ZONING COMMISSION
District of Columbia
Case 03-03
Exhibit

ZONING COMMISSION
District of Columbia
Case 03-03
Exhibit 1



CAPITOL GATEWAY ESTATES

Washington, DC

PUD Submission
November 1, 2002

ZONING COMMISSION
District of Columbia
CASE NO.03-03
EXHIBIT NO.1A1

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INTRODUCTION

Background and Site Description

This document is the second-stage application of the District of Columbia Housing Authority ("DCHA") and A&R/THC LLC to the District of Columbia Zoning Commission for approval of a Planned Unit Development ("PUD") on a site oriented to East Capitol Street near Southern Avenue, S.E. and N.E. Located in the Capitol View and Grant Park neighborhoods of Ward 7 and within the boundaries of Advisory Neighborhood Commissions ("ANC") 7E and 7C, the site serves as a gateway for thousands of people who enter the District of Columbia from Maryland.

On January 30, 2002 the Applicants applied to the Zoning Commission for the first stage of a two-stage PUD and a related zoning map amendment from unzoned to R-5-A in order to construct a large residential community. After public hearing, the Zoning Commission adopted the requested first-stage application and rezoning to R-5-A in Zoning Commission Order No. 02-05. Order No. 02-05 has not yet been published; a copy will be provided when available.

The proposed development consists of a rental multi-family apartment building, townhouses, single family detached and semi-detached houses, and "grand houses" (four walkup units within what appears to be a single home). Both rental and ownership opportunities are provided. The PUD also includes a community building with a day care center.[1] In the first stage application, this development was referred to as "New East Capitol." Since that time, however, the applicant has held a contest in which community members suggested names for the new community. The name "Capitol Gateway Estates" was selected as the final name for the development.

Bisected by East Capitol Street, the site adjoins the Prince George's County, Maryland line. The site is bounded generally by the Watts Branch stream valley and Clay Street, N.E. on the north; 61st Street, N.E. and Southern Avenue, S.E., on the east/southeast; Central Avenue, S.E. on the south; and 56th Place, S.E. and 57th Place, N.E. on the west. The site includes Lots 41-78 in Square 5246; Lot 51 in Square 5272; Lots 23-121 in Square 5276; Lots 22-33 in Square 5277; Lots 52 and 53 in Square 5279; Lots 99-114 and 118-204 in Square 5280; and Lots 36-92, 96-98, and 101-139 in Square 5281 (the "Property"). The Senior Building, which was approved separately as a consolidated PUD, is located on Lots 57 and 60-63 in Square 5273.

The Property comprises approximately 25 acres (excluding the Senior Building and the future commercial center) and is currently improved with three public housing developments (consisting of a high-rise senior building, walk-up units, and townhouses) and a subsidized high-rise apartment building that has been foreclosed.

The proposed development benefits substantially from a HOPE VI grant from the U.S. Department of Housing and Urban Development. HOPE VI projects aim to achieve success through participatory community planning, a holistic approach to creating a complete new community, public-private sector partnership with market-rate business discipline, and good quality design with a pedestrian environment and other features that encourage social interaction. Capitol Gateway Estates will provide high quality housing affordable to people in a wide range of income levels, including home ownership opportunities for low income and market-rate homebuyers. The Community Building and the social, economic and educational services to be provided therein complete the comprehensive nature of the new community.

Demolition of the existing buildings and redevelopment will occur in phases. Current residents have been fully consulted over an extended period of time about the redevelopment and relocation housing options, including moving into Capitol Gateway Estates.

The R-5-A zone adopted in Order No. 02-05 is a low-density general residential zone that allows detached and semi-detached dwellings as a matter of right, and row dwellings and multi-family dwellings including apartment buildings with approval as a special exception or within a planned unit development. With a PUD the maximum permitted building height is sixty feet (60') and the maximum floor area ratio ("FAR") is 1.0.

The approved plans authorize the Applicants (subject to second-stage PUD approval) to demolish the existing buildings that comprise East Capitol Dwellings, Capitol View Plaza and Capitol View Plaza II and redevelop the site with 365 dwelling units and a community center building. The approximate breakdown of dwelling units by type is as follows:

Low-Rise Apartment Building	120 units
Townhouses – some ownership, some rental	102 units
Semi-Detached Houses	92 units
Single-Family Detached Houses	15 units
Grand Houses - 9 buildings with 4 units each	36 units
Total	365 Dwelling Units

Compliance with the First-Stage Order

The remainder of this statement addresses the approval conditions in the first-stage order and the final design and landscape plans.

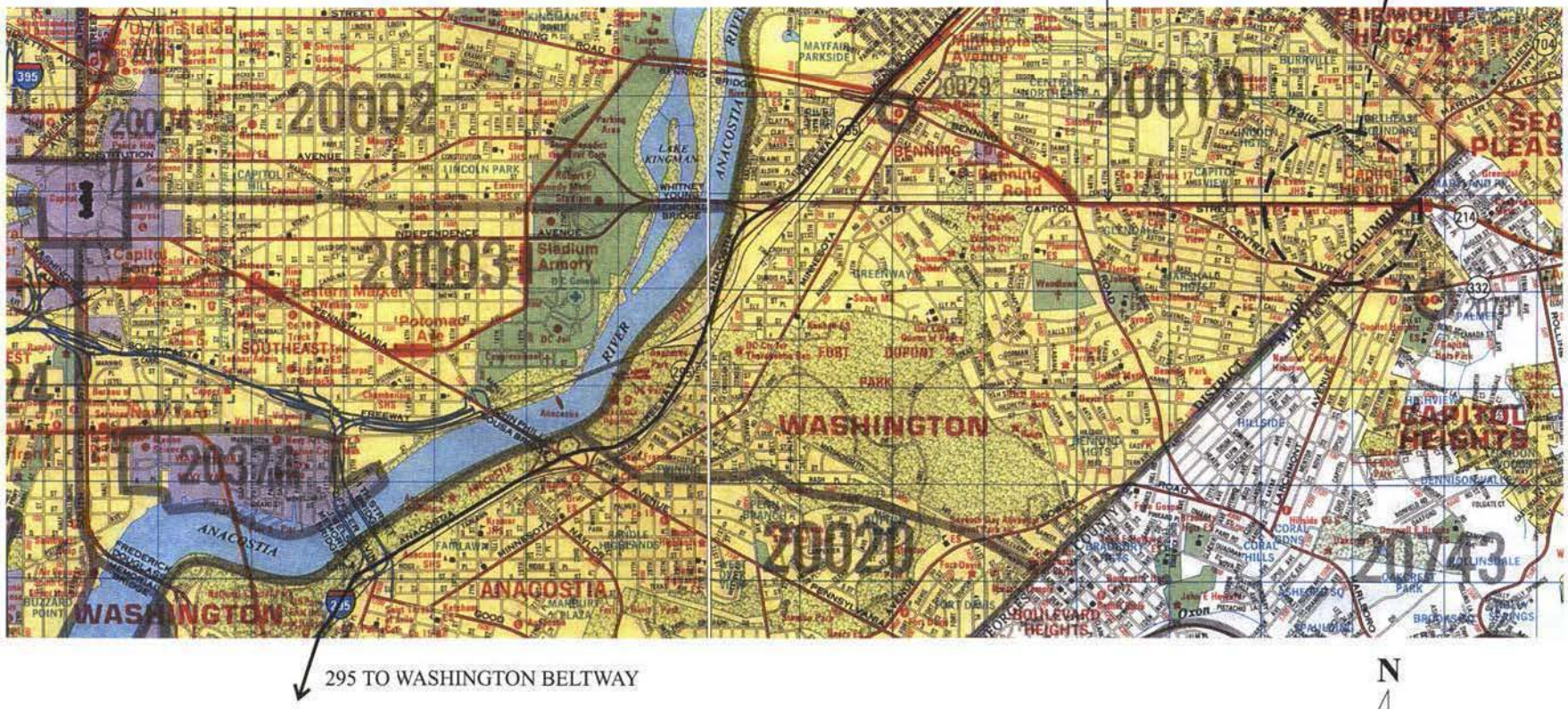
Condition No. 2 on page 10 of the order requires a maximum building height of 50 feet and a maximum aggregate gross floor area ratio of 1.0. The final plans comply with these standards.

Condition No. 7 requires the Applicant to enter into a Memorandum of Understanding ("MOU") with the Office of Local Business Development ("LSDBE"). Condition No. 8 requires the Applicant to enter into a First-Source Employment Agreement with the Department of Employment Services. Negotiations of these agreements are almost complete.

The Applicants will comply with conditions 8 and 9 regarding timing of development and compliance with the D.C. Human Rights Act, respectively.

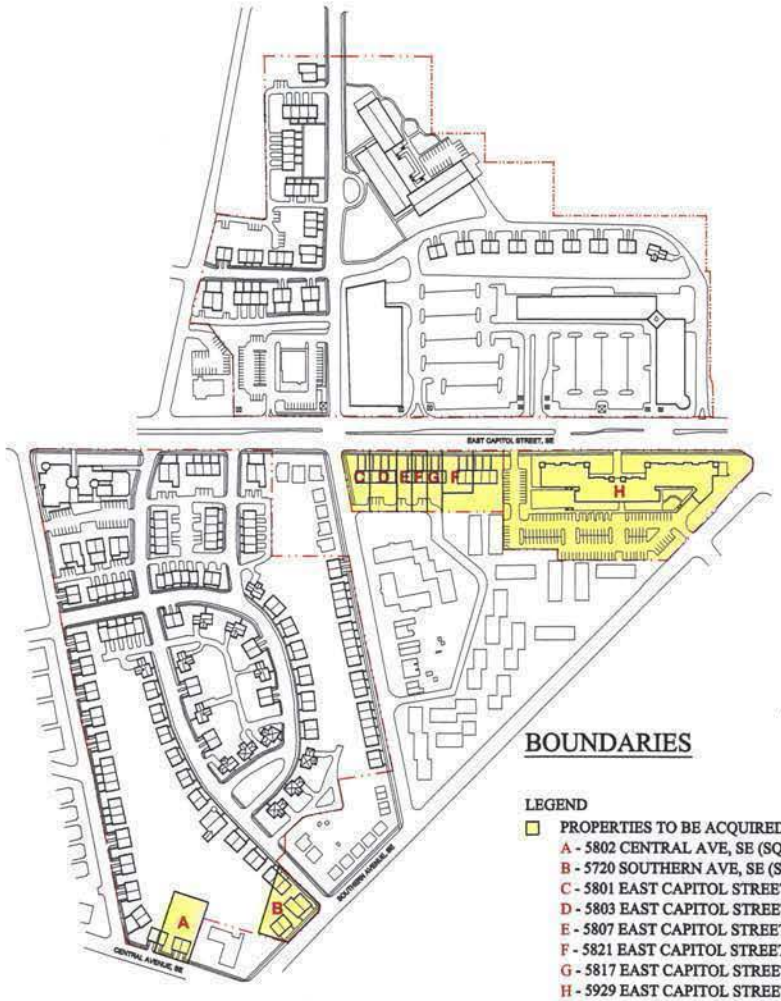
The remaining decision conditions in Order No. 02-05 relate to the development and site plans themselves. The final plans are attached to this Statement as *Exhibit A*, and the remainder of this Statement describes the plans and the rationale for critical elements of the plans.

[1] The 150-unit Senior Building included in the first-stage PUD application was set down separately as Zoning Commission Case No. 02-04C and approved as a consolidated PUD in Zoning Order No. 02-04. The first-stage PUD application for Capitol Gateway Estates also included a commercial component. The commercial aspect of the project has been omitted from this second-stage application due to a wavering commitment from the supermarket anchor tenant. The Mayor's Office, DCHA and the development team are strongly committed and working hard to obtain firm assurances that the anchor tenant will proceed with the commercial center as previously planned.



SORG
ARCHITECTS

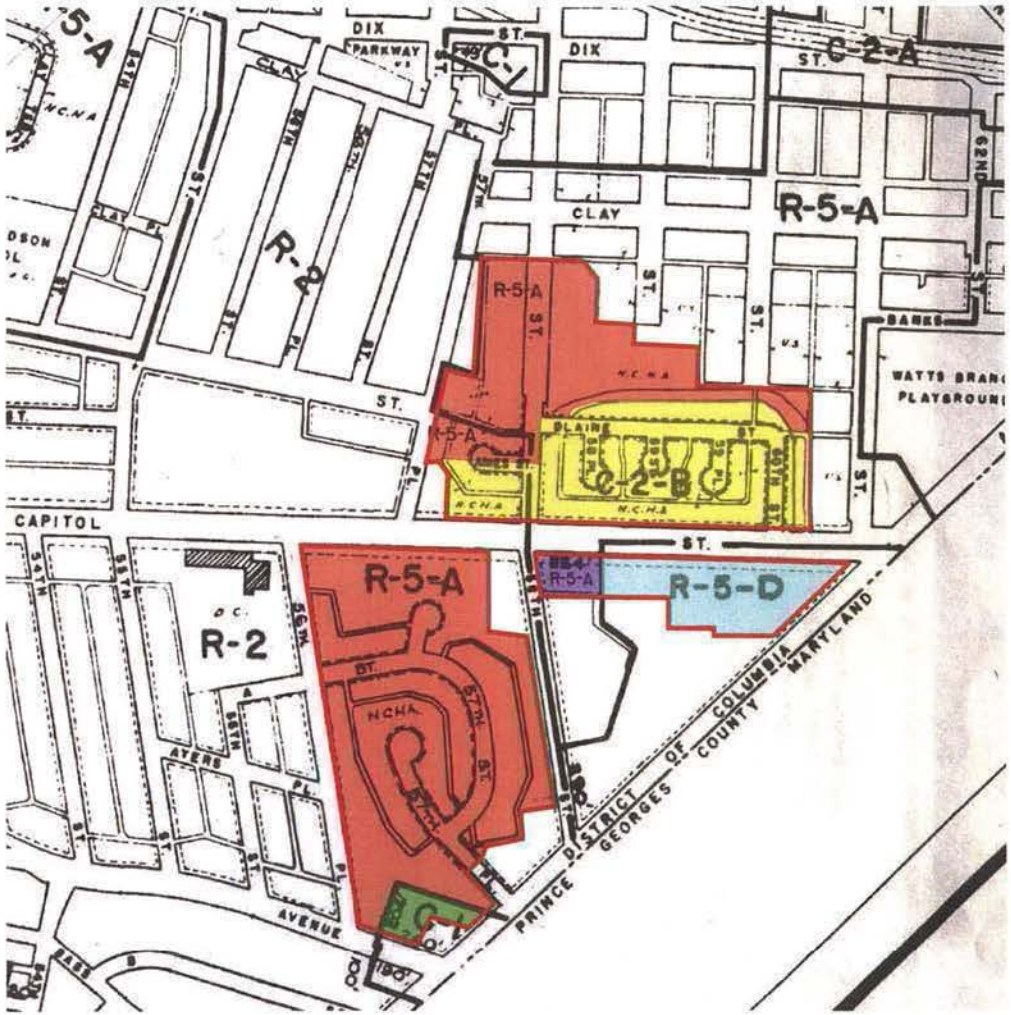
PROJECT LOCATION MAP
NOT TO SCALE



BOUNDARIES

LEGEND

- PROPERTIES TO BE ACQUIRED
  - A - 5802 CENTRAL AVE, SE (SQUARE 5281, LOT 801)
  - B - 5720 SOUTHERN AVE, SE (SQUARE 5281, LOT 812)
  - C - 5801 EAST CAPITOL STREET, SE (SQUARE 5279, LOT 25)
  - D - 5803 EAST CAPITOL STREET, SE (SQUARE 5279, LOTS 26 & 19)
  - E - 5807 EAST CAPITOL STREET, SE (SQUARE 5279, LOT 27)
  - F - 5821 EAST CAPITOL STREET, SE (SQUARE 5279, LOTS 28 & 29)
  - G - 5817 EAST CAPITOL STREET, SE (SQUARE 5279, LOT 29)
  - H - 5929 EAST CAPITOL STREET, SE (SQUARE 5279, LOT 52)
- BOUNDARY


R-5-A
DIX
PARKWAY
C-1
DIX
C-2-A
CLAY
R-5-A
R-2
R-5-A
ST.
BANKS
C-2-B
CAPITOL
R-5-A
R-5-D
R-2
AVENUE
PRINCE GEORGES COUNTY MARYLAND
DISTRICT OF COLUMBIA
N
LEGEND
C-2-B (PROPOSED)
R-5-A (PROPOSED
R-5-A (EXISTING)
R-5-D (EXISTING)
C-1 (EXISTING)
NEW EAST CAPITOL BOUNDARY
ZONING BOUNDARY (EXISTING)

BUILDING TYPE: / BUILDING DATA AND CALCULATIONS:	TOWNHOUSE UNIT A	TOWNHOUSE UNIT B	TOWNHOUSE UNIT HC	DUPLEX UNIT F	DUPLEX UNIT G	DUPLEX UNIT H	GRANDHOME UNIT M	GRANDHOME UNIT N	SINGLE FAMILY A	MULTI-FAMILY APARTMENT BUILDING (120 UNITS)	EAST CAPITOL COMMUNITY BUILDING	TOTAL BUILDINGS
Quantity	40	65	1	18	38	36	5	3	15	1	1	
Number of Stories	2	3	3	2	3	3	2	2	2	4	1	
Building Height	30'	40'	40'	30'	40'	40'	35'	35'	30'	42'	24'	
Gross Floor Area	1,496 SF	2,364 SF	2,592 SF	1,496 SF	2,244 SF	2,364 SF	3,784 SF	4,360 SF	2,927 SF	125,960 SF	15,500 SF	630,761 TOTAL SF
Floor Area Ratio	0.60	0.79	0.74	0.62	0.66	0.70	0.63	0.67	0.42	0.71	0.32	
Lot Occupancy Percentage	30%	26%	25%	31%	22%	23%	32%	34%	22%	17.9%	32%	
Average Lot Area	2,500 SF	3,000 SF	3,500 SF	2,400 SF	3,400 SF	3,400 SF	6,000 SF	6,500 SF	7,000 SF	177,533 SF	52,272 SF	39.33 ACRES TOTAL

II. SITE PLAN/LANDSCAPE PLAN

Site Plan Design

The hilly, 40 acre site for New East Capitol is bisected by East Capitol Street, a major east-west thorough fare. Just east of the site is a Metro Rail Station and to the north of the site is Watts Branch, a wooded stream that brings a breath of nature to this urban site. Other major streets, Southern Avenue and Central Avenue are boundaries on the southeast and southwest.

The goal of this project is to create a new community to accommodate people of various ages and income levels, and to provide commercial facilities and a community center conveniently located for the residents. Development of the new site plan for this community began with an analysis of the existing conditions.

The existing streets on the site are primarily cul de sac streets. Although this feature minimizes the amount of street traffic, it also results in a community that is isolated from neighboring streets. A new site plan was created which eliminates the cul de sacs and links the community with the neighborhoods beyond. Existing streets and alleys were retained to the greatest extent possible to minimize grading, loss of mature trees, and replacement of infrastructure. Where the grade permits, alleys are used to provide access from the rear to a garage or parking pad.

The site plan for New East Capitol recognizes the importance of East Capitol Street as a gateway to the city from Prince George's County and as the heart of the new community. Along this street are located the Multi-Family Apartment Building, East Capitol Market Place (a new commercial center), East Capitol Community Center, and several new townhouses and "grandhouses".

The community center, located adjacent to two schools, is the first view of the site when approaching from the west. It is prominently located for visibility and easy access by the residents. East Capitol Market Place occupies approximately 10 acres on the north side of East Capitol Street with a parking lot accessed from both East Capitol Street and Blaine Street. Anchoring the west end of the site is the Multi-Family Apartment Building. The apartment building, with 120 units, is conveniently located for access to the metro and the shopping center.

