field improvements are completed, both sides of 25<sup>th</sup> Street will have been improved and will include the new replacement fence, therefore satisfying the letter and intent of Condition 10(c).

As shown on the tables attached as Exhibit A, we have broken out the costs of the “streetscape” improvements to the west side of 25<sup>th</sup> Street (i.e. the improvements in public space on the west side of 25<sup>th</sup> Street and the Fence), which is \$73,004. Furthermore, even though the Order did not require an even allocation of the streetscape

improvements, the total amount expended by Vornado on the west side of 25<sup>th</sup> Street will be \$252,156, which exceeds the cost of the promised field improvements (\$150,000) plus half of the streetscape budget (\$100,000).

|                        | Required Under the<br>PUD Order | Estimated Final<br>Costs |
|------------------------|---------------------------------|--------------------------|
| West Side Improvements | \$150,000 + Fence               | \$252,156                |
| East Side Improvements | \$200,000 - Fence               | \$247,829                |
| Total                  | \$350,000                       | \$499,985                |

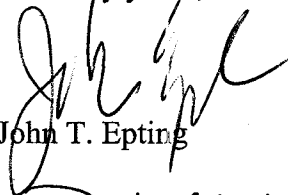
### III. Amenities Tracking List

During the hearing, Board Member Moldenhauer inquired as to the provision of the items called for under the PUD in the final design and plans. As shown on the tracking list attached as Exhibit B, Vornado has ensured provision of each and every amenity required under Conditions 10(b) and 10(c). These items were included in the landscape plan approved by CFA, reviewed and approved as a part of the permit plans, and are depicted on the construction plans, which are also included with this filing.

### Conclusion

For the reasons discussed herein and set forth in previous filings by the Owner and DCRA, the Board should affirm the Zoning Administrator's determination that the PUD complied with the conditions of Order No. 06-35 and issuance of the Certificate of Occupancy.

Sincerely yours,



John T. Epting



David Avitabile

Enclosures

cc: Lisa Marier, Vornado  
Richard Smith, Vornado

**CERTIFICATE OF SERVICE**

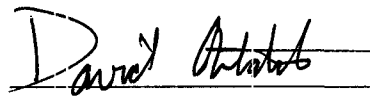
I hereby certify that on February 25, 2010 a copy of the attached letter, statement and exhibits was served by hand, U.S. Mail, and/or electronic mail on the following:

Gary Griffith  
Secretary, Friends of Francis Field  
2501 M Street NW #609  
Washington, DC 20037

Jay Surabian  
Assistant Attorney General  
Office of the Attorney General of the District  
of Columbia  
Office of the General Counsel for the  
Department of Consumer and Regulatory  
Affairs  
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Washington, DC 20002

Constance J. Miller, Esq.  
Counsel for ANC 2A  
Manning & Sossamon PLLC  
1120 20th Street, NW  
Suite 700, North Building  
Washington, DC 20036

Rebecca Coder  
Chair, ANC 2A  
2501 M Street, NW #721  
Washington, DC 20037

\_\_\_\_\_

David Avitabile

A

## COST BREAKDOWN

### Francis Field Improvements

*Condition 10(b): Francis Field: contribution of design, materials, and labor for improvements to Francis Field to (1) prepare a landscape plan for Francis Field that includes the addition of trees, park lighting, furniture, trash receptacles, and a drinking fountain and (2) following approval by DPR, install the improvements, consistent with the Memorandum of Understanding included with Exhibit 40 of the record, valued at \$150,000.*

| <u>Item</u>                                          | <u>Total Cost</u> | <u>Spent to Date</u>                 |                             | <u>Total</u>    | <u>Pending &amp; Future Payments</u> |
|------------------------------------------------------|-------------------|--------------------------------------|-----------------------------|-----------------|--------------------------------------|
|                                                      |                   | <u>As of <sup>1/</sup> 6/18/2009</u> | <u>6/19/09 to 2/20/2010</u> |                 |                                      |
| Topographical Survey                                 | \$13,225          | \$13,225                             | \$0                         | \$13,225        | \$0                                  |
| Master Planning/Design/CA                            | \$31,790          | \$26,654                             | \$1,903                     | \$28,557        | \$3,233                              |
| Fountain and Lighting Design                         | \$1,200           | \$0                                  | \$1,200                     | \$1,200         | \$0                                  |
| MEP Coordination                                     | \$2,835           | \$0                                  | \$0                         | \$0             | \$2,835                              |
| Sediment & Erosion Control and Traffic Control Plans | \$11,393          | \$2,505                              | \$1,508                     | \$4,013         | \$7,380                              |
| Permits and Expedition                               | \$3,651           | \$0                                  | \$0                         | \$0             | \$3,651                              |
| Materials and Labor <sup>2/</sup>                    | \$115,058         | \$0                                  | \$0                         | \$0             | \$115,058                            |
| <b>TOTAL</b>                                         | <b>\$179,152</b>  | <b>\$42,384</b>                      | <b>\$4,611</b>              | <b>\$46,995</b> | <b>\$132,157</b>                     |
| <b>PUD Condition Surplus/(Deficit)</b>               | <b>\$29,152</b>   | <b>(\$107,616) <sup>1/</sup></b>     |                             |                 |                                      |

<sup>1/</sup> By June 2009 the Applicant had already expended the bulk of the costs toward the design of the Francis Field improvements. Therefore, the Applicant placed \$111,000 into an escrow account, which would cover the minimum remaining amount left in the PUD Condition.

<sup>2/</sup> The construction work was competitively priced and the Schedule of Values in the Executed Contract includes the Francis Field Improvements, the ornamental fence and streetscape work on the west side of 25th Street NW, as summarized below:

| <u>Construction Contract -- Schedule of Values</u> | <u>Total</u>     | <u>Francis Field</u> | <u>Streetscape</u> | <u>Fence</u>    |
|----------------------------------------------------|------------------|----------------------|--------------------|-----------------|
| Demolition                                         | \$28,387         | \$19,019             | \$9,368            | \$0             |
| Concrete sidewalk                                  | \$22,872         | \$7,776              | \$15,096           | \$0             |
| Concrete retaining wall                            | \$12,050         | \$12,050             | \$0                | \$0             |
| Topsoil work                                       | \$5,565          | \$3,729              | \$1,836            | \$0             |
| Landscape plantings                                | \$9,010          | \$8,010              | \$1,000            | \$0             |
| Seeding Lawns                                      | \$2,635          | \$1,765              | \$870              | \$0             |
| Sod                                                | \$980            | \$657                | \$323              | \$0             |
| Grading                                            | \$2,200          | \$1,474              | \$726              | \$0             |
| Site Furnishings                                   | \$10,800         | \$10,800             | \$0                | \$0             |
| Water Fountain                                     | \$13,325         | \$13,325             | \$0                | \$0             |
| Lighting                                           | \$28,150         | \$28,150             | \$0                | \$0             |
| Ornamental Fence                                   | \$35,177         | \$0                  | \$0                | \$35,177        |
| Subtotal                                           | \$171,151        | \$106,755            | \$29,219           | \$35,177        |
| Mobilization                                       | \$4,600          | \$2,869              | \$785              | \$945           |
| Performance and Payment Bond                       | \$2,726          | \$1,700              | \$465              | \$560           |
| Maintenance                                        | \$5,985          | \$3,733              | \$1,022            | \$1,230         |
| <b>TOTAL</b>                                       | <b>\$184,462</b> | <b>\$115,058</b>     | <b>\$31,491</b>    | <b>\$37,913</b> |

