Advisory Neighborhood Commission 1C
PO Box 21652, NW, Washington, DC 20009
202-332-2630 • http://www.anc1c.org

Commissioners:

Chairperson
Alan Roth (1C01)

Vice Chairperson
Josh Gibson (1C07)

Treasurer
Ken Levy (1C05)

Secretary
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Bryan Weaver (1C03)

Andrea Broaddus (1C06)

Jeff Coudriet (1C08)

September 29, 2003

Honorable Geoffrey Griffis, Chairman
Board of Zoning Adjustment
441 - 4th Street, N.W., Suite 210 South
Washington, D.C. 20004

RE: BZA Case No. 17070, Meridian International Application to change parking requirements of BZA Order in Case No. 5802.

Dear Chairman Griffis:

Please find enclosed for your information copies of the two Memoranda of Understanding negotiated by myself and the neighbors with the Meridian International Center and Walnut Street, the prospective developers of the site, which attempt to address neighborhood concerns with this matter before you. You may find these MOUs helpful for your deliberations tomorrow.

Sincerely,

Jeff Coudriet
Commissioner 1C08

Enclosures (2)

BZA
Case No. 17070
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO. 17070
EXHIBIT NO. 28

MEMORANDUM OF UNDERSTANDING

1:05

THIS MEMORANDUM OF UNDERSTANDING is entered into as of this 23rd day of September 2003 by and between the undersigned Parties.

WITNESSETH:

WHEREAS, the Parties hereto, Meridian International Center ("**Meridian**") and Advisory Neighborhood Commission 1C ("**ANC 1C**"), hereby seek to memorialize their understanding regarding the parking arrangements during construction activity on the property located at 17th and Belmont Streets, N.W., Washington, D.C., known as Lot 850 in Square 2567 (the "**Property**"); and

WHEREAS, Meridian seeks a modification of Board of Zoning Adjustment ("BZA") Order. No. 5802 in order to permit residential development on the Property, in addition to the parking spaces that are currently required on the Property pursuant to BZA Order No. 5802; and

WHEREAS, Meridian will temporarily transfer the 38 parking spaces currently used by Meridian on the Property to another location during construction activity on the Property; and

WHEREAS, after the construction of a luxury residential condominium building on the Property, Meridian will own and have exclusive control over 39 parking spaces in the building on the Property; and

WHEREAS, ANC 1C seeks to encourage the development of the Property and manage parking impacts during construction activity on the Property so as to protect and enhance the residential quality of the area; and

WHEREAS, the Parties enter into this MEMORANDUM OF UNDERSTANDING (the **"MOU"**) to confirm understandings and agreements between them concerning the parking arrangements during construction on the Property and the continued use of parking spaces on the Property by Meridian after development on the Property is completed.

NOW, THEREFORE, in consideration of the foregoing recitals (which are a material part hereof) and in consideration of the mutual promises of the parties hereto and of other good and valuable consideration, it is agreed as follows:

1. **Leased parking spaces during construction**. Meridian hereby agrees to buy or lease 40 off-street parking spaces during the Project construction period. The construction period is defined as the period lasting from the first day the parking spaces located on the Property are made inaccessible by construction, to the date that Meridian takes possession and is able to use the 39 parking spaces to be built as part of the residential project on the Property.

2. **Efficient use of parking lot on Meridian property**. Meridian hereby agrees to utilize an attendant, on an as needed basis, to maximize the use of parking space on its property located at 1630 Crescent Place, known as the east parking lot, to achieve a full capacity of 50 spaces. Further, Meridian hereby agrees to open and utilize the east parking lot whenever events are held.

3. **Valet parking practice**. Meridian hereby agrees that whenever valet parking is utilized, the vehicles will be parked by the valet attendants either on Meridian property or at an off-site location. Meridian hereby agrees to make every effort to insure that valet attendants comply with the valet parking provisions of D.C. Official Code § 47-796.

4. **Valet parking – staffing**. Meridian hereby agrees they will utilize a reasonable amount of valet parking attendants pursuant to the size of the event requiring valet parking

service, especially with the goal of avoiding the backup of guest vehicles on the street awaiting valet service.

5. **Directing guests to parking**. Meridian hereby agrees to actively direct and encourage to utilize the provided off-street parking, through the direction of personnel and the use of signs, invitation directions, program notices, and website notices.

6. **Support for Residential Permit Parking.** Meridian hereby agrees to support the efforts of the residents of Crescent Place and Belmont Road, N.W. to designate 65% of the total spaces of street parking contained on the north side of Belmont Road, N.W., and the south side of Crescent Place, N.W., which adjoin the Meridian property, as residential permit parking. The areas to be designated as residential permit parking, which will yield approximately 34 residential permit parking spaces, are as follows:

Starting on the north side of Belmont Road, N.W., west of the first fire hydrant closest to 16th Street, N.W., to 17th Street, N.W.; north on 17th Street, N.W. to Crescent Place, N.W.; continuing east on the south side of Crescent Place, N.W. to the west of the last fire hydrant on Crescent Place, N.W.

7. **Utilization of Attendant at Crescent Project Garage.** Meridian hereby agrees to utilize an attendant to provide access to the Crescent garage during those times the garage will be utilized for events at the Center.

8. **Support for the Modification of BZA Order No. 5802.** Subject to the provisions of this MOU, and the incorporation of this MOU into the Board of Zoning Adjustment's order on this case, ANC 1C will support Meridian's application to modify the conditions of BZA Order No. 5802, in writing and by testimony, at the BZA Public Hearing on September 30, 2003.

9. **Counterparts.** This MOU may be executed in counterparts and via original or facsimile signature.

IN WITNESS WHEREOF, the Parties hereto have executed this Memorandum of Understanding as of the day and year 23rd day of September, 2003.

Meridian International Center
LAWRENCE KOLP
CHIEF OF STAFF

Advisory Neighborhood Commission 1C
ALAN J. ROTH, CHAIRPERSON

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is entered into as of this 9th day of September 2003 by and between the undersigned Parties.

WITNESSETH:

WHEREAS, the Parties hereto, Crescent Place, LLC ("**Crescent**"), and Advisory Neighborhood Commission 1C ("**ANC 1C**"), hereby seek to memorialize their understanding regarding the proposed development and use of the property located at 17th and Belmont Streets, N.W., Washington, D.C., known as Lot 850 in Square 2567 (the "**Property**"); and

WHEREAS, Crescent seeks to develop a luxury residential condominium building with a maximum of 44,000 gross square feet and containing no more than 30 residential dwelling units and no more than 100 below grade parking spaces (the "**Project**") on the Property; and

WHEREAS, ANC 1C seeks to encourage the development of the Property and manage construction activity and parking impacts related to the development of the Project so as to protect and enhance the residential quality of the area; and

WHEREAS, Andrew Kennedy and Peter Rivenberg, abutting property owners (as described in Paragraph 13 below), are signing this MEMORANDUM OF UNDERSTANDING (the "**MOU**") for the purpose of obtaining rights to enforce this MOU; and

WHEREAS, the Parties enter into this MOU to confirm understandings and agreements between them concerning the design and development of the Project.

NOW, THEREFORE, in consideration of the foregoing recitals (which are a material part hereof) and in consideration of the mutual promises of the parties hereto and of other good and valuable consideration, it is agreed as follows:

1. The foregoing recitals are incorporated herein as if fully set forth.

2. **Development and Design of the Project**. Crescent agrees to develop and construct the Project in substantial accordance with the plans attached as Exhibit A. Such plans, as modified and revised for any purpose, shall at all times include or require the following:

a. Levels two and three of the parking ramp and garage shall be enclosed;

b. Automobile lights shall be shielded from the Ontario Road, N.W. residences by a six (6) foot wall at any portion that the parking garage is not enclosed;

c. The Project shall include acoustic buffers for exposed parking levels, including, but not limited to, ivy screens, acoustic ceilings, quiet automatic door mechanisms, appropriate driving surface to prevent noise from tires, the placement of mirrors and stop signs in the ramps to minimize the occurrence of brake squeal and honking, and signs (asking for quiet since this is a residential neighborhood) posted in open portions of the garage;

d. The setting back of the fourth floor of the Project from the rear wall of the residential structure, such setback shall be a minimum of five feet ten inches (5' 10"), so as to maximize the amount of sunlight the Ontario Road, N.W. and 2298 17th Street residences receive; and

e. Minimum Rear yard set back from the rear wall of the parking structure to the rear property line shall be sixteen (16') feet or the distance required pursuant to the D.C. Zoning Regulations, whichever is greater.

