GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

Memorandum

TO: District of Columbia Zoning Commission

FROM: Andrew Altman, Director
Office of Planning

DATE: September 29, 2003

SUBJECT: Final Report - Zoning Commission Application #03-04C
Meridian Hill Condominium (Square 2661, Lots 54, 215, 216, and 860)
Consolidated PUD

APPLICATION

The Bozutto Group, LLC (Applicant) seeks to develop a residential building consisting of 103 condominium units. To accommodate this development, the applicant proposes to develop the site as a consolidated Planned Unit Development (PUD) as permitted under the R-5-B District.

OFFICE OF PLANNING RECOMMENDATION

The Office of Planning believes that the proposed PUD is not inconsistent with the requirements of the Comprehensive Plan and the Zoning Regulations and will bring needed housing to the District that will be sold for home-ownership. The applicant is providing public amenities that OP believes are commensurate with the deviations requested. OP therefore recommends that the application for the requested consolidated PUD be **APPROVED** with the following conditions.

1. Provision of a signed DOES Agreement.
2. Provision of signed agreements with Metropolitan Boys and Girls Club and the Garnet-Patterson Middle School.
3. The computers donated to the Garnet-Patterson Middle School should each be accompanied by a three-year warranty.
4. Provide a signed Construction Management Plan.
5. The proposed donations to the Metropolitan Boys and Girls Club and the Garnett Patterson Middle School should be provided prior to the granting of the first Certificate-of-Occupancy.
6. The off-site landscaping should be installed prior to the issuance of the last Certificate-of-Occupancy.

ZONING COMMISSION
District of Columbia
Case 03-04C
Exhibit 23

ZONING COMMISSION
District of Columbia
CASE NO.03-04
EXHIBIT NO.23

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The subject property is approximately 0.98 acres and is a rectangular shaped lot at 1437-1451 Belmont Street, N.W. (Square 1266,Lots 54, 215, 216, and 860) in the Columbia Height neighborhood. Current development on the site includes the vacant Pitts Motel and 2 vacant rowhouses. These structures will be demolished to make way for the proposed development. The site is in the R-5-B District.

The surrounding neighborhood consists of a mix of single-family detached and attached units and multi-family apartments and condominium buildings. To the north of the site, across a twenty- foot alley are townhouses and apartments which front on Chapin Street. To the immediate east are apartment buildings with the 14th Street commercial corridor beyond. To the south of the site, across Belmont Street, are single family-attached and multi-family apartments and condominium buildings. To the west is the Garden Towers Apartment building and the Meridian Hill Park beyond. The surrounding area is also within the R-5-B District.

PROPOSAL

The applicant proposes to demolish the existing structures on the site and replace them with a 5-story, 55-foot high, 103 unit, condominium apartment building. The building will have 165 parking spaces in two below grade levels at a ratio of 1.6 spaces per unit. The site will be landscaped on all sides with gardens and a private court to the rear of the building. In order to build the project the applicant is requesting approval of the following:

1. Relief from the minimum lot area requirements of 1-acre for a PUD in the R-5-B District;
2. Relief from the lot occupancy requirement;
3. Relief from the roof structure requirements of Section 411; and
4. Approval of a consolidated PUD

OP also believes that relief is needed to allow for the lease sale of surplus parking spaces to off-site residential neighbors.

ZONING

The site is currently zoned R-5-B. This zone district permits flexibility of design and all types of urban residential developments at a moderate height and density. The applicant is requesting a development using the PUD standards of the R-5-B zone to accommodate a multi-dwelling use on the site. The following table is a comparison of the development standards of the base R-5-B zone, the PUD/R-5-B, and the proposed development:

Table 1

	R-5-B Standards	PUD/R-5-B Standards	Proposal
Area	N/A	1 acre (43,560 sq. ft.)	42,750 sq. ft.
Height	50 ft.	60 ft.	55 ft.
FAR	1.8	3.0	2.7
Lot Occupancy	60%	60%	63%

Rear Yard	4"/foot of vertical distance from the mean at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 15 ft.	4"/foot of vertical distance from the mean at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 15 ft.	18 ft.
Side Yard	None. If provided, it must be at least 3 ins. wide per foot of height, but not less than 8 ft. wide	None. If provided, it must be at least 3 ins. wide per foot of height, but not less than 8 ft. wide	12 ft.
Roof Structure	Setback required – 18.5 ft. Height of Enclosure – 18.5 ft.	Setback required – 18.5 ft. Height of Enclosure – 18.5 ft.	Setback required – 8 ft. (portion) Height of Enclosure – 9 ft. and 12 ft. (portion)
Parking	1 space per 2 dwelling units = 52	1 space per 2 dwelling units = 52	165 spaces = 1.5 spaces per dwelling unit