In locating the residential units, a decision was made to create the greatest density along East Capitol Street, with density decreasing as one moves away from this busy street. Effort was also made to mix the residential unit types, so that apartment buildings, townhouses, semi-detached houses, and detached houses are intermingled. On the southwest quadrant of the site an elliptical shaped park was created to provide an open green area for the residents with a gazebo and landscaping. Other amenities are two tot lots for the community, one on the northern portion of the site and another on the southern portion of the site.

The senior apartment building was located in the northern portion of the site in close proximity to the shopping center. A pedestrian path to the shopping center is provided. The large site for the Senior Building allows for ample landscaped outdoor space that can be enjoyed by the residents. The dense trees above Watts Branch provide a buffer to the north and east. A porch along the southeast face of the building will provide the residents a place from which to observe the activity in the neighborhood, to prevent the feeling of isolation.

Surface Materials

The design of the sidewalks and public right-of-way should be an essential visual element of the urban streetscape within the New East Capitol Development Plan. Its importance increases with the ever growing trend towards more open spaces and wider sidewalks in Washington, D.C. Texture can be given to the ground through the use of a wide variety of materials, each having its own values and uses. For example, fine-textured ground cover or closely mown grass within the residential areas can accentuate the shape and contours of the ground itself and can help call attention to it. On the other hand, surfaces such as the used of brick pavers within selected areas, e.g., along East Capitol Street, would be more dominant and tend to attract attention to the more commercial public street. Moreover, the creative mixture of surface materials and limiting the use of endless yards of concrete and asphalt would be not only desirable; but in design terms, would be interesting and pleasing to the eye.

By varying the materials used on the "ground" of the community, a great deal of interest can be conveyed. The choice of materials can go far in creating a unique character not only for the commercial district along East Capitol Street, as a whole, but for individual sectors within it, such as the residential areas. Much of the present day character of the "East Capitol Street streetscape", has been established by the use of primarily concrete along the sidewalks, at the intersection, and in the street median.

The surface materials should be integrated into the overall design concept for the overall Community; and their selection coordinated with the choice of lighting equipment, street furniture, fencing, etc., as well as, with the buildings themselves. The texture, color, and pattern of materials should be coordinated and woven carefully into the overall fabric of the streets.

Lighting

Lighting must serve an essential function along East Capitol Street by enabling the community to be seen, as well as, used at night. In addition, it serves a number of other purposes, each of which should be considered when determining the adequacy of existing or proposed lighting along this heavily used transportation corridor, within the commercial sector of the community, or around any proposed new development. Lighting is intended to make significant contributions throughout the new development plan in accordance with the following goals:

[ ] Providing for the safe movement of traffic, both vehicular and pedestrian, especially within problematic traffic intersections;

[ ] Providing security and crime prevention along the streets perpendicular to East Capitol Street;

[ ] Enhancing the viewer's appreciation of the East Capitol Street Corridor at night;

[ ] Accentuating and highlighting various features, qualities, and landmarks within the local community;

[ ] Allowing the use of buildings at all times of day or night; and

[ ] Providing directions and information to users of the public right-of-way and the organization of its streets and circulation.

Only a portion of these functions have been currently utilized along East Capitol Street or within the neighboring community. Typically, the public decisions regarding neighborhood lighting in the District of Columbia have normally been made on the basis of traffic movement and crime prevention, with the chosen lighting coming from sources mounted high in the air. However, the New East Capitol Development Plan proposes to explore the possibilities for architectural (building facades) and pedestrian scale lighting to be mounted at lower heights. Furthermore, pedestrian movement can be visually optimized with much lower light standards and a more variable level of illumination recommended for visual enhancements of particular public spaces.

Landscaping

In addition to creating interest and upgrading the environmental quality of the community, these improvement standards recommends the use of landscaping to perform a number of important functions within the community. For example, when planted between vehicular and pedestrian areas, along East Capitol Street and then adjoining secondary streets, shade trees can potentially absorb and muffle the sounds of traffic. Trees and shrubbery invariably do absorb noxious gases, act as receptors of dust and dirt particles, and cleanse the air of pollution, which is critically important for the residential areas in proximity to the heavily traveled East Capitol Street. When properly placed, shade trees will also control glare not only from natural sources but also from automobiles, building materials, signs, and other manmade objects. From the standpoint of climate control, trees and shrubs would provide shade in the summer, building insulation in summer and winter, and perform as an effective shield against strong winds. Plants of all varieties, from grasses to large trees, could also be used to direct, guide, and/or deter pedestrian traffic.

Aesthetics and costs, however, will be the principal factor governing the use and application of plants within the proposed development plan. When designed appropriately, plants of all varieties can become an effective tool with which to reinforce the desired imagery of the neighborhood or various local features by providing a visual linkage to unify the community's as a whole.

Success with plantings within the community will largely be determined by the local conditions of soil and micro-climate (i.e., exposure to winds, annual rainfall, extreme cold, sun, etc.). Proper planting and maintenance practices are also prerequisites to that success, which means once established, the plantings must be adequately maintained. Too often, low maintenance programs are interpreted to mean no maintenance.

Street Furniture

While the term "street furniture" might apply to all outdoor stationary objects, except buildings and vegetation, the term is more logically restricted to all those manmade objects which have potential for enlivening and giving variety to the sidewalks and other outdoor spaces open to, and used by, the public. The following are normally considered street furniture: lighting equipment, plant containers, tree grates, outdoor seating, sculpture, trash receptacles, kiosks, fountains, telephone booths, information signs, and bus shelters.

Guidelines

The general principle that should be followed in selecting, placing, and maintaining street furniture is that it should contribute positively to the community's image and do so as part of an comprehensive design scheme. Street furniture should serve a utilitarian function, as well as, an aesthetic one especially along East Capitol Street; if indiscriminately chosen, it can become just another urban eyesore as seen in many unplanned locations in Washington, D.C. Trash receptacles, for example, are a part of just about every community's landscape, but are too often a detrimental element. However, if the design and placement of street furniture is carefully considered as components in a comprehensive system of street furniture, then they potentially become visually significant assets.

The following are other considerations which should go into making decisions about the selection of street furniture:

[ ] Function - It should be predetermined that the furnishing is actually needed, both in general and specifically where it is placed. Examples would be locations within public spaces, courtyards, public streets, building entrances, gateways, and traffic intersections. In selecting the proper equipment, all of the functions to be served by the furniture should be kept in mind as part of the overall comprehensive public improvement / street furniture plan that has been maintained by the District of Columbia's Dept. of Transportation. These functional considerations would be placed in a form of a list and prioritized before making a selection.

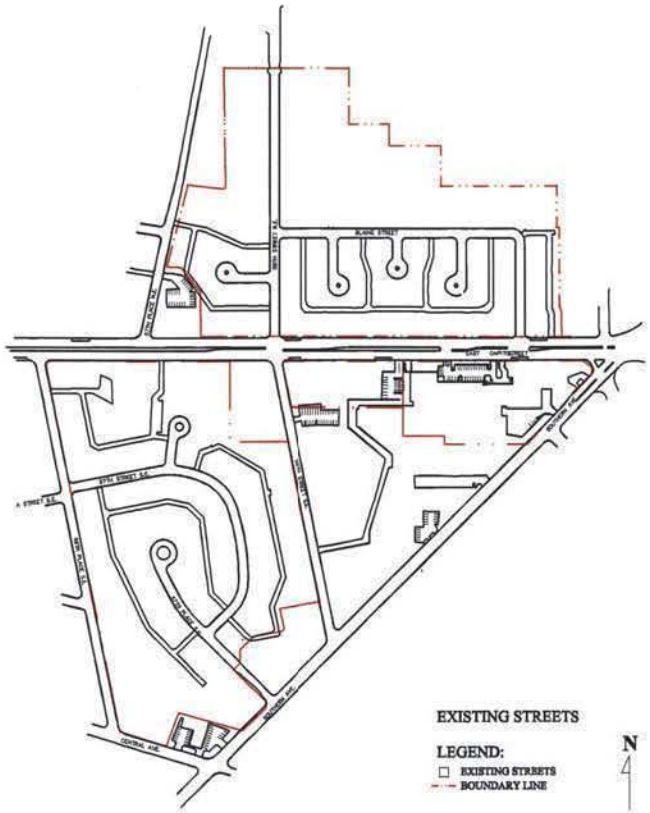
[ ] Durability - Equipment should be appropriate for the climatic conditions of the area as well as for the amount of exposure it is to receive. It could be potentially subjected to intensive use, vandalism, and other abuse especially at intersections, and proposed public spaces such as plazas and courtyards. The period of years over which the furniture is expected to be used will be an additional factor in determining the durability required.

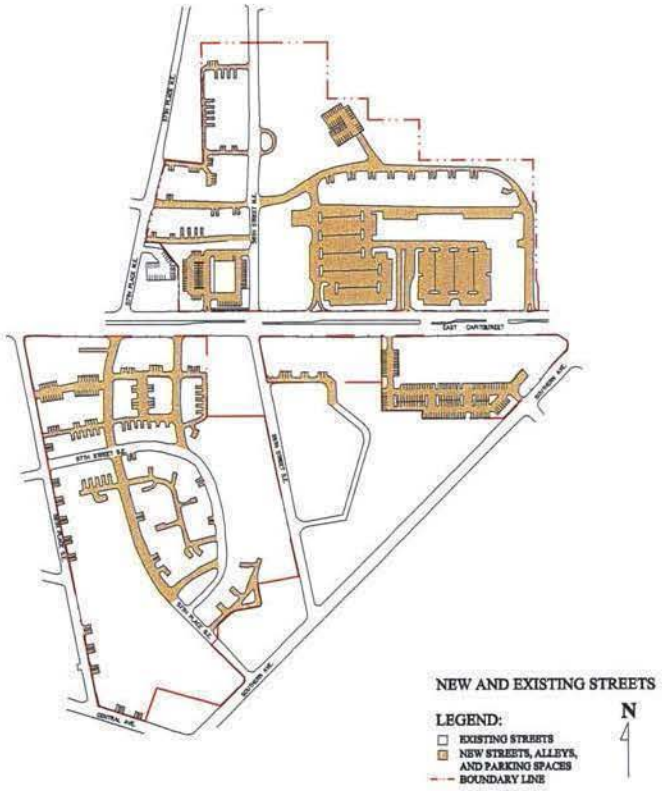
[ ] Cost would be considered in terms of not only acquisition, but also local availability, life-cycle, transportation, installation, maintenance, efficiency, and anticipated life.

Coordination of Design

The selection, siting, and layout of different elements of street furniture should ideally be the responsibility of a single design entity and collectively approved by the local Advisory Neighborhood Committee (ANC), and the District of Columbia Public Space Division and Dept. Of Transportation. This will assure that each article selected will be designed and situated so as to be sympathetic with both surrounding furnishings, if any, and the area as a whole. If, however, different items of street furniture will be the responsibility of different parties (such as the Advisory Neighborhood Committee, the D.C. Dept. Of Public Works, local merchants association or clubs, individual businesses, etc.), then it is very important that their selection and placement be controlled and coordinated by the design guidelines of the development team.

The clutter of traffic signs, lamp posts, trash receptacles, etc. along the neighborhood sidewalks not only can be ugly but frequently uses up valuable pedestrian circulation space. The elimination of unnecessary items (such as redundant signs), repositioning of other equipment, and where practical, the consolidation of equipment into multi-purpose units will all play a role in enhancing the pedestrian experience, circulation, and unifying the community's streetscape. Overall, imagination, good design, and cooperation should be considered in adapting these general principles to the New East C.


EXISTING STREETS
LEGEND:
EXISTING STREETS
BOUNDARY LINE
N

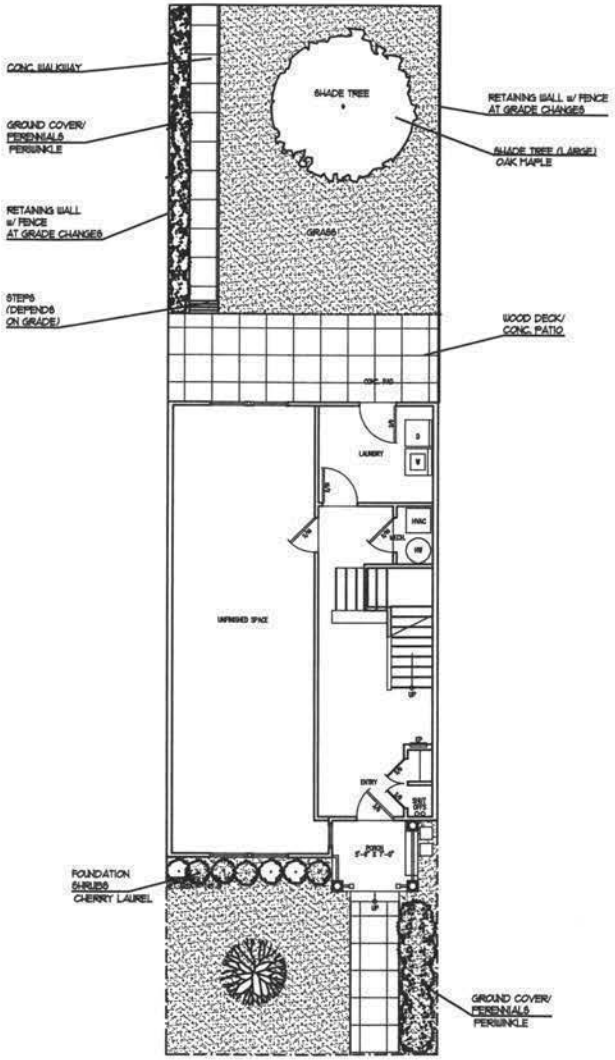

NEW AND EXISTING STREETS
LEGEND:
EXISTING STREETS
NEW STREETS, ALLEYS, AND PARKING SPACES
BOUNDARY LINE
N

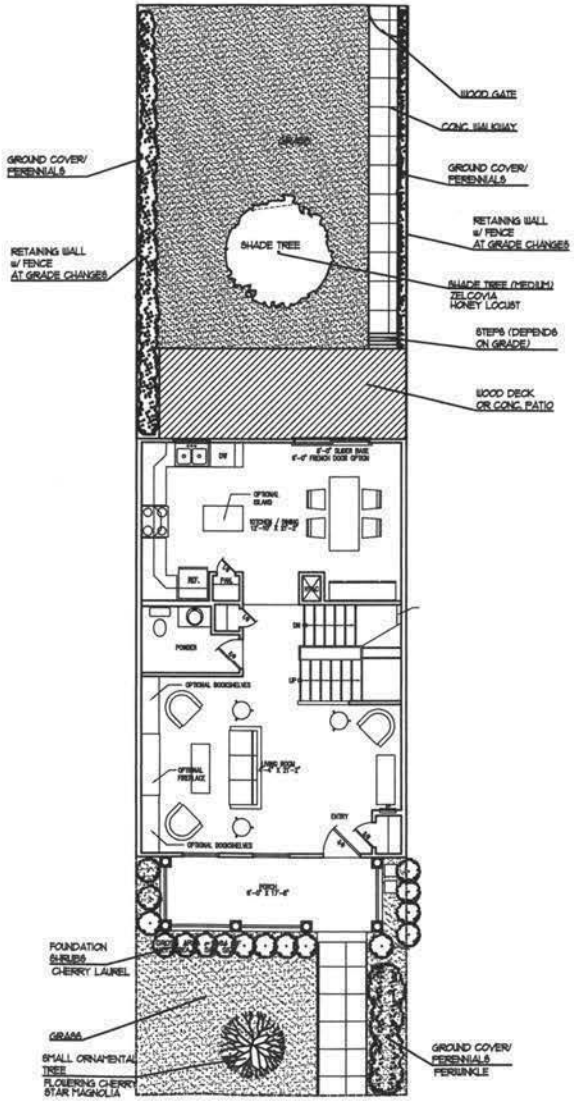
CAPITOL GATEWAY ESTATES - Townhouse Unit Landscape Plans

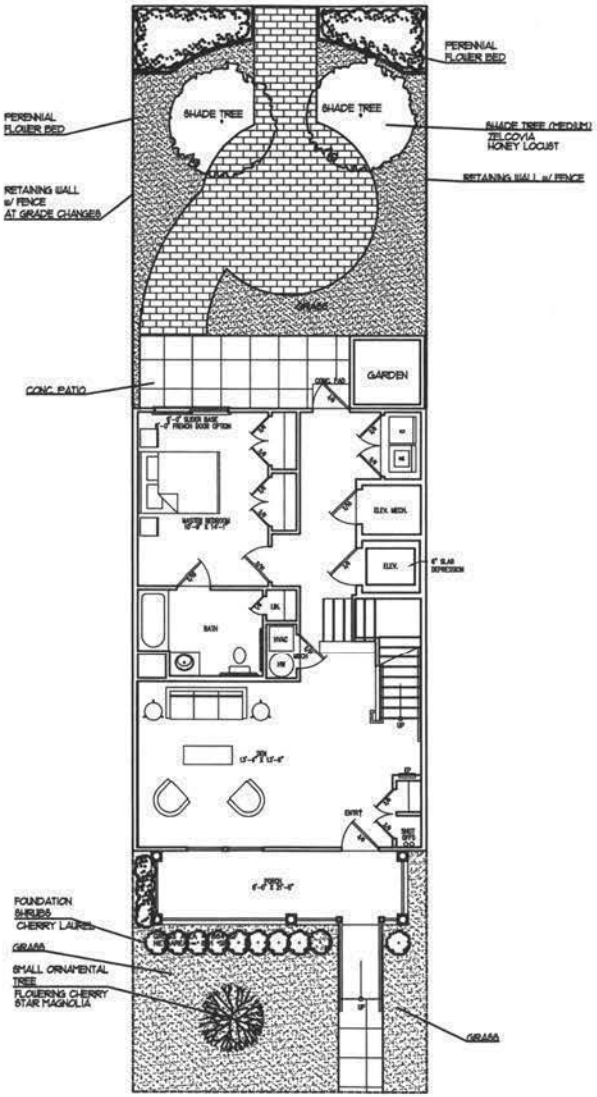
Washington, D.C.