3. **Pre-Construction, Construction Management and Post Construction Issues**. Crescent agrees to undertake the following actions.

a. Pre-Construction Survey. Prior to any grading or excavation work on the Property, Crescent will perform a survey [consisting of inspections and photo documentation] to document the current condition of houses immediately adjacent to the Property (the "Surveyed Properties"). The Surveyed Properties will include: 2123 –2227 Ontario Road, N.W. (Square 2567, Lots 62-74 and 76-78); 1624 Belmont Street, N.W.; and 2298 17th Street, N.W. Crescent will pay for these surveys, which will be completed within a reasonable time prior to any grading, excavation or other construction activity being performed on the Property. Owners of the Surveyed Properties (the "Owners") are entitled to provide evidence of the existing condition of their homes which shall be included in the survey. Crescent will furnish to each of the Owners a copy of the survey relating to their home when the survey is completed. Crescent or the surveyor will notify the Owners, in writing, of the opportunity to have a pre-construction survey conducted by the surveyor. The Owners shall be provided a reasonable period of time to respond to such notice, to respond to the surveyor's reasonable request for access to the Owner's property, and to respond to other reasonable requests of the surveyor.

b. Construction Contactperson. Crescent will provide all abutting property owners/neighbors with the name and telephone/pager number of a primary point of day-to-day contact (Construction Ombudsman) during pre-construction and construction activity on the Property. The Construction Ombudsman will respond to and resolve potential problems associated with noise, erosion, trash/construction debris, security, and construction related issues. The Construction Ombudsman will also provide notification,

to the maximum possible extent, including e-mail messages, to all abutting property owners and neighbors of periods of expected acute construction activity that may impact the surrounding area, including the blocking of traffic on Belmont, Crescent or 17th Streets during construction or deliveries.

c. Compliance with Applicable D.C. Building Code Provisions. Crescent will satisfy all District of Columbia municipal regulations related to weekday (and as permitted or necessary, Saturday) construction start and stop times and permitted noise/decibel levels. Crescent shall make good faith efforts to limit work that is likely to disturb the residents of the neighborhood adjacent to the Property to weekdays except where limitations on work during the week requires work on Saturdays to the meet the requirements of construction teams for a 40 hour work week.

d. Construction Staging and Construction Management.

i. Crescent shall not permit construction activity on the Property that requires the movement of heavy vehicle traffic or other significant traffic to, or from, the Property or which otherwise generates sound levels in excess of 60 decibels (60 db) or otherwise is likely to significantly disturb the residents of the neighborhood near the Property before 7:00 AM or after 6:30 PM on weekdays, or before 9:00 AM or after 4:00 PM on Saturdays.

ii. During the construction period, Crescent agrees to utilize or remove from public use only those-parking spaces located on the west side of 17th Street that abut the Property. However, in order to facilitate the efficient flow of traffic along 17th Street, Crescent may apply for the temporary removal of the parking spaces on the east side of 17th Street in order to accommodate the delivery of

construction materials. Such temporary parking space removal is only expected to occur in a limited number of occasions.

iii. Upon completion of the parking garage levels of the Project, Crescent will utilize these parking levels to the maximum possible extent for construction worker parking and the staging of construction materials. Prior to the completion of the garage levels, Crescent will utilize the closed parking lane adjacent to the Property to the greatest possible extent for construction staging and delivery truck queuing in order to facilitate unimpeded traffic flow on 17th Street, and will not double park vehicles on the street.

iv. Crescent shall encourage the use of public transportation and carpooling by their contractors and subcontractors during the course of the project.

e. Maintenance of Chain Link Fence. Crescent will maintain the existing chain link fence which abuts the rear of the properties located at 2123-2227 Ontario Road, N.W. and 2298 17th Street, N.W. during construction activity on the Property, for safety and security purposes. Crescent will also identify an appropriate time, upon substantial completion of the Project (including completion of proposed interlocking block retaining walls identified on final and approved site plan(s)), to remove the chain link fence.

f. Continuing Opportunities for Comment. Crescent will facilitate periodic courtesy reviews for abutting property owners during the Project's development and construction phases.

g. Post-Construction Support for 17th Street Parking Spaces. Upon completion of the construction of the Project, Crescent agrees to restore and return to use the public

parking spaces on the west side of 17th Street adjacent to the Property. Crescent will not seek a loading zone, entrance, or other no parking zone in front of the project.

4. **Stormwater Management**. Consistent with the requirements of D.C. law and municipal regulations (DCMR, Title 21), plans for development of the Property shall incorporate a plan for effective stormwater management. To the greatest extent possible, Crescent shall implement stormwater-management measures (e.g., low-grade slopes, erosion-resistant ground cover, centralized stormwater conveyance and collection facilities) that minimize both runoff to adjacent properties and standing water on the Property.

5. **Protection of Adjacent Properties**. Crescent agrees to the following:

a. That it will protect adjacent/adjoining properties during construction, especially the protection of all trees, shrubbery and other landscape material;

b. That it will utilize the services of a licensed and insured arborist/tree removal expert, see section 7 below, and ensure the careful cutting and removal of any trees in a manner that will protect adjacent properties.

c. That it will repair and/or replace in kind any plant or tree located on abutting properties sustaining damage as a result of construction of the Project, as determined by the arborist.

6. **Landscape Buffer**. Crescent agrees to plant a significant landscape buffer in substantial accordance with the description attached as Exhibit B.

a. The landscape buffer is intended to meet the following objectives:

i. Provide an adequate and continuous visual buffer between adjacent properties, especially those directly impacted by the Project, including 2123-2227 Ontario Road, N.W., and 2298 17th Street, N.W.;

ii. Protect neighborhood character from unnecessary intrusion, automobile exhaust, headlight glare, noise and other potential impacts caused by a multi-level parking garage located in a residential neighborhood;

iii. Ensure the complete stabilization of the embankment/revised slope after completion of construction; and

iv. Protect the embankment/slope, mitigate any potential future erosion, and ensure consistency with agreed-upon storm water management control/practices.

b. The buffer plantings will be composed of a mix of evergreen and deciduous trees, large evergreen shrubs, medium sized evergreen and deciduous shrubs, and groundcovers. All plant and tree species identified in the approved landscape buffer/site and planting plan will be chosen for their hardiness for current climatic and urban conditions, including species capable of surviving in shade/shadow created by the Project. Some native plants may be selected for their ability to adapt quickly and flourish in this specific location.

c. Erosion control devices will be installed during construction and left in place until the embankment has been stabilized by the new plantings. Temporary cover planting(s) may be used to stabilize the embankment prior to establishment of the permanent plantings. Crescent will ensure the safe and careful removal of any temporary erosion control devices and/or temporary cover planting(s).

d. All plant materials shall meet the standards established by the American Association of Nurserymen, and shall include a one-year warranty and a three – five year maintenance agreement. The table below provides an illustrative example of the types, species and sizes of plant materials to be used in the landscape buffer.

TYPE	PREFERRED SPECIES	MINIMUM SIZE
Evergreen trees	Leyland Cypress, White Pine, Blue Spruce, Cryptomeria, Holly, Magnolia Arborvitae Green Giant	10-12' height
Lge. deciduous trees	Sugar Maples, Red Oak, Pin Oak Red Maples, Purple Beech	3" caliper or 15 ft. height, whichever is greater.
Ornamental trees	Japanese Maple, Paperbark Birch Crape Myrtle, Hinoki Cypress, Star Magnolia, Dogwood	2" caliper or 10 ft. height, whichever is greater.
Evergreen & deciduous shrubs	Variegated Euonymous, Barberry, Purple Rhododendron	3-5 gallon
Groundcovers	Pachysandra, Myrtle	2 1/4" per pot

7. **Independent Arborist**. Crescent agrees to retain an independent, certified arborist to:

a. Examine all trees on the Property;

b. Identify and tag those trees requiring removal as a result of erosion problems;

c. Identify & tag all trees that can be saved as part of the Project's overall landscape buffer plan;

d. Review the preliminary landscape buffer plan; and

e. Identify appropriate species for planting on the Property.

8. **Involvement of DDOT**. Crescent agrees to involve a representative of the Urban Forestry Administration of the District Department of Transportation ("DDOT") to:

a. Participate in a tour of the Property with abutting property owners and representative(s) of Crescent at an agreed upon time prior to submittal of final plans for the Project;

b. Review and approve the written findings of the certified arborist identified above;

c. Identify appropriate species for planting on the Property; and

d. Review the Project site plan(s), the preliminary landscape buffer plan prepared by the Project architect, and the final landscape plan.

9. **Chain Link Fence**. Crescent agrees to remove the chain link fence located at the rear of the Property after substantial construction is complete. Fence removal work will also include removal of below-grade poured concrete that support the fence's metal posts. Crescent shall be liable for any damage as the result of construction and the fence removal work, including damage to the Comcast cable line, which lies at-grade along the rear Property line.

