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John Ray
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September 13, 2005

Chairperson Carol J. Mitten and Members
D.C. Zoning Commission
One Judiciary Square, Suite 210 South
441 4th Street N.W.
Washington, D.C. 20001

RE: Final Pre-Hearing Supplemental Submission
Case No. 01-28TE (PUD Modification & Time Extension-200 K Street N.E.)

Dear Chairperson Mitten and Members:

Pursuant to section 3013.8 of the Zoning Regulations, enclosed please find the Applicant's final pre-hearing supplemental submission in the above-referenced case, scheduled for a public hearing before the Commission on October 3, 2005. The submission includes, as Exhibit C, a completed traffic impact analysis, a copy of which is being separately delivered today to the District Department of Transportation in accordance with section 3013.10 of the regulations.

The Applicant's first pre-hearing supplemental submission, filed April 25, 2005, listed five individuals we wish to call as experts to testify at the hearing. We would like to amend this to add Richard Conrath of GTM Architects and delete Michael Perry of Building Logics Inc. Resumes demonstrating the witnesses' credentials as experts in their fields are attached to this transmittal letter. Following is the amended witness list and summaries of testimony.

- The Applicant, 200 K Street LP: Ronald J. Cohen, Managing Principal
  1. Summary of Development Experience
  2. Project Background and Goals
  3. Development Planning, Financing, Timetable

- GTM Architects: George Myers, AIA, NCARB, Founding Principal
  Richard Conrath, AIA, NCARB, Principal
  1. Identification of the Firm and Its Practice
  2. Presentation of the Site Plan, Landscape Plan, and Architectural Plans

[illegible]
District of Columbia
CASE NO. 01-28TE
EXHIBIT NO. 62

ZONING COMMISSION
District of Columbia
CASE NO.01-28
EXHIBIT NO.62A1

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- Bowman Consulting: Gregory Long, RLA
  1. Identification of the Firm and Its Practice
  2. Presentation of Engineering Data and Green Roof Engineering Details

- The Traffic Group: Wes Gukert, President
  1. Identification of the Firm and Its Practice
  2. Presentation of the Traffic Impact Analysis

- Basile Baumann Prost & Associates: James Prost, AICP, Principal
  1. Identification of the Firm and Its Practice
  2. Presentation of Data Regarding the Project's Economic Impact

- Manatt Phelps & Phillips LLC: John Ray, Partner
  1. Identification of the Firm and Its Practice
  2. Assessment of Key Planning Issues
  3. Assessment of the Public Benefits and Project Amenities
  4. Consistency of the Project with the Comprehensive Plan and Other Policies of the District and the PUD Evaluation Standards

As stated in the previous submission, the Applicant's presentation will not exceed one hour.

If you have questions or need any additional information, please contact me at (202) 585-6565 at any time.

Sincerely,

John Ray
MANATT PHELPS & PHILLIPS LLP
Counsel to the Applicant

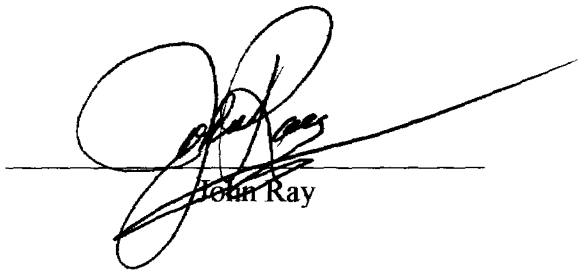
Attachments – Resumes of Expert Witnesses
Enclosure – Applicant's Final Pre-hearing Supplemental Submission

CERTIFICATE OF SERVICE

I hereby certify that a copy of this document and its attachments and enclosure were served upon the following by HAND-DELIVERY on September 13, 2005 to:

Ellen McCarthy, Interim Director
D.C. Office of Planning
801 North Capitol Street NE, Fourth Floor
Washington, D.C. 20002

Advisory Neighborhood Commission ANC 6C
ATTN: ANC 6C-04 Commissioner Daniel Pernell
1116 3rd Street NE
Washington, D.C. 20002



John Ray

RESUME

George T. Myers, AIA, NCARB

PRINCIPAL

Mr. Myers brings a strong design orientation honed through nearly two decades of professional practice. Since founding GTM in 1989, he has served as Principal-in-charge for a number of educational, commercial, residential, and retail projects.

PROJECT EXPERIENCE

Tennis Center at College Park, 11 acre site, design, construction, 3D visualization, College Park, MD
Granary Row, 36,000 SF, preservation and renovation, Gaithersburg, MD
77 P Street, NE, 380,000 SF, base building renovation and new construction, Washington, D.C.
Capital View Bungalows, design of a new four-home community for re-development and sale by Builder-client
Liebner Residence, Washington, D.C.
726-738 7th Street Chinatown Historic District, preservation and renovation, Washington, D.C.
DJHP & A, space planning and interior design, Rockville, MD
Linden Avenue Townhouses, design of seven townhouses, Bethesda, MD
NABI, interior renovation, Rockville, MD
2000 S Street, NW, renovation and conversion, Washington, D.C.
Tenley Park Townhouses, design of six townhouses within an established NW District of Columbia neighborhood
2131 K Street, NW, interior lobby and public spaces, Bethesda, MD
7900-7920 Norfolk Avenue, renovation of interior and exterior, Bethesda, MD
7108 Denton Road, design, development, and re-sale of a residential property, Bethesda, MD
2807 Connecticut Avenue, NW, interior renovation, Washington, D.C.
Bullis School Tennis Courts, design and construction, Potomac, MD
Nugent Residence, design and construction, Leonardtown, MD
Wiseman Residence, renovation and addition, Alexandria, VA
Residence at Baltimore Street, design and construction, Kensington, MD
Dinn Residence, renovation and addition, Kensington, MD
Krawczyk Residence, renovation and addition, Chevy Chase, MD
Residence at 10409 Fawcet Street, historic renovation, Kensington, MD
704-718 7th Street, NW, Chinatown Historic District, preservation and renovation, Washington, DC
901 7th Street, N.W., historic renovation, Washington, DC
Newport School, 8 acre site, master plan, design and programming, Burtonsville, MD
Historic Car Barn, banquet pavilion on roof terrace, Washington, DC
GTM Office, renovation and addition, Kensington, MD
Riverdale Park Town Center, renovation, Riverdale, MD
McCaffrey Residence, renovation and addition, Chevy Chase, MD
Myers Residence, renovation and addition, Kensington, MD
200 K Street, SE, Large mixed use development, Washington, DC
1333 M Street, 26 unit townhome development, Washington, DC
Laguna Vista, 41-unit condominium complex, full-service architecture, Ocean City, MD
Joslin Residence, renovation and addition, Chevy Chase, MD
7912 –7914 Radnor Road, design and construction, Bethesda, MD
Chevy Chase County Club, tennis facility design, Chevy Chase, MD
Bethesda Country Club, tennis facility schematic design, Bethesda, MD
Knebel Residence, design of new custom home, Washington, DC

EDUCATION/ACADEMIC HONORS

University of Maryland, College Park, MD - Bachelor of Science in Architecture
University of Maryland, College Park, MD - Master of Architecture, Magna Cum Laude
ACC Scholar/Athlete of the Year 1985
University of Maryland, College Park, MD - Captain, Tennis Team, 1985

AWARDS

"USTA Public Tennis Facility of the Year 2001" Award Winner for the Junior Tennis Champions Center project
2001 National Association of the Remodeling Industry DC Metro Chapter - Design Award for Additions over $250,000, Legg Residence
Remodeling Magazine Renaissance Design Awards 2001 Honorable Mention for the Myers Residence
Remodeling Magazine Renaissance Design Awards 2001 Merit Award for the Leibner Residence
Potomac Valley AIA Award for Granary Row project
Potomac Valley AIA Award for Capital View Bungalows
2002 Southern Home Awards – Chrysalis Award for Excellence for whole house renovation over $500,000 for Legg Residence
2003 CHRYSALIS Award for Excellence for Best Deck/Porch for the Joslin Residence
2003 NARI Regional COTY Award for Residential Exterior for the Joslin Residence
Remodeling Magazine 2004 Grand Award for McCaffrey Residence

PROFESSIONAL ORGANIZATIONS American Institute of Architects

PROFESSIONAL REGISTRATION DC, MD, VA NCARB

GTM

Richard J. Conrath, AIA, NCARB

PRINCIPAL

Mr. Conrath brings a strong design orientation honed through nearly three decades of professional practice. Since joining GTM in 1991, he has served as Principal in-charge for a number of educational, commercial, retail, and restaurant projects.

PROJECT EXPERIENCE

Union Place, 875,000 sf, mixed-use development, Washington, DC
Newport School, 8 acre site, master plan, design and programming, Burtonsville, MD
Market Square Shopping Center, Prince Frederick, MD
Granary Row, 36,000 SF, preservation and renovation of retail/office complex, Gaithersburg, MD
The Washington Navy Yard, 25,000 SF Town Center, preservation and renovation, Washington, DC
Pentagon, 40,000 SF, renovation of food service and ancillary space, Arlington, VA
4731 Elm Street, retail and office complex, Bethesda, MD
Wisteria Office Park, new building, Germantown, MD
Southgate Phase Two, office warehouse complex, Chantilly, VA
Beach Brothers Printing, new printing facility, Rockville, MD
Innsbrook, masterplan of retail, office and residential site, Richmond, VA
The Hamptons, office warehouse complex, Prince George's County, MD
Loudoun Technical Center, 3 story, 24,000 SF, new medical office building, Loudoun County, VA
Huntington Internal Medicine Group, 20,000 SF, renovation and addition, Huntington, WV
Maguire Clinic, renovation and addition, Richmond, VA
HealthSouth, procedure room expansion, Easton, MD
HealthSouth, physical therapy suite, Winchester, VA
Parham Road Medical Office Building, new building, Richmond, VA
Amherst Medical Office Building, new building, Winchester, VA
Valley View Medical Park, site planning, master planning, Roanoke, VA
Baja Fresh, franchise, multiple locations
Chesapeake Bagel Bakery, franchise, 60 locations, US
Einstein Bros Bagels, franchise, 10 locations, VA, MD, DC
Boston Market, franchise, 24 locations, VA, MD, DC
The Cheesecake Factory, restaurant, Inner Harbor Baltimore, MD, Reagan National Airport, Norfolk, VA
J. Paul's, restaurant, Inner Harbor, Baltimore, MD
Paolo's, restaurant, Inner Harbor, Baltimore, MD
West Friendship Veterinary Clinic, West Friendship, MD
Univax Biologics, renovation, Rockville, MD
Shoppes at Dobbin Way, new retail center, Columbia, MD
Koone's Dodge, service bay and administrative offices renovation, Falls Church, VA
Red Hot & Blue Restaurant, Gaithersburg, MD
The Old Hickory Grille, Burtonsville and Gaithersburg, MD
Mancini's Restaurant, Alexandria, VA
California Pizza Kitchen, base building and interior renovation, Alexandria, VA
Frozen Fusion, franchise, various locations, US
Georgetown Seafood Express, Union Station Washington, DC
Xando/Cosi restaurant and bar, interior renovation, Arlington and Alexandria, VA, Washington, DC
Buffalo Billiards, interior renovation, Washington, DC, Philadelphia, PA
Villages of Kiln Creek, new retail center, Newport News, VA
Ben & Jerry's, various locations, US
Starbucks Coffee, various locations, US
Neyla Restaurant, interior exterior renovation, Washington, DC
Wentworth Gallery, White Flint Mall, Rockville, MD
Jacksonville Naval Air Station, food court renovation, Jacksonville, FL
Little Creek Naval Amphibious Base, food court renovation, Norfolk, VA
Cherry Point Marine Air Base, food service interior renovation, Cherry Point, NC
GNC, interior renovation, The Washington Navy Yard, Washington, DC
Modern Nails, interior renovation, Tysons Corner, VA
Pika Pita, interior renovation, Pentagon City, VA, Union Station Washington, DC
Stella's Restaurant, interior renovation, Alexandria, VA
Mediterranean Grill, interior renovation, Frederick, MD
Kuzine Restaurant, interior renovation, King Farm, Rockville, MD
Sesto Senso Restaurant, Washington, DC
Mackey's Bar and Restaurant, interior renovation, Washington, DC
Starcuts, interior renovation, The Washington Navy Yard, Washington, DC
Nash Flooring, interior renovation, The Washington Design Center, Washington, DC
Genesis Federal Credit Union, interior renovation, Springfield, VA
World Gym, interior renovation, Leesburg and Sterling, VA
Georgetown Prep, renovation of cafeteria and offices, Washington, DC

RESUME

EDUCATION/ACADEMIC HONORS
Harvard University - Master of Landscape Architecture
University of Houston - Bachelor of Architecture

AWARDS
Granary Row, AIA Design Merit Award
Southgate Phase II, NAIOP Award

COMMUNITY SERVICE
LYSA (Loudoun Youth Soccer Association) – Volunteer Coach

PROFESSIONAL ORGANIZATIONS
American Institute of Architects

PROFESSIONAL REGISTRATION
NCARB
Registrations: VA, MD, CA, MI, IN, OH, RI, DC

Bowman
CONSULTING

GREGORY C. LONG

LAND PLANNER/REGISTERED LANDSCAPE ARCHITECT

Mr. Long is a Project Manager in Bowman Consulting's Alexandria office. He has been with the firm since August 2003 as a registered landscape architect to help complement the land planning department. His expertise includes:

- Preliminary and final site development planning
- Conceptual programming, charrette planning, and community visioning
- Land use master planning
- Urban infill, adaptive re-use and brownfield redevelopment
- Transit oriented development and mixed use town center design
- Design guideline package preparation and form based coding
- Rezoning report preparation

Mr. Long is also experienced with conventional subdivision planning; storm water management and sediment control permitting; forest conservation management and landscape plan preparation; and stream restoration and wetland reclamation. His project portfolio emphasizes many New Urbanism smart growth developments that incorporate civic, commercial, and residential uses.

PROFESSIONAL EXPERIENCE

Mr. Long has eight years of experience pertaining to the field of land development all of which related to work in and around the Washington D.C. metropolitian area. Prior to joining Bowman Consulting, Mr. Long was a Landscape Architect/Project Manager at LandDesign, Inc. in Alexandria, VA. Previous to this position he was employed as a Land Planner with Lessard Architectural Group in Vienna, VA. Upon graduating from college he worked as a Landscape Architect/ Site Designer with Charles P. Johnson Associates in Silver Spring, MD.

PROFESSIONAL EDUCATION

Masters of Urban and Regional Planning, Virginia Tech, 2001-present
BSLA, Pennsylvania State University, 1996

PROJECTS/WORK EXPERIENCE

Camp Springs Town Center-ALTA Branch Phase 1: Project manager for the detailed site plan preparation for a 548 unit transit oriented development in Prince George's County, MD.

Eastgate Gardens-HOPE VI Housing Development: Project manager for a 269 unit mixed residential PUD in Ward 7 of the District of Columbia. This project also included a 100 unit senior housing component.

Berwyn House: Project manager for the detailed site plan preparation for a 204 unit student housing development in College Park, MD..

University of Virginia Foundation's Research Parks: Assistant Project Manager responsible for the land use campus master plan for the Fontaine I & II, North Fork and Blue Ridge Research Parks.

Moorefield Station, Dulles, VA: Assitant Project Manager for the conceptual site planning and rezoning for this 600-acre transit oriented development along the proposed Dulles Rapid Transit Corridor. The project required application of smart growth/place making principles for a 6,000 dwelling unit and a 9.5 million sq. ft. commercial town center. Mr. Long assisted in the design guideline package, capital facilities proffers, and rezoning text amendment legislation, as well as the creation of the open space amenity programming.

Crozet, VA: Project Manager for the comprehensive growth management/sector plan for the Crozet community within Albemarle County, VA. The project also included landscape architectural and land planning services for the mixed use development of Old Trail and its adjacent golf course/active adult community.

Prince William County Center, Prince William, VA: Coordinated special use permitting and rezoning submissions for this neo-traditional center. Assisted in preparation of a builders' architectural pattern book and the conceptual site plan layout.

Lorton Town Center, Fairfax County, VA: Assisted in the design and layout for the Lorton Town Center adjacent to the VRE commuter rail station. The project included final development plan preparation, landscape architectural construction detailing for the site and coordination and programming for the land uses within the town center.

Snowshoe, WV: One of the land planners working on the resort redevelopment and thematic planning for Snowshoe, WV. As part of the project, assessed real estate opportunities for infill and adaptive re-use of the existing facilities within Hawthorne Valley and the upper village.

PROFESSIONAL REGISTRATION
Registered Landscape Architect, Maryland #3162
Certified Landscape Architect, Virginia #1195

PROFESSIONAL ACTIVITIES AND AFFILIATIONS
American Society of Landscape Architects, Associate Member
American Planning Association, Associate Member
Congress for New Urbanism
International City Management Association
Greenroofs for Healthy Cities

Staff

Back to staff listings

Wes Guckert - President

Wes Guckert is a recognized and well respected expert in the field of traffic engineering and transportation planning. Serving as a technical advisor in the areas of traffic impact analysis, traffic signal design, traffic circulation, access studies and transportation planning, Mr. Guckert has played a major role in over 3,000 projects that span the urban and suburban areas of Maryland, Virginia, Pennsylvania, New Jersey and Delaware. As a result of his expertise, Mr. Guckert has provided consultation on projects throughout the United States and abroad.

Early in his career, Mr. Guckert served for five years with the Maryland State Highway Administration Traffic Division. Prior to founding The Traffic Group, Inc., Mr. Guckert served as a traffic engineering consultant for eight years. He has directed the design and implementation of traffic access systems for regional projects such as the National Business Park, Cole Field House at UMCP, Largo Town Center, Wheaton Plaza, Salisbury Centre, Bowie New Town Centre, Maple Lawn Farms, Montgomery Mall, Annapolis Mall, National Harbor, Greenbelt Metropark, Traville, Fallsgrove, and King Farm.

Mr. Guckert has undertaken Traffic and Transportation Studies for "Big Box" Stores including, Wal-Mart, Sam's Club, Target, Lowe's, Best Buy, Costco, and Home Depot. The Traffic Group, Inc. has undertaken numerous studies of Value-Oriented Centers and other Regional Malls, including the Great Mall of the Bay Area (Milpitas, California); Prime Outlets (Queenstown, Perryville, and Hagerstown Maryland); The Mall at Steamtown (Scranton, Pennsylvania); Centre @ Hagerstown, Waccamaw Factory Shoppes (Myrtle Beach, S.C.) and Centre Point/Sportivo (Charleston, S.C.).

As a renowned expert in the field, Mr. Guckert is often asked to serve as an expert witness, testifying before County and Municipal Boards and District Courts on traffic engineering and transportation planning issues.

Job History

1985 - Present	*President* The Traffic Group, Inc.
1977 - 1985	*Traffic and Transportation Planning Consultant*
1972 - 1977	*Assistant Regional Traffic Engineer* Maryland State Highway Administration Traffic Division

Educational Background

- *Bachelor of Science*
  University of the State of New York
- *Civil Engineering Preparation*

Johns Hopkins University
Towson State University
Essex Community College

- *Traffic Engineering Courses*
  Northwestern University Traffic Institute
  University of Tennessee Transportation Center
  University of Maryland

Affiliations

- American Planning Association (A.P.A.)
- Essex Community College Foundation Board of Directors
- Chesapeake Bay Environmental Center - Board of Trustees and Treasurer (Grasonville, MD)
- Institute of Transportation Engineers (I.T.E.), Fellow
- International Council of Shopping Centers (ICSC)
- Subcommittee on Planning of the Smart Growth commission - appointed by Governor Parris N. Glendening
- The M.U.S.E. Foundation - Board Member
- Transportation Research Board (T.R.B.)
- Urban Land Institute (U.L.I.)

I.T.E. Professional Committees

- Committee No. 5P-5 - Capacities of Multiple Left-Turn Lanes
- Committee No. 5P-07 - Traffic Counting Practices
- Committee No. 5S-1 - Capacities of Triple Left-Turn Lanes
- Internal Transportation Systems for Majority Activity Centers
- Parking Facilities for Industrial Plants - Traffic Considerations for Special Events

Publications

- The Evolution of Adequate Public Facilities and Their Effectiveness as Growth Management Tools in Maryland" (Co-Author) - I.T.E. 1991 Annual Meeting
- Trip Generation Comparisons of Club Warehouse Stores - ITE
- Value-Oriented Retail Centers - A Follow-Up Report - ITE

Examples of places where Mr. Guckert has qualified as an expert witness

California

- City of Milpitas - City Council

Maryland

- Allegany County - Planning Board, Board of Appeals
- Anne Arundel County - Board of Appeals, Circuit Court, Zoning Hearing Examiner
- City of Annapolis - City Council, Planning Commission, Board of Appeals

- Baltimore City - Board of Zoning Appeals, City Council, Baltimore Federal District Court, Planning Commission
- Baltimore County - Board of Appeals, Circuit Court, County Council, Planning Board, Zoning Commissioner
- Town of Bel Air - Board of Appeals, Planning Board, Town Commissioners
- Calvert County - Board of Appeals
- Carroll County - Board of Appeals, County Commissioners, Planning Board
- Charles County Town of Indian Head - Mayor and City Council
- Charles County - Board of Appeals, County Commissioners, Planning Board
- City of Frederick - Board of Appeals, City Council, Planning Commission
- Frederick County - Board of Appeals, County Commissioners, Planning Board
- Harford County - Planning Commission, Zoning Hearing Examiner
- Howard County - Board of Appeals Planning Board, Zoning Board
- Montgomery County - Board of Appeals, County Council, Zoning Hearing Examiner
- Montgomery County - M-NCPPC (Planning Board)
- Ocean City - Planning Commission, Board of Appeals
- Prince George's County - Council, Zoning Hearing Examiner
- Prince George's County - M-NCPPC (Planning Board)
- St. Mary's County - Planning Board
- Washington County - Board of Appeals
- Wicomico County - Planning Commission, Board of Appeals
- Worcester County - Planning Commission, County Commissioners

Minnesota

- City of Brooklyn Center - Planning Commission

New Jersey

- Holmdel Township - Planning Board

Pennsylvania

- City of Scranton - Board of Appeals, Planning Board
- West Whiteland Township-Planning Board, Town Council

Virginia

- Arlington County - Board of Supervisors
- Loudoun County - Planning Board
- Prince William County - Planning Board and Board of Supervisors

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ADDITIONAL CORPORATE AND PERSONNEL INFORMATION

JAMES L. PROST, AICP, Principal

James Prost, one of the founding principals and co-owner of Basile Baumann Prost & Associates, Inc., has over 25 years of experience in urban economics and real estate development advisory services. His experience includes such diverse fields as market analysis, growth management, development programming, economic planning, financial feasibility, development packaging, project funding, project implementation and management. His primary area of specialization includes economic, market and fiscal impact of public/private investments, related joint development and the establishment of public/private financing and funding programs. He has lectured extensively and conducted workshops on transit related real estate development. Prost's non-transit related mixed-use development project experience includes successful planning; implementation and funding programs for improvements to the Cleveland waterfront; research park development feasibility analysis for the University of Maryland; a new balanced residential waterfront community in Atlantic City; mixed-use downtown development projects (office, retail, audience-support facilities) in Dayton, Ohio; and numerous other mixed-use development projects involving feasibility evaluation, planning, financing and implementation usually involving major public and private sector investments.

RELEVANT PROJECT EXPERIENCE:

- Sheppard Pratt Property Utilization Study—Mr. Prost conducted market and economic analysis in parallel with a land utilization study conducted by RTKL. The BBPA team summarized market reconnaissance findings, conducted strategy review sessions, computed financial analysis of several redevelopment options, and evaluated the fiscal impacts related to each development alternative. The key economic and financial findings were Sheppard Pratt's unique physical and locational attributes were major long term development opportunities and the property value could be optimized by converting to higher and better use versus long term holding and investment.

- Port of Baltimore Land Use Study – Mr. Prost is examining current land use of port properties, and determining alternative applications for any surplus properties. Evaluation will include: review current and projected trade volumes for port, review current economic development plans, and determine direction for future economic development action plan, develop preliminary plan, conduct impact analysis on real property values, and land use strategies to attract new large employees to the region.

- Research Park Development Feasibility Analysis, University of Maryland—Mr. Prost, with RTKL, reviewed and determined the feasibility of research park development on and adjacent to University property. BBP Associates, with prior market evaluation experience for this area, provided market and economic input for future presentations of this development project. BBP Associates' findings were based on the review of secondary data on retail activity, a case study analysis, a review of current real estate market trends, and information derived from a series of telephone interviews with leading R&D park managers and developers. BBP Associates also identified the necessary development actions, critical success factors, and investments necessary to implement the development "vision."

- Fort Holabird, Baltimore, Maryland--Mr. Prost was a senior economist in the reuse and development planning for this former Army facility. Under contract to the Baltimore Economic Development Commission he assisted in successfully formulating a disposition agreement and reuse plan. Mr. Prost subsequently assisted the Economic Development Commission in successful development negotiations which allowed for the expansion of an adjacent General Motors truck assembly plant.

- Cleveland, Ohio, Development Projects– Mr. Prost has successfully managed and implemented a series of development projects in the greater Cleveland area. This has included development packaging and project implementation for the MidTown Corridor, an older industrial corridor within Cleveland. Mr. Prost successfully formulated a redevelopment plan and land assembly strategy which was instrumental in the first successful development of an inner-city industrial park. Also in Cleveland, Mr. Prost successfully undertook redevelopment planning and project implementation for the Maingate wholesale produce area/Northeast Ohio Food Terminal; the Coit Road Industrial Park; the Cleveland North Coast Harbor mixed-use development project; the Ohio City mixed-use development project; the West 25th Street Medical Center facility; and the Kamm's Corners mixed-use development project.

- Cleveland Waterfront - Directed Cleveland waterfront development plan which created North Coast Harbor Park, Rock-n-Roll Hall of Fame and maritime museum and a light rail linkage (under construction) and a Great Lakes Aquarium.

- Washington DC Interactive Downtown – Mr. Prost chaired the Land Use and Development Committee for the Downtown Interactive Task Force. This lead to the creation of a business improvement district, and tax increment district. He was also the lead economist for the Gallery Place development which includes 300,000 square feet of retail, 30

movie screens, 120 apartments and 1,200 parking spaces above the metro station adjacent to the new MCI Arena.

- Long Branch, New Jersey Development– Mr. Prost is the senior development advisor on the downtown development plan and development packaging project for the downtown waterfront areas of Long Branch. Through Mr. Prost's efforts, six developers have been designated for future residential and commercial development.

- WMATA Joint Development Studies– Conducted detailed individual joint development and land use evaluations for WMATA, local jurisdictions and private developers at 44 of the metrorail stations (this is exclusive of individual corridor-wide studies.

Education

Masters in Regional Planning, Cornell University, 1972
Bachelor of Arts and Government and Economics, Northeastern University, 1970

Professional Registrations/Affiliations

Charter Member, American Institute of Certified Planners; Board of Directors American Planning Association; Transportation Research Board; Transportation Research Forum; American Public Transportation Association- Vice Chairman Land Use and Development Committee; Certified Review Appraiser; National Council for Urban Economic Development; Who's Who in Finance and Industry.

UNION PLACE

Case No. 01-28TE, PUD Modification and Time Extension—200 K Street NE

Final Pre-Hearing Supplemental Submission

to the

Zoning Commission of the District of Columbia

September 13, 2005

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EXHIBITS

A. Zoning Commission Order No. 783, adopted September 11, 1995.
B. Applicant's Site Maintenance Agreement with the D.C. Fire Department
C. Traffic Impact Analysis – The Traffic Group
D. Architectural Drawings – GTM Architects

List of Abbreviations

sf = square feet
gsf = gross square feet
nsf = net square feet

I. Introduction and Background.

The Applicant, 200 K Street LP, presents this final pre-hearing supplemental submission for Zoning Commission ("Commission" or "ZC") consideration in Case No. 01-28TE, PUD Modification and Time Extension-200 K Street N.E. (the "Modification Application"). The Applicant is a real estate development firm whose managing principal is Ronald J. Cohen of the Cohen Companies.

The Modification Application – originally filed May 14, 2004, and amended and resubmitted January 17, 2005 – requests modification of Zoning Commission Order No. 783, adopted September 11, 1995 (the "1995 ZC Order"). In a report March 4, 2005, the D.C. Office of Planning ("OP") recommended that the Commission approve the Modification Application for setdown and identified additional information the Applicant should provide. The Commission on March 14, 2005, approved setdown, with instructions to the Applicant to provide the additional information requested by OP. The Applicant addressed the matters specified by OP in a pre-hearing supplemental submission on April 25, 2005. The Commission scheduled a public hearing on the Modification Application for July 14, 2005.

By letter of May 26, 2005, the Applicant requested postponement of the public hearing in order to provide sufficient time to refine the affordable-housing element of the project and to complete the required traffic impact study. In a companion letter June 9, 2005, the Applicant's legal counsel, John Ray of the firm of Manatt Phelps & Phillips, noted that postponing the hearing until October would also allow the Applicant to make detailed pre-hearing presentations at September meetings of Advisory Neighborhood Commission 6C which represents the area where the Union Place project is located. Commissioner Daniel M. Pernell, whose Single-Member-District 6C04 includes the project, submitted a letter dated June 9, 2005, supporting the postponement request.

At its regular meeting on June 13, 2005, the Commission voted 4-0 to postpone the public hearing until October 3, 2005, with the proviso that no further postponements would be approved. In the weeks since, the Applicant and the Development Team have worked with OP staff and ANC 6C to refine the development plans and the package of proffered public benefits and amenities. This final pre-hearing supplemental submission is the product of these efforts.

II. The Revised Plans & Development Timetable.

The Applicant requests modification of the 1995 ZC Order to authorize development of a three-building community of residential condominiums with ground-floor retail space. Phase 1 is presented to the Commission as a Consolidated PUD, proposing development of a 10-story building on the 3rd Street side of the property between K and L Streets N.E.

Phase 2 is presented as a Stage I PUD, proposing development of two 15-story buildings on the 2nd Street side, between K and L. If the Commission approves the Stage I PUD, the Applicant intends to file the Stage II PUD application as soon as possible after the effective date of the ZC Order and in accordance with any conditions the Commission may impose.

The Zoning Regulations, at 11 DCMR Chapter 24, allow the Commission to review Planned Unit Development applications in a consolidated form or in a two-stage process, and in conjunction with map amendment applications. In response to discussions with OP, ANC 6C, and neighborhood residents, the Applicant decided to divide the project into the two phases presented here and first set forth in the Applicant's May 14, 2004, submission.[1] Thus, the Applicant now seeks modification of the 1995 ZC Order by means of Commission approval of the Consolidated PUD allowing Phase I construction to proceed expeditiously, and approval of the Stage I PUD authorizing immediate Stage II PUD follow-up.

