

# FORT DUPONT ICE ARENA

## COMMISSION OF FINE ARTS SUBMISSION

4 MARCH 2021



**DGS**  
DEPARTMENT OF  
GENERAL SERVICES

**BUILD**  
**MAINTAIN**  
**SUSTAIN**

**QUINN**  
**EVANS**

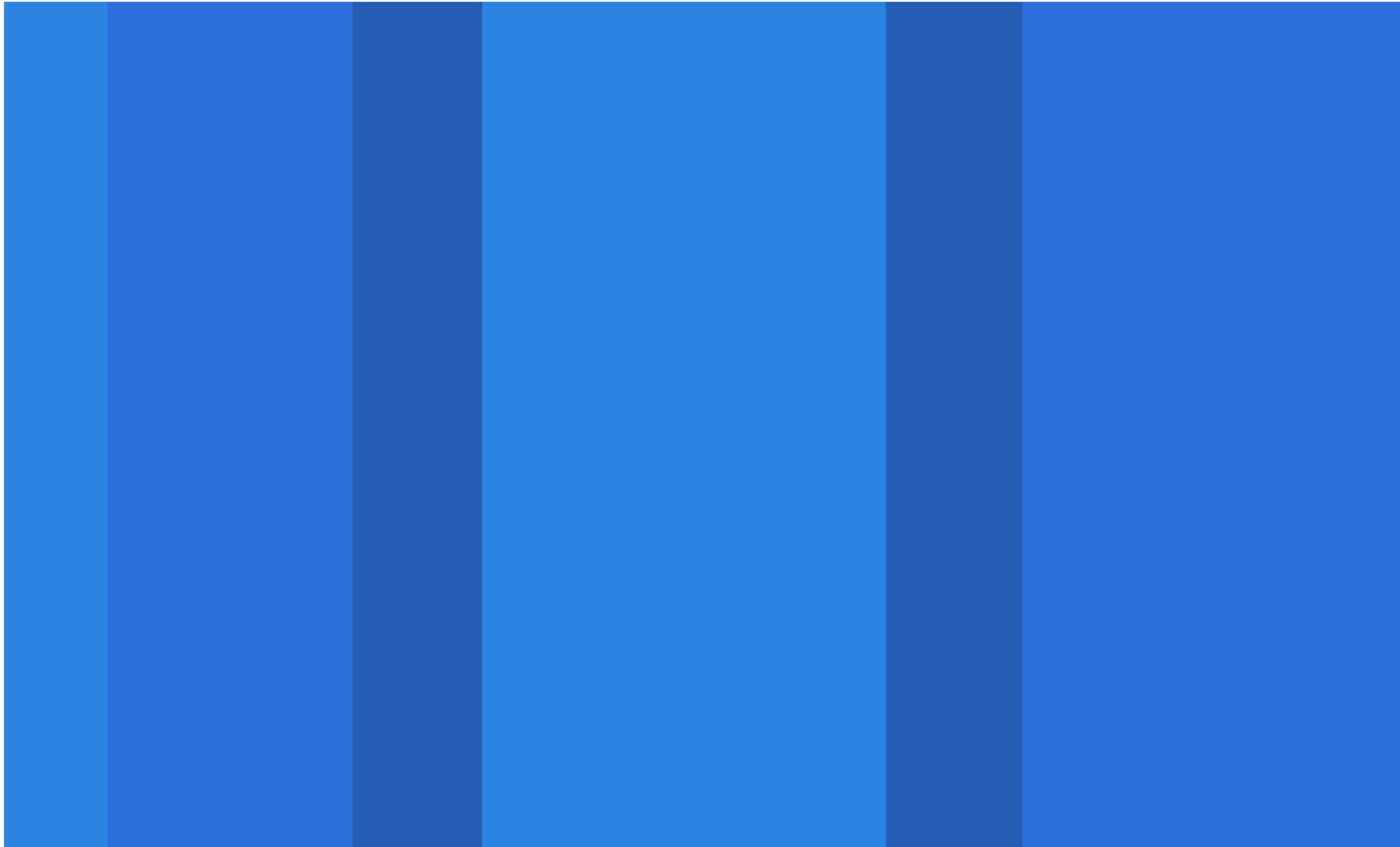
Perkins&Will





# TABLE OF CONTENTS

1.	PROJECT NARRATIVE		4.	PROPOSED BUILDING DESIGN	
1.1	Project Overview	6	4.1	Site Plan	32
1.2	Project History	6	4.2	Floor Plans	33
1.3	Project Goals	6	4.3	Elevations	36
1.4	Proposed Architecture Design	6	4.4	Sections	38
			4.5	Renderings	39
2.	EXISTING CONDITIONS		5.	MATERIAL PALETTE	50
2.1	Site Analysis - Context	10	6.	PROPOSED LANDSCAPE DESIGN	
2.2	Existing Site Plan - Photo Key	13	6.1	Landscape Narrative	56
2.3	Existing Conditions	15	6.2	Overall Site Plan	57
2.4	Existing Circulation	18	6.3	Site Plan - Detail	58
3.	PREVIOUS SUBMISSION	22	6.4	Site Sections	60
			6.5	Site Materials	64
			6.6	Site Furnishings	65
			6.7	Planting Character	66
			6.8	Plant Palette	67
			6.9	Tree Survey	71





# **1 PROJECT NARRATIVE**

# 1. PROJECT NARRATIVE

## 1.1 PROJECT OVERVIEW

The Fort Dupont Ice Arena is being resubmitted to CFA for Revised Concept Approval. The previously approved design - a two ice sheet solution that overlaid the existing footprint with a new sheet of ice and extended an elevated second sheet of ice perpendicularly to the west of the site was not feasible due to budgetary concerns. The overall goals of the project remain the same. This document includes documentation of the existing site conditions and context. The landscape and architecture designs are in direct response to the park, community, density, and culture of this site. The following describes the project’s history and its goals.

## 1.2 PROJECT HISTORY

Fort Dupont Ice Arena was built as a bicentennial project in Fort Dupont Park. The ice rink was meant to serve the community and it continues to do so as the only indoor ice rink in the District of Columbia.

The management of the rink was transferred from the National Park Service to the Friends of Fort Dupont in 1996. The Friends group offers extensive opportunities to the surrounding community through hockey and figure skating programs, ice rentals to various hockey leagues and use of classrooms for community meetings and classes. The mission of the Friends of Fort Dupont is to “provide increased opportunity, education, and inspiration to the young people of Washington, DC.” Through partnerships with nearly 80 local schools and camps, the arena works with over 2,000 children from Wards 7 and 8 a year and has over 10,000 skate touches a year at no cost to the participants.

Additional meeting spaces within the arena allow for computer training, community meetings and other support for the greater community. Fort Dupont Ice Arena is viewed as a safe place in the neighborhood where boys and girls can have positive learning experiences and interactions with their peers.

## 1.3 PROJECT GOALS

The project is designed to address and maintain the goals of the Friends of Fort Dupont and the community at large. The goals are as follows:

- Provide a welcoming and safe environment that is open to the community. The entry shall be easily viewed from the street without physical barriers
- Maintain the views to the monumental center of the city
- Provide adequate parking to meet requirements of parking agreements with adjacent baseball academy and accommodate the parking needs of users who overwhelmingly arrive at the site by motorized vehicle
- Appropriately address the steep slope of the site with a program that requires a substantial swath of level space
- Provide increased ice space to support current program needs
- Improve ice sheet support spaces
- Design and construct in such a way to allow for future expansion of the facility

The existing structure no longer meets the needs of the users. The systems are in disrepair and the overall square footage is less than what is required for current and projected program needs. The DC Historic Preservation Office (SHPO), through the District Determination of Eligibility (DOE) process, determined that the existing building is not eligible for listing in the National Register of Historic Places, the DC Inventory of Historic Sites, or local registers of historic buildings. For these reasons, it will be demolished to make way for a new structure that meets the needs of the community.

## 1.4 PROPOSED ARCHITECTURE DESIGN

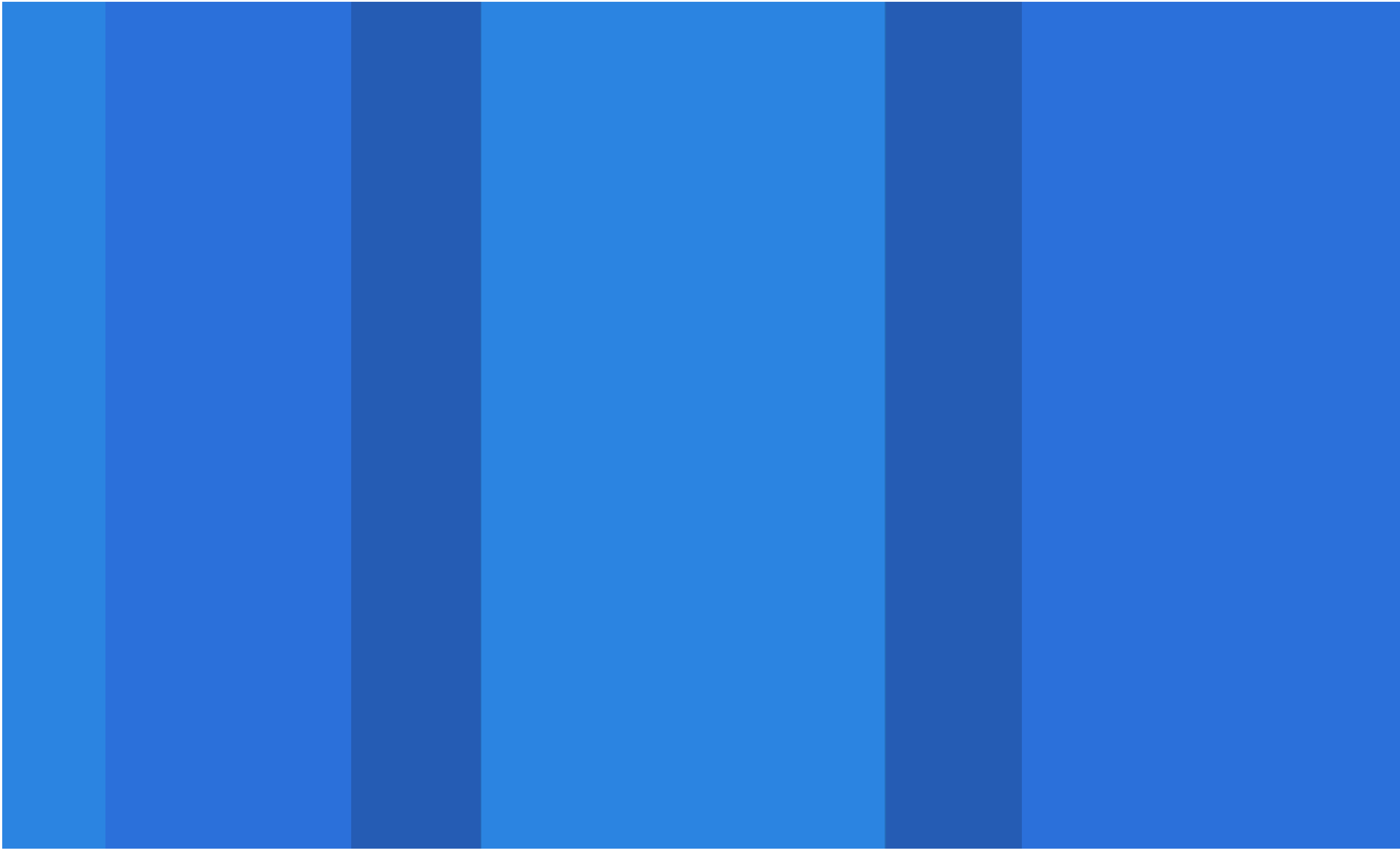
The current proposed design of the new ice-skating facility at Fort Dupont Ice Arena will include a new single NHL-size ice sheet as well as expanded locker facilities, support facilities, and a community meeting room. The revised design eliminates the previously planned second ice sheet above the existing surface parking lot and the locker rooms supporting the second rink. The second rink was eliminated to meet budgetary requirements; however, the updated design still meets the overall goals of the project: to provide a modern skating facility to serve the residents of the District, specifically the residents of Wards 7 and 8. The revised design allows for the potential of a future second rink, should funding become available.

The design of the Fort Dupont Ice Arena combines a comfortable residential scale with simple, clean detailing to complement the surrounding neighborhoods and open space. The overall form is organized with the main entry on grade towards the street front, with the ice rink and most user and support spaces nestled into the top hill, similar to the existing facility. The ice rink and support spaces receive an energy efficient insulated metal panel wall system of varying textures, with slots of curtainwall from floor to ceiling to give a unified look to the building. The main entry, lobby, and public spaces are enclosed in a frosted glass “jewel box” set into a board-formed concrete base. Users enter the vestibule and ascend to the main level either up the elevator or by way of a grand stair to the main Lobby. The Reception desk at the top welcome’s guests entering the Lobby. The layout of the floor plan is carefully planned to allow clear views from the Reception desk into the numerous activity spaces to present a lively and active atmosphere as well as easy control by the staff. The extensive glazing has a white ceramic frit pattern that gradients to clear near eye level to permit west-facing views of the Capitol, and to give a sense of openness at the Lobby where users enter and congregate.

The ceiling in the main Lobby is a wood veneer acoustic baffle system to add warmth to the space and control sound. The ice rink will be exposed, light painted steel structure with low-e ceiling and metal decking to augment the indirect lighting and provide a brighter space for activities. While a second ice sheet is not a part of the project, the possibility of a future expansion has been accommodated in the design. It is anticipated that a second ice sheet would be elevated over the parking lot, and the new construction would be adjoined along the west façade.

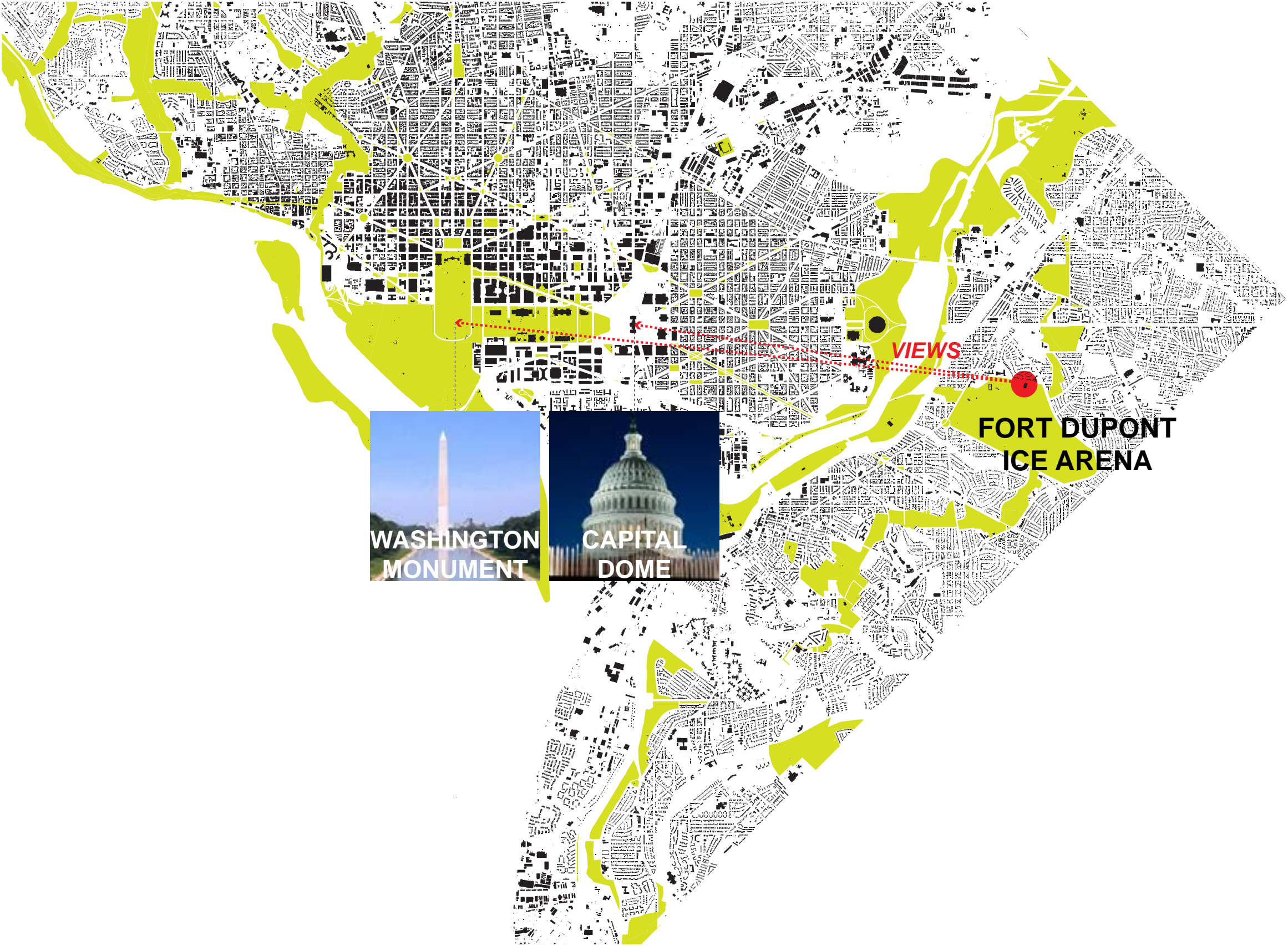


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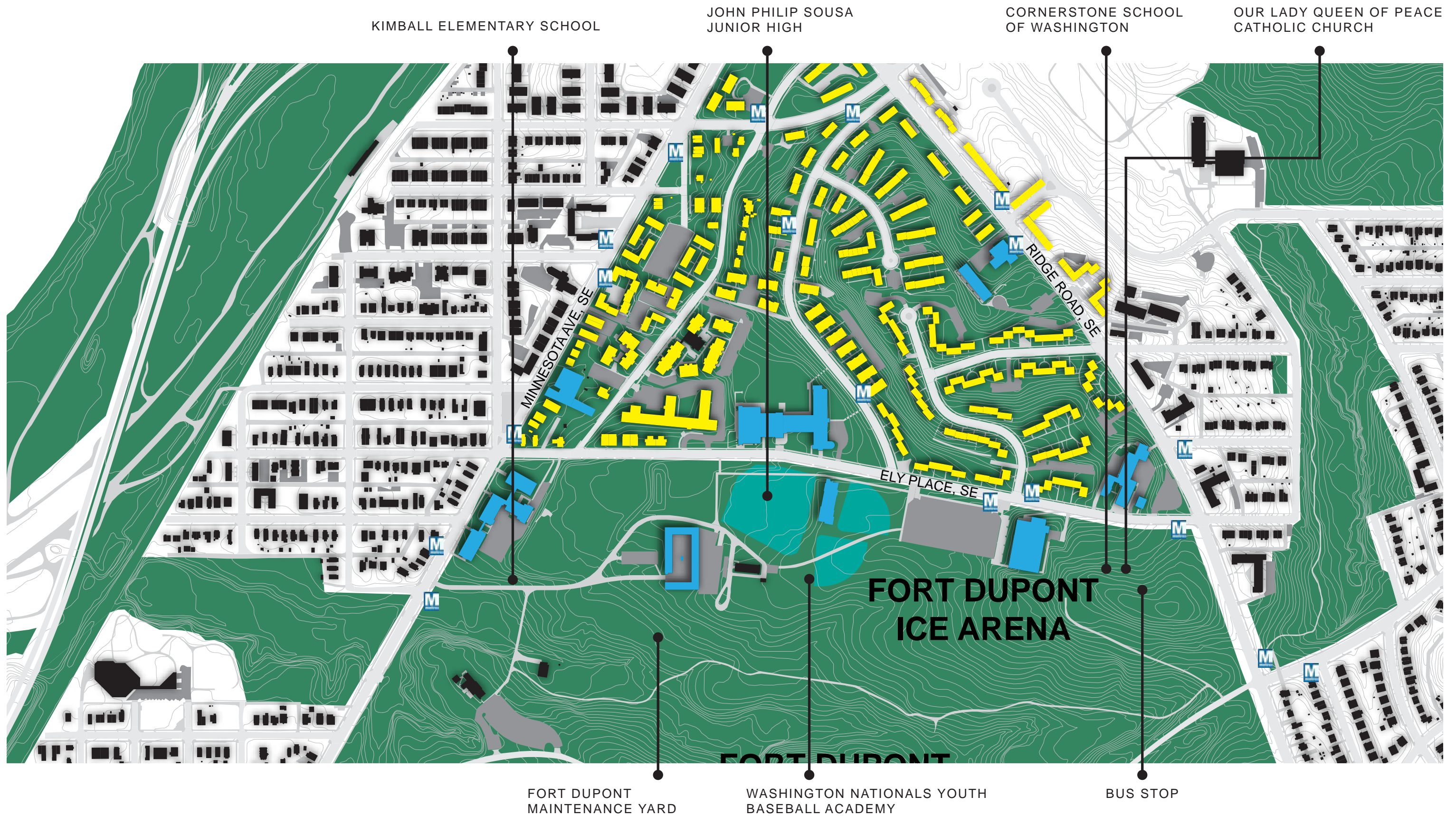