**Streetscape Improvements**

*Condition 10(c) : "The landscape and streetscape improvements to 25<sup>th</sup> Street, N.W., in accordance with the plans marked as Exhibits 27, 31, and 40 of the record. These improvements shall include, subject to approval by the appropriate District agency or agencies, the removal of the existing chain-link fence along the west side of 25<sup>th</sup> Street N.W. and replacement with an ornamental metal fence."*

| <b><u>Item</u></b>                     | <b><u>Total Cost</u></b> | <b><u>Spent to Date</u></b> | <b><u>Pending &amp; Future Payments</u></b> |
|----------------------------------------|--------------------------|-----------------------------|---------------------------------------------|
| <b><u>Streetscape</u></b>              |                          |                             |                                             |
| Design                                 | \$2,189                  | \$2,189                     | \$0                                         |
| Permits and Expedition                 | \$17,235                 | \$17,235                    | \$0                                         |
| Materials and Labor                    | \$259,896                | \$228,405                   | \$31,491                                    |
| <b>Subtotal</b>                        | <b>\$279,320</b>         | <b>\$247,829</b>            | <b>\$31,491</b>                             |
| <b>PUD Testimony Surplus/(Deficit)</b> | <b>\$79,320</b>          | <b>\$47,829</b>             | <sup>1/</sup>                               |
| <b><u>Fence</u></b>                    |                          |                             |                                             |
| Fence Design                           | \$3,600                  | \$3,600                     | \$0                                         |
| Materials and Labor                    | \$37,913                 | \$0                         | \$37,913                                    |
| <b>Subtotal</b>                        | <b>\$41,513</b>          | <b>\$3,600</b>              | <b>\$37,913</b>                             |
| <b>PUD Condition Surplus/(Deficit)</b> | <b>n/a</b>               | <b>(\$36,000)</b>           | <sup>1/</sup>                               |
| <b>TOTAL</b>                           | <b>\$320,833</b>         | <b>\$251,429</b>            | <b>\$69,404</b>                             |
| <b>PUD Testimony Surplus/(Deficit)</b> | <b>\$120,833</b>         |                             |                                             |

<sup>1/</sup> By June 2009, the Applicant was confident that it would be able to complete the improvements to the east side of 25th Street prior to the issuance of the CO and more than satisfy the minimum streetscape proffer. The fence, however, could not be constructed until the park improvements were approved, and Vornado therefore placed \$36,000 into the escrow account to cover the cost of constructing the fence.

**B**

**EXHIBIT B**  
**TRACKING LIST**  
**PUD-RELATED PARK IMPROVEMENTS**

| <b><u>MOU/Zoning Order</u></b><br>(Exhibit E) | <b><u>Approved DPR/CFA Plan</u></b><br>(Exhibit G)           | <b><u>Permit Plans</u></b><br>(Exhibit C) | <b><u>Construction Drawings</u></b><br>(attached) |
|-----------------------------------------------|--------------------------------------------------------------|-------------------------------------------|---------------------------------------------------|
| Landscape Plan                                | See Interim Plan and Master Plan                             | See L2.0, L3.0, L4.0, L5.0 & L5.1         | See L2.0, L3.0, L4.0, L5.0, & L5.1                |
| Trees                                         | See Interim Plan (multiple, per plans)                       | See L4.0 & L5.1                           | See L4.0 & L5.1                                   |
| Park Lighting                                 | See Master Plan* (2 total)                                   | To be permitted separately                | See L3.0, L5.0, and Utility Plan                  |
| Furniture                                     | See Interim Plan (benches, 6 total)                          | See L3.0                                  | See L3.0                                          |
| Trash Receptacles                             | See Interim Plan (2 total)                                   | See L3.0                                  | See L3.0                                          |
| Drinking Fountain                             | See Master Plan* (1 total)                                   | To be permitted separately                | See L3.0, L5.0, and Utility Plan                  |
| Fence/Gates                                   | See Interim Plan (DPR standard iron picket fence, 3' height) | See L3.0 & L5.0                           | See L3.0 & L 5.0                                  |

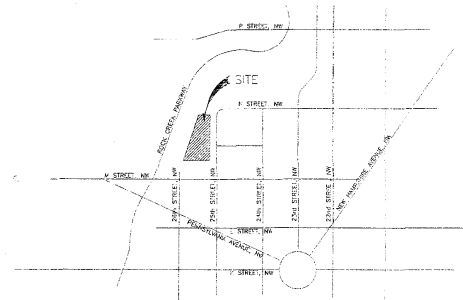
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\* Both the Park Lighting and Drinking Fountain were shown on the Master Plan; however, Vornado is constructing concurrently with the rest of the Interim Plan improvements in order to remain consistent with the MOU and Zoning Order.

2435 N STREET NW, WASHINGTON, DC 20037

VICINITY MAP

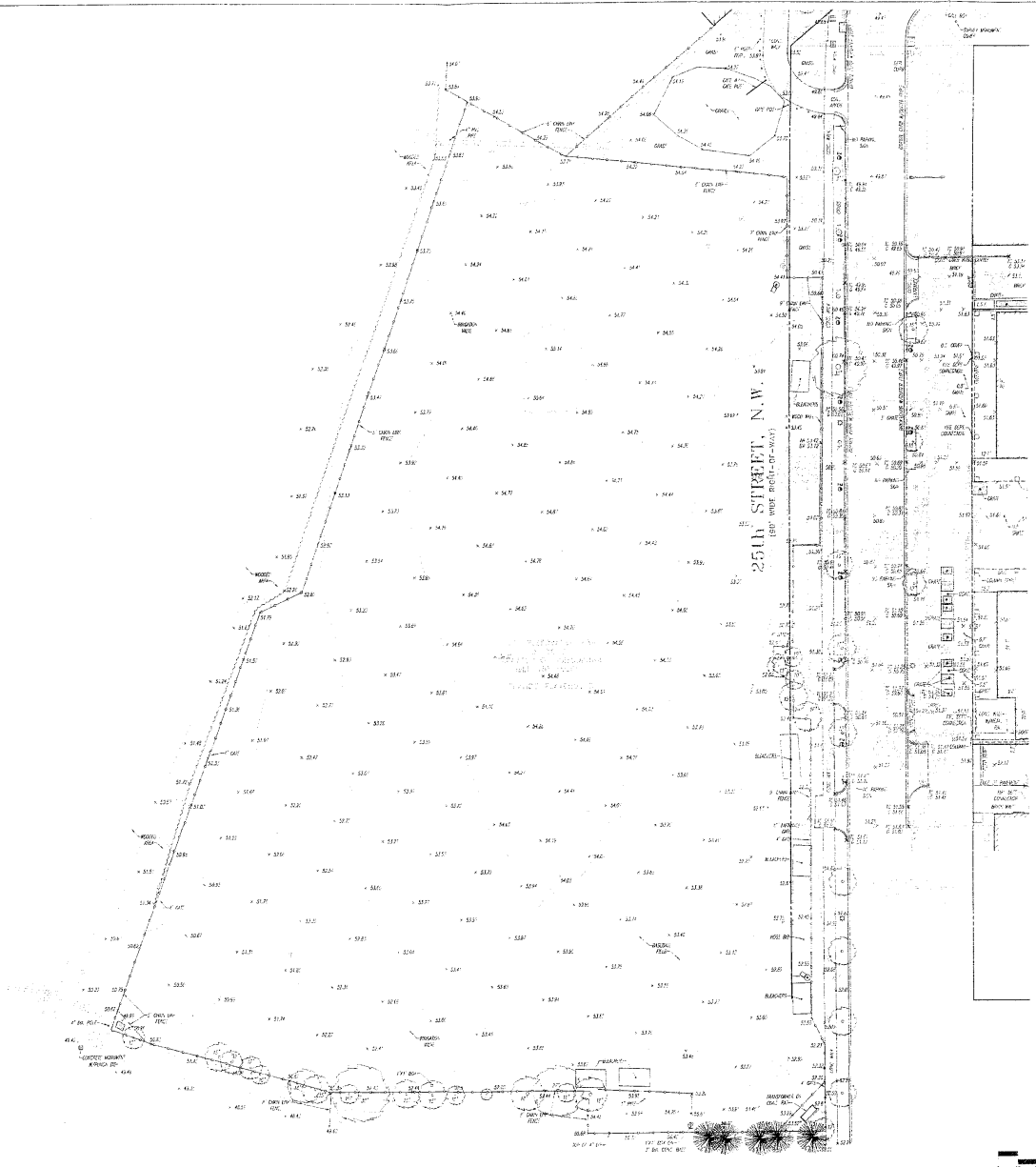
|      |                              |
|------|------------------------------|
| L0.0 | COVER SHEET AND DRAWING LIST |
| L1.0 | EXISTING CONDITIONS PLAN     |
| L1.1 | DEMOLITION PLAN              |
| L2.0 | GRADING PLAN                 |
| L3.0 | HARDSCAPE PLAN               |
| L4.0 | PLANTING PLAN                |
| L5.0 | HARDSCAPE DETAILS            |
| L5.1 | PLANTING DETAILS             |