Regarding the development timetable, the Applicant's original May 14, 2004, Modification Application requested a time extension, pursuant to 11 DCMR §§2408.10, 2408.11, "for a period of two years to allow (1) Phase 1 construction to begin within one year of approval and (2) to complete the zoning process for Phase 2 development of the site."[2] Section 2408.10 authorizes the Commission to grant PUD extensions of time if (a) the extension request is served on all parties; "(b) there is no substantial change in any of the material facts upon which the Commission based its original approval of the PUD that would undermine the Commission's justification for approving the original PUD; and (c) the Applicant demonstrates with substantial evidence that there is good cause for such extension, as provided in §2408.11."

"Good cause" is defined in §2408.11 as any of the following circumstances: (a) Inability to "obtain sufficient project financing ... because of changes in economic and market

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[1] ***See*** Case File Exhibit No. 45, Office of Planning "Preliminary Report", March 4, 2005, at p. 2. *See also* Applicant's May 14, 2004, submission, at pp. 3-4.

[2] Applicant's May 14, 2004 submission, unnumbered Introduction page.

conditions..."; (b) inability "to secure all required government agency approvals ... because of delays in the governmental agency approval process...."; or (c) pending litigation or other circumstances beyond the Applicant's reasonable control that prevent timely completion of the PUD development.

The Office of Planning, in its March 4, 2005, Preliminary Report, asked that the Applicant consider: "For the Consolidated PUD (Phase 1), making a commitment to file for a building permit no later than one year from the effective date of the extension, and commencing construction no later than two years from the effective date of an extension."

Changing economic and market conditions in the area of the PUD site have hampered the Applicant's past efforts to secure project financing, as the Commission recognized in granting prior requests for extensions of time.[3] With the revised plans as submitted herein, the Applicant has now resolved project financing difficulties, and is prepared to agree to the OP request, subject to prompt city agency action closing public alleys that traverse the PUD site.

It is essential to have the alleys officially closed by legislation before construction can begin. The alley-closing application has been filed with the Office of the D.C. Surveyor, but the Applicant has not yet received all of the required agency approvals and the Executive Branch has not yet forwarded the proposal to the City Council for action. (The Surveyor states in a public-information alley-closing fact sheet that "on average, this process takes 1-2 years to complete.")

The alleys to be closed are depicted on Sheet C-6, Preliminary Subdivision Plan, in the architectural drawings provided as Exhibit D. Most of the alley segments are "paper alleys", invisible at the site but recorded as alleys in the Surveyor's land records. There are two visible paved alleyways – one of which extends a short distance into the property west from 3rd Street, and the other of which bisects the PUD site from north to south. All are to be closed, except for the portion of the north-south paved alley that runs behind three lots near the 3rd and L Streets intersection that are not part of the PUD site (the "outparcels").

The plans attached as Exhibit D, and the tables below, reflect the Applicant's decision to develop both phases of the project for residential condominiums and ground-floor retail use. The Phase 2 building previously designated for office use has been redesigned for residential use as

[3] *See* ZC Order No. 783-A, adopted April 13, 1998, and ZC Order No. 783-B, adopted December 13, 1999.

the mirror image of the Phase 1 residential building. The Phase 1 building and the two Phase 2 buildings frame a landscaped central plaza of approximately 27,984 square feet.

With this submission, the Applicant also proffers a revised and expanded package of public benefits and amenities, developed in consultation with the Office of Planning and Advisory Neighborhood Commission 6C, and discussed in detail in Section IX.

SITE AND BUILDING DATA

Phase 1: Building A. Subject of the Consolidated PUD			
Site Area	**42,995 sf**	**Building Area**	**240,947 gsf**
Lot Occupancy	**70%**	**Proposed FAR**	**5.60**
Building Height	**10 stories**		**90 feet**
Phase 2: Buildings B & C. Subject of the Stage I PUD			
Site Area	**58,087 sf**	**Building Area**	**610,590 gsf**
Lot Occupancy	**64%**	**Proposed FAR**	**10.51**
Building Height	**15 stories**		**130 feet**
Phases 1 & 2 COMBINED			
Site Area	**101,082 sf**	**Building Area**	**851,537 gsf**
Lot Occupancy	**68%**	**Proposed FAR**	**8.42**

BUILDING USES

Phase 1: Building A.		**240,947 gsf**		
Residential 193,216 gsf 177,743 nsf	**202 units**	**1BR 70**	**1BR+Den 61**	**2BR 71**
	Unit size range	**495-904 nsf**	**795-1,204 nsf**	**1,016-1,373 nsf**
Retail	**3,217 gsf**			
Parking	**177 spaces**			
Phase 2: Buildings B & C.		**610,590 gsf**		
Residential 598,590 gsf 550,685 nsf	**500 (approximate)**	**Unit types and sizes to be determined during the Stage II PUD process**		
Retail	**9,000 gsf**			
Daycare Center	**3,000 gsf**			
Parking	**At least 528 spaces**			

III. Site Location and Description, Surrounding Uses, and Zoning History.

The 2.3-acre site (101,082 sf) consists of all of Square 749 except Lots 804, 805, and 31 ("the outparcels"), in the Northeast quadrant of the District of Columbia, bounded by L Street on the north, 3rd Street on the east, K Street on the south, and 2nd Street on the west. The site is in ANC Single-Member-District 6C04, the neighborhood known as Near Northeast, and Ward 6,

The PUD site is presently occupied by vacant and boarded-up rowhouses along the 3rd Street side, small structures once used as a church and for some commercial purpose on the K Street side, and a small warehouse on the L Street side. The Applicant has applied to the Department of Consumer and Regulatory Affairs for permits to raze all of the existing structures, except the warehouse which will be used for construction staging and storage.

The outparcels are located in the northeast corner, at 3rd and L Streets. Lot 804 (1030 3rd Street) and Lot 31 (1026 3rd Street) are occupied single-family dwellings owned by two individuals who have declined Mr. Cohen's purchase offers. The middle outparcel – Lot 805

(1028 3rd Street) – is vacant and is owned by a Cohen corporate entity. Mr. Cohen is committed to construct a matter-of-right townhouse on Lot 805 in conjunction with Phase 1 development.

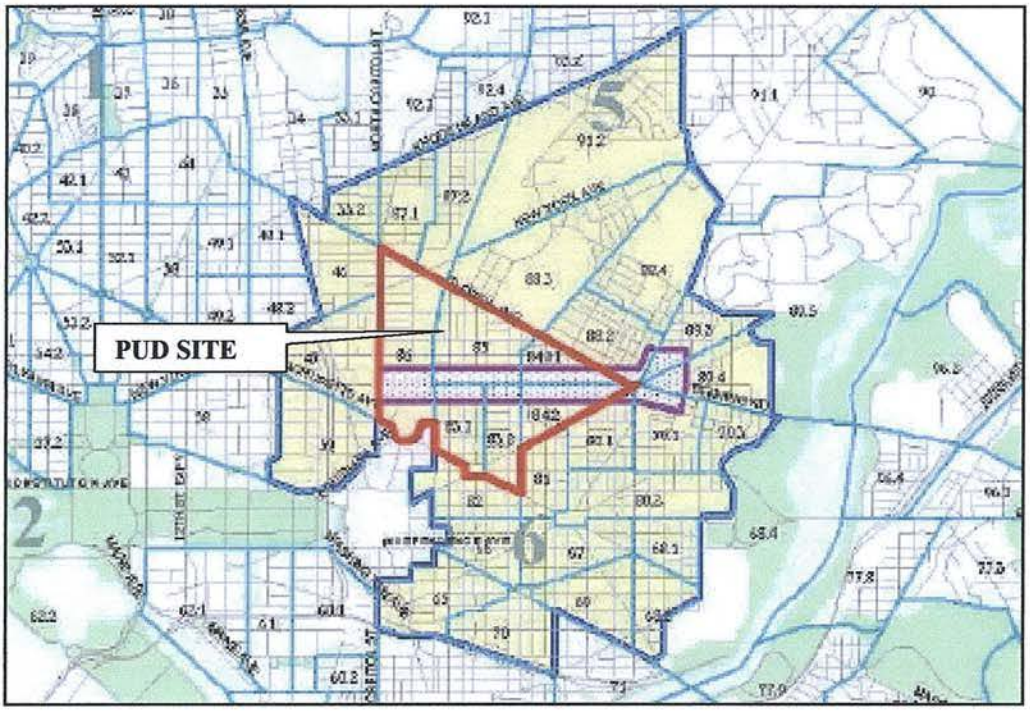
The PUD site is within a neighborhood where the traditional land uses have been residential rowhouses to the east and south, and small industrial facilities to the north. To the west, 2nd Street is adjacent to the railroad overpass.

Within the past five years, however, the neighborhood has become a center of substantial office development and has emerged as a locus of mid- to high-rise residential developments – some under construction, some awaiting zoning approval, and some in preliminary planning stages. It is within a half-mile radius of two federal agency headquarters buildings: to the north, the Bureau of Alcohol, Tobacco, Firearms & Explosives will locate in a 350,000-square-foot structure under construction at New York and Florida Avenues N.E.; to the south, the Securities & Exchange Commission and other office tenants will locate in the 1.3 million-square-foot Station Place complex under construction on 2nd Street from F to H Streets N.E. Residential developments are under construction at the Capital Children's Museum site at 3rd and H Streets N.E., and in various planning stages at 318 I Street N.E., 300 L Street N.E., and on the east side of 3rd Street between K and L Streets N.E.

The PUD site is less than two blocks south of the New York Avenue Metrorail Station and approximately five blocks north of Union Station. It lies within the NoMa (North of Massachusetts Avenue) area designated as a Redevelopment Area for city planning and economic development purposes. It is three blocks north of the H Street Corridor, subject of REVIVAL: The H Street NE Strategic Development Plan, proposed by the Executive Branch and adopted by the City Council as a Small Area Plan in February 2004.

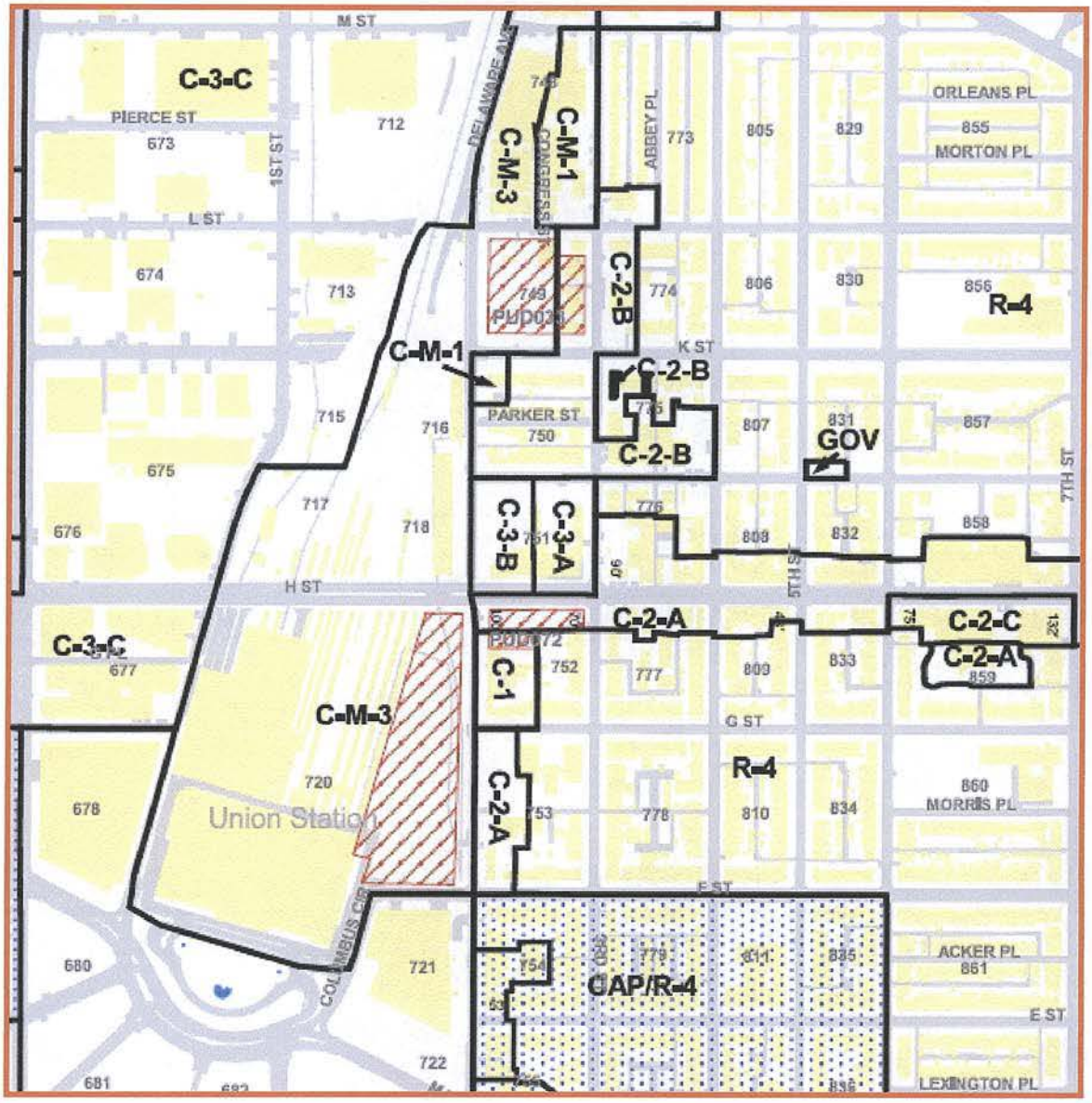
The PUD site is in Census Tract 85, within the Primary Trade Area defined by the consulting firm of Economics Research Associates ("ERA") in preparing the H Street Corridor market analysis used by OP in developing the REVIVAL plan. The map below, from the ERA Memorandum Report of December 12, 2002, shows the Primary Trade Area (outlined in red) in relation to the H Street Corridor (outlined in purple). We have added the marker pointing to the PUD site.

Trade Area Census Tracts



The project site is mapped as PUD 033, as approved by the 1995 ZC Order, on Map 11 of the Zoning Maps of the District of Columbia, as shown on the enlarged map portion below.[4] The underlying zone districts are C-2-B for the easternmost portion of the site between 3rd Street and the north-south public alley bisecting the property, and C-M-3 for the westernmost portion of the site between 2nd Street and the public alley. The 1995 ZC Order approved rezoning the westernmost portion to C-3-C, and the Applicant seeks Commission affirmation of this action.

[4] Additional PUD site and area views and maps are provided in Exhibit D.



IV. Comparison of the Revised Plans with the 1995 ZC Order.

The 1995 ZC Order[5] approved a Consolidated PUD and Map Amendment authorizing the development then proposed by the Applicant at the same site described above. The following table identifies the key elements of the 1995 ZC Order, cross-referenced to the 28 numbered paragraphs in the "APPROVAL" section (pp. 10-13), and noting which elements remain consistent with the Applicant's revised plans and which sections have undergone changes for which the Applicant seeks Commission modification.

[5] For ready reference, the 1995 ZC Order is included as Exhibit A in this submission.

APPROVAL Item #	Description	Comparison of the Revised Plans with the APPROVAL Items
1	Develop in accordance with plans prepared by Brennan Beer Gorman.	Develop in accordance with plans prepared by GTM Architects.
2	Develop as an office/residential project with a maximum FAR of 8.0.	Develop as a three-building residential project with ground-floor retail and a maximum FAR of 8.42. ***See*** discussion at pp. 15-16.
3 & 4	"The residential building shall have a maximum height of 15 stories/130 feet. The office building shall have a maximum height of 12 stories/130 feet."	An office building is no longer proposed. The Phase 1 residential building is proposed at a height of 10 stories/90 feet. The Phase 2 residential buildings are proposed at heights of 15 stories/130 feet. ***See*** discussion at p. 15.
5	"The total lot occupancy shall not exceed 71 percent of the site."	The revised plans provide lot occupancy of 70% for Phase 1, 64% for Phase 2, and 68% for the total development.
6	"The residential building shall contain a minimum of 200 units."	Building A (Phase 1) will contain 202 residential units. Buildings B & C (Phase 2) will contain approximately 500 units, to be further defined in the Stage II PUD process.
7	"The Applicant shall provide a minimum of 588 parking spaces consisting of full-size, compact and handicapped spaces. Of this total, 100 spaces are allocated for the residential component at a rate of one space per two dwelling units."	The revised plans provide 177 parking spaces in Phase 1, and no less than 525 spaces in Phase 2, to achieve a ratio of one parking space per dwelling unit, assuming a total number of 702 residential units. ***See*** discussion at p. 24.
8	"The Applicant shall provide 17 parking spaces for bicycles."	In Phase 1, space is available for bicycle racks in the open areas near the building entrance, and will be similarly provided in Phase 2.
9-11	"The Applicant shall implement the Transportation Management Plan submitted" as Exhibit 60 in the original case file, pay for signalizing the intersections of L Street at 2nd and 3rd Streets, and widen 2nd Street between K and L Streets.	These requirements were considered necessary in 1995 due in part to the increased traffic the proposed office structure was expected to generate. Moreover, the New York Avenue Metrorail Station did not exist in 1995. Elimination of the office use, and the opening of the nearby subway station, make these requirements no longer necessary. ***See*** discussion at p. 17.

12-13	"The Applicant shall provide five loading berths and two service delivery areas....All loading activity for the residential component of the project shall be from L Street N.E. and shall occur during off-peak periods only."	In the architectural drawings attached, Sheet C.12, Circulation Plan, shows the loading berth, loading dock, and loading service entry from L Street N.E. for the Phase 1 building, and two loading berths, loading docks, and loading service areas from 2nd Street N.E. for each of the Phase 2 buildings. Developing both Phase 2 buildings for residential use, eliminating the previously-proposed office use, reduces the amount of loading and delivery space needed.
14	The project shall include the following on-site amenities:"	***See*** Section IX for a full discussion of the Applicant's revised package of public benefits and project amenities.
	(a) a minimum of 200 new housing units;	Approximately 702 are provided in the revised plans – 202 in Phase 1, and approximately 500 in Phase 2.
	(b) a 30,000 square foot plaza;	The revised plans provide a plaza of 27,984 square feet.
	(c) a 2,500 square foot day care center to be managed and operated privately;	The revised plans enlarge the day care center to 3,000 square feet.
	(d) a 1,600 square foot security kiosk to be managed and operated by the developer, using private security;	In Phase 1, a base for security operations and personnel will be located in the ground floor administrative area [***See*** Sheet A1.01 in the attached architectural drawings], and will be similarly provided in the Phase 2 buildings.
	(e)-(g) a 15,000 square foot vocational training facility, a 5,000 square foot business training school, and a 40,000 square foot supermarket.	The Applicant was able to proffer these amenities ten years ago because vocational and business training entities and supermarket businesses had expressed interest in providing services at that site. This is no longer the case. The Applicant requests modifications to eliminate these required amenities and replace them with the new amenities package described in Section IX.
15	"Street/sidewalk lights shall be provided per the District of Columbia requirements and the plaza shall be evenly lit from above with diffuse lights integrated into the building cornice at the 30-foot height. The lighting rays for the plaza area shall be focused onto the plaza."	No modification requested.

16	"Commercial signage for tenants will be limited to one foot high letters within internally lit sign bands integrated into the storefront system. Building signage will be precast concrete set into the building facades. Letter size will be appropriate to surrounding decorative elements, approximately one foot high."	Although the Applicant is not specifically requesting modification of this provision, we believe it may be obsolete and unduly restrictive in light of the retail façade guidelines recently developed by the Office of Planning for use in neighborhood retail areas.
17-19	Landscaping, building exterior finishes, and window treatments shall be provided pursuant to the approved architectural and engineering designs and plans.	Modifications requested to cite to current architectural and engineering designs and plans.
20	The Applicant "shall have flexibility" with regard to the location and design of interior components; minor adjustments in façade, window, and balcony detailing; and the arrangement of parking spaces.	No modification requested.
21	"Antennas and satellite dishes shall be permitted on the roof of the buildings subject to the applicable Zoning Regulations."	No modification requested.
22-23	The Applicant shall comply with the Memorandum of Understanding entered into with the Minority Business Opportunity Commission and the First-Source Employment Agreement with the Department of Employment Services, both of which were included as Exhibits in the original case file.	No modification requested, except to cite to an updated and current MOU with the Office of Local Business Development and an updated and current First-Source Employment Agreement with DOES.
24	"The change of zoning from C-M-1 and M to C-3-C for Lots 1 and 2 in Square 749 shall be effective upon recordation of the PUD covenant as required" by the Zoning Regulations.	There is no change in the Applicant's request for a C-3-C map amendment. But it is necessary to modify the approval language to reflect changes made by ZC Order No. 821 in Case No. 95-4 (Map Amendments-Union Station Area Rezoning), effective September 26, 1997. In that Order, the Commission rezoned the M portion of Square 749 to C-M-3 and rezoned the C-M-1 portion to C-2-B. The Applicant now requests rezoning of what is now the C-M-3 portion of the PUD site to C-3-C. This is necessary because new residential developments are prohibited in all C-M zone districts. There is no need for a change in the C-2-A portion of the PUD site.

25-26	Standard language requiring the Applicant to record and file covenants incorporating the PUD requirements.	No modification requested.
27	"The PUD approved by the Zoning Commission shall be valid for a period of two years from the effective date of this Order. Within such time, the Applicant must file for a building permit .... Construction shall start within three years of the effective date of this Order."	The Office of Planning, in its March 4, 2005, Preliminary Report to the Commission on the Applicant's PUD Modification & Time Extension application, recommended: "For the Consolidated PUD, making a commitment to file for a building permit no later than one year from the effective date of this extension, and commencing construction no later than two years from the effective date of an extension."[6] The Applicant is prepared to agree to the OP request, subject to prompt city agency action closing public alleys that traverse the PUD site. ***See*** discussion on p. 5.
28	Standard language requiring the Applicant to comply with the D.C. Human Rights Act.	No modification requested.

V. Relief Requested From Matter-of-Right Standards.

The underlying zoning of the project site is C-2-B for 26,805 square feet on the easternmost portion and C-M-3 for 74,277 square feet on the westernmost portion. The Consolidated PUD (Phase 1) is split-zoned, with about two-thirds zoned C-2-B and the remaining one-third in the C-M-3 district. The Stage I PUD (Phase 2) is entirely within the C-M-3 district.

The C-2 zone is designated as a Community Business Center divided into three parts allowing varying densities. C-2-B "is designed to serve commercial and residential functions ...with high-density residential and mixed uses." (11 DCMR §720.6). "In the C-2-B District, building use may be entirely residential or a mixture of commercial and residential uses." (11 DCMR §720.8). In a C-2-B district, developments as a matter of right may be 90 feet high with a maximum FAR of 3.5 and a maximum lot occupancy of 70%. (11 DCMR §§770.1, 771.2, 772.1)

[6] OP Preliminary Report, March 4, 2005, Section V, subsection n., on p. 5.

The C-M zone is designated as a Commercial-Light Manufacturing District, in which new residential uses are not permitted. (11 DCMR §800.4) In C-M-3 districts, developments as a matter of right may be 90 feet high, with a maximum FAR of 6.0. (11 DCMR §§840.1, 841.1) There is no lot occupancy limit in C-M-3 districts.

Chiefly because new residential uses are prohibited in C-M-3 zones, the Applicant requests that the Commission reaffirm its prior approval of a map amendment, rezoning the C-M-3 portion of the site to C-3-C. In a C-3-C district, the matter of right maximum height is 90 feet, the maximum FAR is 6.5, and the maximum lot occupancy is 100 percent.

The revised plans exceed matter of right limitations only in the case of Phase 2 (Stage I PUD) where the proposed height is 130 feet and the proposed FAR is 10.51. With Phase I (Consolidated PUD) FAR at 5.6, the total project FAR is proposed at 8.42.

The PUD Standards of the Zoning Regulations, at 11 DCMR § 2405.1, provide that in a Planned Unit Development, building height may reach a maximum of 130 feet in a C-3-C district. Thus, with rezoning of the C-M-3 portion to C-3-C, the proposed height of 130 feet for the Phase 2 buildings falls within the height limit permitted by the PUD standards.

The PUD Standards, at 11 DCMR § 2405.2, provide that in a Planned Unit Development, "The floor area ratio of all buildings shall not exceed the aggregate of the floor area ratios as permitted in the several zone districts included in the project area, provided, that the Commission may authorize minor deviations for good cause pursuant to § 2405.3." For C-3-C districts, the aggregate maximum FAR is 8.0.

Section 2405.3 allows the Commission to "authorize an increase of not more than five percent (5%) in the .... floor area, provided, that the increase is essential to the successful functioning of the project and consistent with the purpose and evaluation standards of this chapter."

The aggregate 8.42 FAR proposed by the Applicant is within the range the Commission is allowed to approve for a Planned Unit Development. It is "essential to the successful functioning of the project" because the .42 FAR bonus provides approximately 40,433 square feet, enough for approximately 37 residential units. These bonus units make it economically feasible for the Applicant to provide the total of approximately 78 affordable units at below-market rates.

Moreover, the proposed 8.42 FAR is "consistent with the purpose and evaluation standards" for Planned Unit Developments because it will facilitate development of the high-density residential development intended by the C-3-C zone district and the District's policies of encouraging residential development overall and particularly promoting revitalization and expansion of the housing stock in the NoMa, Near Northeast, and H Street Corridor communities.

VI. The Modification Application Merits Approval Pursuant to the PUD Evaluation Standards.

The Zoning Regulations, at 11 DCMR § 2403.1 *et seq.*, set forth the evaluation standards for Commission approval of PUD applications. The Applicant has already met these standards, as evidenced by the 1995 ZC Order of approval. However, due to the delays in implementing the approved PUD and the modifications the Applicant now requests, we considered it necessary to provide a thorough discussion of how the Applicant's revised plans meet the PUD evaluation standards. In the sections below, we cite to specific provisions of the PUD evaluation standards, and show how the revised plans comply.

VII. Project Impact On The Surrounding Area And City Services.

The PUD Evaluation Standards, at 11 DCMR § 2403.3, state: "The impact of the project on the surrounding area and the operation of city services and facilities shall not be found to be unacceptable, but shall instead by found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project." The Applicant submits that the impact of the Union Place development on the surrounding area will be favorable because it will:

- **Create approximately 702 new housing units** on property located in close proximity to public transit and at mid-point between the large new office complex at Station Place and the Bureau of Alcohol, Tobacco, Firearms and Explosives headquarters. These facilities will bring into the neighborhood several thousand new workers, many of whom may be in the market for nearby housing. Moreover, the addition of these new housing units will expand the scarce supply of modern housing in a neighborhood targeted for revitalization. In Census Tract 85, which includes the PUD site, Census 2000 data shows that there are only 1,128 housing units, and nearly two-thirds of them are more than 60 years old. The 2000 data showed that no new

housing units had been built within the census tract since 1998. Of the total number of units, just 55 percent were owner-occupied.

- **Improve the attractiveness** of an area where industrial uses might otherwise occur, to the detriment of the quality of life for current residents. The streetscape beautification design and the development of a "pocket park" type of central plaza available to the community will enhance the appeal of the area, particularly on the 2nd Street side bordered by the railroad tracks.

- **Provide a package of public benefits and project amenities** that respond to neighborhood needs, as discussed further in Section IX.

Regarding traffic impact, the Applicant's consultant, the Traffic Group, has completed a traffic impact analysis concluding that eliminating the previously-planned office use and developing the site entirely for residential use would sharply reduce the projected traffic impact of the development, thus there will be no need for the signalization and other transportation improvements originally approved by the 1995 ZC Order. The Traffic Group report is provided as Exhibit C of this submission.

VIII. Consistency With The Comprehensive Plan And Other Public Policies.

The proposed PUD is consistent with the Comprehensive Plan, both in its present form and as it is being revised. The Commission, in the 1995 ZC Order, determined: "The development of this PUD is compatible with city-wide goals, plans and programs, and is sensitive to environmental protection and energy conservation. The approval of this application is not inconsistent with the Comprehensive Plan of the District of Columbia." [*See* the 1995 ZC Order, Conclusions of Law, paragraphs 2 and 3, p. 9)

The Comprehensive Plan in effect today was enacted about three years after the 1995 ZC Order, but made no substantial change to the development priorities in Ward 6. For Ward 6, the Comprehensive Plan identifies the following housing objectives and policies:

- "To maintain and strengthen the quality and construction of housing in the various neighborhoods throughout Ward 6;

- "To stimulate production in Ward 6 of new and rehabilitated housing;

- "Discourage encroachment of the non-residential uses in residential areas"
- "Stimulate private investment in housing in Ward 6 and expand home ownership opportunities...." (Sections 1705-1706, the "Comprehensive Plan Amendment Act of 1999," D.C. Law 12-275, effective April 27, 1999)

The District's Comprehensive Plan is revised and updated at approximate 10-year intervals, and the Office of Planning in 2004 initiated a city-wide process to develop the next revision. Meantime, OP completed a community planning process leading to City Council enactment of the H Street Corridor revitalization plan in 2004. In early 2005, OP contracted with an economic development consulting firm to conduct a study of the NoMa area (which includes the PUD site). The OP request for consulting firm proposals stated: "As a large under-built precinct, this emerging area presents an opportunity to create a walkable, transit-accessible dynamic, and diverse neighborhood, employing ecologically advanced approaches to large-scale development and featuring innovative contemporary architecture and public space design." [7]

By expanding the Ward 6 housing supply and home-ownership opportunities, preventing encroachment of industrial uses in a residential neighborhood, injecting substantial private investment in Ward 6 housing production, and creating a "walkable, transit-accessible ....large-scale development," the Applicant's proposed PUD demonstrates consistency with the Comprehensive Plan and other public policies of the District.

IX. Superior Public Benefits And Project Amenities.

The PUD Evaluation Standards, at 11 DCMR §§ 2403.5-2403.7, require the Commission to "evaluate the specific public benefits and project amenities of the proposed development....Public benefits are superior features of a proposed PUD that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from development of the site under the matter-of-right provisions of this title. A project amenity is one type of public benefit, specifically a functional or aesthetic feature of the

[7] Solicitation, Offer, and Award: NoMa/New York Avenue Metro Area, issued for responses due February 28, 2005, Section C.2.3.

proposed development that adds to the attractiveness, convenience, or comfort of the project for occupants and immediate neighbors."

In conjunction with the development plan revisions, the Applicant has also revised the proffered package of public benefits and amenities, working with OP and ANC 6C.

A. Affordable Housing.

The Applicant commits to set aside 74,600 residential nsf as affordable housing for persons at 80% of the Area Median Income (AMI). On a percentage basis, the 74,600 nsf set-aside represents 13.8% of residential net square footage (nsf) in Phase 1 and 10% of residential nsf in Phase 2.