# **2 EXISTING CONDITIONS**



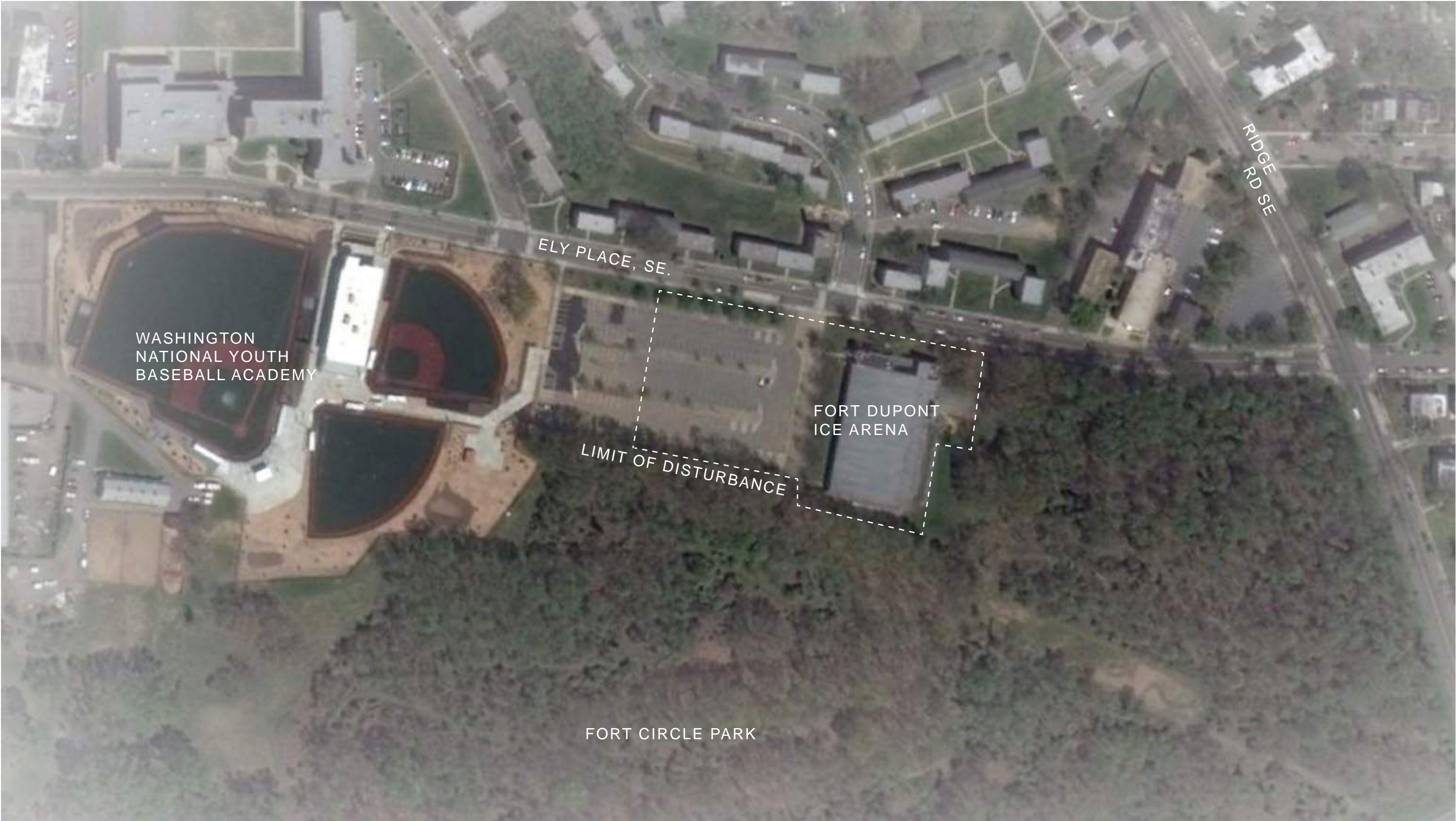
2.1 SITE ANALYSIS - REGIONAL CONTEXT





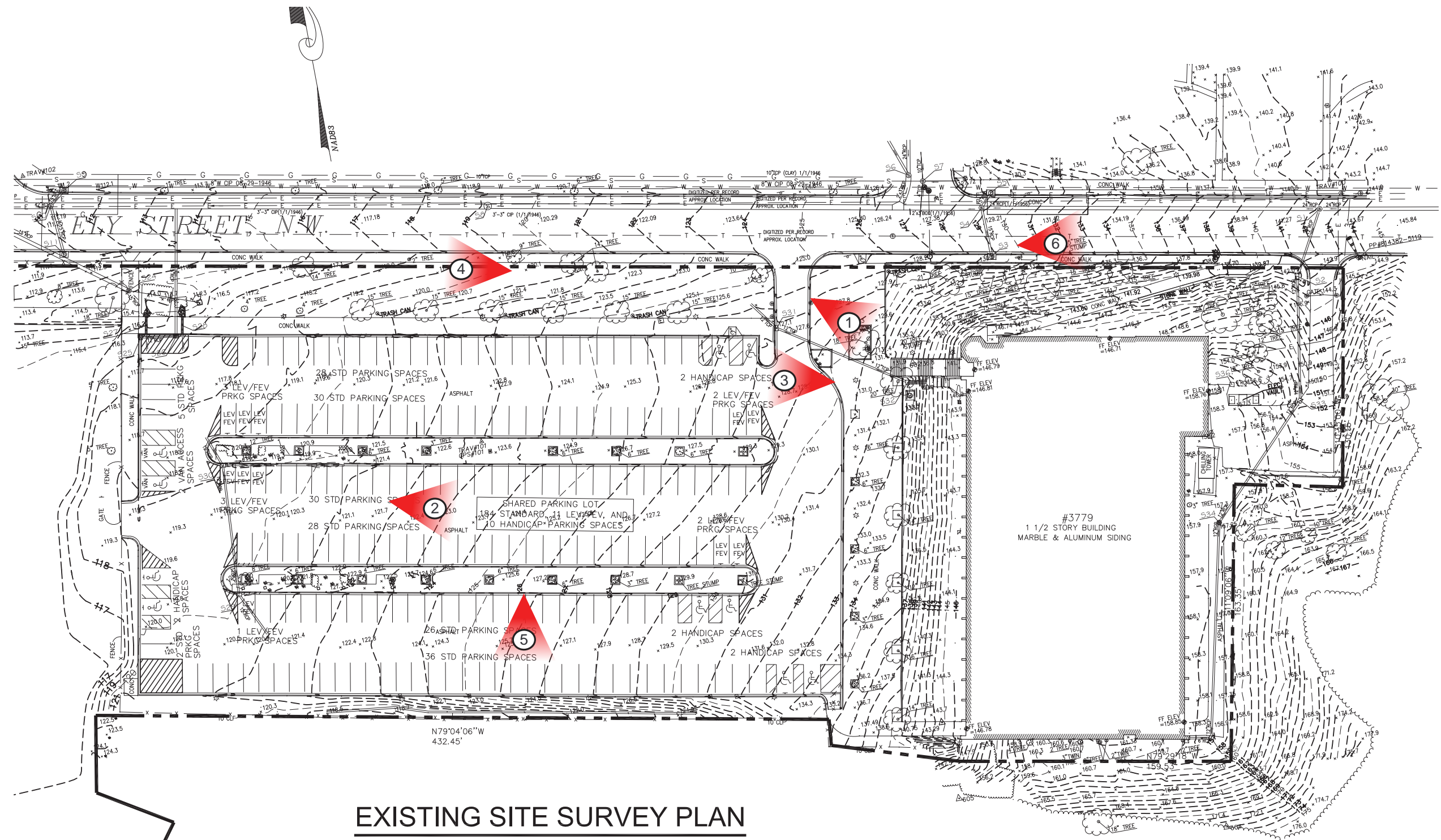
## SITE ANALYSIS - LOCAL CONTEXT





SITE ANALYSIS - LOCAL CONTEXT









1. EXISTING BUILDING ENTRANCE



2. VIEW EAST TO EXISTING



3. VIEW WEST TO BASEBALL ACADEMY



4. VIEW WEST ON ELY



5. VIEW INTO FORT DUPONT PARK FROM PROJECT



6. VIEW EAST ON ELY





MAIN ENTRANCE GATE, ELY PL ST



EAST GATE, ELY PL ST



WEST GATE, KIMBALL PLAYGROUND



ASPHALT PARKING LOT



ASPHALT PARKING LOT AND SIDEWALK



ASPHALT PARKING LOT LOOKING NORTH



EXISTING TRENCH GRATE



EXISTING TRENCH GRATE



EXISTING BIORETENTION AND TREE PITS

## 2.3 SITE ANALYSIS - EXISTING CONDITIONS



FORT DUPONT ICE ARENA



MAIN ENTRANCE AND CAPITAL BIKESHARE STATION



EXITING SIDEWALKS, ELY PL ST



EXITING SIDEWALKS, ELY PL ST



EXISTING URBAN AGRICULTURE, SOUTH



EXISTING URBAN AGRICULTURE, EAST



STEEP SLOPE ADJACENT TO PROPERTY

SITE ANALYSIS - EXISTING CONDITIONS





INTERSECTION ELY PLACE & MINNESOTA AVE.



INTERSECTION ELY PLACE & ANACOSTIA RD, SE



ELY PLACE, SE AT THE BASEBALL ACADEMY



ELY PLACE, SE AT THE FORT DUPONT ICE ARENA



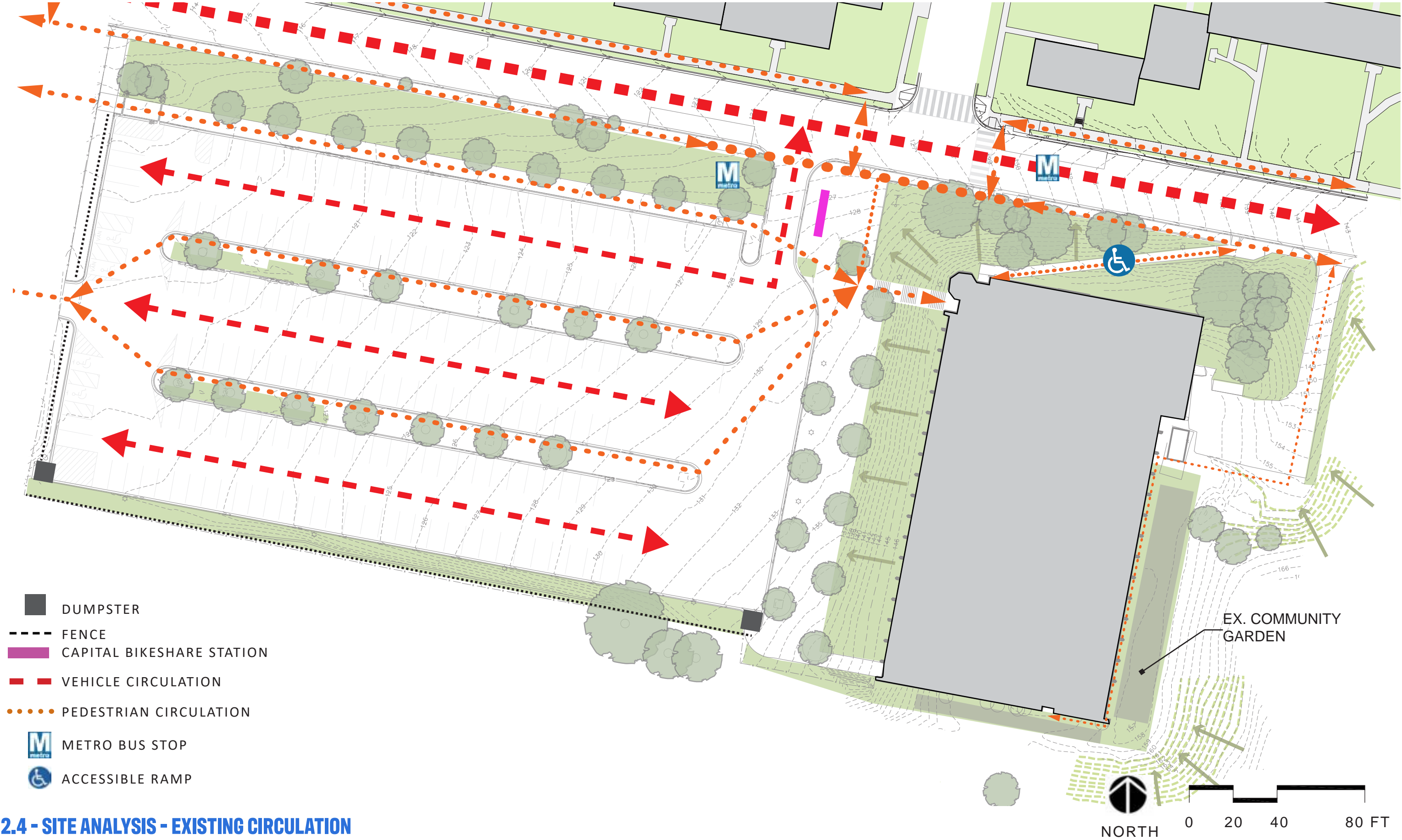
37TH PLACE VIEW SOUTH TOWARDS  
FORT DUPONT PARK