A & R/THC, LLC. for the District of Columbia Housing Authority

11/01/02







GRIMM + PARKER ARCHITECTS

SORG ARCHITECTS EGI LANDSCAPE ARCHITECTS

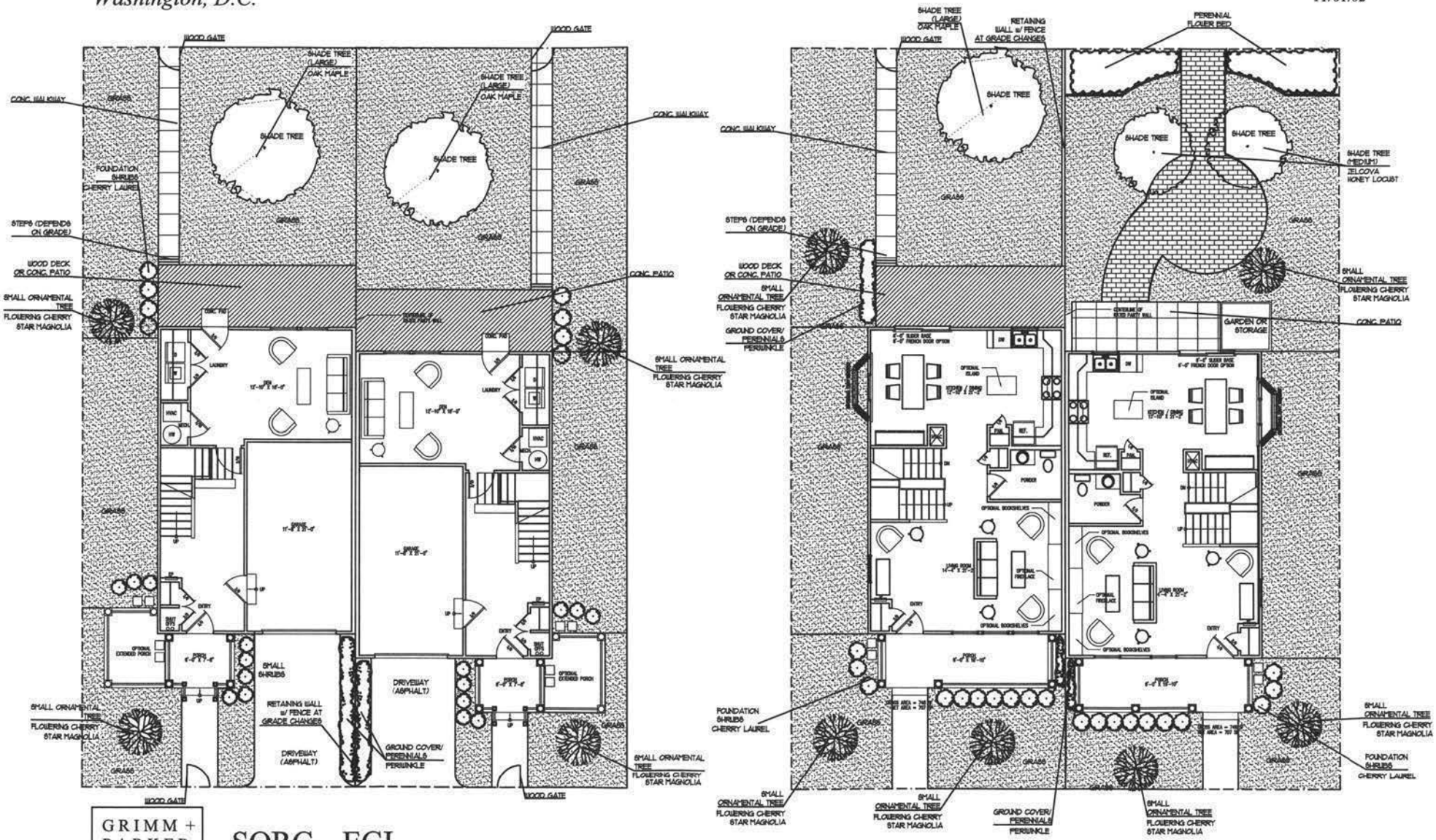
SCHEMATIC LANDSCAPE PLANS
NOT TO SCALE

CAPITOL GATEWAY ESTATES - Duplex Unit Landscape Plans

Washington, D.C.

A & R/THC, LLC. for the District of Columbia Housing Authority

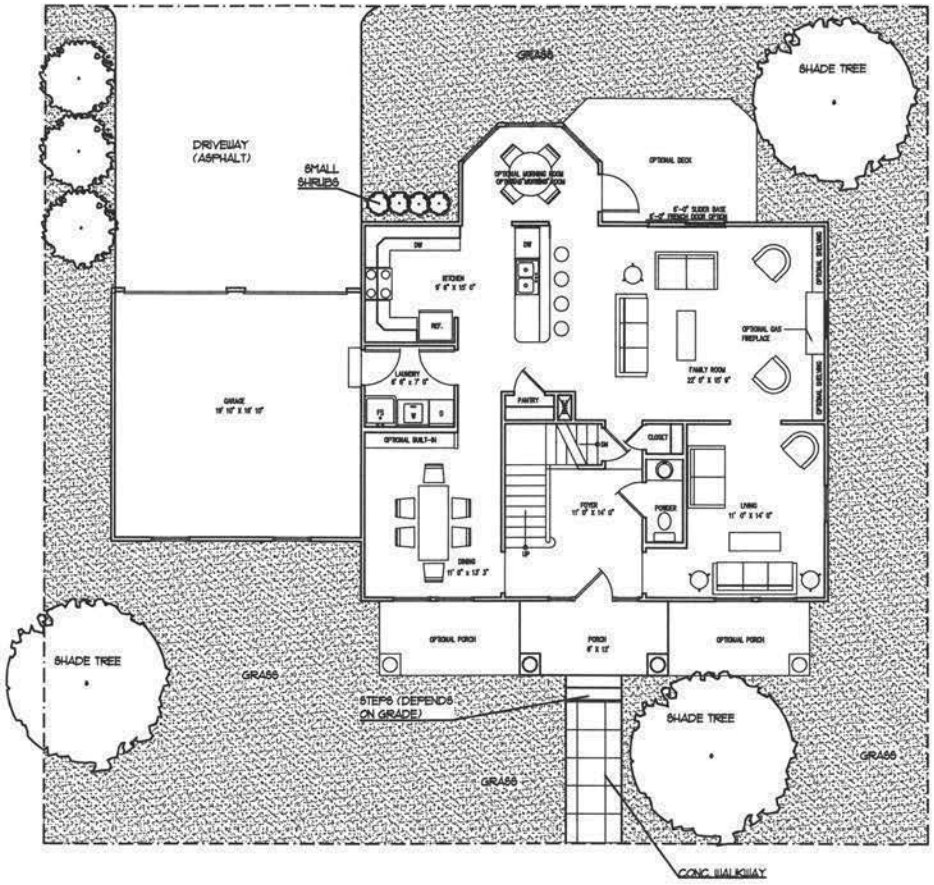
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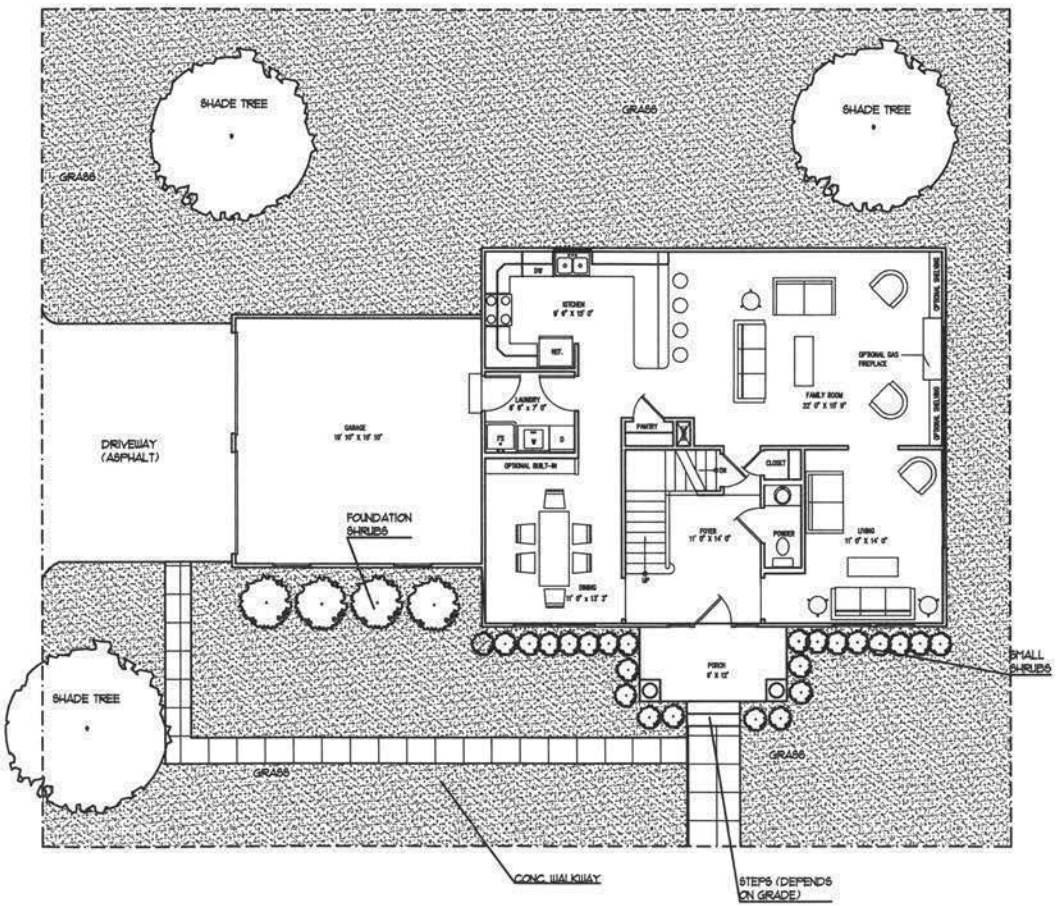


GRIMM + PARKER ARCHITECTS

SORG ARCHITECTS EGI LANDSCAPE ARCHITECTS

SCHEMATIC LANDSCAPE PLANS
NOT TO SCALE

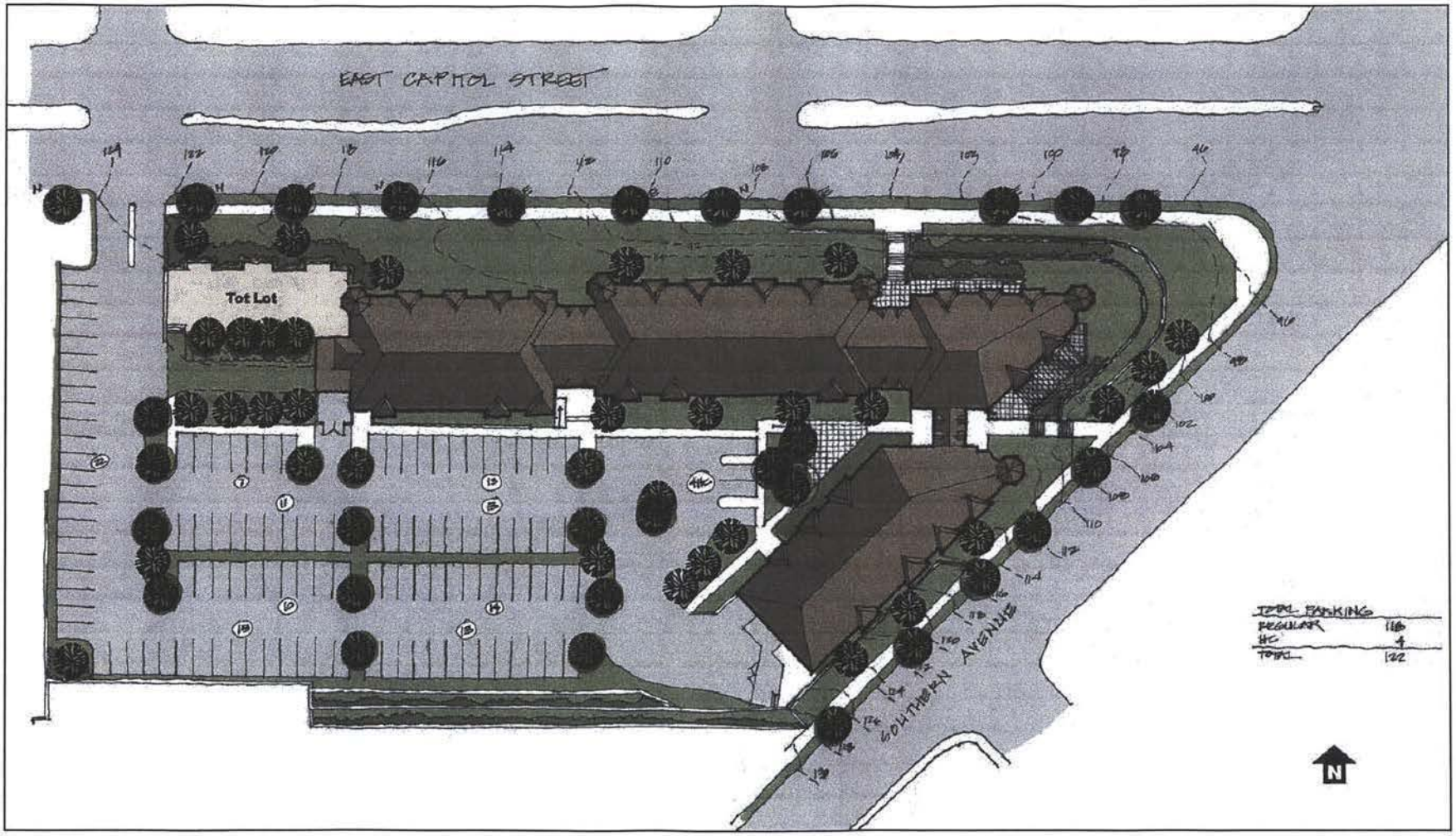




GRIMM + PARKER ARCHITECTS

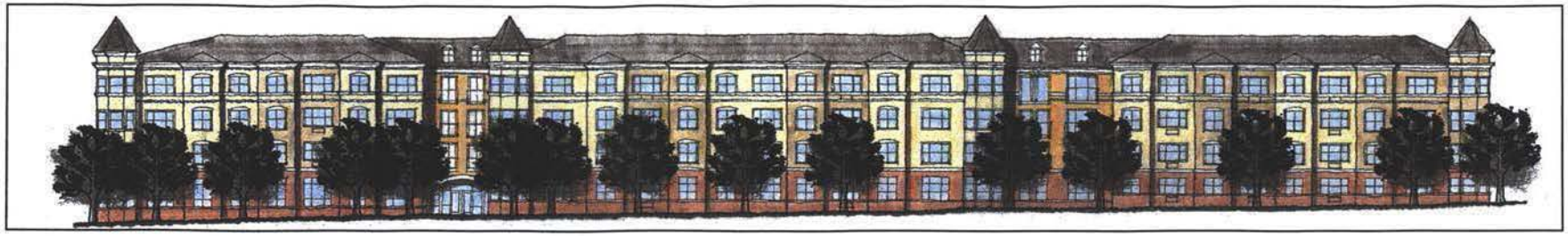
SORG ARCHITECTS EGI LANDSCAPE ARCHITECTS

SCHEMATIC LANDSCAPE PLANS
NOT TO SCALE



GRIMM + PARKER ARCHITECTS
SORG ARCHITECTS
EGI LANDSCAPE ARCHITECTS

SCHEMATIC LANDSCAPE PLAN
NOT TO SCALE



TYPICAL LANDSCAPING AT BUILDING ELEVATION (East Capitol Street)



Typical Fire Lane / Vehicular Access Lane



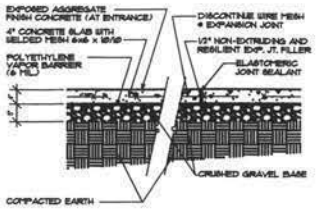
Tot-Lot (North of East Capitol Street at Senior Apartment Building)



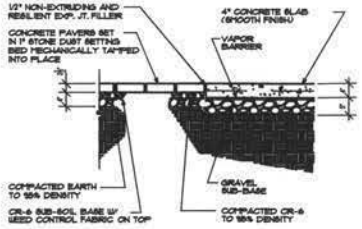
Playground / Tot-Lot at Multi-Family Apartment Building



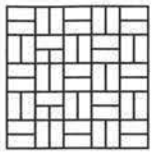
Playground (South of East Capitol Street at Residential Community)



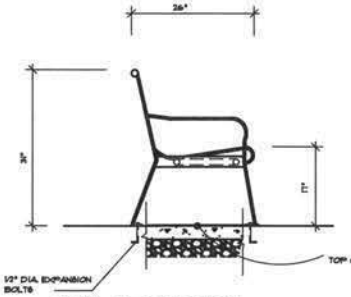
TYPICAL CONCRETE SIDEWALK EXPANSION JOINT DETAIL
NOT TO SCALE



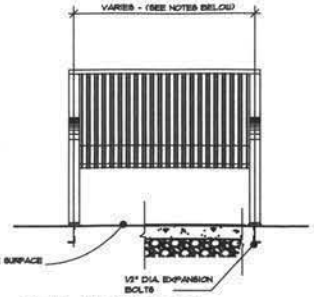
BRICK PAVING DETAIL
NOT TO SCALE



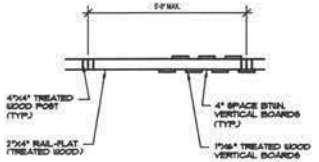
BASKETWEAVE BRICK PAVING
NOT TO SCALE
PAVERS SHALL BE AS MANUFACTURED BY THE E.P. HENRY CO.
PAVER STYLE SHALL BE "BRICK STONE".



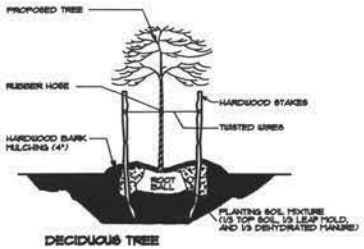
STEEL BENCH DETAIL
NOT TO SCALE
BENCH MANUFACTURED BY VICTOR STANLEY, INC. COMPANY
MODEL # RB-38 RIBBON SERIES STEEL BENCH



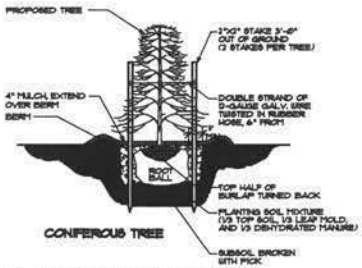
STEEL BENCH DETAIL
NOT TO SCALE
BENCH MANUFACTURED BY VICTOR STANLEY, INC. COMPANY
MODEL # RB-38 RIBBON SERIES STEEL BENCH



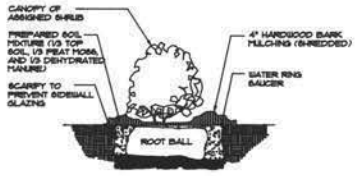
FENCE PLAN
NOT TO SCALE



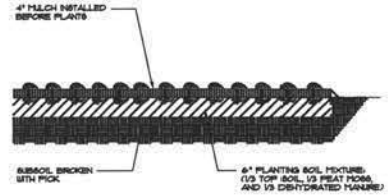
PLANTING & STAKING DETAIL
NOT TO SCALE



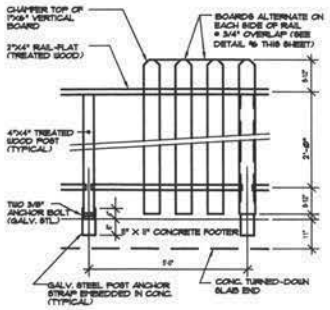
PLANTING & STAKING DETAIL
NOT TO SCALE



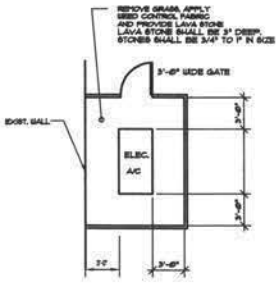
SHRUB PLANTING DETAIL
NOT TO SCALE



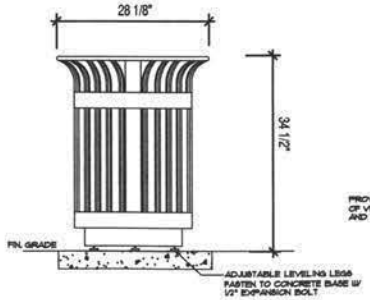
GROUNDCOVER PLANTING DET.
NOT TO SCALE



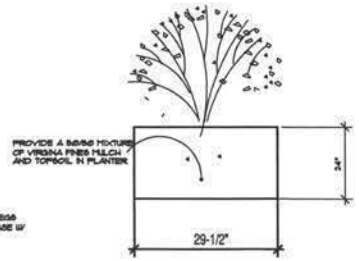
FENCE ELEVATION @ A.C. UNITS & ELEC. TRANSFORMER
NOT TO SCALE
SEE FENCE PLAN ABOVE



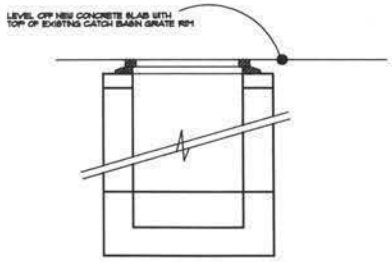
FENCE PLAN @ A.C. UNITS & ELEC. TRANSFORMER
NOT TO SCALE



LITTER RECEPTACLE (STEEL)
NOT TO SCALE
STEEL LITTER RECEPTACLE MANUFACTURED BY VICTOR STANLEY,INC. COMPANY, MODEL # S-42-4 "BETHESDA SERIES" (32 GALLON CAPACITY)
COLOR: DARK BRONZE (CONTRACTOR TO PROVIDE COLOR SAMPLES)



CONCRETE PLANTER DETAIL
NOT TO SCALE
PLANTER STYLE SHALL BE "MISSION SQUARE PLANTER"
BY ARCHITECTURAL FACADES UNLIMITED, INC. OR APPROVED EQUAL
FINISH SHALL BE THE "SANDSTONE" TEXTURE
CONTRACTOR SHALL PROVIDE A COLOR SAMPLE FOR OWNER'S SELECTION.