The units will be set aside as affordable for low-income individuals and families for a period of ten years, guaranteed by covenant, and will be dispersed evenly throughout residential floors one through five. In accordance with the standard practice, the Phase 1 affordable units will be for sale to eligible, qualified homebuyers based on the income limits established by the DC Department of Housing and Community Development (DHCD) at the time of the offering. Applicants must meet credit and mortgage qualifications and will be pre-qualified through DHCD. The Phase 2 affordable units also will be made available through DHCD, although the Applicant has not yet decided whether the Phase 2 structures will be rental or for-sale housing.

Phase 1 Affordable Housing

Total Residential NSF: 177,753 Affordable NSF: 24,532

Total Number of Affordable Units: 28, apportioned as follows:

Unit Type	Number of Units	Total Unit Area	Range of Unit Sizes
1BR	9	4,946 nsf	519-589 nsf
1BR+Den	9	8,186 nsf	869-1,048 nsf
2BR	10	11,400 nsf	1,106-1,206 nsf

Phase 2 Affordable Housing

Total Residential NSF: 550,685 Affordable NSF: 50,068

Total Number of Affordable Units: Approx 50

Size of Affordable Units: To be determined during the Stage II PUD process.

Overall, the Applicant's commitment creates approximately 78 units of affordable workforce housing, representing substantially more than any PUD applicant has ever offered or has been required to provide in any unsubsidized project.

The following table compares the Union Place affordable-housing commitment to the affordable housing requirements approved by the Zoning Commission in four previous PUD applications that have included an affordable-housing component and that have resulted in final ZC orders, as follows:

- ZC Order No. 2-17, Consolidated PUD and Map Amendment for 5401 Western Avenue NW (referenced hereinafter by its current name "Chase Point"), decided May 12, 2003;
- ZC Order No. 03-04, Consolidated PUD for 1437-1451 Belmont Street NW ("Belmont"), decided January 12, 2004;
- ZC Order No. 04-13, Consolidated PUD and Map Amendment for 1200-1224 R Street NW ("Logan Phase II"), decided March 14, 2005; and
- ZC Order No. 04-22, Consolidated PUD and Map Amendment for Abdo Development LLC/Square 751/220 H Street NE ("Abdo"), decided March 24, 2005.

Affordable Housing	**Union Place Phase 1 & 2**	**Abdo**	**Logan Phase II**	**Belmont**	**Chase Point**
Affordable Housing Commitment in Terms of Number of Affordable Units & %age of Total Units	**78 units (approx.)** **11.1% of the total of approx. 702 units**	26 units (based on Abdo estimates of 763.5 sf/unit) 5.2% of the total of 500 units	5 units 7.6% of the total of 63 units	4 units (2 2BR, 1 1BR+den, 1 1BR 3.8% of the total of 103 units	4-6 units If 4: 3.2% of the total maximum of 125 units If 6: 4.8% of total

The Applicant's affordable-housing proffer is well within the range the Office of Planning has recognized as appropriate. Discussing benchmarks for developing an Inclusionary Zoning (IZ) program for the District, OP wrote: "The two benchmarks chosen – 1) the use of municipal tax-exempt bonds, and 2) the percentage of affordability required by other IZ programs – suggest that an appropriate IZ objective is for at least 10% to 15% of units in affected

developments to be set aside as affordable housing. These levels have been upheld in several jurisdictions when challenged in court. This suggests that these levels are effective in advancing public goals and do not overly burden developers."[8]

B. Green Roof.

The Applicant's revised plans illustrate the extensive green roof system now proposed for the Phase 1 structure. On the seventh-floor step-down roof at the corner of 3rd and L Streets NE, the green roof is designed as a recreation amenity for residents. For the Phase 2 buildings, green roof matters may be developed and designed in the course of the Stage II PUD process.

As an alternative method of handling stormwater runoff, the Applicant is examining whether the central courtyard may be designed as an intensive green roof system on top of the proposed underground parking structure; this could replace the conventional stormwater best-management practices that were proposed in the original PUD Modification submission. Currently, the Bowman Consulting Group is re-evaluating the post-development stormwater computations due to the changes in the Phase 2 building footprints.

In the Phase 1 structure, 11,928 sf of roof space is designed for plantings, comprised of a variety of different sedums and other succulents hardy for the D.C. metropolitan region. Sheet L.9.2 of the attached plans contains a list of those from which to select, and Sheet L.9 reflects the texture, color, and growth habits of some of these plants. These plantings will be installed on an extensive roof system as depicted on Sheet L.9.3.

There are numerous public benefits associated with an extensive green roof system. The reduction of negative environmental impacts is perhaps the foremost public benefit the proposed roofing system provides. Stormwater runoff will be dramatically reduced by temporarily storing some of the rainwater within the growing medium and then slowly discharging the excess water into the offsite stormwater collection system, thereby reducing the peak flows of a major storm. It is estimated that this roof will store approximately 1,074 cubic feet of water, of which probably 70-80% will never discharge directly into the public collection system.

[8] OP Memorandum to the Zoning Commission, "Zoning Commission Case #04-33, Inclusionary Zoning," July 15, 2005, p. 6.

The plantings themselves should be viewed as little filters because they will extract a significant amount of airborne pollutants falling on the site, including acid rain and unhealthy particulates such as solid metals, dust, pollen, etc. The plants also help improve the air quality by reducing the amount of ozone and carbon dioxide often associated with smog. Also, because of the extra thickness of the soil medium, studies have shown that there is a significant energy savings over time for all seasons because of the insulation value of the green roof.

Green roofs also are leading the way in helping to minimize the urban heat island effect caused by absorption of the sun's radiation. Traditional stone ballast and asphalt roofs often reach temperatures in excess of 150 degrees on a hot summer day, while green roof temperatures may be only 7 degrees higher than the ambient air temperature at the same time. This could help to cool the city slightly and provide a more pleasant environment in the nearby neighborhood.

C. Daycare Center.

In Phase 2/Building B, 3,000 sf of ground-floor space will be reserved for a licensed and professionally-operated child daycare center. Based on the general standard of 35 sf per child, and subtracting space for administrative uses, we estimate that the Daycare Center could accommodate from 75-80 children. Building residents will have first priority in applications for admission of their children. Other available daycare slots will be open to applicants from the community at large.

The Daycare Center will be situated to provide ready access to the Central Plaza where there will be a secure area for Daycare Center children to exercise and play on daily outings under the supervision of Daycare Center professional staff. In consultation with the Daycare Center service provider, the Applicant will furnish this Central Plaza exercise-and-play area with, for instance, well-designed space-conserving climbing/sliding modules and other safe and low-maintenance exercise/play apparatus.

The city, and particularly Ward 6, has a substantial need for more daycare facilities. The Office of Early Childhood Development of the D.C. Department of Human Services reports that, as of December 2004, the most recent period available, there were 882 children on waiting lists for the 3,175 slots available in licensed child care facilities in Ward 6. More than 60% of the Ward's licensed child care centers were willing to expand if space became available.

D. Double-height Ground Floor Retail.

The Phase 1 structure provides ground-floor retail space soaring to a height of 18 feet, more than double the standard height for retail use. This feature – rarely found in Washington but frequently used in recent developments in London, Dublin, and Tokyo – provides retail tenants with the flexibility to design unique and aesthetically-appealing showcases for consumer goods. The glass-walled double-height storefronts enhance interior natural light and present an inviting exterior face to passers-by.

E. Landscaped Central Plaza for Use by Residents and the Community

As shown in the attached plans, Union Place Plaza is now designed for both public and private use as an accessible, beautiful, and rejuvenating respite in the midst of what is now a gritty, grubby, unappealing industrial zone. Covering 27,984 sf, the plaza will be a significant "pocket park" for residents and the general public to enjoy.

Union Place Plaza is designed for passive recreation experiences. Seating will be located throughout the plaza. The variation in building materials, plantings, and elevations will create an inviting setting, encouraging plaza visitors to sit for a spell, chat with neighbors, read a book, paint a picture, or simply lose themselves in private contemplation for a time. With the appeal of green plants and flowers, with its handicap-accessible features, and with its security and privacy safeguards, Union Place Plaza can become the model for other neighborhood-friendly plazas in new developments of comparable size throughout the city.

F. Streetscape Beautification.

The architectural plans attached depict the designs and plantings to be used to improve the aesthetic appeal of the streetscape surrounding the site. At present, only a few scattered treeboxes along the K, 3rd, and L Streets offer a bare glimmer of attractiveness, and the 2nd Street side is bare of any elements offsetting the gray industrial nature of the railroad tracks. The Applicant's streetscape beautification plan makes a significant contribution to the overall appearance of the neighborhood and its appeal to residents and visitors alike.

G. Interim Surface Parking for Phase 1 Residents.

At the request of ANC 6C, the Applicant has agreed to provide interim surface parking to assure a ratio of one parking space per dwelling unit for the Phase 1 structure, pending completion of the Phase 2 structures. The Phase 1 structure, with 202 residential units, is designed to provide 177 underground parking spaces. The Phase 2 structures, with approximately 500 residential units, will provide at least 528 spaces to assure a 1:1 space-per-unit ratio overall. Geotechnical considerations make it difficult to provide the full 1:1 ratio in the Phase 1 building alone.

ANC 6C Commissioners expressed concern about a possible residential parking overflow onto neighborhood streets during the interim between occupancy of the Phase 1 building and completion of the Phase 2 buildings with the additional underground parking garages. In response to the ANC concerns, the Applicant agreed to provide sufficient interim surface parking to achieve the 1:1 ratio for Phase 1 residents at all times.

The Applicant's development team is working with OP regarding the materials and design of the interim surface parking area.

H. First-Source Employment Agreement.

During proceedings in the original case, the Applicant entered into a First-Source Employment Agreement with the Department of Employment Services, identified as Exhibit 67 in the 1995 ZC Order. The Applicant signed an updated Agreement and submitted it to DOES for execution on September 7, 2005.

I. LSDBE Contracting Commitment.

During proceedings in the original case, the Applicant entered into a Memorandum of Understanding with the Minority Business Opportunity Commission, providing for the award of at least 35% of the project's construction-related contracts to Certified Minority Business Enterprises, identified as Exhibit 70 in the 1995 ZC Order. The Applicant has initiated efforts to execute an updated MOU with the D.C. Office of Local Business Development reflecting

changes in the project and consistent with current law regarding contracting with D.C.-certified Local, Small, and Disadvantaged Business Enterprises.

X. Community Outreach.

The development team initially presented the revised proposal to the ANC 6C Zoning and Planning Committee at its regular meeting on July 6, 2005. Commissioners responded favorably to the Applicant's decision to eliminate office use and develop all three PUD-site buildings for residential and ground-floor retail use. The Committee requested the Applicant to make a full presentation of the project and revised architectural drawings at its next meeting, September 7, 2005, and the Applicant did so.

Following the presentation and discussion, the Committee voted to recommend that the full ANC approve the project, with the condition that the Applicant provide interim surface parking as described above. The full ANC is scheduled to vote on the Committee recommendation at its regular meeting September 14, 2005.

XI. Site Maintenance.

Working with Ward 6 Neighborhood Services Coordinator Peter Jones and representatives of D.C. regulatory agencies, Mr. Cohen and his staff have implemented a plan of regular clean-up and maintenance of the site, the conditions of which are set forth in a written agreement with the Fire Prevention Division of the D.C. Fire and Emergency Medical Services Department. [***See*** Exhibit B.] The larger solution is to raze the vacant buildings. Mr. Cohen's raze permit applications are being processed by the Department of Consumer and Regulatory Affairs.

During the interim between Phase 1 and Phase 2 construction, the Applicant commits to level and hydroseed the Phase 2 site (except for the space needed for the interim surface parking) to provide a healthy growth of green grass. The area will remain securely fenced to prevent unauthorized access and illegal dumping.

EXHIBIT A. Zoning Commission Order No. 783.

Government of the District of Columbia

ZONING COMMISSION

ZONING COMMISSION ORDER NO. 783
Case No. 93-3C
(Consolidated PUD & Map Amendment @ 200 K Street, N.W.)
September 11, 1995

Pursuant to notice, a public hearing was held by the Zoning Commission for the District of Columbia on March 9, 1995. At that session, the Zoning Commission considered an application from the 200 K Street Limited Partnership (Applicant). The Applicant requested consolidated review and approval of a planned unit development (PUD) and related amendment to the Zoning Map of the District of Columbia, pursuant to Chapter 24 and Section 102, respectively, of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning. The public hearing was conducted pursuant to the provisions of 11 DCMR 3022.

FINDINGS OF FACT

1. The application, filed on January 29, 1995, requested consolidated review and approval of a mixed-use, office/ residential PUD and map amendment from C-M-1 and M to C-3-C in Square 749 (Lots 1 and 2) located at 200 K Street, N.E.

2. The applicant proposes the construction of a high-rise, mixed-use office and residential project. The PUD site is divided into Lot 1 for the residential building and Lot 2 for the office building. There will be a 30,000 square foot landscaped plaza, and underground parking to accommodate 428 cars.

3. The PUD site comprises all of Square 749, except lots 31, 804 and 805, and the public alley at the rear of those lots. The PUD site measures 101,102 square feet (29,413 for Lot 1 and 71,689 for Lot 2), and is bounded by 2nd, 3rd, K and L Streets, N.E.

4. The proposed 15-story residential building would be located at the east side of the square, front on 3rd Street, and have a three-tier height of 36.5 feet, 87.5 feet, and 130 feet from K Street to L Street would have a gross floor area of 196,758 square feet, a lot occupancy of 60 percent, and an FAR of 6.7.

5. The proposed 12-story office building would be located at the west side of the square, front on 2nd Street, and have a

height of 130 feet. This building will have a gross floor area of 615,546 square feet, a lot occupancy of 75 percent, and an FAR of 8.6.

6. On December 12, 1994, the Zoning Commission for the District of Columbia authorized a public hearing for Case No. 93-3C.

7. The C-M-1 District permits development of low bulk commercial and light manufacturing uses to a maximum floor area ratio (FAR) of 3.0, and a height limit of three stories/40 feet, with new residential uses prohibited.

8. The M District permits industrial uses to a maximum FAR of 6.0 and a maximum height of 90 feet with new residential uses prohibited.

9. The C-3-C District permits matter of right major business and employment centers of medium/high density development, including office, retail, housing, and mixed-uses to a maximum height of 90 feet, a maximum FAR of 6.5 for residential and other permitted uses, and a maximum lot occupancy of 100 percent.

10. Under the PUD process of the Zoning Regulations, the Zoning Commission has the authority to consider this application as a first-stage PUD. The Commission may also impose development conditions, guidelines, and standards which may exceed or be less than the matter of right standards identified above for height, FAR, lot occupancy, parking, and loading, or for yards and courts. The Zoning Commission may also approve uses that are permitted as a special exception and would otherwise require approval by the Board of Zoning Adjustment.

11. The District of Columbia Generalized Land Use Map of the Comprehensive Plan for the National Capitol designates the subject site for mixed-use medium/high density commercial and production/technical employment uses.

12. The applicant through testimony presented at the public hearing, indicated that the site is a good location for a mixed-use project and a 30,000 square foot plaza which will provide benefits to the city and the neighborhood as well. Currently, the project is a hodgepodge of vacant boarded-up buildings, and a few industrially-occupied buildings. He indicated that it yields few jobs and only a handful of homes are located on the site. Very little in taxes is generated by the site. He believes, when built, the project will provide several hundred jobs; approximately 200 residences and close to $1 million per year in taxes, including property taxes, retail sales taxes and income taxes of residents.

13. The applicant's architect stated that the residential building has been designated with a series of setbacks, cornice lines, changes in material and different types of articulation, to scale down the building as it comes forward to the street. At street face, the residential building is designated at a 40-foot height limit so that it relates to the buildings across the street. It then steps back six feet at the 40-foot level and goes up to a 90-foot height limit, where it then sets back a full bay to a tower that rises to the maximum height of 130 feet.

14. The architect indicated the office building, similarly, has been developed with the traditional base, center and top articulation, stepping back as the building rises up with a series of heavy cornice lines and changes in material. The office building is envisioned to be pre-cast with larger window panels and larger bays so that it works and looks as an office building. There are recesses in the center of the building where the articulation would change so that it has the appearance of two buildings, rather than one large building.

15. The Plaza acts as a buffer between the two proposed buildings and serves as a transition to the residential zoning across 3rd Street, N.W. It is designed to be full-service, with electrical, water, lighting and landscaping.

16. The applicant indicated the project will provide a number of amenities including:

    a. Approximately 230 new housing units;

    b. 60,000 square feet of commercial, production and technical employment, training, child development, day care, foster care and other community-oriented uses.

    c. The potential for a large supermarket, and space within the above-mentioned 60,000 square feet of floor area has been designed for such use.

    d. A 30,000 square-foot, full-service, plaza for tenant and community use;

    e. The direct full-time equivalent of 720 construction jobs with a direct payroll of approximately $23.2 million during construction of the project;

    f. Approximately 2,326 direct on-site employment opportunities with a direct payroll in excess of $46 million

annually as a direct result of the long-term operation of the project;

g. Approximately $9.5 million in taxes per year (real property, personal property, franchise, parking, sales and individual income tax revenue);

h. A proposed innovative neighborhood conservation tax increment district mechanism whereby the additional incremental taxes generated by the project can be utilized to "freeze" property taxes of existing residents living in the surrounding community for a period of up to ten years;

i. Significant opportunities for area residents to establish and operate a locally-based minority business for building maintenance and cleaning services. An estimated 14 jobs and a $280,000 payroll will be directly created in this operation;

Additionally, community benefits will be generated by on-site, community-related facilities which could include foster care facilities, day care facilities, a community events area, police substation, City School Self Esteem Program, minority business enterprise franchise demonstration program, business enterprise and business development training, and other community-serving retail, educational, and service opportunity;

j. Significant construction period job opportunities for local area residents and other minorities during the construction period.

17. The applicant's traffic expert concluded in a formal traffic report and through testimony at the public hearing that the proposed PUD will not adversely impact the surrounding street network. He also noted that the parking spaces provided on the site were adequate to serve the project.

18. The traffic expert stated that the proposed parking and loading provided in the project is adequate. The project provides parking in an underground garage which is entered from 2nd Street, N.E. for office users and L Street, N.E. for residential tenants. Loading will occur on 2nd Street, N.E.

19. He also stated that the applicant proposes to provide approximately 428 parking spaces to ensure that parking needs for tenants of both buildings are met.

20. The applicant's economic analysis expert concluded in a formal study that the project will have a total direct and indirect impact of approximately $115 million in revenues to the city annually.

21. The District of Columbia Office of Planning (OP) by report dated February 24, 1995 and by testimony presented at the public hearing indicated it is not opposed to the proposal. "However, since it is somewhat inconsistent with OP's preliminary zoning recommendations for the general area, certain height and massing issues need to be resolved before the project can be recommended for approval."

22. The Department of Public Works (DPW) by report dated March 17, 1995 stated "In conclusion, the PUD requires further coordination with DPW regarding the development and implementation of a Transportation Management Program to mitigate traffic and parking impacts on the neighborhood residential area, to assess the water and sewer capabilities to service the proposed development, and a traffic operational improvements program pertaining to traffic signal installation resulting from this proposal."

23. Advisory Neighborhood Commission (ANC) 6A, by report dated April 6, 1995 and by testimony presented at the public hearing voted to support the approval of the PUD and map amendment. The ANC-6A stated the applicant made concerted efforts to listen to the community and its concerns regarding the proposal and that the PUD would provide a number of community benefits.

24. The Department of Housing and Community Development (DHCD) by memorandum dated March 3, 1995 indicated the following:

"While DHCD is generally pleased with the location and orientation of land uses, there are some concerns with the size of the development in comparison with the surrounding neighborhood. The proposed residential portion of the development will be ten (10) stories at eighty-five (85) feet and fifteen (15) stories at one-hundred and thirty (130) feet. The proposed commercial portion of the development will be twelve (12) stories at one-hundred and thirty (130) feet. DHCD would ask the developer to reconsider the overall height of the building(s) and possibly provide a more sensitive massing approach. The size of the development will generate many people in and out of the area, therefore, traffic flow and on-street parking on the surrounding streets are other issues that will have to be closely evaluated."

25. The District of Columbia Fire Department (DCFD) by report dated February 17, 1995 indicated the following;

"Based on our review we have no objection to this request. However, fire and life safety features required by city codes such as fire alarms, sprinkler systems, standpipes, exits, fire related separations, fire extinguisher, etc., shall be determined during the plan's review process as part of the building permit application review.

In addition to the above comments, the "Fire Lanes and Fire Hydrants Act of 1977 - D.C. Law 2-90 must be complied with."

26. Three individuals testified in support of the proposals. Their testimony highlighted the following points;

a. The applicant has worked well with the community in addressing its concerns relative to this project.

b. The Zoning Commission should consider a slight reduction in the project's height.

c. A great need exists in the neighborhood for a project of this kind that is being proposed.

d. The project's housing component is commendable.

e. Support is contingent upon no changes being made to the project's housing component as it has been proposed, including its location on 3rd Street.

27. There were no parties appearing at the hearing in opposition to the request.

28. By letter dated April 7, 1995, the Stanton Park Neighborhood Association (SPNA) expressed its concerns regarding the proposed PUD. SPNA stated that, although the proposed PUD does not come within SPNA's boundaries, it is in such close proximity that its existence will inevitably have a marked impact on large portions of the neighborhood. SPNA urged the Zoning Commission to oppose the PUD in its present form.

29. At its public meeting on April 10, 1995, the Commission reviewed and discussed the case for proposed action. The Commission determined that more specific information was needed as follows:

a. A Transportation Management Plan must be submitted;

b. All traffic and transportation issues raised by the Department of Public Works in its report must be addressed and resolved;

c. Specific amenities must be identified and pinned-down, including the provision of a discrete analysis of the commitment for use of the 60,000 square foot area and the management of that space and the plaza space;

d. A description of all building materials must be submitted;

e. A description of all planting materials in conjunction with a completed landscape plan must be submitted; and

f. A re-evaluation of the height, bulk and density of the project with an analysis of square footage and number of units that would be lost if the building is 90 feet in height.

30. At its public meeting held on May 23, 1995, the Commission took proposed action to approve the case. At that meeting, the Commission reviewed the applicant's letter dated April 25, 1995 which contained the following:

1. Applicant's response to the Zoning Commission requested for additional information;

2. Revised Conclusions of Law and Draft Order;

3. Transportation Management Plan; and

4. Project design statement, and transportation/ environmental analysis.

31. The Commission also indicated that more specific information is needed before final action can be taken. The requested information was as follows:

a. A lighting plan, showing the location, type and distribution of exterior lighting must be submitted;

b. A completed landscape plan identifying the species, location, description and size of all plant materials and/or ground coverings must be submitted;

c. The color and type of the pre-finished aluminum frames must be submitted;

d. The correct size of the day care center, 2500 square feet vs. 12,500 square feet;

e. Letters of commitment from the vocational training school, the business training school, the grocery store and the day care center must be submitted;

f. A plan showing the type and location of the exterior signage must be submitted;

g. Samples of all building materials must be submitted; and

h. Executed agreements from the Minority Business Opportunity Commission (MBOC) and the Department of Employment Services (DOES) must be submitted.

32. *DPW by report dated May 8, 1995 indicated the following;*

"The applicant has submitted a Transportation Management Plan, as requested by the Department of Public Works, in its report on Zoning Commission Case No. 93-3C dated March 17, 1995. The proposed plan if properly implemented, will mitigate traffic and parking impacts in the neighborhood residential area. With regard to loading activity, DPW's concern was with the residential component of the project. We note that the applicant will limit such loading activity to off-peak periods only. The Department is glad to report that the PUD will comply with all DPW requirements and recommendations to make the project workable."

33. Advisory Neighborhood Commission (ANC) 6A by report dated May 2, 1995 reported that both the civic groups, Near-Northeast Citizens Against Crime and Drugs, and the Public Interest Civic Association voted unanimously to approve the PUD at 200 K Street, N.E. and urged the Zoning Commission to approve the project.

34. On June 12, 1995 at its regular monthly meeting, the Zoning Commission considered all of the post hearing submissions and the specific requested additional information. At that meeting, the Commission determined that the requirements stipulated by the Commission with regard to lighting, landscaping, building material, signage and tree planting will be added to the conditions of approval in its order, particularly planting of three-inch caliper trees to represent the size of the trees depicted on the plans.

35. The Commission concurs with the recommendations and/or positions of OP, DPW, DHCD, DCFD, ANC-6A and the applicant and believes that the application should be approved.

36. The Commission believes that the proposal's consistency with the Comprehensive Plan meets the goals and objections of the plan relative to the provision of a medium-high density commercial project on the site. The Commission also believes the proposed 230 residential units, would add to the housing stock in the area and help buffer the existing residential neighborhood from the proposed commercial development. The Commission believes the project's commercial component could provide an economic stimulus for the area, acting as a catalyst for future commercial development to the immediate north and east of the site.

37. The Commission concurs with the applicant that the mixed-use project is appropriate for the site and is not inconsistent with the Comprehensive Plan.

38. The Commission finds that the applicant has met the requirements of 11 DCMR Chapter 24 and has satisfied the intent and purpose thereof.

39. The proposed action of the Zoning Commission to approve the application with conditions was referred to the National Capital Planning Commission (NCPC) under the terms of the District of Columbia Self-Government and Governmental Reorganization Act. The NCPC, by report dated September 7, 1995, indicated that the PUD would not adversely affect the Federal Establishment or other Federal interests in the National Capital, nor be inconsistent with the Comprehensive Plan for the National Capital.

CONCLUSIONS OF LAW

1. The planned unit development process is an appropriate means of controlling development of the subject site, because control of the use and site plan are essential to ensure compatibility with the neighborhood.

2. The development of this PUD carries out the purposes of Chapter 24 to encourage the development of well-planned residential, commercial and mixed-use developments which will offer a variety of building types with more attractive and efficient overall planning and design not achievable under matter of right development.

3. The development of this PUD is compatible with city-wide goals, plans and programs, and is sensitive to environmental protection and energy conservation.

4. The approval of this application is not inconsistent with the Comprehensive Plan of the District of Columbia.

5. The approval of this application is consistent with the purposes of the Zoning Act.

6. The proposed application can be approved with conditions which ensure that the development will not have an adverse affect on the surrounding community, but will enhance the neighborhood and ensure neighborhood stability.

7. The approval of this application will promote orderly development in conformity with the entirety of the District of Columbia zoning plan, as embodied in the Zoning Regulations and Map of the District of Columbia.

8. The Zoning Commission has accorded to the Advisory Neighborhood Commission 6A the "great weight" to which it is entitled.

9. This application is subject to compliance with D.C. Law 2-38, the Human Rights Act of 1977.

In consideration of the Findings of Fact and Conclusions of Law herein, the District of Columbia Zoning Commission hereby orders **APPROVAL** of this application for a consolidated Planned Unit Development and map amendment from M and C-M-1 to C-3-C for lots 1 and 2 in Square 749 for premises 200 K Street, N.E. The approval of this PUD and change in zoning are subject to the following guidelines, conditions and standards:

1. The planned unit development (PUD) shall be developed in accordance with plans prepared by Brennan Beer Gorman, marked as Exhibit Nos. 36 and 37 of the record, as modified by the guidelines, conditions and standards of the order.

2. The project shall be developed as an office/residential project with a maximum floor area ratio (FAR) of 8.0.

3. The residential building shall have a maximum height of 15 stories/130 feet.

4. The office building shall have a maximum height of 12 stories/130 feet.

5. The total lot occupancy of the project shall not exceed 71 percent of the site.

6. *The residential building shall contain a minimum of 200 units.*

7. The applicant shall provide a minimum of 588 parking spaces consisting of full-size, compact and handicapped spaces. Of this total, 100 spaces are allocated for the residential component at a rate of one space per two dwelling units.

8. The applicant shall provide 17 parking spaces for bicycles.

9. The applicant shall implement the Transportation Management Plan submitted and marked as part of Exhibit No. 60 of the record.

10. The applicant shall bear the cost of signalizing the intersections of L Street at 2nd and 3rd Streets, N.E. The signalization shall be in place at the time any part of the development becomes operational.

11. The applicant shall widen 2nd Street, between K and L Streets, as specified by the Department of Public Works.

12. The applicant shall provide five loading berths and two service delivery areas in accordance with the plans marked as Exhibit No. 37 of the record.

13. All loading activity for the residential component of the project shall be from L Street, N.E. and shall occur during off-peak periods only.

14. The project shall include the following on-site amenities:

    (a) A minimum of 200 new housing units.

    (b) a 30,000 square foot plaza. The plaza shall be an open, landscaped area for tenant and community use. It shall have electric and water connections. It shall be managed and maintained by the developer in consultation with the community;

    (c) a 2,500 square foot day care center to be managed and operated privately;

    (d) a 1,600 square foot security kiosk to be managed and operated by the developer, using private security;

    (e) a 15,000 square foot vocational training facility for the construction trade industry;

    (f) a 5,000 square foot business training school managed by "Cities in Schools"; and

    (g) a 40,000 square foot supermarket.

15. Street/sidewalk lights shall be provided per the District of Columbia requirements and the plaza shall be evenly lit from

above with diffuse lights integrated into the building cornice at the 30-foot height. The lighting rays for the plaza area shall be focused onto the plaza.

16. Commercial signage for tenants will be limited to one foot high letters within internally lit sign bands integrated into the storefront system. Building signage will be precast concrete set into the building facades. Letter size will be appropriate to surrounding decorative elements, approximately one foot high.

17. Landscaping shall be provided as shown on Sheet A-1 of Exhibit No. 37 of the record. The 26 trees identified on the landscaping plan shall be a minimum of three-inch caliper in size.

18. The residential building shall have a dark red/brown brick skin at the base and a buff color brick above the base. The office building shall have a precast skin of buff with a dark red/brown color brick at the base.

19. Windows for both buildings shall have off-white prefinished aluminum frames and insulated glass.

20. The applicant shall have flexibility with respect to the following:

    (a) Varying the location and design of all interior components, including partitions, structural elements, slabs, doors, hallways, columns, stairways, location of elevators, electrical and mechanical rooms, provided that the variations do not change the exterior configuration of the building;

    (b) Making minor adjustments in the facade, window and balcony detailing, including the flexibility to shift the location of the doors to the retail uses on the ground floor and vary the type of paneling used on the retail frontage in order to accommodate the different types of retail uses;

    (c) Varying the arrangement of parking spaces, modification of below-grade space to accommodate the need of tenants and uses of the project and handicapped persons, provided that there is no reduction in the total number of parking spaces provided.

21. Antennas and satellite dishes shall be permitted on the roof of the buildings subject to the applicable Zoning Regulations.

22. The applicant shall comply with the Memorandum of Understanding entered into with the Minority Business Opportunity Commission, which provides for the award of at least 35 percent of the construction related contracts for the project to Certified Minority Business Enterprises detailed in Exhibit No. 70 of the record.

