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May 29, 2009

Mr David Holmes, Commissioner 6A03
Advisory Neighborhood Commission 6A
Box 75115
Washington, D.C 20013

RE Report of DCTFCU to DC BZA for
BZA Case No. 17842 (901-903 D Street, N.E.)

Dear Commissioner Holmes

Please find attached the Report of the applicant D.C Teachers Federal Credit Union which outlines the treatment projects and implementation schedules for the above referenced property. This Report has incorporated many of your Commission's suggestions for renovations to the mechanical (HVAC) equipment enclosures, landscaping, fencing and window treatments for the property at 901-903 D Street, N E. The proposals in this Report represent a set of reasonable recommendations that can be financial accepted by DCTFCU for the improvement of their property. The DCTFCU appreciates the contributions made by you on behalf of the Commission to enhance the property's beauty and presence in the community.

The individual project deadlines proposed therein were adopted by Board of Directors of the DCTFCU with consideration of the specific costs and the earliest dates possible for implementation given the current financial pressures facing the Credit Union and its members. Should the economy recover from its present downturn at a faster rate than current long-term projections, DCTFCU may be able to deplore the recommended items sooner than the deadlines contained in the Scheduled Chart for Project Implementation at Exhibit A of the Report.

Sincerely,



Anthony M. Rachal III

Cc:

Mr Jerome Shelton, Chairman of the Board
Mr David A McWilliams, CEO
DC Teachers Federal Credit Union
Mr. Clifford Moy, Secretary
Board of Zoning Adjustments
441 Fourth Street, N W , Suite 210S, Washington, D C 20001

BOARD OF ZONING ADJUSTMENT

District of Columbia

CASE NO. 17842

EXHIBIT NO. 36

2009 JUN 14 AM 10:00
Board of Zoning Adjustment
District of Columbia
CASE NO.17842
EXHIBIT NO.36

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

IN RE:

**APPLICATION OF THE
D. C. TEACHERS FEDERAL CREDIT UNION** **BZA Case No. 17842**
(901-903 D Street, N.E.)

**REPORT OF DISTRICT OF COLUMBIA TEACHERS FEDERAL CREDIT UNION
TO DC BOARD OF ZONING ADJUSTMENTS
FOR PROPERTY IMPROVEMENTS AND LANDSCAPING**

MAY 29, 2009

This Report of the Property Renovations by the D.C. Teachers Federal Credit Union (DCTFCU) is in response to the concerns of the Advisory Neighborhood Commission (ANC6A) and the Stanton Park Citizens Association. With a commitment to the D.C. Board of Zoning Adjustments (BZA), the DCTFCU has reviewed these requests for changes to the property's mechanical equipment, parking, fencing and landscaping. DCTFCU now offers these treatment items in the spirit of compromise and community betterment. As an organization with a history of dedicated community support and involvement, the DCTFCU believes this Report's proposal with a Schedule Chart for Project Implementation contains reasonable Due Dates and Budgeted Sums worthy of favorable consideration and adoption by the BZA. See copy of Schedule Chart for Project Implementation for Property attached to this report as Exhibit B. The alternatives presented herein are ones that also meet DCTFCU's financial goals to its members and shareholders given its current fiscal and fiduciary responsibilities.

During this time of economic decline created by the mortgage banking crisis, Credit Unions have not been spared adverse fallout from such housing financial problems. The central Credit Union institutional suffered major losses as well which required Federal Regulators to issue loans to maintain its viability. As a consequence, all Credits Unions have been assessed higher fees to fund repayment of these loans. The share allocated to the DCTFCU is approximately \$300,000.00 per year. This increase was not anticipated at the time of the hearing before the BZA; nevertheless, the DCTFCU stands by its pledge to undertake reasonable steps to improve its property as requested by the ANC representative.

A. MECHANICAL (HVAC) EQUIPMENT REPLACEMENTS.

The concern was raised about the ambient noise levels created by the mechanical equipment along D Street, N.E. Currently, there are six (6) pieces of equipment enclosed by a chain linked fence. These units consist of three (3) heat pumps (H/P) and three (3) air-conditioning compressors (A/C). These units will be replaced at the end of their life cycles with quieter and more energy efficient equipment, on the following schedule for the

earliest installation possible:

- (1.) By the end of August 31, 2009, two heat pumps and one A/C compressor; and
- (2.) By the end of August 31, 2010, two A/C compressors and one heat pump.