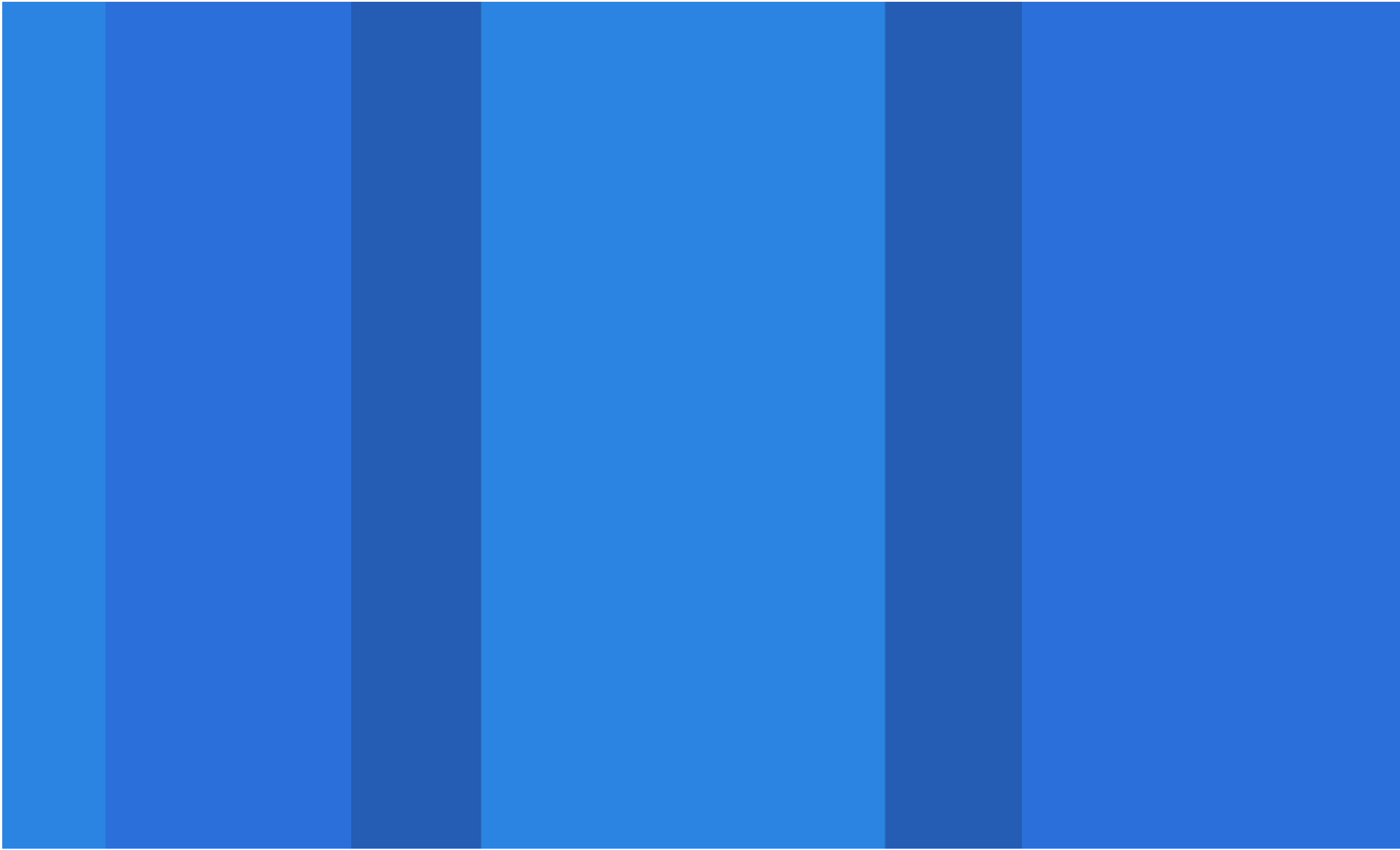
ELY PLACE & 37TH PLACE

**SITE ANALYSIS - EXISTING CONDITIONS**





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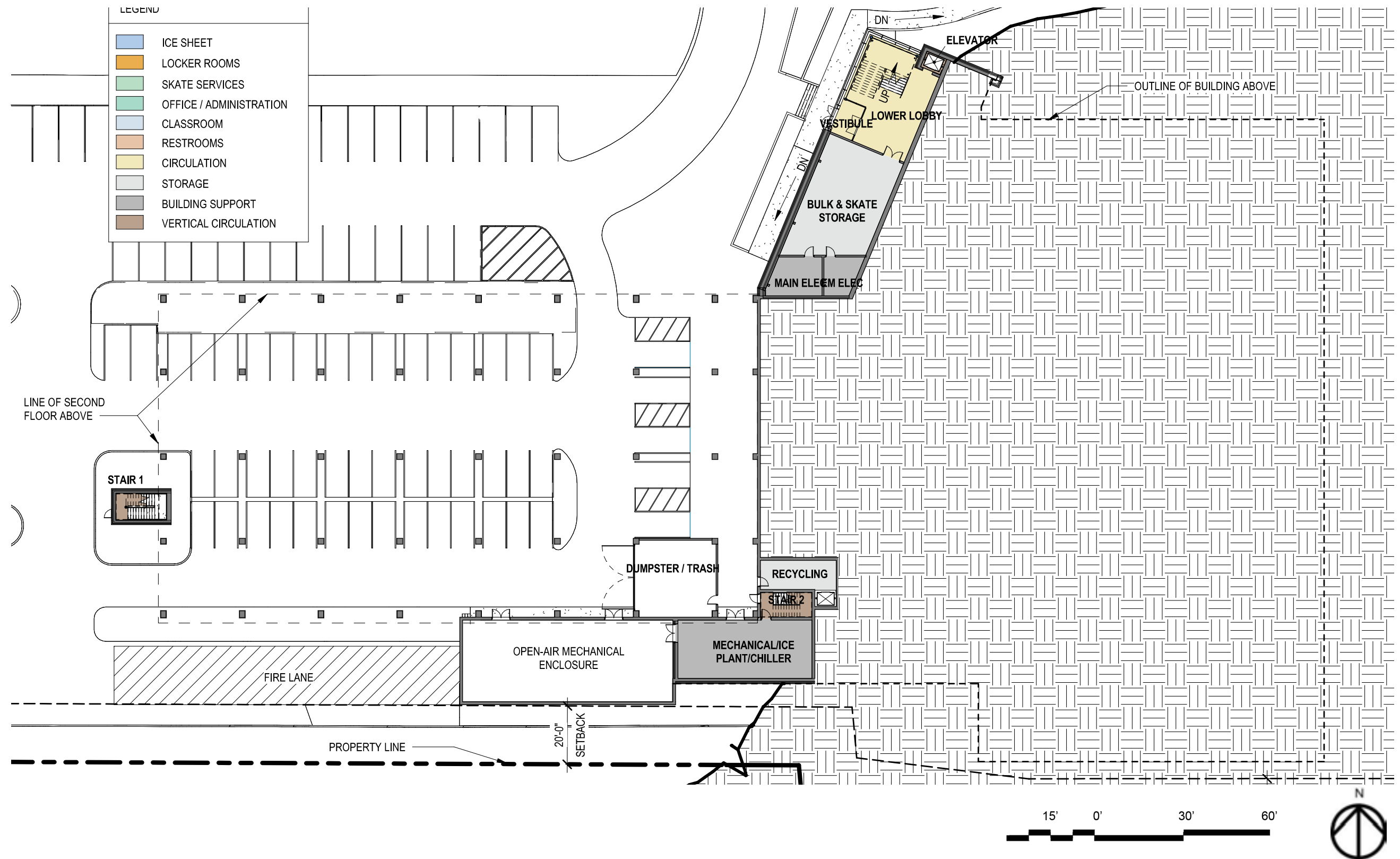




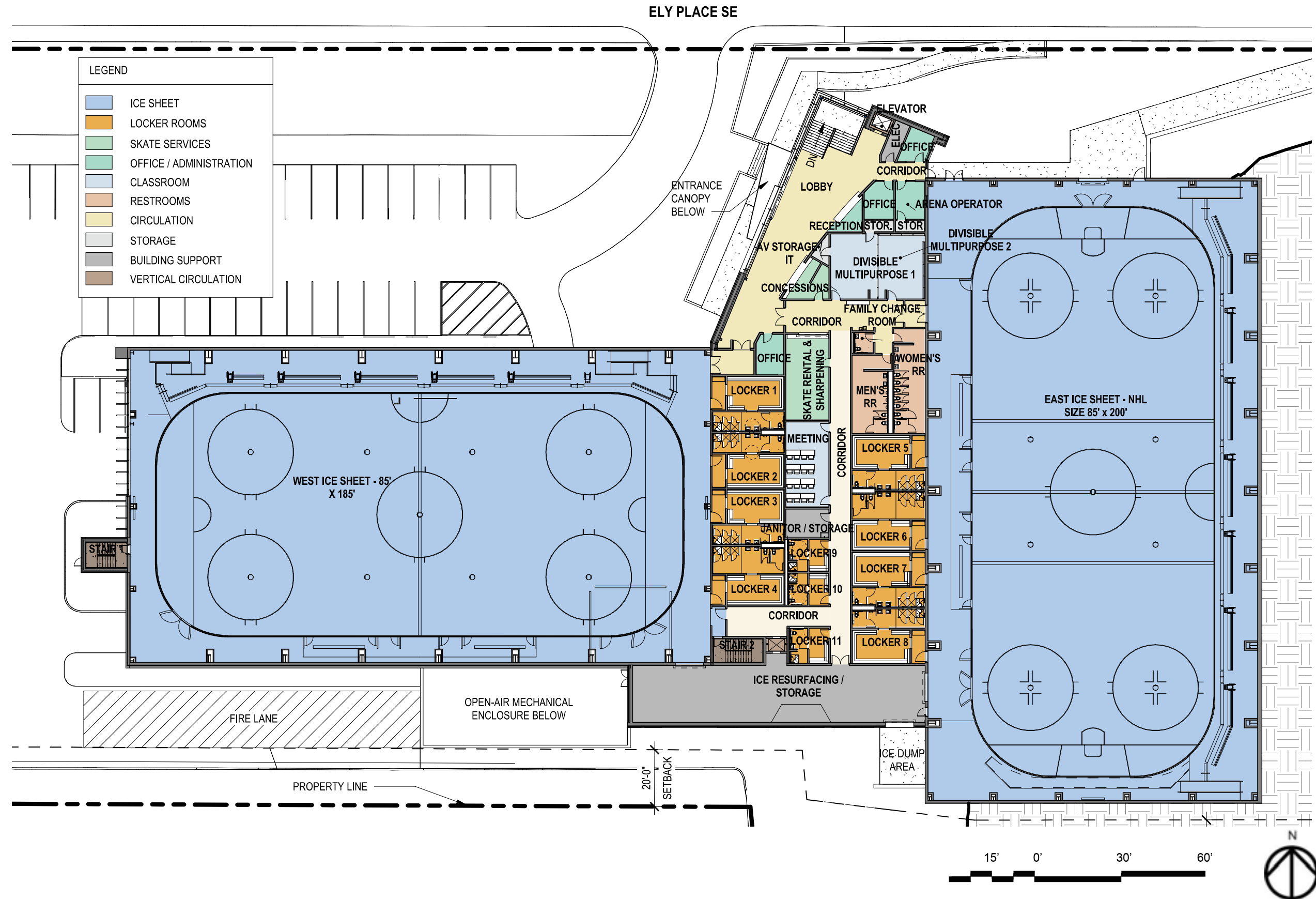
# **3 PREVIOUS SUBMISSION**



SITE PLAN - PREVIOUSLY APPROVED CONCEPT SUBMISSION | JANUARY 2017



## LEVEL 01 PLAN - PREVIOUSLY APPROVED CONCEPT SUBMISSION | JANUARY 2017







**RENDERING - BIRD'S EYE VIEW FROM NW - PREVIOUSLY APPROVED CONCEPT SUBMISSION | JANUARY 2017**





**RENDERING - STREETVIEW TO ENTRY - PREVIOUSLY APPROVED CONCEPT SUBMISSION | JANUARY 2017**





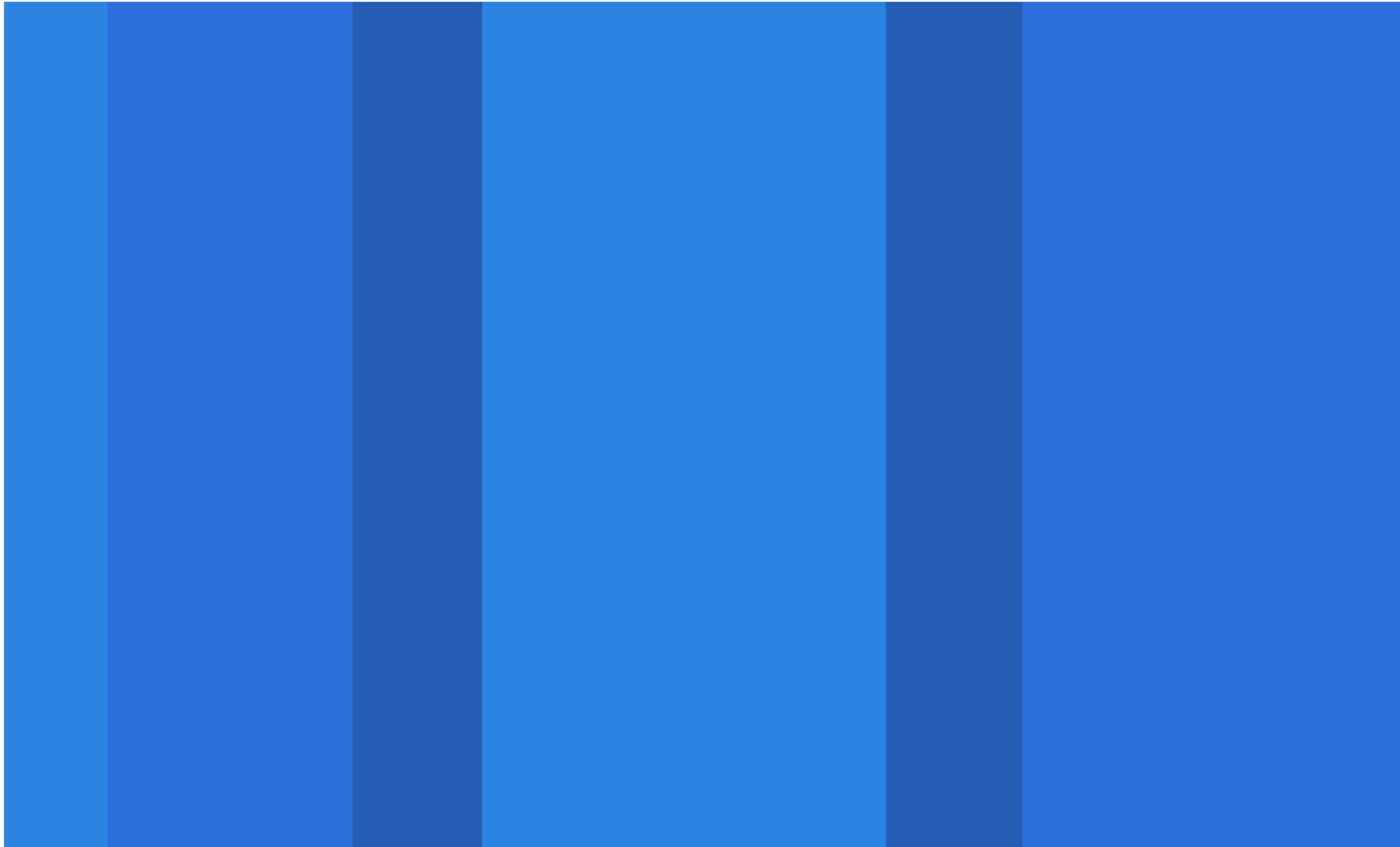
**RENDERING - VIEW FROM NORTH - PREVIOUSLY APPROVED CONCEPT SUBMISSION | JANUARY 2017**





RENDERING - LOBBY - PREVIOUSLY APPROVED CONCEPT SUBMISSION | JANUARY 2017

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**4**

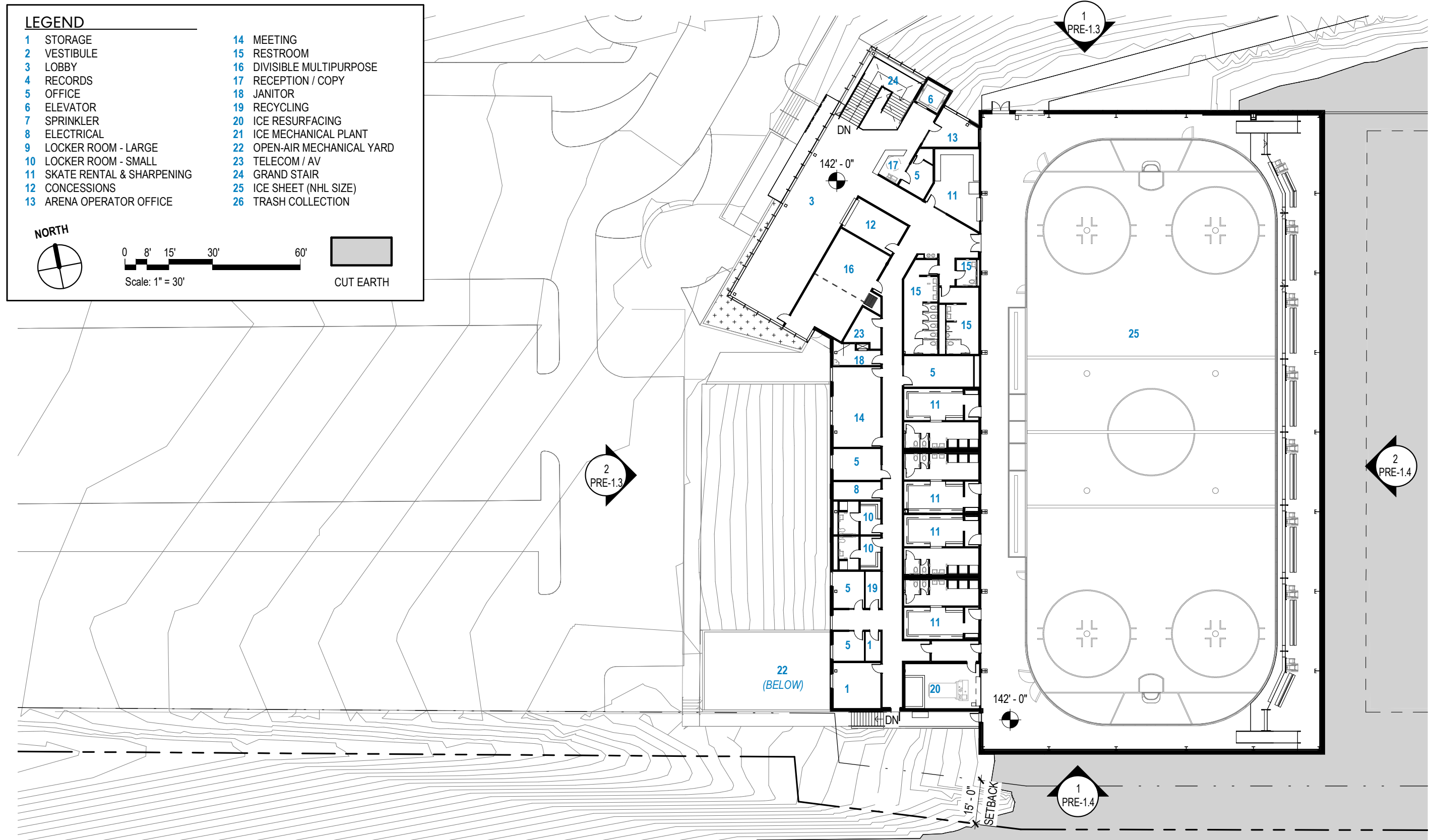
**PROPOSED  
BUILDING  
DESIGN**



4.1 - PROPOSED SITE PLAN







## LEVEL 02 PLAN

### LEGEND

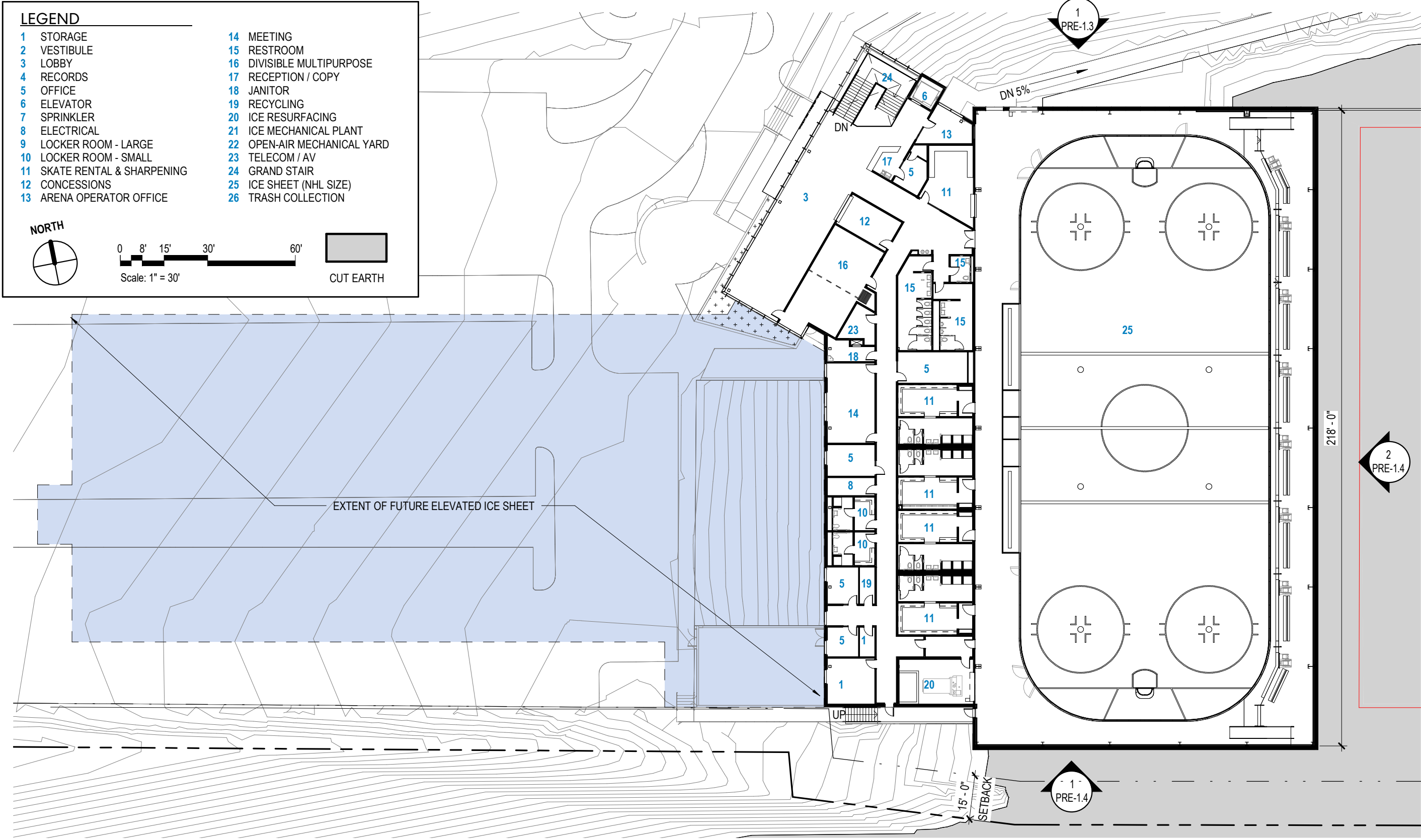
1	STORAGE	14	MEETING
2	VESTIBULE	15	RESTROOM
3	LOBBY	16	DIVISIBLE MULTIPURPOSE
4	RECORDS	17	RECEPTION / COPY
5	OFFICE	18	JANITOR
6	ELEVATOR	19	RECYCLING
7	SPRINKLER	20	ICE RESURFACING
8	ELECTRICAL	21	ICE MECHANICAL PLANT
9	LOCKER ROOM - LARGE	22	OPEN-AIR MECHANICAL YARD
10	LOCKER ROOM - SMALL	23	TELECOM / AV
11	SKATE RENTAL & SHARPENING	24	GRAND STAIR
12	CONCESSIONS	25	ICE SHEET (NHL SIZE)
13	ARENA OPERATOR OFFICE	26	TRASH COLLECTION

