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# STATEMENT IN SUPPORT OF AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT G.W. CARVER SENIOR APARTMENTS

**February 6, 2004**

## I. INTRODUCTION

### A. Background and Site Description

This document is an Application to the District of Columbia Zoning Commission for approval of a consolidated Planned Unit Development ("PUD") for a site located at 4800 East Capitol Street, N.E. (Lots 78 and 79 in Square 5140, the "PUD Site") A zoning map amendment from the existing R-5-A zone district to R-5-B is also requested. This site of 48,927 5 square feet of land is located in the Marshall Heights neighborhood of Ward 7 and is within the boundaries of Advisory Neighborhood Commission ("ANC") 7C. The proposed development is a 103-unit, four-story apartment house for low-income senior citizens

### B. The Applicant

The owner of the PUD Site is the Carver 2000 Tenants Association, Inc ("Carver 2000," or "Applicant"), a nonprofit association the members of which are residents of the existing George Washington Carver Apartments. Carver 2000 acquired the PUD Site under the District of Columbia's Right of First Purchase Program and has applied to the Internal Revenue Service to become a tax-exempt entity under IRC Section 501(c)(3).

ZONING COMMISSION
District of Columbia
Case 04-04
Exhibit 7

ZONING COMMISSION
District of Columbia
CASE NO.04-04
EXHIBIT NO.7

Carver 2000 will transfer its interest in the property into the GW Carver Senior Apartments LLC, an entity to be formed to carry out the development. Carver 2000 will be the sole managing member of the G.W. Carver Senior Apartments LLC, and the other member will be a low-income housing tax credit advisor.

Crawford-Edgewood Managers, Inc , ("CEMI") a D C -based apartment development and management firm, has been selected by Carver 2000 as the property manager and development consultant. H.R. Crawford, a highly experienced developer of affordable housing and former Assistant Secretary of the U S Department of Housing and Urban Development, is the principal of Crawford-Edgewood Managers CEMI has more than 35 years of experience in housing and urban development in the District of Columbia and Metropolitan area.

CEMI has recently completed development of the Walter E Washington Estates, a first class, luxury townhouse development located off of Southern Avenue and Barnaby Street, S E in the Washington Highlands neighborhood CEMI also recently completed a complete renovation of the 126-unit Barnaby Manor Apartments located across the street from Walter E Washington Estates, using tax-exempt bond financing through the D C Housing Finance Agency and a tax credit syndication. In December 2003, CEMI was selected by the D C. Housing Authority as the lead developer responsible for the construction of 150 new homes to be located on the site of the former public housing project known as The Highlands Addition, located at the intersection of Valley Avenue and 9th Street, S.E

New Market Investors LLC, of which Michael Alexander is the Managing Director, has been retained by CEMI to assist in project financing and project

management. This firm specializes in conventional and subsidized real estate transactions and takes a principal role in property acquisition and development opportunities. New Market Investors, which is based in Tysons Corner, Virginia, is highly experienced in the real estate industry and has worked on projects throughout the United States.

### C. PUD Site Zoning and the Surrounding Area

The PUD Site is currently zoned R-5-A, a low-density apartment house zone that primarily encourages and allows townhouses and garden apartments subject to site plan review by the Board of Zoning Adjustment The maximum permitted height is 40 feet/3 stories, and the maximum permitted floor area ratio ("FAR") is 0.9

This PUD Application requests a zoning map amendment to R-5-B, a moderate-density apartment house zone, in order to achieve four stories on the site rather than three and to accommodate somewhat more density (1 88 FAR) and more dwelling units, as described in the following section R-5-B allows a maximum height of 50 feet and 1.8 FAR as a matter of right With a PUD, the maximum permitted density is 3 0 FAR and the height limit is 60 feet.

The site is a slightly irregular rectangle in shape and is long in the east-west direction and relatively narrow in the north-south dimension between East Capitol Street and Central Avenue. Public transportation serves the site well, with Metrobus stops in front of the building and the Benning Road Metrorail Station just three blocks to the west The nearby public schools are J C Nalle Elementary, Kelly Miller Junior High and Woodson High School There is a senior center at the Metropolitan Police Boys and Girls Club a few blocks to the west, and numerous shops on East Capitol Street.

The PUD Site is located in the Marshall Heights neighborhood, which is almost exclusively residential in character [1] Existing housing types are primarily single-family dwellings and three- to four-story apartment buildings. In the far northwest and northeast corners of the neighborhood, the area has a calm, somewhat suburban feel where the rectangular street grid ends and the roads wind past single-family, attached and detached homes. The part of the neighborhood that sits on a rectangular grid includes several blocks developed almost exclusively with four- to 19-unit apartment buildings. Residential properties range in condition from good to poor, with several blocks dominated by vacant and abandoned properties that contribute to a blighted and distressed feel to much of the neighborhood.

Marshall Heights is home to 29 religious congregations, generally located within the residential fabric of the neighborhood The neighborhood's churches provide many community services including daycare, senior activities, meal programs and counseling. Community services such as the Metropolitan Police Boys and Girls Club and the Benning Park Recreation Center are located just to the north and south of the residential area. The largest parcels in the neighborhood (other than Eastgate Gardens) accommodate the three public schools -- Fletcher-Johnson Middle School, J.C. Nalle Elementary School and C W Harris Elementary School

Small retail pockets and strip centers are located along the boundaries of the community, providing a limited range of goods and services The centers are located on small parcels (less than one acre) and are generally in a blighted condition, with the

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[1] See the *Site Location and Neighborhood Context Map* in *Exhibit A* and the *Zoning Map* on the first sheet of the attached set of plans

exception of the BENCO shopping center at East Capitol Street and Benning Road Various District of Columbia government services such as a police station, a fire station, a post office, and a library are also located along Benning Road and north of East Capitol Street

Because of its location at the eastern edge of the District and along the east-west artery of East Capitol Street, the Marshall Heights community serves as a gateway into the District for suburban commuters Public transportation is available from two Metrorail stations –Benning Road and Capitol Heights. The Benning Road Station is just two blocks to the west of the G.W. Carver Senior Apartments site. Area buses supplement the Metrorail system by running passengers from the heart of the Marshall Heights community along 51st and 53rd Streets to each Metrorail station. East Capitol Street offers several bus routes connecting to the Benning Road Metrorail station

The zoning of this neighborhood area may be summarized as follows. The PUD Site is within an irregularly-shaped R-5-A zone district that extends a few blocks to the north of East Capitol Street, and extends a large distance to the south of East Capitol to encompass a substantial part of Ward 7. To the immediate north the predominant development pattern is semi-detached houses as well as a Fire Station just across Central Avenue from the PUD Site. Immediately to the south of the PUD Site is a large, triangular-shaped area bounded by East Capitol, 47th and 49th Streets, S.E., that is improved with a large garden apartment complex, the larger part of the G.W. Carver apartment complex The tenants association plans to complete a total redevelopment of this site as well and will begin the pre-development process once the senior building is underway

In general, the R-5-A-zoned areas to the north and south of East Capitol Street are developed with a wide mixture of housing types – detached and semi-detached single family dwellings, row dwellings and garden apartments Several large areas zoned R-2 are quite uniformly developed with semi-detached houses. And, of course, institutional uses, places of worship, small commercial strips or pockets and public schools and parks are scattered throughout the area

Three blocks to the west of the PUD Site the area surrounding the Benning Road Metrorail Station is zoned C-3-A (Medium Density Commercial) and development includes existing retail and service uses as well as the Metrorail Station plaza area and escalators.