LO.0

SWEET MURDER

- LEGEND**
- EXISTING CONTOUR
  - EXISTING SPOT ELEVATION
  - EXIST. TOP OF CURB ELEVATION
  - EXIST. GUTTER ELEVATION
  - EXIST. TOP OF WALL ELEVATION
  - EXIST. BOTTOM OF WALL ELEVATION
  - HYDANT
  - WATER VALVE
  - GAS VALVE
  - APPROX. LOC. UNDERGROUND SANITARY SINKER LINE
  - APPROX. LOC. UNDERGROUND GAS LINE
  - APPROX. LOC. UNDERGROUND WATER LINE
  - APPROX. LOC. UNDERGROUND ELEC. LINE
  - STORM DRAIN MANHOLE
  - SANITARY MANHOLE
  - TELEPHONE MANHOLE
  - ELECTRIC MANHOLE
  - WATER MANHOLE
  - WATER METER
  - SIGN
  - ROADWAY
  - AREA LIGHT
  - COLUMN
  - DENOTES PARKING SPACE COUNT
  - TREE
  - PARKING METER
  - FENCELINE
  - LANDSCAPE AREA
  - TREE LINE
  - LIGHT POLE



**LANDSCAPE ARCHITECT**

**OCULUS**

2414 17th STREET, N.W. WASHINGTON, DC 20036  
P: 202.391.1400 F: 202.391.1401 E: info@oculusllc.com

**OWNER**

**DISTRICT OF COLUMBIA  
DEPARTMENT OF PARKS  
AND RECREATION**

3140 18th Street, NW  
Washington, DC 20036  
202.635.6347

**CLIENT**

**VORNADO**  
CHARLES E. SMITH

CHARLES E. SMITH  
COMMERCIAL REALTY  
ARLINGTON, VA

2545 CRISTAL DRIVE, SUITE 1000  
ARLINGTON, VA 22202  
TEL: 703.528.1500 FAX: 703.485.1752

**CIVIL**

**BOHLER ENGINEERING**  
2008 DAVIS DRIVE, SUITE 200  
STERLING, VA 22154  
TEL: 703.769.6500 FAX: 703.769.5311

**FRANCIS FIELD  
PARK RENOVATIONS**

2433 S STREET, NW  
WASHINGTON, DC 20037

**SUBMITTAL SHEET**

PROJECT NAME: FRANCIS FIELD  
SHEET NO.: 1020-1 (ISSUED FOR CONSTRUCTION)

**DATE:** JANUARY 28, 2010

**BY:** WBS

**PROJECT NAME:** WBS

**SCALE:** 1" = 20'

**EXISTING CONDITIONS  
PLAN**

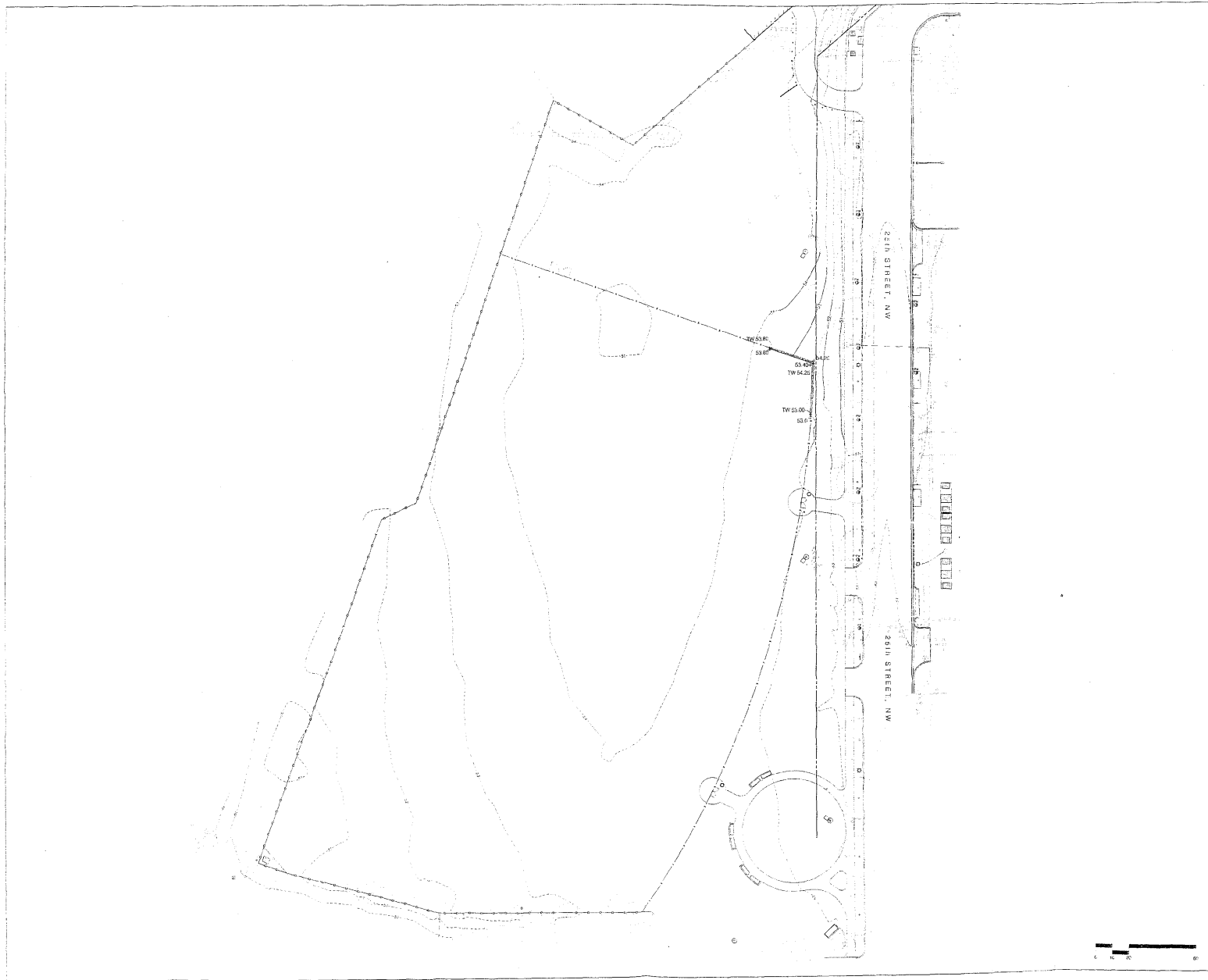
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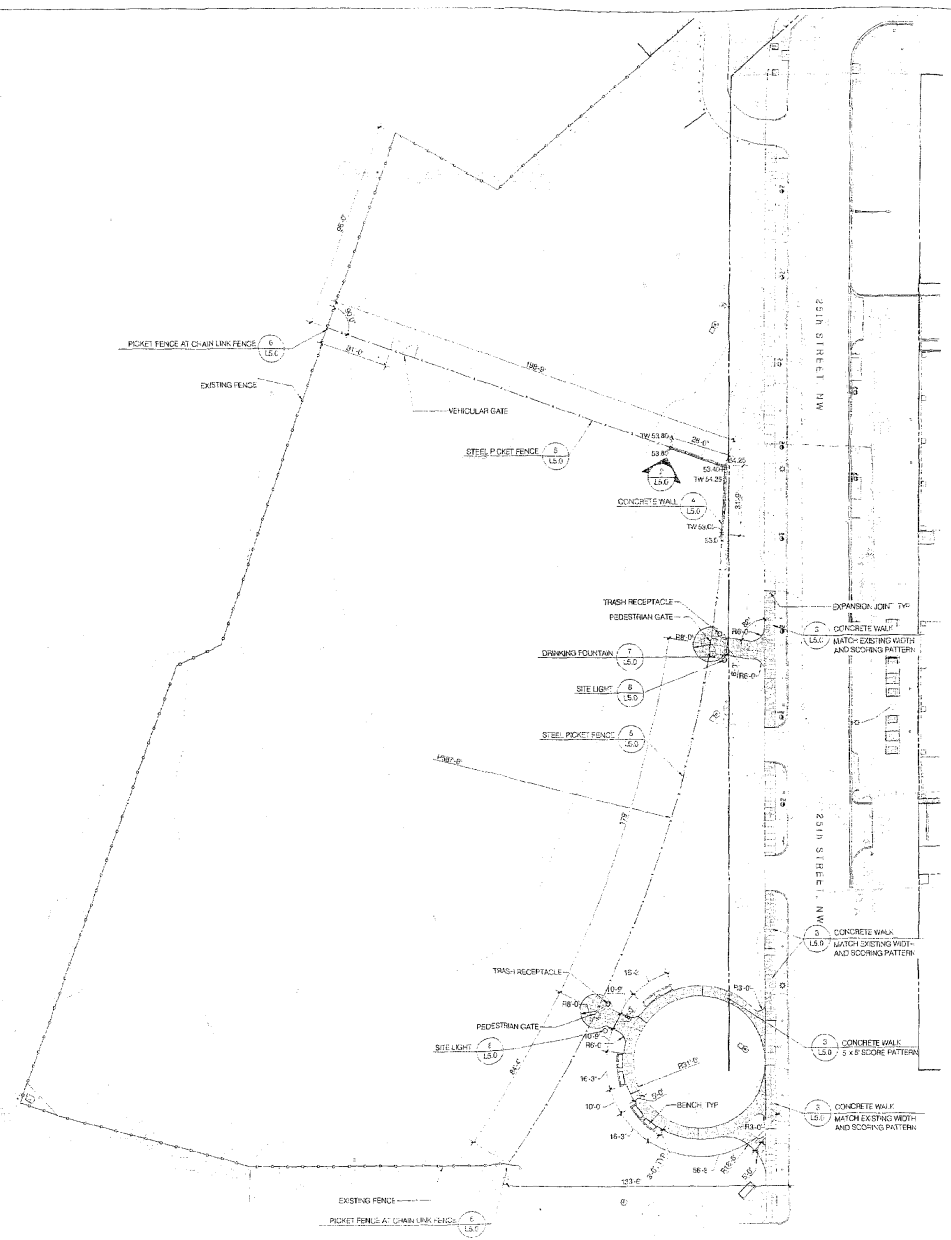
2. 5-117 M44W.L