The applicant is requesting a deviation from the minimum lot area requirements of 1 acre for a PUD in the R-5-B District (Section 2401.1(b)). As shown in Table 1, the lot area is 42,750 square feet, 810 square feet less than required. The Zoning Regulations gives the Zoning Commission the authority to deviate from this requirement if the standards of Section 2401.2 are met;

"2401.2 The Commission may waive not more than fifty percent (50%) of the minimum area requirement of this section, provided:

(a) The Commission shall find after public hearing that the development is of exceptional merit and in the best interest of the city or country; and
(b) The Commission shall find one of the following:
(1) If the development is to be located outside the Central Employment Area, at least eighty percent (80%) of the gross floor area of the development shall be used exclusively for dwelling units and uses accessory thereto; or
(2) If the development is to be located in a portion of the Central Employment Area which is in a Hotel-Residential Incentive (HR) Overlay District, the development shall contain a minimum floor area ratio of 2.0 devoted to hotel or apartment house use."

Based on the review of the proposal, OP believes that the proposal to waive the minimum lot area requirement from 43,560 square feet to 42,750 square feet or a 2% reduction can be granted. OP believes that the proposed development has merit and will be in the best interest of the City in that development of the site under the PUD process allows for additional units, public amenities, and design review that would not have been possible under a matter-of-right project. The development will replace an old dilapidated hotel and vacant row houses that have been a blight on the community. The new development will foster further revitalization along Belmont Street and the surrounding community. Additionally, the new residences will further the City's goal of increasing home ownership and provide additional taxes to the city. The proposed project is outside of the Central Employment Area and 100% of the gross floor area of the building will be dedicated to residential use.

To accommodate the proposed development, the applicant is requesting a deviation from the lot occupancy requirement. The applicant is proposing a 63% lot occupancy, 3% above the 60% permitted. This small increase in lot occupy will allow for an improvement in the design of the building and be economically feasible. The increase in the lot occupancy will not impact adjacent residences as the required side and rear yard requirements will be met.

Section 411.5 requires that the walls of the roof structure be of equal height. The applicant has proposed to vary the height of the enclosure with two portions of the enclosure at a high of 16-feet and the remaining enclosure will be at a height of 11-feet. This difference in height will result in an enclosure that is less visually imposing than if the entire structure was 16-feet high. Secondly, the roof structure does not meet the roof structure setback requirement on a portion of the west façade of the building. Section 400.7(b) requires that the roof structure should be set back from all exterior walls a distance that is at least equal to its height above the roof. A majority of the roof structure meets the setback requirement but the 16-foot structure in the southwest corner of the roof is set back 11 feet from the west wall. These requested deviations will be in harmony with the purposes and intent of the Zoning Regulations and will allow for an improved development that is more aesthetically pleasing then what is permitted by-right.

PURPOSE AND STANDARDS FOR PLANNED UNIT DEVELOPMENT

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. A PUD is "designed to encourage high quality developments that provide public benefits." The proposed development will replace buildings that have been vacant, dilapidated, and an eyesore in the community for some time. The proposed development will bring back these properties to a viable use and aid in the objective of the City to increase the number of residents within the City.

Pursuant to Section 2402.3, the applicant has elected to file a consolidated PUD. The PUD standards state that the "impact of the project on the surrounding area and upon the operations of city services and facilities shall not be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project." The PUD is intended to facilitate a site-specific project and the assurance of a quality development.

Based on the information provided and with further discussions to address issues of concern, OP believes that any potential negative impact on the neighboring community will be minimized. The proposed planned unit development approach provides the beneficial site planning and design flexibility that this project requires to be incorporated smoothly into this residential community.

COMPREHENSIVE PLAN AND PUBLIC POLICIES

The Generalized Land Use Map recommends the subject site for medium density residential with multi-unit and mid-rise apartments as the predominant use. Section 2403.4 of the Zoning Regulations requires that the application is "not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site." The density and residential unit type proposed in this multi-unit development is not inconsistent with the recommendation of the Generalized Land Use Plan.

The PUD is also not inconsistent with other sections of the Comprehensive Plan including the following Major Themes of the Plan:

- ***Section 102 - Stabilizing and Improving District Neighborhoods,***

The proposed development will replace an old, dilapidated hotel and uninhabited rowhouses that have not been occupied for a very long time and have been of concern to surrounding residents. Removal of these buildings and redevelopment of the property will contribute to the continued revitalization and revival of the community.