10. **Materials**. Crescent agrees to consider the input of adjacent property owners in the design and use of materials for various parts of the Project, including the west elevation facing Ontario Road, N.W. and other architectural elements, through illustrations and physical samples presented during periodic project review meetings.

11. **Landscape Maintenance Plan**. Crescent agrees that the covenants described in Paragraph 13 below shall include a requirement, which shall run with the land and bind heirs and successors (including, but not limited to, a homeowner's association or condominium association) that the landscaping required herein shall, at all times, be maintained and, as and when necessary, replaced at such time as plant materials are damaged, diseased or die with plant materials of similar or comparable type, species and size (to the maximum extent reasonably feasible) to those originally planted and as required herein. This is intended to protect the significant investment in the landscape buffer, ensure an adequate and continuous visual buffer, and protect and enhance the value of the Property as well as adjacent properties. To this end, Crescent shall allocate a reserve fund of $25,000 expressly identified for future maintenance of

the landscape buffer as part of its conveyance to the condominium association, or as part of a homeowner's association or, in the event the Project is a rental project, set aside in the budget for the operation of the Property.

12. **Support for the Project and Annual Report**. Subject to the provisions of this MOU, ANC 1C will support Crescent in obtaining all necessary approvals for the development of the Project from any and all District of Columbia regulatory agencies. Crescent agrees that the covenants described in Paragraph 13 below shall include a requirement, which shall run with the land and bind heirs and successors (including, but not limited to, a homeowner's association or condominium association), that the Property owner report annually to the ANC, for a period of ten (10) years from ~~on~~ the anniversary date of the BZA Order, on compliance with the terms herein concerning landscaping. This report shall outline all completed landscaping efforts, address any additional or replacement of plantings required herein and give approximate completion dates for work required thereby.

13. **Covenant Running With the Land**. This MOU and the restrictions contained herein shall be deemed real covenants running with the land (Lot 850 in Square 2567) in perpetuity, and shall bind the parties hereto, their successors and assigns and shall inure to the benefit of the parties hereto, and the owners of abutting property on 2123–2227 Ontario Road, N.W. (Square 2567, Lots 62-74 and 76-78) and 2298 17th Street, N.W. ("Abutting Owners"), and their successors and assigns. Such covenants are not binding upon any party who no longer has a property interest in the Property. Crescent shall record this MOU in the form of a declaration of covenants in form and substance as fully agreed to by the parties hereto and the Abutting Owners and Crescent shall cause such declaration to be recorded, at its expense, in the Land Records of the District of Columbia. The Declaration of Covenants will include a provision authorizing

enforcement of the covenants in D.C. Superior Court and authorizing the Court to award reasonable attorney's fees and costs to the prevailing party in any enforcement action. Such Declaration of Covenants shall be recorded in the Land Records of the District of Columbia within 10 days of Crescent closing on, and taking title to, the Property.

14. Crescent agrees to provide a copy of this MOU to all contractors who will be required to abide by its terms and conditions.

15. **Counterparts**. This MOU may be executed in counterparts and via original or facsimile signature.

IN WITNESS WHEREOF, the Parties and Andrew Kennedy and Peter Rivenberg hereto have executed this Memorandum of Understanding as of the day and year 9th day of September, 2003.

Crescent Place, LLC

Advisory Neighborhood Commission 1C

Andrew Kennedy (for the purpose of obtaining the right to enforce this MOU on his behalf and on behalf of all other Abutting Owners)

Peter Rivenberg (for the purpose of obtaining the right to enforce this MOU on his behalf and on behalf of all other Abutting Owners)

enforcement of the covenants in D.C. Superior Court and authorizing the Court to award reasonable attorney's fees and costs to the prevailing party in any enforcement action. Such Declaration of Covenants shall be recorded in the Land Records of the District of Columbia within 10 days of Crescent closing on, and taking title to, the Property.

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Crescent Place, LLC

Advisory Neighborhood Commission 1C

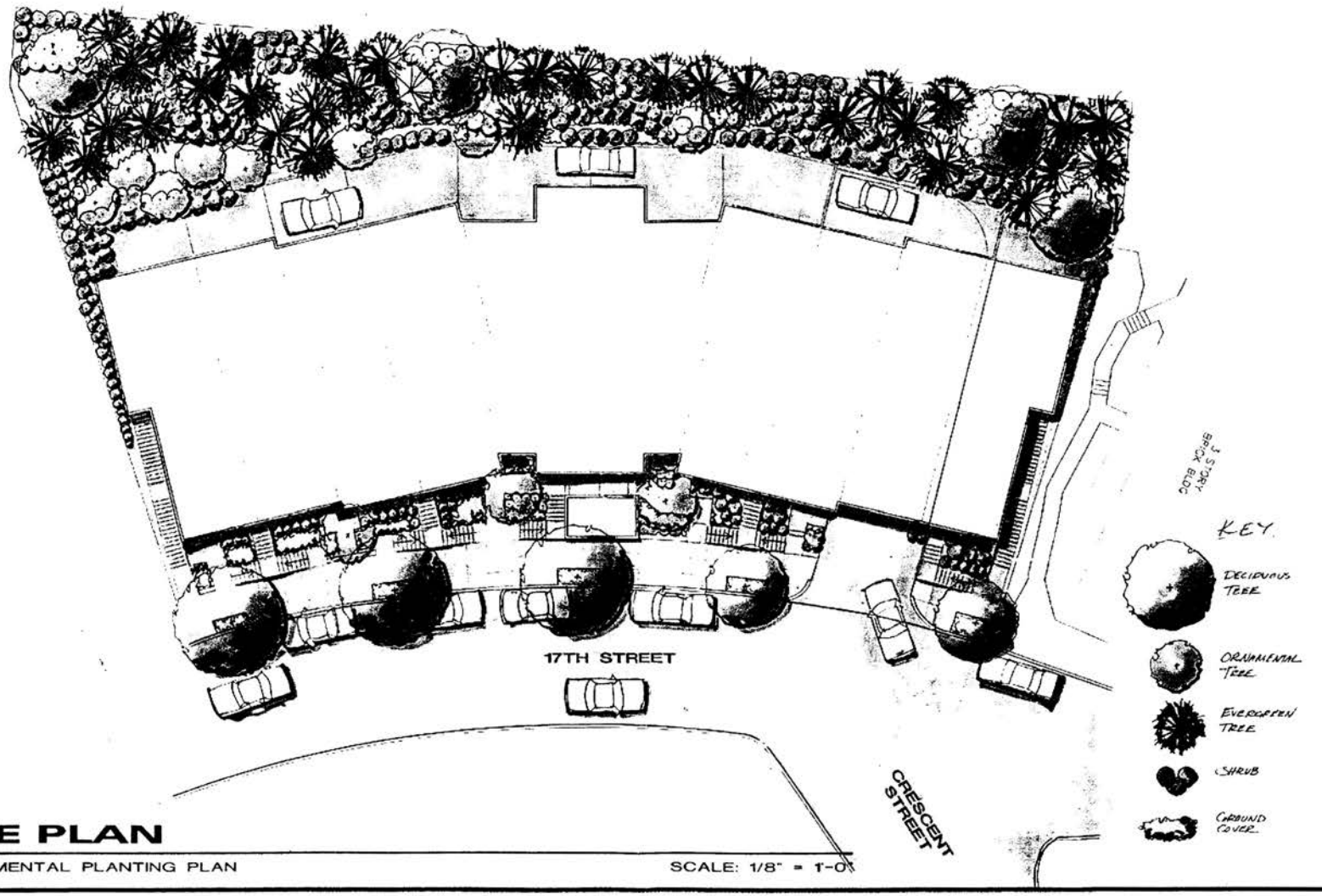
Andrew Kennedy (for the purpose of obtaining the right to enforce this MOU on his behalf and on behalf of all other Abutting Owners)

Peter Rivenberg (for the purpose of obtaining the right to enforce this MOU on his behalf and on behalf of all other Abutting Owners)

213957

EXHIBIT A

PROJECT PLANS



SITE PLAN

SUPPLEMENTAL PLANTING PLAN

SCALE: 1/8" = 1'-0"

MERIDIAN CRESCENT

17TH & BELMONT STREETS, N.W.
CRESCENT DEVELOPMENT, LLC.