**D. <u>The Project</u>**

As stated previously, the apartment building will have 103 units, including 3 efficiencies, 85 one-bedroom units and 15 two-bedroom units The one-bedroom units will average 645 square feet in size, the two-bedrooms 845 square feet. The height of the proposed building is four stories and 55 feet. The gross floor area ("g.f.a.") as designed is 92,208 square feet, which equals an FAR of 1.88 on the lot area of 48,927.5 square feet Lot occupancy is 48 5 percent

Following the shape and dimensions of the PUD Site, the proposed building is relatively long and narrow – narrow between East Capitol Street and Central Avenue and long in the east-west dimension. It is planned with two main entrances (one on East Capitol Street and one on Central Avenue), both leading into a secured Lobby Area The interior of the building also incorporates two separate laundry facilities on the first floor

and four separate and isolated rooftop terraces totaling more than 1,800 s.f for residents to enjoy

Three conveniently located sets of stairwells provide adequate emergency access and egress Also the two passenger elevators are accessible from the main lobby, one of them being equipped to serve as a freight elevator as necessary.

On the exterior the building is designed with modest residential materials – brick and vinyl siding with stucco accent The mechanical units, rather than being visually exposed as roof structures, will be concealed on the roof and not visible from any angle or side of the building Welcoming canopies at the entrances were introduced to provide a pleasant transition as well as shelter from direct sunlight and other elements (rain, hail, and snow) for persons entering and leaving the building

The overall design of the apartment building will be contextual with the surrounding neighborhood in that it will be four stories high with a steeply pitched, gable roof, traditional design and substantially brick exterior. The apartments will have modern kitchens with dishwashers and microwave ovens, full carpeting, window blinds and cable television hookups. The building will incorporate special amenities for seniors, including congregate dining, a library, a quiet room, health care, computer access, security and convenient access to public transportation

A parking area is situated at the eastern end of the site, with access from both Central Avenue and 49th Street The 18 spaces, including two handicapped spaces, complies with the parking requirement for affordable housing for seniors of one space for each six dwelling units. The parking area is shielded from the Central Avenue and East Capitol Street views by dense shrubs and large shade trees in addition to the existing trees

on-site. East Capitol Street also is at a somewhat lower elevation than the site, further hiding the parked cars from view Both loading and trash pickup will be from the Central Avenue side of the building with significant landscape screening.

Landscaping around the site will consist of a variety of plant materials with an emphasis on native and low maintenance plant materials for hardiness and plant succession Street and site canopy trees are added for shade, ornamental flowering trees for focal points and entry interest and a building-edge planting of evergreen and deciduous plant materials to provide a foundation. The landscaping is designed to visually soften the building mass, mitigate noise of the street traffic and screen parking and dumpster storage and loading dock areas Landscaping will provide relief from unshaded paved areas, and alleviate noise and lighting glare associated with roadways and parking areas

The landscape design and plant material selection incorporates an understanding of defensible space needs of the building tenants. Clear visibility of entrances and around the building perimeter is provided In order to establish optimum safety in traffic patterns the designed landscape provides definition of vehicle entrances and exits.

An assessment of the site's soils and the potential for a natural low maintenance plant succession was considered for the design and implementation of the landscape planting. We have also provided for ground cover planting beds and the potential for the residents, building manager and staff to add seasonal annual plantings to these areas.

Walkways, ample in quantity and width, provide pedestrian access from the building to the parking area as well as to the public sidewalks. ADA accessible entrances are provided to both Central Avenue and East Capitol Street.

The site will be graded to blend in naturally with the existing conditions, providing an aesthetically pleasing appearance Storm water runoff will be drained away from the building either to on-site inlets or to public space in a manner complying with District of Columbia watershed requirements

G.W. Carver Senior Apartments will help meet the great need in Washington and in Ward 7 for affordable housing for elderly individuals and households. The Applicant has been awarded 103 Section 8 vouchers to ensure the affordability of the units This is further leveraged by two additional forms of financial support. First, the D C. Housing Finance Agency has granted preliminary approval for tax-exempt bond financing, and additional financial support from the D.C. Department of Housing and Community Development ("DHCD") is likely. Because of these multiple forms of financial assistance, the project will be able to serve low-income seniors with very good quality housing

The chart in Section E on the following page sets forth the basic facts of the PUD and proposed development as compared to zoning requirements.

## E. Tabulation of Development Data

| | |
|---|---|
| Total PUD Site Area | 48,927.5 s.f |
| Required Minimum (PUD, R-5-B, 1 a = 43,560 s.f.) | 15,000 s.f. |
| Gross Floor Area (g f.a ) | 92,208 2 g.f a |
| Floor Area Ratio (FAR) | 1.88 FAR |
| Permitted – (R-5-B, PUD) | 3.0 FAR |
| Building Height | 55 feet |
| Permitted – (R-5-B, PUD) | 60 feet (PUD) |
| Lot Occupancy | 48.5% percent |
| Maximum Permitted (R-5-B) | 60 percent |
| Side Yard | 18' west, 37' east |
| Required | None, but 3"/foot of height if provided, or 13.75' |
| Rear Yard | 43+ feet |
| Required | 18.33 feet, measured from centerline of abutting 50' street = 0 |
| Parking | 18 |
| Required | 18 |
| Water Demand | 9,000 gallons per day |
| Sanitary Sewer Demand | 9,000 gallons per day |

## II. PUBLIC BENEFITS OF THE PROPOSED PLANNED UNIT DEVELOPMENT

Section 2403 of the Zoning Regulations sets forth the standards for evaluating and approving a PUD application. Section 2403.9 provides categories of public benefits and project amenities for review by the Zoning Commission. A number of these public benefits and project amenities are exhibited in this proposed residential development, as discussed below In addition, Section 2403 4 of the PUD regulations states that the proposed PUD shall be "not inconsistent" with the Comprehensive Plan, and § 2403 3 states that any adverse effects on the surrounding area or on public facilities shall be of an acceptable level. The Applicant believes that the proposed PUD is consistent with and significantly advances a number of the goals and policies stated in the District elements of the *Comprehensive Plan for the National Capital*, D.C. Law 12-275, 10 DCMR (1998), and also exemplifies compliance with the Evaluation Standards, as presented below.

**A. Stabilizing and Improving the District's Neighborhoods.** One of the overarching Major Themes of the Comprehensive Plan specified in §102 is the goal of "stabilizing and improving the District's neighborhoods " The Applicant believes that the proposed infill residential development will help accomplish this major goal.

If the PUD is approved, a deteriorated and failed apartment complex will be demolished to make way for development of an attractively designed apartment house. At four stories but only 1.88 FAR, the building will be compatible in scale and design with the surrounding neighborhood. The existing buildings, which are now either demolished or substantially vacant, have acted as a detriment to the surrounding

neighborhood in recent years, and nearby residents are supportive of the proposed plans to remove the problem buildings with social problems and replace them with a handsome new building for senior occupancy. The comprehensive relocation plan provides housing nearby for the remaining households residing on the site

**B. Housing and Affordable Housing (2403.9(f)).** Paragraph 2403.9(f) of the PUD Evaluation Standards indicates that development of "housing and affordable housing" is a high-priority public benefit, or policy objective, that may justify approval of a planned unit development. The GW Carver Senior Apartments is obviously such a project

**C. Comprehensive Plan – Housing Element.** The Comprehensive Plan has 11 major elements, including Economic Development, Environment, Housing, Land Use, Downtown and others, plus the Ward plans as Elements 12 through 19

Sections 302 (Housing General), 303 (Low- and Moderate-Income Housing) and 304 (Housing for the Elderly) of the Comprehensive Plan indicate strong public policy support for development of housing for low- and moderate-income households and housing for senior citizens, including the following policies

> *302 2(b) Review and recommend suitable regulatory zoning, tax, and financing incentives under appropriate controls to meet housing production goals, particularly for low-income, moderate-income and elderly households*
>
> *303 1(a) [P]rovide for the housing needs of low- and moderate-income residents*
>
> *303 1(c) [C]reate and maintain moderate-cost housing environments that enhance the quality of life for their residents*
>
> *303.2(d) Provide zoning incentives, as appropriate, to developers prepared to build low- and moderate-income housing* .