EXIST. CATCH BASIN SECTION
NOT TO SCALE

GRIMM + PARKER ARCHITECTS
SORG ARCHITECTS EGI LANDSCAPE ARCHITECTS

CAPITOL GATEWAY ESTATES - Multi-Family Apartment Building

Washington, D.C.

A & R/THC, LLC. for the District of Columbia Housing Authority

11/01/02

SHADE, EVERGREEN, AND ORNAMENTAL TREE PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES
AP	-	ACER PALMATUM 'ATROPURPUREUM'	RED JAPANESE MAPLE	-	-	B&B	MULTI-STEM SPECIMEN
AS	-	ACER SACCHARUM	SUGAR MAPLE	-	-	B&B	SPACE AS SHOWN
MF	-	MALUS FLORIBUNDA	JAP. CRABAPPLE	1.5-2"	-	B&B	SPACE AS SHOWN
BP	-	BETULA PLATYPHYLLA JAP. 'WHITESPIRE'	WHITESPIRE BIRCH	-	12-14'	B&B	MULTI-STEM SPECIMEN/WHITE BARK
BN	-	BETULA NIGRA 'HERITAGE'	RIVER BIRCH	-	-	B&B	MULTI-STEM SPECIMEN
PC	-	PRUNUS CERASIFERA 'THUNDERCLOUD'	PURPLE LEAF PLUM	1.5-2"	-	B&B	SPACE AS SHOWN ON PLAN
LN	-	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE	-	-	B&B	MULTI-TRUNK/PLACE IN CONC. PLANTERS
QP	-	QUERCUS PALUSTRIS	PIN OAK	1.5-2"	12-14'	B&B	SPACE AS SHOWN
AM	-	ACER PLATANOIDES 'PARKWAY'	PARKWAY MAPLE	-	10-12'	B&B	SPACE AS SHOWN
IS	-	ILEX 'NELLIE R. STEVENS'	STEVENS HOLLY	-	-	B&B	SPACE AS SHOWN
GT	-	GLEDITSIA TRIACANTHOS 'INERMIS'	HONEY LOCUST	1.5-2"	-	B&B	THORNLESS/SHADE MASTER*
IS	-	ILEX X 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	-	-	B&B	SPACE AS SHOWN
KP	-	KOELREUTERIA BIPINNATA	GOLDENRAINTREE	1.5-2"	-	B&B	BOUGAINVILLEA - PINK SEED CAPSULES
MG	-	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	-	-	B&B	SPACE AS SHOWN
MS	-	MAGNOLIA STELLATA	STAR MAGNOLIA	-	6 TO 7'	B&B	MULTI-TRUNK SPECIMEN IN CONC. PLANTER
MR	-	MAGNOLIA SOULANGIANA 'RUBRA'	SAUCER MAGNOLIA	-	8 TO 10'	B&B	MULTI-TRUNK SPECIMEN
PP	-	PICEA PUNGENS VAR GLAUCA	COLORADO BLUE SPRUCE	-	-	B&B	SPACE AS SHOWN
PB	-	PINUS BUNGEANA	LACEBARK PINE	-	-	B&B	SPACE AS SHOWN
CL	-	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	-	12-14'	B&B	SPACE AS SHOWN
PN	-	PINUS NIGRA	AUSTRIAN PINE	-	-	B&B	SPACE AS SHOWN
PT	-	PINUS THUNBERGIANA	JAPAN. BLACK PINE	-	-	B&B	SPACE AS SHOWN/BONSAI
PK	-	PRUNUS SERRULATA 'KWANSAN'	FLOWERING CHERRY	1.5-2"	-	B&B	SPACE AS SHOWN/DOUBLE PINK FLOWERS
PS	-	PRUNUS SUBHIRTELLA 'PENDULA'	WEEPING CHERRY	-	-	B&B	SPACE AS SHOWN
AR	-	ACER RUBRUM 'SUNSET'	RED SUNSET MAPLE	-	12-14'	B&B	SPACE AS SHOWN
TC	-	TILIA CORDATA 'GREENSPIRE'	LITTLELEAF LINDEN	-	-	B&B	SPACE AS SHOWN
ZS	-	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	-	10-12'	B&B	SPACE AS SHOWN
MC	-	MALUS SPP. 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	-	6-7'	B&B	SPACE AS SHOWN
UC	-	ULMUS CARPINIFOLIA 'HOMESTEAD'	HOMESTEAD ELM	-	6-7'	B&B	SPACE AS SHOWN

ORNAMENTAL SHRUB PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES
AG	-	ABELIA GRANDIFLORA	GLOSSY ABELIA	-	-	5 GAL	SPACE 4 FEET APART
AJ	-	AUCUBA JAPONICA 'VARIEGATA'	JAPANESE AUCUBA	-	-	5 GAL	VARIEGATED/FIELD LOCATED BY L.A.
AH	-	AZALEA HYBRIDA	EVERGREEN AZALEA	-	21-24"	B&B	SPACE 2 FT. O.C./PINK-WHITE-PURPLE-RED
CP	-	CHAMAECYPARIS PISIFERA 'NANA'	DWARF FALSEGYPRESS	-	2' TO 3'	5 GAL	'FILIFERA AUREA'/DWARF GOLD THREAD
AG	-	AZALEA 'GUMPO WHITE'	GUMPO AZALEA	-	-	3 GAL	SPACE 3 FT. APART/WHITE FLOWERS
EK	-	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'	EUONYMUS	-	-	B&B	SPACE 4 FEET APART
JS	-	JUNIPERUS SCOPULORUM 'WELCHII'	WELCH JUNIPER	-	4-5"	B&B	SPACE AS SHOWN
CO	-	CHAMAECYPARIS OBTUSA 'NANA'	HINOKI FALSE CYPRESS	-	-	3 GAL	DWARF
IR	-	ILEX CORNUTA 'ROTUNDA' NANA	DWARF CHINESE HOLLY	-	2' TO 3'	B&B	SPACE 3 FEET APART
TO	-	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	-	5-6'	B&B	SPACE 3 FT APART
FI	-	FORSYTHIA X INTERMEDIA	BORDER FORSYTHIA	-	3-4'	B&B	SPACE AS SHOWN
HM	-	HYDRANGEA MACROPHYLLA	COMMON HYDRANGEA	-	-	3 GAL	SPACE AS SHOWN
IC	-	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	-	-	3 GAL	SPACE AS SHOWN
FF	-	PHOTINIA FRASERI	FRASER'S PHOTINIA	-	4' TO 5'	B&B	SPACE 5 FEET APART
EA	-	EUONYMUS ALATA	WINGED EUONYMUS	-	3-4'	B&B	SPACE 4 FEET APART
JP	-	JUNIPERUS CHINENSIS 'PFITZERIANA'	PFITZER JUNIPER	-	-	CONT.	SPACE AS SHOWN
JH	-	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	-	4-6"	5 GAL	SPACE 3 FEET APART
VP	-	VIBURNUM PLICATUM 'MARIESII'	MARIESII VIBURNUM	-	3-3.5'	B&B	SPACE AS SHOWN
MB	-	MAHONIA BEALEI	LEATHERLEAF MAHONIA	-	-	3 GAL	SPACE AS SHOWN
PM	-	PINUS MUGO	MUGO PINE	-	24-30"	B&B	SPACE 3 FEET APART
PC	-	PYRACANTHA COCCINEA	PYRACANTHA	-	-	5 GAL	SPACE AS SHOWN
RC	-	RHODODENDRON CATAUBIENSE	RHODODENDRON	-	30-36"	B&B	SPACE 4 FEET APART/PURPLE FLOWERS
PL	-	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	CHERRY LAUREL	-	24-30"	B&B	SPACE 4 FEET APART
IG	-	ILEX GLABRA	INKBERRY	-	-	B&B	SPACE AS SHOWN
ND	-	NANDINA DOMESTICA 'COMPACTA'	DWARF NANDINA	-	18"-24"	3 GAL	DWARF/PLACE IN CONC. PLANTER
TD	-	TAXUS CUSPIDATA 'DENSIFORMIS'	JAPANESE YEW	-	-	B&B	SPACE AS SHOWN
VP	-	VIBURNUM PLICATUM	JAP. SNOWBALL VIBURNUM	-	7' TO 8'	B&B	FIELD LOCATED BY LANDSCAPE ARCH.
SV	-	SYRINGA VULGARIS	COMMON LILAC	-	3-4'	B&B	SPACE 8 FEET APART

ANNUAL AND PERENNIAL PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
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-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
WF	-	NATIVE WILDFLOWER MIXTURE	WILDFLOWER	-	-	-	SEE SPECS FOR WILDFLOWER MIXTURE
LA	-	LAVANDULA ANGUSTIFOLIA	LAVENDERA	-	-	1 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
HJ	-	HOSTA UNDULATA	WAVY-LEAVED HOSTA	-	-	CONT.	SPACE 3 TO 5 FEET APART
HP	-	HOSTA PLANTAGINEA	PLANTAIN-LILY	-	-	CONT.	SPACE AS SHOWN
EP	-	ECHINACEA PURPUREA	PURPLE CONE FLOWER	-	2' TO 3'	1 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
CV	-	COREOPSIS VERTICILLATA 'MOONBEAM'	COREOPSIS	-	12"	1 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
SS	-	SEDUM SPECTABILE 'AUTUMN JOY'	STONECROP SEDUM	-	24"	1 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
AS	-	ARTEMESIA SCHMIDTIANA 'SILVER MOUND'	WORMWOOD	-	6"	1 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
AC	-	ALLIUM CHRISTOPHII	FLOWERING ONION	-	-	CONT.	SPACE AS SHOWN
AF	-	ACHILLEA FILIFENDULINA 'MOONSHINE'	FERNLEAF YARROW	-	-	CONT.	SPACE AS SHOWN
LS	-	LILIUM SP.	GARDEN LILY	-	-	BULB	REDS,ORANGES,YELLOWS, 4 GOLDS (MIX)
CS	-	CHRYSANTHEMUM X SUPERBUM	SHASTA DAISY	-	12"	1 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
RF	-	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK-EYED SUSAN	-	2' TO 3'	1 GAL	FIELD LOCATED BY LANDSCAPE ARCH.

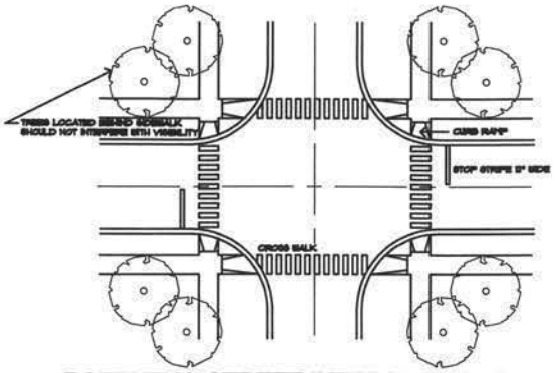
GROUNDCOVER, ORNAMENTAL GRASS, AND TURFGRASS PLANT SCHEDULE

ITEM	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES
HH	-	HEDERA HELIX 'ENGLISH'	ENGLISH IVY	N/A	2" TO 4"	B.R.	SPACE 12" TO 18" APART
JC	-	JUNIPERUS CONFERTA	SHORE JUNIPER	N/A	-	1 GAL.	SPACE 4 FEET APART
AR	-	AJUGA REPTANS	AJUGA	-	6' TO 7'	B.R.	SPACE 8" APART
CD	-	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	-	-	CONT.	SPACE 3 FEET APART
FO	-	FESTUCA OVINA GLAUCA	BLUE FESCUE	-	-	CONT.	SPACE 10" TO 12" APART
HS	-	HEMEROCALLIS SPP.	DAYLILY	-	-	CONT.	SPACE 2 FEET APART
OJ	-	OPHIOPOGON JAPONICUS	MONDO GRASS	-	-	CONT.	SPACE 6" APART
PT	-	PACHYSANDRA TERMINALIS	PACHYSANDRA	-	-	B.R.	SPACE 6" APART
MP	-	MISCANTHUS SINENSIS 'PURPURESCENS'	JAPAN SILVER GRASS	N/A	2' TO 3'	2 GAL.	FIELD LOCATED BY LANDSCAPE ARCH
LB	-	LIRIOPE MUSCARI 'BIG BLUE'	LILY TURF	N/A	-	CONT.	SPACE 12"-18" APART
VM	-	VINCA MINOR 'ALBA'	COMMON PERIWINKLE	N/A	4" TO 6"	B.R.	WHITE FLOWERS/SPACE 8-12 INCHES APART
L	-	TURF GRASS (SEEDING)	TALL/FINE FESCUES	N/A	N/A	SEED	SEE SPECS FOR SEEDING BLEND/MIXTURE
M	-	TURF GRASS (SOD)	KENTUCKY BLUE GRASS	N/A	3" CUT	SOD	SEE SPECS FOR SODDING MIXTURE
IC	-	IMPERATA CYLINDRICA VAR RUBRA	JAP. BLOOD GRASS	-	-	2 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
MS	-	MISCANTHUS SINENSIS 'SILBERFEDER'	JAP SILVER GRASS	-	2' TO 3'	2 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
PA	-	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	-	3' TO 4'	2GAL	FIELD LOCATED BY LANDSCAPE ARCH.
HS	-	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	-	-	2 QT	SPACE AS SHOWN
HE	-	HEMEROCALLIS SP. 'EVERGOLD'	DAYLILIES	-	-	CONT.	FIELD LOCATED BY LANDSCAPE ARCH.
MZ	-	MISCANTHUS SINENSIS 'ZEBRINUS'	ZEBRA GRASS	-	-	3 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
EF	-	EUONYMUS FORTUNEI	WINTERCREEPER	-	-	CONT.	SPACE 2 FT. APART
JH	-	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	-	-	CONT.	SPACE 4 FT. APART
WS	-	WISTERIA SINENSIS	CHINESE WISTERIA	-	-	CONT.	SPACE 15-25 FT. APART
PT	-	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	-	-	B.R.	SPACE 20 FT. APART.
X	-	-	-	-	-	-	-
Y	-	-	-	-	-	-	-
Z	-	-	-	-	-	-	-
AA	-	-	-	-	-	-	-

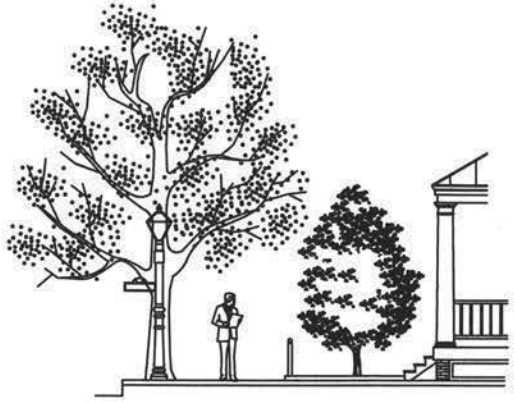
GRIMM + PARKER ARCHITECTS

SORG ARCHITECTS EGI LANDSCAPE ARCHITECTS

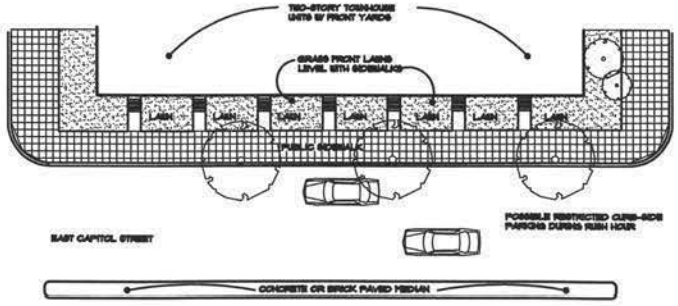
SCHEMATIC PLANT SCHEDULES
NO TO SCALE



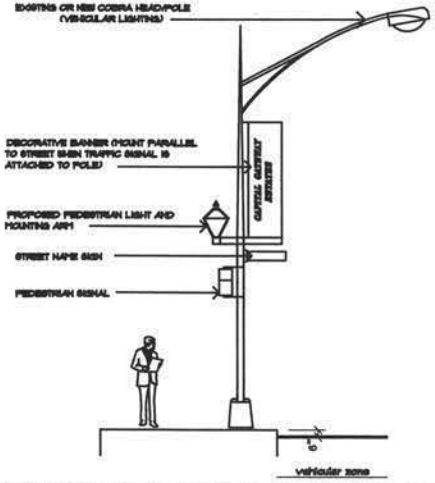
POTENTIAL STREET INTERSECTIONS
(ALTERNATIVE TREATMENT)



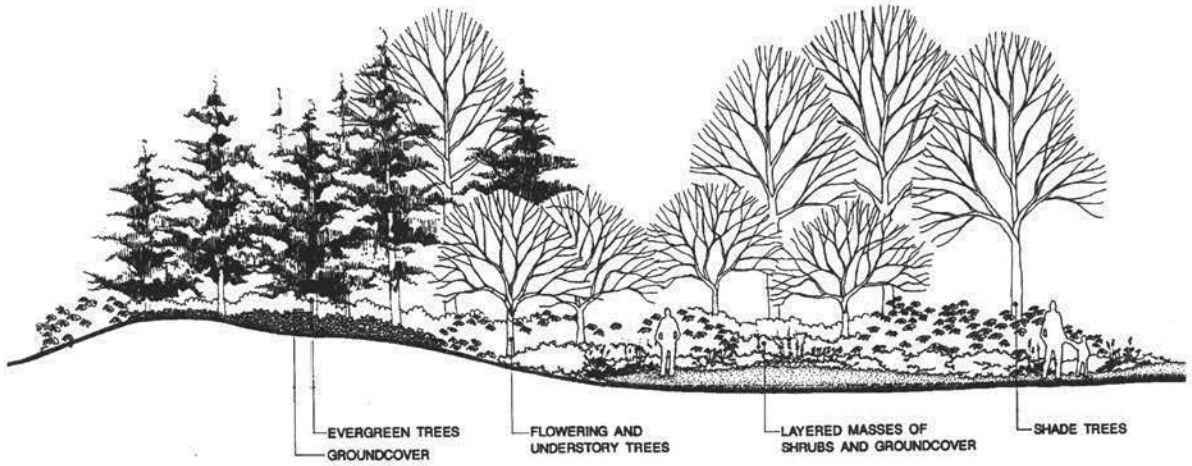
STREETSCAPE SECTION AT RESIDENTIAL MID-BLOCK