**NORTH**

0 8' 15' 30' 60'

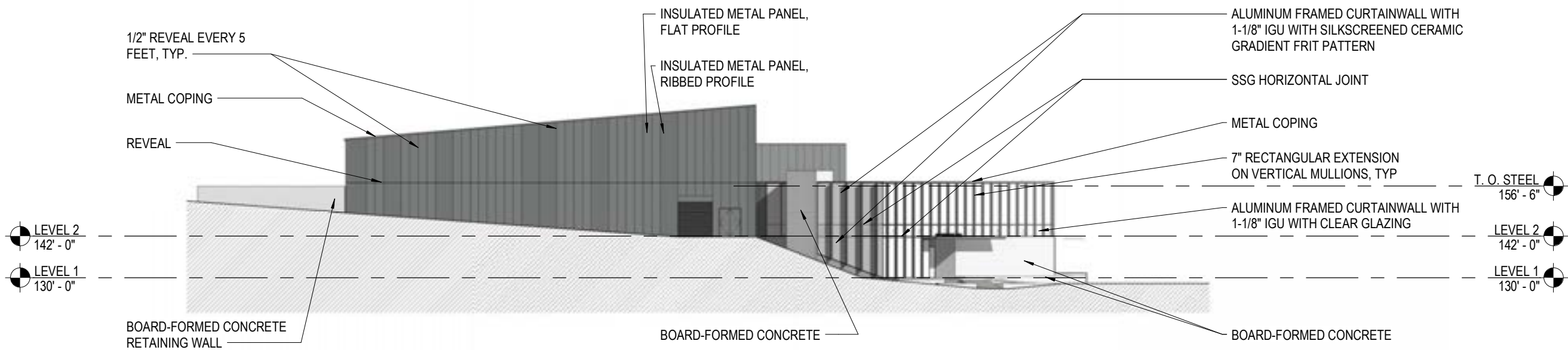
Scale: 1" = 30'

CUT EARTH



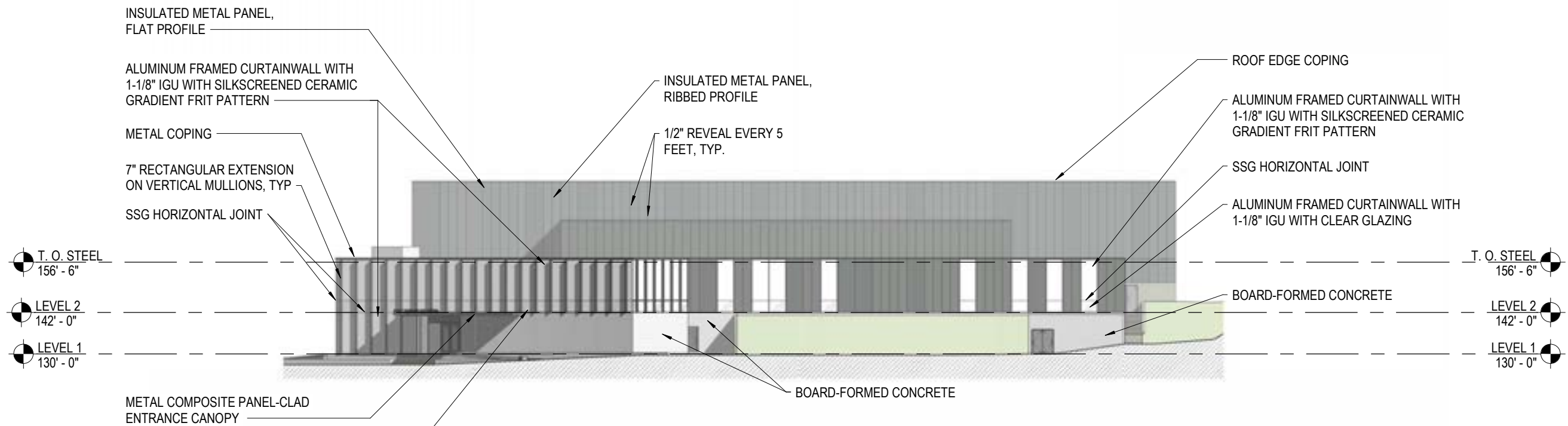
## LEVEL 02 PLAN - FUTURE





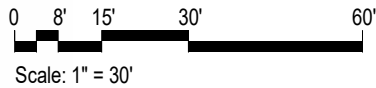
## NORTH ELEVATION

1" = 30'-0"

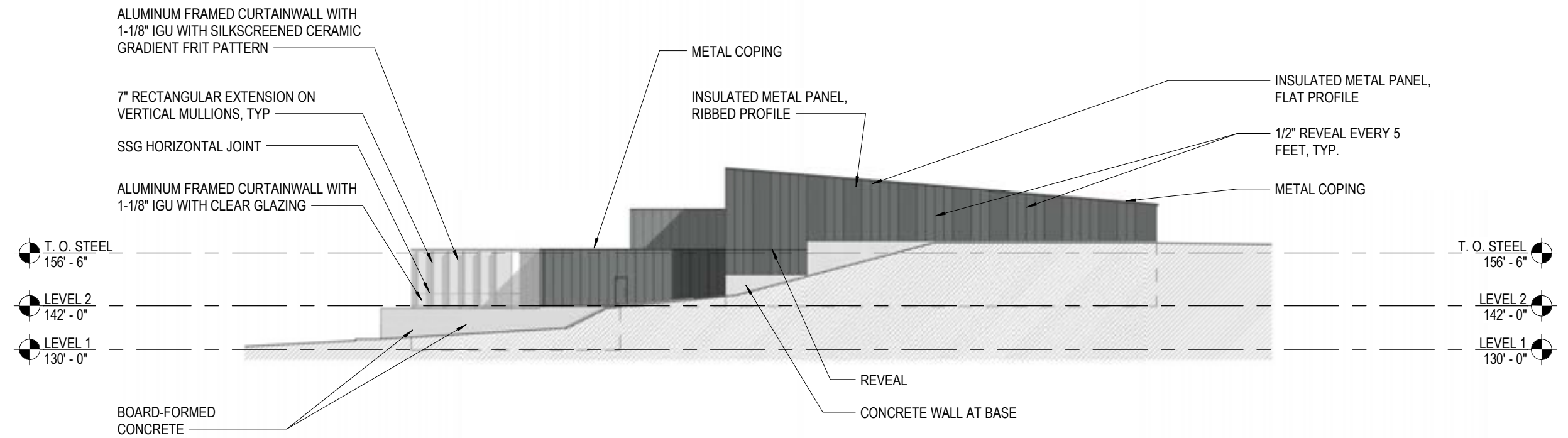


## WEST ELEVATION

1" = 30'-0"

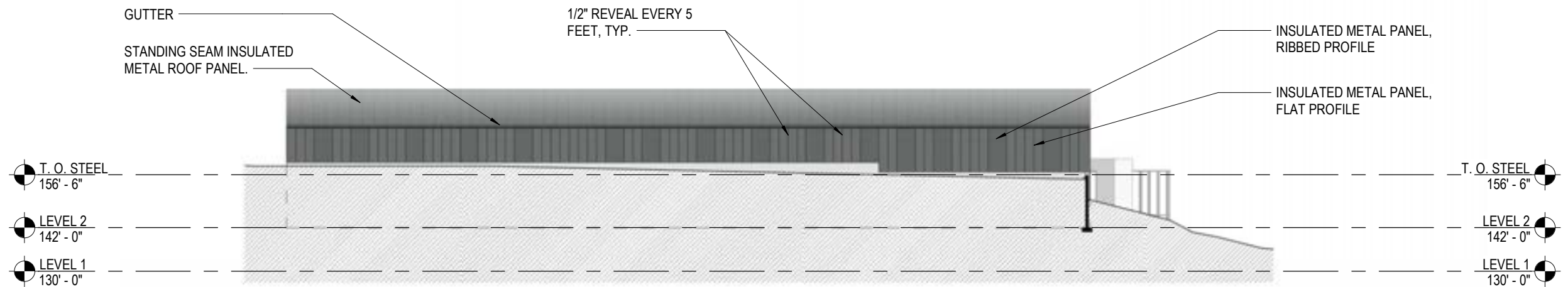


### 4.3 - OVERALL BUILDING ELEVATIONS



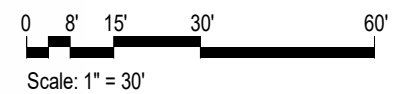
## SOUTH ELEVATION

1" = 30'-0"

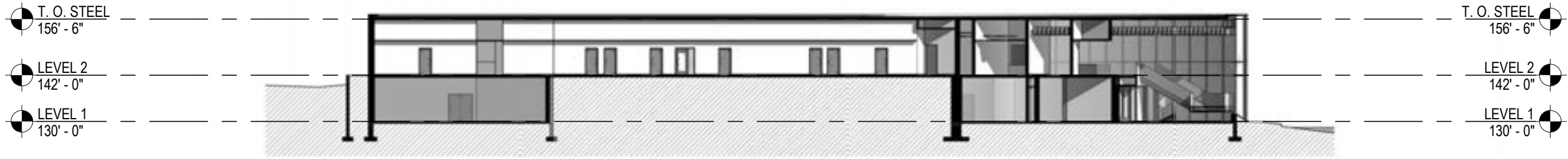


## EAST ELEVATION

1" = 30'-0"

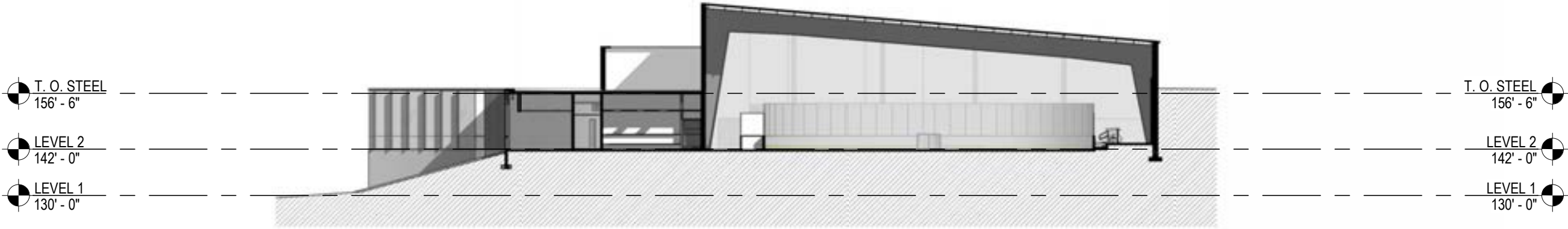






BUILDING SECTION - LONGITUDINAL

1" = 30'-0"

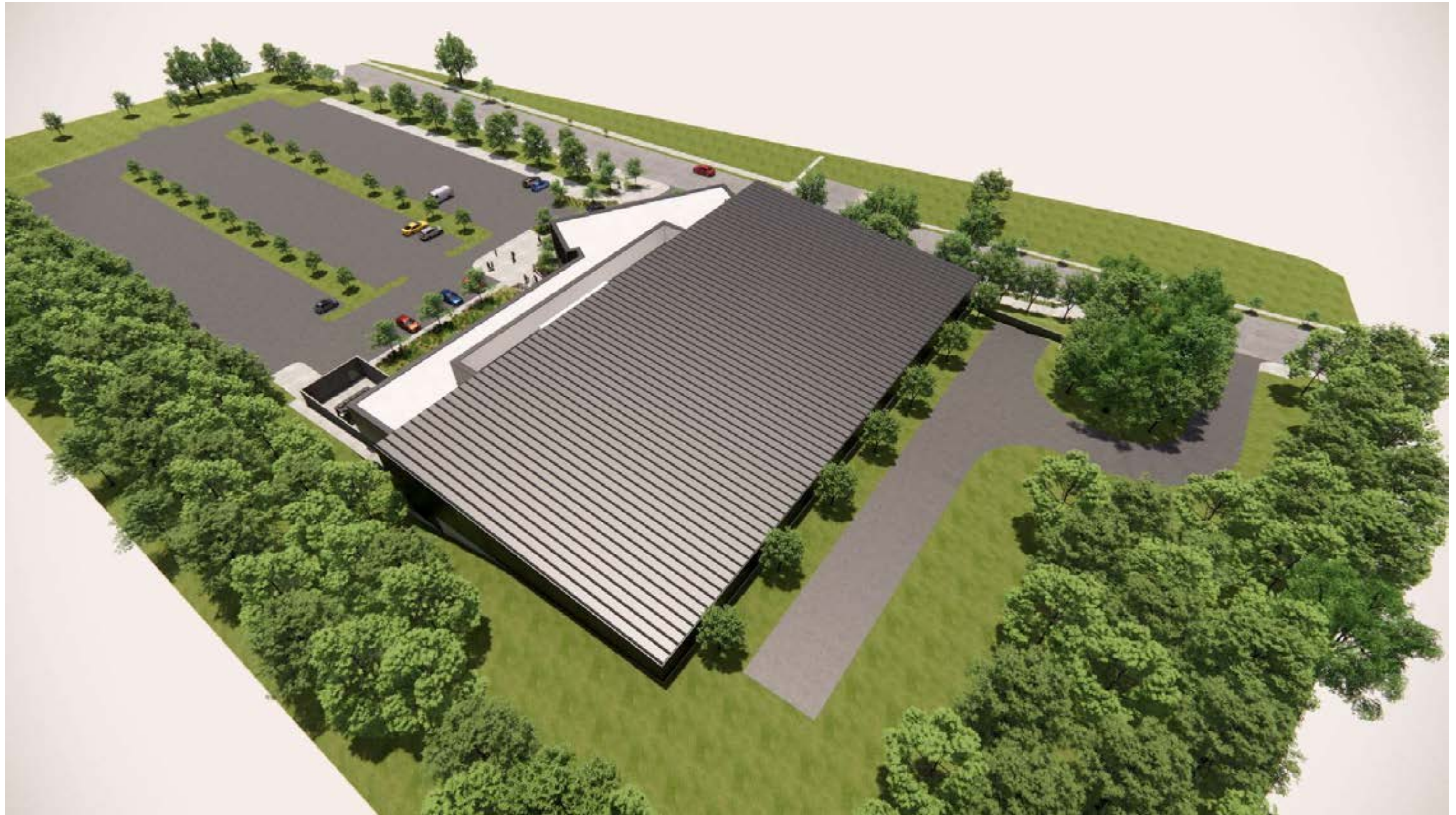


BUILDING SECTION - TRANSVERSE

1" = 30'-0"