*304 1 The objectives for housing for the elderly are to provide for the housing needs of elderly households and to reduce the overall cost of housing among elderly households*

*304 2(a) Establish as a matter of major governmental priority the production of housing for elderly households*

*304 2(c) Provide zoning incentives to developers prepared to build elderly housing . .*

**D. Comprehensive Plan: Ward 7 Element.** Policies in the Ward 7 Element of the Plan also relate very positively to the proposed GW Carver Senior Apartments PUD, including the following objectives from the Housing Element:

*1807 3 The overall housing objective in Ward 7 is to stimulate development of new and rehabilitated housing at affordable rates to meet the needs of all income levels, particularly good housing at affordable rates for low and moderate income [households]*

*1809 1(g)(1) The production of housing of various types for elderly individuals and households should be a major priority of the District government Particular emphasis should be given to low cost affordable housing for the elderly in Ward 7, [including]*

*A Expand housing opportunities for the elderly by using existing and new programs and activities, including Community Development Block Grants, zoning and other processes*

The PUD Project utilizes DHCD and D.C. Housing Finance Agency financing to enable the G W Carver Senior Apartments to serve low-income seniors, and uses the zoning process as well to help enlarge the supply of affordable housing for seniors in Ward 7

**E. Comprehensive Plan – Land Use Element.** The Generalized Land Use Map indicates the site for Moderate Density Residential development. "Moderate density residential" is defined as "Row houses and garden apartments are the predominant uses; may also include low-density housing." The requested R-5-B zoning with a PUD is considered "not inconsistent" with this land classification In the Office of Planning's

"Zoning Consistency Chart," R-5-B is one of the zone districts that may be considered "not inconsistent" with the Moderate Density Residential designation. The Applicant further notes that this proposed project does not utilize the full 3 0 FAR allowed with a PUD in the R-5-B District, but is rather proposed to have a density of 1 88 FAR

**F. "Urban Design, Efficient and Economical Land Utilization" (2403.9(a) and (b)).** The proposed replacement of this long-deteriorated former apartment complex with an attractively designed new apartment house will represent a major aesthetic and functional improvement to the neighborhood. The handsome traditional design in brick will complement the neighborhood The PUD Site is within walking distance of the Benning Road Metrorail station, so that the proposed apartment use is an efficient and transit-oriented development in this location. The proposed landscape plan will further enhance the site for the residents as well as residents of the surrounding neighborhood.

**G. "Effective and Safe Vehicular and Pedestrian Access" (2403.9(c)) - Transit-Oriented Development.** The proposed apartment house for seniors will generate very low vehicular trip generation and in-and-out traffic, and the subject property is within walking distance of the Benning Road Metrorail Station at Benning Road and 45th Street, N E Several bus lines operating along East Capitol Street conveniently serve the proposed building as well. The proposed apartment house for the elderly has a parking requirement of only one space for each six dwelling units. This low requirement, which was adopted in 1985 after careful research by Department of Public Works staff, reflects the reality that automobile ownership and automobile trips entering and leaving the site will be quite few because of the advanced age and low-income status

of the residents. Low automobile usage and few turning movements will be a public benefit along the heavily traveled East Capitol Street corridor

**H. First Source Agreement/LSDBE.** Direct participation by D.C residents is insured because the property is owned by the Carver 2000 Tenants Association, an organization comprised of the current tenants of the property, who are all minority individuals. CEMI, the development consultant and property manager is 100 percent owned by minority District of Columbia residents and is headquartered in the District. CEMI has an Office of Local Business Development Certification letter acknowledging CEMI's eligibility for preference as a Local Business Enterprise ("LBE"), a Small Business Enterprise ("SBE") and a Resident Business Owner ("RBO")

The project architect, Arel Architects, is a 100 percent minority owned business. Although it is not currently certified, Arel is in the process of becoming an LSDBE in the District of Columbia. The general contractor, Gilford Corporation, is also a 100 percent minority owned business and an LSDBE in Washington, D.C.

**I. No Adverse Effects on Surrounding Area or on Public Facilities**

The proposed apartment house for senior occupancy will generate very little vehicular traffic, given the age and low-income status of the future residents. Thus, there will be no objectionable traffic impacts The scale and the design of the building are compatible with the surrounding neighborhood. No school children will live in the G W Carver Senior Apartments, so that school capacity is not an issue All in all, the proposed apartment house is expected to be fully compatible with its surrounding residential neighborhood.

## III. COMMUNITY COMMENT

The Applicant has engaged in extensive preliminary discussions with public officials and neighborhood groups, with only expressions of support to date. The Applicant has expressions of support from the Archdiocese of Washington, Kevin Chavous, the Ward 7 Councilmember, the pastor of a local church and the single-member district Advisory Neighborhood Commissioner ("ANC") for the area including the PUD Site The Applicant will present the plans to ANC 7C, with representation from neighboring ANC 7D, on February 12, 2004

## IV. CONCLUSION

For the reasons set forth in this statement, the Applicant submits that the proposed PUD plan meets the standards of Chapter 24 of the Zoning Regulations, is not inconsistent with the Comprehensive Plan, and provides significant public benefits that advance important goals and policies of the District of Columbia. Accordingly, the Applicant respectfully requests that the Zoning Commission schedule a public hearing to consider approving the proposed planned unit development.