23. The applicant shall comply with the First Source Agreement with the Department of Employment Service (DOES) which provides that the applicant will use DOES as its first source for the recruitment, referral and placement of employees in connection with the construction of the project as detailed in Exhibit No. 67.

24. The change of zoning from C-M-1 and M to C-3-C for Lots 1 and 2 in Square 749 shall be effective upon recordation of the PUD covenant as required by 11 DCMR 2407.3.

25. No building permit shall be issued for the site until the applicant has recorded a covenant in the land records of the District of Columbia between the owner and the District of Columbia satisfactory to the Office of Corporation Counsel and the Zoning Regulatory Division of the Department of Consumer and Regulatory Affairs (DCRA). The covenant shall bind the owner and all successors in title to construction and use of the property in accordance with this Order and amendments thereto of the Zoning Commission.

26. The Office of Zoning shall not release the record of this case to the Zoning Division of DCRA until the applicant has filed a certified copy of the covenant with the records of the Zoning Commission.

27. The PUD approved by the Zoning Commission shall be valid for a period of two years from the effective date of this Order. Within such time, the applicant must file for a building permit as specified in 11 DCMR Section 2407.1 and Section 2406.8. Construction shall start within three years of the effective date of this Order.

28. Pursuant to D.C. Code Section 1-2531 (1987), Section 267 of D.C. Law 2-38, the Human Rights Act of 1977, the applicant is required to comply fully with the provisions of D.C. Law 2-38, as amended, codified as D.C. Code, Title 1, Chapter 25, (1987), and this Order is conditioned upon full compliance with those provisions. Nothing in this Order shall be understood to require the Zoning Division of DCRA to approve permits if the applicant fails to comply with any provisions of D.C. Law 2-38, as amended.

Vote of the Zoning Commission taken at the public meeting on May 23, 1995: 3-1 (Maybelle Taylor Bennett, Jerrily R. Kress and William L. Ensign to approve - John G. Parsons, to deny).

This order was adopted by the Zoning Commission at its public meeting on September 11, 1995, by a vote of 3-1 (Maybelle Taylor Bennett, William L. Ensign and Jerrily R. Kress to adopt, John G. Parsons opposed).

In accordance with provisions of 11 DCMR 3028, this order shall become final and effective upon publication in the D.C. Register, that is on OCT 27 1995.

JERRILY R. KRESS
Chairperson
Zoning Commission

MADELIENE H. ROBINSON
Director
Office of Zoning

zco783/SDB/LJP

EXHIBIT B. Applicant's Site Maintenance Agreement with the D.C. Fire Department.

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John Ray
Manatt, Phelps & Phillips, LLP
Direct Dial: (202) 585-6585
E-mail: jray@manatt.com

FILE COPY

August 4, 2005

Client-Matter: 27738-030

BY HAND-DELIVERY

Richard Fleming
Fire Marshall
Department of Fire and EMS
441 Fourth Street, N.W.
Room 370
Washington, D.C. 20001

DISTRICT OF COLUMBIA
OFFICE OF ADMINISTRATIVE HEARINGS
2005 AUG -5 P 1:21

Re: Settlement of Case No. FE-I-04-500000

Dear Mr. Fleming:

I write you regarding Case No. FE-I-04-500000, which is scheduled for a hearing before the Office of Administrative Hearings on August 5, 2005. On August 2, 2005, I met with Fire Inspector Mark Davis and General Counsel Theresa Cusick to see if we could reach a settlement agreement regarding the aforementioned Case.

Based upon those discussions, K Street Corporation acknowledges and accept its responsibility to keep the property bounded by Second Street on the West, K Street on the South, Third Street on the East, and L Street on the North, in Northeast Washington, D.C., clean and secure and in compliance with the applicable laws and regulations. K Street Corporation further agrees to pay thirteen thousand and five hundred dollars ($13,500.00) to the DC Treasurer for the alleged violations . K Street Corporation further represents that it has already taken the following actions to implement and maintain a plan, to keep the above described site clean and secure:

- Retained a landscaping contractor to cut the weeds back and to take care of the tree boxes;
- Retained a contractor to do a complete and thorough cleaning of the property;
- Requested the fence contractor to make several improvements to the newly installed fence to provide more security. Additional brackets are being added to the panels and the fence is being reconfigured in several areas in order to prevent entry onto the property. The fence company has also been asked to submit an

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additional proposal to run tension wire through the bottom portion of the fencing to provide further security;

- Ensured that the basement and first floor openings of the structures on the property are boarded up and maintained in that state for the next sixty (60) days until the K Street Corporation applied-for razing permits are approved and all structures are demolished or the aforementioned openings are secured with cinder blocks and maintained in that state thereafter;

- Retained a company to visit the property Monday, Wednesday and Friday of each week to ensure that the weeds/grass are properly cut, the tree boxes are properly maintained, the structures remain boarded up and to remove any illegal dumping; and

- Agrees to put the above plan in effect beginning August 8, 2005, and maintain it in effect until all of the structures on the K Street Corporation controlled site are demolished.

K Street Corporation offers and agrees to the above as full and final settlement of all of the alleged violations, fines, and issues presented by Case No. FE-I-04-500000.

Sincerely,

John Ray

Agreed and approved:

Ronald J. Cohen
K Street Corporation

Agreed and approved:

Richard Fleming
Fire Marshall
Department of Fire and EMS

30180066.2

So ordered. This 5th dg of August 2005.

Acting Deputy Chief ALJ, OAH

PHASE 1 - CONSOLIDATED P.U.D.
PHASE 2 - STAGE 1 P.U.D.

UNION PLACE

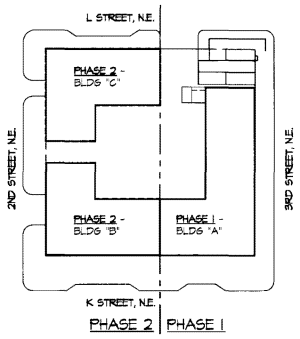
WASHINGTON, DISTRICT OF COLUMBIA

RECEIVED
D.C. OFFICE OF ZONING
2005 SEP 13 PM 2:34



PRE-HEARING SUBMISSION-SUPPLEMENTAL FILING
ZONING COMMISSION CASE NO. 01-28TE
PUD MODIFICATION & TIME EXTENSION - 200 K STREET, NE
SEPTEMBER 13, 2005

SITE DIAGRAM



SITE TABULATIONS & BUILDING CALCULATIONS

PHASE I: BUILDING A

TOTAL RESIDENTIAL UNITS	202 UNITS
BUILDING A (10 STORIES)	
RETAIL AREA	3,217 G.S.F.
CORE AREA	40,365 G.S.F.
RESIDENTIAL	183,216 G.S.F.
TOTAL NET RESIDENTIAL AREA	177,753 N.S.F.
TOTAL PHASE I AREA	240,947 G.S.F.
PARKING AREA (2 FLOORS)	79,434 G.S.F. (39,717 G.S.F. EA.)
TOTAL PARKING SPACES	177
SITE AREA	42,995 S.F.
F.A.R.	5.60
PHASE I LOT COVERAGE	27,391 G.S.F./ 42,995 G.S.F. = 64%

PHASE II: BUILDINGS B & C

BUILDING B (15 STORIES)	305,295 G.S.F.
14 @ 9', 1 @ 14'	
RETAIL (1 STORY)	3,000 G.S.F.
DAYCARE	3,000 G.S.F.
RESIDENTIAL (14 STORIES)	299,295 G.S.F.
BUILDING C (15 STORIES)	305,295 G.S.F.
14 @ 9', 1 @ 14'	
RETAIL (1 STORY)	6,000 G.S.F.
RESIDENTIAL (14 STORIES)	299,295 G.S.F.
TOTAL NET RESIDENTIAL AREA	550,685 N.S.F.
TOTAL PHASE II AREA	610,590 G.S.F.
TOTAL PHASE II FOOTPRINT	40,706 S.F.
SITE AREA	58,087 S.F.
F.A.R.	10.51
PHASE II LOT COVERAGE	40,706 G.S.F./ 58,087 G.S.F. = 70%

AFFORDABLE HOUSING - PHASE I

TOTAL SITE AREA	= 42,995 G.S.F.
ALLOWABLE G.S.F. BASED ON CURRENT ZONING/ F.A.R.	
16,190 S.F. SITE AREA (ZONED C-M-3) @ 6.0 F.A.R.	= 97,140 G.S.F.
26,805 S.F. SITE AREA (ZONED C-2-B) @ 3.5 F.A.R.	= 93,818 G.S.F.
	= 190,958 G.S.F.
PROPOSED G.S.F. BASED ON CURRENT ZONING/ F.A.R.	= 240,947 G.S.F.
SURPLUS BUILDING AREA ABOVE ALLOWABLE F.A.R.	= 49,989 G.S.F.
AFFORDABLE HOUSING PROVIDED	
(13.8% OF NET RESIDENTIAL AREA)	= 24,530 N.S.F.

AFFORDABLE HOUSING - PHASE II

TOTAL SITE AREA	= 58,087 G.S.F.
ALLOWABLE G.S.F. BASED ON CURRENT ZONING/ F.A.R.	
58,087 S.F. SITE AREA (ZONED C-M-3) @ 6.0 F.A.R.	= 348,522 G.S.F.
PROPOSED G.S.F. BASED ON CURRENT ZONING/ F.A.R.	= 610,590 G.S.F.
SURPLUS BUILDING AREA ABOVE ALLOWABLE F.A.R.	= 262,068 G.S.F.
AFFORDABLE HOUSING PROVIDED	
(10% OF NET RESIDENTIAL AREA)	= 55,068 N.S.F.

PHASES I AND II TOTALS

TOTAL BUILDING AREA	851,537 G.S.F.
TOTAL SITE AREA	101,082 S.F.
TOTAL F.A.R.	8.42
TOTAL LOT COVERAGE	68,097 G.S.F./ 101,082 G.S.F. = 68%

PROJECT DIRECTORY

OWNER:
THE COHEN COMPANIES
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ROCKVILLE, MD 20852
PHONE: 301-692-4000
FAX: 301-692-4001

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FAX: 703-683-5781

PROJECT INDEX

	NO.	DRAWING TITLE
CIVIL	C.1	DRAWING INDEX, BUILDING DATA, & SITE DIAGRAM
	C.2	LEGEND AND NOTES
	C.3	CONTEXT PLAN WITH AERIAL OVERLAY
	C.4	NEIGHBORHOOD IMAGE BOARD
	C.5	EXISTING CONDITIONS PLAN
	C.6	PRELIMINARY SUBDIVISION PLAN
	C.7	SITE DEVELOPMENT PLAN
	C.8	DETAILED GRADING PLAN
	C.9	UTILITY LAYOUT PLAN
	C.10	STORMWATER CONCEPT PLAN
	C.11	EROSION CONTROL PLAN
	C.12	CIRCULATION PLAN
LANDSCAPE	L.1	OVERALL LANDSCAPE PLAN
	L.2	ILLUSTRATIVE PLAZA PLAN
	L.3	SITE CROSS SECTION
	L.4	PLANTING NOTES AND SCHEDULE
	L.5	PLANTING DETAIL SHEET
	L.6	HARDSCAPE DETAIL SHEET
	L.7	STREETSCAPE ENLARGEMENT I
	L.8	STREETSCAPE ENLARGEMENT II
	L.9	GREENROOF AMENITY PLAN
	L.9.1	CONSOLIDATED PUD - PHASE I GREENROOF EXHIBIT
	L.9.2	CONSOLIDATED PUD - PHASE I GREENROOF EXHIBIT
	L.9.3	GREENROOF DETAILS
ARCHITECTURAL	A1.00	PARKING LEVEL PLAN
	A1.01	FIRST FLOOR PLAN
	A1.02	SECOND FLOOR PLAN
	A1.03	THIRD FLOOR PLAN
	A1.04	FOURTH FLOOR PLAN
	A1.05	FIFTH FLOOR PLAN
	A1.06	SIXTH FLOOR PLAN
	A1.07	SEVENTH FLOOR PLAN
	A1.08	EIGHTH FLOOR PLAN
	A1.09	NINTH FLOOR PLAN
	A1.10	TENTH FLOOR PLAN
	A1.11	ROOF PLAN
	A2.00	3RD STREET ELEVATION - LOOKING WEST
	A2.01	K STREET ELEVATION - LOOKING NORTH
	A2.02	COURTYARD ELEVATIONS - LOOKING EAST & SOUTH
	A3.00	BUILDING CROSS SECTION & TYP. UNITS
	MAT	BUILDING MATERIALS
	A4.00	TYPICAL UNIT PLANS
	A4.01	TYPICAL UNIT PLANS
	A4.02	TYPICAL UNIT PLANS

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COHEN COMPANIES

UNION PLACE

REVISIONS:
ANC 04-07-05
04-13-05

SEAL:

DRAWN BY: SEG, LD
CHECKED BY: CEH, RJC
SCALE: AS NOTED
DATE: 04-13-05
PROJECT NO. 03.0315
DRAWING NO. C.1

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	INDEX CONTOUR	350
	INTERMEDIATE CONTOUR	352
	EDGE OF PAVEMENT	PROP. E.P.
	CURB AND GUTTER	CG-6
	TRANSITION FROM CG-6R TO CG-6	CG-6R / CG-6
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
	CLEARING AND GRADING (LIMITS OF DISTURBANCE)	
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
EX. W/V	WATER LINE	8" DIP W.M
W	WATER VALVE	W
	REDUCER	
12" SAN	SANITARY SEWER	8" SAN
	STORM SEWER	18" RCP
	CABLE TV	CATV
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	T
	GAS LINE	G
	SPOT ELEVATION	352
	UTILITY POLE	
	SIGN	
A	SANITARY SEWER IDENTIFIER	A / A
	STORM DRAIN IDENTIFIER	
E	EASEMENT IDENTIFIER	E
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR (INDICATES THE NUMBER OF TYPICAL PARKING SPACES)	
	STREET LIGHT	
2000 VPD	VEHICLES PER DAY (TRAFFIC COUNT)	2000 VPD
TP	TEST PIT LOCATION RECOMMENDED/REQUIRED	
	CRITICAL SLOPE (SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK)	
	HANDICAP RAMP (CG-12) (DENOTES LOCATION OF S.I.D. W001 CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
	DENOTES CLEAR SIGHT TRIANGLE	
	TREE	
BM # 70 LE 110.82	BENCHMARK	
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
OHE	OVERHEAD ELECTRIC	
OHT	OVERHEAD TELEPHONE	
	HANDICAP PARKING SPACE (VAN)	
	RIP RAP	

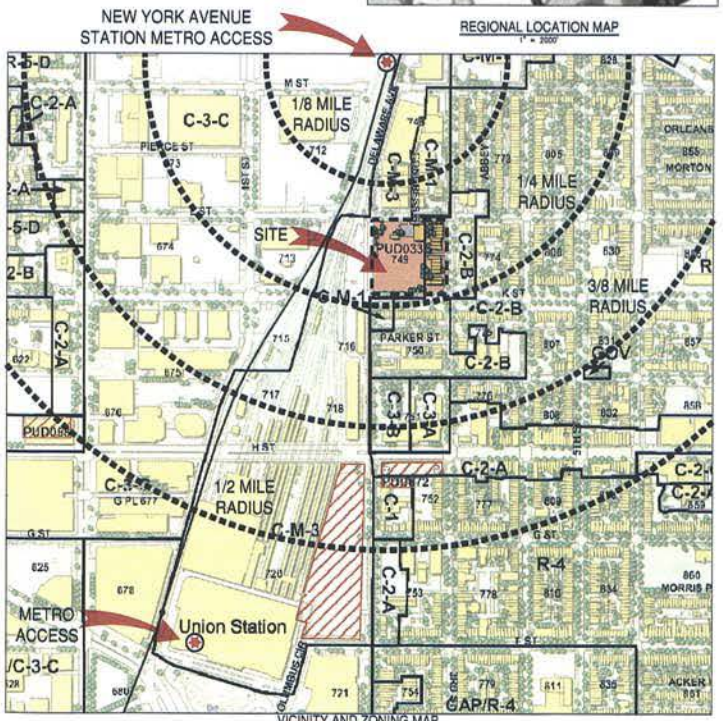
ABBREVIATIONS

A	AREA OF ARC
AASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANSP OFFICIALS
AC	ACRE
ADJ	ADJACENT
AGGR	AGGREGATE
AHD	AHEAD
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B	BREADTH
BC	BACK OF CURB
BF	BASEMENT FLOOR
BLDG	BUILDING
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)
BOV	BLOW OFF VALVE
BRG	BEARING
BRL	BUILDING RESTRICTION LINE
BVCE	BEGINNING VERTICAL CURVE ELEVATION
BVCS	BEGINNING VERTICAL CURVE STATION
BW	BOTTOM OF WALL
c.e	CENTER CORRECTION ON VERTICAL CURVE
C	RUNOFF COEFFICIENT
C&G	CABLE TELEVISION
CATV	CURB AND GUTTER
CB	CATCH BASIN
CBR	CALIFORNIA BEARING RATIO
CC	CENTER TO CENTER
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CG(R)	CURB AND GUTTER (REVERSE SLOPE)
CH	CHORD
CHBRG	CHORD BEARING
CIP	CAST IRON PIPE
CL	CENTERLINE OR CLASS
℄	CENTERLINE
C/L	CENTERLINE
CLR	CLEAR
CM	CUBIC METERS
CMP	CORRUGATED METAL PIPE
CMS	CUBIC METERS PER SECOND
CN	RUNOFF CURVE NUMBER
CONT	CONTINUOUS
CO	CLEAN OUT
CONC	CONCRETE
CS	CURB STOP
CT	COURT
CTR	CENTERLINE
CY	CUBIC YARD
D	DEPTH
DA	DRAINAGE AREA
DB	DEED BOOK
DEQ	VA. DEPARTMENT OF ENVIRONMENTAL QUALITY
DET	DETAIL
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DI	DROP INLET
DIST	DISTANCE
DL	DOMESTIC LINE
DM	DROP MANHOLE
DOM	DOMESTIC
DR	DRIVE
DRN	DRAINAGE AREA
DS	DOWN SPOUT
DU	DWELLING UNITS
DWG	DRAWING
D/W	DRIVEWAY
Δ	DELTA
E	RATE OF SUPER ELEVATION
EA	EACH
EBL	EAST BOUND LANE
EC	EROSION CONTROL
EG	EDGE OF GUTTER
EGL	ENERGY GRADIENT LINE
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATION
ENGR	ENGINEER
ENT	ENTRANCE
EP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
ES	END SECTION
ESMT	EASEMENT
ETD	EXISTING TO BE DEMOLISHED
ETR	EXISTING TO REMAIN
ETRL	EXISTING TO BE RELOCATED
ETRP	EXISTING TO BE REPLACED
EVCE	ENDING VERTICAL CURVE ELEVATION
EVCS	ENDING VERTICAL CURVE STATION
EW	END WALL
EX	EXISTING
EQC	ENVIRONMENTAL QUALITY CORRIDOR
F	FIRE LINE
FAR	FLOOR AREA RATIO
FC	FACE OF CURB
FCPA	FAIRFAX COUNTY PARK AUTHORITY
FCWA	FAIRFAX COUNTY WATER AUTHORITY
FD	FLOOR DRAIN
FF	FIRST FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FND	FOUNDATION
FOY	FOYER
FP	FLOOD PLAIN
FPS	FEET PER SECOND
FS	FIRE SERVICE OR FACTOR OF SAFETY
FT	FOOT / FEET
G	GAS
GAR	GARAGE
GFA	GROSS FLOOR AREA
GR	GUARD RAIL OR GRATE INLET
H	HEAD
HC	HANDICAP
HB	HORIZONTAL BEND
HGL	HYDRAULIC GRADE LINE
HORZ	HORIZONTAL
HP	HIGH POINT
HR	HAND RAIL
HT	HEIGHT
HW	HEADWATER
I	RAINFALL INTENSITY
ID	INSIDE DIAMETER OR IDENTIFICATION
IE	INVERT ELEVATION
IN	INCH
INV	INVERT
IP	IRON PIPE
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
JB	JUNCTION BOX
JNT	JOINT
K	SIGHT DISTANCE COEFFICIENT
Ke	CULVERT ENTRANCE LOSS COEFFICIENT
L	LENGTH
LAT	LATERAL
LCS	LIMITS OF CLEARING & GRADING
LF	LINEAR FEET
LL	LOWER LEVEL
LOS	LINE OF SIGHT
LP	LOW POINT
LS	LOADING SPACE
LT	LEFT
M	MONUMENT FOUND
MAX	MAXIMUM
MECH	MECHANICAL
MH	MANHOLE
MI	MILE
MIN	MINIMUM
MISC	MISCELLANEOUS
MPH	MILES PER HOUR
MS	MEDIAN STRIP
MSL	MEAN SEA LEVEL
NA OR N/A	NOT APPLICABLE
NBL	NORTH BOUND LANE
N/F	NOW OR FORMERLY
NFA	NET FLOOR AREA
NO. OR #	NUMBER
OC	ON CENTER
OBJ	OBJECT
OD	OUTSIDE DIAMETER
OH	OVERHANG
O/H	OVERHEAD
OHC	OVERHEAD CABLE
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE
P	PERIMETER
P&P	PLAN AND PROFILE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCTC	POINT OF CURVATURE TOP OF CURB
PCEP	POINT OF CURVE EDGE OF PAVEMENT
PFM	PUBLIC FACILITIES MANUAL
PG	PAGE
PGL	POINT OF GRADE LINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
℄	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PRELIM	PRELIMINARY
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVRC	POINT OF VERTICAL REVERSE CURVE
PVT	POINT OF VERTICAL TANGENT
Q (cfs)	AMOUNT OF RUNOFF (FLOW RATE)
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD OR ROOF DRAIN
REINF	REINFORCED
REQD	REQUIRED
RET	RETAINING
REV	REVISION
RGP	ROUGH GRADING PLAN
RMA	RESOURCE MANAGEMENT AREA
RON	REMOTE OUTSIDE MONITOR
RPA	RESOURCE PROTECTION AREA
RR	RAILROAD
RT	RIGHT
RTE	ROUTE
R/W	RIGHT OF WAY
S	SPEED OR SLOPE
SAN	SANITARY
SBL	SOUTH BOUND LANE
SCH	SCHEDULE
SD	SIGHT DISTANCE
SEC	SECTION
SECT	SECTION
SEW	SEWER
SF	SQUARE FEET
SH	SHOULDER
SP	SPACE OR SITE PLAN
SPEC	SPECIFICATIONS
STA	STATION
STD	STANDARD
STK	STACK
STM	STORM
STR	STRUCTURE
SVC	SERVICE
S/W	SIDEWALK
SWM	STORM WATER MANAGEMENT
Sx	CROSS SLOPE
SY	SQUARE YARD
T	TANGENT
TB	TOP OF BANK OR TEST BORING
TC	TOP OF CURB
Tc	TIME OF CONCENTRATION
TEL	TELEPHONE
TEMP	TEMPORARY
TH	TEST HOLE
TP	TEST PIT OR TREE PROTECTION
TRANSP	TRANSPORTATION
TW	TOP OF WALL OR TAILWATER
TYP	TYPICAL
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELEPHONE
UGC	UNDERGROUND CABLE
UL	UPPER LEVEL
UP	UTILITY POLE
USGS	US GEOLOGICAL SURVEY
V OR VOL	VOLUME
V OR VEL	VELOCITY
VA	VIRGINIA
VAN	HANDICAPPED VAN PARKING SPACE
VB	VERTICAL BEND
VC	VERTICAL CURVE
VDOT	VA DEPT OF TRANSPORTATION
VF	VERTICAL FOOT
W	WEIGHT OR WIDTH
WBL	WEST BOUND LANE
WL	WATER LINE
WM	WATER METER
W/M OR WM	WATER MAIN
WQIA	WATER QUALITY IMPACT ASSESMENT
WV	WATER VALVE
XF	TRANSFORMER
YI	YARD INLET
YR	YEAR
Z	SIDE SLOPES

NOTES:
1. THIS IS A STANDARD SHEET, THEREFORE SOME ABBREVIATIONS MAY APPEAR ON THIS SHEET AND NOT BE USED ON THE PROJECT.



REGIONAL LOCATION MAP
1" = 2000'



VICINITY AND ZONING MAP
1" = 300'

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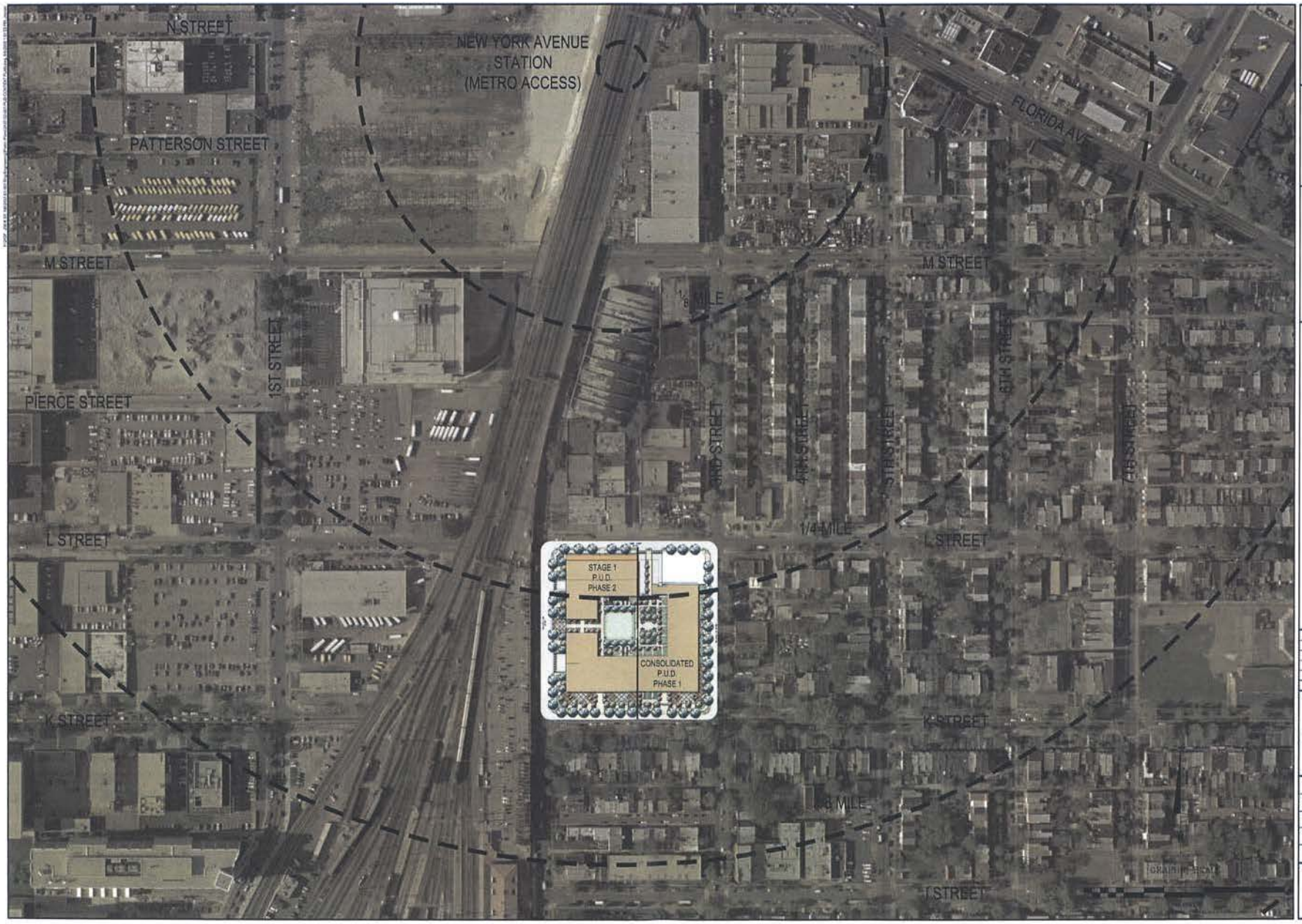
COHEN COMPANIES

SITE TABULATIONS, LEGEND, AND NOTES
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

SEAL:
DISTRICT OF COLUMBIA
DAVID A. SEALS
No. 900781
PROFESSIONAL ENGINEER

DRAWN BY: GG/BG/CL
CHECKED BY: DAH
SCALE: AS SHOWN
DATE: SEPT. 1, 2005
PROJECT NO. 2451-02-001
DRAWING NO. C.2



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COHEN COMPANIES

CONTEXT PLAN WITH AERIAL OVERLAY

UNION PLACE

WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

SEAL:
DISTRICT OF COLUMBIA
DAVID A. BELL
No. 900781
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY:	GG/SGL
CHECKED BY:	DAW
SCALE:	1" = 100'
DATE:	SEPT. 7, 2005
PROJECT NO.	2457-02-001
DRAWING NO.	C.3



UNDERPASS AT 2ND STREET AND L STREET, N.E.



VIEW LOOKING EAST ALONG L STREET, N.E.



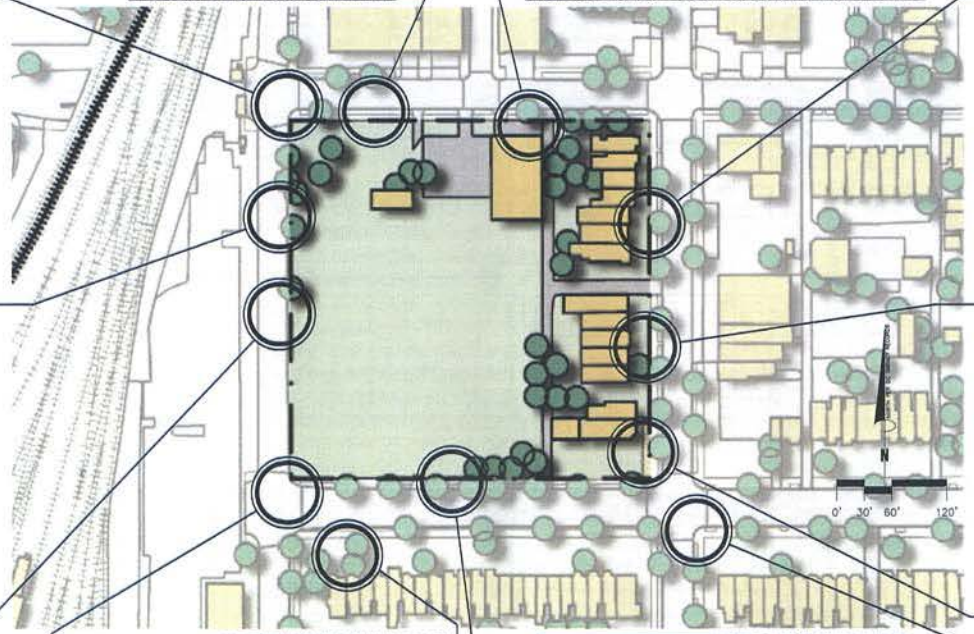
EXISTING STREETSCAPE LOOKING SOUTHEAST ALONG K STREET



VIEW LOOKING NORTHEAST ALONG 3RD STREET, N.E.



