Tab I Facade Improvements along 17th Street

The Citadel's Seventeenth Street façade will be refinished consistent with the overall refurbishment of the building's exterior.

While Kalorama Road and Seventeenth Street are identical in the widths of their rights of way and curb-to-curb distances – fifty feet (50.0 ft.) and thirty feet (30.0 ft.) respectively – the frontage along Kalorama is effectively deeper inasmuch as most of The Citadel's mass sits back 6 feet from the property line.

The ten foot (10.0 ft.) distance between each property line and the far edge of the nearest curb provides space for the curb itself, tree boxes, and sidewalks. However, the frontage along Seventeenth Street also includes a number of electrical vaults that would remain in use at their present locations.

These vaults are the nucleus from which a series of conduits flow to consumers in the area, these conduits running under the sidewalk and street. As plans progress to working drawings, the precise locations on record will be established.

Developer will seek approval from the District of Columbia Department of Transportation (DC-DoT) to establish a tree box along Seventeenth Street about midway along its frontage, somewhat south of existing electrical vaults. This will not be pursued if detailed records establish that conduits lie to close to the surface to permit a tree box and tree planting. Likewise, even if not shown in records on file, if such conduits are found to exist as the activity to build them gets underway, the plan may be shifted somewhat or abandoned.

If a tree box can be established, either the existing tree located in front of the main pedestrian entrance along Kalorama Road will be relocated to this location or a new tree of the same species and comparable caliper will be planted there.

Hose cocks will be added to the Seventeenth Street side of The Citadel to facilitate watering of this tree box and regular cleansing of the sidewalk and curb areas. (Hose cocks are also being provided along Kalorama Road).

The existing sidewalk along Seventeenth Street is concrete, now both patched and cracked. This segment of sidewalk will be repaved from the northern property limit to the existing sidewalk along Kalorama, that being in very good condition.

Several new "wall washing" light fixtures will be installed to better illuminate the various entrances and emergency exits. These fixtures are ones whose direct rays will be confined to the side of the building and not add unwelcome reflective "bounce" to the environment. Existing public street lights provide all the security lighting needed along Seventeenth Street. (Street lights along Kalorama Road also provide ample illumination.)

See: Sheet A-100, within Tab Z, below: Landscape Plan

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