4.4 - OVERALL BUILDING SECTIONS





#### 4.5 - BIRD'S EYE VIEW FROM SOUTHEAST





BIRD’S EYE VIEW FROM NORTHWEST





**VIEW LOOKING SOUTHWEST FROM ELY PL, SE**





VIEW ACROSS ELY PL, SE





**MAIN ENTRY**





VIEW LOOKING EAST





**BIRD'S EYE VIEW LOOKING EAST**





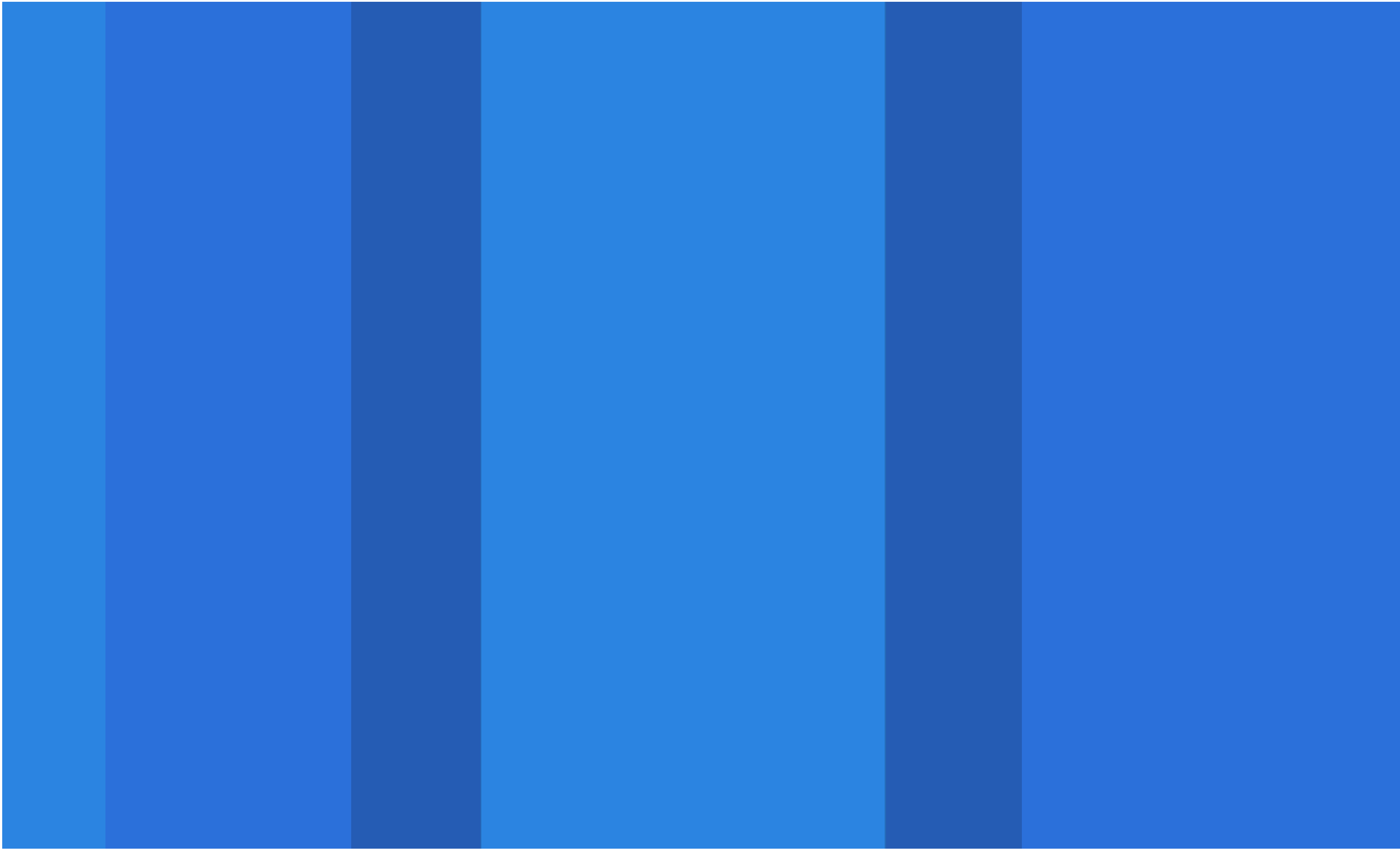
VIEW LOOKING EAST FROM PARKING





**VIEW LOOKING NORTH TOWARDS ELY PL, SE**





# **5 MATERIALS PALETTE**

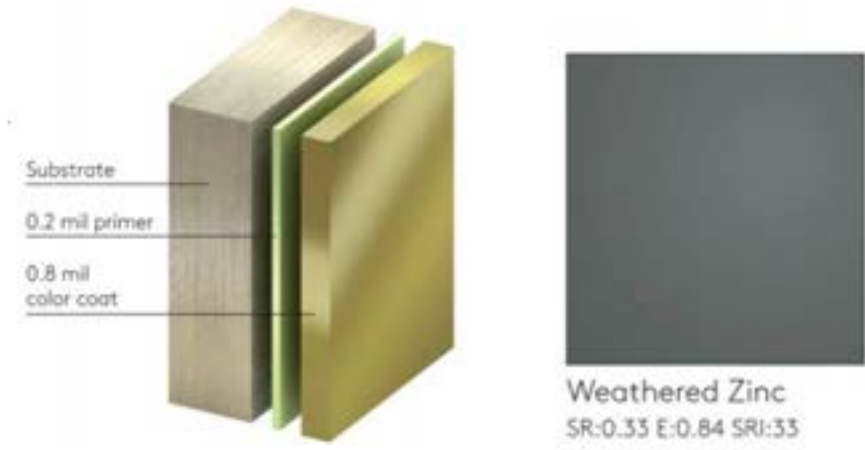


INSULATED METAL WALL PANELS

Insulated metal wall panels will be a combination of smooth and ribbed panels, oriented vertically. The reflectivity and qualities of the finish result in an appearance that evolves as light changes during the day.

Mica Fluropon® Classic II PVDF Colors

The coating system consists of a special primer and a durable color coat containing mica pearlescent flakes. Due to the orientation of aluminum / pearlescent flake pigments during application, the appearance will be directional in nature on metallic coatings.



(Kingspan.us - DesignWall 2000 - Flat)



(Kingspan.us - DesignWall R-series - Proposed ribbed panel to be used in vertical orientation)

**BOARD-FORMED CONCRETE**



Detail of board-formed concrete at Hector Garcia Middle School, Dallas, TX, by Perkins&Will)

**INSULATED METAL SEAM ROOF**

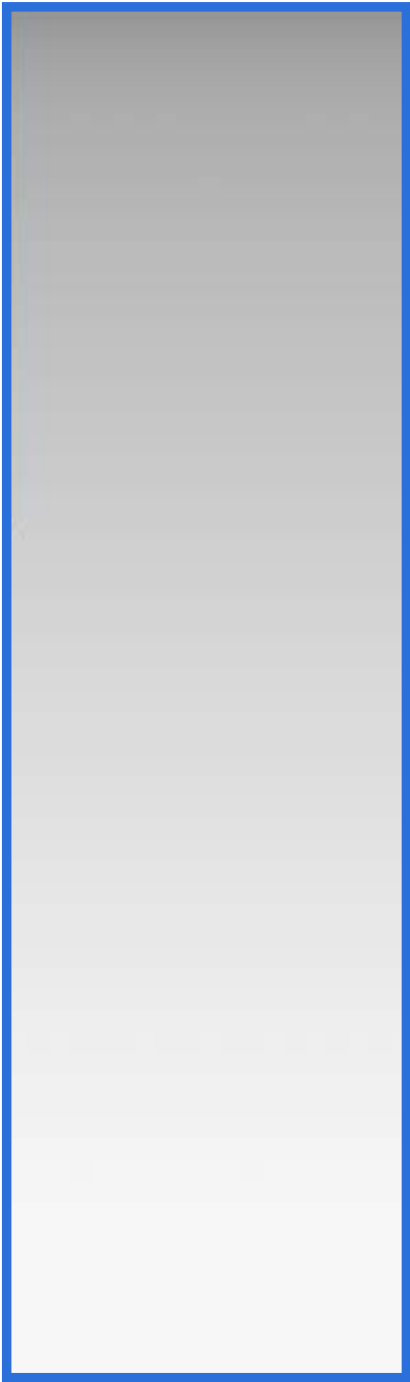
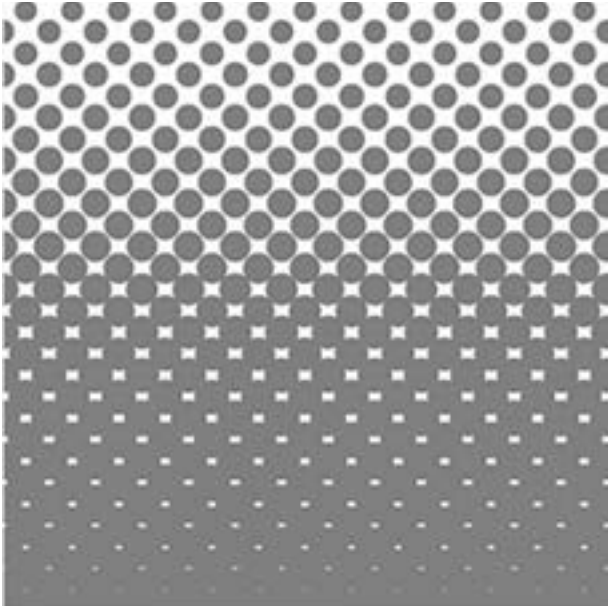


(Kingspan.us)

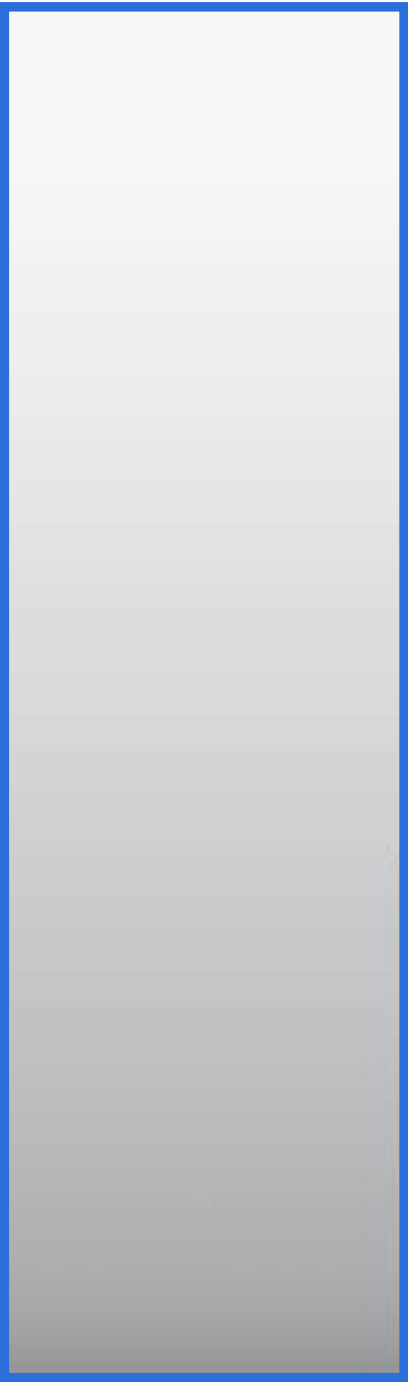
Insulated metal standing seam roof will be used over the ice rink. Lobby and Support areas will be a light-colored membrane roof.



GLAZING: WHITE CERAMIC FRIT IN GRADIENT PATTERN



Ceramic frit starts opaque at first floor, and fades up to clear.



Ceramic frit starts opaque at roof and fades down to clear.





THE ARC - MISSISSIPPI AVE, SE - OXON RUN PARK



THE TENNIS AND LEARNING CENTER - MISSISSIPPI AVE, SE - OXON RUN PARK



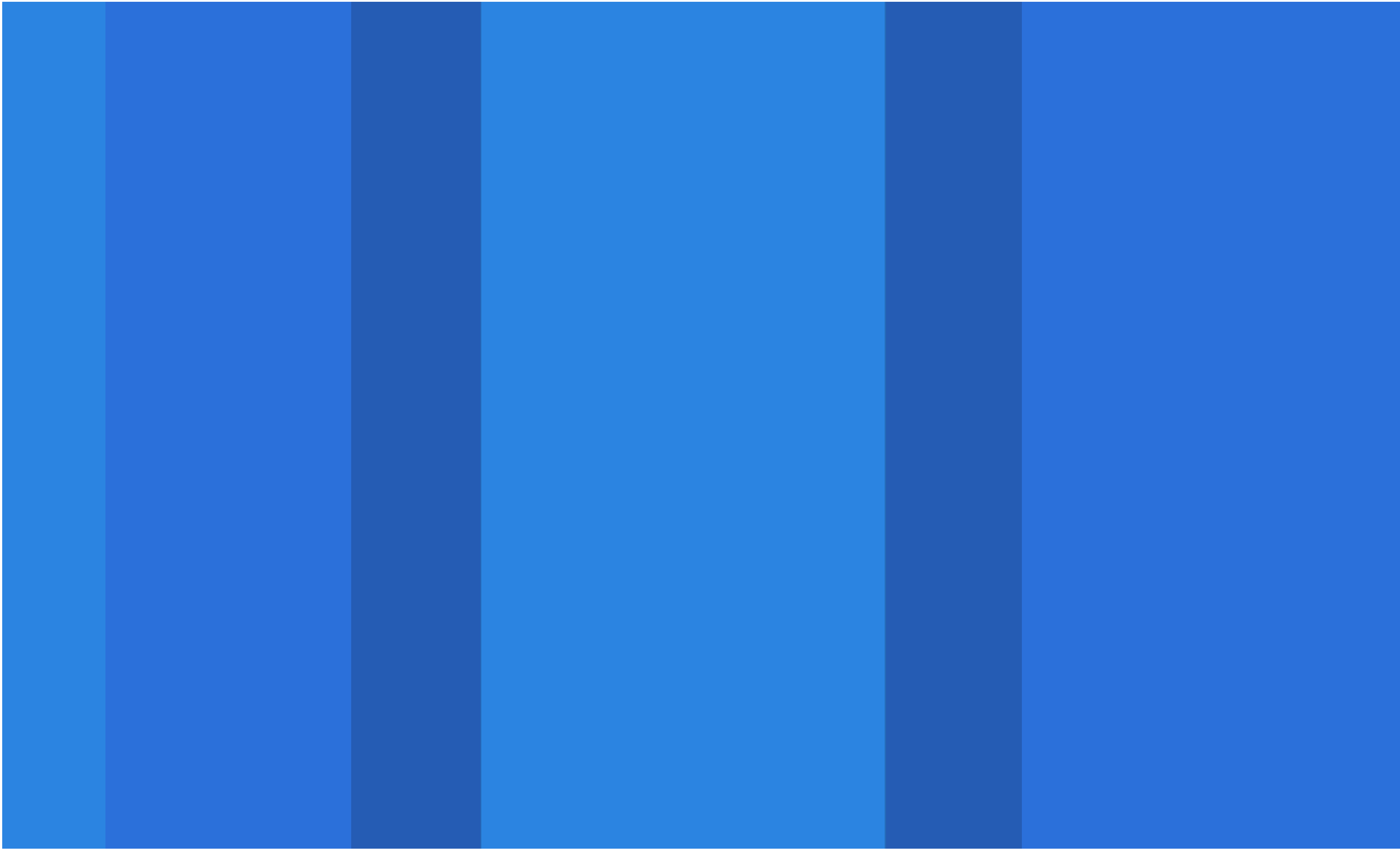
FORT STANTON RECREATION CTR - ERIE ST, SE - FORT STANTON PARK



THE ANACOSTIA COMMUNITY MUSEUM - ERIE ST, SE - FORT STANTON PARK

## PRECEDENT IMAGES - SIMILAR FACILITIES IN THE AREA





**6**

**PROPOSED  
LANDSCAPE  
DESIGN**

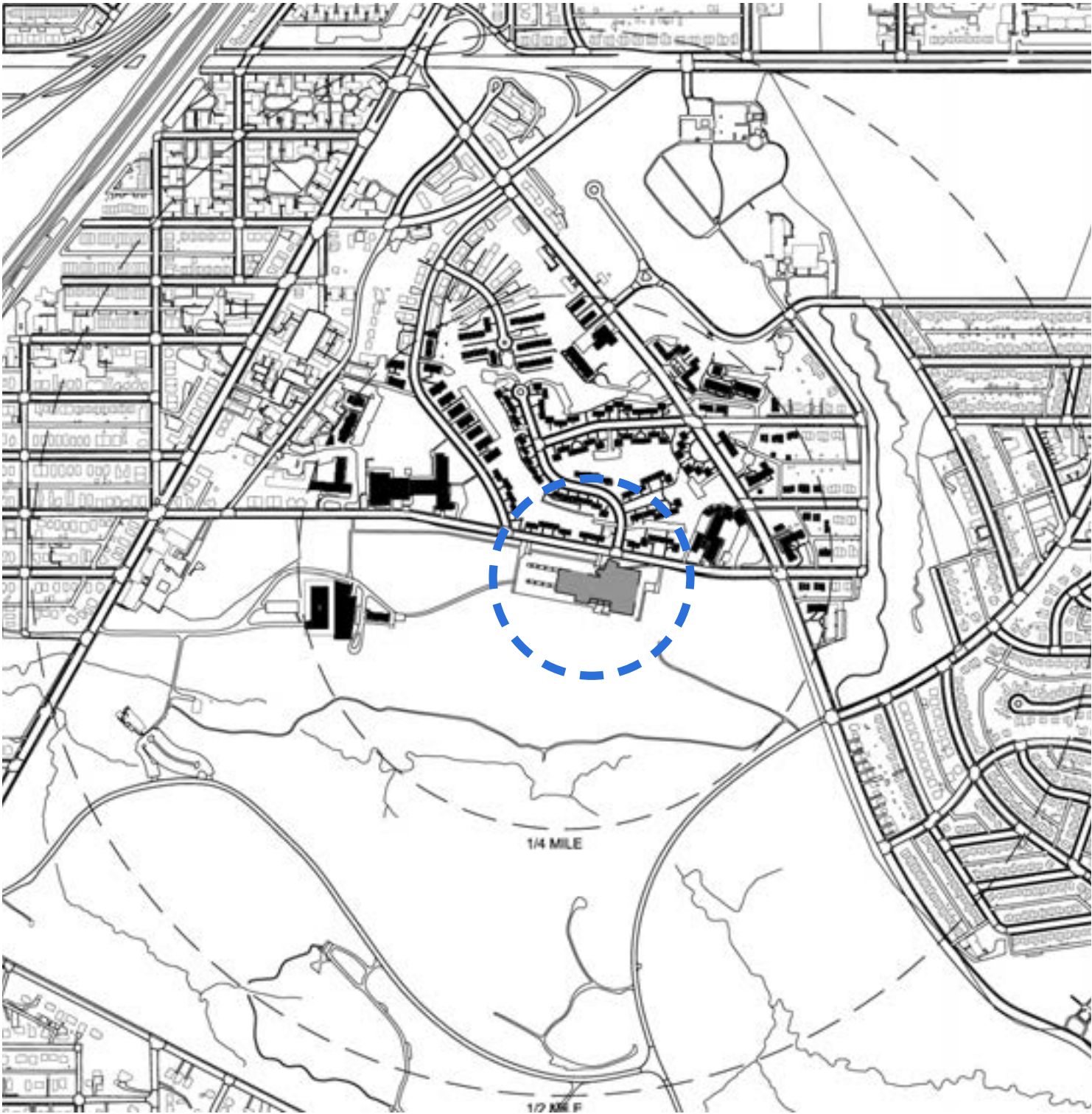


# 6. LANDSCAPE NARRATIVE

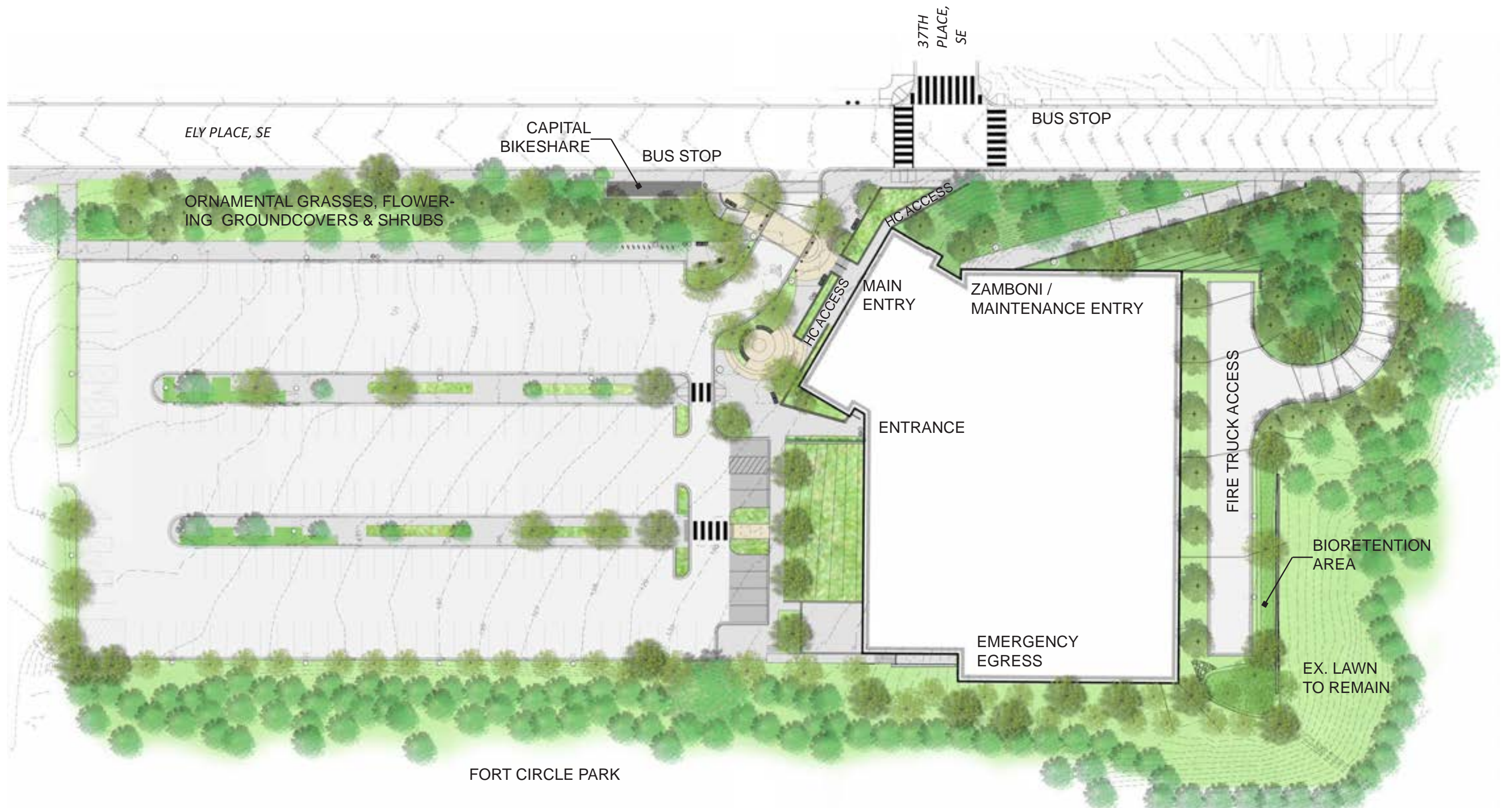
## 6.1 PROPOSED LANDSCAPE DESIGN

The surrounding neighborhood consists of low-rise, low-density garden apartments to the north and Fort Dupont National Park to the south. The adjacent portion of the park is not easily accessible from the site. There are no active trails in this area that connect with the larger Fort Circle Trail network.

