

CARROLLSBURG SQUARE CONDOMINIUM ASSOCIATION

CSCA LANDSCAPE CONCEPTUAL DESIGN STATEMENT

CONCEPT: To beautify the entire Carrollsburg Square Condominium Association community through development of a comprehensive landscape design/guidelines, incorporating indigenous and appropriate plant materials; energy and water conservation efforts; overall implementation and maintenance schedules.

LOCATION: CSCA is located in SW Washington, DC with boundaries of M Street SW to the **NORTH**; Delaware Avenue SW to the **EAST**; N Street SW to the **SOUTH**; and 4th Street SW to the **WEST**.

COMMUNITY: CSCA is a community of 102 townhomes that face the boundary streets. Several areas share common space with a sister condo association.

COMMUNITY LANDSCAPE ATTRIBUTES:

- 1 Prominent corner location across from Waterside metro, Safeway, CVS, restaurants and DC government office buildings;
- 2 Walkable community to SW waterfront, downtown DC, the Mall, monuments and museums, Capitol Hill, Nationals baseball stadium and future sports venues;
- 3 Full mature trees throughout the community;
- 4 Grassy lawns, hedges and trees facing M Street as buffer to streetscape;
- 5 Mature oak trees adjacent to new development at M Street & Delaware Avenue SW;
- 6 Uniformity of front and rear wood gates to townhomes;
- 7 Uniform exterior lighting at townhomes*
- 8 Areas for removal of existing asphalt and installation of permeable paving for water conservation;
- 9 Possible area(s) for electric charging station
- 10 Areas for public art available;
- 11 Water sprinkler system installed in 50% of community;
- 12 Preserved urban planning of 1960's community

COMMUNITY LANDSCAPE WEAKNESSES:

- 1 Disorganized and unintentional planning of landscaped areas;
- 2 "Hit and miss" decisions on proper plant materials throughout community;
- 3 Energy and water conservation in discussion phase only;
- 4 Upgraded lighting decisions in discussion and research phase only;
- 5 Lack of "landscaping template" that guides decisions on future expansion of landscaping guidelines;
- 6 Inadequate electrical and lighting throughout community (both inside and outside homes);
- 7 Lack of house numbers on the rear of townhomes facing M & 4th Streets SW;
- 8 Lack of prominent landmark signage at the corner of 4th & M Street SW;
- 9 Number of areas that are barren; several dead trees; mismatched masonry;
- 10 Need for shed or place to house materials for CSCA onsite maintenance manager;
- 11 Repaving and striping of Delaware Ave parking lot

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LANDSCAPING RECOMMENDATIONS:

- ~ Development of overall guidelines that unify the landscape design concepts for future growth
- ~ Use of plant materials that remain green all year long / flowering plants / varying groundcover / rocks and/or stones
- ~ Use of indigenous and appropriate plant materials that thrive in the soil and weather conditions of Washington, DC
- ~ Implementation of energy and water conservation initiatives throughout community
- ~ Upgraded electrical and lighting throughout community without losing urban design character; new fixtures?
- ~ New landmark signage at the corner of 4th & M Streets SW
- ~ Identification of areas for public art / communal spaces for gathering / pleasant walkable paths