NILES BOLTON ASSOCIATES

ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIOR DESIGN
PLANNING

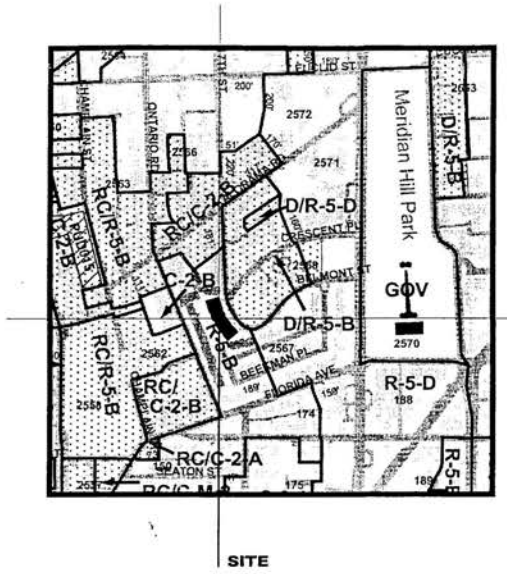
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D.C. OFFICE OF PLANNING
2003 JUL 17 PM 1:05

MERIDIAN CRESCENT

LUXURY TOWNHOMES AND CONDOS



INDEX OF SHEETS

1 SITE PLAN: SUPPLEMENTARY PLANTING PLAN
2 LOCATION PLAN AND CODE DATA
3 EXISTING SITE PLAN
4 BUILDING LAYOUT: ENGLISH BASEMENT
5 BUILDING LAYOUT: 1ST LEVEL PARKING GARAGE
6 BUILDING LAYOUT: 2ND LEVEL PARKING GARAGE
7 BUILDING LAYOUT: 3RD LEVEL PARKING GARAGE
8 BUILDING LAYOUT: STACKED TOWNHOME LEVEL 1
9 BUILDING LAYOUT: STACKED TOWNHOME LEVEL 2
10 BUILDING LAYOUT: STACKED TOWNHOME LEVEL 3
11 SITE SECTION
12 SITE SECTION
12A SITE SECTION

GENERAL NOTES

A. SITE

1. AREA: 23, 948.00 SQ.FT.
2. FLOOR AREA RATIO: 1.8
3. TOTAL ALLOWABLE FLOOR AREA: 43,106.00 SQ.FT.

B. ZONING RESTRICTIONS

1. ZONE: R-5-B
2. ALLOWABLE HEIGHT: 50 FEET
3. NUMBER OF STORIES: NO LIMIT
4. PERCENTAGE OF LOT OCCUPANCY: 60%
5. SIDE YARD: NOT REQUIRED
6. REAR YARD: 15' MINIMUM OR 4" PER FOOT OF VERTICAL DISTANCE
7. PARKING SPACES REQUIRED: RESIDENTIAL USE R-5-B: 1 FOR EACH TWO DWELLING UNITS
(PER SECTION 2101.1 OF THE DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS)

C. PROPOSAL

1. AREA OF BUILDING: 42,947.00 SQ.FT.
2. HEIGHT OF BUILDING: +/- 49'-6"
3. LOT COVERAGE: 59.9%
4. NUMBER OF UNITS: 09 ENGLISH BASEMENT UNITS
20 TOWNHOMES
29 UNITS TOTAL

5. PARKING SPACES PROVIDED: 40 SPACES FOR MERIDIAN
49 SPACES FOR RESIDENTS
6. FLOOR AREA RATIO: 1.77

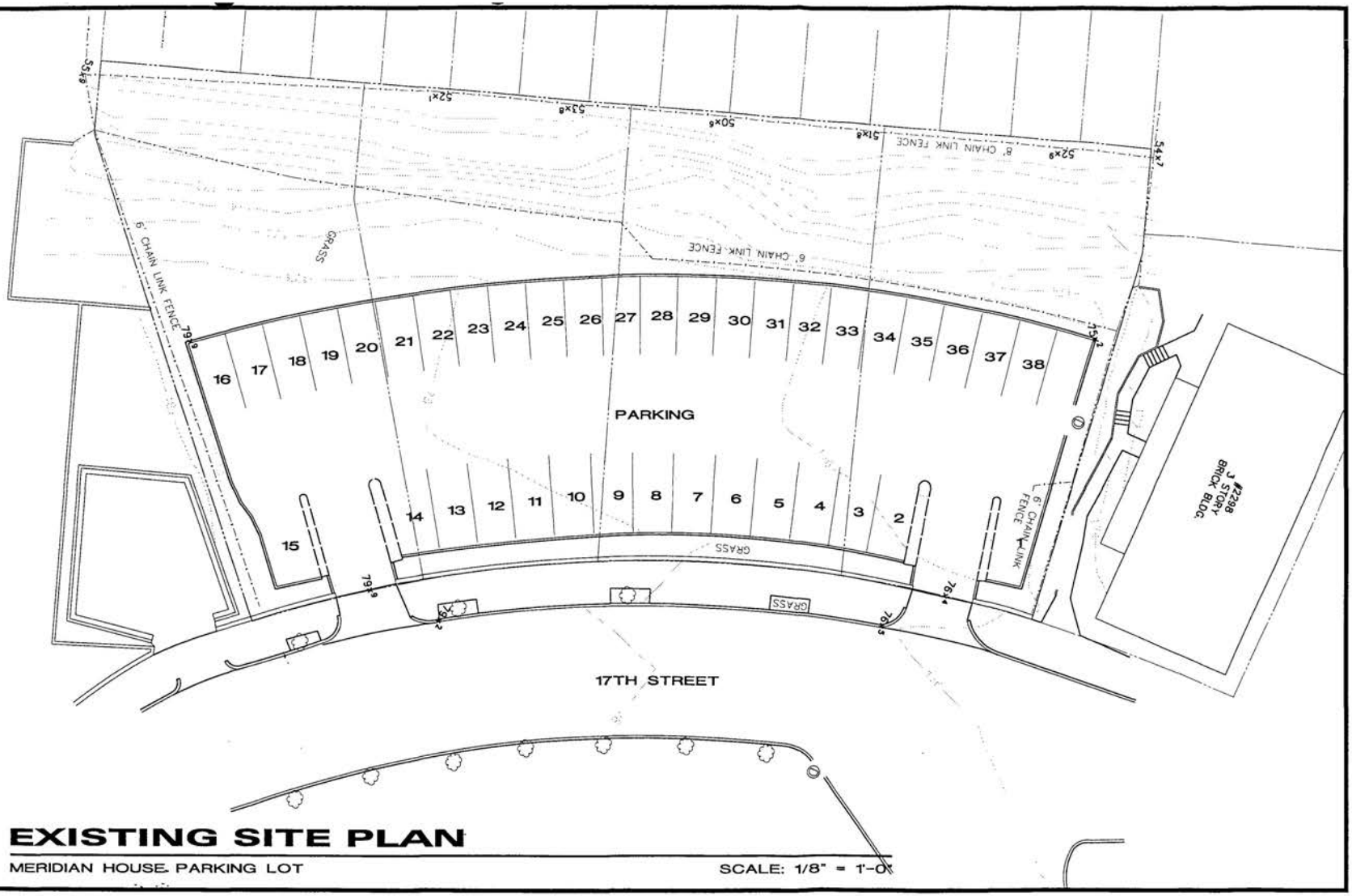
UNIT AREAS

UNIT	NO.	AREA	TOTAL AREA
TL-1 TOWNHOME	2	1,625 SQ.FT.	3,250 SQ.FT.
TL-2 TOWNHOME	4	1,411 SQ.FT.	5,644 SQ.FT.
TL-3 TOWNHOME	2	1,654 SQ.FT.	3,308 SQ.FT.
TL-4 TOWNHOME	2	1,827 SQ.FT.	3,654 SQ.FT.
TU-5 TOWNHOME	2	1,639 SQ.FT.	3,278 SQ.FT.
TU-6 TOWNHOME	4	1,576 SQ.FT.	6,302 SQ.FT.
TU-7 TOWNHOME	2	1,700 SQ.FT.	3,400 SQ.FT.
TU-8 TOWNHOME	2	1,900 SQ.FT.	3,800 SQ.FT.
E-1 ENGLISH BASEMENT	1	1,172 SQ.FT.	1,172 SQ.FT.
E-2 ENGLISH BASEMENT	2	1,080 SQ.FT.	2,160 SQ.FT.
E-3 ENGLISH BASEMENT	2	1,202 SQ.FT.	2,404 SQ.FT.
E-4 ENGLISH BASEMENT	2	1,328 SQ.FT.	2,656 SQ.FT.
E-5 ENGLISH BASEMENT	1	849 SQ.FT.	849 SQ.FT.
E-6 ENGLISH BASEMENT	1	1,070 SQ.FT.	1,070 SQ.FT.
TOTAL	29		42,947 SQ.FT.