- ***Section 106 - Respecting and Improving the Physical Character of the District***

The proposed development will generally be consistent with standards of the R-5-B District and will be similar to some existing buildings. The scale, height, and architecture will complement and be compatible to the mix of apartments and rowhouse uses in the neighborhood.

- ***Section 107 – Preserving and Ensuring Community Input***

The applicant has worked with the adjacent residents and ANC-1B and has incorporated many of their recommendations into the development.

Specifically, the application is consistent with Chapter 3, Housing, of the Comprehensive Plan including the general objective for Housing which is to "stimulate production of new and rehabilitated housing to meet all levels of need and demand and to provide incentives for the types of housing needed at desired locations". To support this goal, the Plan establishes policies such as:

- ***Section 302.1(a), which is to "encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with the District land use policies . . ."***
- ***Section 302.1(e), which is to "encourage housing on suitably located public or private properties that are vacant, surplus, underutilized, or unused . . ."***
- ***Section 302.1(f) which is to "encourage the private sector to meet housing needs through the development of infill housing . . ."***

As shown above, the proposed residential development on this site is consistent with recommendation of the Generalized Land Use Map. This property is underutilized and suitable for a development whose scale and size complements the residences in the area. The proposed development is a private development that will meet the needs of residents of the District of Columbia by providing an opportunity for home ownership.

Further, the application is consistent with many of the Ward 1 Plan policies;

<u>Housing</u>

- ***Section 1206.1(a), "To encourage the private sector to provide new housing to meet the needs of present and future Ward I residents at locations consistent with the ward's land-use policies and objectives . . ."***

- ***Section 1206.1(b), "To target residential development opportunity areas where significant housing development can appropriately occur and encourage 'multi-unit' housing development, including market rate and low density housing, where appropriate. . . ."***

The proposed development is consistent with the Ward 1 Land Use policies to promote and provide home ownership opportunities to the residents. The proposed multifamily housing development will provide market rate units as well as four moderately priced units to qualified residents.

Urban Design

- ***Section 1222.1(b) "To design new residential, commercial, and other buildings to complement or enhance Ward 1's physical character."***
- ***Section 1222.1(c) "To design Ward 1's buildings to include the use of appropriate arrangements of building materials, height, scale, massing, and buffering to complement the immediate area."***
- ***Section 1222.1(d) "To encourage development adjacent to areas of strong architectural character to provide a physical transition in building design detail in order to create a complementary form of transition."***

The proposed development will replace buildings that have been vacant and steadily deteriorating over the years. The 5-story building will compliment the adjacent apartment building and townhouses that are adjacent to the development. The western half of the building reflects the style and architecture of the apartment building and the eastern half is setback 5-feet and is made to look like rowhouses with entrances directly from the street. The "U" shaped design of the building will break-up and lessen the effect of the massing of the building on the houses to the north.

Land Use

- ***Section 1230.1(a) "To promote the conservation, enhancement, and revitalization of Ward 1's residential neighborhoods for housing and neighborhood related uses."***

The new development will contribute to the continued revitalization of the community by removing unoccupied, deteriorating buildings from the community.

PUBLIC BENEFITS AND AMENITIES

The objectives of the PUD are to permit flexibility of development in return for the provision of superior public benefits. The applicant is requesting an increase in FAR and lot occupancy and deviations from the roof structure requirements and minimum lot area.

Sections 2403.5 through 2403.13 discuss the definition and evaluation of public benefits and amenities. 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." Further, "a project amenity is one type of public benefit, specifically a functional or aesthetic feature of the proposed development that adds to the attractiveness, convenience, or comfort of the project for occupants and immediate neighbors."

The following is an assessment of how the proposed development addresses these public amenities and benefits:

(a) Urban design, architecture, landscaping, or creation or preservation of open spaces;

The 55-ft., 5-story high building will be a transition between the 6-story apartment building to the west and the 2-and 3-story townhouses to the west. The architecture and façade of the building have been designed so that the western portion looks like the apartment building while the eastern façade is stepped back and have private entrances on the first floor to look similar to townhouse entrances. The brick and masonry façade and bay windows are similar elements of homes in the community. The "U" shaped design with its central open space is respectful of the lower scale townhouses to the north.

An area of concern to OP was the size and overwhelming nature of a large garage door and the fact that it distracted from the main pedestrian entrance into the building. The applicant has revised the entrance and now has two smaller garage doors within the same space. The garage entrance is stepped back and the smaller doors seem less intrusive. Precast concert lintels above the doors are similar to those above the windows and provide continuity.