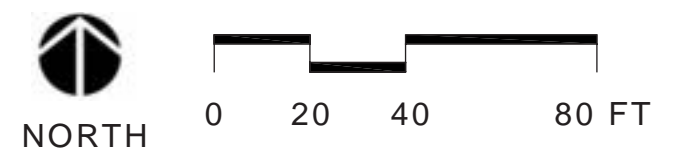
While the park provides a green backdrop to the project, it is largely overgrown and viewed more as a haven for unsavory behavior than an amenity at this location. The narrative created with the landscape bridges the site from the residential scale on the north side of the site at Ely Place SE to the dense wood at the south. Native grasses and trees are proposed at the curb to give a more diversified ground plan than the existing turf. Parking islands are planted with similar trees and grasses to diminish the perceived scale of the parking lot and provide a visual reference back to Fort Dupont Park. The following pages graphically illustrate the existing conditions and proposed design.







## 6.2 - PROPOSED SITE PLAN



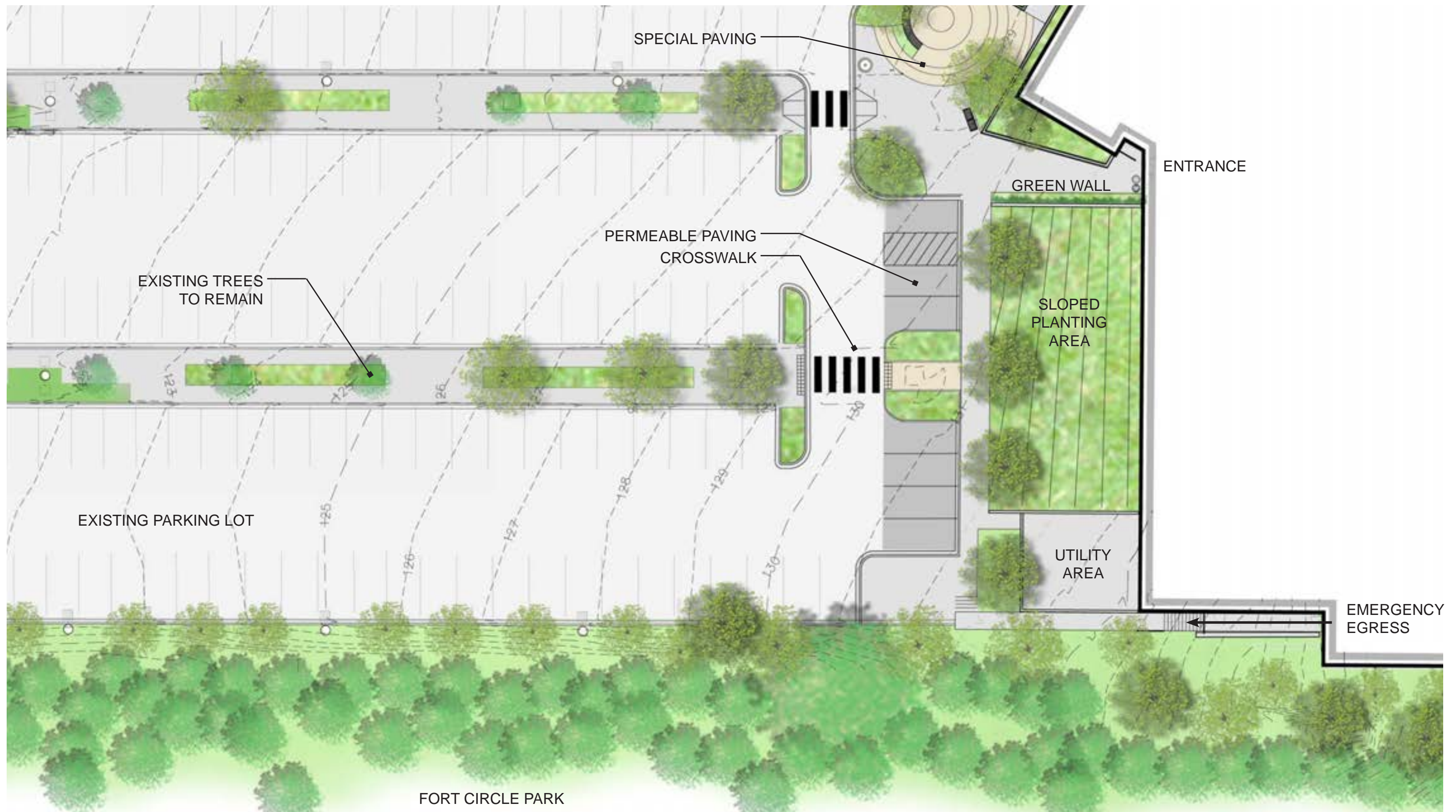




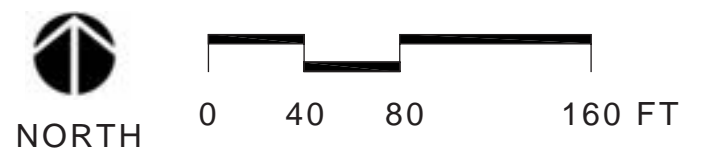
### 6.3 - PROPOSED SITE PLAN - DETAIL





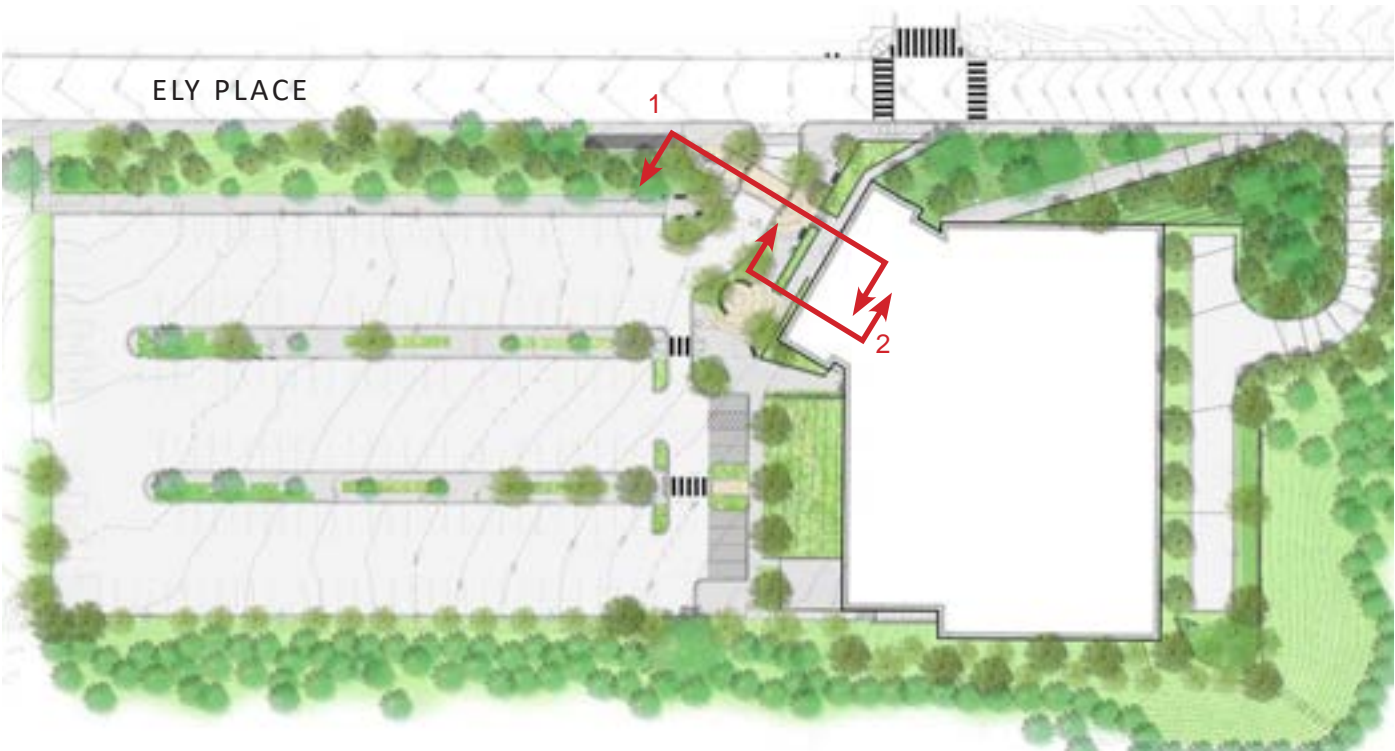
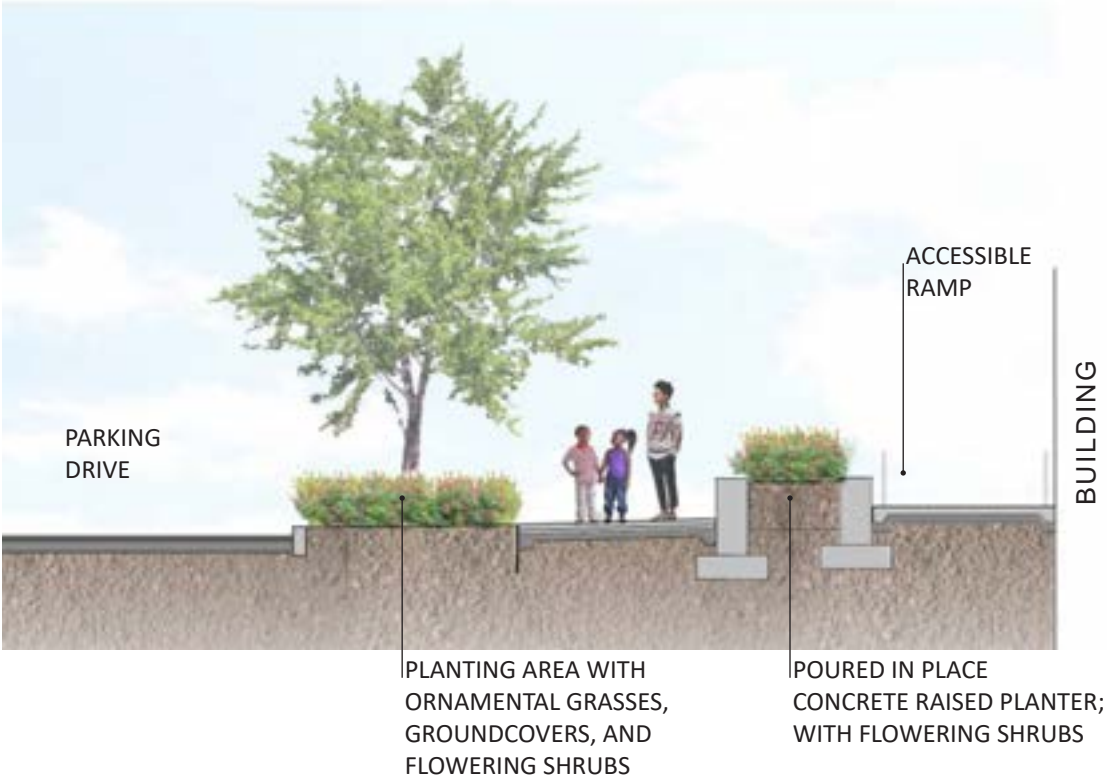
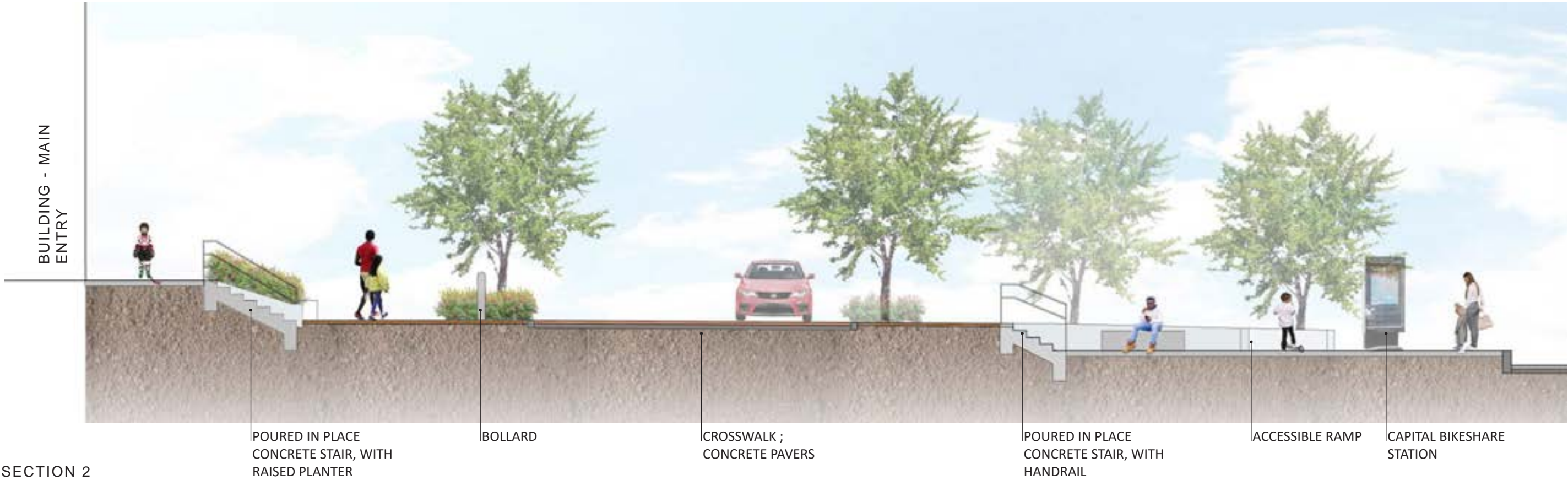