Respectfully Submitted,
ARNOLD & PORTER

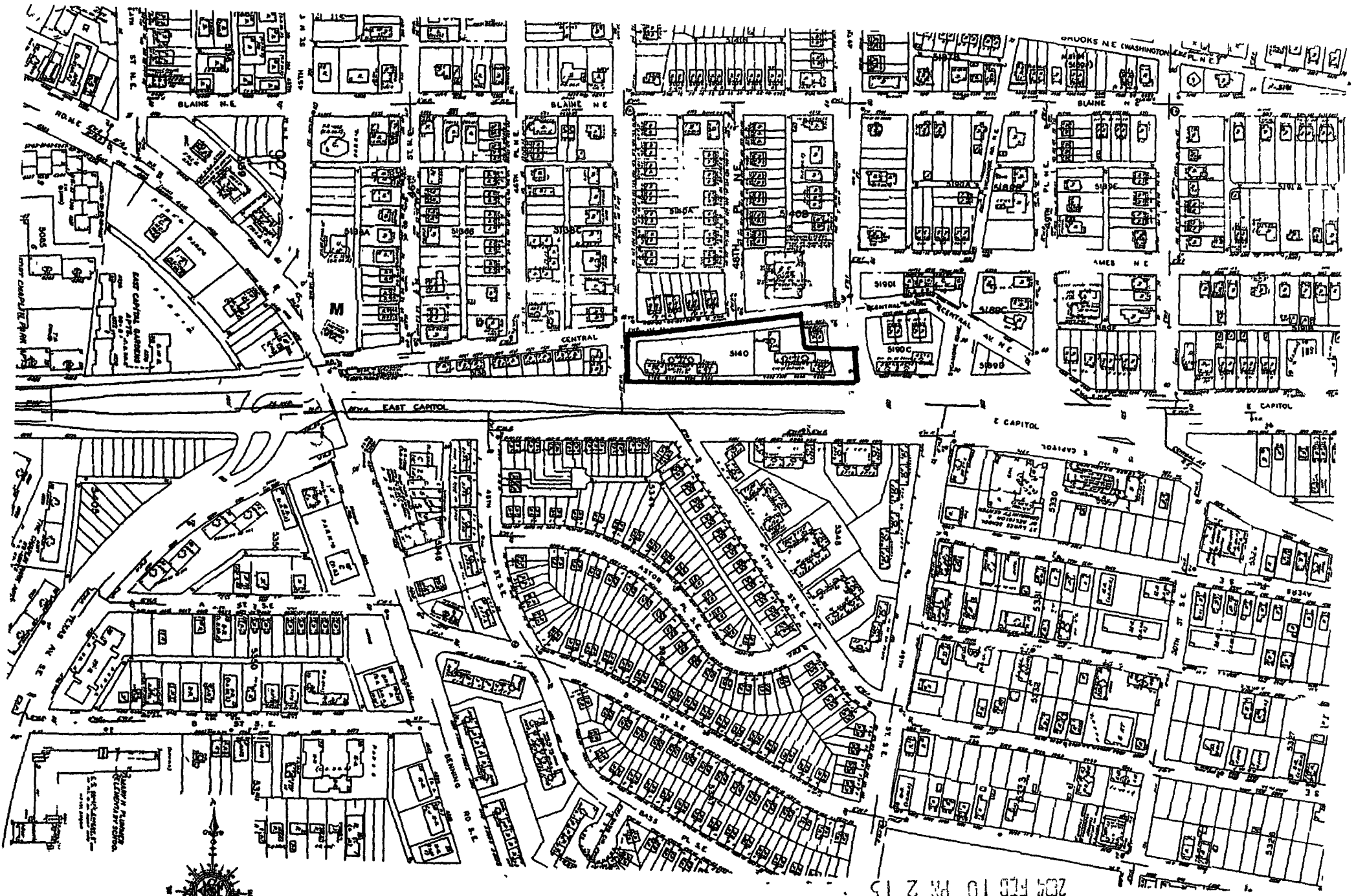
Cynthia A Giordano

Nathan W. Gross, AICP

Attachments

**Exhibit A: Site Location and Neighborhood Context Map**

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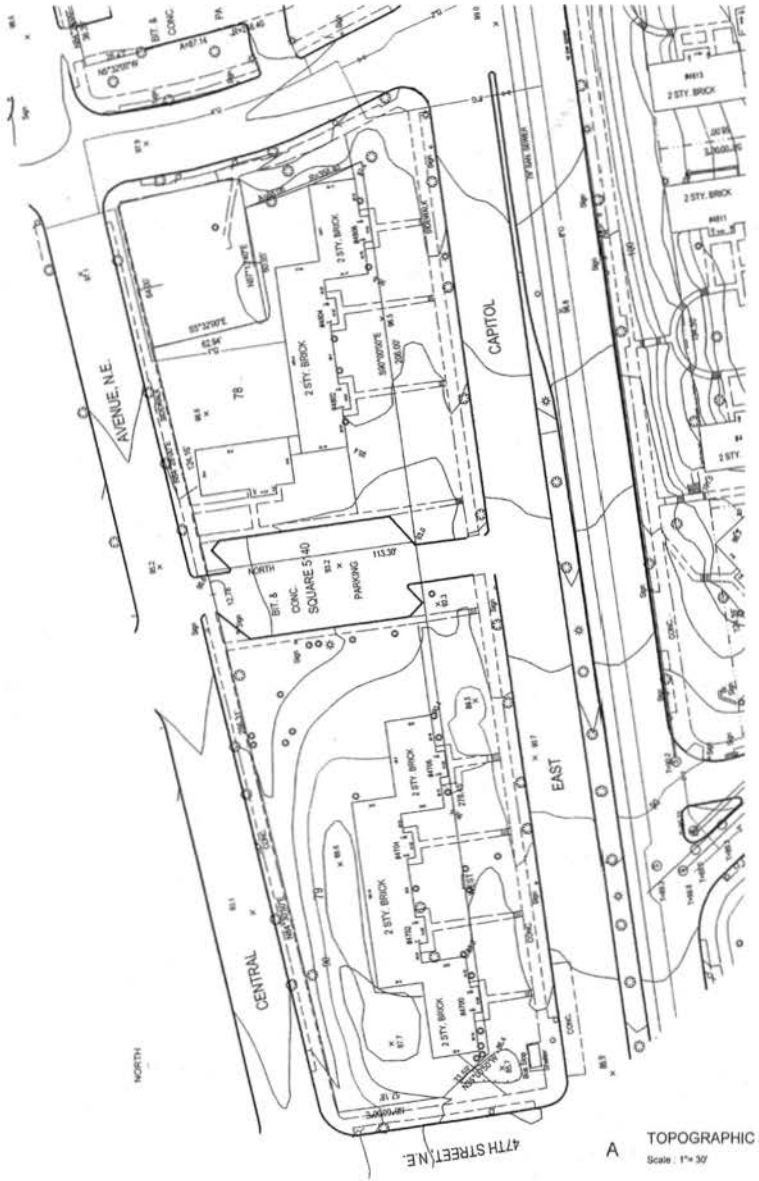



**SITE LOCATION AND NEIGHBORHOOD CONTEXT MAP**

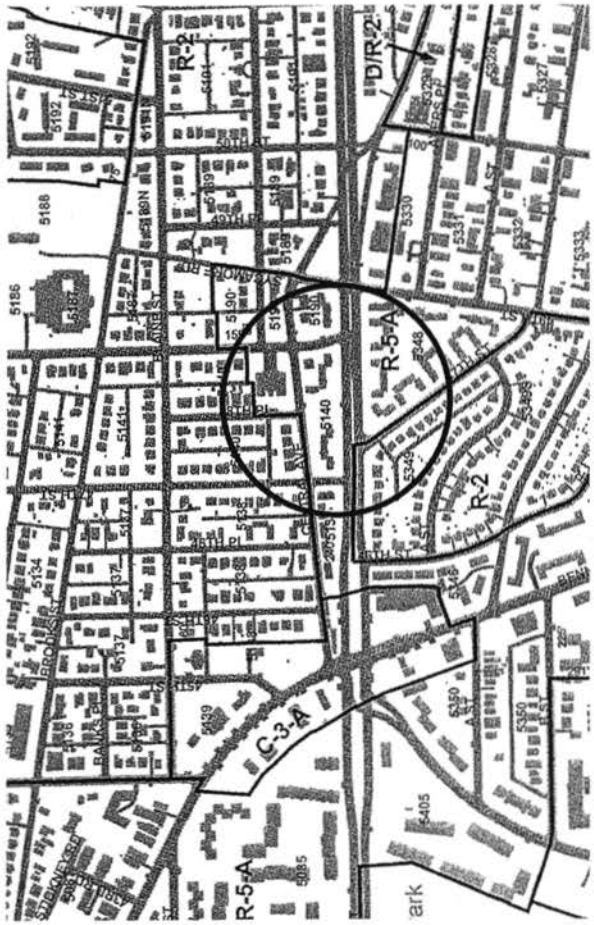
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**Exhibit B: Project Plans**

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A TOPOGRAPHIC SITE PLAN
Scale : 1"= 30'




B ZONING MAP
Not to scale

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SEAL AND DATE

CONSULTANT

# G.W. Carver Terrace

SENIOR LIVING FACILITY
47th & EAST CAPITOL ST. NE
WASH., D.C.