1

L1.1



|                                                                                                                                                                                                       |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| LANDSCAPE ARCHITECT                                                                                                                                                                                   |  |
| OCULUS                                                                                                                                                                                                |  |
| 1416 17th Street, NW, Washington, DC 20036<br>P. 202.462.1111 F. 202.462.1112 E. info@oculusdc.com                                                                                                    |  |
| OWNER<br>DISTRICT OF COLUMBIA<br>DEPARTMENT OF PARKS<br>AND RECREATION<br>2140 18th Street, NW<br>9000 18th Street, NW<br>20036-1818                                                                  |  |
| CLIENT<br><b>VORNADO</b><br>CHARLES E. SMITH<br>CHARLES E. SMITH<br>COMMERCIAL REALTY<br>ARLINGTON, VA<br>2305 CRYSTAL DRIVE, SUITE 400<br>ARLINGTON, VA 22202<br>TEL: 703.737.1077 FAX: 703.490.7800 |  |
| CIVIL<br>BOHLER ENGINEERING<br>2300 BROADWAY, SUITE 200<br>STEPHENS, VA 25761<br>TEL: 703.737.1077 FAX: 703.737.1078                                                                                  |  |
| FRANCIS FIELD<br>PARK RENOVATIONS<br>2425 N STREET NW<br>WASHINGTON DC 20037                                                                                                                          |  |
| APPROVED BY<br>NORTHWEST TERRACE LIFT<br>2007/10/10 10:00 AM<br>2007/10/10 10:00 AM                                                                                                                   |  |
| DATE<br>JANUARY 28, 2010                                                                                                                                                                              |  |
| PROJECT NAME<br>W001                                                                                                                                                                                  |  |
| SCALE<br>1" = 20'                                                                                                                                                                                     |  |
| DRAWN BY<br>L2.0                                                                                                                                                                                      |  |



LANDSCAPE ARCHITECT

**OCULUS**

2436 N STREET NW, WASHINGTON DC 20037  
P: 202.462.1111 F: 202.462.1112 E: INFO@OCULUSDC.COM

OWNER:  
DISTRICT OF COLUMBIA  
DEPARTMENT OF PARKS  
AND RECREATION

2345 NEWLAND BL  
NORTHWEST, DC 20001  
(202) 725-1500

CLIENT:  
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ARLINGTON, VA

7445 DOWNEY, FORT BELVOIR WDC  
ARLINGTON, VA 22204  
TEL: 703.444.1217 FAX: 703.444.1218

CIVIL:  
KOHLER ENGINEERING  
2833 DAVIS DRIVE, SUITE 200  
STEVENS, VA 22081  
TEL: (703) 444-0001 FAX: (703) 444-0002

**FRANCIS FIELD  
PARK RENOVATIONS**

2436 N STREET NW  
WASHINGTON DC 20037

DESIGNER/PLANNING  
100-463 PERMIT 01  
10-464 PERMIT 000000  
00001 ISSUED FOR CONSTRUCTION

DATE: JANUARY 25, 2010  
BY: WBD  
PROJECT: WBD  
SCALE: 1" = 20'  
HARDSCAPE PLAN

1  
L3.0

OWNER  
DISTRICT OF COLUMBIA  
DEPARTMENT OF PARKS  
AND RECREATION

3149 16th Street, NW  
Washington, DC 20010  
(202) 673-7847

CLIENT

**VORNADO**

CHARLES E. SMITH

CHARLES E. SMITH  
COMMERCIAL REALTY  
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2345 CRYSTAL DRIVE, SUITE 1000  
Arlington, VA 22202  
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CIVIL

BOHLEB ENGINEERING

22630 DAVIS DRIVE, SUITE 200  
STERLING, VA 20154  
TEL: (703) 709-9500 / FAX: (703) 709-9600

FRANCIS FIELD  
PARK RENOVATIONS

2435 N STREET NW  
WASHINGTON DC 20037

## Summary of Findings

10/21/09 | PERMIT SET

12/10/93 PERMIT REVISIONS

M28/10 : ISSUED FOR CONSTRUCTION.