VIEW LOOKING SOUTH ON 2ND STREET, N.E.





ABANDONED TOWNHOUSES TO BE DEMOLISHED



VIEW LOOKING SOUTHWEST ON 2ND STREET, N.E.



VIEW LOOKING NORTHWEST AT THE CORNER OF K & 3RD ST.



INTERSECTION OF 2ND STREET AND K STREET, N.E.



VIEW LOOKING SOUTH ACROSS K STREET, N.E.



VIEW LOOKING EAST ALONG K STREET, N.E.



VIEW LOOKING SOUTHEAST AT THE CORNER OF K & 3RD ST.

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(240)333-2001 FAX

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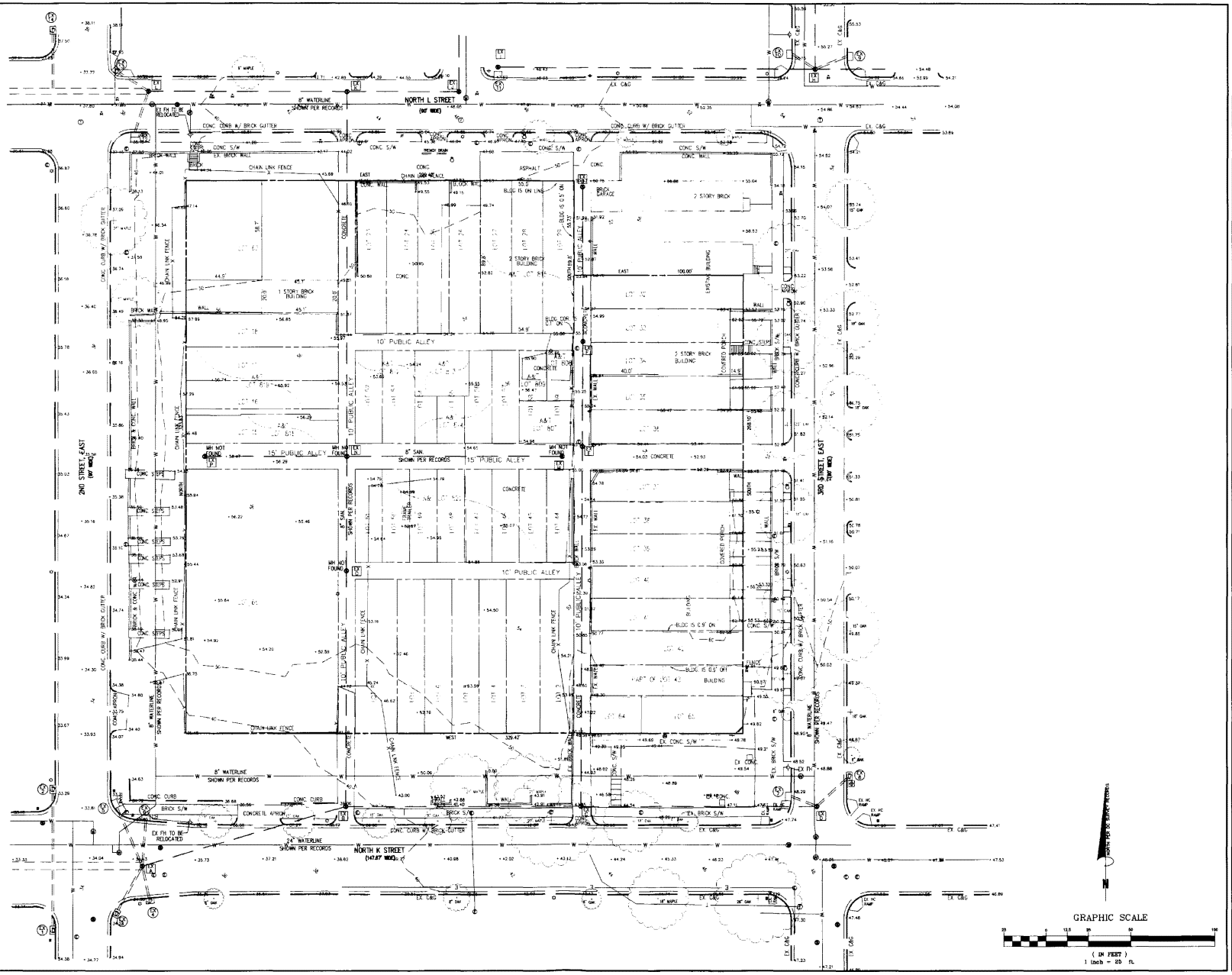
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NEIGHBORHOOD IMAGE BOARD
UNION PLACE
DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS:

SEAL:
DISTRICT OF COLUMBIA
DAVID A. BOOTH
No. 920751
REGISTERED
PROFESSIONAL ENGINEER

DRAWN BY:	GG/EC/CL
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SCALE:	1" = 60'
DATE:	SEPT. 7, 2005
PROJECT NO:	2431-02-001
DRAWING NO:	C.4



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EXISTING CONDITIONS PLAN
UNION PLACE

WASHINGTON DISTRICT OF COLUMBIA

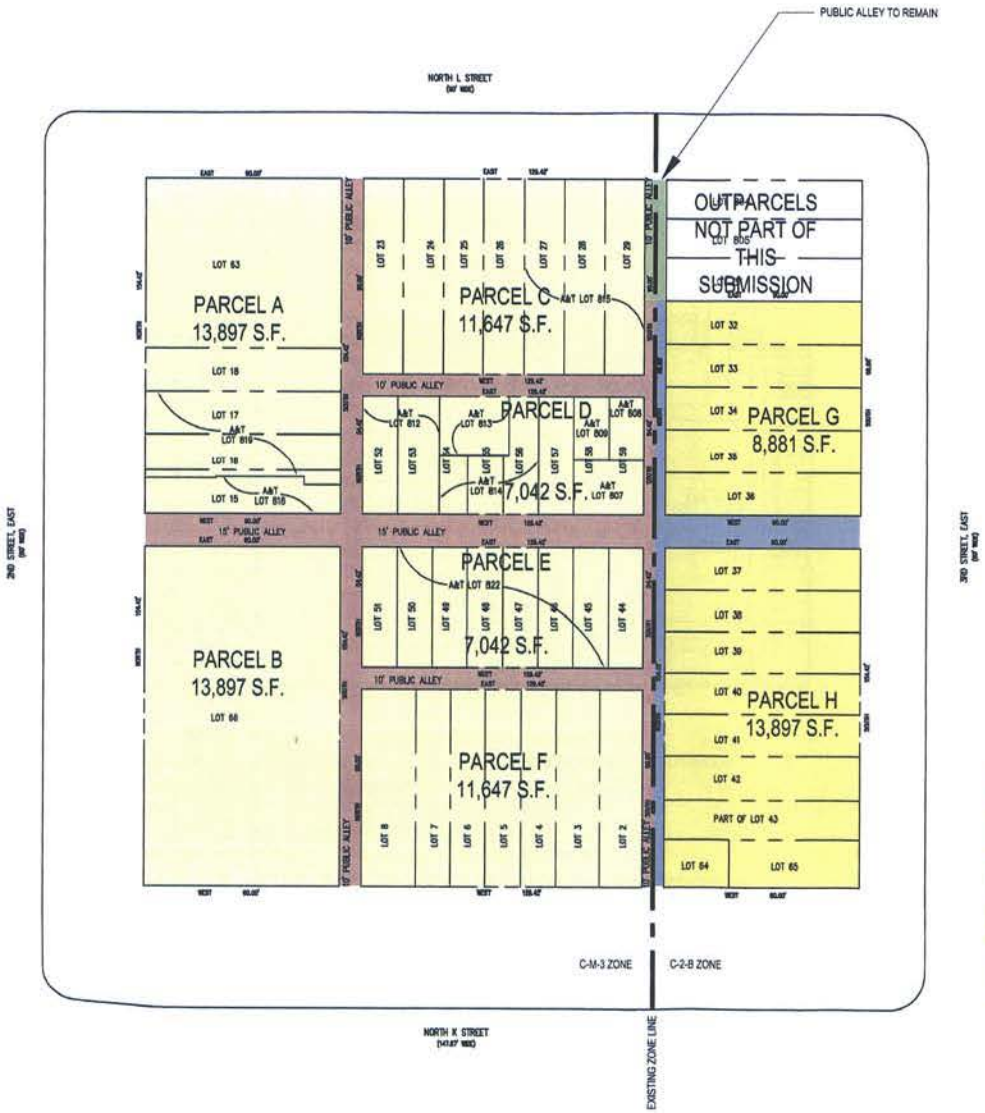
REVISIONS:

SEAL:

DISTRICT OF COLUMBIA
DAVID A. WALL
No. 900781
REGISTERED
PROFESSIONAL ENGINEER

DRAWN BY: GG/GCL
CHECKED BY: DAN
SCALE: 1"=25'
DATE: SEPT. 1, 2005
PROJECT NO. 2431-02-001
DRAWING NO. C.5

Cad file name: P:\2431 - 2004 ST #'s\2431-02-001 Engineering\Plans Plots\2431-02-001-EXISTING CONDITIONS.dwg



LEGEND

- ALLEYS TO BE VACATED IN THE C-M-3 ZONE = 10,459 S.F.
- ALLEYS TO BE VACATED IN THE C-2-B ZONE = 2,690 S.F.
- PUBLIC ALLEY TO REMAIN = 557 S.F.
- PRIVATELY HELD PROPERTY IN THE C-2-B ZONE = 22,776 S.F.
- PRIVATELY HELD PROPERTY IN THE C-M-3 ZONE = 65,172 S.F.

GRAPHIC SCALE

(IN FEET)
1 inch = 25 ft.

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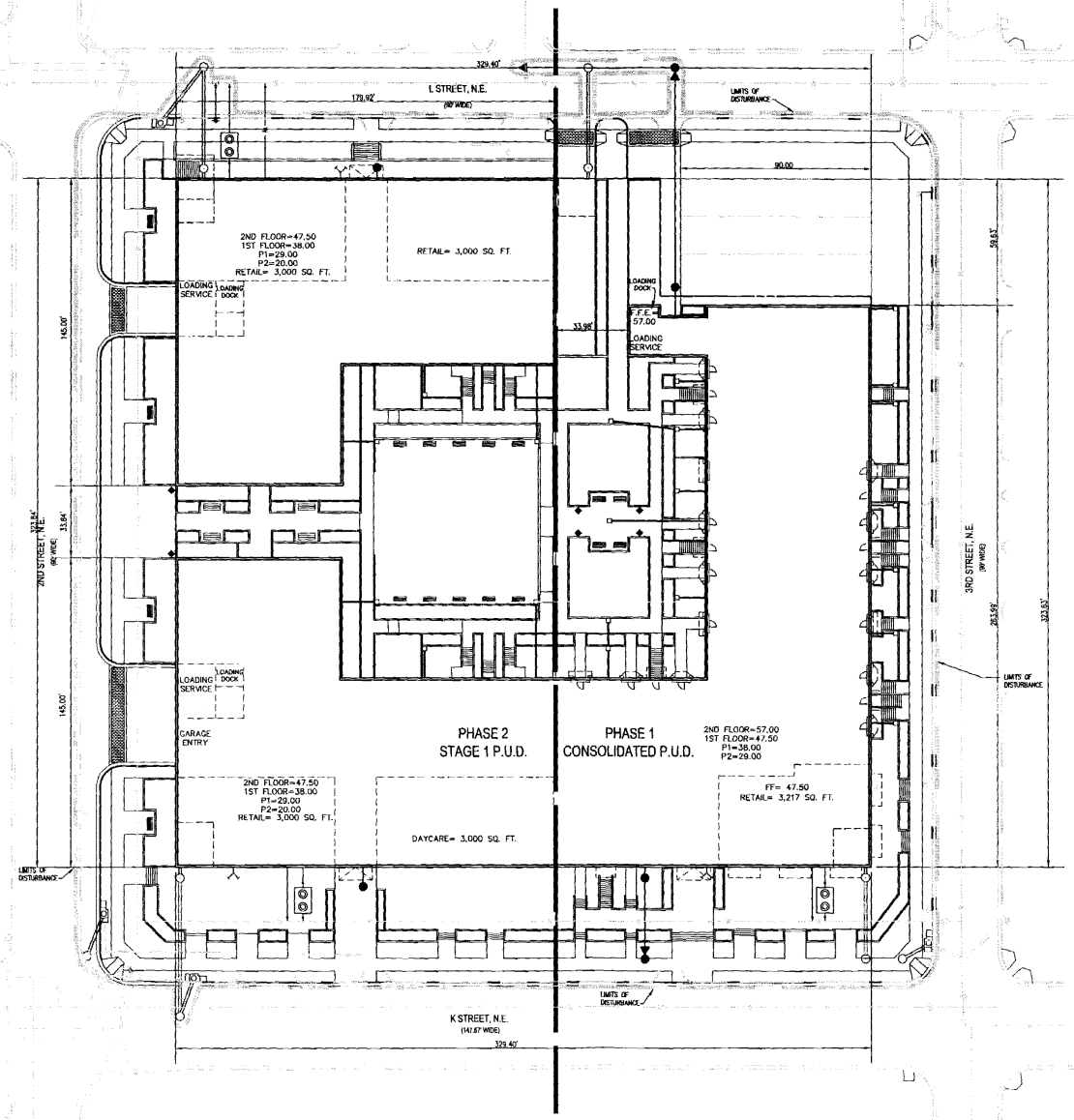
COHEN COMPANIES

PRELIMINARY SUBDIVISION PLAN
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

SEAL:
DISTRICT OF COLUMBIA
DAVID A. WALL
No. 900781
PROFESSIONAL ENGINEER

DRAWN BY: GGB/GCL
CHECKED BY: DAW
SCALE: 1"=25'
DATE: SEPT. 7, 2005
PROJECT NO: 243T-02-001
DRAWING NO: C.6



GRAPHIC SCALE

(IN FEET)
1 inch = 25 ft.

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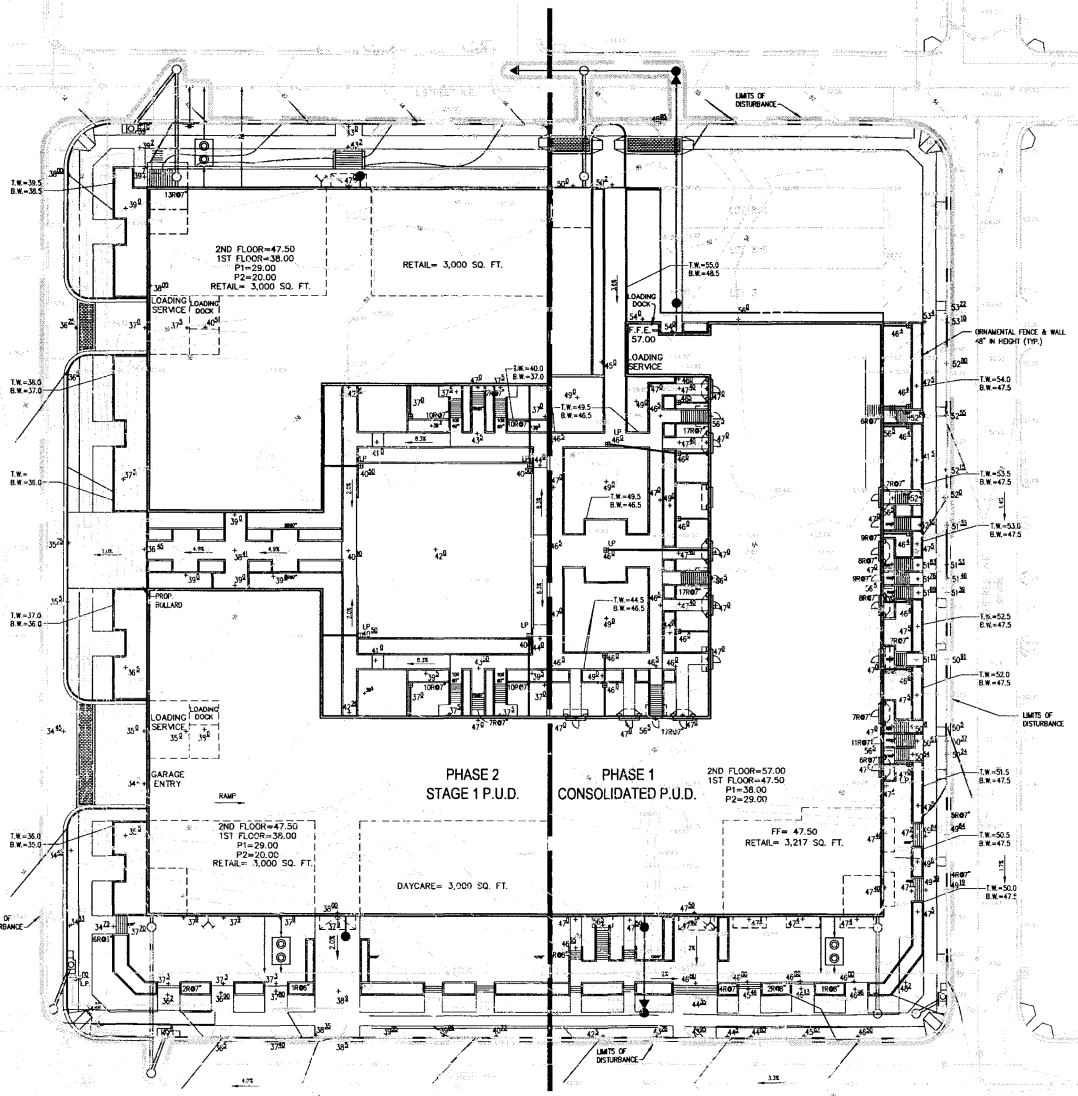
SITE DEVELOPMENT PLAN
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

SEAL:
DISTRICT OF COLUMBIA
DAVID A. HALL
No. 900781
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY:	GGG/GGL
CHECKED BY:	DAH
SCALE:	1"=25'
DATE:	SEPT. 7, 2005
PROJECT NO.	2437-02-001
DRAWING NO.	C.7

Dwg. file name = P:\2437-02-001-Eng\Engineering\Plans Plan\2437-02-001-Plot-Plan.dwg



NORTH, NOT TO SCALE

N

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)

1 inch = 25 ft.

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DETAILED GRADING PLAN
UNION PLACE

WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

SEAL:

DISTRICT OF COLUMBIA
DAVID A. WALL
No. 900781
REGISTERED
PROFESSIONAL ENGINEER

DRAWN BY: GGG/GCL
CHECKED BY: DAW
SCALE: 1"=25'
DATE: SEPT. 7, 2005
PROJECT NO. 2431-02-001
DRAWING NO. C.8

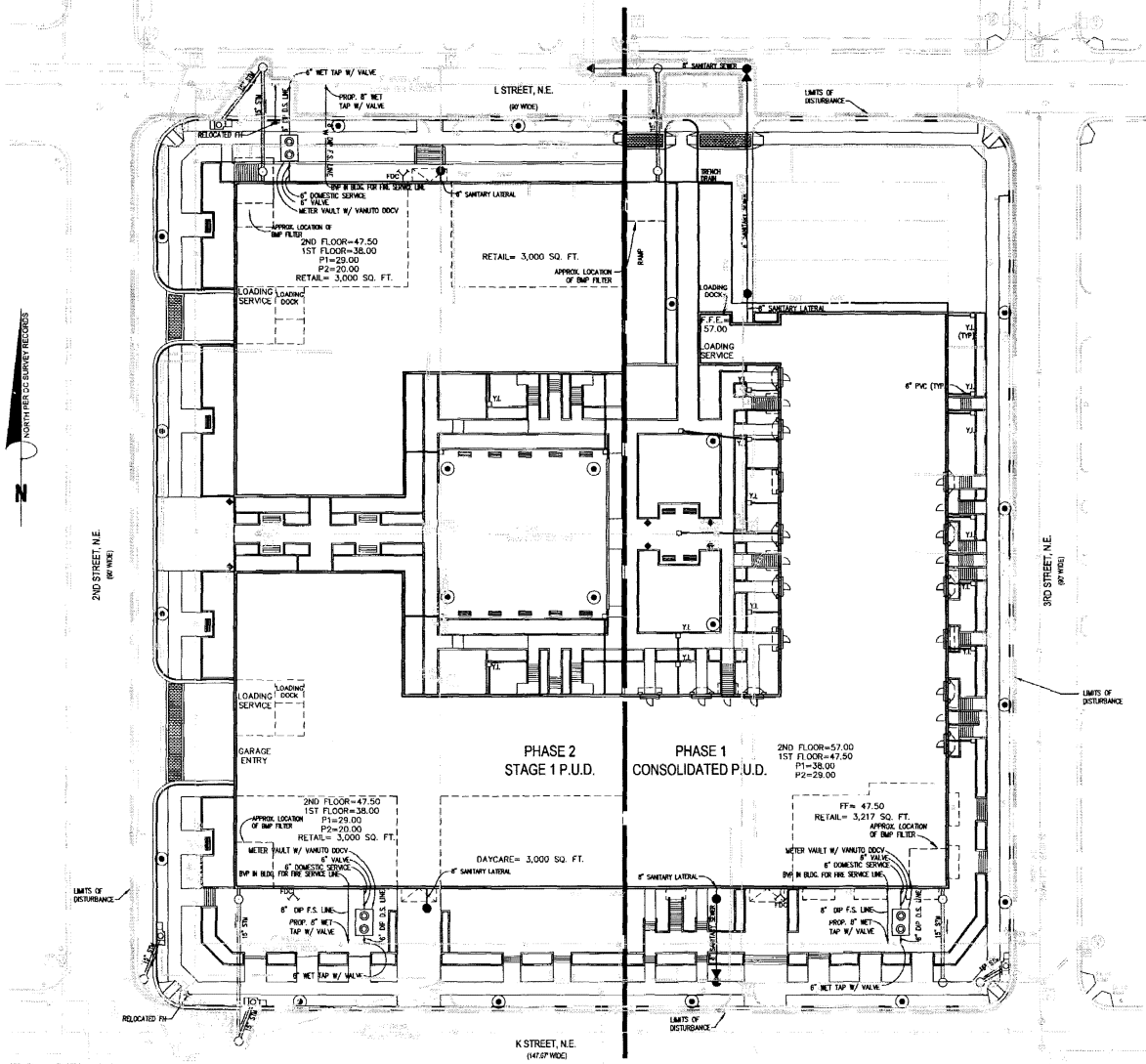
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MISS UTILITY

CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF THE DISTRICT OF COLUMBIA CODES AND REGULATIONS.

CAUTION!!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE, THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION



ESTIMATED WATER AND SANITARY SEWER USAGE

PHASE I

RESIDENTIAL	
A. NUMBER OF UNITS	202
B. TOTAL POPULATION (2.3 PEOPLE PER UNIT)	465
C. ESTIMATED GALONS PER PERSON PER DAY	80 GPCD
D. TOTAL AVERAGE DAILY FLOW	37,168 GPD
E. PEAK FLOW (PEAK FACTOR = 6)	223,008 GPD
	(0.198 MGD)
RETAIL	
A. AMOUNT OF RETAIL SPACE	3,217 SF
B. TOTAL POPULATION (1 PERSON PER 200 SF)	16
C. ESTIMATED GALONS PER PERSON PER DAY	15 GPCD
D. TOTAL AVERAGE DAILY FLOW	241 GPD
E. PEAK FLOW (PEAK FACTOR = 6)	1,446 GPD
	(0.001MGD)
PHASE I TOTAL	0.199 MGD

PHASE II

RESIDENTIAL	
A. NUMBER OF UNITS (ESTIMATED)	610
B. TOTAL POPULATION (2.3 PEOPLE PER UNIT)	1,403
C. ESTIMATED GALONS PER PERSON PER DAY	80 GPCD
D. TOTAL AVERAGE DAILY FLOW	112,240 GPD
E. PEAK FLOW (PEAK FACTOR = 6)	673,440 GPD
	(0.287 MGD)
RETAIL	
A. AMOUNT OF RETAIL SPACE	12,000 SF
B. TOTAL POPULATION (1 PERSON PER 200 SF)	60
C. ESTIMATED GALONS PER PERSON PER DAY	15 GPCD
D. TOTAL AVERAGE DAILY FLOW	900 GPD
E. PEAK FLOW (PEAK FACTOR = 6)	5,400 GPD
	(0.003 MGD)
PHASE II TOTAL	0.426 MGD
TOTAL ESTIMATED WATER AND SANITARY SEWER USAGE	0.615 MGD

NOTE

ALL YARD INLETS AND TRENCH DRAINS TO BE CONNECTED TO BUILDING PLUMBING. CONNECT WITH 6" PVC (TYP) TO BUILDING.

GRAPHIC SCALE

(IN FEET)
1 inch = 25 ft.

G T M Architects
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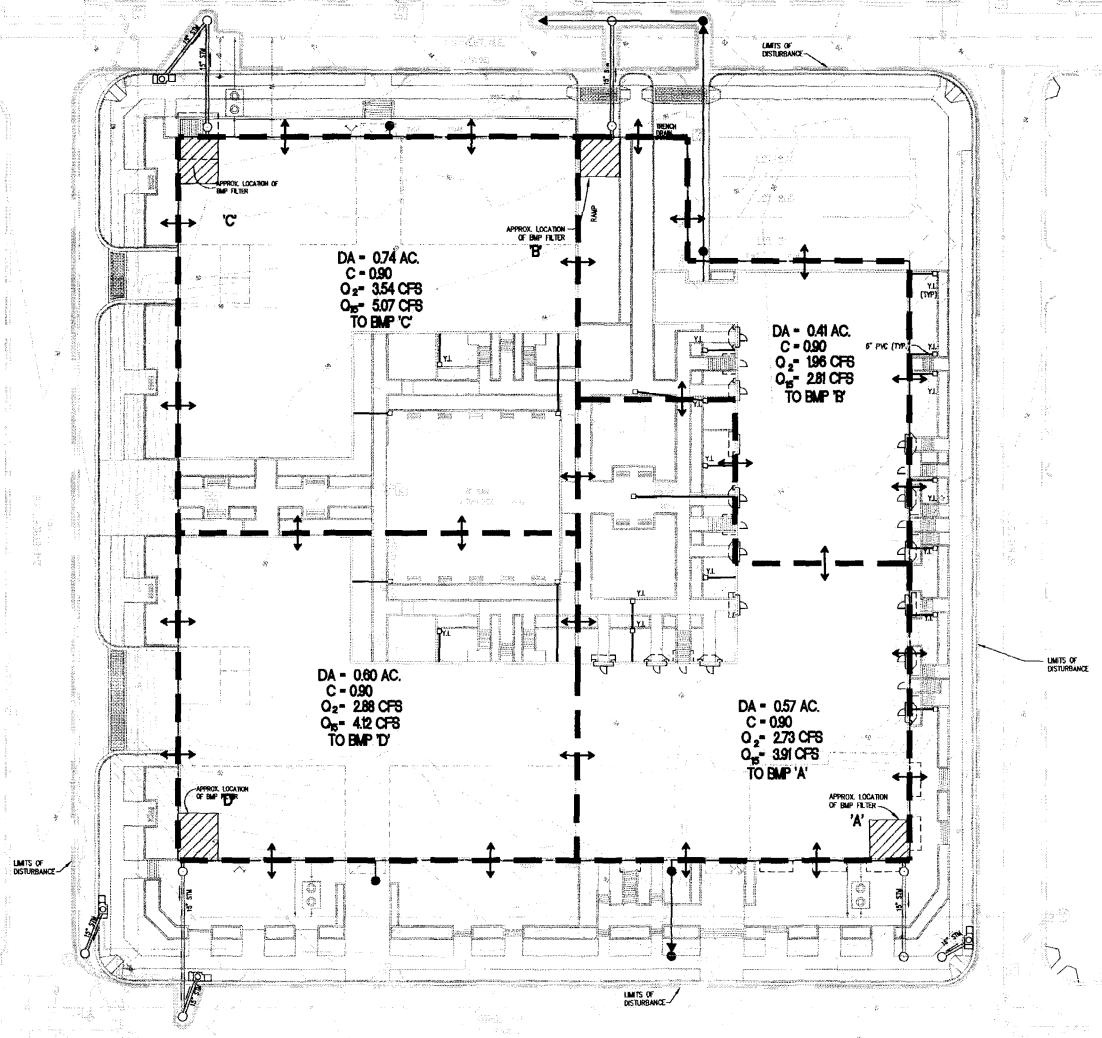
UTILITY LAYOUT PLAN
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

SEAL:
DISTRICT OF COLUMBIA
DAVID A. WALL
No. 900781
REGISTERED
PROFESSIONAL ENGINEER

DRAWN BY: GG/GCL
CHECKED BY: DAW
SCALE: 1"=25'
DATE: SEPT. 7, 2005
PROJECT NO.: 2431-02-001
DRAWING NO.: C.9

Cad file name: I:\2431-02-001 - 200 L ST, NE\2431-02-001-Engineering\Plans\2431-02-001-UTIL.dwg

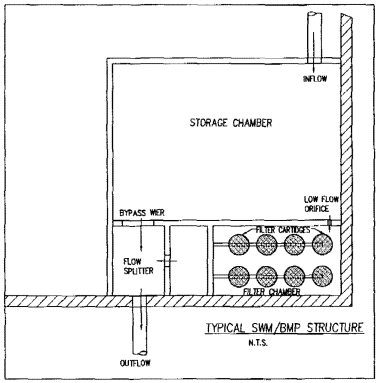


STORMWATER COMPUTATIONS

UNION TOWN CENTER - SWM STUDY

	BMP 'A'	BMP 'B'	BMP 'C'	BMP 'D'	TOTAL	UNITS
1. Compute WQV						
CONTRIBUTING AREA	0.57	0.41	0.74	0.60	2.32	AC
IMPERVIOUS AREA	0.57	0.41	0.74	0.60	2.32	AC
1.1 WQV REQUIRED (A x 1089)	620.73	446.49	805.86	653.4	2526.5	CF
WQV W.A. I = 0.3" FOR ROOF						
2. COMPUTE DETENTION VOLUME (PEAK FLOW ATTENUATION)						
2.1 2 YR PRE-DEVELOPMENT						
C = 0.35						
i_2 = 5.28 IN/HR						
Q_2 = CIA	1.06	0.76	1.37	1.12	4.31	CFS
2.2 25 YR POST-DEVELOPMENT						
C = 0.90						
i_{25} = 7.62 IN/HR						
Q_{25} = CIA	3.91	2.81	5.07	4.12	15.91	CFS
2.3 DETENTION VOLUME REQUIRED						
$V_D = 3600(Q_{25}-Q_2)*A$	487.35	252.15	821.4	540	2100.9	CF
2.4 TOTAL VOLUME REQUIRED (GREATER OF WQV AND V_D)	620.73	446.49	805.86	653.4	2526.5	CF
3. STORAGE PROVIDED						
VOLUME	640	450	810	680	2580	CF
DIMENSIONS	8' x 10' x 5'	9' x 10' x 5'	9' x 15' x 6'	8' x 17' x 5'		
4. FILTER SYSTEM DESIGN						
4.1 OUTFLOW REQUIRED						
$Q_o = 1.175 * (WQV)/(1000 * 3600 * A)$ CFS	0.228	0.164	0.296	0.24	0.928	CFS
4.2 TIME TO DRAIN						
$T_D = WQ_v / (Q_o * 3600)$ (40 HR MAX)	0.7563	0.7563	0.7563	0.7563	—	Hr
5. NUMBER OF FILTERS NEEDED						
5.1 $N = Q_o * 449/15$	6.8248	4.9091	8.8603	7.184	27.778	
TOTAL NUMBER OF FILTERS:	7	5	9	8	29	

These filters will be distributed to provide the maximum treatment based on the required volume in each system.