## PROPOSED SITE PLAN - DETAIL





FORT DUPONT ICE ARENA  
SECTION 1



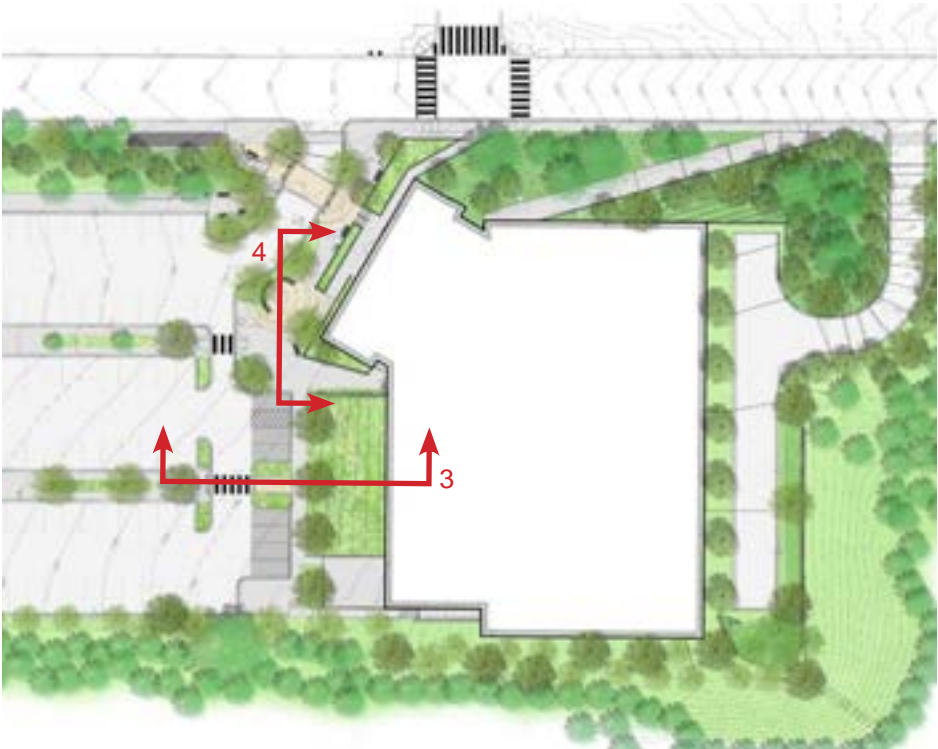
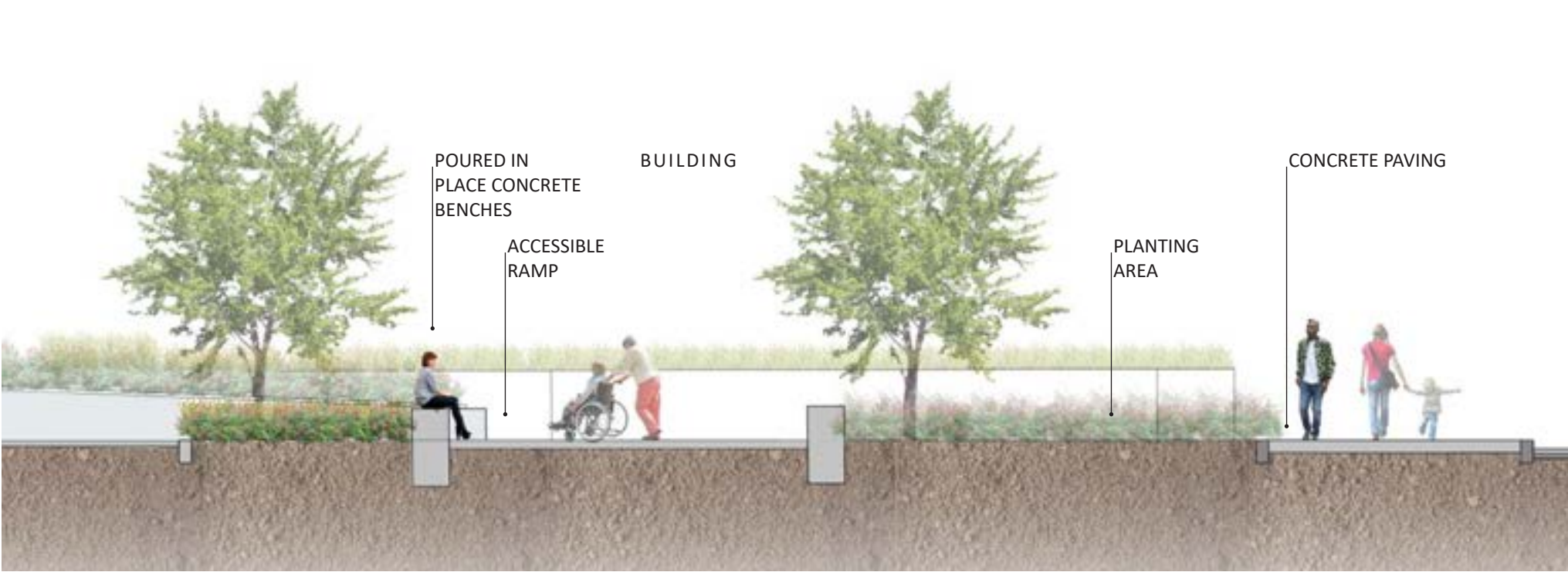
6.4 - PROPOSED SITE SECTIONS



SECTION 3



SECTION 4

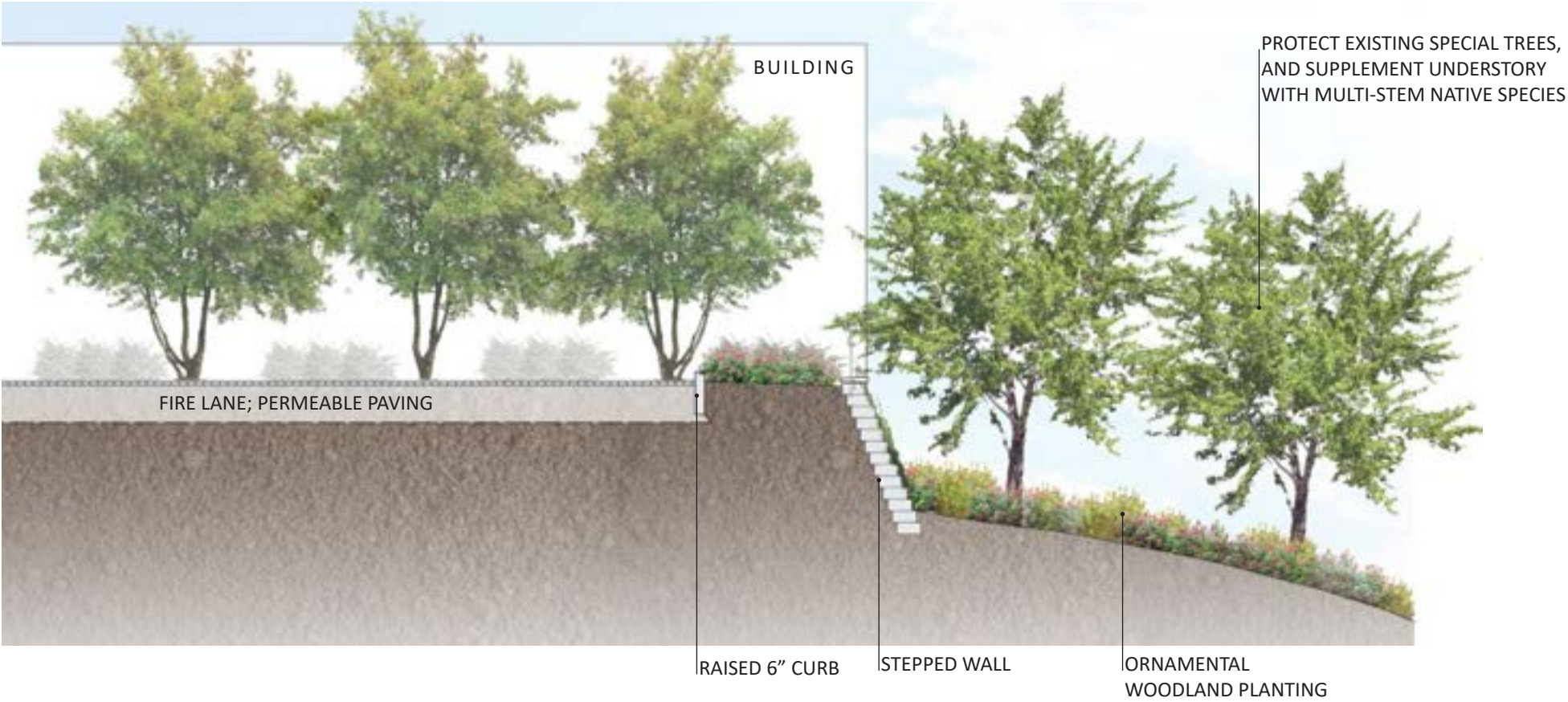


PROPOSED SITE SECTIONS

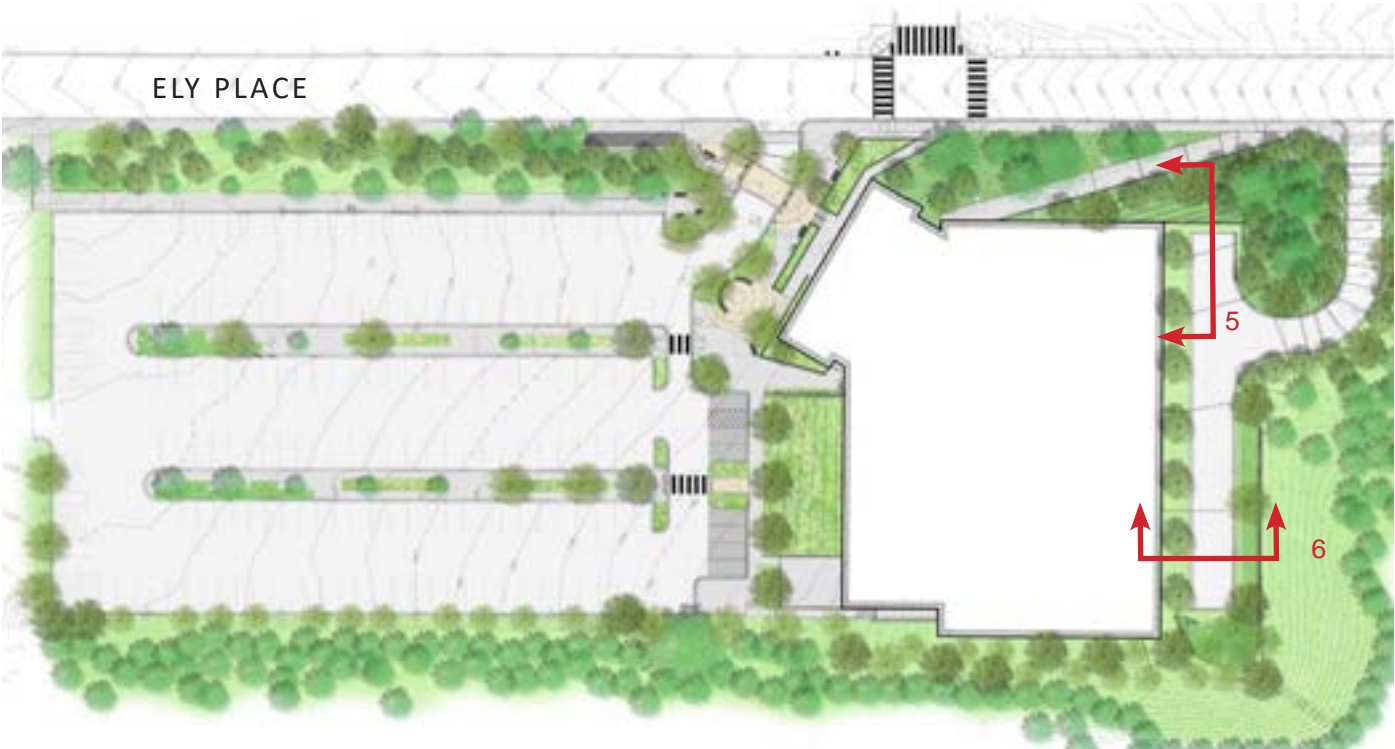
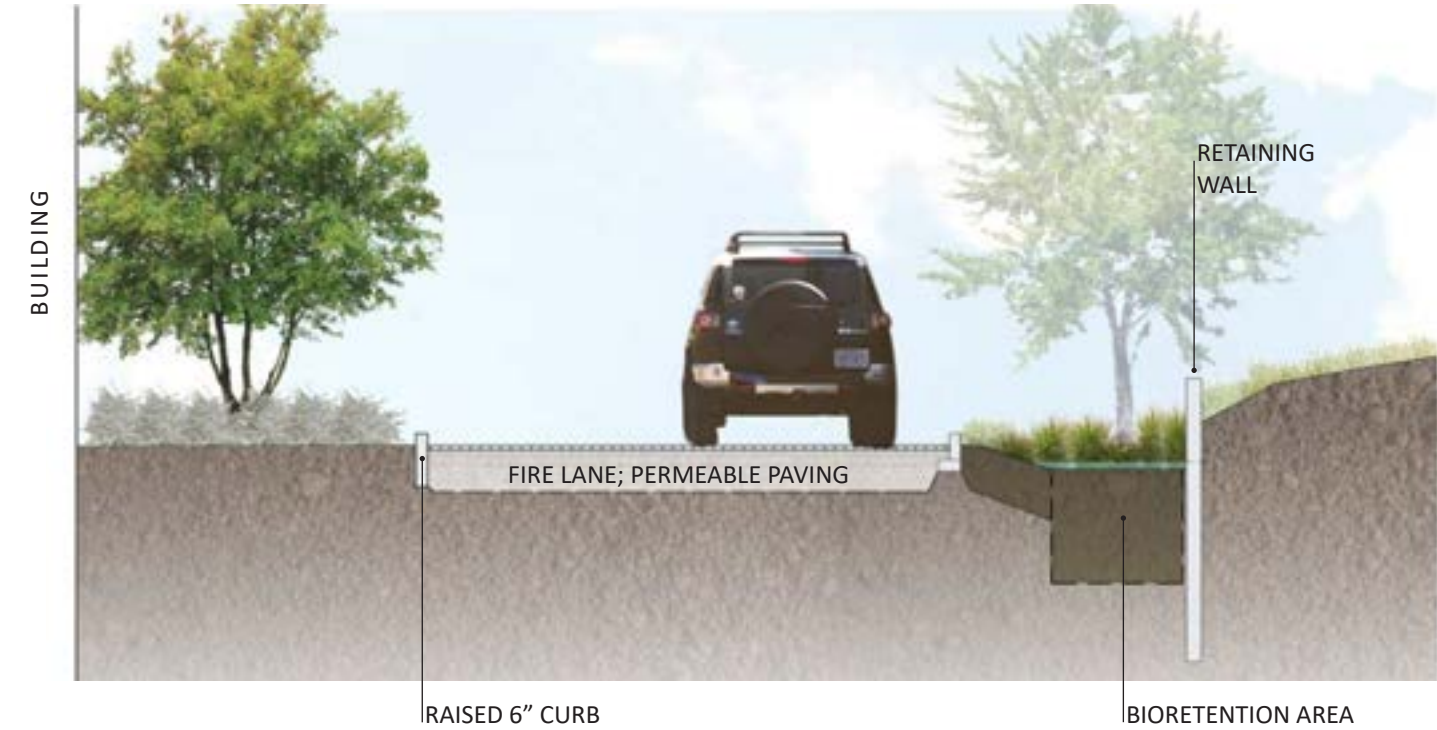