828 MPa

JANUARY 28, 2010

WRO1

PROJECT NUMBER: 11001

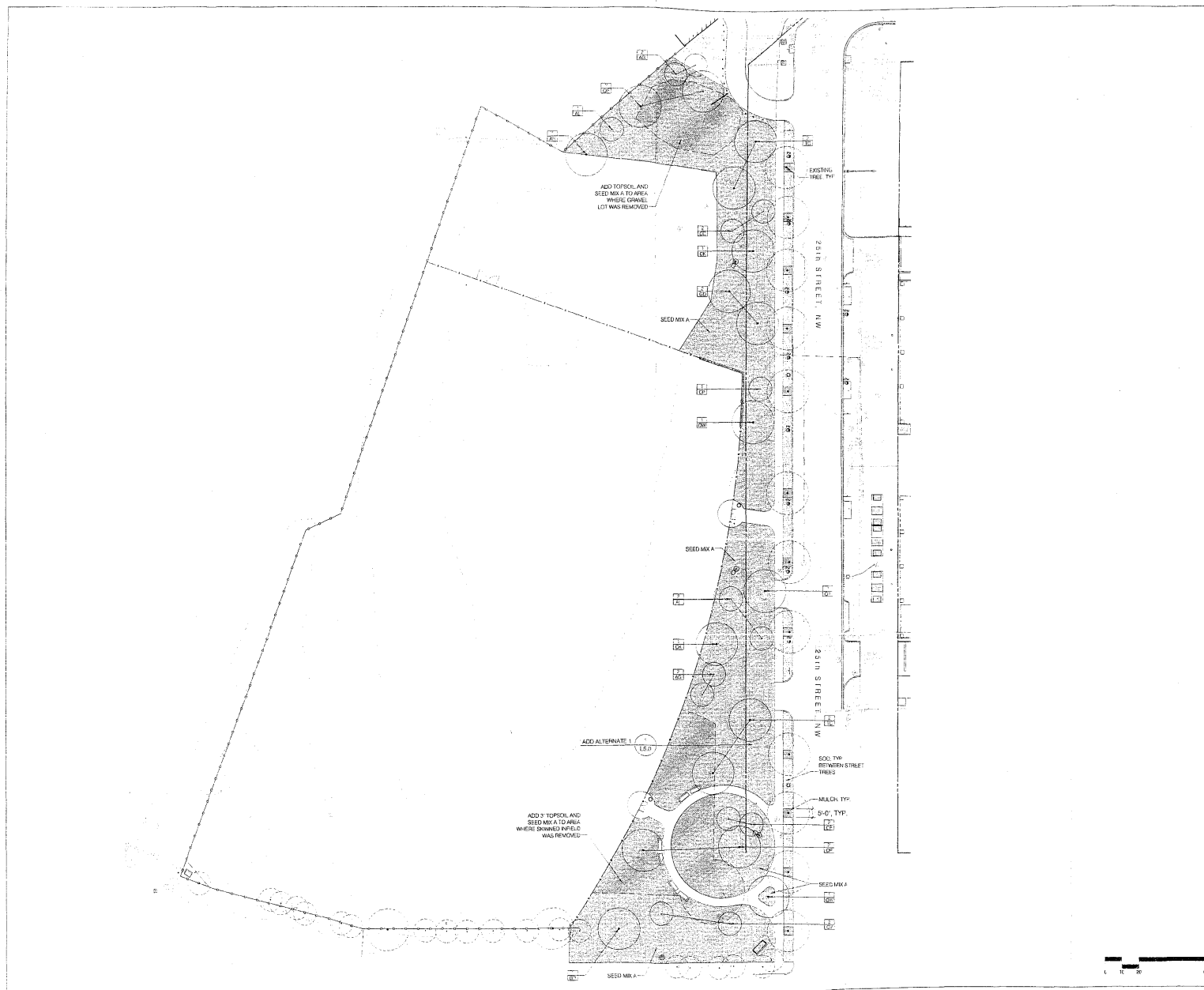
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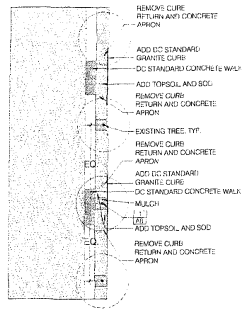
PLANTING PLAN

**DISCUSSION**

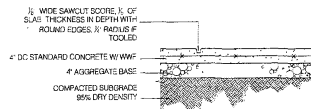
L4.0

**SWEET MARKET**

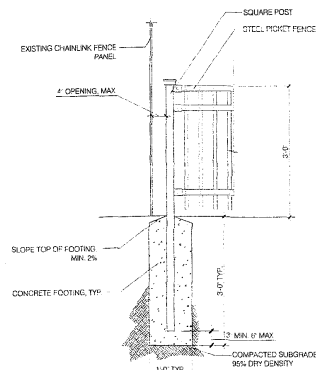




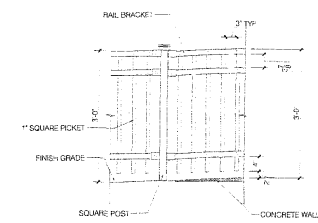
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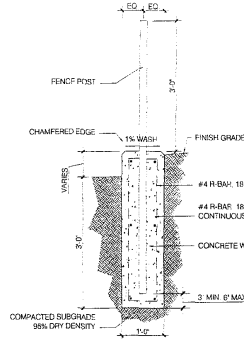
3 CONCRETE WALK  
SCALE: 1" = 10"



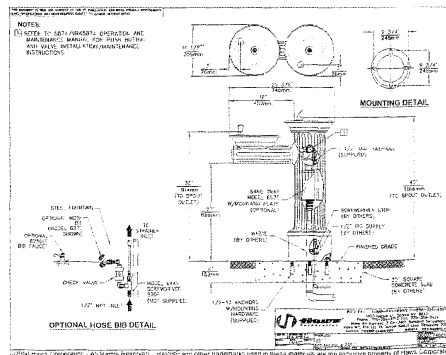
6 PICKET FENCE AT CHAIN LINK FENCE  
SCALE: 1" = 10"



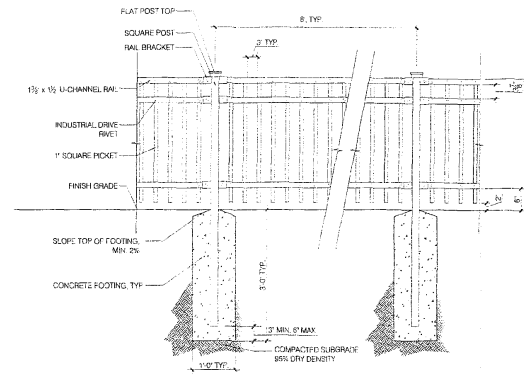
2 PICKET FENCE AT WALL  
SCALE: 1" = 10"



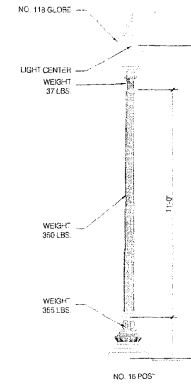
4 CONCRETE WALL  
SCALE: 1" = 10"



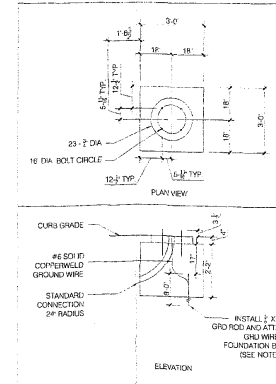
7 DRINKING FOUNTAIN  
SCALE: 1" = 10"