TYPICAL SWM/BMP STRUCTURE
N.T.S.

NORTH (TRUE) PER DC SURVEY RECORDS

N

GRAPHIC SCALE

(IN FEET)
1 inch = 25 ft.

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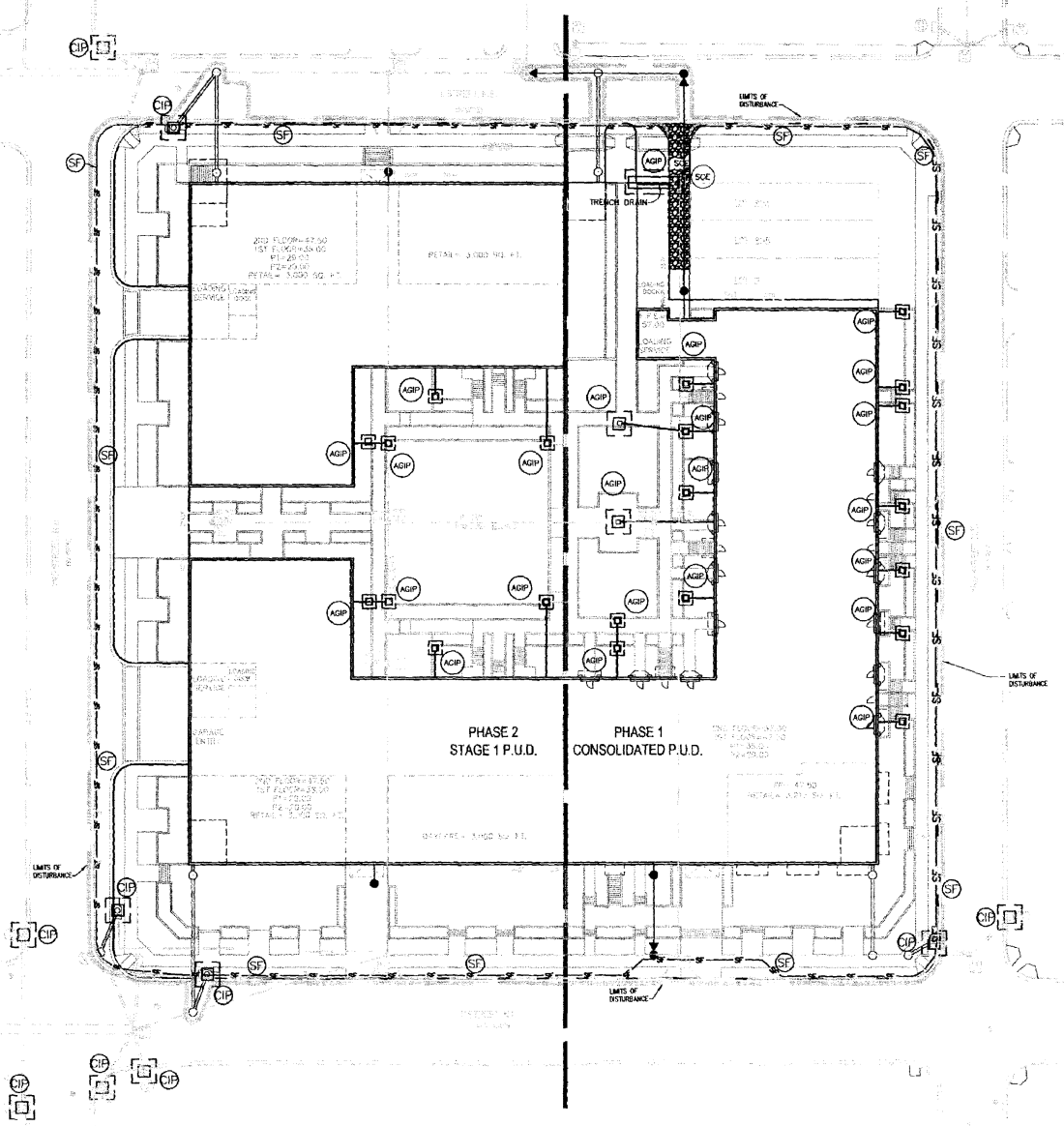
STORMWATER CONCEPT PLAN
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

SEAL:
DISTRICT OF COLUMBIA
DAVID A. WALL
No. 900781
REGISTERED
PROFESSIONAL ENGINEER

DRAWN BY: GG6/GCL
CHECKED BY: DAW
SCALE: 1"=25'
DATE: SEPT. 7, 2005
PROJECT NO: 2437-02-001
DRAWING NO: C.10

Cad file name: P:\2437-2001 SE NEIGHBORHOOD\Engineering\Plan Prints\2437-02-001-Fdn-SWM-CONCEPT.dwg



EROSION AND SEDIMENT CONTROL LEGEND

NO.	TITLE	KEY	SYMBOL
1	STABILIZED CONSTRUCTION ENTRANCE	SCE	
4	SILT FENCE	SF	SF
6B	AT GRADE INLET PROTECTION	AGIP	
6C	CURB INLET PROTECTION	CIP	

GRAPHIC SCALE

(IN FEET)
1 inch = 25 ft.

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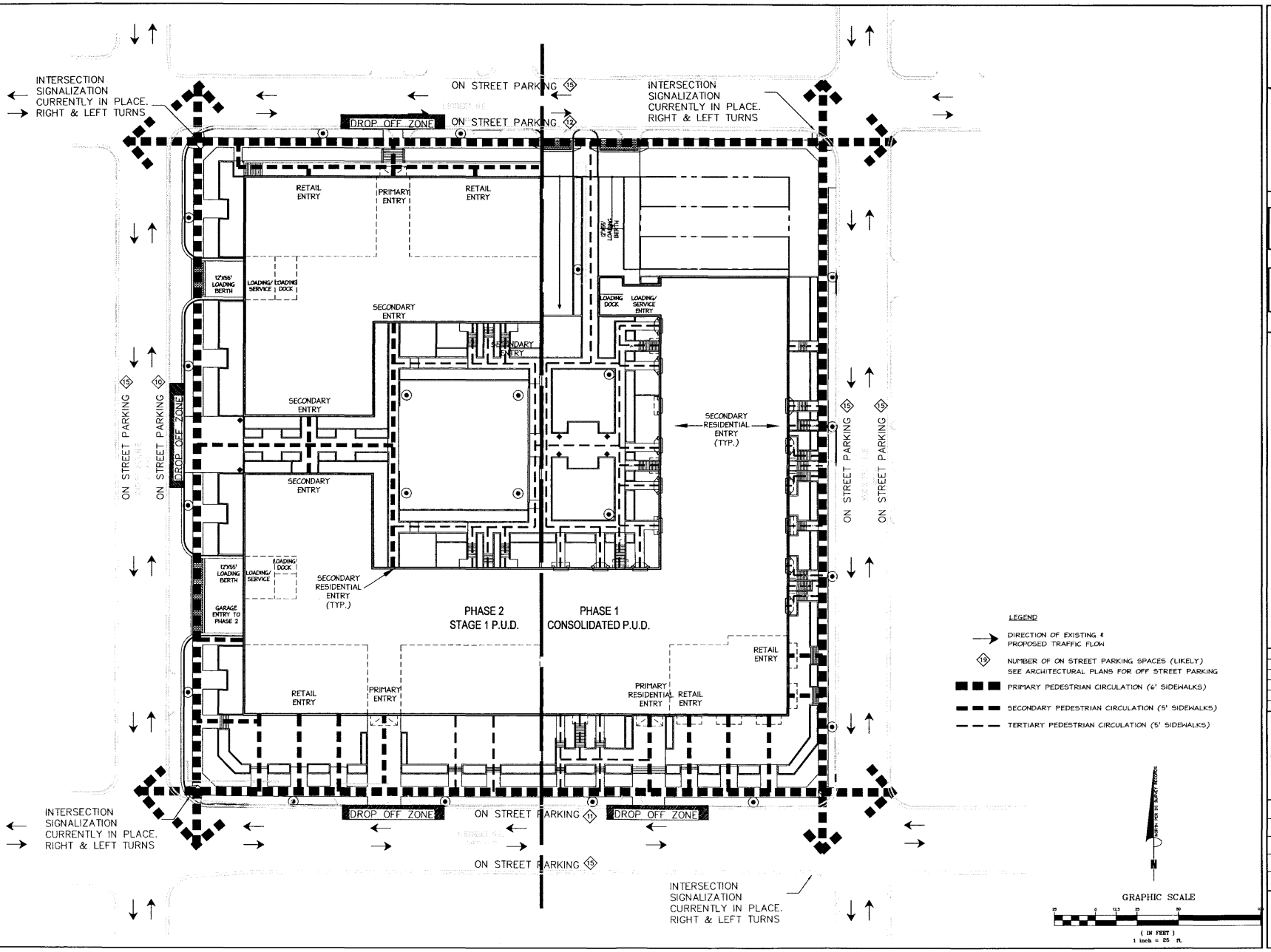
EROSION CONTROL PLAN
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

REVISIONS

SEAL:
DISTRICT OF COLUMBIA
DAVID A. WALL
No. 900781
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY: GG/IGCL
CHECKED BY: DAW
SCALE: 1"=25'
DATE: SEPT. 7, 2005
PROJECT NO. 2431-02-001
DRAWING NO. C.11

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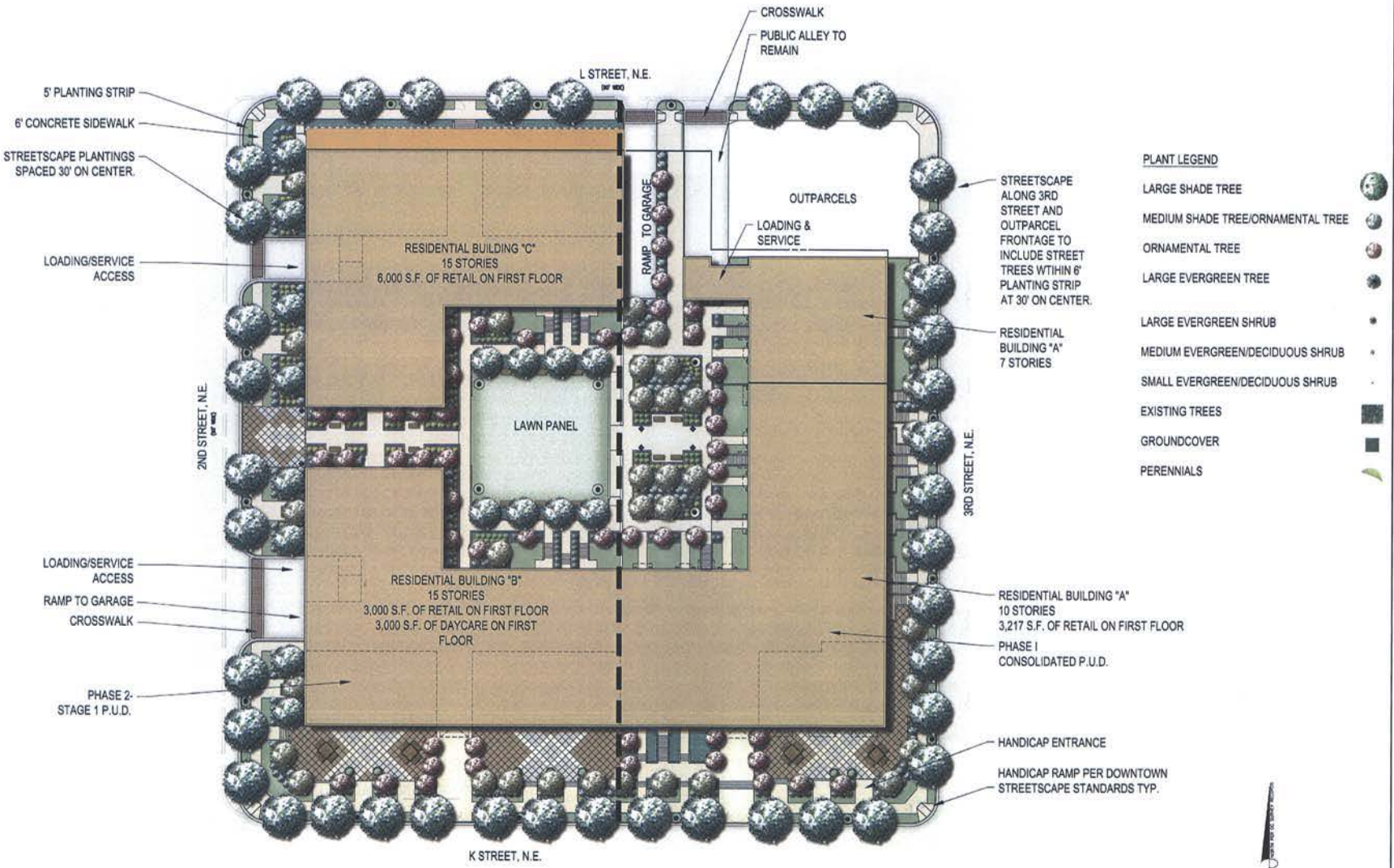
CIRCULATION PLAN
UNION PLACE
DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS:

SEAL:
DISTRICT OF COLUMBIA
DAVID A. WALL
No. 900781
REGISTERED
PROFESSIONAL ENGINEER

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CHECKED BY: DAW
SCALE: 1"=25'
DATE: SEPT. 7, 2005
PROJECT NO. 2437-02-001
DRAWING NO. C.12

Cad file name: P:\2437 - 200 x St. NE\2437-01-001-Eng\Engineering\Master Plans\2437-01-001-TMP-CIRCULATION.dwg



NOTES:

1. HARDSCAPE AND LANDSCAPE PLANS ARE SCHEMATIC AND ARE NOT FOR CONSTRUCTION.
2. ALL HARDSCAPE AND LANDSCAPE DETAILING IS SUBJECT TO CHANGE BY THE OWNER, DURING FINAL ENGINEERING DESIGN AND DURING THE PHASE 2-STAGE 2 PUD SUBMISSION.

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OVERALL LANDSCAPE PLAN - OPTION 1

UNION PLACE

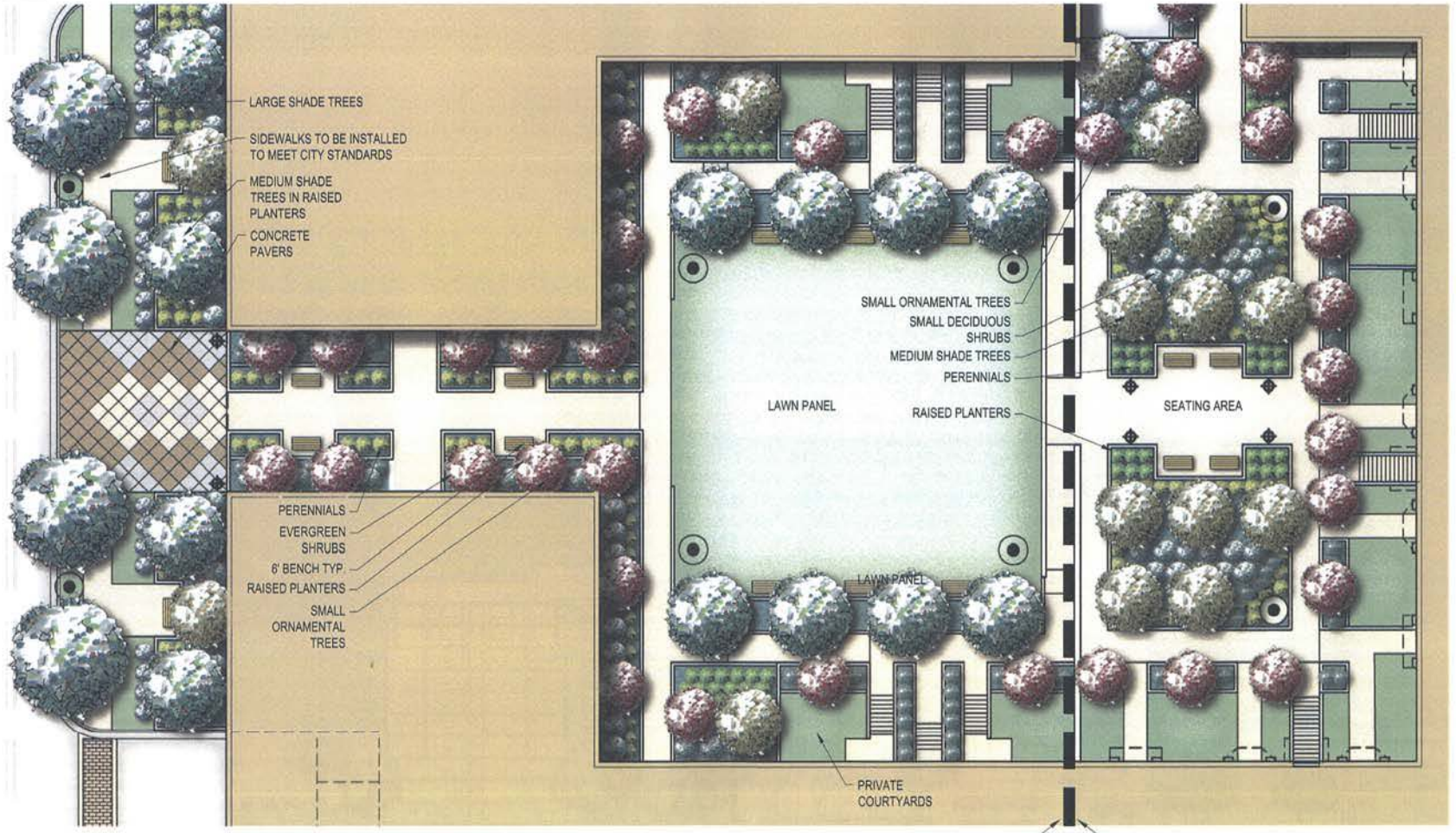
WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

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DAVID A. RAU
No. 900781
PROFESSIONAL ENGINEER

DRAWN BY: GDS/SCL
CHECKED BY: DAR
SCALE: 1"=25'
DATE: JANUARY, 2009
PROJECT NO: 2437-02-001
DRAWING NO: L1



PLANT LEGEND

LARGE SHADE TREE		LARGE EVERGREEN SHRUB	
MEDIUM SHADE TREE/ORNAMENTAL TREE		MEDIUM EVERGREEN/DECIDUOUS SHRUB	
ORNAMENTAL TREE		SMALL EVERGREEN/DECIDUOUS SHRUB	
LARGE EVERGREEN TREE		EXISTING TREES	
		GROUNDCOVER	
		PERENNIALS	

NOTES:

1. HARDSCAPE AND LANDSCAPE PLANS ARE SCHEMATIC AND ARE NOT FOR CONSTRUCTION.
2. ALL HARDSCAPE AND LANDSCAPE DETAILING IS SUBJECT TO CHANGE BY THE OWNER, DURING FINAL ENGINEERING DESIGN AND DURING THE PHASE 2-STAGE 2 PUD SUBMISSION.

PHASE 2- STAGE 1 P.U.D.

PHASE I CONSOLIDATED P.U.D.

N

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

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ILLUSTRATIVE PLAZA PLAN
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

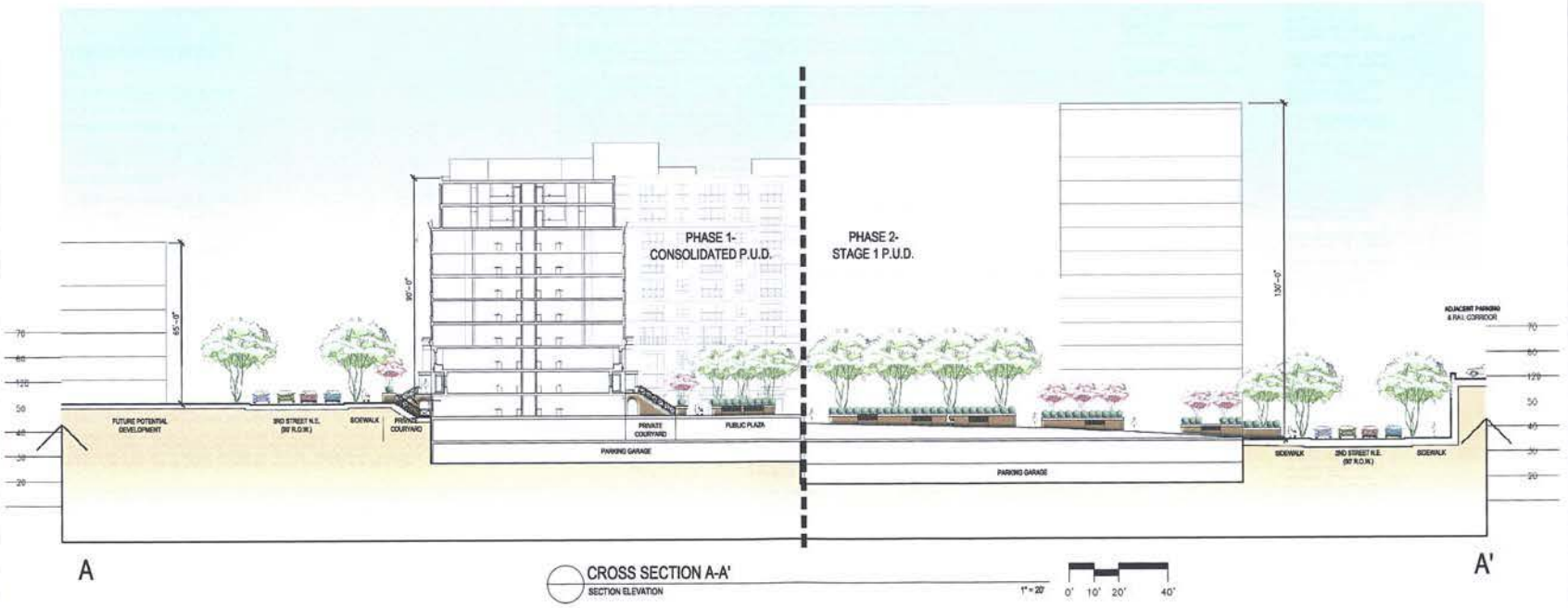
SEAL:

DISTRICT OF COLUMBIA
DAVID A. BRILL
No. 900781
REGISTERED LANDSCAPE ARCHITECT

DRAWN BY: BGS/BCL
CHECKED BY: DAR
SCALE: 1" = 10'
DATE: SEPT. 1, 2005
PROJECT NO: 2437-02-001
DRAWING NO.

L2





A

CROSS SECTION A-A'
SECTION ELEVATION

1" = 20'

0' 10' 20' 40'

A'

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SITE CROSS SECTION
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

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DAVID A. BRILL
No. 900781
REGISTERED
PROFESSIONAL ENGINEER

DRAWN BY: GG/EGL
CHECKED BY: DAH
SCALE: 20'
DATE: SEPT. 7, 2005
PROJECT NO: 2437-02-001
DRAWING NO: L3

1.0 GENERAL NOTES:

1.1 THIS PLAN IS FOR PLANTING ONLY

1.2 UTILITIES: THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, AND NOTIFY MISS UTILITY OR EQUIVALENT UTILITY LOCATION COMPANY OF THE PROPOSED CONSTRUCTION. IN ADDITION, THE CONTRACTOR IS TO BE NOTIFIED WHICH UTILITIES, INCLUDING STORM AND SANITARY SEWERS ARE LOCATED IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND STAKING THE LOCATION OF ALL EXISTING UTILITIES AND PROTECTING THEM DURING THE WORK AND SHALL BEAR ANY COSTS TO REPAIR UTILITIES DAMAGED AS A CONSEQUENCE OF HIS WORK.

1.3 REQUIREMENTS: ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REQUIREMENTS.

1.4 PROTECTION OF EXISTING WORK: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS COMPLETED WORK BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM HIS FAILURE TO COMPLY.

1.5 APPLICABLE STANDARDS: ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE OWNER SHALL RECEIVE TAGS FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY OR CULTIVAR PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. ALL PLANTINGS WILL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE SPECIFICATIONS GUIDELINES 4TH EDITION AS APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, VIRGINIA, AND THE DISTRICT OF COLUMBIA.

1.6 SUBSTITUTIONS: NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND COUNTY REVIEW AGENCY. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASONS FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE, AND THE CHANGES IN COST. REQUESTS FOR SUBSTITUTION IN PLANT MATERIALS SHALL STATE THE NAMES OF NURSERIES WHO HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL. SEE NOTE 4.8 ON PROFFERED PLANTS.

1.7 QUANTITIES: QUANTITIES OF PLANTS AS SHOWN BY PLANT SYMBOLS ON THE PLAN SHALL GOVERN OVER THE QUANTITIES SHOWN IN THE PLANT LIST. THE CONTRACTOR IS TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. THE LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION.

1.8 PLANTING SEASON: PLANTING SHALL ONLY OCCUR DURING SPECIFIED PLANTING SEASONS. SPRING SEASON SHALL BE FROM MARCH 1 TO JUNE 15. FALL PLANTING SEASON SHALL BE FROM SEPTEMBER 15 THROUGH NOVEMBER 15. NO PLANTING SHALL OCCUR WHEN THE GROUND IS FROZEN.

1.9 GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE DURING THE GUARANTEE PERIOD.

1.10 DEAD PLANTS: DEAD PLANTS ARE TO BE REMOVED FROM THE SITE IMMEDIATELY, REGARDLESS OF SEASON, WEEKLY FROM THE JOB BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.

1.11 PLANT MATERIAL REMOVAL: NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS UNLESS SPECIFICALLY NOTED ON PLANS.

1.12 PLANT COSTS INSTALLED: UNIT PRICES FOR ALL PLANT MATERIALS SHALL BE SUPPLIED TO THE OWNER AND LANDSCAPE ARCHITECT AT THE BIDDING TIME.

2.0 MATERIALS:

2.1 SOIL AMENDMENTS SHALL BE APPLIED ANNUALLY ACCORDING TO THE FOLLOWING CHART:

TREES:

SOIL AMENDMENTS	RATE	SIZE OR SQ.FT.
10-6-4 FERTILIZER	10 LBS	1,000 SQ.FT.

SHRUBS:

SOIL AMENDMENTS	RATE	SIZE OR SQ.FT.
10-6-4 FERTILIZER	5 LBS	100 SQ.FT.

PERENNIALS & GROUNDCOVERS:

SOIL AMENDMENTS	RATE	SIZE OR SQ.FT.
14-14-14 FERTILIZER	3 LBS	100 SQ.FT.
COMPOST	3 YARDS	1,000 SQ.FT.

SEASONAL COLOR: SUMMER ANNUAL BED PREPARATION

SOIL AMENDMENTS	RATE	SIZE OR SQ.FT.
14-14-14 FERTILIZER	3 LBS	100 SQ.FT.
COMPOST	1.5 YARDS	1,000 SQ.FT.

SEASONAL COLOR: FALL PANSY BED PREPARATION

SOIL AMENDMENTS	RATE	SIZE OR SQ.FT.
14-14-14 FERTILIZER	3 LBS	100 SQ.FT.
COMPOST	1.5 YARDS	1,000 SQ.FT.

CONTAINERS / POTS:

SOIL AMENDMENTS	RATE	SIZE OR SQ.FT.
14-14-14 FERTILIZER	3 LBS	100 SQ.FT.

2.2 PLANTS: ALL PLANTS WILL BE NURSERY GROWN. THEY SHALL BE TYPICAL OF THEIR SPECIES, CULTIVAR OR VARIETY. THEY SHALL BE SOUND, HEALTHY, AND VIGOROUS, AND SHALL BE FREE OF DISEASE AND ANY EVIDENCE OF INSECTS. IF IN LEAF, THEY SHALL BE DENSELY FOLIATED, WITHOUT LEAF SPOTS, DISCOLORATION, CURL, WILTING, CHLOROSIS OR DAMAGE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. UNLESS SPECIFIED ON THE PLANT LIST, TREES WITH BROKEN, CROOKED OR MULTIPLE LEADERS WILL NOT BE ACCEPTED. TREES WILL BE REJECTED IF THEY HAVE BARK ABRASIONS, SUN SCALD DAMAGE, DISFIGURING KNOTS OR PRUNING CUTS MORE THAN 1-1/4 INCHES IN DIAMETER WHICH HAVE NOT COMPLETELY GROWN OVER.

2.3 BALLED AND BURLAPPED (B&B) MATERIAL: BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS, AND MEET THE MINIMUM AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, LATEST EDITION. ROOT BALLS OF PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST.

2.4 CONTAINER GROWN MATERIAL: ROOTBALL MASS WHICH IS LOOSE WITHIN CONTAINER, OR WHICH IS SMALLER THAN THE CONTAINER WHEN REMOVED, SHALL BE REJECTED. PEAT OR FIBER POTTED PLANTS SHALL BE ROOTED THROUGH ALL SIDES AND BOTTOM OF THE POTS.

2.5 DORMANT PROPAGULES (RHIZOMES, TUBERS, CORMS AND BULBS): SHOOTS AND RHIZOMES SHALL EXHIBIT TURGOR AND SHOOTS SHALL BE LIGHTLY COLORED. BODIES OF TUBERS AND BULBS SHALL BE RIGID TO THE TOUCH. PROPAGULES WHOSE SHOOTS AND BODIES ARE SOFT OR MUSHY TO THE TOUCH, OR WHOSE SHOOTS LACK TURGOR OR ARE DARK COLORED SHALL BE REJECTED.

2.6 SHADE TREES: CALIPER SHALL BE MEASURED AT SIX (6") INCHES ABOVE THE ROOTBALL. HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.