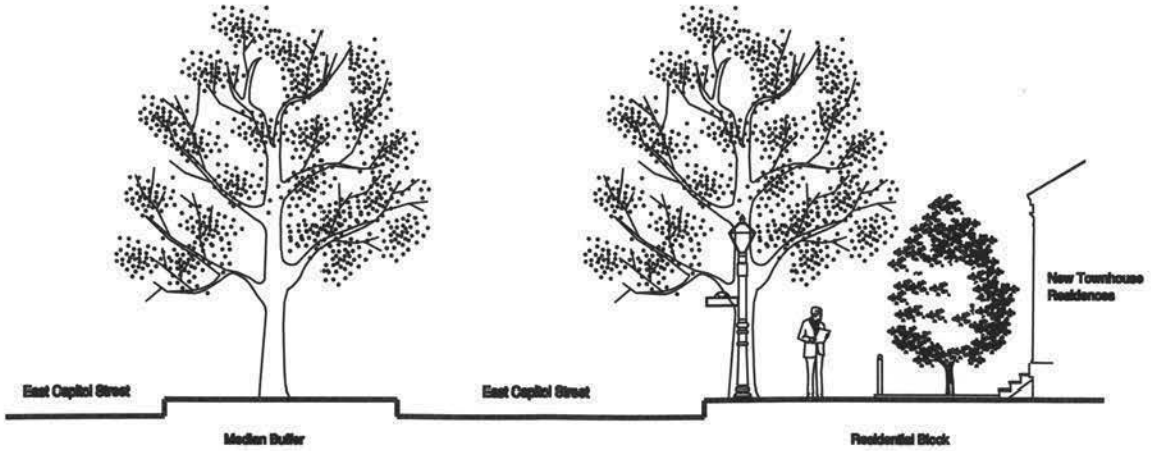
STREETSCAPE IMPROVEMENT CONCEPT
(EAST CAPITOL STREET)



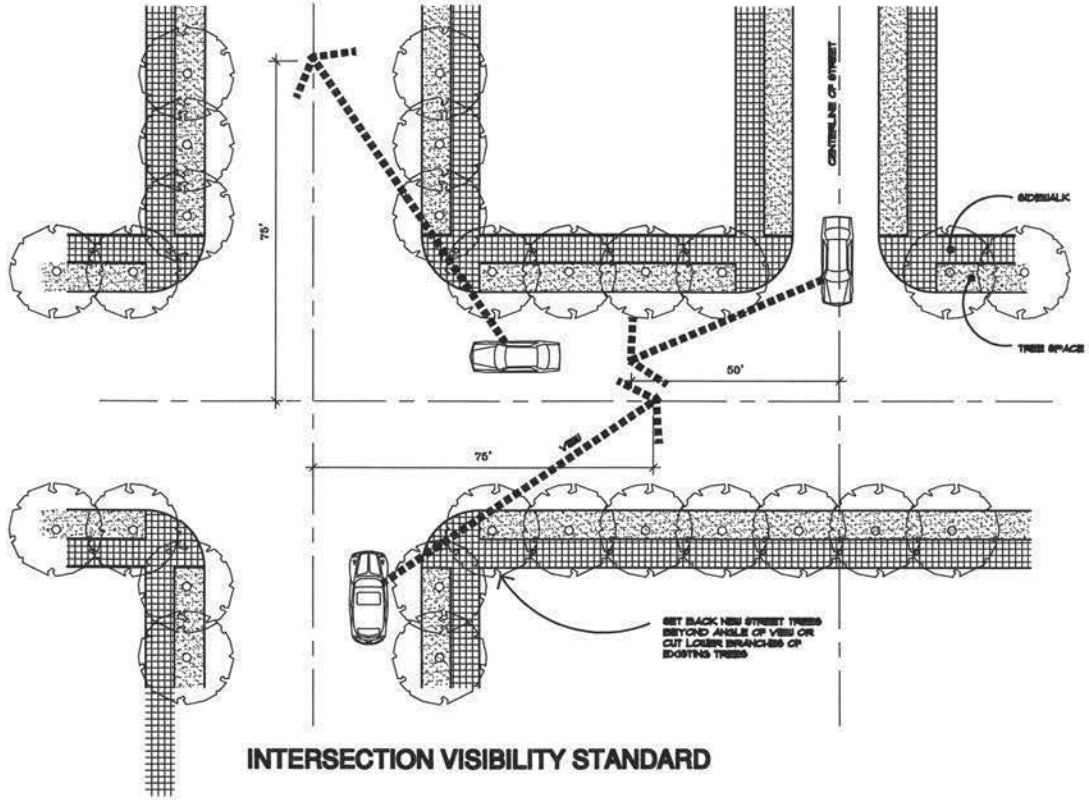
CONSOLIDATED STREET LAMP FIXTURE AT MAJOR INTERSECTION



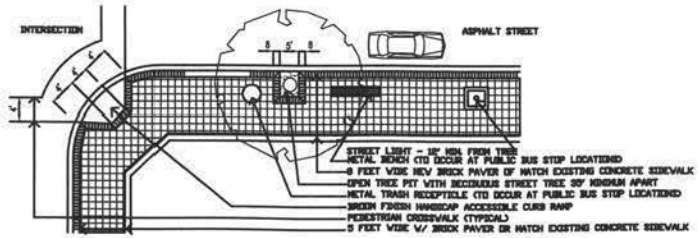
TYPICAL LANDSCAPED BUFFER ALONG HILLSIDE AT RESIDENTIAL BLOCK



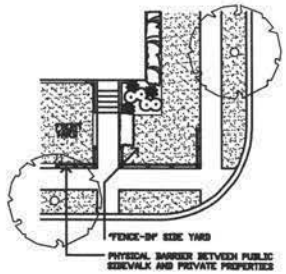
STREETSCAPE ALONG EAST CAPITOL STREET



INTERSECTION VISIBILITY STANDARD



POTENTIAL STREET CORNER LAYOUT



PEDESTRIAN CONTROL

GRIMM + PARKER ARCHITECTS
SORG ARCHITECTS
EGI LANDSCAPE ARCHITECTS

CAPITOL GATEWAY ESTATES - Shade Trees, Ornamental Trees, and Shrubs in Public Space

A & R/THC, LLC. for the District of Columbia Housing Authority

Washington, D.C.

11/01/02



Use: Shade Tree
Height: 40 ft.
Spread: 40 ft.
Hardiness: -15 F
Shape: Vase
Foliage: Dark Green
Fall Color: Rusty Red

Location:
East Capitol Street

Village Green Zelkova
Zelcova serrata 'Village Green'



Use: Shade Tree
Height: 55 ft.
Spread: 35 ft.
Hardiness: -15 F
Shape: Upright, Arching
Foliage: Deep Green
Fall Color: Yellowish

Location:
East Capitol Street

Homestead Elm
Ulmus carpinifolia 'Homestead'



Use: Ornamental
Height: 20 ft.
Spread: 20 ft.
Hardiness: -25 F
Shape: Upright
Foliage: Green, glossy
Flower: White
Fruit: 3/8", Orange

Location:
Residential Yards
Median

Snowdrift Crabapple
Malus 'Snowdrift'



Use: Screen / Buffer
Height: 40 ft.
Spread: 40 ft.
Hardiness: -30 F
Shape: Oval to Round
Foliage: Medium Green
Fall Color: Yellowish

Location:
Delivery Areas

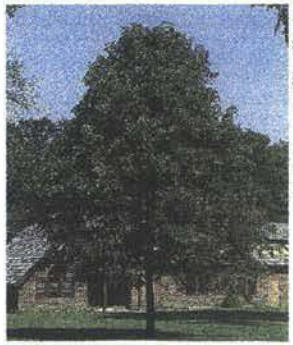
Leyland Cypress
x Cupressocyparis leylandii



Use: Shade Tree
Height: 45 ft.
Spread: 35 ft.
Hardiness: -30 F
Shape: Upright, Oval
Foliage: Dark Green
Fall Color: Orange-Red

Location:
Residential Streets
Parking Lots

Red Sunset Maple
Acer rubrum 'Red Sunset'



Use: Shade Tree
Height: 40 ft.
Spread: 30 ft.
Hardiness: -35 F
Shape: Pyramidal
Foliage: Dark Green
Fall Color: Yellowish

Location:
Residential Streets
Parking Lots

Greenspire Linden
Tilia cordata 'Greenspire'



Use: Shade Tree
Height: 55 ft.
Spread: 40 ft.
Hardiness: -25 F
Shape: Pyramidal
Foliage: Green
Fall Color: Orange-Red

Location:
Residential Streets

Pin Oak
Quercus palustris



Use: Shade Tree
Height: 40 ft.
Spread: 25 ft.
Hardiness: -30 F
Shape: Oval
Foliage: Dark Green
Fall Color: Yellow

Location:
New Residential Streets

Parkway Maple
Acer platanoides 'Parkway'



Use: Ornamental
Height: 30 ft.
Spread: 20 ft.
Hardiness: -15 F
Shape: Vase
Foliage: Dark Green
Fall Color: Orange-Red
Flowers: Rosy Pink

Location:
Residential Yards
Median

Kwanzan Cherry
Prunus serrulata 'Kwanzan'



Use: Screen
Height: 10-15 ft.
Spread: 3-4 ft.
Hardiness: -20 F
Shape: Narrow, Pyramidal
Foliage: Dark Green

Location:
Delivery Areas
Edge of Parking Lots

Gold Tip Arborvitea
Thuja occidentalis 'Elegantissima'



Use: Groundcover
Height: 1-2 ft
Spread: 6-9 ft
Hardiness: -10 F
Foliage: Bluish Green

Location:
Median

Shore Juniper
Juniperus conferta



Use: Groundcover
Height: 6-8 inches
Hardiness: -30 F
Foliage: Dark Green

Location:
Residential Lawns

English Ivy
Hedera helix



Use: Screen
Height: 8-10 ft.
Spread: 6-8 ft.
Hardiness: -30 F
Shape: Mounded
Foliage: Medium Green
Flower: Brilliant Yellow

Location:
Residential Yards
Delivery Areas

Showy Border Forsythia
Forsythia x intermedia 'Spectabilis'

GRIMM + PARKER ARCHITECTS

SORG ARCHITECTS

EGI LANDSCAPE ARCHITECTS

RECOMMENDED URBAN LANDSCAPES

NOT TO SCALE



Ribbon Bench



Concrete Planters



Site Lighting



Exposed Aggregate Concrete



Ribbon Litter Receptacle



Gazebo



Stamped Concrete



Brick Pavers



Precast Concrete Crosswalk with
Stamped Concrete Walking Surface



Tubular Steel Fencing



Alternating Wood Fence



Gravity Retaining Wall System

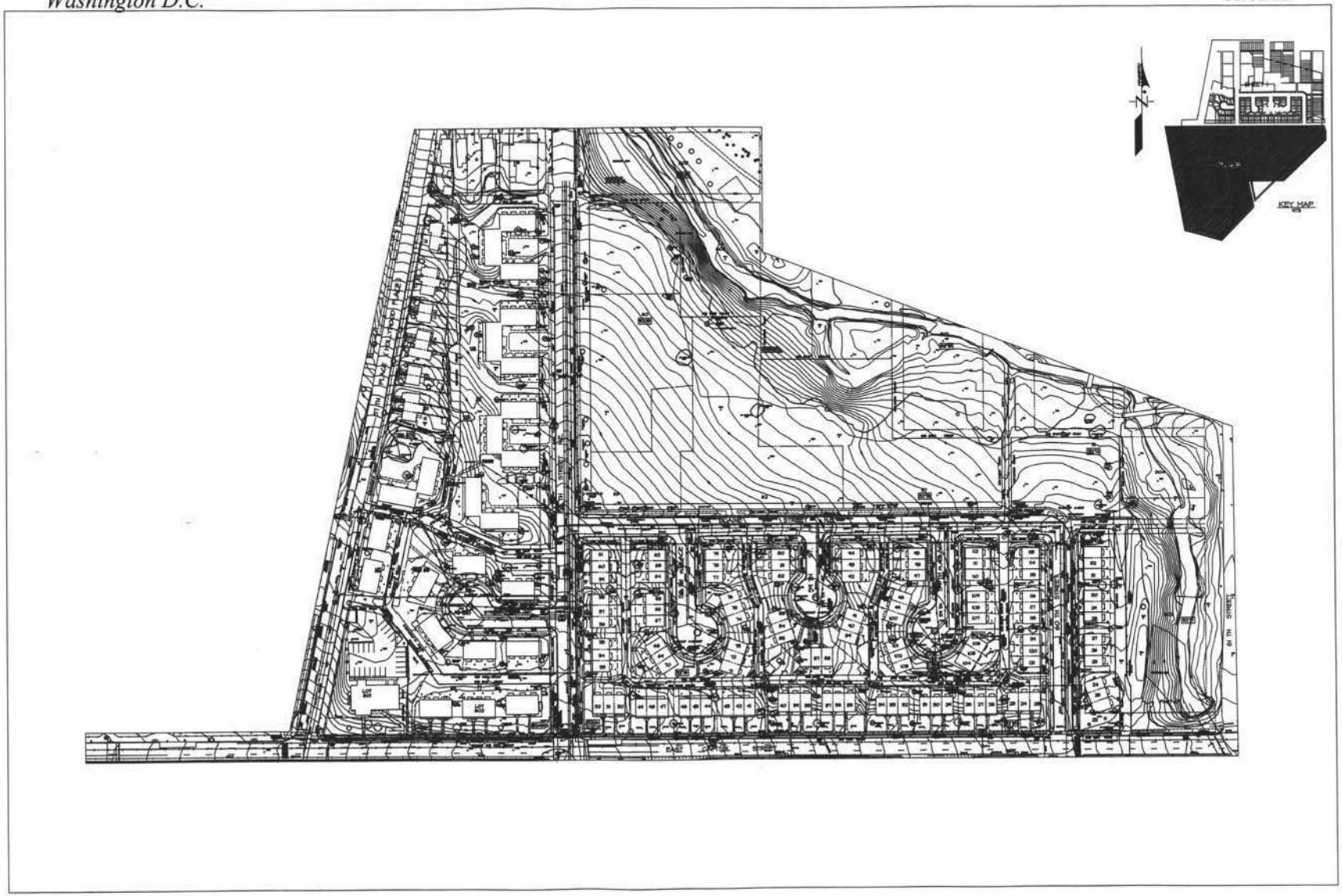
GRIMM + PARKER ARCHITECTS
SORG ARCHITECTS
EGI LANDSCAPE ARCHITECTS

CAPITOL GATEWAY ESTATES - EXISTING CONDITIONS PLAN

Washington D.C.

A & R/THC, LLC. for the District of Columbia Housing Authority

11/01/02



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BEN DYER ASSOCIATES, INC.
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TELEPHONE (301) 430-2000

EXISTING BOUNDARY, TOPOGRAPHY AND TREE SURVEY

SCALE: 1" = 60'

GRAPHIC SCALE 1"= 60'

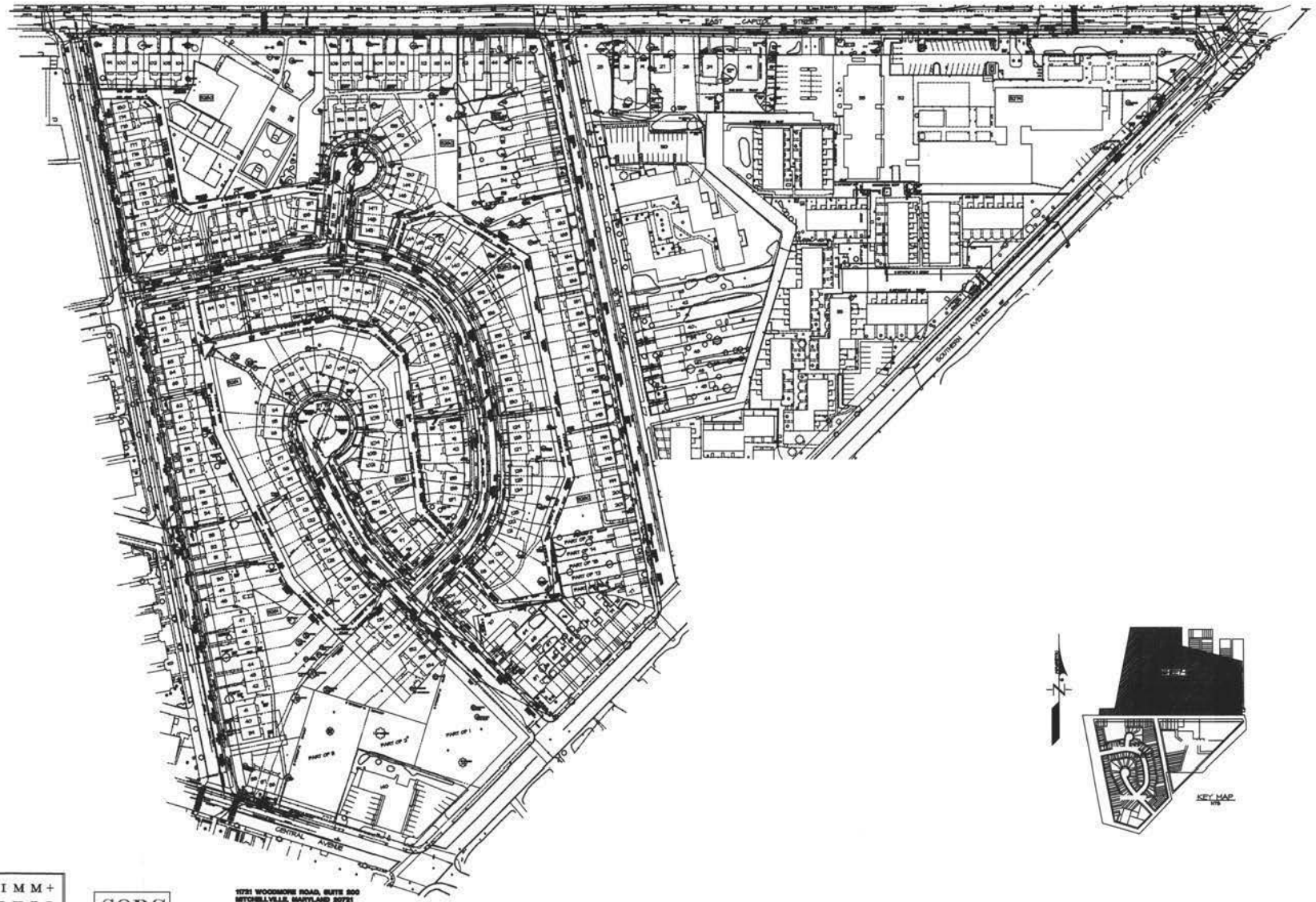
60' 0 60' 120' 180'