LOWER GARAGE LEVEL - 33 SPACES	11,833 SQ.FT.
MIDDLE GARAGE LEVEL - 31 SPACES	11,840 SQ.FT.
UPPER GARAGE LEVEL - 25 SPACES	11,833 SQ.FT.
RAMP 1	3,582 SQ.FT.
RAMP 2	2,220 SQ.FT.
TOTAL (UNITS AND GARAGES)	84,255 SQ.FT.

DEVELOPER CRESCENT DEVELOPMENT, LLC . 3935 UNIVERSITY DRIVE . FAIRFAX, VA 22030 .
P: 703.273.4140 . F: 703.273.4130

ARCHITECT NILES BOLTON ASSOCIATES . 300 NORTH LEE STREET SUITE 502 . ALEXANDRIA, VA 22314 .
P: 703.836.0915 . F: 703.684.3653



EXISTING SITE PLAN

MERIDIAN HOUSE PARKING LOT

SCALE: 1/8" = 1'-0"

MERIDIAN CRESCENT

17TH & BELMONT STREETS, N.W.
CRESCENT DEVELOPMENT, LLC.

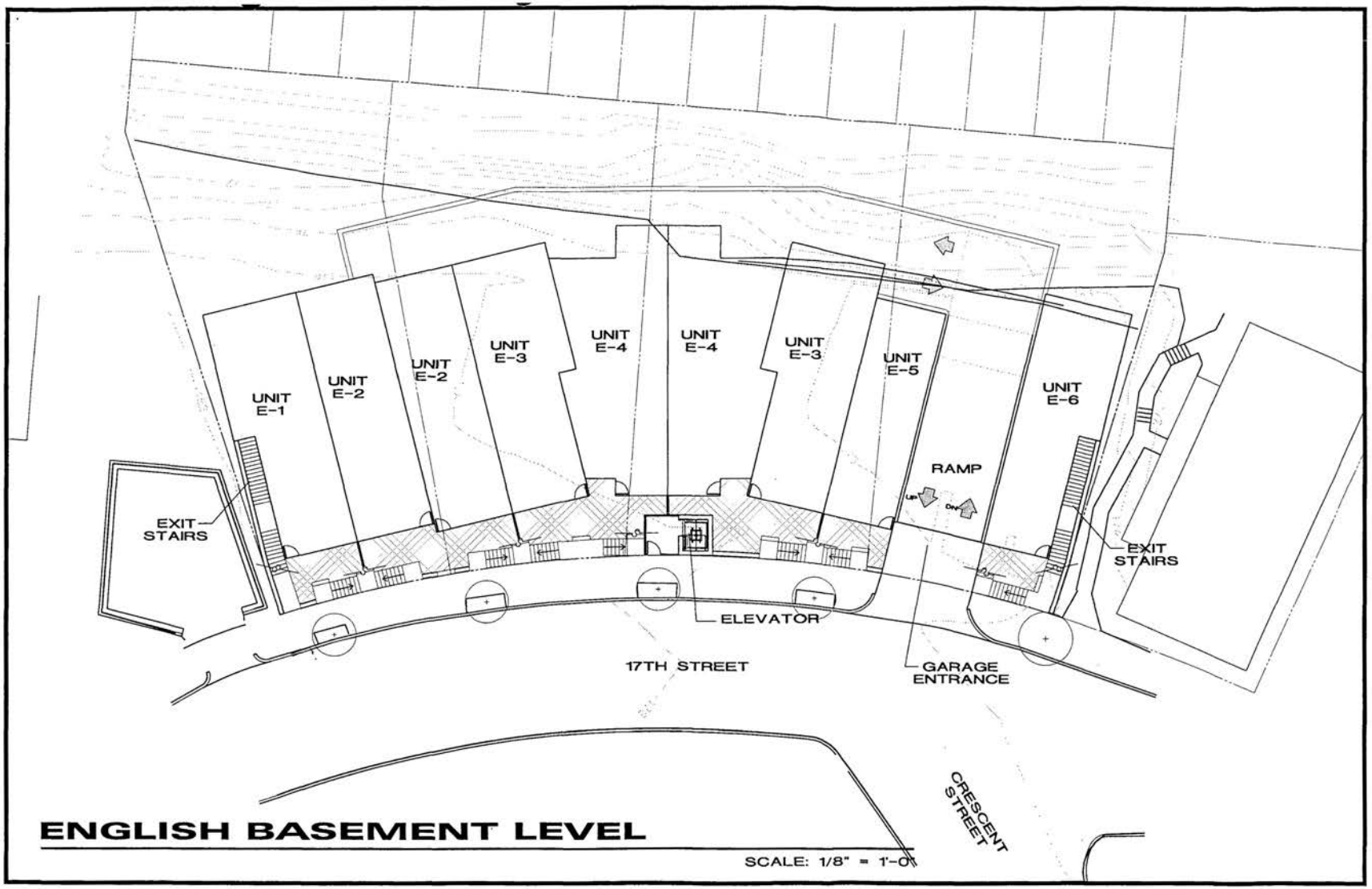
NILES BOLTON ASSOCIATES

ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIOR DESIGN
PLANNING

300 N. LEE STREET
SUITE 303
ALEXANDRIA, VIRGINIA
PH: 703.836.0515
F: 703.684.3663

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ENGLISH BASEMENT LEVEL

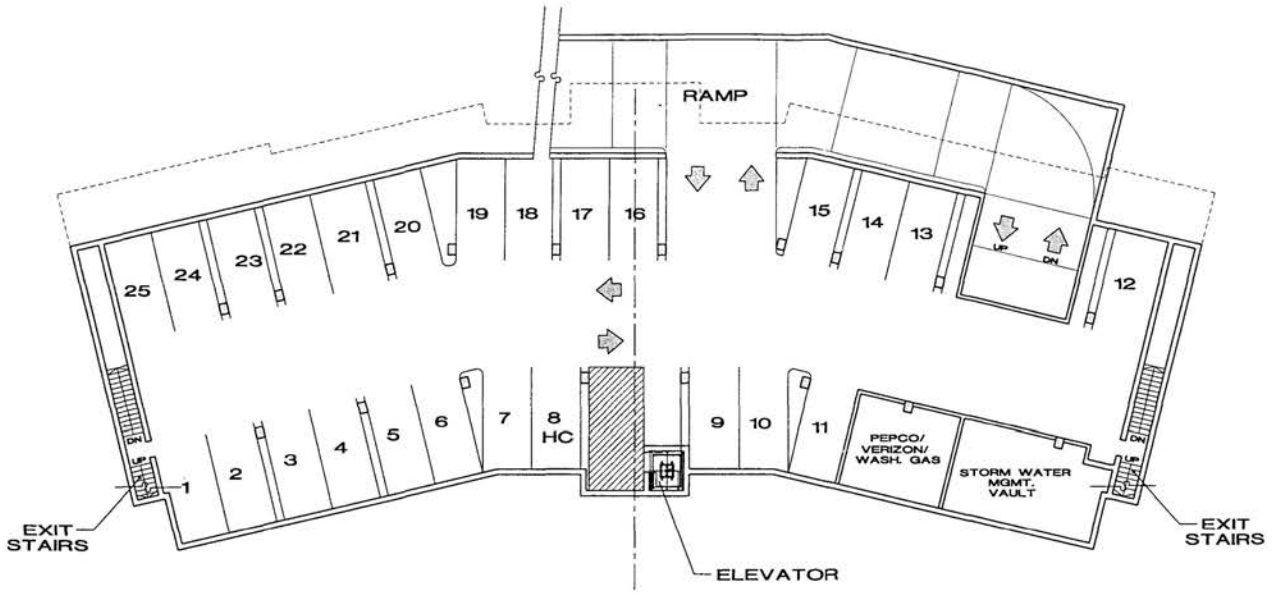
SCALE: 1/8" = 1'-0"

MERIDIAN CRESCENT

17TH & BELMONT STREETS, N.W.
CRESCENT DEVELOPMENT, LLC.