5 STEEL PICKET FENCE  
SCALE: 1" = 10"



8 SITE LIGHT  
SCALE: 1" = 10"



LANDSCAPE ARCHITECT

**OCULUS**

1411 17th STREET, NW WASHINGTON, DC 20036  
P: 202-555-1234 F: 202-555-1235 E: INFO@OCULUSARCH.COM

OWNER

**DISTRICT OF COLUMBIA  
DEPARTMENT OF PARKS  
AND RECREATION**

3145 16th STREET, NW  
WASHINGTON, DC 20007  
(202) 672-7867

CLIENT

**VORNADO**  
CHARLES E. SMITH  
CHARLES E. SMITH  
COMMERCIAL REALTY  
ARLINGTON, VA

2345 CRYSTAL DRIVE, SUITE 1000  
ARLINGTON, VA 22202  
TEL: 703-555-1234 FAX: 703-455-1235

DATE

**BOHLER ENGINEERING**  
2345 CRYSTAL DRIVE, SUITE 1000  
ARLINGTON, VA 22202  
TEL: 703-555-1234 FAX: 703-455-1235

PROJECT NAME

**FRANCIS FIELD  
PARK RENOVATIONS**

2435 K STREET NW  
WASHINGTON DC 20007

DATE

**JANUARY 28, 2010**

PROJECT NUMBER

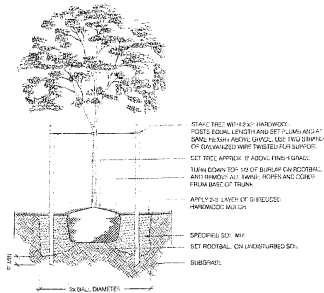
**W801**

SCALE

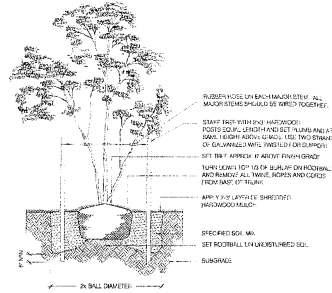
**VARIABLES**

**HARDSCAPE DETAILS**

**L5.0**



1 DECIDUOUS TREE  
SCALE: NTS



2 MULTISTEM TREE  
SCALE: NTS

| NO.                          | BOTANICAL NAME                        | COMMON NAME       | SIZE        | SPECIES  | PLANTING | QTY |
|------------------------------|---------------------------------------|-------------------|-------------|----------|----------|-----|
| <b>LARGE DECIDUOUS TREES</b> |                                       |                   |             |          |          |     |
| AL                           | Ash (Fraxinus americana)              | Green Ash         | 2-3 ft. dbh | As shown | BS       | 1   |
| CL                           | Cornus (Cornus florida)               | Flowering Dogwood | 2-3 ft. dbh | As shown | BS       | 1   |
| LB                           | Liquidambar (Liquidambar styraciflua) | Sweetgum          | 2-3 ft. dbh | As shown | BS       | 1   |
| QF                           | Quercus (Quercus falcata)             | White Oak         | 2-3 ft. dbh | As shown | BS       | 1   |
| QW                           | Quercus (Quercus white)               | White Oak         | 2-3 ft. dbh | As shown | BS       | 1   |
| TC                           | Taxus (Taxus canadensis)              | Canadian Hemlock  | 2-3 ft. dbh | As shown | BS       | 1   |
| <b>SMALL DECIDUOUS TREES</b> |                                       |                   |             |          |          |     |
| AL                           | Ash (Fraxinus americana)              | Green Ash         | 1-2 ft. dbh | As shown | BS       | 1   |
| CL                           | Cornus (Cornus florida)               | Flowering Dogwood | 1-2 ft. dbh | As shown | BS       | 1   |
| QF                           | Quercus (Quercus falcata)             | White Oak         | 1-2 ft. dbh | As shown | BS       | 1   |
| QW                           | Quercus (Quercus white)               | White Oak         | 1-2 ft. dbh | As shown | BS       | 1   |
| TC                           | Taxus (Taxus canadensis)              | Canadian Hemlock  | 1-2 ft. dbh | As shown | BS       | 1   |
| <b>SMALL EVERGREEN TREES</b> |                                       |                   |             |          |          |     |
| AL                           | Ash (Fraxinus americana)              | Green Ash         | 1-2 ft. dbh | As shown | BS       | 1   |
| CL                           | Cornus (Cornus florida)               | Flowering Dogwood | 1-2 ft. dbh | As shown | BS       | 1   |
| QF                           | Quercus (Quercus falcata)             | White Oak         | 1-2 ft. dbh | As shown | BS       | 1   |
| QW                           | Quercus (Quercus white)               | White Oak         | 1-2 ft. dbh | As shown | BS       | 1   |
| TC                           | Taxus (Taxus canadensis)              | Canadian Hemlock  | 1-2 ft. dbh | As shown | BS       | 1   |

LANDSCAPE ARCHITECT
  
OCULUS
  
1400 17TH STREET NW WASHINGTON, DC 20036
  
(202) 638-7541

OWNER
  
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AND RECREATION
  
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WASHINGTON, DC 20036
  
(202) 638-7541

CLIENT
  
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COMMERCIAL REALTY
  
ARLINGTON, VA
  
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CIVIL
  
BOHLER ENGINEERING
  
2000 17TH STREET NW
  
WASHINGTON, DC 20036
  
TEL: (703) 998-1234 FAX: (703) 998-1234

FRANCIS FIELD
  
PARK RENOVATIONS
  
2000 17TH STREET NW
  
WASHINGTON, DC 20036

DRAWING NO.
  
102001 - FINAL
  
1/20/10 - ISSUED FOR CONSTRUCTION

DATE
  
JANUARY 26, 2010

PROJECT NAME
  
W801

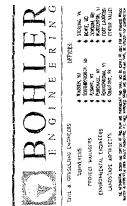
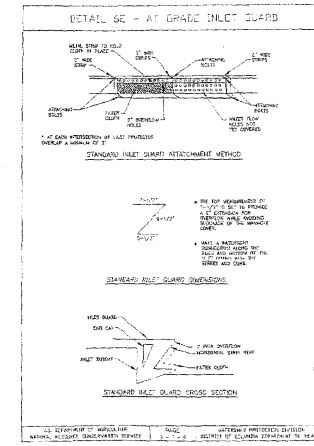
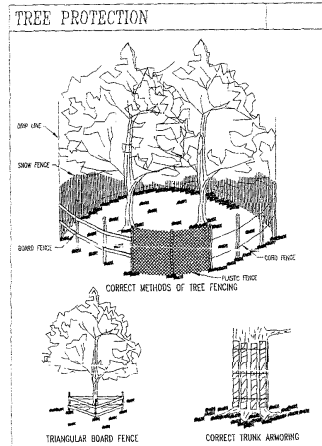
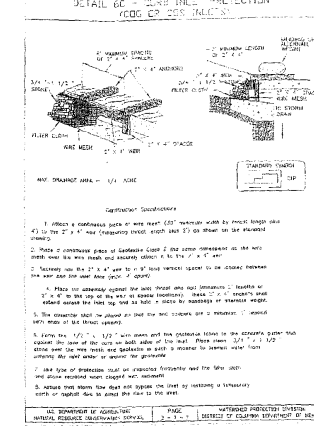
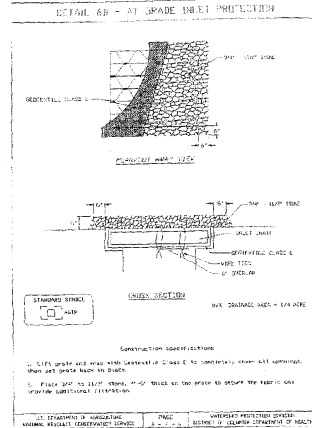
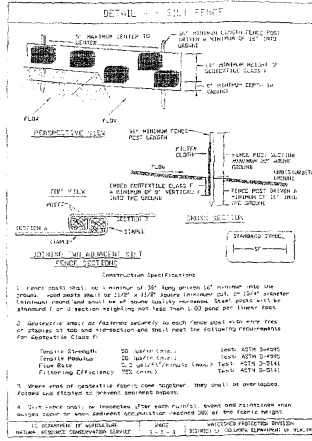
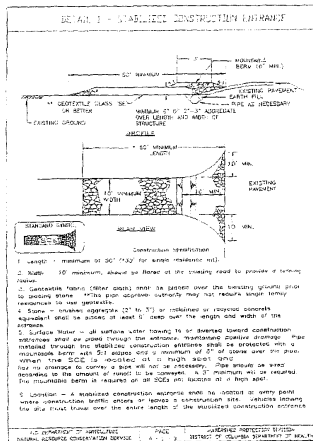
SCALE
  