CAPITOL GATEWAY ESTATES - EXISTING CONDITIONS PLAN

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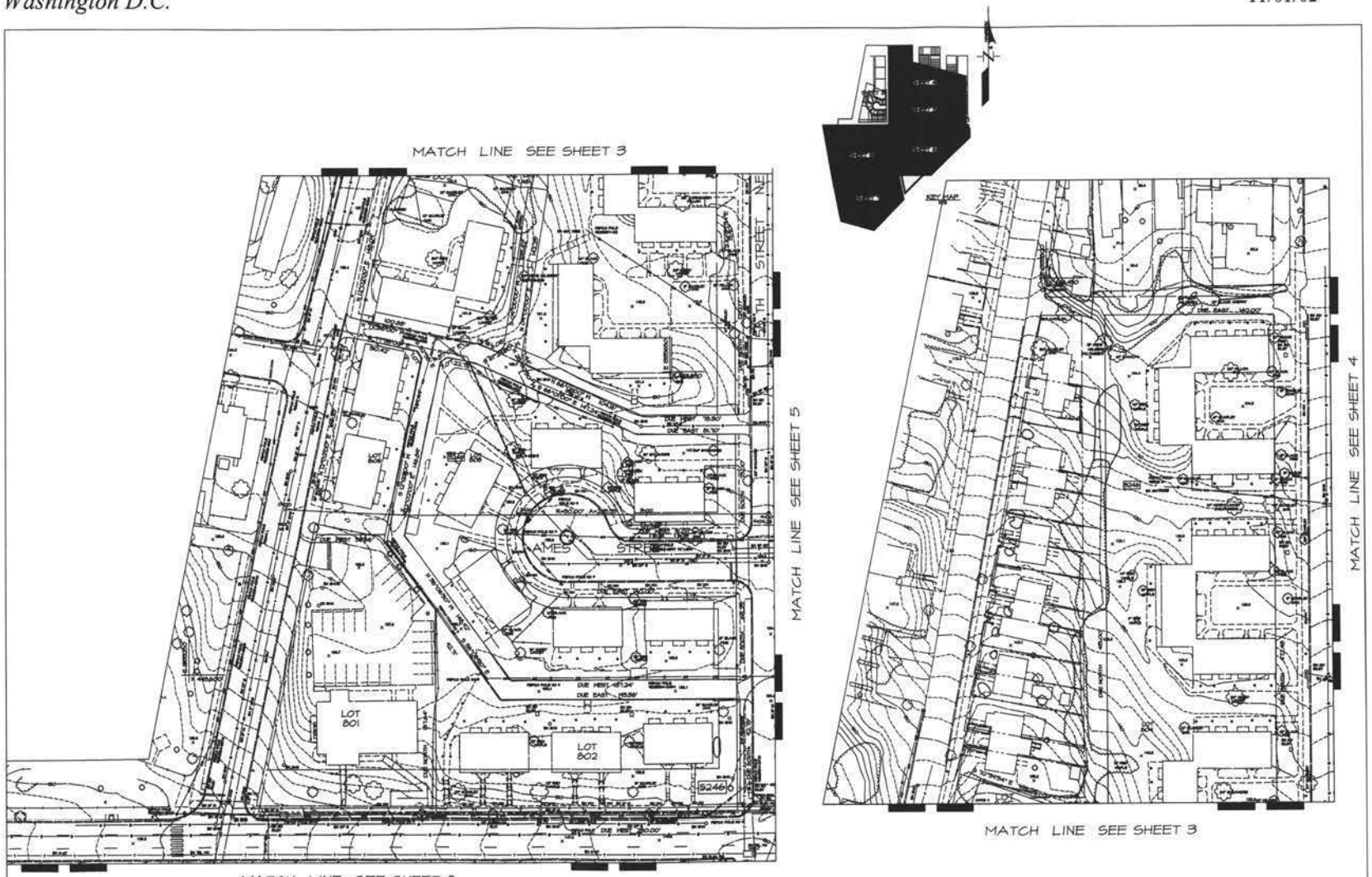
EXISTING BOUNDARY, TOPOGRAPHY AND TREE SURVEY
SCALE: 1" = 60'

CAPITOL GATEWAY ESTATES - EXISTING CONDITIONS PLAN

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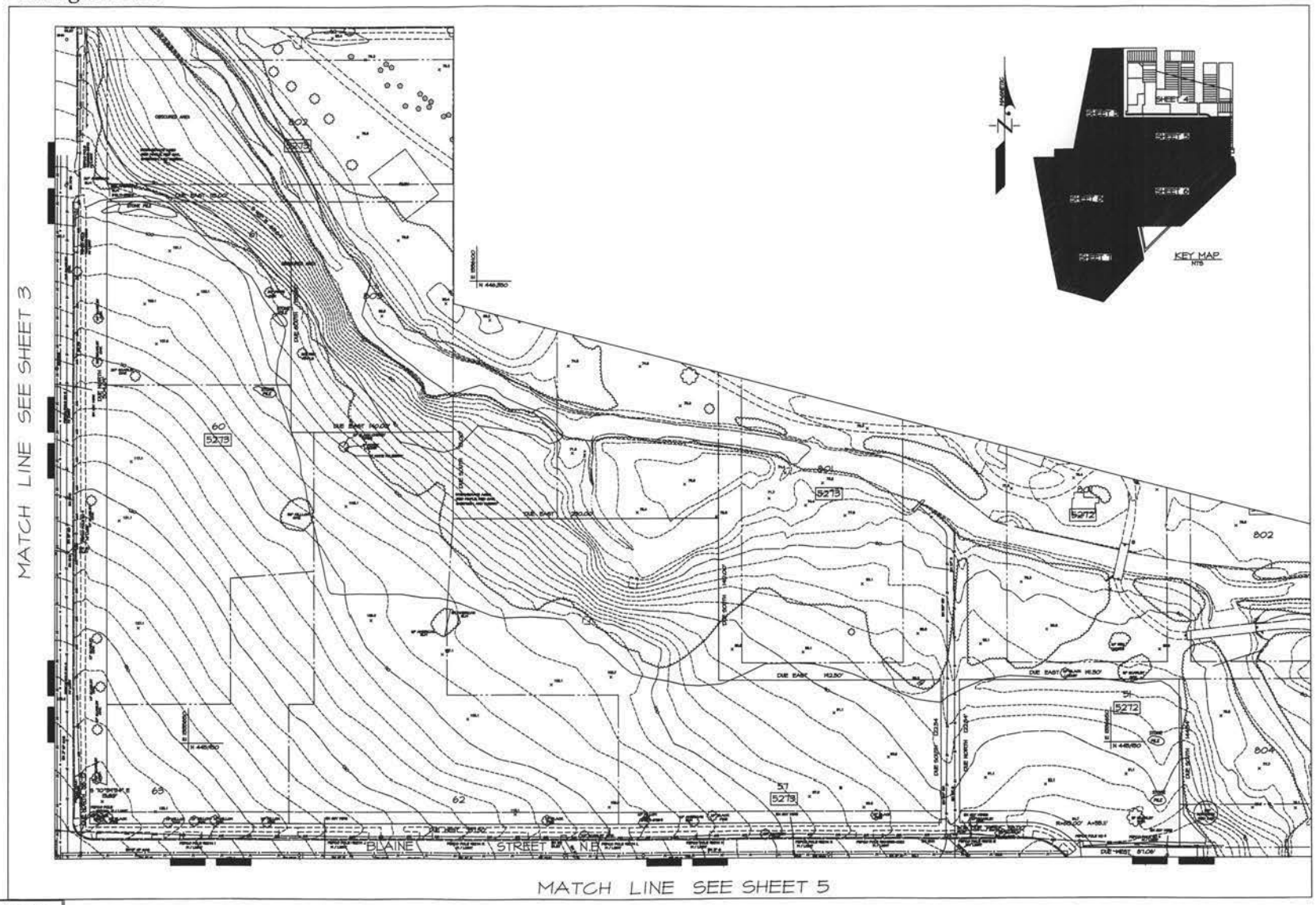
SCALE: 1" = 30'

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EXISTING BOUNDARY, TOPOGRAPHY AND TREE SURVEY

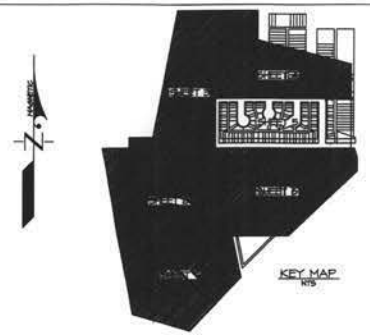
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CAPITOL GATEWAY ESTATES - EXISTING CONDITIONS PLAN

Washington D.C.

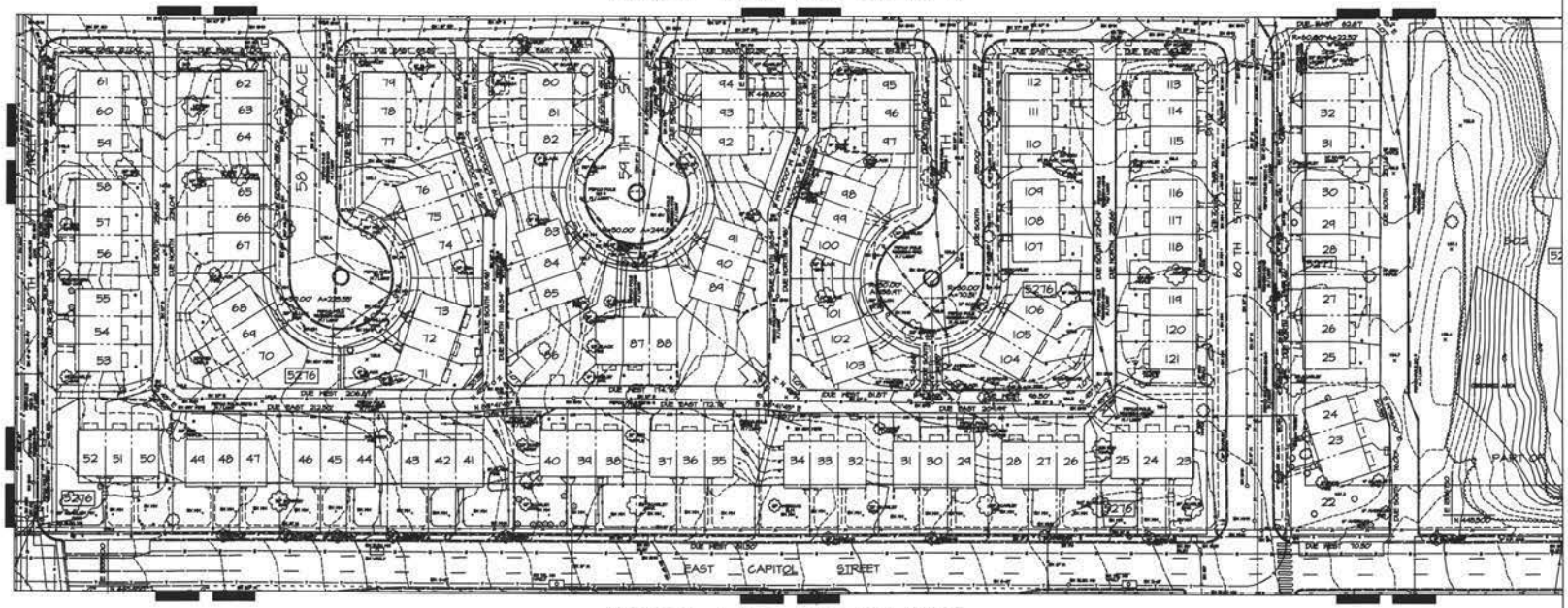
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MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 3



MATCH LINE SEE SHEET 6

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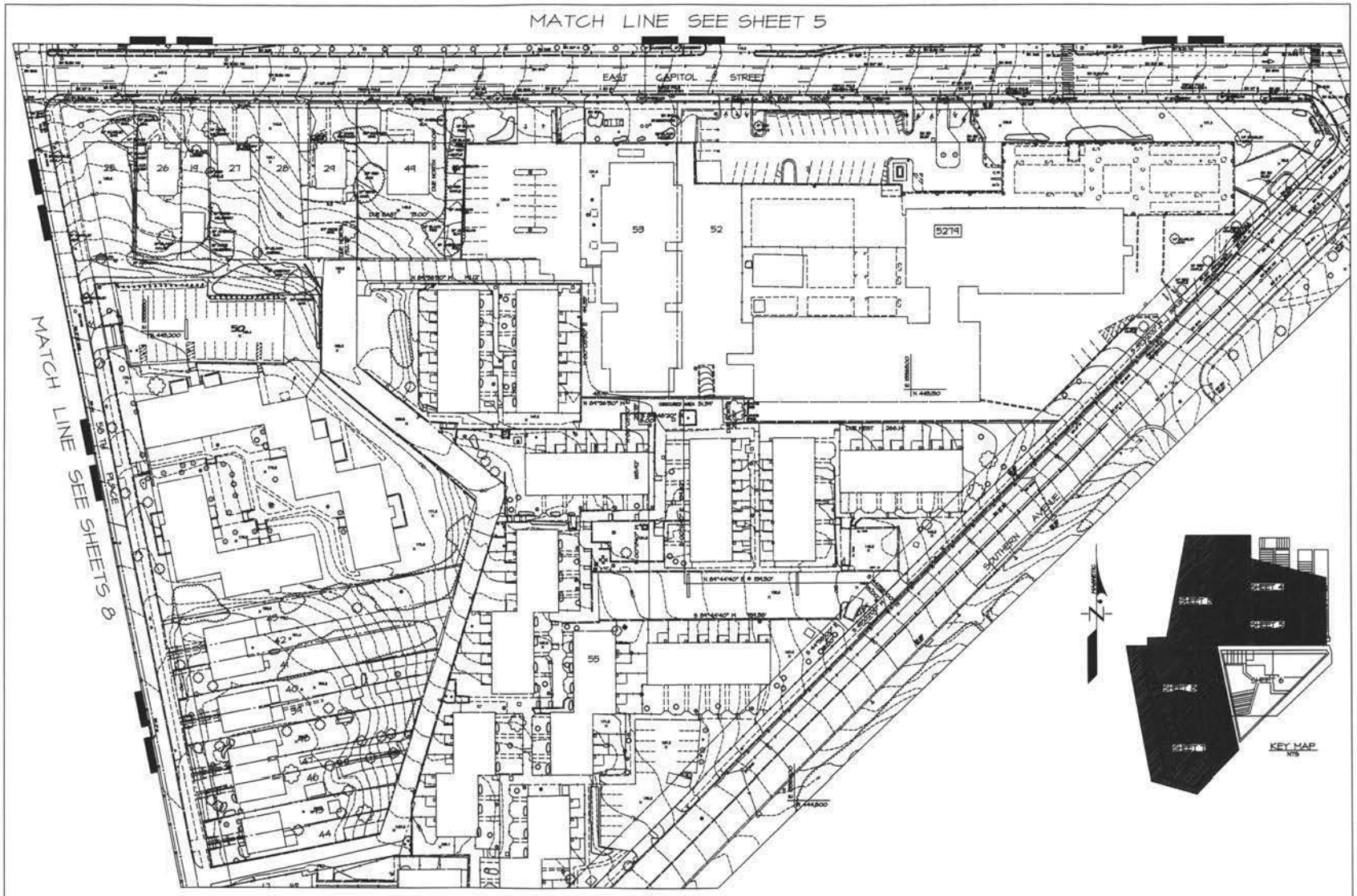
SORG ARCHITECTS

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EXISTING BOUNDARY, TOPOGRAPHY AND TREE SURVEY
SCALE: 1" = 30'

CAPITOL GATEWAY ESTATES - EXISTING CONDITIONS PLAN
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EXISTING BOUNDARY, TOPOGRAPHY AND TREE SURVEY
SCALE: 1" = 30'

MATCH LINE SEE SHEET 8



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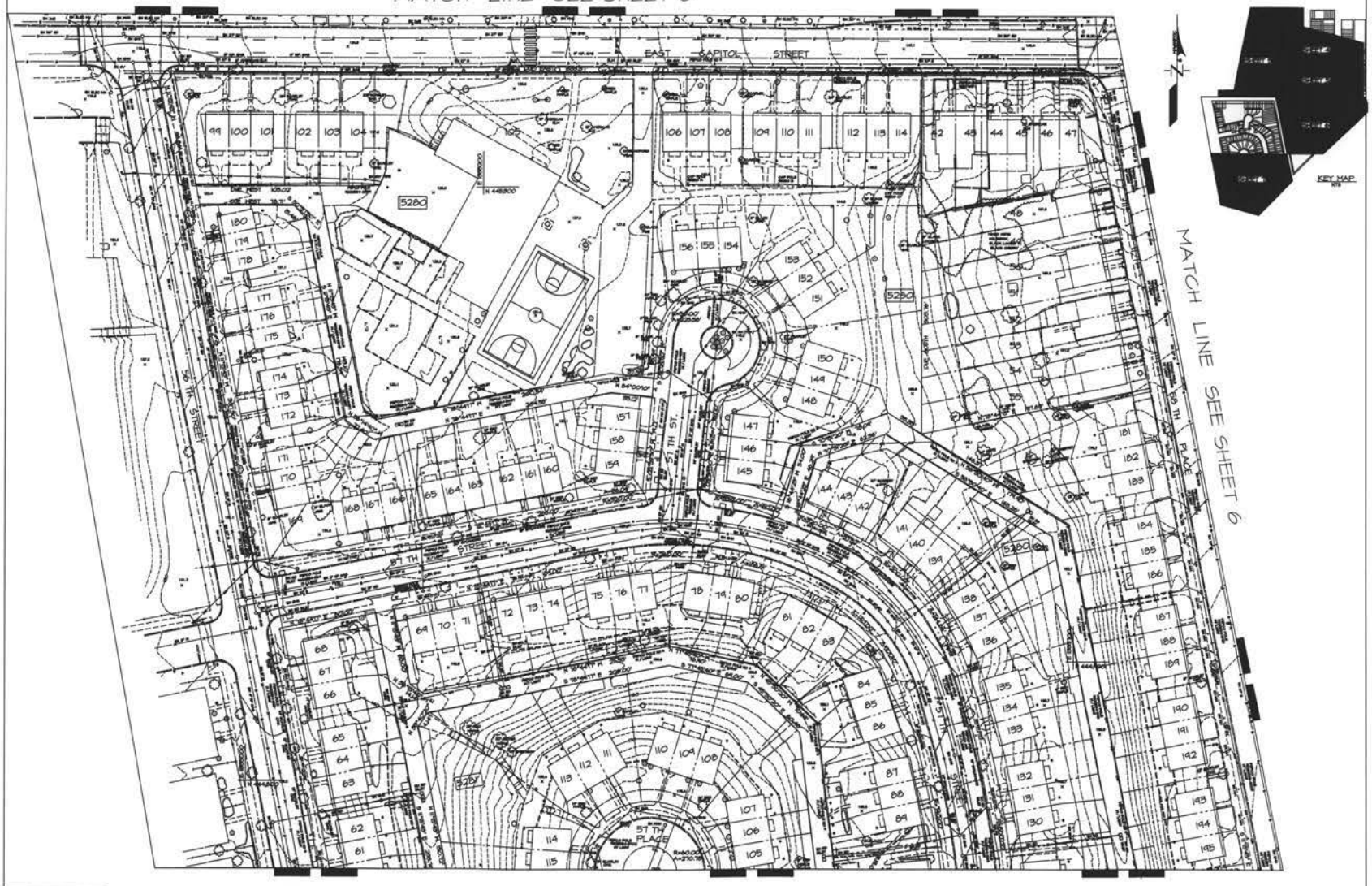
EXISTING BOUNDARY, TOPOGRAPHY AND TREE SURVEY
SCALE: 1" = 30'

CAPITOL GATEWAY ESTATES - EXISTING CONDITIONS PLAN

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EXISTING BOUNDARY, TOPOGRAPHY AND TREE SURVEY

SCALE: 1" = 30'

GRAPHIC SCALE 1"= 30'

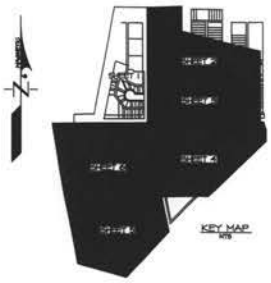
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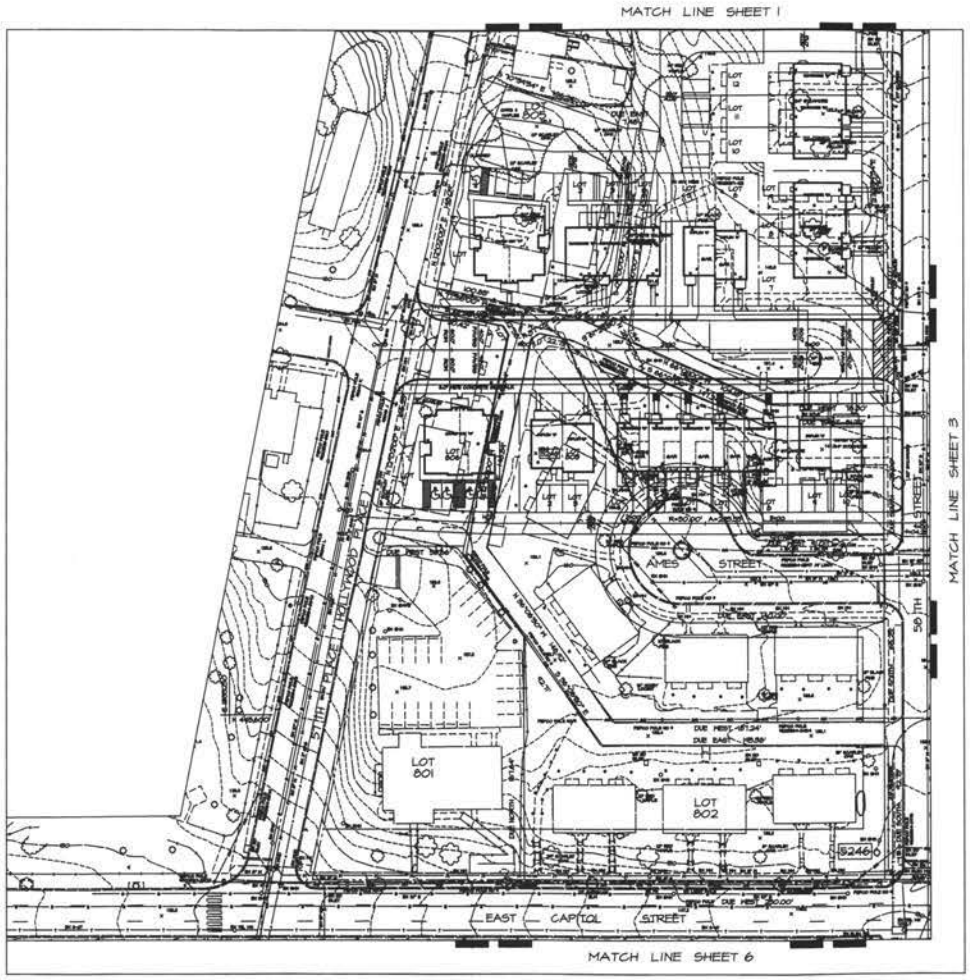
CAPITOL GATEWAY ESTATES - SITE PLAN