NILES BOLTON ASSOCIATES
ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIOR DESIGN
PLANNING
800 N. LEE STREET
SUITE 203
ALEXANDRIA, VIRGINIA
PH: 703.836.0676
F: 703.684.3663

07.17.03



UPPER LEVEL PARKING GARAGE

RESIDENTIAL PARKING / MERIDIAN HOUSE PARKING

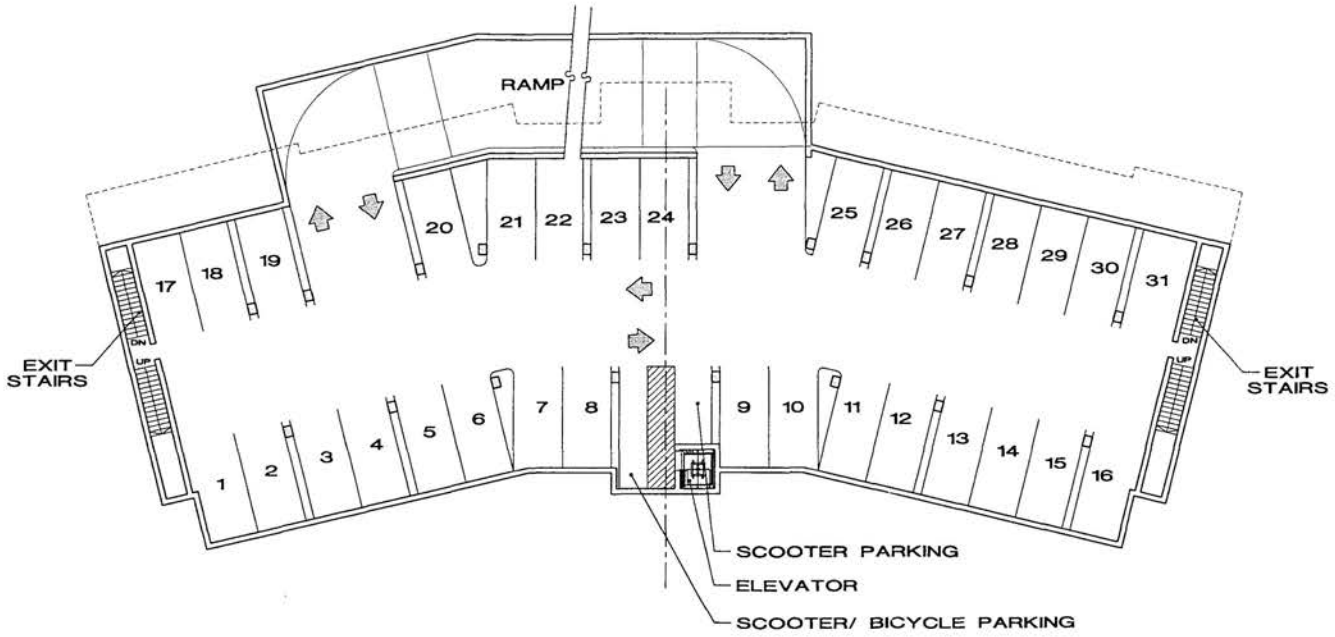
SCALE: 1/8" = 1'-0"

MERIDIAN CRESCENT

17TH & BELMONT STREETS, N.W.
CRESCENT DEVELOPMENT, LLC.

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07.17.03



MIDDLE LEVEL PARKING GARAGE

MERIDIAN HOUSE PARKING

SCALE: 1/8" = 1'-0"

MERIDIAN CRESCENT

17TH & BELMONT STREETS, N.W.
CRESCENT DEVELOPMENT, LLC.

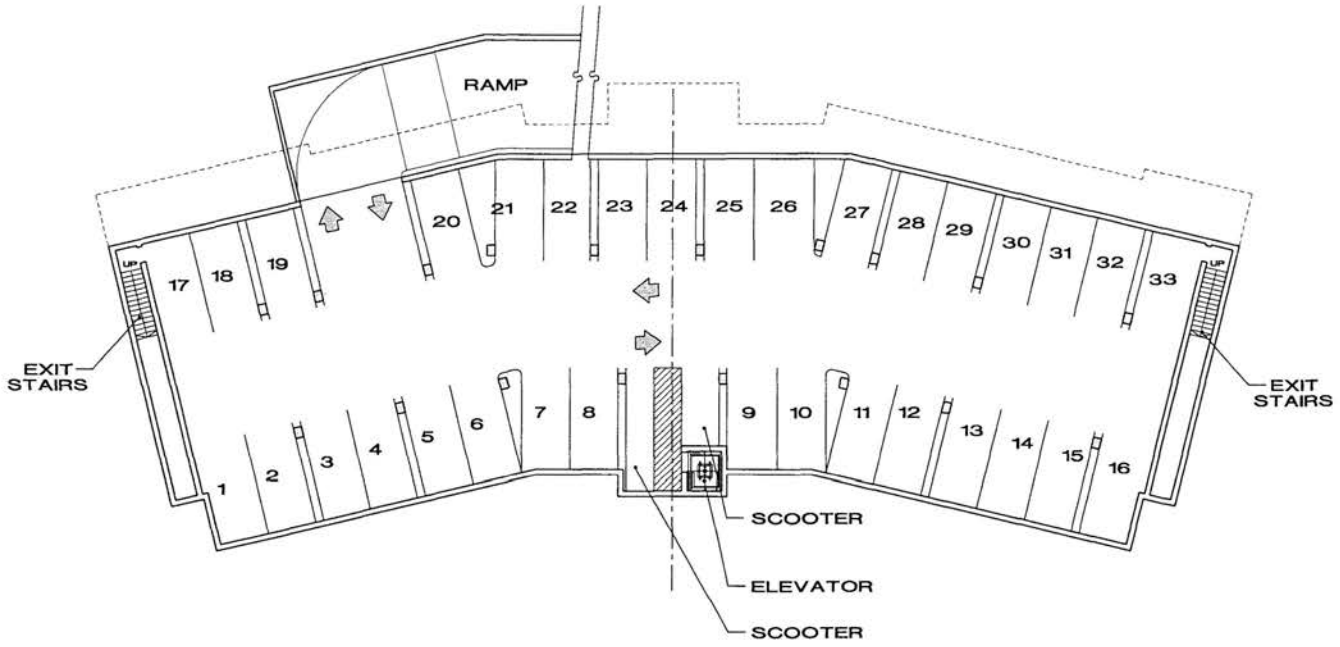
NILES BOLTON ASSOCIATES

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LANDSCAPE ARCHITECTURE
INTERIOR DESIGN
PLANNING

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SUITE 503
ALEXANDRIA, VIRGINIA
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FX: 703.684.2963

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07.17.03



LOWER LEVEL PARKING GARAGE

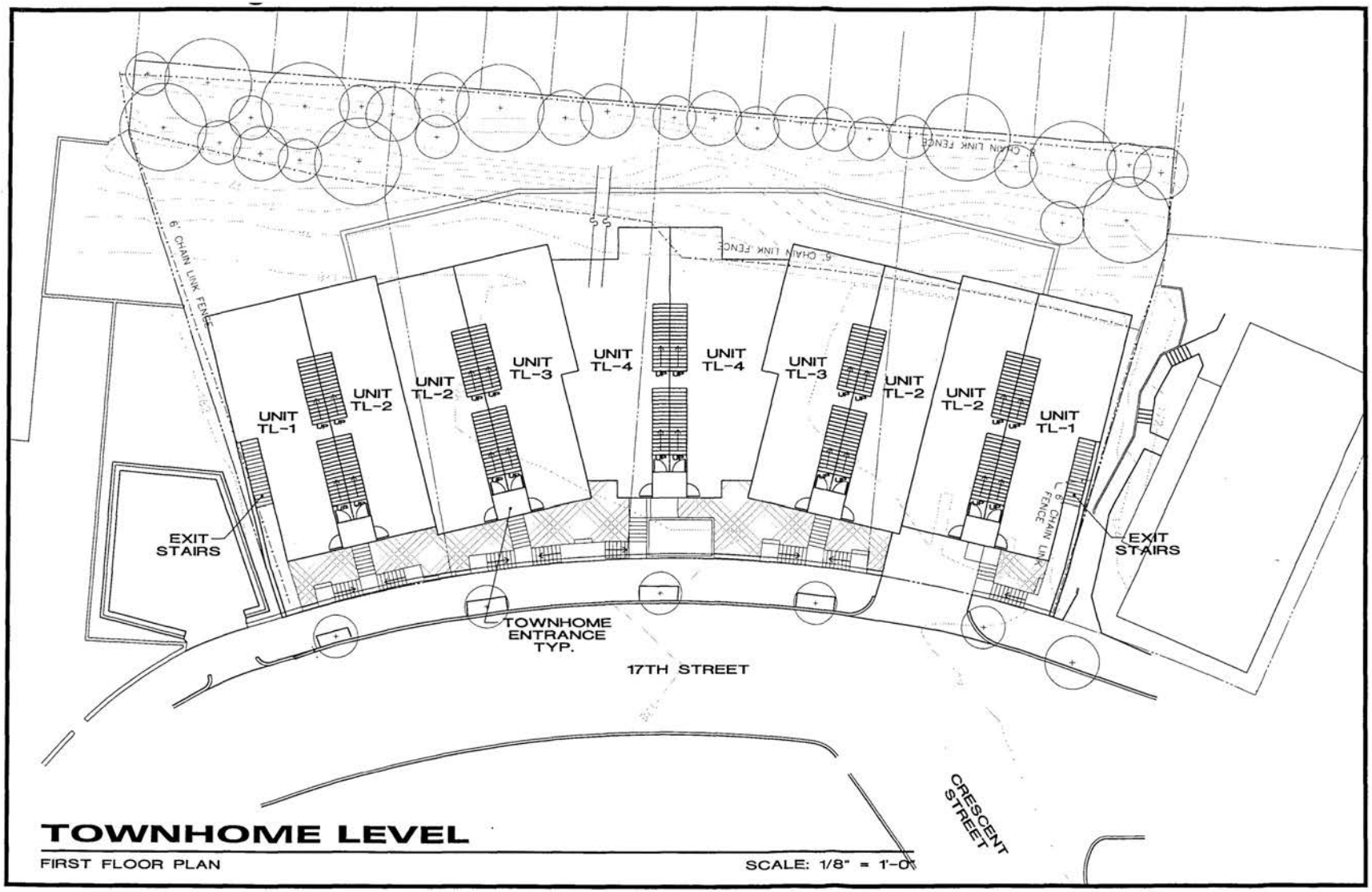
MERIDIAN HOUSE PARKING

SCALE: 1/8" = 1'-0"

MERIDIAN CRESCENT

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CRESCENT DEVELOPMENT, LLC.