The applicant submitted a Landscape Plan (Attached) that shows landscaped gardens along the side and front yards. To the rear of the building will be a private courtyard with a central lawn, a proposed fountain, sitting areas, concrete, crushed stone, and stepping stone walkways, and gardens.

The applicant has proposed to provide landscaping in the public space along the length of the building and for a similar length on the south side of Belmont Street. The Department of Public Works, Tree and Landscaping Division was contacted and has stated that they have no objections to these improvements. The applicant has also stated that the continued maintenance of these areas will be written in the condominium documents in order for the maintenance to be provided in perpetuity. The landscaping along Belmont Street will be a public benefit as there is currently no landscaping along Belmont Street. OP believes that the applicant can receive some credit for this landscaping, as it will be enjoyed by the residents of the development and the adjacent residents. Further, the landscaping will be an enhancement to the community.

(b) Site planning, and efficient and economical land utilization;

The proposed development will utilize the land more intensely than in its present state. This residential development results in an efficient use of the site as anticipated by the Comprehensive Plan and the Generalized Land Use Plan and zoning on the property. Additionally, the site has incorporated more landscaping as well as providing on-site parking for all residents.

(c) Effective and safe vehicular and pedestrian access; transportation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts;

Primary vehicular access to the building will be from Belmont Street with a secondary access from the alley behind the building. The existing pedestrian walkway in front of the development along Belmont Street will be maintained and improved for easy pedestrian access. The closest Metro stations are the Columbia Heights and U Street/Cordoza Stations that are both located approximately one-half mile to

the north and southeast of the site. The property is a block and a half from 14th Street that is serviced by Metrobus.

The Zoning Regulations require one space per two units for a total of 52 units, but the applicant is proposing to provide 165 parking spaces on-site to serve the residents, visitors and some members of the community. Currently, on-street parking spaces are scarce in the community and many residents have to park far from their homes. Each condominium owner will be required to purchase at least one parking space, with spaces assigned for visitors and some spaces will be made available for purchase or lease to residents of the community. The provision of this excess parking ratio is to satisfy the community's concern that there be no parking spillover from this development, but OP believes that the parking is excessive and does not constitute a clear public benefit as the community could be protected with less parking.

The loading dock will be to the rear of the building therefore lessening the impact of having trucks and trash collection along Belmont Street. The trash collection and other trucks will have access to the building from the 20-foot alley to the rear of the building. OP and DDOT have some concerns regarding how trucks will maneuver through the alley without impacting the other residents. DDOT will address this issue further in their report.

(d) Historic preservation of private or public structures, places and parks;

The subject property is neither a historic site and nor within a historic district.

(e) Employment and training opportunities;

The applicant has submitted that they will enter into a First Source Agreement with the Department of Employment Services (DOES) to employ local contractors and workers. The applicant has stated that they are in contact with the Minority Business Opportunity Commission and ANC-1B to help in identifying District contractors and employees and especially those from the local community.

Secondly, the applicant has submitted a Draft Memorandum of Understanding to the Department of Human Rights and Local Business Development to utilize its resources in providing referrals to local small and disadvantages businesses.

OP supports both of the abovementioned agreements and believes that this is a public amenity that will serve the community as well as the District as a whole provided it is enforced. The applicant should submit signed, final agreements to the Zoning Commission as a condition of approval.

(f) Housing and Affordable Housing;

The subject property is to be developed with103 condominium units thereby increasing the number of dwelling units and contributing to the aim of the City to increase the number of residents as well as contributing to the increase in home ownership levels in the City. One of the General Housing Objectives of the Ward 1 Plan is that new multifamily structures should provide housing for elderly and low-moderate income residents. The applicant, working with the ANC and has agreed to provide four moderately priced dwelling units to consist of two, 1-bedroom unit, one, 1-bedroom plus den, and one, 2-bedroom unit. The contribution of these units constitutes a clear public benefit.

The Office of Planning has discussed with the applicant our preference for 4 units but with a greater number of the larger units. The District's policy on providing moderately priced dwelling units encourages the inclusion of units that will accommodate larger families, a group that is severely underserved.

(g) Social services/facilities;

The applicant has proposed to make contributions to public facilities in the community. The applicant is providing $30,900 worth of supplies, improvement to facilities funds, and labor to the improvement of the Garnet-Patterson Middle School. In addition, the applicant proposes to provide $11,600 in funds and computer equipment to the Metropolitan Boys and Girls Club. These contributions will provide a clear public benefit.