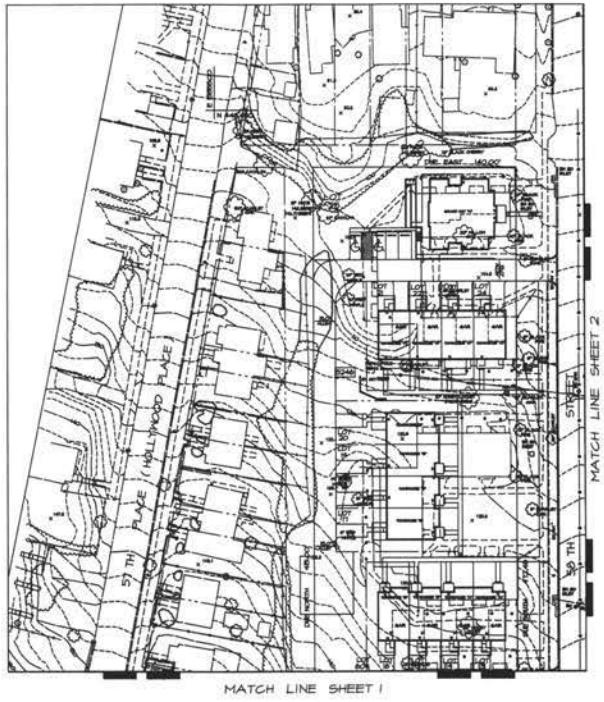
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SITE PLAN

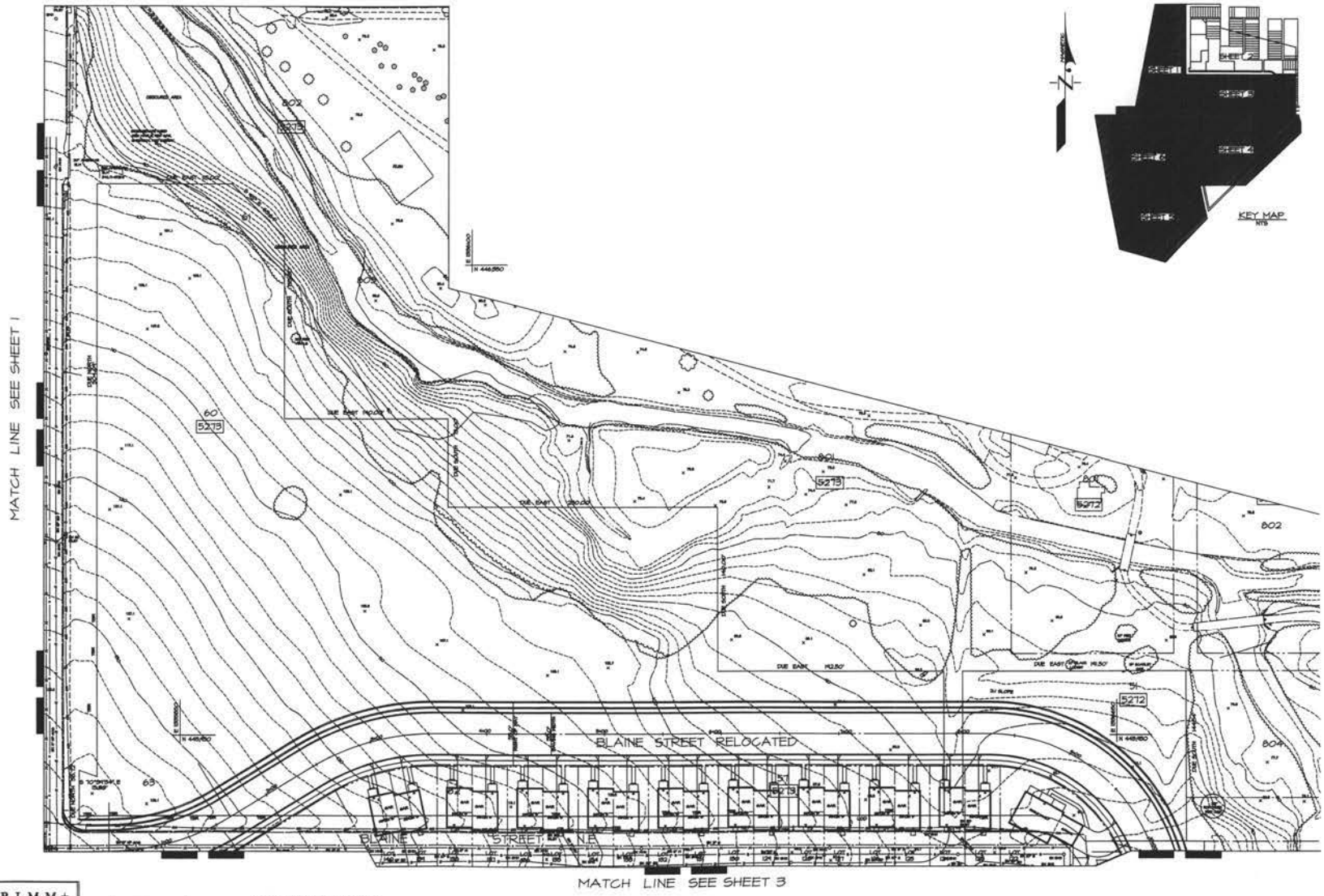
SCALE: 1" = 30'

GRAPHIC SCALE 1" = 30'

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CAPITOL GATEWAY ESTATES - SITE PLAN
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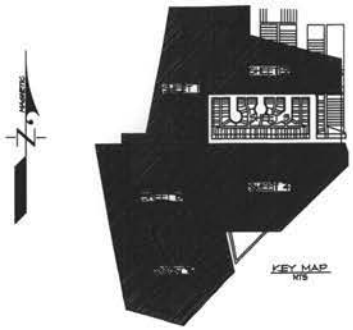
SORG ARCHITECTS

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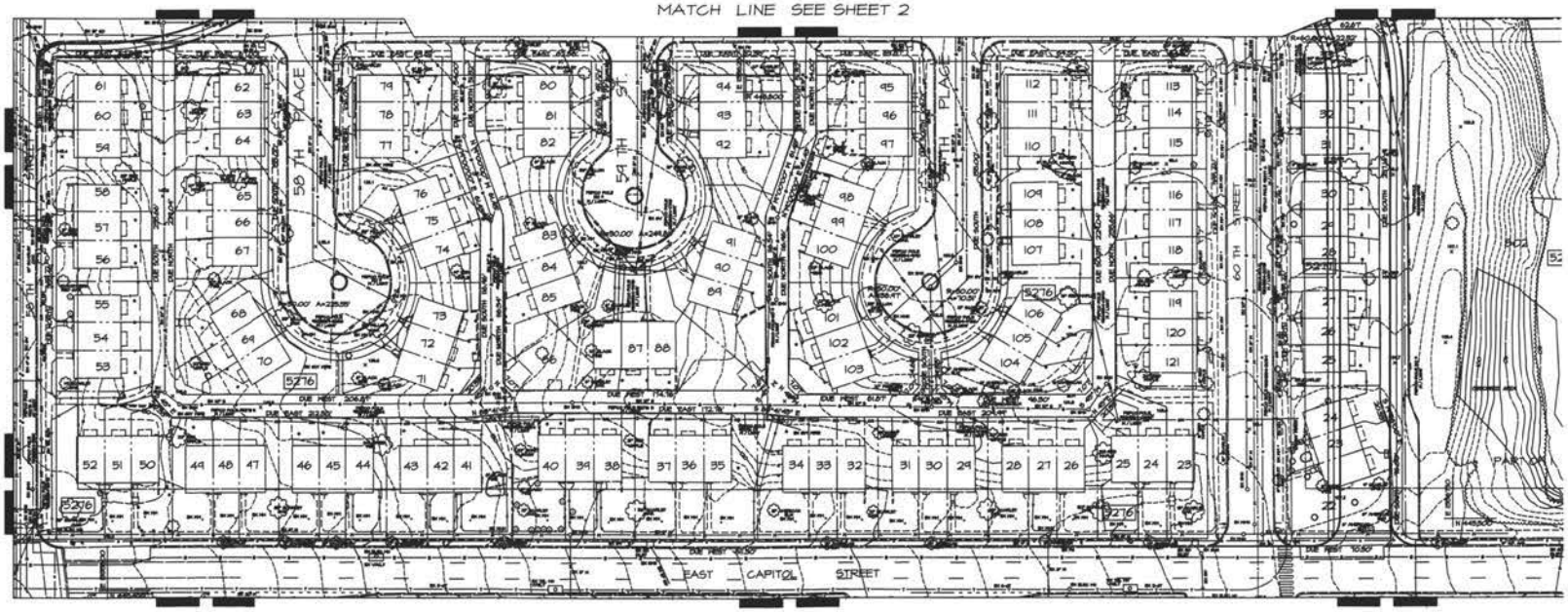
SITE PLAN
SCALE: 1" = 30'

CAPITOL GATEWAY ESTATES - SITE PLAN
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MATCH LINE SEE SHEET 2



MATCH LINE SEE SHEET 4

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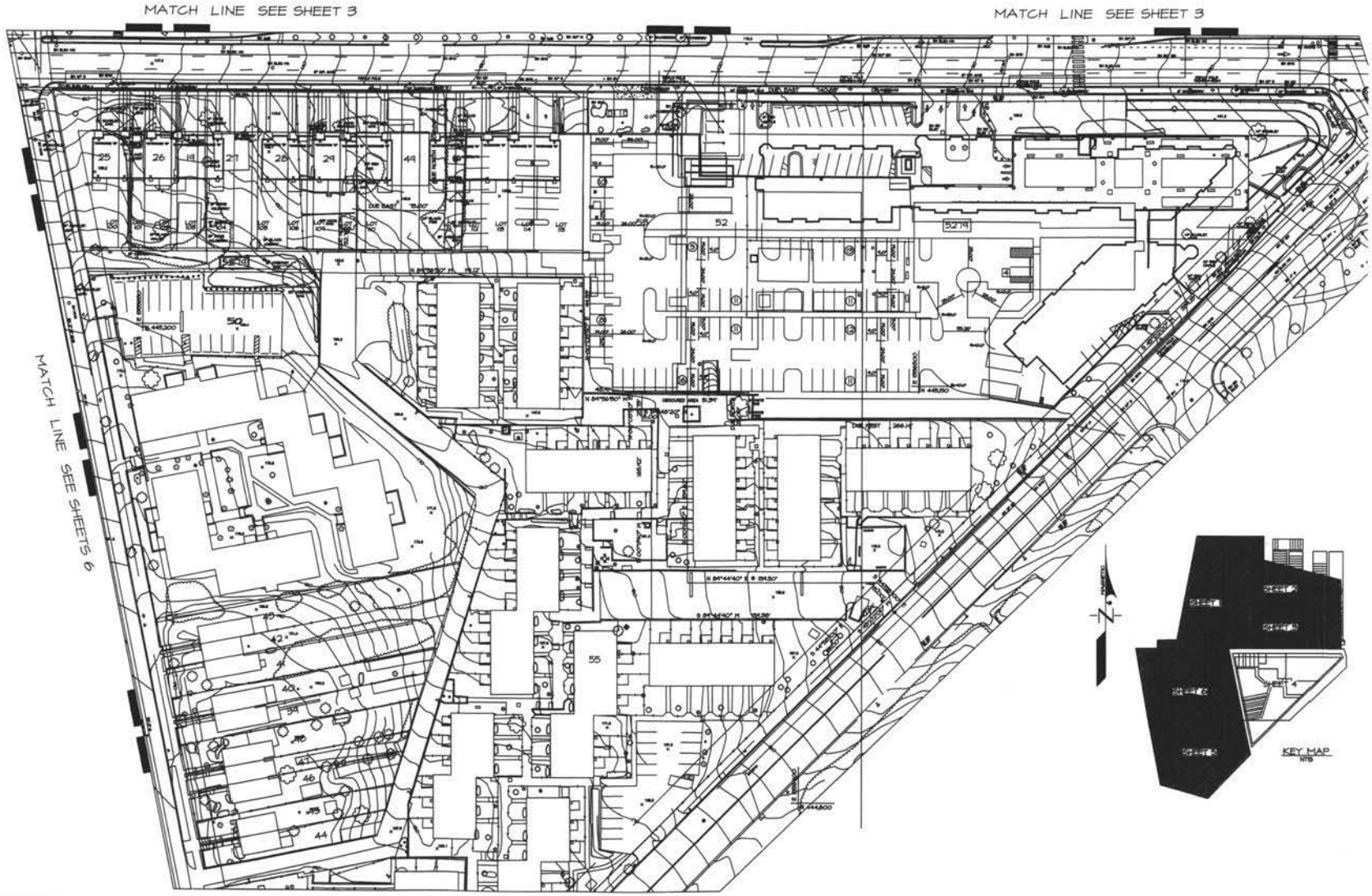
SORG ARCHITECTS

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SITE PLAN
SCALE: 1" = 30'

CAPITOL GATEWAY ESTATES - SITE PLAN
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SITE PLAN
SCALE 1" = 30'

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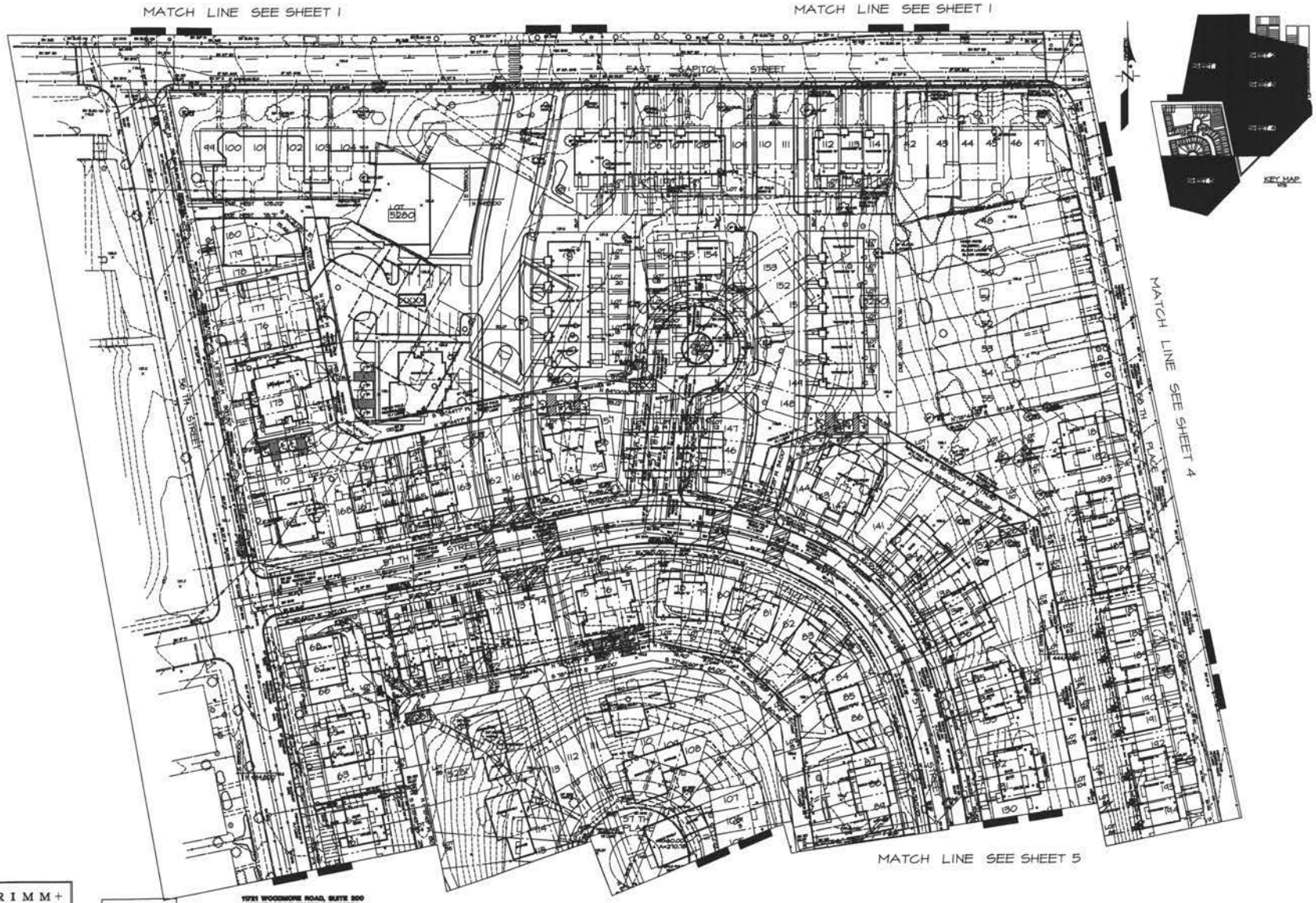
SITE PLAN
SCALE: 1" = 30'

CAPITOL GATEWAY ESTATES - SITE PLAN

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SITE PLAN
SCALE: 1" = 30'

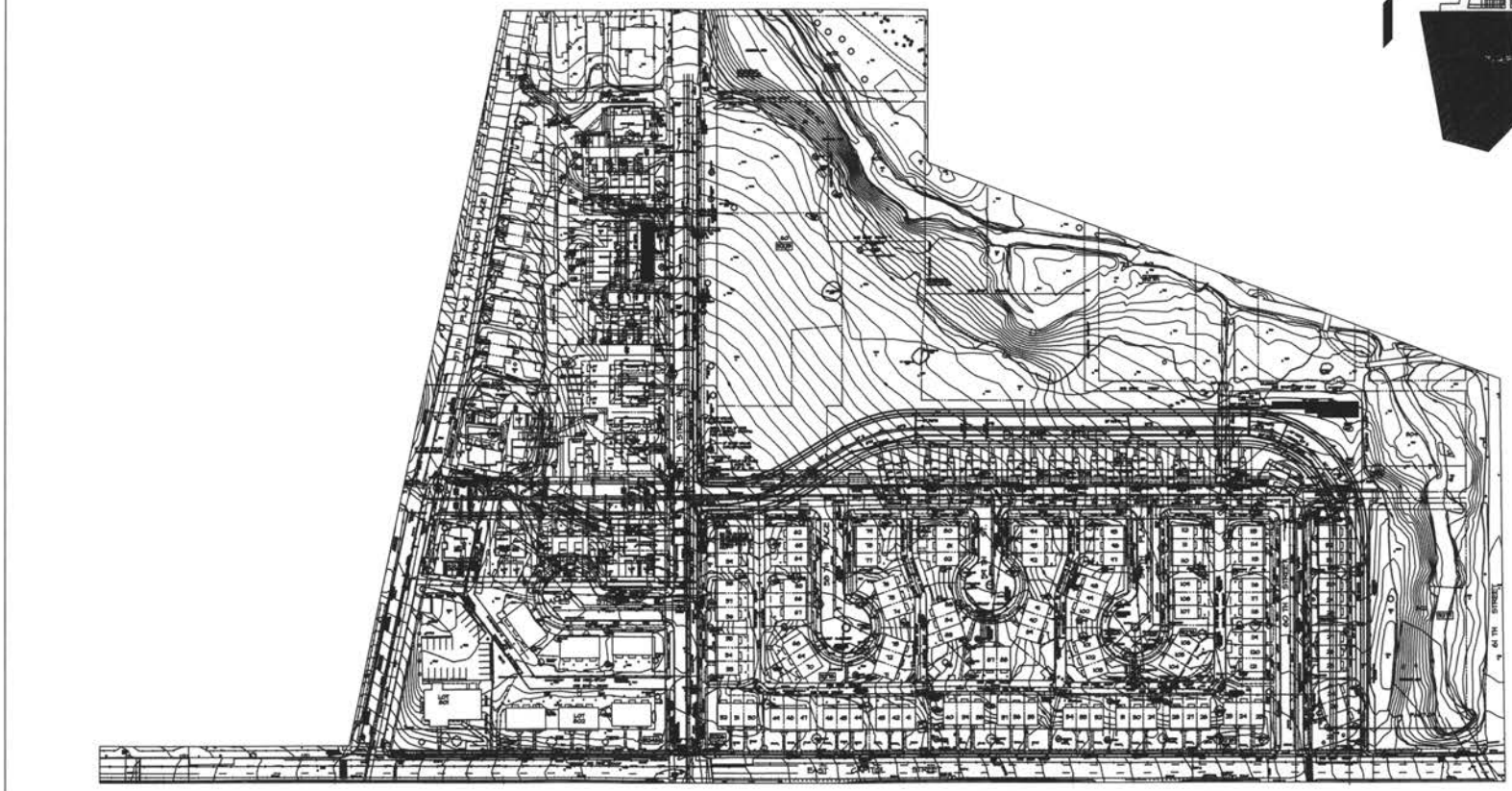
GRAPHIC SCALE 1" = 30'

CAPITOL GATEWAY ESTATES - UTILITY PLAN

Washington D.C.