FORT DUPONT ICE ARENA

SECTION 5



SECTION 6



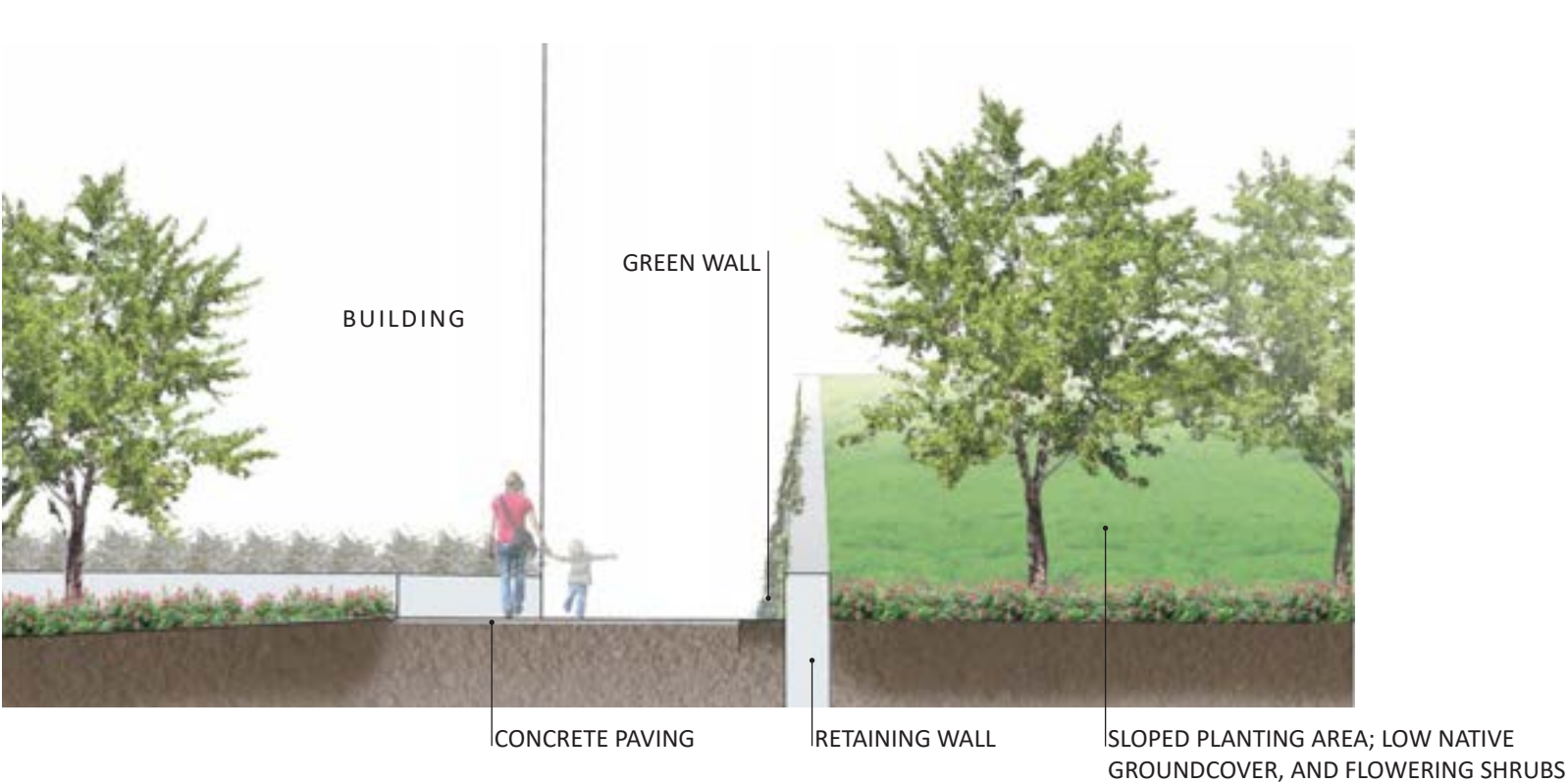
PROPOSED SITE SECTIONS



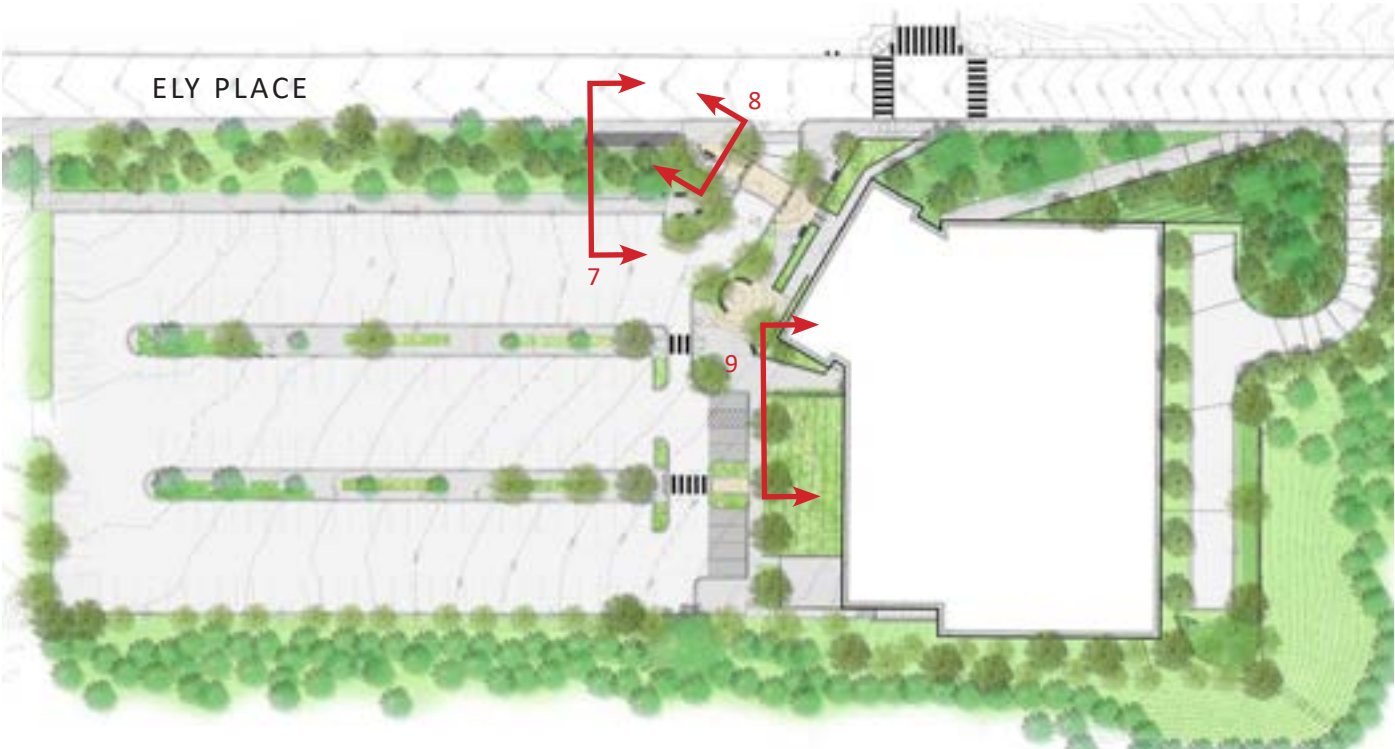
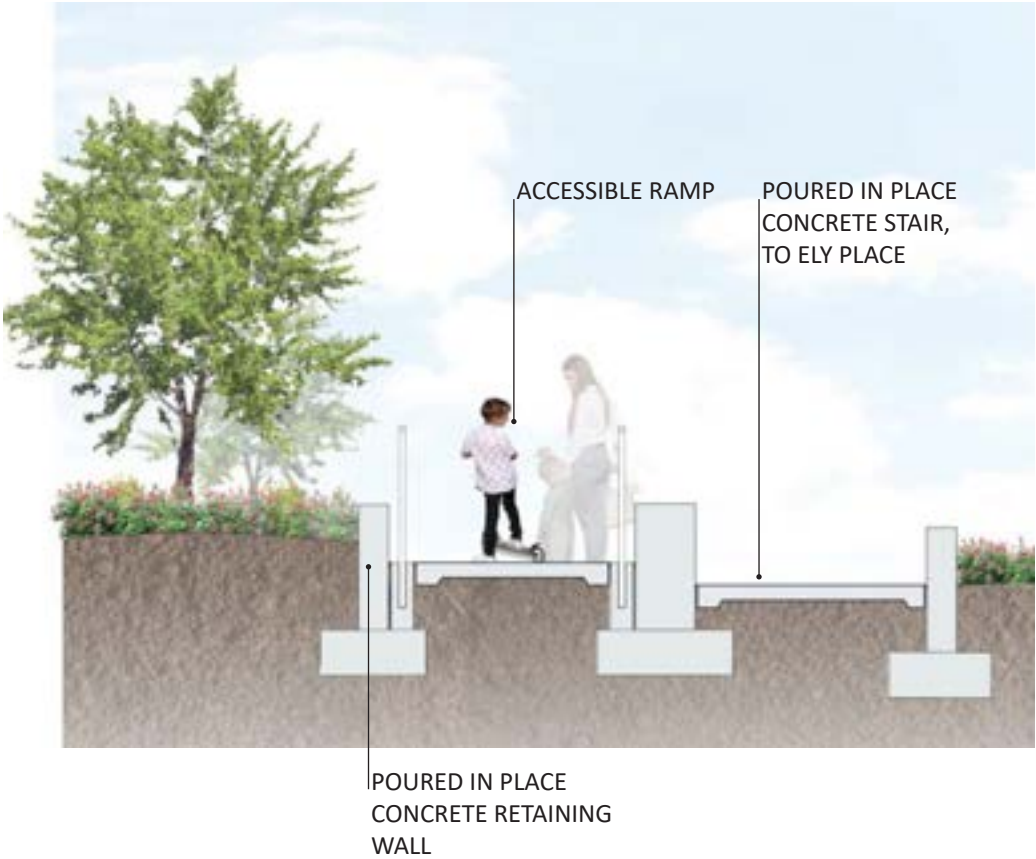
SECTION 7



SECTION 9



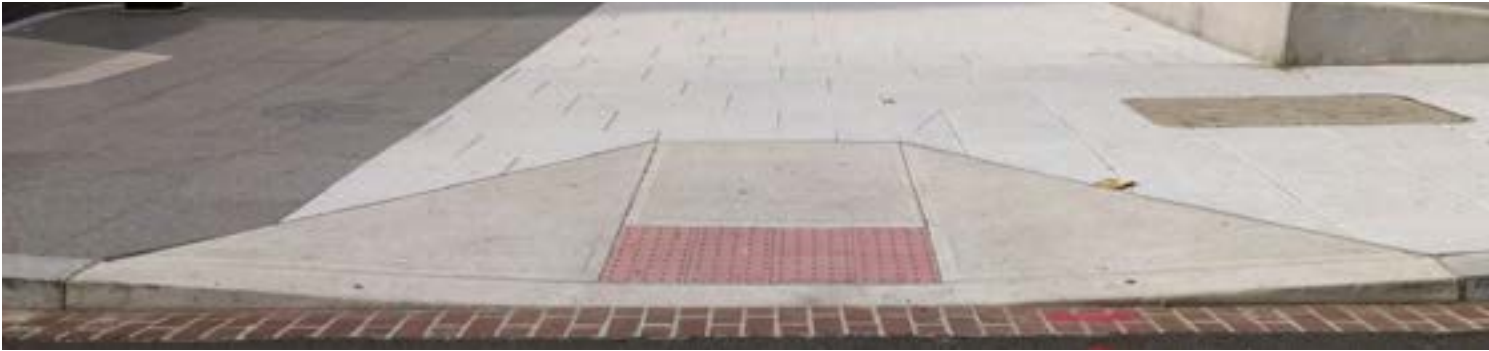
SECTION 8



**PROPOSED SITE SECTIONS**



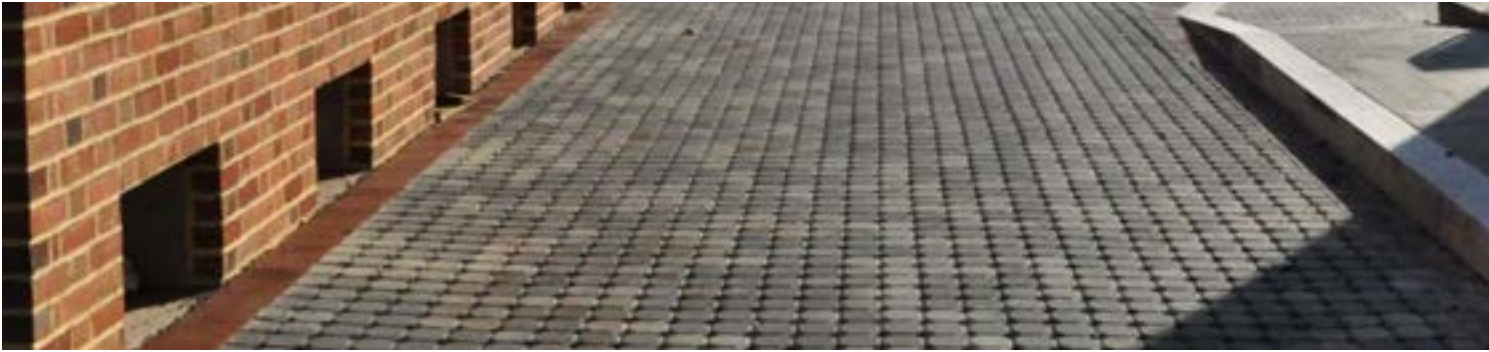
FORT DUPONT ICE ARENA



ADA RAMP



CONCRETE PAVERS



PERMEABLE PAVING VEHICULAR - FIRE TRUCK ACCESS



TRENCH DRAIN



POURED IN PLACE CONCRETE



CONCRETE ACCESSIBLE RAMP



MONUMENTAL STAIRS

6.5 - PROPOSED SITE MATERIALS





EMBEDDED CHESS BOARDS



VEHICULAR BOLLARD



CONCRETE SEAT WALLS



BENCH WITH ARM RESTS



BIKE RACKS, COLOR: BLACK



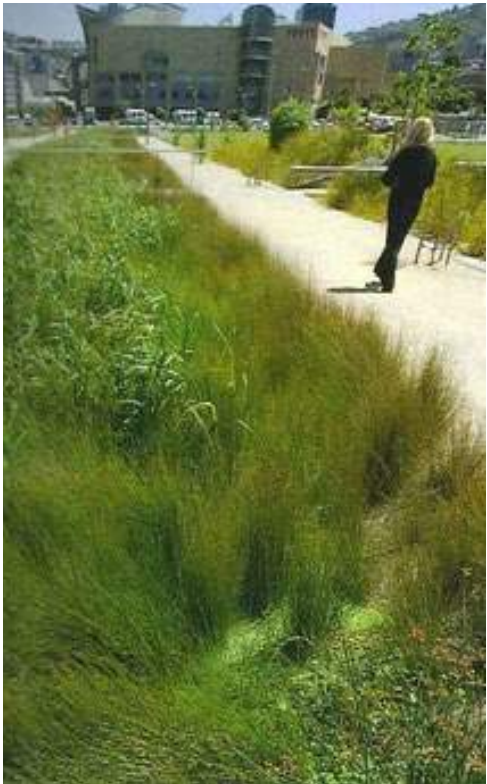
CLOSED-LID TRASH/RECYCLE RECEPTACLES



ENTRANCE GATE

## 6.6 - PROPOSED SITE FURNISHINGS





6.7 - PRECEDENT IMAGES - PLANTING CHARACTER





*Platanus occidentalis*  
American Sycamore  
Height: 75'  
Bloom: April-June, yellow; Fall Interest



*Betula nigra* 'Heritage'  
River Birch  
Height: 80'  
Bloom: April-May, brown; Fall Interest



*Carpinus caroliniana* 'Palisade'  
American Hornbeam  
Height: 30'  
Bloom: February, Lt. Green; Fall Interest



*Cercis canadensis*  
Eastern Redbud  
Height: 30'  
Bloom: April, pink; Fall Interest



*Magnolia grandiflora*  
Southern Magnolia  
Height: 50'  
Bloom: May, white; Fall Interest



*Fagus granifolia*  
American Beech  
Height: 50'  
Bloom: April-May, yellow-green; Fall Interest



*Ilex x 'Nellie R. Stevens'*  
Nellie R. Stevens Holly  
Height: 15'  
Bloom: April, green-white; Fall Interest



*Taxodium distichum* var *distichum*  
Bald Cypress  
Height: 50'  
Bloom: Non-flowering; Fall Interest



*Cornus florida* 'Cherokee Princess'  
Flowering Dogwood  
Height: 20'  
Bloom: April-May, white; Fall Interest

## 6.8 - PROPOSED PLANT PALETTE



FORT DUPONT ICE ARENA



Azalea x 'Fragrant Star'  
Fragrant Star Azalea  
Height: 4-5'  
Bloom: April, white  
Spring Interest



Cornus sericea 'Cardinal'  
Red Twig Dogwood  
Height: 6-9'  
Bloom: May-June, white  
Winter Interest



Fothergilla gardenii 'Mount Airy'  
Dwarf Fothergilla  
Height: 1.5-3'  
Bloom: April-May, white  
Fall Interest



Hydrangea quercifolia  
Oakleaf Hydrangea  
Height: 6-8'  
Bloom: May-July, white-pink  
Winter Interest



Ilex glabra 'Nigra'  
Nigra Inkberry Holly  
Height: 5-8'  
Bloom: April, white  
Evergreen



Ilex verticillata  
Winterberry Holly  
Height: 3-12'  
Bloom: June-July, green-white  
Year Round Interest



Kalmia angustifolia 'Little Linda'  
Mountain Laurel  
Height: 3'  
Bloom: May-June, white-pink  
Spring Interest



Myrica pennsylvanica  
Northern Bayberry  
Height: 6-8'  
Bloom: May, yellow-green  
Winter Interest

PROPOSED PLANT PALETTE



GRASSES



Carex pensylvanica  
Pennsylvania Sedge  
Height: 6-18"  
Fall Interest



Chasmanthium latifolium  
Sea Oats  
Height: 2-5'  
Bloom: July-September, tan



Pennisetum alopecuroides 'Hameln'  
Fountain Grass  
Height: 1.5-2.5'  
Bloom: August-October, white



Schizachyrium scoparium  
Little Bluestem  
Height: 1-4'  
Bloom: July-October, white

FERNS



Eupatorium hyssopifolium  
Hyssop-leaved Thoroughwort  
Height: 1-4'  
Bloom: July-October, white



Dryopteris cristata  
Crested Wood Fern  
Height: 18-30"  
bioretention, evergreen

GROUND COVER/VINES



Asarum canadense  
Wild Ginger  
Height: 6"  
semi-evergreen

PROPOSED PLANT PALETTE





Rudbeckia hirta  
Black-eyed Susan  
Height: 1-3'  
Bloom: June-October, yellow



Solidago flexicaulis  
Broad Leaf Or Zig Zag Goldenrod  
Height: 1-3"  
Bloom: June-October, yellow



Iris versicolor  
Blue Flag  
Height: 3'  
Bloom: May-June, blue  
bioretention



Tiarella cordifolia  
Foamflower  
Height: 6-12"  
Bloom: April-July, white



Echinacea purpurea 'Kims Knee High'  
Height: 18"  
Bloom: Summer; Pink-Purple



Agastache 'Blue Fortune'  
Giant Hyssop  
Height: 2-3'  
Bloom: July-September, blue



Geranium macrorrhizum  
Bigroot Cranesbill  
Height: 1'  
Bloom: April-July, magenta



Luzula sylvatica  
Wood Rush  
Height: 1-2'  
Bloom: May-June, green



Mimulus ringens  
Allegheny Monkeyflower  
Height: 1-3'  
Bloom: June-September, purple



Penstemon digitalis 'Husker Red'  
Husker Red Penstemon  
Height: 2-3'  
Bloom: April-June, purple

PROPOSED PLANT PALETTE





## 6.9 - SITE ANALYSIS - LANDSCAPE + TREE SURVEY



FORT DUPONT ICE ARENA

TREE SURVEY

#	COMMON NAME	LATIN NAME	DIA./CIR.		CONDITION
1	London planetree	Platanus x acerifolia	10.5	33	fair
2	London planetree	Platanus x acerifolia	13	41	good/fair
3	London planetree	Platanus x acerifolia	14.5	46	good
4	London planetree	Platanus x acerifolia	13.5	42	good
5	Black locust	Robina pseudoacacia	15	47	poor
6	Black locust	Robina pseudoacacia	13.5	42	poor
7	London planetree	Platanus x acerifolia	12.5	39	good
8	London planetree	Platanus x acerifolia	14	44	good
9	London planetree	Platanus x acerifolia	12	38	good
10	London planetree	Platanus x acerifolia	12	38	good
11	Black locust	Robina pseudoacacia	4	13	poor
12	London planetree	Platanus x acerifolia	4.5	14	poor
13	London planetree	Platanus x acerifolia	7	22	good
14	Heritage ' river birch'	Betulus nigra 'Heritage'	multi		good
15	London planetree	Platanus x acerifolia	11.5	36	good
16	London planetree	Platanus x acerifolia	8.5	37	good/fair
17	Sycamore	Platanus occidentalis	3.5	11	fair/poor
18	London planetree	Platanus x acerifolia	6.5	20	fair
19	London planetree	Platanus x acerifolia	7	22	fair
20	London planetree	Platanus x acerifolia	8	25	fair
21	Sycamore	Platanus occidentalis	4	13	fair/poor
22	London planetree	Platanus x acerifolia	7.5	24	fair/poor
23	London planetree	Platanus x acerifolia	8.5	27	fair
24	London planetree	Platanus x acerifolia	10	31	good/fair
25	London planetree	Platanus x acerifolia	7	22	good/fair
26	London planetree	Platanus x acerifolia	8.5	27	good/fair
27	London planetree	Platanus x acerifolia	9.5	30	good/fair
28	Southern red oak	Quercus falcata	26	82	fair/poor
29	Southern red oak	Quercus falcata	18	57	good/fair
30	White oak	Quercus alba	16	50	good
31	Honeylocust	Gleditsia triacanthos	3.5	11	poor
32	Honeylocust	Gleditsia triacanthos	15	47	good/fair
33	Honeylocust	Gleditsia triacanthos	4	13	poor
34	Honeylocust	Gleditsia triacanthos	11.5	36	good/fair
35	Honeylocust	Gleditsia triacanthos	8.5	27	poor
36	Honeylocust	Gleditsia triacanthos	13	41	fair
37	Honeylocust	Gleditsia triacanthos	6.5	20	poor
38	Honeylocust	Gleditsia triacanthos	16	50	good
39	Honeylocust	Gleditsia triacanthos	19.5	61	good
40	White oak	Quercus alba	15.5	49	fair/poor
42	Sweetgum	Liquidamnbar styraciflua	15	47	fair
43	Sweetgum	Liquidamnbar styraciflua	12	38	fair
44	Scarlet oak	Quercus coccinea	16.5	52	fair/poor
45	Scarlet oak	Quercus coccinea	23.5	74	good/fair
46	Sweetgum	Liquidamnbar styraciflua	14	44	good/fair
47	Sweetgum	Liquidamnbar styraciflua	16	50	good/fair
48	Scarlet oak	Quercus coccinea	25.5	80	fair

TREE SURVEY

#	COMMON NAME	LATIN NAME	DIA./CIR.		CONDITION
49	Sweetgum	Liquidamnbar styraciflua	8.5	27	fair
50	Scarlet oak	Quercus coccinea	13	41	poor
51	White oak	Quercus alba	4	13	fair/poor
52	White oak	Quercus alba	17.5	55	good/fair
53	Scarlet oak	Quercus coccinea	15.5	49	fair/poor
54	Sweetgum	Liquidamnbar styraciflua	12.5	39	fair
55	Sweetgum	Liquidamnbar styraciflua	12.5	39	fair
56	Scarlet oak	Quercus coccinea	21	66	good/fair
57	White oak	Quercus alba	29	91	good
61	Chestnut oak	Quercus prinus	20	63	good/fair
62	Chestnut oak	Quercus prinus	multi		good/fair
63	Sweetgum	Liquidamnbar styraciflua	23	66	good/fair
65	Maple spp.	Acer	5	16	poor
66	Willow Oak	Quercus phellos	4	13	fair
67	Black locust	Robina pseudoacacia			poor
68	Acer spp.	Maple			good
69	Honeylocust	Gleditsia triacanthos			dead
70	River Birch	Betulus nigra 'Heritage'	multi		good

SITE ANALYSIS - LANDSCAPE + TREE SURVEY



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