(h) Environmental benefits, such as stormwater runoff controls and preservation of open space or trees;

The development will significantly decrease the impermeable area of the site and the stormwater runoff from the site can be accommodated in existing city facilities. The decrease in the building footprint and the increase in landscaping will be an environmental benefit that helps reduce stormwater runoff. There will also be environmental benefits in terms of the eighteen new tree plantings along both sides of Belmont Street.

(i) Uses of special value to the neighborhood or District of Columbia as a whole; and

Development of the site will be limited to residential use only. This residential development will be of value to the neighborhood and to the City as a whole as it contributes to the City's goal of increasing the number on new housing and in turn increase in the population of the city. Additionally, four affordable condominium units will expand homeownership opportunities within the City.

(j) Other public benefits and project amenities and other ways in which the proposed planned unit development substantially advances the major themes and other policies and objectives of any of the elements of the Comprehensive Plan.

The applicant is voluntarily proposing a Construction Management Plan. The Plan covers various standards to be followed during construction of the development and includes communication between the parties, work hours, construction impacts such as traffic, parking, loading, work hours, and site management. OP has reviewed the draft Plan, supports it, and believes that it will be a public benefit to the community. OP recommends that the applicant submit a signed, final agreement to the Commission and that it be made a condition of approval.

SUMMARY OF PUBLIC AMENITIES

The following is a list of amenities that applicant proposes to provide:

GARNET-PATTERSON MIDDLE SCHOOL

The Garnet-Paterson Middle School has lost significant funding over the years and many of its facilities are in disrepair. The applicant has proposed to facilitate improvements to specific items at the school as follows for a total of $30,900:

$ 5,000 for After School Program towards snacks and field trips
10,000 for auditorium stage curtains
500 for cafeteria tables
1,000 for washer and a dryer
500 for the purchase of uniforms
1,000 to paint the cafeteria
3,000 to repair the fence and wall
1,000 for air-conditioning the main office
3,900 for computers

THE METROPOLITAN BOYS AND GIRLS CLUBHOUSE #10

The Metropolitan Boys and Girls Clubhouse provide a number of services and educational programs to neighborhood children. The applicant is proposing to provide funds for it's after school program, donate and install computer equipment in their library/computer room to replace existing, outdated equipment. The applicant proposes to provide $11,600 toward the following items:

$5,000 for after-school tutorial program, athletic equipment, and the annual awards banquet;
4,600 for 7 desktop and 2 laptop computers for the library/computer room;
2,000 for monitors.

AFFORDABLE DWELLING UNITS

The applicant has committed to providing four affordable dwelling units on-site. The units will consist of:

two, 1-berdoom units
one, 1-bedroom unit
one, 2-bedroom unit

STREETSCAPE PLAN

The applicant has committed to providing landscaping along the entire frontage of their property. Additionally, they propose to provide complementary landscaping on the west side of Belmont Street. The applicant proposes to provide landscaping in the public space along the length of the building and for a similar length on the south side of Belmont Street. The applicant intends to provide maintenance for these areas in perpetuity.

AGENCY REFERRALS AND COMMENTS

The Metropolitan Police Department, the Fire and Emergency Medical Services Department and the District of Columbia Public Schools all stated that the proposed development will not negatively impact their services or capacity. DDOT's report will be submitted under separate cover.

COMMUNITY COMMENTS

The applicant has had a number of meetings and discussions with many of the residents in the community and the ANC. The discussions resulted in a change in the façade, height and massing of the building, the additional parking, landscaping in public space, and the provision of 4 affordable dwelling units. Additionally, the ANC was instrumental in identifying community needs that led to the applicant making donations to the Garnet-Patterson Middle School and the Metropolitan Boys and Girls Clubhouse. On June 5, 2003, ANC-1B voted to support the application. Since the vote by the ANC in June, the applicant has made some changes and the ANC has requested that the applicant attend it October 2, 2003 meeting to review the changes.

AGENCY REFERRALS AND COMMENTS

The Metropolitan Police Department, the Fire and Emergency Medical Services Department and the District of Columbia Public Schools all stated that the proposed development will not negatively impact their services or capacity. DDOT's report will be submitted under separate cover.