A & R/THC, LLC. for the District of Columbia Housing Authority

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GRIMM+ PARKER ARCHITECTS

SORG ARCHITECTS

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WATER, SANITARY & STORM SEWER AND STORMWATER MANAGEMENT PLAN

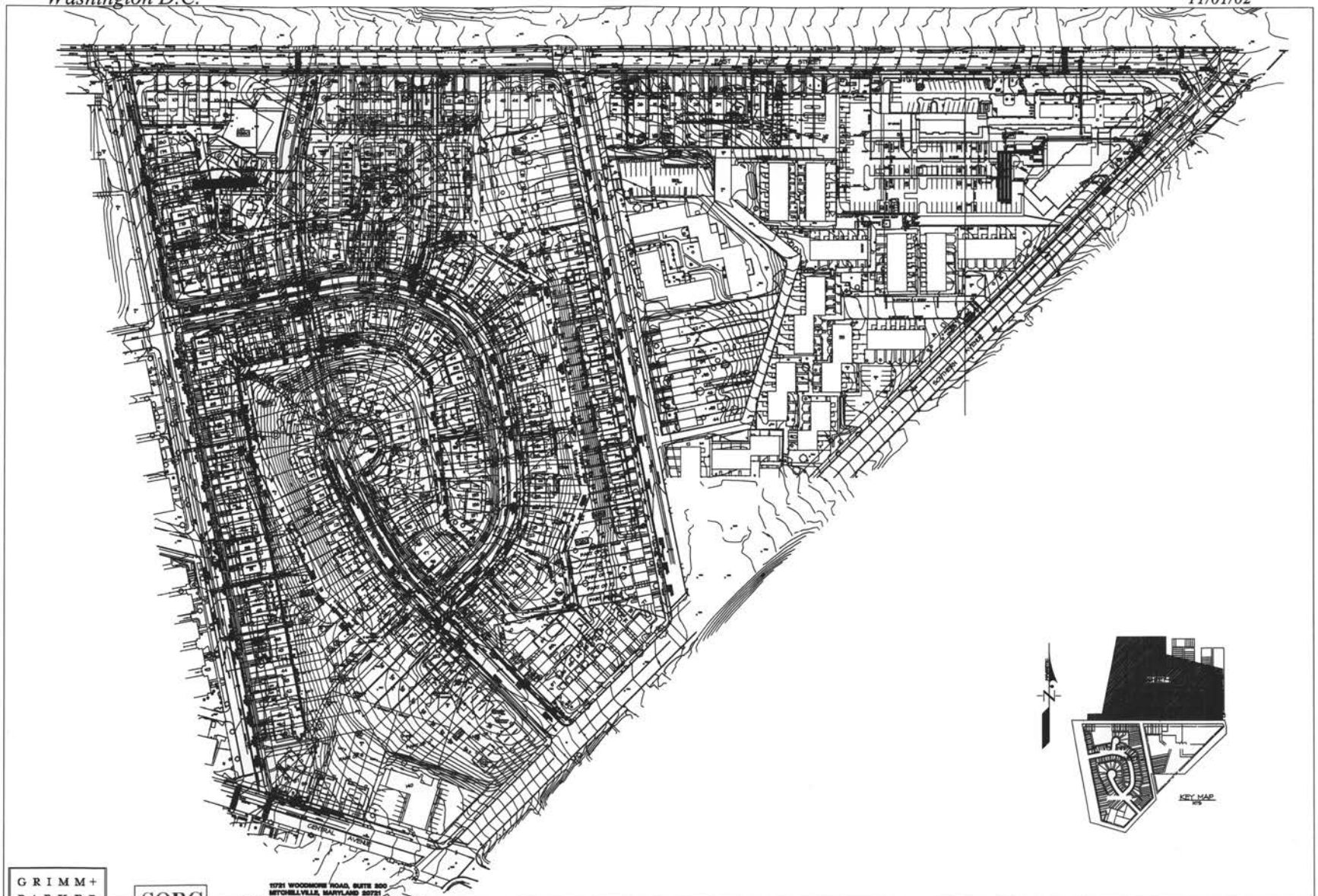
SCALE: 1" = 60'

CAPITOL GATEWAY ESTATES - UTILITY PLAN

Washington D.C.

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WATER, SANITARY & STORM SEWER AND STORMWATER MANAGEMENT PLAN

SCALE: 1" = 60'

GRAPHIC SCALE 1"= 60'

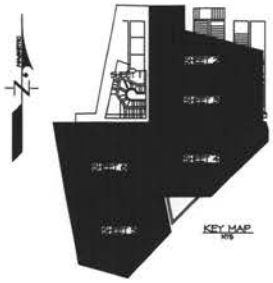
60' 0 60' 120' 180'

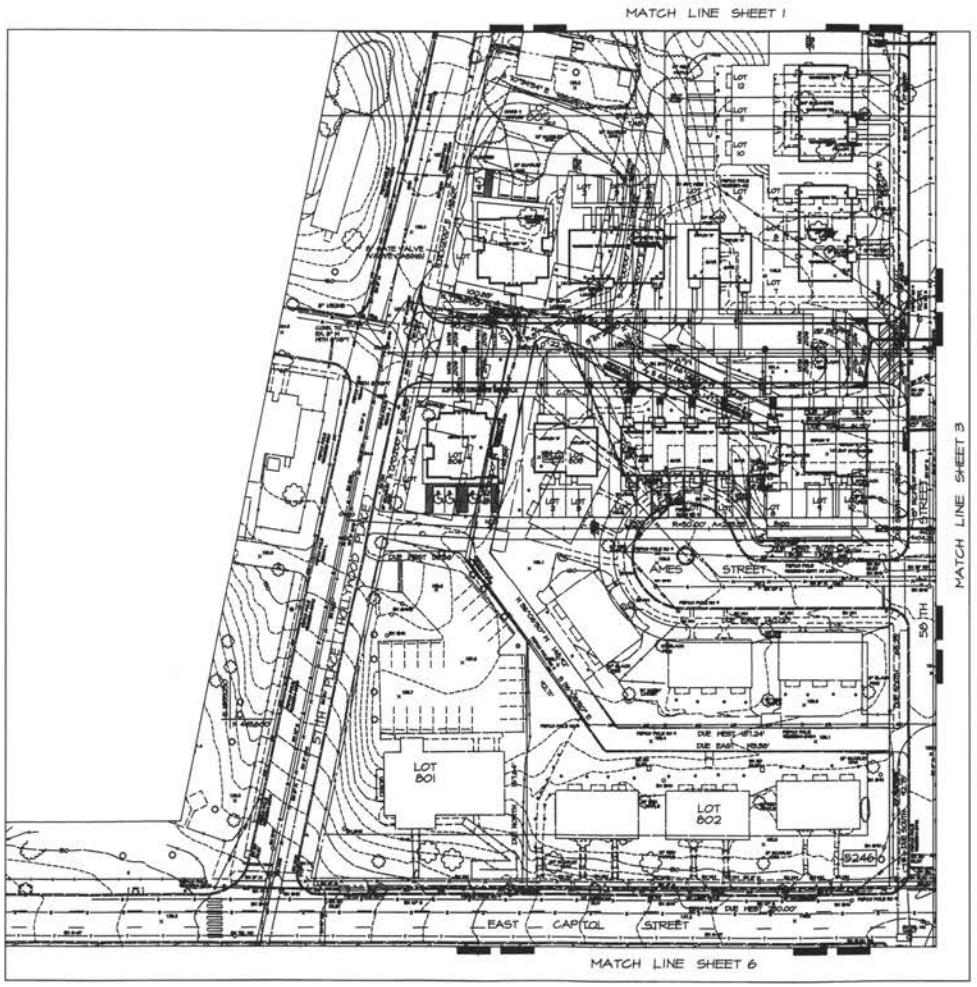
CAPITOL GATEWAY ESTATES - UTILITY PLAN

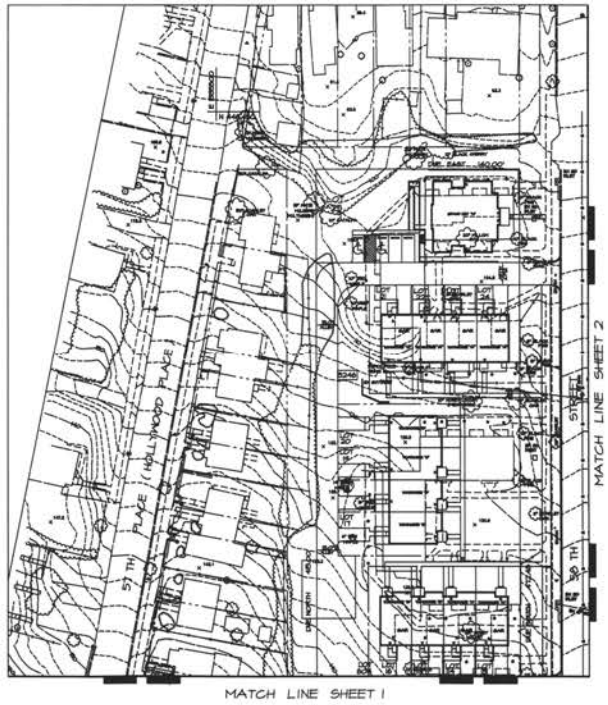
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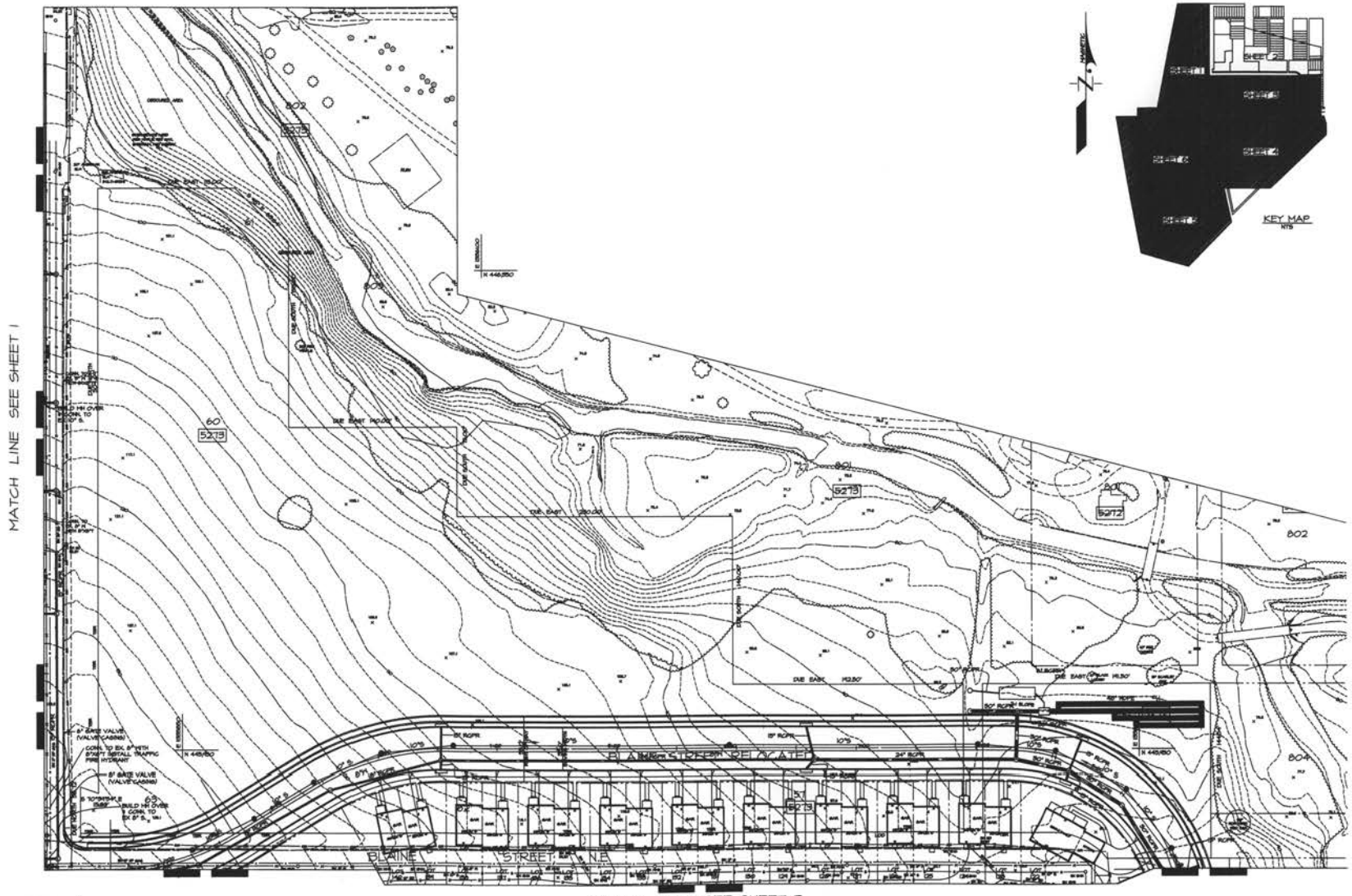
WATER, SANITARY & STORM SEWER AND STORMWATER MANAGEMENT PLAN

SCALE: 1" = 30'

GRAPHIC SCALE 1" = 30'

CAPITOL GATEWAY ESTATES - UTILITY PLAN
Washington D.C.

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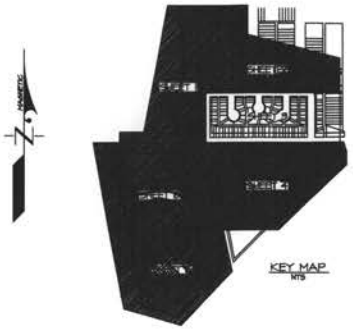
WATER, SANITARY & STORM SEWER AND STORMWATER MANAGEMENT PLAN
SCALE: 1" = 30'

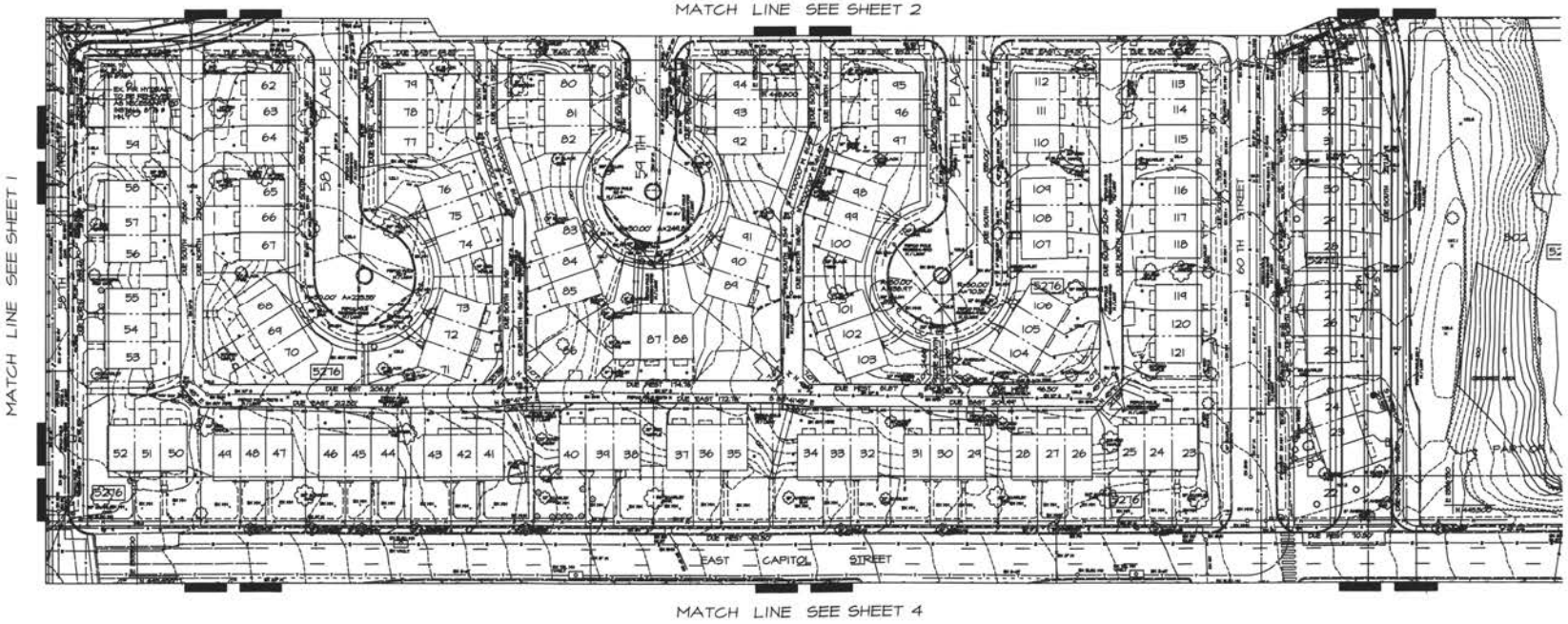
GRAPHIC SCALE 1" = 30'

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CAPITOL GATEWAY ESTATES - UTILITY PLAN
Washington D.C.

A & R/THC, LLC. for the District of Columbia Housing Authority
11/01/02





GRIMM+ PARKER ARCHITECTS

SORG ARCHITECTS

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WATER, SANITARY & STORM SEWER AND STORMWATER MANAGEMENT PLAN
SCALE: 1" = 30'