NTS

PLANTING DETAILS

L5.1







| DATE | BY     | REVISION | TO     |
|------|--------|----------|--------|
| 1    | BOHLER | 1        | BOHLER |

NOT APPROVED FOR CONSTRUCTION

FRANCIS FIELD

VORNADO/CHARLES E. SMITH

| DATE | BY     | REVISION | TO     |
|------|--------|----------|--------|
| 1    | BOHLER | 1        | BOHLER |

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FRANCIS FIELD

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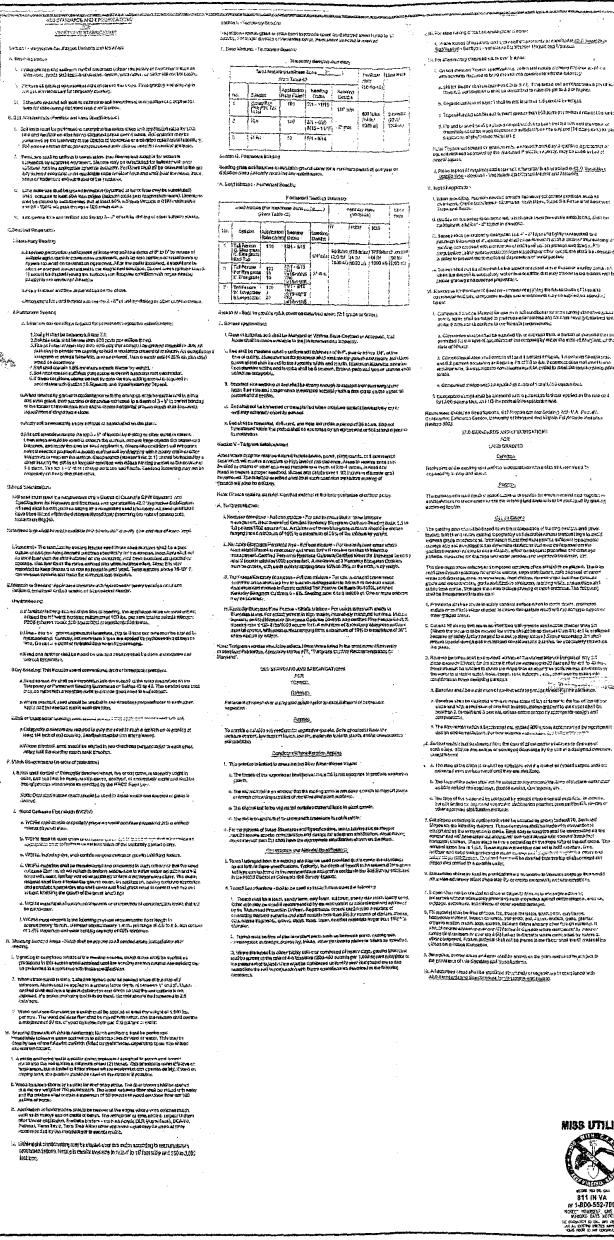
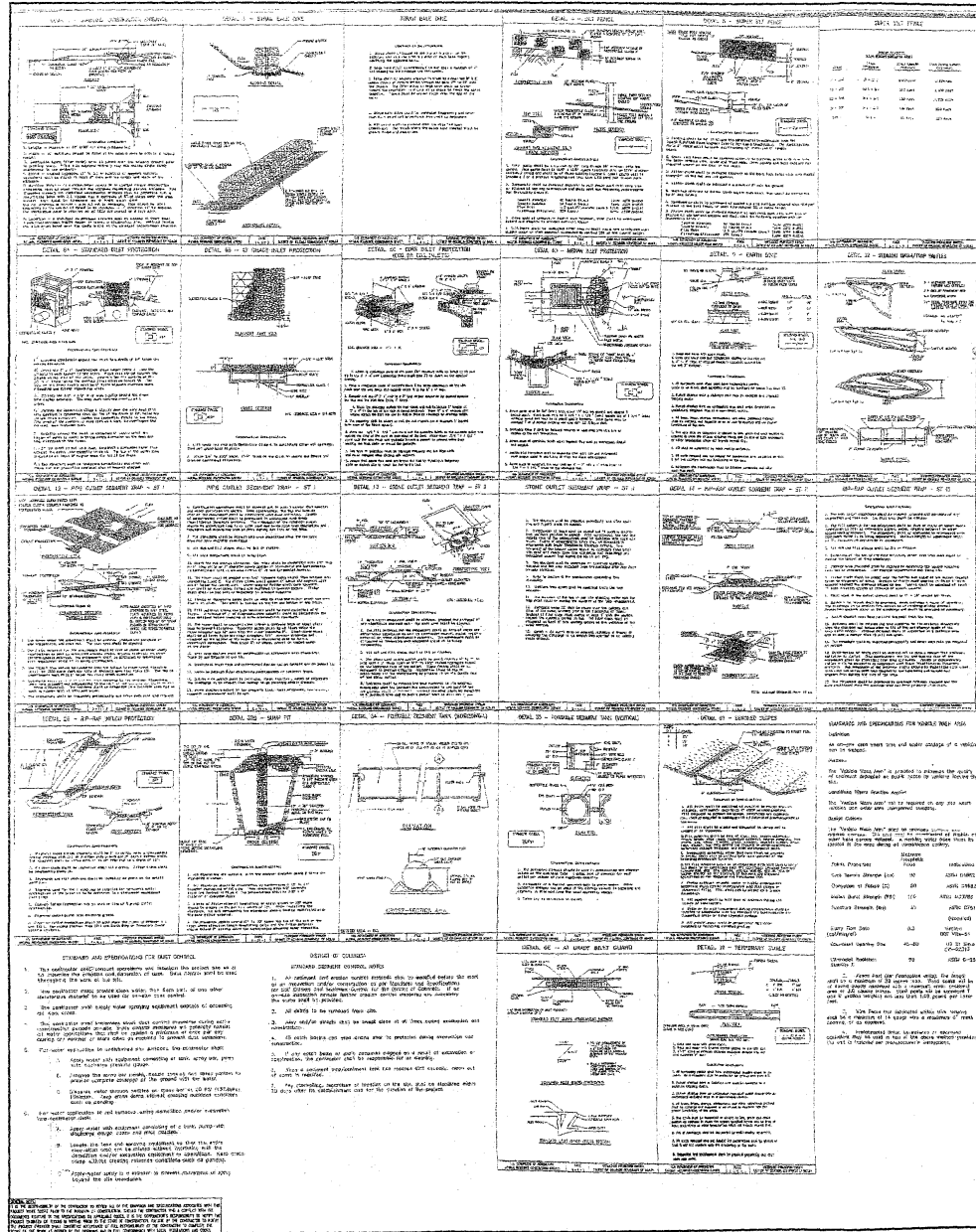
| DATE | BY     | REVISION | TO     |
|------|--------|----------|--------|
| 1    | BOHLER | 1        | BOHLER |

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DENVER, COLORADO 80202  
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FAX (303) 733-1112  
WWW.BOHLER-ENGINEERING.COM