SUMMARY AND RECOMMENDATION

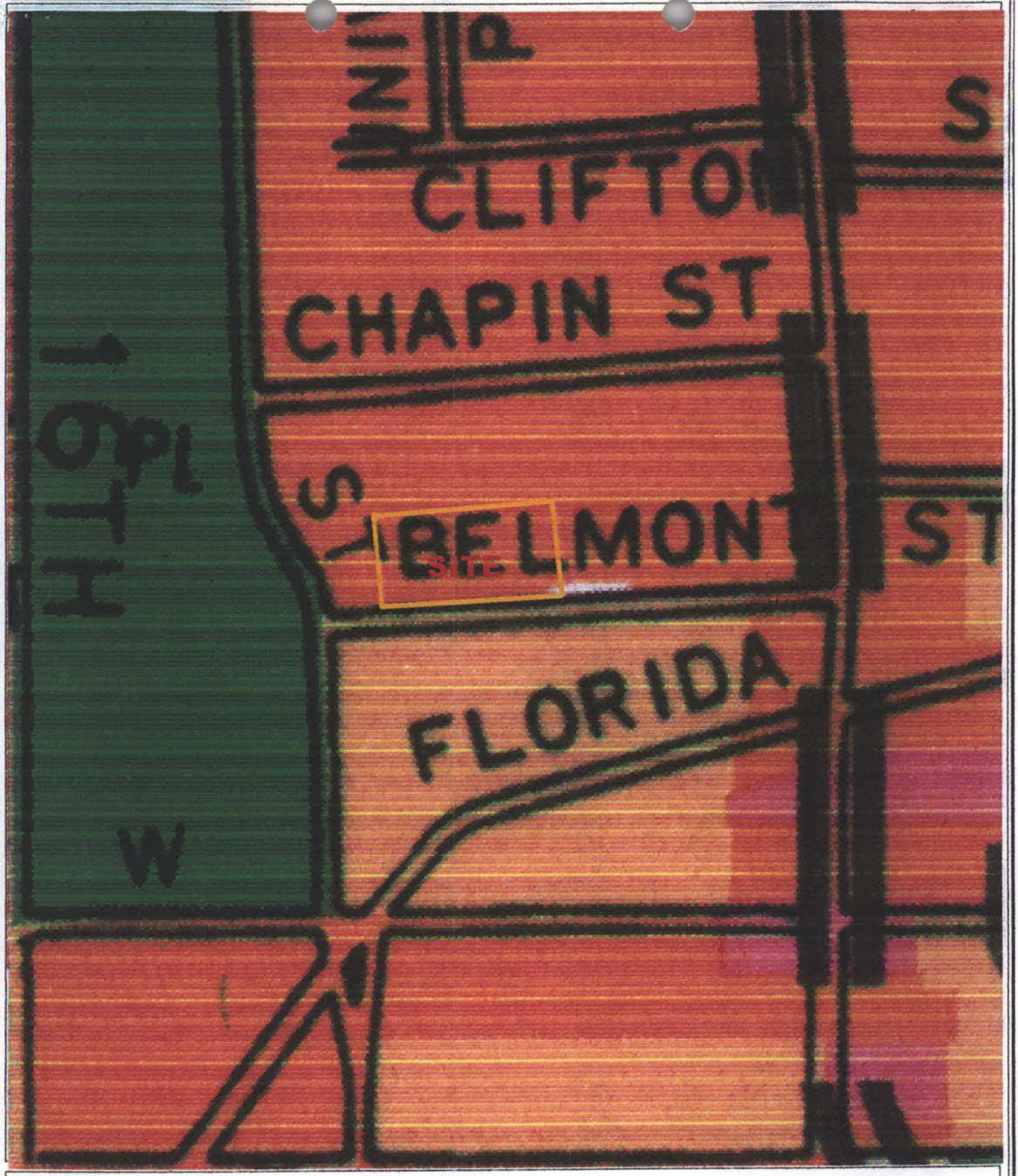
The Office of Planning believes that the proposed PUD is not inconsistent with the requirements of the Comprehensive Plan and the Zoning Regulations and will bring needed housing to the District that will be sold for home-ownership. The waivers and deviations requested by the applicant will not cause any adverse impacts on the community. The applicant is also providing public amenities that OP believes is commensurate with the deviations requested. OP therefore recommends that the application for the requested consolidated PUD be APPROVED with the following conditions.

1. Provision of a signed DOES Agreement.
2. Provision of signed agreements with Metropolitan Boys and Girls Club and the Garnet-Patterson Middle School.
3. The computers donated to the Garnet-Patterson Middle School should each be accompanied by a three-year warranty.
4. Provide a signed Construction Management Plan.
5. The proposed donations to the Metropolitan Boys and Girls Club and the Garnet-Patterson Middle School should be provided prior to the granting of the first Certificate-of-Occupancy.
6. The off-site landscaping should be installed prior to the issuance of the last Certificate-of-Occupancy.