2.7 SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.

2.8 TOPSOIL: ACCEPTABLE TOPSOIL SHALL BE A FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LIMBS, PLANTS AND THEIR ROOTS, DEBRIS AND OTHER EXTRANEOUS MATTER OVER 1 INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF SUSTAINED PLANT GROWTH AND HAVE A 5% MINIMUM ORGANIC CONTENT. IN SITUATIONS WHICH REQUIRE A CUSTOM TOPSOIL OR STRUCTURAL SOIL, THE SOIL MIXTURE SPECIFICATION WILL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

2.14 ORGANIC AMENDMENTS: IF ADDITIONAL ORGANIC MATERIAL IS REQUIRED, COMPOST, LEAF MOLD, ECOLOGY - A LOW PH COMPOSED SEWAGE SLUDGE PRODUCT, OR OTHER APPROVED ORGANIC MATERIAL SHALL BE THOROUGHLY DISCED INTO THE TOPSOIL AREA.

3.0 INSTALLATION

3.1 VERIFY GRADES: PRIOR TO PLANTING, THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTED GRADES ARE AS INDICATED ON PLANS. THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IF ADJUSTMENTS TO PLANT PLACEMENT MAY BE REQUIRED DUE TO FIELD CONDITIONS AND FINAL GRADING.

3.2 STAKE PLANT LOCATIONS: PRIOR TO PLANTING, THE CONTRACTOR SHALL LAY OUT THE EXTENT OF PLANT BEDS, AND THE PROPOSED LOCATIONS FOR B&B PLANTS FOR REVIEW BY OWNER AND LANDSCAPE ARCHITECT.

3.3 PLANTING FIELD ADJUSTMENTS: THE CONTRACTOR IS TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.

3.4 TOPSOIL INSTALLATION: TOPSOIL SHALL BE SPREAD TO FINISH GRADE OVER THE ENTIRE ROUGH GRADED AREA TO BE LANDSCAPED. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 6" AND WORKED INTO THE TOP 12" OF SOIL. AFTER TOPSOIL IS APPLIED, THE SOIL SHALL BE SCARIFIED AS NEEDED TO BREAK UP ANY REMAINING COMPACTION.

3.5 PLANTING HOLES FOR CONTAINER GROWN PLANTS: SHALL BE ONE FOOT (1') DEEP PLUS THE CONTAINER DEPTH IN WHICH THE PLANT HAS BEEN GROWN AND TWO FEET (2') WIDER THAN THE CONTAINER.

3.6 PLANTING HOLES FOR B&B PLANTS: THE CROWN OF THE ROOTBALL SHALL BE HIGHER AFTER SETTLING THAN THE ADJACENT SOIL. THE PLANTING HOLE SHALL BE EXCAVATED ONE FOOT (1') DEEP PLUS THE ROOTBALL DEPTH AND TWO FEET (2') WIDER THAN THE ROOTBALL.

3.7 PLANTING: BACKFILL THE PLANTING HOLES WITH IN-SITU SOIL MATERIALS REMOVED FOR PLANTING AFTER REMOVING ALL STONES, ROOTS AND OTHER DEBRIS GREATER THAN 1-1/2" IN DIAMETER. A MYCORRHIZAL INNOCULANT SHALL BE ADD TO THE BACKFILL PER THE MANUFACTURER'S INSTRUCTIONS. FOLLOWING THE BACKFILLING, WATER TO THE POINT OF SOIL SATURATION AND TAMP TO COMPACT THE BACKFILL MIXTURE. ADD EXISTING SOIL TO BRING THE FINAL GRADE IN THE PLANTING HOLE TO THE SURROUNDING SOIL SURFACE. RAKE THE UNUSED EXISTING SOIL OUTSIDE THE PLANTING HOLES, TAKING CARE NOT TO MOUND THE SOIL DUE TO SIGNIFICANTLY ALTER THE EXISTING GRADES AND THEN PLACE MULCH ATOP ENTIRE PLANTING HOLE. (SEE APPLICABLE PLANTING DETAILS FOR THICKNESS.) THE PLANTING HOLE AREAS MUST NOT BE DEPRESSED BELOW THE SURROUNDING SOIL SURFACE ELEVATIONS.

3.8 WATERING: ALL PLANTS SHALL BE WATERED IMMEDIATELY AFTER PLANTING UNTIL THE SOIL IS SATURATED. PLANTS SHALL BE WATERED A MINIMUM OF EVERY TWO WEEKS, SHOULD THE SOILS DRY, UNTIL ACCEPTANCE BY THE OWNER. DURING DRY CONDITIONS WATER AS REQUIRED TO MAINTAIN PLANTS IN A WILT FREE CONDITION.

3.9 SITE WORK CONDITIONS: ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.

3.10 EROSION CONTROL: ALL DISTURBED, NON-VEGETATED SLOPES SHALL BE PLANTED WITH AN ANNUAL RYE GRASS OR AN APPROVED EQUAL BEFORE INSTALLATION AT THE RECOMMENDED RATE TO STABILIZE AREA, OR OTHER EQUIVALENT EROSION CONTROL PRATICE.

3.11 FIELD ADJUSTMENTS: LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR H.V.A.C. UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN (1 FOOT OR .3 METERS) AIRSPACE BETWEEN UNITS AND PLANT. PLANTING WHICH IS SHOWN ADJACENT TO CONDENSOR UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSOR UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL THE MATERIALS AROUND THE CONDENSORS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.

3.12 TREE STACING AND GUYING: SHALL BE DONE PER DETAILS IN THIS SET OF LANDSCAPE PLANS. THE CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.

3.13 BURLAP, TAGS AND TWINE: ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. ANY SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM ANY PLANT MATERIAL.

3.14 PLANT SPACING: SHRUBS, BULBS AND GROUNDCOVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS AND IN APPLICABLE PLANTING DETAILS.

3.15 A.D.A.: THE AMERICANS WITH DISABILITIES ACT (A.D.A.) STANDARDS REQUIRE THAT A (7 FOOT OR 2.13 METER) VERTICAL CLEARANCE BE MAINTAINED FROM TREE BRANCHES TO FINISHED GRADE WHERE PEDESTRIAN SIDEWALKS AND/OR TRAILS ARE LOCATED. THE CONTRACTOR IS TO ADJUST TREE PLANTINGS IN FIELD SLIGHTLY TO MINIMIZE BRANCH OVERHANG. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO MAINTAIN CLEAR ACCESS OF PEDESTRIAN WAYS IN ACCORDANCE WITH THE ADA REQUIREMENTS.

3.16 SLOPES: SHRUBS, GROUNDCOVERS AND PERENNIALS PLANTED ON SLOPES GREATER THAN 3:1 SHALL HAVE A NATURAL FIBER GEO-TEXTILE WOVEN MESH MATERIAL PINNED TO GROUND PER MANUFACTURER'S SPECIFICATIONS. GROUNDCOVER BEDS SHALL HAVE 2 INCHES OF GROUND LEAF COMPOST SPREAD ONTO SLOPE PRIOR TO PLACING MESH. EXCAVATE PLANT PITS THROUGH MESH.

3.17 SOIL EXCAVATION: ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS IN THIS SET OF LANDSCAPE PLANS.

3.18 INSPECTIONS: THE CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). THE CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS AND PLANT ANY MISSING PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASONS.

3.19 PLANT BED EDGES/LINES: GROUPS OF SHRUBS, PERRENIALS AND GROUNDCOVERS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN 4 FEET OR 1.22 METERS OF PLANT BEDS SHALL SHARE THE SAME MULCH BED.

3.20 TREE SPACING MINIMUMS: TREES SHALL BE LOCATED A MINIMUM OF (3 FEET OR.91 METERS OR 4 FEET OR 1.20 METERS) FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.

4.0 PROJECT SPECIFIC:

4.1 *** SPECIFICATIONS: THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATION GUIDELINES BY THE LANDSCAPE CONTRACTORS ASSOCIATION, MD I DC I VA CURRENT EDITION, OR A PROJECT SPECIFIC SPECIFICATION MANUAL, UNLESS OTHERWISE NOTED IN THESE PLANS.

4.2 *** PREVENTATIVE MAINTENANCE PLAN: THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING A PREVENTATIVE PLAN FOR PROTECTION AGAINST ANIMAL GRAZING SUCH AS NETTING, STRING LINES OR AN APPROVED METHOD, AS PLANT MATERIAL IS INSTALLED ON A DAILY BASIS.

4.3 *** TOPSOIL: TOPSOIL REQUIRED FOR SOIL MIXES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY (OWNER OR CONTRACTOR). THE CONTRACTOR MUST LOAD, HAUL, MIX, TEST AND SPREAD ALL TOPSOIL AND OTHER SOIL ADDITIVES AS SPECIFIED OR REQUIRED.

4.4 *** SEASONAL COLOR SPACING & ROTATION: ALL SEASONAL COLOR SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN IN THE PLANTING DETAIL IN THIS SET OF LANDSCAPE PLANS. CONTRACTOR IS TO BID ONE YEAR (4 ROTATIONS) OF SEASONAL COLOR BUT ONLY INSTALL THE FIRST ROTATION WHICH IS "IN SEASON" AT TIME THAT ADJACENT PLANTINGS ARE INSTALLED. WHEN THE CONTRATOR IS RESPONSIBLE FOR MAINTANCE OF THE SITE, THE CONTRACTOR'S BID SHALL INCLUDE THE INSTALLATION OF ALL THE ROTATIONS FOR THE YEAR.

4.5 *** BULBS: THE INTENT OF THE PROJECT IS TO HAVE NATURAL DRIFTS OF BULBS, KEEP SWEEPS OF SIMILAR BULBS IN SEPARATE GROUPS.

4.6 *** LAWNS: THE CONTRACTOR SHALL BE RESPONSIBLE TO REGRADE, HYDRO-SEED, STRAW MULCH, AND TACK ALL EXISTING LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.

4.7 *** CUSTOM SOIL MIX: ALL EXISTING SOIL SHALL BE REMOVED FROM PERENNIAL BEDS TO A DEPTH OF 12" AND REPLACED WITH SOIL MIX PER THE CUSTOM SOIL MIX DETAIL IN THIS SET OF LANDSCAPING PLANS.

4.8 *** PROFFER PLANTS: CENTER OF DARK CIRCLES OR BOXED PLANT CODES ON PLANTING PLANS REPRESENT COUNTY PROFFERED PLANT LOCATIONS. NO SUBSTITUTIONS OR RELOCATIONS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY COUNTY. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED SHOULD THE RELOCATION OR SUBSTITUTION OF ANY PROFFERED PLANTS BE NECESSARY.

4.9 *** HANGING BASKETS: CONTRACTOR TO PROVIDE AND INSTALL HANGING BASKETS (HB ON PLANT LIST). WIRE BASKETS SHALL BE 22" TO 24" MINIMUM WIDTH GREEN HEAVY GAUGE WIRE BASKETS WITH FOUR 18" LONG GREEN VINYL COATED CHAINS ARE TO BE JOINED TOGETHER WITH ONE LARGE "S" HOOK AT TOP AND HUNG FROM AN INSTALLED #4 EYE BOLT. BASKET SHALL BE PREPARED WITH AN OUTSIDE LAYER OF SPAGHNUM MOSS ROLLED INWARD ALONG THE EDGE OF THE BASKET TO FORM A LIP. A LAYER OF PLASTIC SHOULD BE INSTALLED AGAINST THE MOSS AND SOIL MIX ADDED. INCORPORATE ONE-FOURTH TEASPOON OF TERRASORB (OR APPROVED EQUIVALENT) AND ONE-FOURTH CUP OF OSMOCOTE 14-14-14 WORKED INTO TOP 4" OF SOIL. SEE PLANT LIST FOR PLANT SELECTION.

4.10 *** GUIDELINES: ALL PLANTING SHALL CONFORM TO THE REQUIREMENTS OF (STATE) DEPARTMENT OF TRANSPORTATION'S GUIDELINES.

4.11 ***PLANTERS: IN FREE STANDING PLANTERS INCORPORATE INTO POTTING SOIL GRANULAR TERRASORB CRYSTALS OR APPROVED EQUAL FOR MOISTURE RETENTION PER MANUFACTURER'S SPECIFICATION. PLANTERS ARE TO BE LINED WITH MIRAFI-FILTER FABRIC OR APPROVED EQUAL AND TO HAVE HOLES IN BOTTOM. PATCHING SAUCERS ARE TO BE PROVIDED.

4.12 *** SEASONAL COLOR SOIL BERMS: ALL SEASONAL COLOR BEDS ARE TO BE BERMED WITH A SOIL MIX ON A CASE BY CASE BASIS BETWEEN 6" FEET (OR .2 METERS) - .2 FEET (OR .06 METERS) AS NECESSARY TO SHOWCASE ANNUALS WITHIN THE PLANT BED. NOTE: DO NOT BLOCK DRAINAGE FLOW WITH BERMING.

4.13 *** VINES: ATTACH ALL VINES AND ESPALIERED PLANTS TO TRELLIS AND FENCE WITH GALVANIZED HOOKS AND NAILS. REMOVE ALL PLANT ATTACHMENT COMPONENTS WHICH ARE SUPPLIED WITH THE PLANT.

4.14 *** SPECIMEN TREES: HIGH PROFILE TREES AT THE ENTRY TO CLUBVLEASING OR FRONT OF SIGN SHALL USE LEAST VISIBLE TREE STAKING TECHNIQUES. SEE DETAILS IN THIS SET OF LANDSCAPE PLANS.

PLANT LIST

LARGE SHADE TREES-
2 1/2" CALIPER, 14' IN HEIGHT, B&B

AUTUMN FLAME MAPLE
OCTOBER GLORY MAPLE
MARSHALL SEEDLESS ASH
TULIP POPLAR
BLOODGOOD LONDON PLANETREE
WILLOW OAK
NORTHERN RED OAK

MEDIUM SHADE TREES-
2" CALIPER, 12' IN HEIGHT, B&B

CHANTICLEER CALLERY PEAR
PRINCETON SENTRY GINKGO

ORNAMENTAL TREES-
1 1/2" CALIPER, 10' IN HEIGHT, B&B

CURTULUS SERVICEBERRY
AUTUMN BRILLIANCE SERVICEBERRY
ABLOODGOOD JAPANESE MAPLE
HERITAGE RIVER BIRCH
FOREST PANSY REDBUD
CLOUD NINE DOGWOOD
MILKY WAY DOGWOOD
CRIMSON CLOUD ENGLISH HAWTHORN
SAUCER MAGNOLIA
COLUMNAR SARGENT CHERRY
KWANZAN ORIENTAL CHERRY
YOSHINO CHERRY
OKAME CHERRY

LARGE EVERGREEN TREES-
2 1/2" CALIPER, 10' IN HEIGHT, B&B

DEODAR CEDAR
LEYLAND CYPRESS
FOSTER HOLLY
AMERICAN HOLLY
EMERALD GREEN ARBORVITAE
EASTERN RED CEDAR
NORWAY SPRUCE
SERBIAN SPRUCE
EASTERN WHITE PINE

LARGE EVERGREEN SHRUBS-
10 GAL. CONT., 42" IN HEIGHT

MANHATTAN EUONYMUS
BURFORD HOLLY
NELLIE R. STEVENS HOLLY
SCHIPKAENSIS SCHIP LAUREL
HOLLY OSMANTHUS
CAPITATA PYRAMIDAL YEW

LARGE DECIDUOUS SHRUBS-
5 GAL. CONT., 36" IN HEIGHT

KOREAN SPICE VIBURNUM
MARIESSII DOUBLEFILE VIBURNUM
EUROPEAN CRANBERRY VIBURNUM
WILLOWOOD VIBURNUM

MEDIUM EVERGREEN SHRUBS-
3 GAL. CONT., 36" IN HEIGHT

INKBERRY HOLLY
HOWARDI HOLLY
CHESAPEAKE HOLLY
BLUE PRINCE HOLLY
BLUE PRINCESS HOLLY
DELAWARE VALLEY WHITE AZALEA

MEDIUM DECIDUOUS SHRUBS-
3 GAL. CONT., 24" IN HEIGHT

EDWARD GOUCHER ABELIA
ROSY GLOW BARBERRY
SILVER BLYE HYDRANGEA

SMALL EVERGREEN SHRUBS-
2 GAL. CONT., 24" IN HEIGHT

WILLOWLEAF COTONEASTER
IVORY JADE EUONYMUS
HELLERI HOLLY
WINTER JASMINE
PARSONS JUNIPER
SARGENT'S VIRIDIS JUNIPER
HARBOUR DWARF NANDINA
OTTO LUYKEN LAUREL
WEEPING ENGLISH YEW

SMALL DECIDUOUS SHRUBS-
2 GAL. CONT., 18" IN HEIGHT

CRIMSON PYGMY BARBERRY
RUBY SPICE SUMMERSWEET
RED MEIDILAND ROSE
WHITE MEIDILAND ROSE
ANTHONY WATERER SPIRAEA
MISS KIM LILAC

GROUNDCOVER-
1 GAL. CONT., HEIGHT VARIES

CORAL BEAUTY COTONEASTER
EMERALD GAIETY WINTERCREEPER
HEDERA HELIX - ENGLISH IVY
SAN JOSE JUNIPER
MONROE #2 LILY TURF
BIG LEAF PERIWINKLE

PERENNIALS-
1 GAL. CONT., HEIGHT VARIES

AUGUST ORANGE DAYLILY
JUNGLE PRINCESS DAYLILY
MING TOY DAYLILY
WILSON'S YELLOW DAYLILY
PERSONAL APPEARANCE DAYLILY
WHITE VARIEGATED HOSTA
ROYAL STANDARD HOSTA
FROSTY SHASTA DAISY
MORNING LIGHT GRASS
MAIDEN GRASS
SILVER BANNER GRASS
FOUNTAIN GRASS
BLACK-EYED SUSAN
SNOWY STONECROP
KINGSBLOOD TULIP
PARADE TULIP

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COHEN COMPANIES

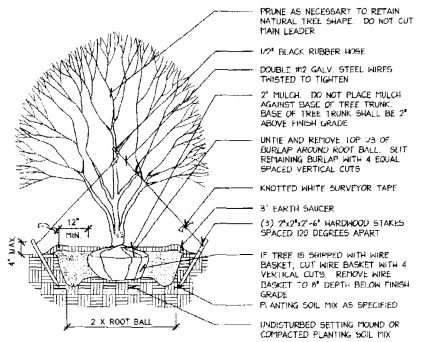
PLANTING NOTES AND SCHEDULE
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

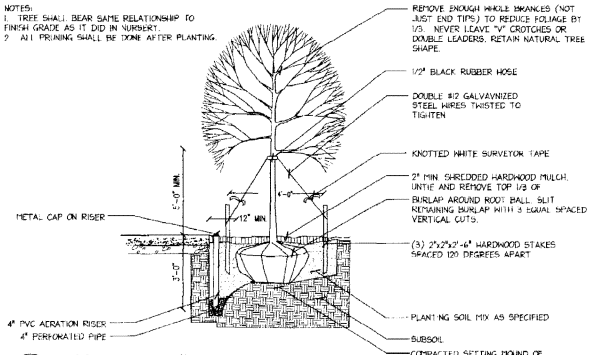
SEAL:
DISTRICT OF COLUMBIA
DAVID A. WALL
No. 900781
REGISTERED LANDSCAPE ARCHITECT

DRAWN BY: SGS/SCL
CHECKED BY: DAW
SCALE: AS SHOWN
DATE: SEPT. 1, 2005
PROJECT NO: 2431-02-001
DRAWING NO: L4

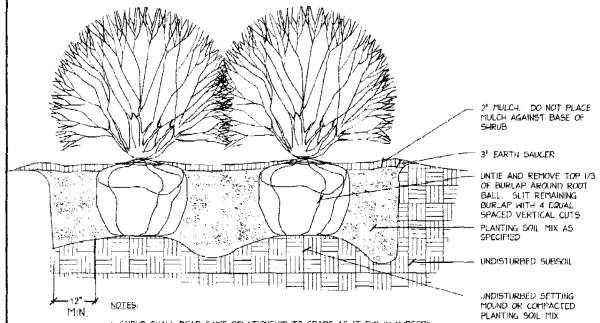
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1 L.5 MULTI-SETM TREE DETAIL
SECTION
08-002A
NTS



4 L.5 DECIDUOUS TREE
SECTION
08-003A
NTS



NOTES:
1. SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID IN NURSERY.
2. PRUNE AS NEEDED TO RETAIN NATURAL SHRUB SHAPE.
3. FOR CONTAINER GROWN PLANTS, SPLIT THE ROOT BALL WITH 4 EQUAL SPACED VERTICAL CUTS AND BUTTERFLY THE ENTIRE ROOT BALL.

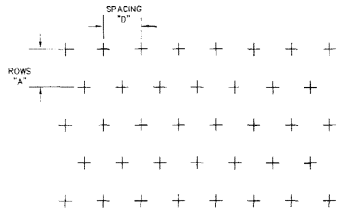
2 L.5 SHRUB DETAIL
PLEASE ENTER THE VIEW
08-001A
NTS

PLANT SPACING CHART

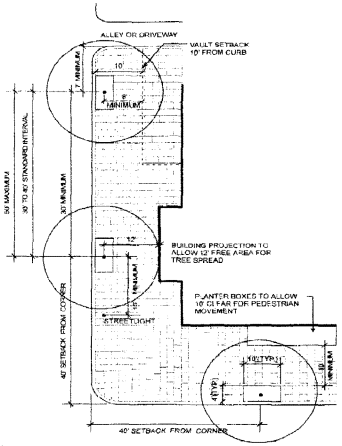
SPACING "D"	ROW "A"	PLANTS / S.F.
6" O.C.	5.20" O.C.	4.61
8" O.C.	6.93" O.C.	2.60
10" O.C.	8.66" O.C.	1.66
12" O.C.	10.40" O.C.	1.15
15" O.C.	13.00" O.C.	0.73
18" O.C.	15.60" O.C.	0.51
24" O.C.	20.80" O.C.	0.29

GROUNDCOVERS PROPOSED
-HEDERA HELIX 'BALTICA'
BALTIC ENGLISH IVY
(EVERGREEN GROUNDCOVER TYPE "A")
PLANTED 12" O.C.
5,322 PLANTS REQ.

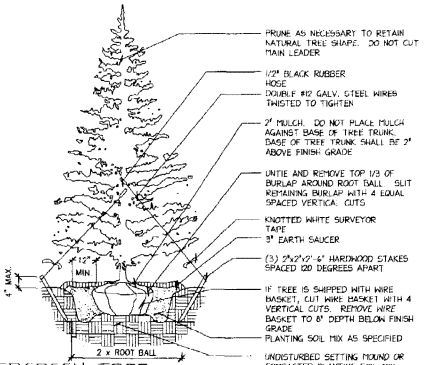
-EUONYTHUS FORTUNEI VAR. 'COLORATUS'
PURPLELEAF WINTERCREEPER
(EVERGREEN GROUNDCOVER TYPE "B")
PLANTED 12" O.C.
1,641 PLANTS REQ.



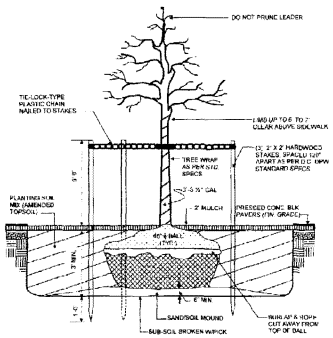
5 L.5 GROUNDCOVER SPACING
08-005A
NTS



7 L.5 WASHINGTON, DC
TREE INSTALLATION
PLAN
08-014I
NTS



3 L.5 EVERGREEN TREE
SECTION
08-004A
NTS



NOTES:
1. STAKING AND GUYING SHALL BE REMOVED AST THE END OF THE PLANT ESTABLISHMENT PERIOD.

6 L.5 WASHINGTON, DC
CURBSIDE TREE PLANTING DETAIL
SECTION
03-001I
NTS

GTM ARCHITECTS
7735 OLD GEORGETOWN ROAD
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COHEN COMPANIES

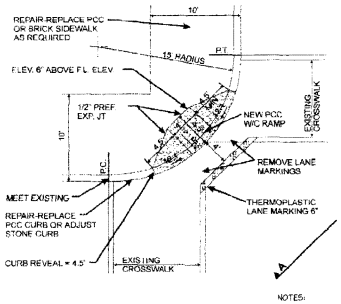
PLANTING DETAIL SHEET
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

SEAL:
DISTRICT OF COLUMBIA
DAVID A. WALL
No. 900781
REGISTERED
PROFESSIONAL ENGINEER

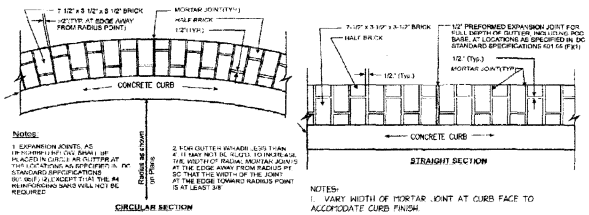
DRAWN BY: BGS/BCL
CHECKED BY: DAW
SCALE: AS SHOWN
DATE: SEPT. 7, 2005
PROJECT NO. 2437-02-001
DRAWING NO. L5

Last file name: P:\2437 - 2nd ST SE\02-Design\Drawings\Arch Drawings\Sheet Files\L5.dwg



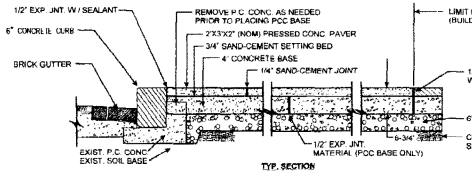
NOTES:
1. FOR ELEVATION "A" & "B" SEE FIGURE 4A.
RAMP TO BE LOCATED AT THE CORNER ONLY WHEN IT CANNOT BE LOCATED AT THE SIDE.

1 L.6 WASHINGTON, DC
SINGLE WHEELCHAIR RAMP - 15' RADIUS 03-002I
PLAN NTS

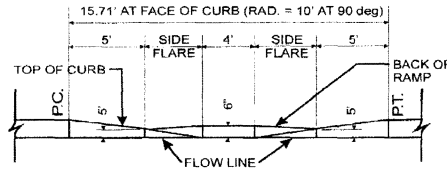


NOTES:
1. VARY WIDTH OF MORTAR JOINT AT CURB FACE TO ACCOMODATE CURB FINISH

4 L.6 WASHINGTON, DC
GRANITE CURB AND BRICK GUTTER PATTERNS 03-009I
PLAN NTS

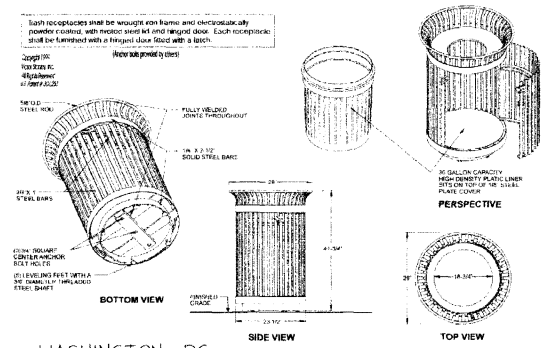


7 L.6 WASHINGTON, DC
PRESSED CONCRETE BLOCK PAVER 03-010I
SECTION NTS

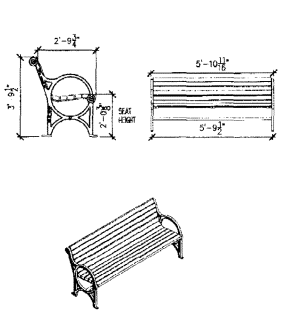


ELEVATION "B"

2 L.6 WASHINGTON, DC
HANDICAP RAMP 'B' 03-006I
ELEVATION NTS



5 L.6 WASHINGTON, DC
TRASH RECEPTACLE 03-013I
PLAN/SECTION/ELEVATION/ISONOMETRIC NTS

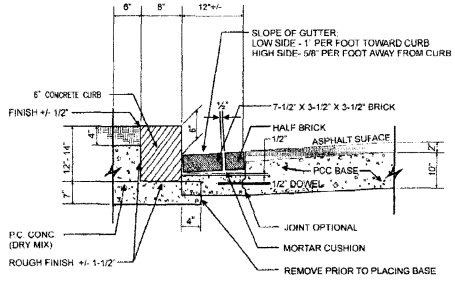


NOTES:
1. BENCH TO BE 6' LENGTH MODEL# C-12 WITH DUCTILE IORN END FRAMES.
2. METAL TO BE POWDER COATED VS BLACK.
3. SLATS TO BE PATENTED 2ND SITE SYSTEMS REINFORCED RECYCLED PLASTIC. COLOR TO BE MAPLE
4. DUCTILE IRON CASTINGS COME WITH A TEN YEAR WARRANTY AGAINST BREAKAGE.
5. DRAWING NOT TO SCALE. DO NOT SCALE DRAWINGS.
6. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH COAT AVERAGES 8-10 MILS (200-250 MICRONS.)
7. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
8. ANCHOR BOLTS PROVIDED BY OTHERS.
9. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
10. ALL HARDWARE TO BE GALAVANIZED.
11. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

MANUFACTURED BY:
VICTOR STANLEY INC.
P.O. DRAWER 330
DUNKIRK, MD 20754
TEL: (301) 855-8300
WWW.VICTORSTANLEY.COM

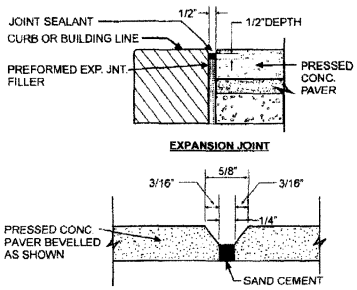
OR APPROVED EQUAL

8 L.6 6' BENCH 02-01A
SECTION, ELEVATION, AXONOMETRIC 3/8" = 1'-0"

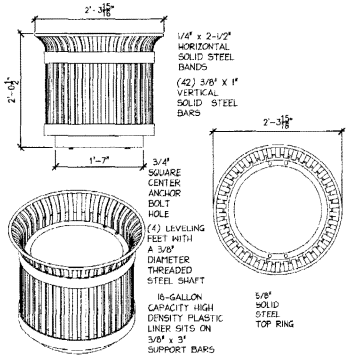


NOTES:
1. CONDITIONS BACK OF CURB VARY AS SHOWN ON PLANS.
2. P.C.C. (DRY MIX) SHALL BE PER SPECIFICATIONS AND f'c = 2,500 PSI MINIMUM.
3. MINIMUM DEPTH TO CONCAVE SURFACE ON ROUGH FINISH SHALL BE 10".
4. SEE FIGURE 6 FOR PATTERNS FOR BRICK GUTTER.

3 L.6 WASHINGTON, DC
CONCRETE CURB AND BRICK GUTTER 03-006I
SECTION NTS



6 L.6 WASHINGTON, DC
PRESSED CONCRETE BLOCK PAVER 03-012I
SECTION NTS



NOTES:
1. PLANTER TO BE MODEL #2-24 FROM IRONSITES SERIES
2. ALL METAL TO BE POWDER COATED. COLOR TO BE VS BLACK.
3. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH COAT AVERAGES 8-10 MILS (200-250 MICRONS.)
4. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
5. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL PLANTER IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
6. ANCHOR BOLTS PROVIDED BY OTHERS.
7. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
8. INSTALL AND ANCHOR TO PAVEMENT PER MANUFACTURER'S INSTRUCTIONS.