LOT 78 & 79 SQAURE 5140
L: 124, F: 4

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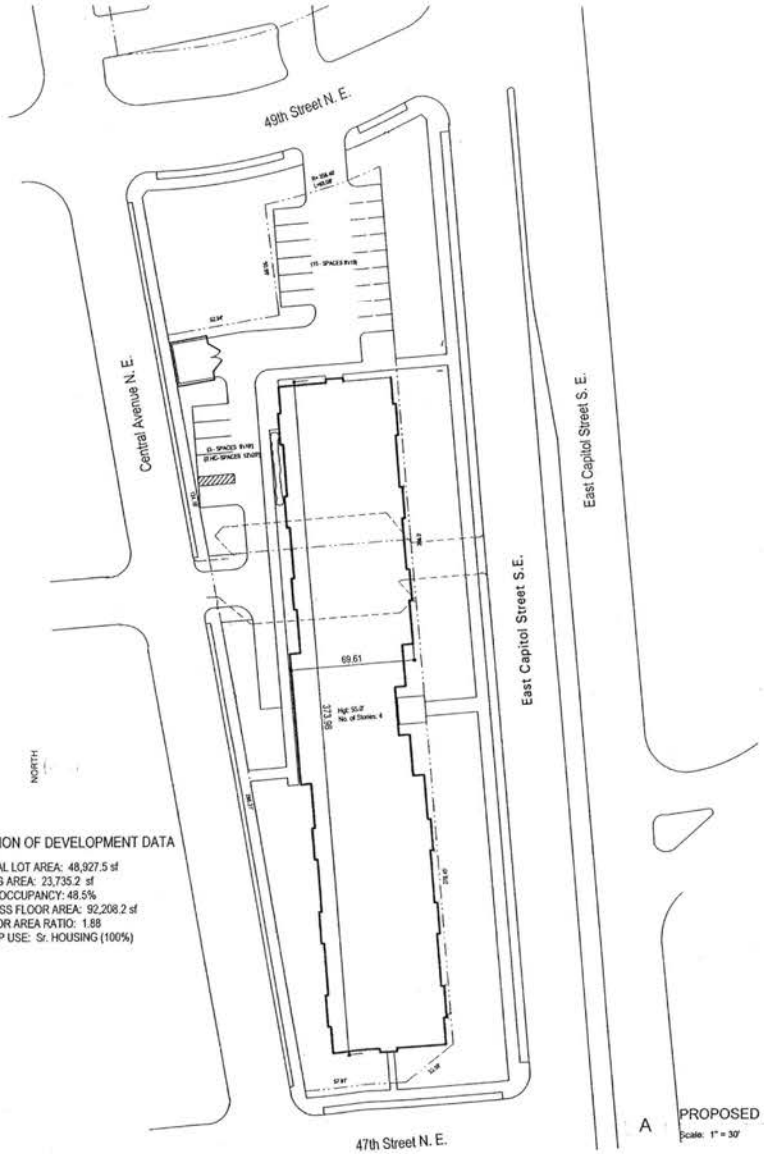
FIRST STAGE PUD APPLICATION
SITE TOPOGRAPHY &
ZONING MAP

SCALE
1" = 40'

DATE
20 JANUARY 04

PROJECT NUMBER
0.137

SHEET NUMBER
SP-1




TABULATION OF DEVELOPMENT DATA

TOTAL LOT AREA: 48,927.5 sf
BLDG AREA: 23,735.2 sf
LOT OCCUPANCY: 48.5%
GROSS FLOOR AREA: 92,208.2 sf
FLOOR AREA RATIO: 1.88
PROP USE: Sr. HOUSING (100%)

A PROPOSED DEVELOPMENT PLAN
Scale: 1" = 30'

arel

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SEAL AND DATE

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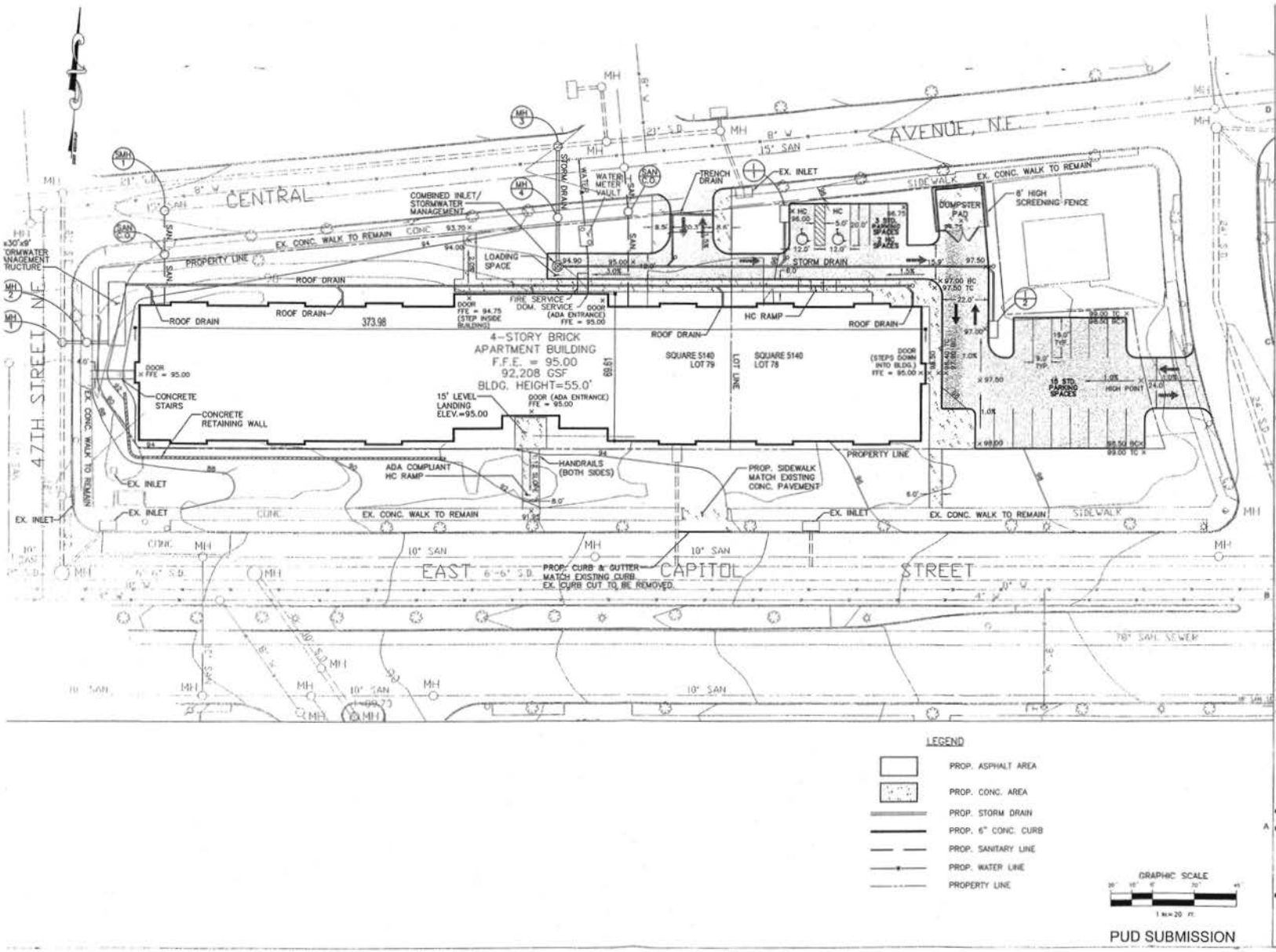
CONSOLIDATED PUD APPLICATION
PROPOSED SITE DEVELOPMENT PLAN