ATTACHMENTS:

1. Zoning Map
2. Comprehensive Plan Map
3. Landscape Plan

AA/mbr AICP



Feature Key

Zoning Boundaries
Square Index

Zoning Commission
Meridian Hill Condominiums
Case No. #03-04

DC Office of Planning
April 4, 2003

Scale 1:2497

N

25 0 25 50 75 Feet

Attachment 1



Feature Key

Zoning Boundaries

Square Index

Zoning Commission
Meridian Hill Condominiums

Case No. #03-04

DC Office of Planning
April 4, 2003

Scale 1:2504

N

25 0 25 50 75 Feet

Attachment 1



Feature Key

Zoning Boundaries

Square Index

Zoning Commission
Meridian Hill Condominiums

Case No. #03-04

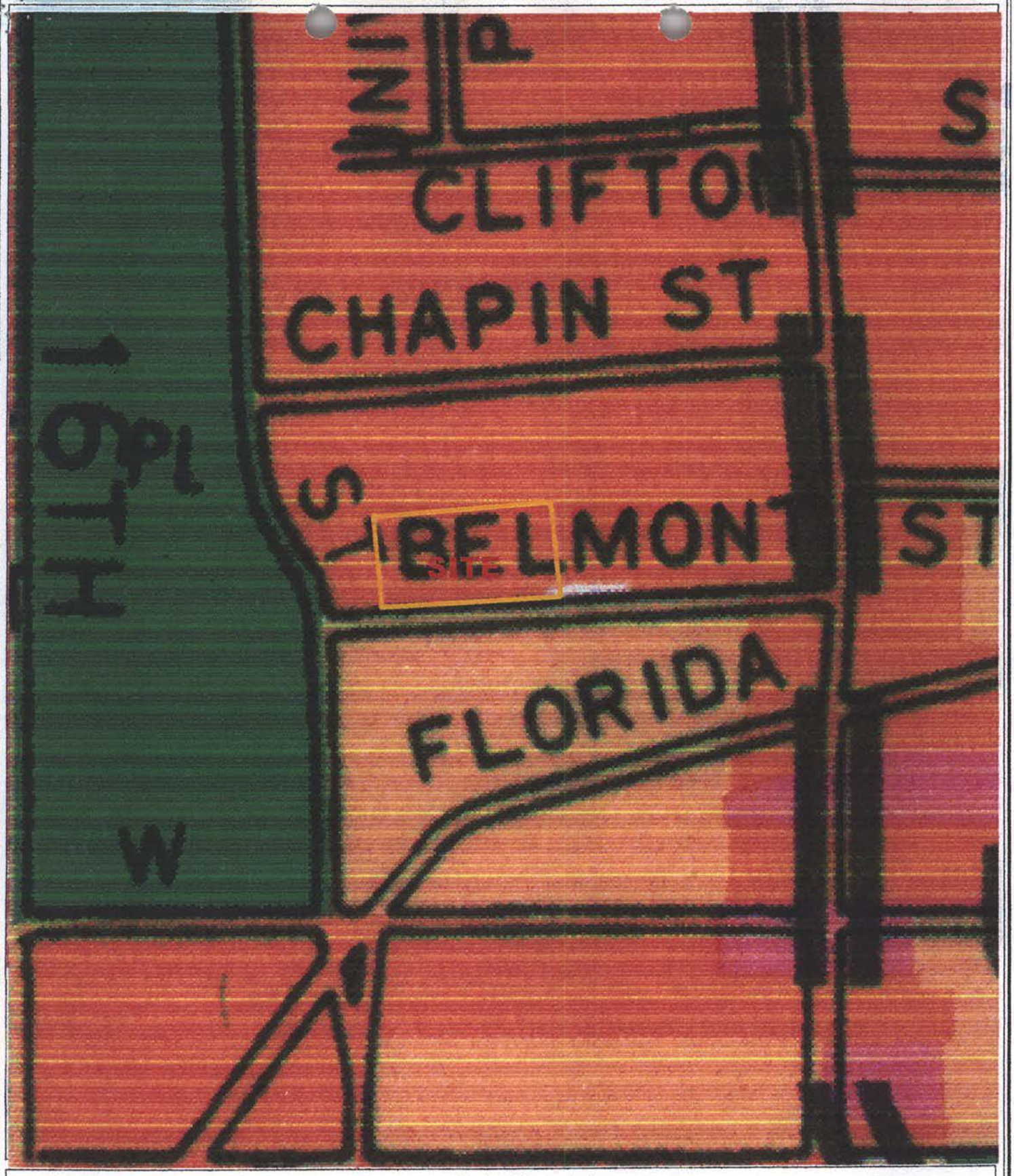