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FRANCIS FIELD

VORADO/CHARLES C. SMITH

PART OF U.S. RESERVATION 630 DISTRICT OF COLUMBIA

D. B. LOGAN

MISS UTILITY

EROSION & SEDIMENT CONTROL DETAILS AND NOTES

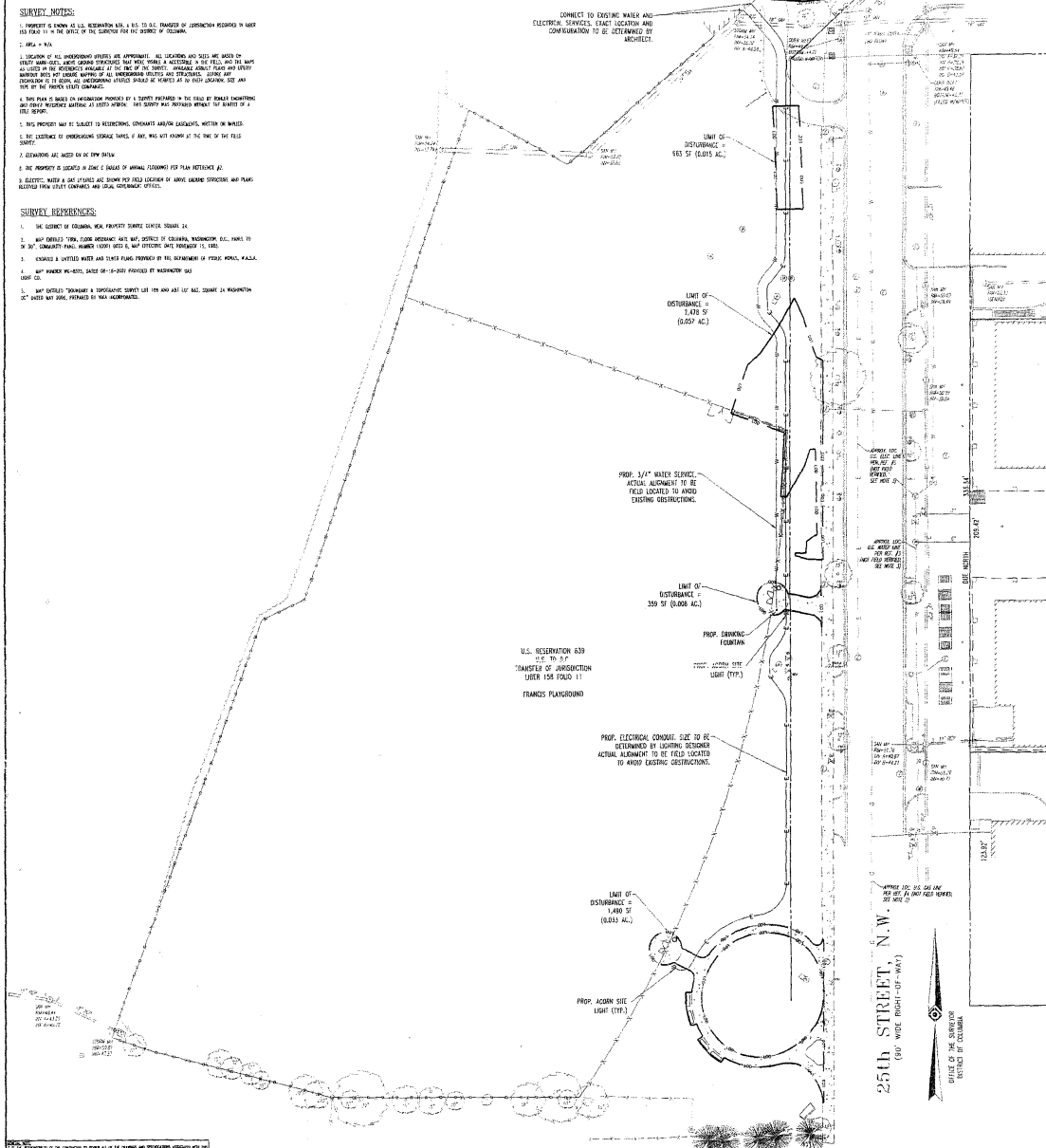
4

# **SURVEY NOTES:**

1. PROPERTY IS SHOWN AS U.S. RESERVATION 639, A S.D. TO S.D. PROPERTY OF JURISDICTION RESERVED IN 1987 AND 1988 TO BE IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.
2. SURVEY IS BASED ON:
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND DEPTHS ARE BASED ON EXISTING RECORDS, FIELD SURVEYS, AND OTHER AVAILABLE INFORMATION. NO FIELD SURVEY WAS CONDUCTED TO VERIFY THE LOCATION OF ANY UTILITIES. NO FIELD SURVEY WAS CONDUCTED TO VERIFY THE LOCATION OF ANY UTILITIES. NO FIELD SURVEY WAS CONDUCTED TO VERIFY THE LOCATION OF ANY UTILITIES.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PROVIDED IN THE FIELD OF SURVEYING ENGINEERING AND FIELD SURVEYING ENGINEERING AS SHOWN HEREIN. THE SURVEY WAS PROVIDED BY THE SURVEYOR OF THE DISTRICT OF COLUMBIA.
5. THIS PROPERTY MAY BE SUBJECT TO REVERSION, EASEMENTS, RIGHTS, OR OTHER INTERESTS IN THE FIELD OF SURVEYING ENGINEERING.
6. THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, WILL BE DETERMINED BY THE SURVEYOR OF THE DISTRICT OF COLUMBIA.
7. EASEMENTS ARE BASED ON THE FIELD OF SURVEYING ENGINEERING.
8. THE PROPERTY IS LOCATED IN ZONE 1 BASED ON ANNUAL SURVEY FOR THE DISTRICT OF COLUMBIA.
9. SURVEY NOTES AND FIELD SURVEYING ENGINEERING AS SHOWN HEREIN ARE BASED ON INFORMATION PROVIDED BY THE SURVEYOR OF THE DISTRICT OF COLUMBIA.

## **SURVEY REFERENCES:**

1. THE SURVEY IS BASED ON THE SURVEYING ENGINEERING AS SHOWN HEREIN.
2. THE SURVEY IS BASED ON THE SURVEYING ENGINEERING AS SHOWN HEREIN.
3. THE SURVEY IS BASED ON THE SURVEYING ENGINEERING AS SHOWN HEREIN.
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10. THE SURVEY IS BASED ON THE SURVEYING ENGINEERING AS SHOWN HEREIN.



## **NOTES:**

1. THIS PLAN IS BASED ON:
2. A FIELD SURVEY ENGINEERING AS SHOWN HEREIN.
3. A FIELD SURVEY ENGINEERING AS SHOWN HEREIN.
4. A FIELD SURVEY ENGINEERING AS SHOWN HEREIN.
5. A FIELD SURVEY ENGINEERING AS SHOWN HEREIN.
6. A FIELD SURVEY ENGINEERING AS SHOWN HEREIN.
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8. A FIELD SURVEY ENGINEERING AS SHOWN HEREIN.
9. A FIELD SURVEY ENGINEERING AS SHOWN HEREIN.
10. A FIELD SURVEY ENGINEERING AS SHOWN HEREIN.



| NO. | DATE    | REVISIONS | BY     | CHKD.  |
|-----|---------|-----------|--------|--------|
| 1   | 10/1/88 | 1         | BOHLER | BOHLER |
| 2   | 10/1/88 | 2         | BOHLER | BOHLER |
| 3   | 10/1/88 | 3         | BOHLER | BOHLER |
| 4   | 10/1/88 | 4         | BOHLER | BOHLER |
| 5   | 10/1/88 | 5         | BOHLER | BOHLER |
| 6   | 10/1/88 | 6         | BOHLER | BOHLER |
| 7   | 10/1/88 | 7         | BOHLER | BOHLER |
| 8   | 10/1/88 | 8         | BOHLER | BOHLER |
| 9   | 10/1/88 | 9         | BOHLER | BOHLER |
| 10  | 10/1/88 | 10        | BOHLER | BOHLER |

| NO. | DATE    | REVISIONS | BY     | CHKD.  |
|-----|---------|-----------|--------|--------|
| 1   | 10/1/88 | 1         | BOHLER | BOHLER |
| 2   | 10/1/88 | 2         | BOHLER | BOHLER |
| 3   | 10/1/88 | 3         | BOHLER | BOHLER |
| 4   | 10/1/88 | 4         | BOHLER | BOHLER |
| 5   | 10/1/88 | 5         | BOHLER | BOHLER |
| 6   | 10/1/88 | 6         | BOHLER | BOHLER |
| 7   | 10/1/88 | 7         | BOHLER | BOHLER |
| 8   | 10/1/88 | 8         | BOHLER | BOHLER |
| 9   | 10/1/88 | 9         | BOHLER | BOHLER |
| 10  | 10/1/88 | 10        | BOHLER | BOHLER |

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| NO. | DATE    | REVISIONS | BY     | CHKD.  |
|-----|---------|-----------|--------|--------|
| 1   | 10/1/88 | 1         | BOHLER | BOHLER |
| 2   | 10/1/88 | 2         | BOHLER | BOHLER |
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| 9   | 10/1/88 | 9         | BOHLER | BOHLER |
| 10  | 10/1/88 | 10        | BOHLER | BOHLER |

FRANCIS FIELD

FOR

WORNADO/  
CHARLES E. SMITH

PART OF U.S. RESERVATION 639  
DISTRICT OF COLUMBIA



D. B. LOGAN

UTILITY PLAN

1