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FX. 703.836.1364



TOWNHOME LEVEL

FIRST FLOOR PLAN

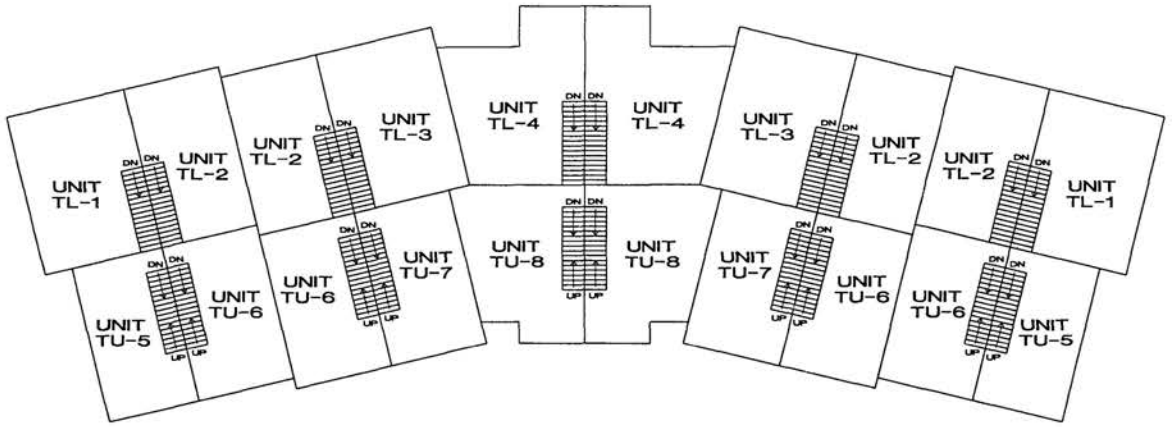
SCALE: 1/8" = 1'-0"

MERIDIAN CRESCENT

17TH & BELMONT STREETS, N.W.
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TL: LOWER TOWN HOME UNITS
LOCATED ON 1ST FLOOR & PARTIALLY ON 2ND FLOOR

TU: UPPER TOWN HOME UNITS
LOCATED PARTIALLY ON 2ND FLOOR & ON 3RD FLOOR

TOWNHOME LEVEL

SECOND FLOOR PLAN

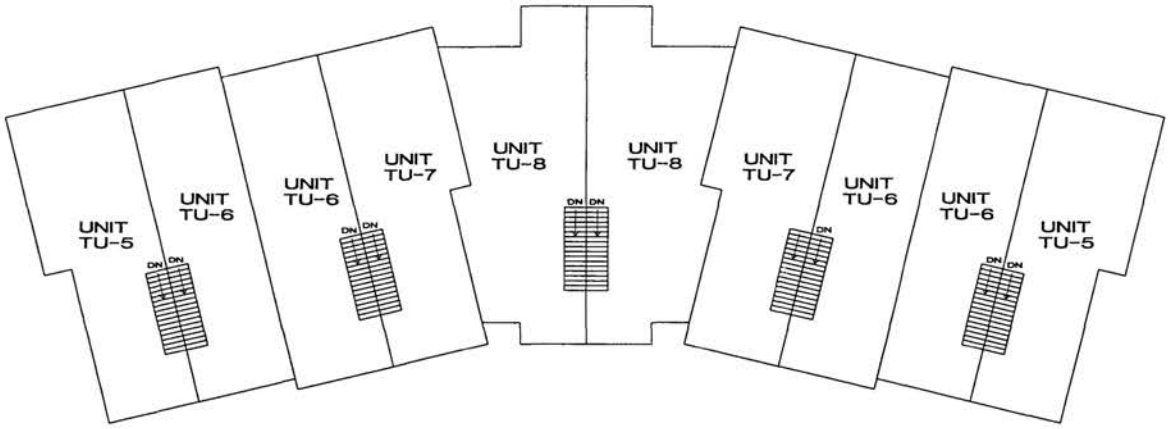
SCALE: 1/8" = 1'-0"

MERIDIAN CRESCENT

17TH & BELMONT STREETS, N.W.
CRESCENT DEVELOPMENT, LLC.

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FX 703-836-0943

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TOWNHOME LEVEL

THIRD FLOOR PLAN

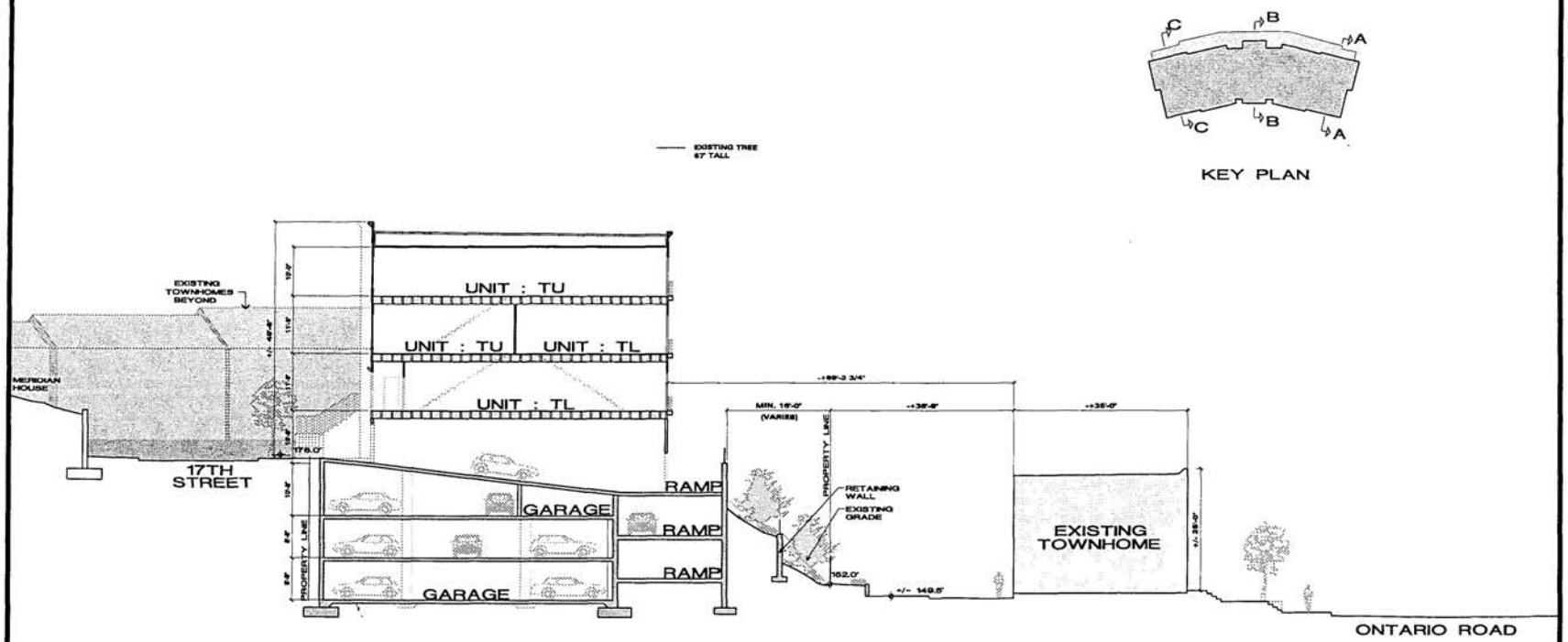
SCALE: 1/8" = 1'-0"