DC Office of Planning
April 4, 2003

Scale 1:2504

N

25 0 25 50 75 Feet

Attachment 1



Feature Key

Zoning Boundaries
Square Index

Zoning Commission
Meridian Hill Condominiums
Case No. #03-04

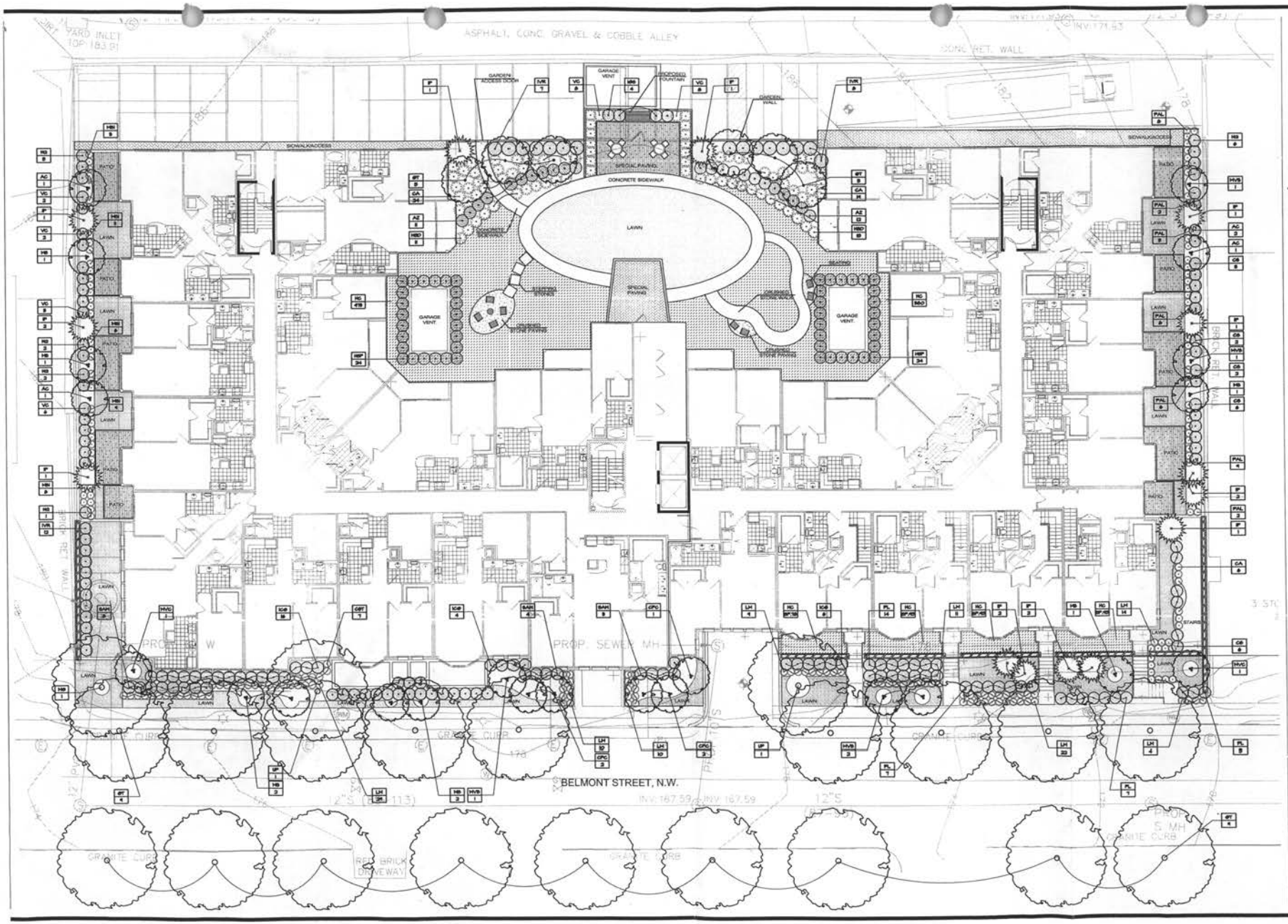
DC Office of Planning
April 4, 2003

Scale 1:2497

N

25 0 25 50 75 Feet

Attachment 1



PARKER RODRIGUEZ, INC.

Planning
Urban Design
Landscape Architecture

1101 N. Union Street, Suite 320
Alexandria, VA 22314
703.549.2830

LANDSCAPE MASTER PLAN

Meridian Hill

WASHINGTON, DC

District of Columbia
Review 3/23/03

Drawn: FV, JL
Checked: JL
Project: JL
Date: 09/23/03
Scale: 1"=10'

L 1-1

1 OF 1