SCALE
1" = 40

DATE
20 JANUARY 04

PROJECT NUMBER
0.137

SHEET NUMBER
SP-2




PUD SUBMISSION


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Clinton, Maryland 20735
301 868-2735 301 868-7400 (fax)
Ronald D. Lipkeil AIA
www.ArelArchitects.com


CONSULTANTS

SEAL

PROJECT IDENTIFICATION

George Washington Carver Terrace
SENIOR APARTMENTS

47

| MARK | DATE | DESCRIPTION |
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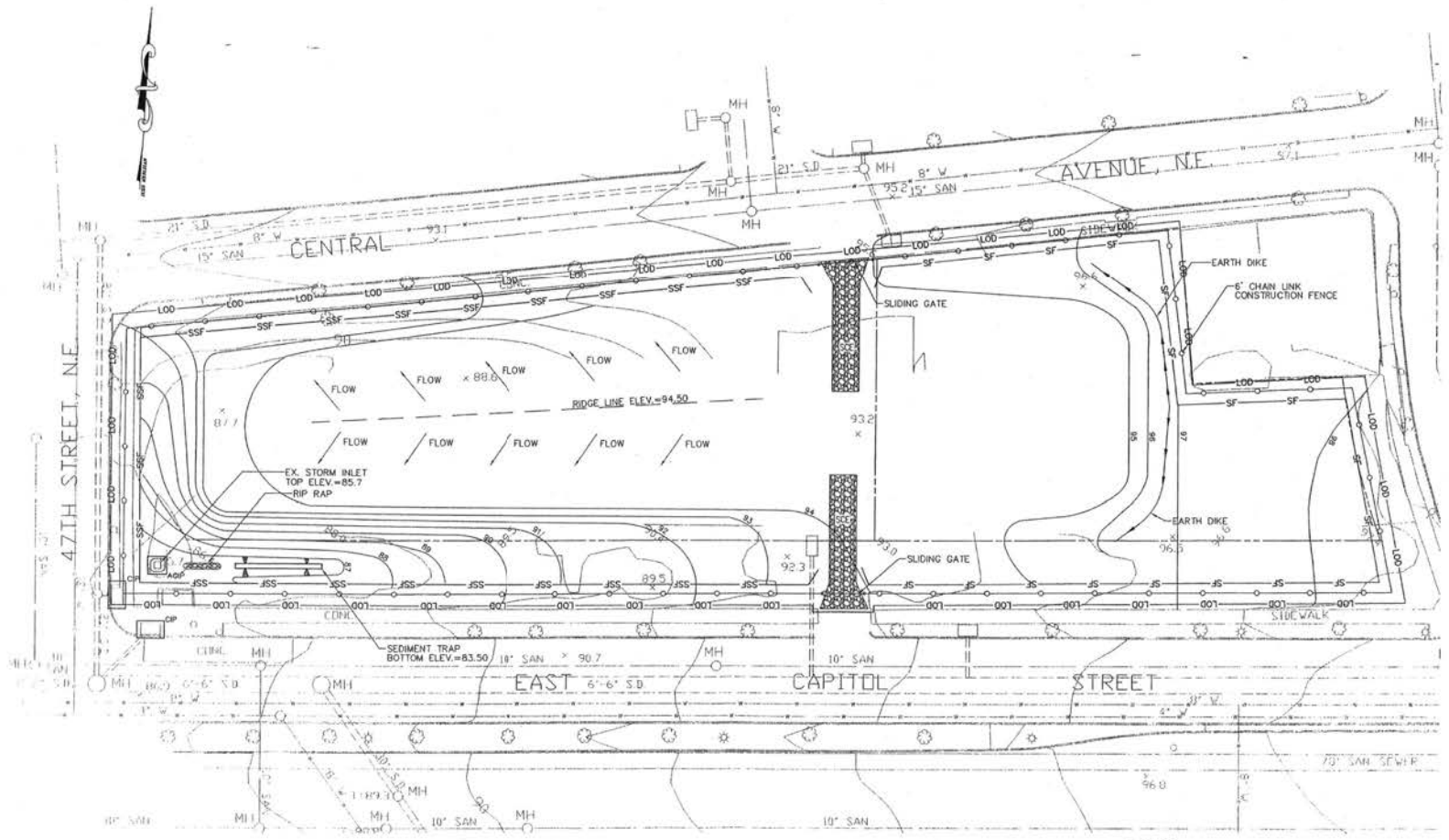
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# CIVIL SITE PLAN

Sheet of Series Sheets




LEGEND

- STABILIZED CONSTRUCTION ENTRANCE (SCE)
- LOD — LIMIT OF DISTURBANCE
- SF — SILT FENCE
- SSF — SUPER SILT FENCE
- 6' TEMPORARY CHAIN LINK CONSTRUCTION FENCE
- EX. PROPERTY LINE
- 93 — PROP. CONTOUR LINE
- AGIP — AT-GRADE INLET PROTECTION
- CIP — CURB INLET PROTECTION

GRAPHIC SCALE

1 in. = 20 ft.

PUD SUBMISSION


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CONSULTANTS

SEAL

PROJECT IDENTIFICATION

George Washington Carver Terrace
SENIOR APARTMENTS
AT
East Capitol St. NE
Washington, DC

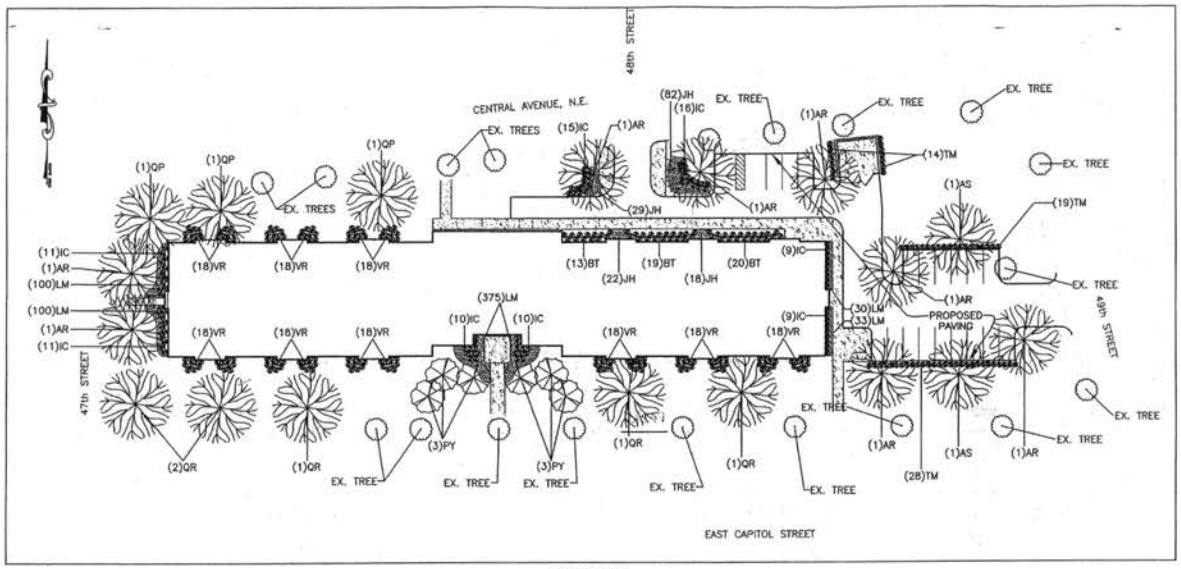
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# EROSION & SEDIMENT CONTROL PLAN