MERIDIAN CRESCENT

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KEY PLAN

SITE SECTION -AA

THROUGH TOWNHOME / ENGLISH BASEMENT / PARKING GARAGE SCALE: 1/8" = 1'-0"

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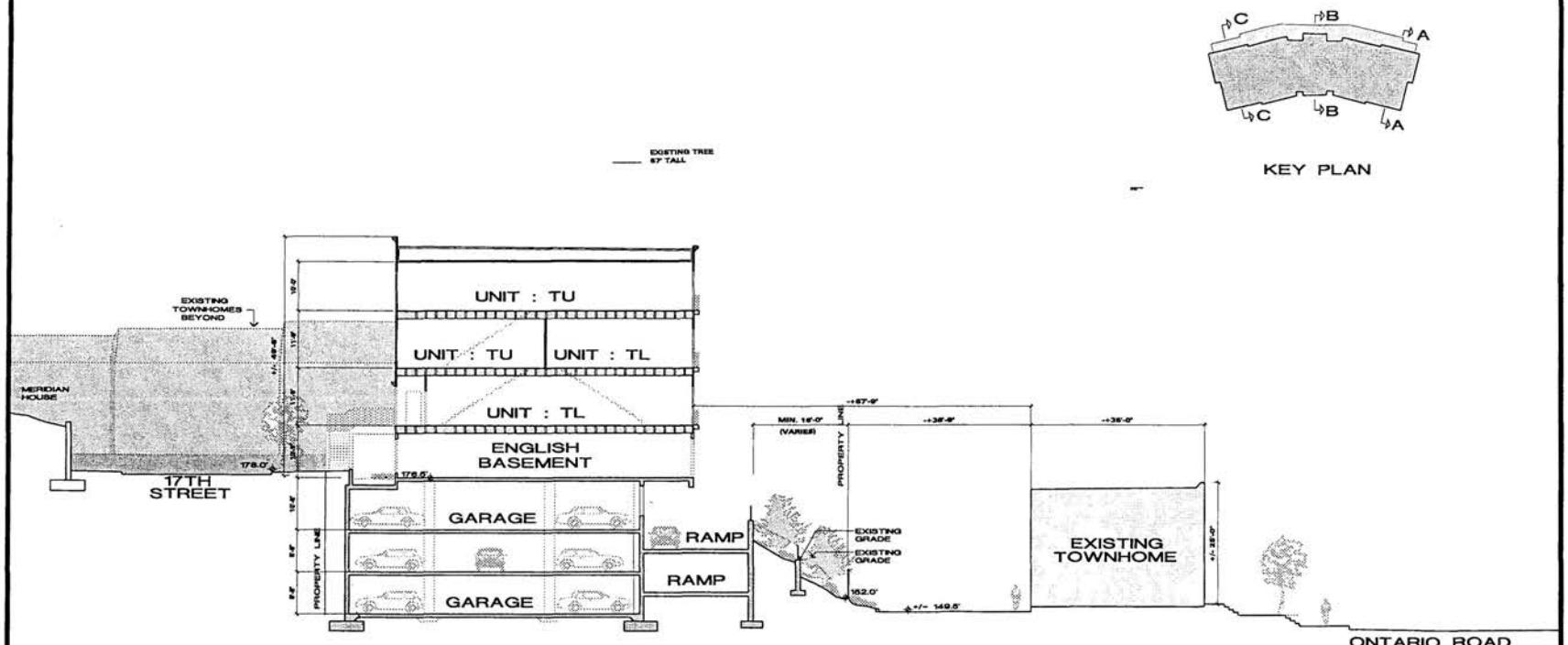
NILES BOLTON ASSOCIATES

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LANDSCAPE ARCHITECTURE
INTERIOR DESIGN
PLANNING

800 N. LEE STREET
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07.17.03



KEY PLAN

SITE SECTION -BB

THROUGH TOWNHOME / ENGLISH BASEMENT / PARKING GARAGE SCALE: 1/8" = 1'-0"

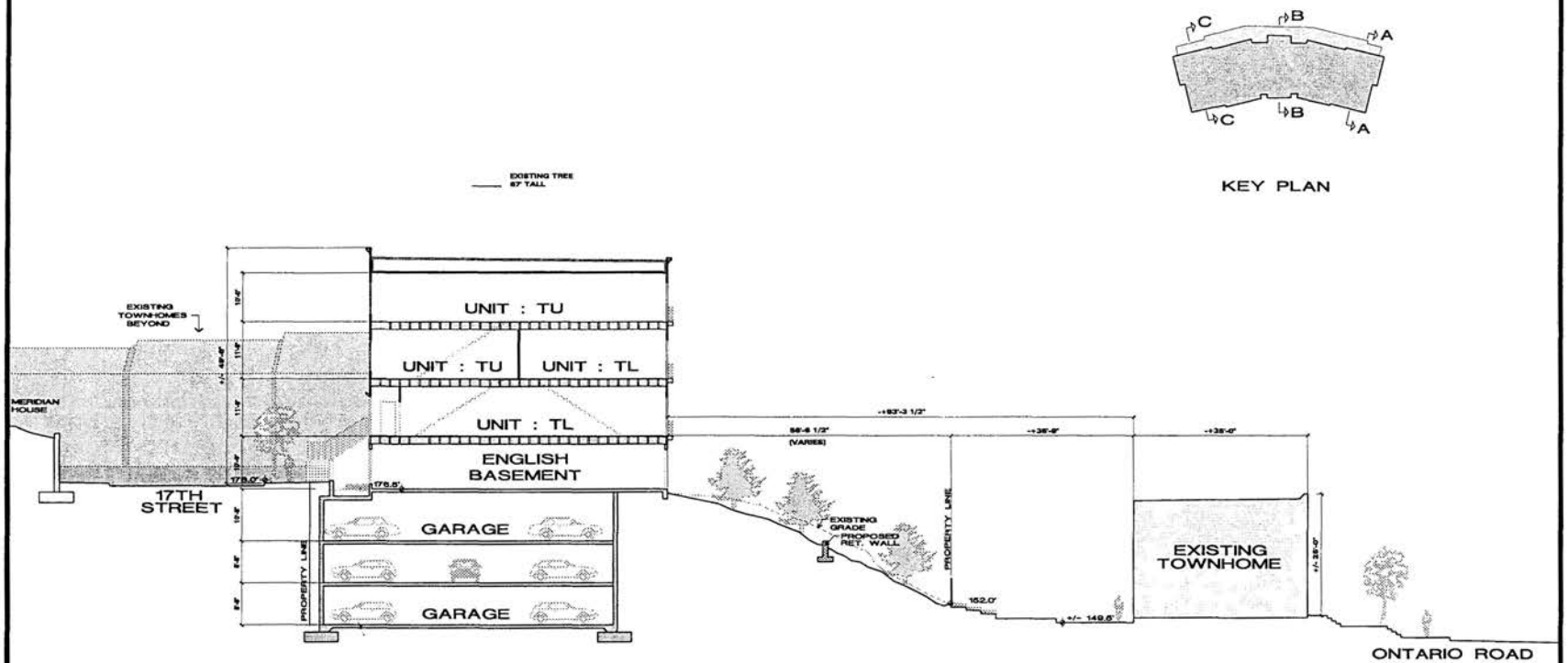
MERIDIAN CRESCENT

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KEY PLAN

SITE SECTION - CC

THROUGH TOWNHOME / ENGLISH BASEMENT / PARKING GARAGE SCALE: 1/8" = 1'-0"

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CRESCENT DEVELOPMENT, LLC.

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12A

07.17.03

EXHIBIT B

DESCRIPTION OF LANDSCAPE BUFFER

DESCRIPTION OF LANDSCAPE BUFFER

The purposes of the buffer plantings to be located on the site of the proposed building are to;

1. provide a visual buffer between the existing townhomes bordering the site and the proposed building
2. help to stabilize the existing embankment.

The buffer plantings will be composed of a mix of evergreen and deciduous trees, large evergreen shrubs, medium sized evergreen and deciduous shrubs, and groundcovers.

Plants will be chosen that are hardy for the climate and urban conditions. Some native plants may be selected for their ability to adapt quickly and flourish in this specific location.

Erosion control devices will be installed during construction and left in place until the embankment has been stabilized by the new plantings. A temporary cover planting may be used to stabilize the embankment prior to establishment of the permanent plantings.

All plant materials shall meet the standards established by the American Association of Nurserymen and installed at the specified minimum sizes as follows:

TYPE	
Evergreen trees	8-10' hgt.
Large deciduous trees	3" cal.
Ornamental trees	2" cal..
Shrubs	3 gal.
Groundcovers	2 1/4" pp