MANUFACTURED BY:
VICTOR STANLEY INC.
P.O. DRAWER 330
DUNKIRK, MD 20754
TEL: (301) 855-8300
WWW.VICTORSTANLEY.COM

OR APPROVED EQUAL

9 L.6 PLANTER 02-01C
ELEVATION, PLAN, AXONOMETRIC 1" = 1'-0"

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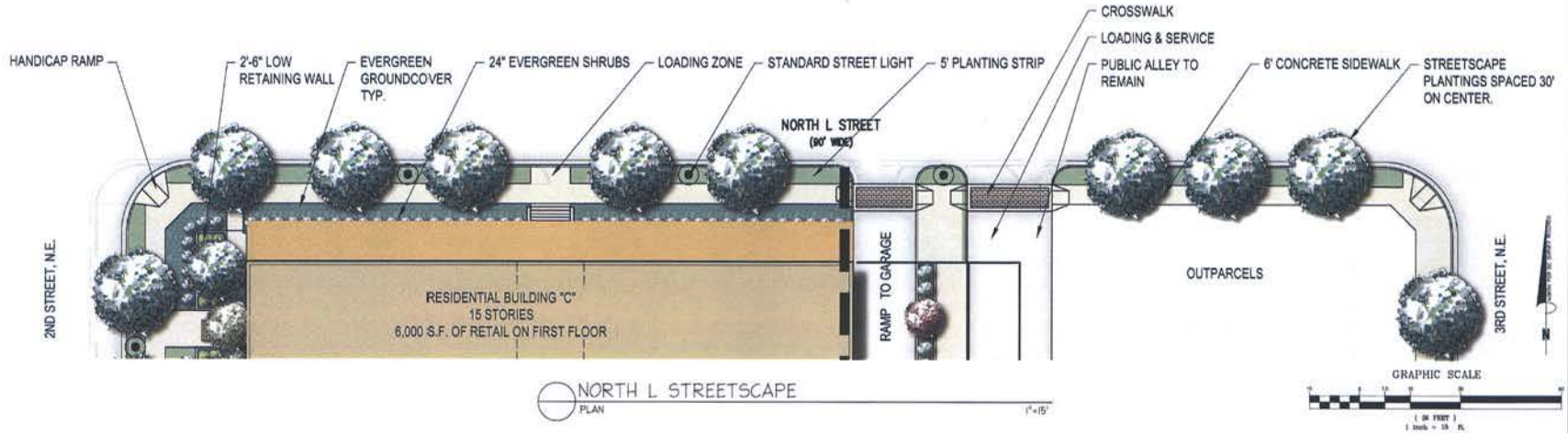
HARDSCAPE DETAIL SHEET
UNION PLACE
DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS:

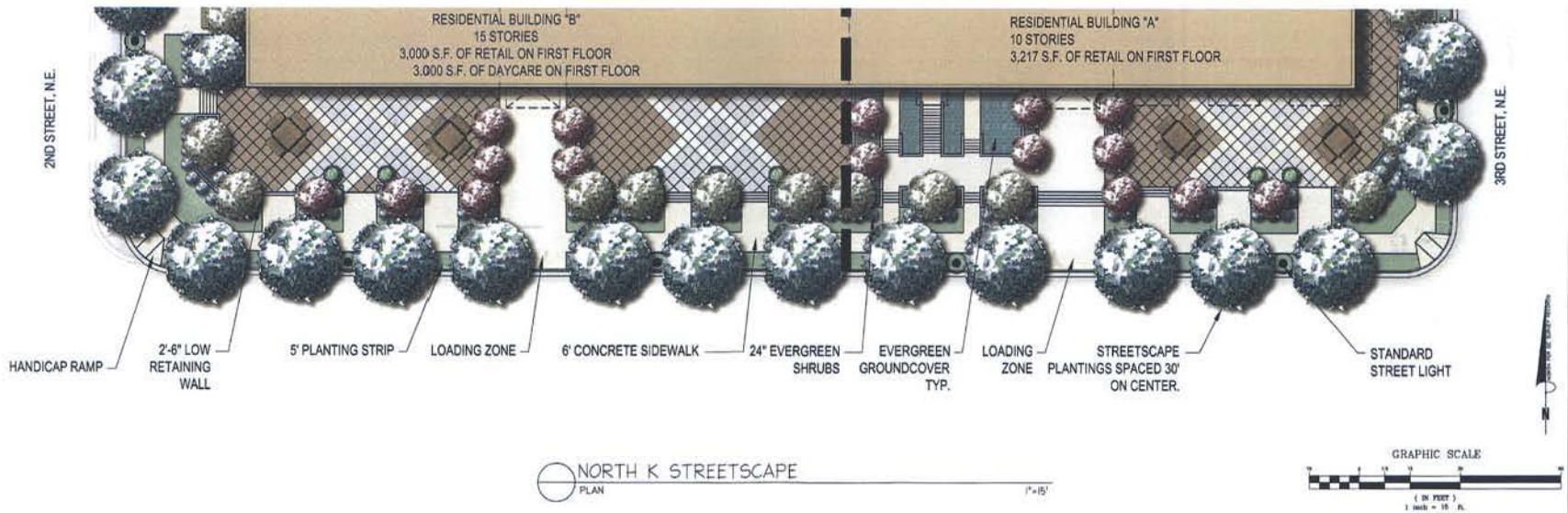
SEAL:
DISTRICT OF COLUMBIA
DAVID A. WILL
No. 900781
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY: GGS/EGL
CHECKED BY: DAW
SCALE: AS SHOWN
DATE: SEPT. 7, 2005
PROJECT NO.: 2431-02-001
DRAWING NO.: L6

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NORTH L STREETSCAPE PLAN 1"=15'



NORTH K STREETSCAPE PLAN 1"=15'

NOTES:

1. HARDSCAPE AND LANDSCAPE PLANS ARE SCHEMATIC AND ARE NOT FOR CONSTRUCTION.
2. ALL HARDSCAPE AND LANDSCAPE DETAILING IS SUBJECT TO CHANGE BY THE OWNER, DURING FINAL ENGINEERING DESIGN AND DURING THE PHASE 2-STAGE 2 PUD SUBMISSION.

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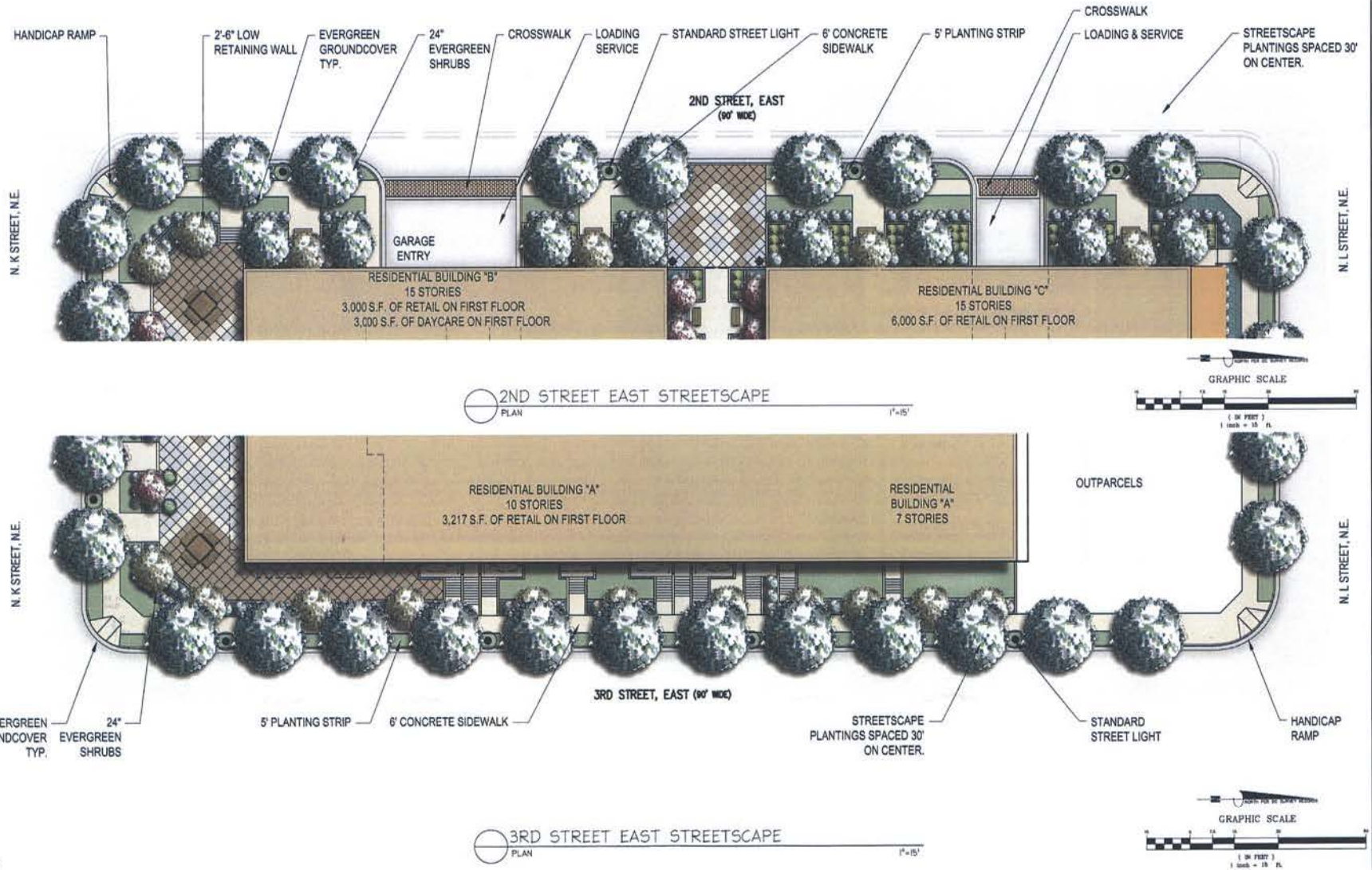
COHEN COMPANIES

STREETSCAPE ENLARGEMENT I
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

SEAL:
DISTRICT OF COLUMBIA
DAVID A. BALL
No. 900781
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY: GGV/GCL
CHECKED BY: DAW
SCALE: 1"=15'
DATE: SEPT. 1, 2005
PROJECT NO: 2431-02-001
DRAWING NO: L7



NOTES:

1. HARDSCAPE AND LANDSCAPE PLANS ARE SCHEMATIC AND ARE NOT FOR CONSTRUCTION.
2. ALL HARDSCAPE AND LANDSCAPE DETAILING IS SUBJECT TO CHANGE BY THE OWNER, DURING FINAL ENGINEERING DESIGN AND DURING THE PHASE 2-STAGE 2 PUD SUBMISSION.

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STREETSCAPE ENLARGEMENT II
UNION PLACE
WASHINGTON DISTRICT OF COLUMBIA

REVISIONS:

SEAL:
DISTRICT OF COLUMBIA
REGISTERED PROFESSIONAL ENGINEER
No. 900781

DRAWN BY: GG/VG/CL
CHECKED BY: DAW
SCALE: 1"=15'
DATE: JANUARY, 2005
PROJECT NO.: 2431-02-001
DRAWING NO.: L8

GROUP C – SEDUM CRISTATUM



GROUP B – SEDUM CAUTICOLA 'LIDAKENSE'



GROUP B – OROSTACHYS BOEHMERI



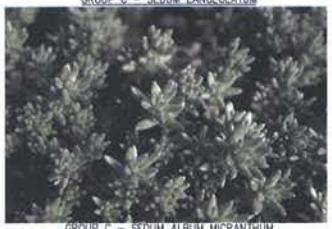
GROUP B – DELOSPERMA 'STARBURST'



GROUP B – DELOSPERMA ABERDEENENSE



GROUP C – SEDUM LANCEOLATUM



GROUP C – SEDUM ALBUM MICRANTHUM

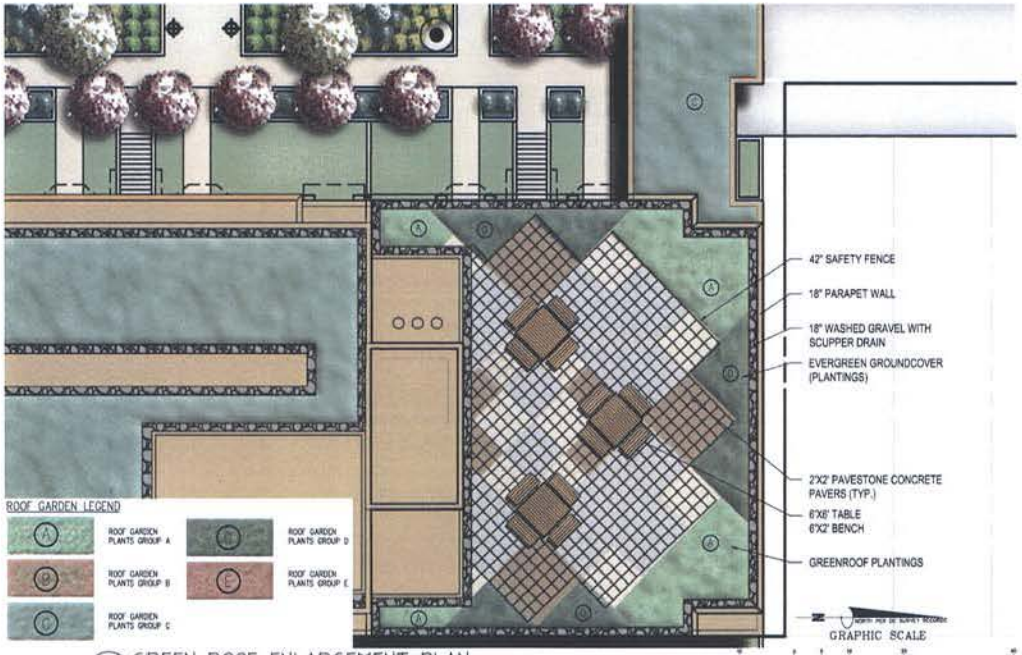


GROUP A – SEDUM FLORIFERUM 'WEIHENSTAPHANER GOLD'



GROUP A – SEDUM ACRE 'AUREUM'





GREEN ROOF ENLARGEMENT PLAN
PLAN 1"=10'

GROUP A – DLOSPERMA NUBIGENUM 'BASUTOLAND'



GROUP D – SEDUM ALBUM SSP. CLUSIANUM



GROUP D – SEDUM KAMTSCHATICUM 'AKIRONO'



GROUP E – SEDUM 'ROSE CARPET'



GROUP E – SEDUM ALBUM 'CORAL CARPET'



GROUP E – SEDU. SPURIUM 'TUJ-TAGLUT'



GROUP D – SEDUM SEXANGULARE



ALL PICTURES FROM GREEN ROOF PLANTS 2004 CATALOGUE

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GREEN ROOF AMENITY PLAN
UNION PLACE
DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS:

SEAL:
DISTRICT OF COLUMBIA
CRAIG A. HALL
No. 900781
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY: BG/ASCL
CHECKED BY: DAH
SCALE: 1"=10'
DATE: JANUARY, 2005
PROJECT NO: 2437-02-001
DRAWING NO: L9

Cad file name: J:\2437-02-001\Civil\Landscape\Plans Revised\L9 GR PLAN 2005-01-28.dwg



NOTES:

1. HARDSCAPE AND LANDSCAPE PLANS ARE SCHEMATIC AND ARE NOT FOR CONSTRUCTION.
2. ALL HARDSCAPE AND LANDSCAPE DETAILING IS SUBJECT TO CHANGE BY THE OWNER, DURING FINAL ENGINEERING DESIGN AND DURING THE PHASE 2-STAGE 2 PUD SUBMISSION.

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CONSOLIDATED PUD - PHASE 1 GREEN ROOF EXHIBIT

UNION PLACE

DISTRICT OF COLUMBIA

WASHINGTON

REVISIONS:

SEAL:

DISTRICT OF COLUMBIA
DAVID A. WAY
No. 900781
PROFESSIONAL ENGINEER

DRAWN BY: GG/BGL
CHECKED BY: DAN
SCALE: 1"=10'
DATE: JANUARY, 2009
PROJECT NO: 2431-02-001
DRAWING NO: L9.1

GREEN ROOF COMPUTATIONS

n = 0.36

TOTAL VEGETATED AREA = 12,320 SQ. FT.

TOTAL VOLUME (3") = 3,080 CU. FT. OF SOIL

WATER STORED = 3,080 CU. FT. x 0.36
= 1,108 CU. FT.

STORAGE REQUIRED = T.B.D.

STORAGE PROVIDED = 1,108 CU. FT.

GREEN ROOF PLANT CHOICE LIST - SUCCULENTS & ALLIUMS

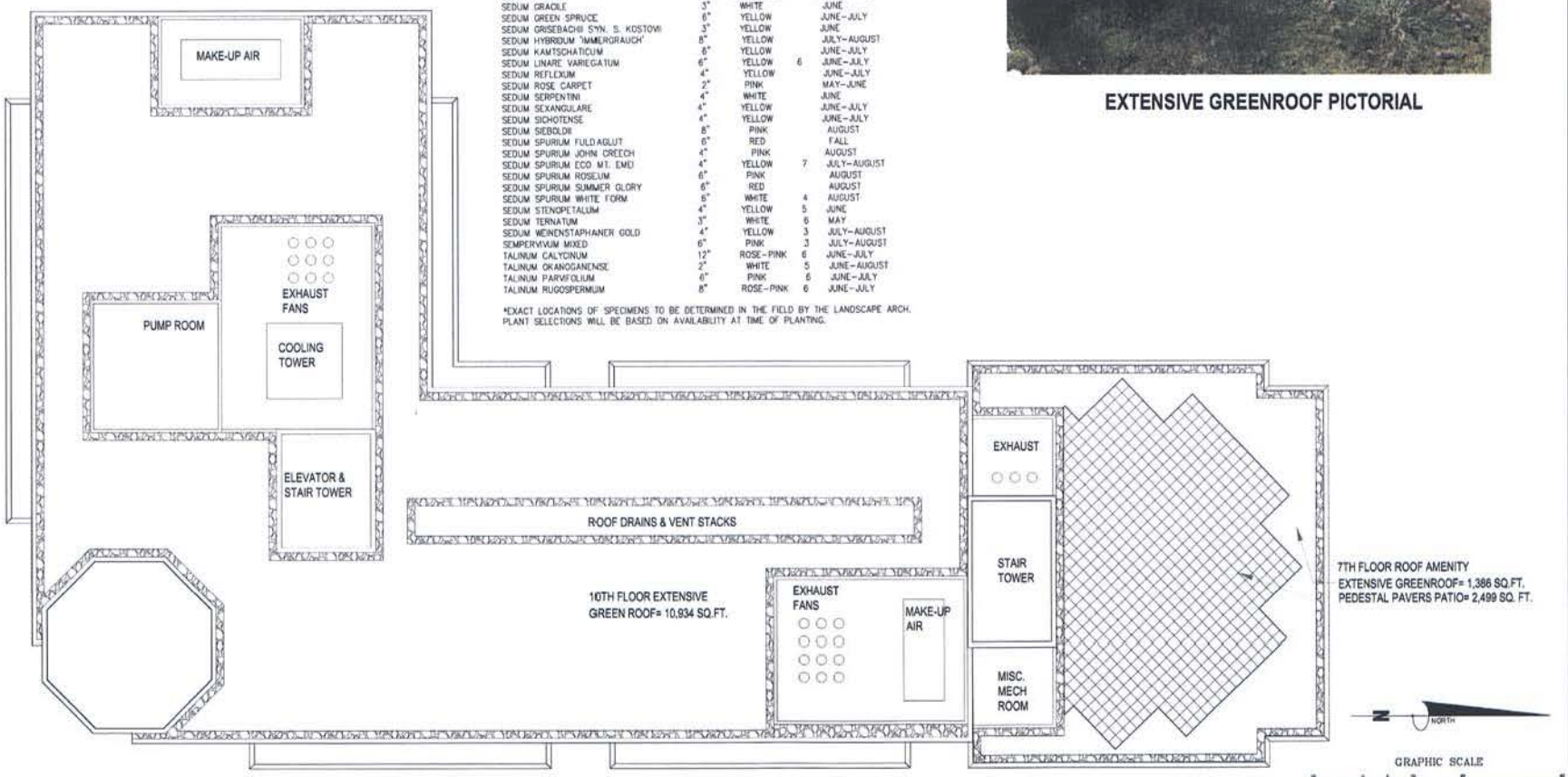
(TO BE PLANTED AT 8" ON CENTER)*

BOTANICAL NAME	HEIGHT	COLOR	USDA ZONE	BLOOM TIME
ALLIUM CERNUUM	10"	RED	6	JULY-AUGUST
ALLIUM SCHOENOPRASUM	10"	MAUVE		APRIL
ALLIUM SENESCENS GLAUCUM	7-10"	PINK		AUGUST-SEPT
ALLIUM SENESENS SSP. MONTANUM	10"	PURPLE		AUGUST-SEPT
DELOSPERMA ABERDEENENSE	3"	PURPLE	6	MAY-OCT
DELOSPERMA COOPERI	6"	PURPLE	6	MAY-OCT
DELOSPERMA NUBIGENUM BASUTOLAND	3"	YELLOW		MAY-JUNE
JOVIBARBA ALLIONII	3"	WHITE		JUNE-JULY
JOVIBARBA HIRTA EMERALD SPRING	3"	YELLOW		JUNE-JULY
ROSULARIA CHRYSANTHA	2"	WHITE		JUNE-JULY
SEDUM ACRE AUREUM	3"	YELLOW		JUNE-AUGUST
SEDUM ALBUM	4"	WHITE		MAY-JUNE
SEDUM ALBUM 'CHLORIOTICUM'	1"	WHITE		MAY-JUNE
SEDUM ALBUM MURALE	4"	WHITE		JUNE
SEDUM BOEHMERI	5"	GREY		SEPT-OCT
SEDUM CAUTICOLA LIDAKENSE	6"	PINK		SEPT-OCT
SEDUM DIVERGENS	4"	YELLOW		JULY-AUGUST
SEDUM ELLACOMBIANUM	8"	YELLOW		JULY-AUGUST
SEDUM EWERSII	6"	ROSE-PINK		LATE SUMMER
SEDUM GRACILE	3"	WHITE		JUNE
SEDUM GREEN SPRUCE	6"	YELLOW		JUNE-JULY
SEDUM GRISEBACHII SYN. S. KOSTOVII	3"	YELLOW		JUNE
SEDUM HYBRIDUM 'IMMERGRAUCH'	8"	YELLOW		JULY-AUGUST
SEDUM KAMTSCHATICUM	6"	YELLOW		JUNE-JULY
SEDUM LINARE VARIEGATUM	6"	YELLOW	6	JUNE-JULY
SEDUM REFLEXUM	4"	YELLOW		JUNE-JULY
SEDUM ROSE CARPET	2"	PINK		MAY-JUNE
SEDUM SERPENTINI	4"	WHITE		JUNE
SEDUM SEXANGULARE	4"	YELLOW		JUNE-JULY
SEDUM SICHOTENSE	4"	YELLOW		JUNE-JULY
SEDUM SIEBOLDII	8"	PINK		AUGUST
SEDUM SPURIUM FULDAGLUT	6"	RED		FALL
SEDUM SPURIUM JOHN CREECH	4"	PINK		AUGUST
SEDUM SPURIUM ECO MT. EMD	4"	YELLOW	7	JULY-AUGUST
SEDUM SPURIUM ROSEUM	6"	PINK		AUGUST
SEDUM SPURIUM SUMMER GLORY	6"	RED		AUGUST
SEDUM SPURIUM WHITE FORM	6"	WHITE	4	AUGUST
SEDUM STENOPETALUM	4"	YELLOW	5	JUNE
SEDUM TERNATUM	3"	WHITE	6	MAY
SEDUM WEINENSTAPHANER GOLD	4"	YELLOW	3	JULY-AUGUST
SEMPERVIVUM MIXED	6"	PINK	3	JULY-AUGUST
TALINUM CALYCINUM	12"	ROSE-PINK	6	JUNE-JULY
TALINUM OKANOGANENSE	2"	WHITE	5	JUNE-AUGUST
TALINUM PARVIFOLIUM	6"	PINK	6	JUNE-JULY
TALINUM RUGOSPERMUM	8"	ROSE-PINK	6	JUNE-JULY

*EXACT LOCATIONS OF SPECIMENS TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCH. PLANT SELECTIONS WILL BE BASED ON AVAILABILITY AT TIME OF PLANTING.



EXTENSIVE GREENROOF PICTORIAL



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CONSOLIDATED PUD - PHASE 1 GREEN ROOF EXHIBIT

UNION PLACE

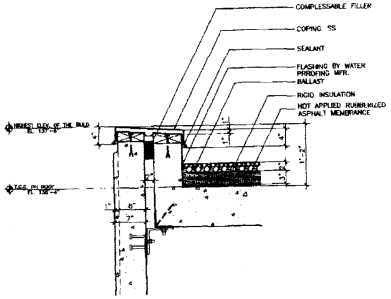
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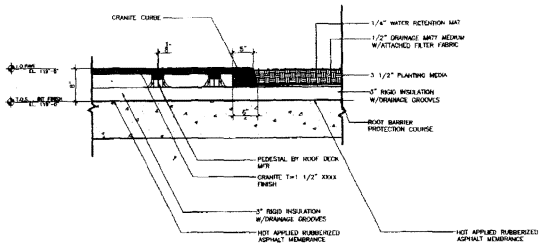
SEAL:

DISTRICT OF COLUMBIA — DAVID A. WATT — No. 900781 — REGISTERED PROFESSIONAL ENGINEER

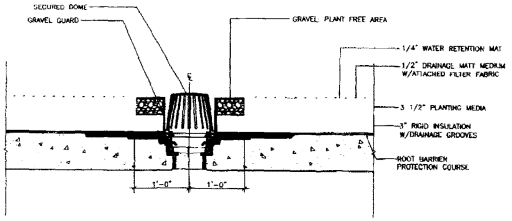
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DATE: SEPT. 7, 2005
PROJECT NO: 2431-02-001
DRAWING NO: L9.2



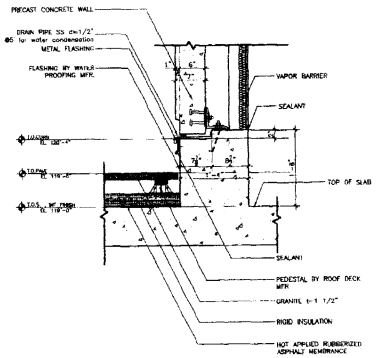
DRAINAGE AREA DETAIL – PARAPET



PEDESTAL PAVER – GREENROOF CONNECTION DETAIL



ROOF DRAIN CROSS SECTION



WALL AND SLAB CONNECTION

5.0 LITE-TOP ROOF GARDEN SOIL MIX

A. Provide a mix using the three components listed below that will meet the ASTM standards as follows:

Stalite 3/8" Expanded Slate	55%*
USGA Root Zone Sand	30%
Approved Compost	15%

* Increase or decrease volume to meet weight requirement.

Roof Garden Mix
Estimated weight of 55% Expanded Slate: 30% sand: 15% compost
1 cubic foot saturated (not drained) ..... **91.2 pounds per cubic foot**
1 cubic foot tamped damp ..... **85.5 pounds per cubic foot**
1 cubic foot tamped, wet and drained: ..... **79.4 pounds per cubic foot**

5.1 PLANTER AND ROOT ZONE COMPONENTS

A. USGA Root Zone Sand

1. Grain Size Distribution (ASTM C136-95A)

Sieve Size	% Retained
2.00 mm	<3%
1-2 mm	10% max
0.5 -1 mm	45% max
.25 - .5 mm	35% - 75%
.15 - .25 mm	15% max
.05 - .15 mm	5% max

B. 3/8" - #8 Stalite **PermaTill** Rotary Kiln Expanded Slate (3/8")

1. ASTM C29 Unit Dry Weight loose (48 lb./cf to 55 lb./cf)

2. ASTM C127 Specific Gravity: 1.45 to 1.60,SSD

3. ASTM C330: ASTM Gradation 3/8" - #8 size

3/8" - #8

Sieve Size	% Passing
1/2"	100
3/8"	80 - 100
#4	5 - 40
#8	0 - 20
#16	0 - 10

4. Absorption (ASTM C127) No more than 12%

5. The expanded slate must contain no clay lumps or any organic impurities.

5.1 Soil Components cont.

C. Compost

1. Compost must be certified and derived from a non-sewage sludge feedstock source. The addition of yard waste to the composting process must also meet certification requirements.

2. The compost must have a minimum thermophilic bioreduction time of four months with aeration management based on temperature monitoring.

3. Thermophilic temperatures must be sustained at or above 150 degrees Fahrenheit for eight weeks for weed seed and pathogen sterilization.

4. Finished compost must be screened to minus 1/2", protected from and free from any outside contaminants during and after screening and curing.

5. The finished compost must fall below the following soluble nutrient limits:

Ammonium (NH4-N)	30 PPM
Nitrate	200 PPM
Soluble salts	5.00 mmho/cm

pH must fall between 6.0 and 8.0

Metals and contaminants must meet or exceed US EPA Standard 40

5.2 MIXING Procedure

A. Compost and USGA Sand Blending

1. Mechanically mix 2 parts sand to 1 part compost to provide a uniform distribution of the components.

2. Inadequate Moisture Content: Do not work planting medium when moisture content is low that dust will form in the air.

3. Do not work planting medium when the moisture content is high enough that excessive compaction will occur. Aerate planting medium until moisture content is uniformly reduced as necessary to achieve optimum compaction.

B. Final Mixing With PermaTill Expanded Slate

1. Saturate the *PermaTill Expanded Slate with water to ensure proper soil* distribution.

2. Mechanically mix 9 parts of the sand/compost blend with 11 parts of the wetted PermaTill until a uniform distribution of the components is achieved.

3 When stockpiling the finished mix, cover the pile with a plastic tarp to prevent drying out or soil separation from rain.

4. To reduce pH add 0.25 lb. Of elemental sulfur per cubic yard of soil mix *to lower pH 0.5 to 1.0 unit.*

5.3 Drainage Ballast or Fill Material

5.3.1 ¾" Stalite Expanded Slate

1. Place expanded slate directly over the drainage system at specified depth to meet fill and grade shape requirement.

2. Cover ballast with approved filter cloth before placing soil mix or surface treatment.

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GREENROOF DETAILS
UNION PLACE
DISTRICT OF COLUMBIA
WASHINGTON

REVISIONS:

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SCALE: N/A
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DRAWING NO. L9.3

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