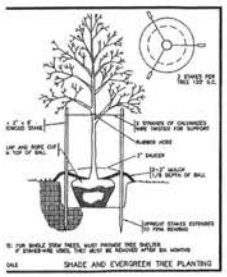

LANDSCAPE PLAN
SCALE: 1"=30'

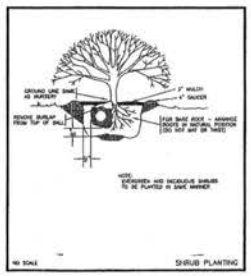
PROPOSED SITE LANDSCAPE PLANT MATERIALS

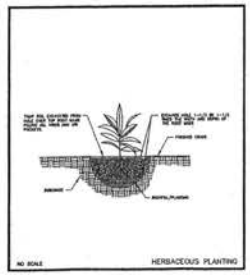
| KEY | BOTANICAL NAME | COMMON NAME | SIZE | FORM | SPACING | TOTAL | COMMENTS |
|---|---|---|---|---|---|---|---|
| AR | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY MAPLE | 2.5" CAL. | B&B | SHOWN | 8 | RICH RED FALL COLOR |
| AS | ACER SACCHARUM | SUGAR MAPLE | 2.5" CAL. | B&B | SHOWN | 2 | SHADE TREE |
| BT | BERBERIS THUNBERGII var. ATROPURPUREA | CRIMSON PIGMY BARBERRY | 18"-24" | #3 CONT. | 3' O.C. | 52 | PURPLE-RED FOLIAGE |
| IC | ILEX CRENATA 'GREEN LUSTER' | GREEN LUSTER HOLLY | 2'-3' | CONT. | 3' O.C. | 91 | DENSE, GLOSSY FOLIAGE |
| JH | JUNIPERUS HORIZONTALIS 'WILTONII' | BLUE RUG JUNIPER | 18"-24" | CONT. | 18" O.C. | 151 | GROUNDCOVER, BLUE-GREEN FOLIAGE |
| LM | LIRIOPE MUSCARI 'VARIEGATA' | VARIEGATED GREEN LIRIOPE | 1.25" | #1 CONT. | 12" O.C. | 638 | HERBACEOUS GROUNDCOVER |
| PY | PRUNUS x YEDOENSIS 'AKEBONO' | "AKEBONO" YOSHINO CHERRY | 2.5" CAL. | B&B | SHOWN | 6 | NATIVE SHADE TREE |
| QP | QUERCUS PHELLOS | WILLOW OAK | 2.5" CAL. | B&B | SHOWN | 3 | NATIVE SHADE TREE |
| QR | QUERCUS RUBRA BOREALIS | NORTHERN RED OAK | 2.5" CAL. | B&B | SHOWN | 4 | SCARLET FALL COLOR |
| TM | TAXUS x MEDIA 'HATFIELDII' | HATFIELD YEW | 18"-24" | CONT. | 4' O.C. | 61 | DENSE, UPRIGHT BRANCHES |
| VR | VIBURNUM RHYTIDOPHYLLUM | LEATHERLEAF VIBURNUM | 18"-24" | B&B | 4' O.C. | 102 | COURSE, LEATHERY FOLIAGE |
| SOD | FESTUCA ARUNDINACE & POA TRIVALIS | TALL FESCUE 90% KENTUCKY BLUEGRASS 10% 160 CERT. SOD AND STAKE | SY | SY | SHOWN | | STABILIZATION |

NOTES:
1. THIS PLAN IS FOR LANDSCAPING MEASURES ONLY.
2. ALL CONTRACTORS PERFORMING WORK ON THIS SITE SHALL NOTIFY "MISS UTILITY" 48 HOURS PRIOR TO ANY CONSTRUCTION OR GRADING BY CALLING 1-800-257-7777 FOR THE LOCATION OF ALL UTILITIES.
3. THE CONTRACTORS PERFORMING WORK ON THE SITE ARE RESPONSIBLE FOR PROTECTING EXISTING PLANTINGS DURING CONSTRUCTION.
4. THE LANDSCAPE CONTRACTOR SHALL PERFORM WORK AND THE PLANTINGS SHALL CONFORM WITH THE "LANDSCAPE SPECIFICATION GUIDELINES FOR THE BALTIMORE-WASHINGTON METROPOLITAN AREAS", LATEST EDITION.
5. THE LANDSCAPE CONTRACTOR IS TO VERIFY ALL PLANT QUANTITIES AND AVAILABILITY AND NOTIFY LANDSCAPE ARCHITECT OR OWNER IF THERE ARE ANY PROBLEMS PRIOR TO CONSTRUCTION.
6. SOD OR SEED AREAS AS INDICATED ON THE PLANS OR AS DIRECTED BY OWNER FOR ALL DISTURBED AREAS TO BE STABILIZED THAT ARE NOT LANDSCAPED OR COVERED.
7. FOR TREE PRUNING AND CARE METHODS PLEASE REFER TO THE NATIONAL ARBORIST STANDARDS, LATEST EDITION.

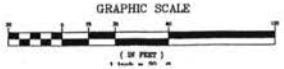
SEQUENCE OF CONSTRUCTION
1. FLAG LIMITS OF CONSTRUCTION AND STAKE OUT SEDIMENT CONTROL MEASURES.
2. CALL "MISS UTILITY" AT 1-800-257-7777 PRIOR TO ANY WORK FOR THE LOCATION OF ALL UTILITIES.
3. ADJUST EXISTING SEDIMENT CONTROL MEASURES FOR LANDSCAPE CONSTRUCTION AS REQUIRED.
4. AFTER SITE CONSTRUCTION HAS BEEN COMPLETED IMPLEMENT SITE LANDSCAPING AS SHOWN ON PLAN.
5. AFTER SITE HAS BEEN STABILIZED AND ALL CONSTRUCTION HAS BEEN COMPLETED, REMOVE SEDIMENT CONTROL MEASURES UPON INSPECTORS APPROVAL.




GRAPHIC SCALE




LANDSCAPE LEGEND

EXISTING TREE
MAJOR DECIDUOUS TREE
ORNAMENTAL TREE
EVERGREEN TREE/SCREENING
SHRUB
GROUNDCOVER OR PERENNIALS

PUD SUBMISSION


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Ronald D. Liptord AIA
www.ArelArchitects.com


CONSULTANTS

SEAL

PROJECT IDENTIFICATION

George Washington Carver Terrace
SENIOR APARTMENTS
AT
Fort Custer St. SE
Washington, DC

| MARK | DATE | DESCRIPTION |
|---|---|---|

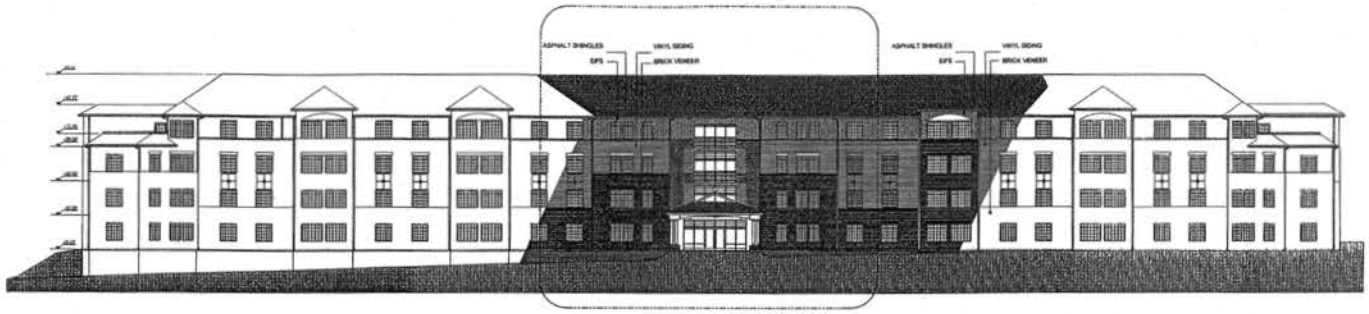
ISSUE DATE: 01-26-04
PROJECT NO:
CAD DWG FILE:
DRAWN BY: SPC
CHECKED BY: AD/DRJP


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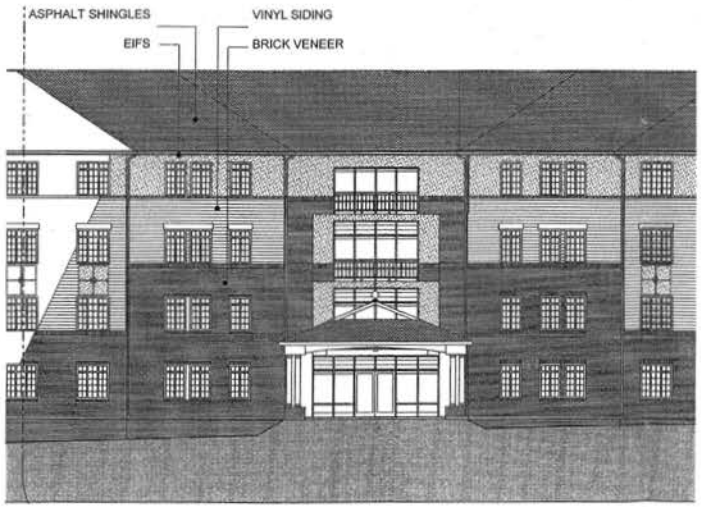

LANDSCAPE PLAN

L-1



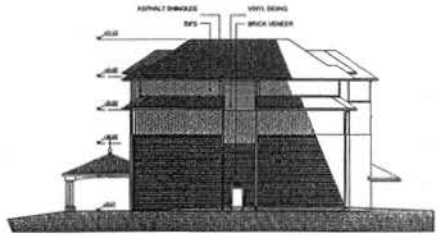

1 SOUTH ELEVATION

Scale : 1/16" = 1'-0"



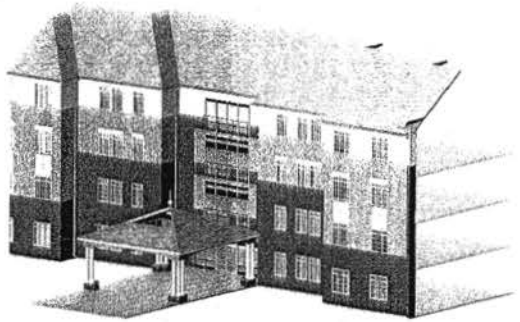

2 ENLARGED ELEVATION - SOUTH ENTRY

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



3 EAST ELEVATION

Scale : 1/16" = 1'-0"



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SEAL AND DATE

George Washington Carver Terrace

Washington, DC

**Senior Apartments**

RELEASED FOR

○ PROG ○ BIDDING ○ PERMIT ○ CONST

REVISIONS

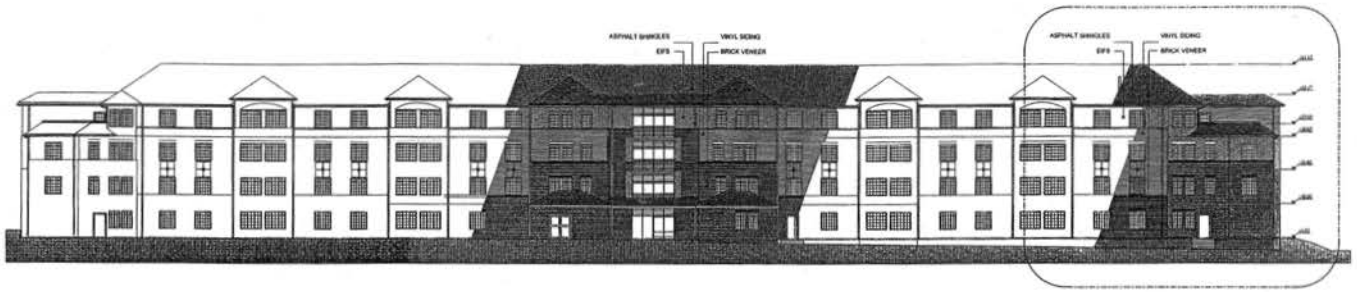
ELEVATIONS
&
BLDG SECTIONS

SCALE
AS NOTED

DATE
20 JAN 2004

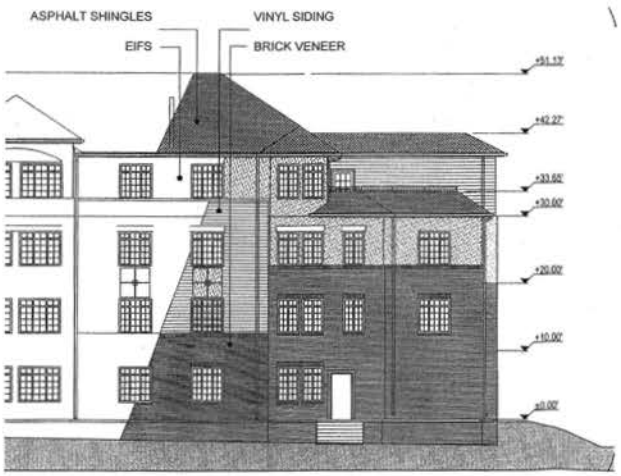
PROJECT NUMBER
0137

SHEET NUMBER
EL1



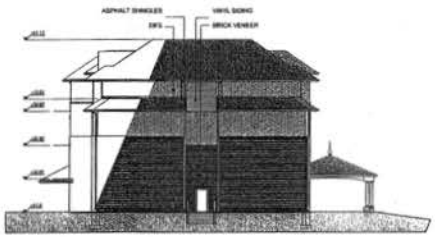

4 NORTH ELEVATION

Scale : 1/16" = 1'-0"



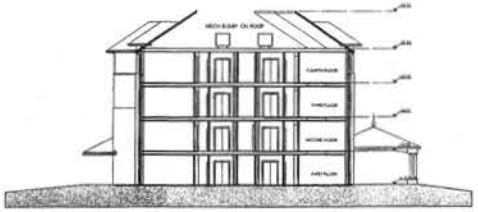

5 ENLARGED ELEVATION - NORTH

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




6 WEST ELEVATION

Scale : 1/16" = 1'-0"



7 CROSS SECTION

Scale : 1/16" = 1'-0"

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REVISIONS

ELEVATIONS
&
BLDG SECTIONS

SCALE
AS NOTED

DATE
20 JAN 2004

PROJECT NUMBER

SHEET NUMBER
EL2