Under both replacement cycles, DCTFCU agrees to abide by conditions as follows:

(a) All mechanical equipment, including HVAC equipment, will be contained in an enclosed area screened by new slatted wood fencing, seven (7) foot high "sight-tight" and "sound-insulated", as specified in the architectural drawings of March 10, 2009, prepared by William Maiden Associates. See copies attached to this report as Exhibits A1, A2, and C1, respectively. This fencing will be in keeping with the fencing in the neighborhood as now exists directly across the street from the D Street entrance of the Edmonds Building. The gate opening will be moved to the side for a clean unobstructed look similar the fencing across the street. This will provide for continuity of design and character along the block.

(b) Directly in front of the fencing, referred to in 1 (a), plantings of emerald green arborvitae will be placed as part of the landscape design in order to additionally screen the fencing and to further buffer any noise. Arborvitae shrubs create a natural, soft textured background for an effective visual screen and wind break to control noise. These dense and upright evergreens will provide rich foliage all year to reduce ambient noise levels on a continual basis throughout the year. This will require approximately 9-12 low level dwarf shrubs with a mature height of 4-6' tall. As listed in the "National Arboretum Book of Outstanding Garden Plants", these shrubs are proven performers for our native conditions considering climate, weather and soil.

(c) Noise from the mechanical units will not exceed 65 dBA when measured from any point on the sidewalk that is closest to any on unit or units for longer than ten (10) minutes continuously.

(d) The DCTFCU will refrain from adding any additional HVAC units in the existing enclosed area.

B. PARKING

As requested, one of the parking spaces near D Street, N.E. will be eliminated and the other converted to use as a dedicated "Handicapped Parking Only" space. This will result in only two full parking spaces out of current three spaces. On the other side of the driveway exit, the single place in public space will be dedicated for use as a "ZIP Car" parking space. See drawings at Attachments A2 and C1, respectively. These changes to the lot painted surface area will be accomplished by August 31, 2010. The ZIP Car program will remain in its current location. The ZIP Car program has been very beneficial to residents of the immediate neighborhood who need part time motor vehicle ownership for their transportation purposes. This supports the environment with reduce emissions and foster public transportation in that persons without full time ownership of motor vehicles are less likely to drive as often and more likely to use mass transit as an alternate means of travel. Moreover, the District of Columbia government has provide space on public streets and other public locations for the "ZIP Car" program. Such use of this space on DCTFCU property will continue to further the city's public transportation goals.

C. LANDSCAPING GROUNDS SURROUNDING THE BUILDING.

In order to address concerns regarding the lack of adequate landscaping and the desire to employ similar plants from this area, the DCTFCU has developed a landscape treatment plan that incorporates many requested items. The plan utilities plantings at several different height levels to afford visual diversity. Within the middle of the yard frontage of both D and 9th Streets, N.E., cheery trees are proposed for planting. This will provide a splash of seasonal color and texture in keeping with plantings in the neighborhood for community connection and continuity. At a lower level on the perimeter of both 9th and D Streets, N.E., flower pots will provide a border of color with flowering perennials for the late spring and summer that would blossom out of sequence at a later time than the cherry trees. This will continue the coloring of the site throughout the year. In addition, the inclusion of emerald green arborvitae will maintain green space in the fall and winter. As noted previously, these shrubs will be deployed as buffers to beautify the wood fencing enclosing the view and noise of the existing mechanical equipment.

The landscape treatments will be developed, implemented and continuously maintained in good condition, on the land within the lot lines of the Property and within the public space adjoining the property, on the following schedule and under the following conditions:

1. Planters:

Shrubs shall be planted as specified in the architectural drawings of March 10, 2009, prepared by William Maiden Associates, except all plantings labeled "AC" or "Autumn Azalea" and "CL" or Leyland Cypress. All shrubs will be planted in circular planters placed on the concrete slab with redwood colored mulched beds. Regular watering and replacement(s), if necessary, shall take place. See copies of Landscape Plan for Property attached to this report as Exhibits A2 and C1, respectively. This landscaping shall take place no later than November 30, 2011.

2. Cherry Tree Circles:

Trees shall be planted as specified in the architectural drawings of March 10, 2009, prepared by William Maiden Associates, except all plantings labeled "C" or "Yoshindo" (sic) (which should be understood to mean "Yoshino Cherry"). All trees will be placed in circular holes cut into the concrete slab with redwood colored mulched beds. Regular watering and replacement(s), if necessary, shall take place. See copies of Landscape Plan for Property attached to this report as Exhibits A2 and C1, respectively. This landscaping for those trees along 9th Street, N.E. shall take place no later than November 30, 2009 and the landscaping for those trees along D Street, N.E. shall take place no later than November 30, 2010. See copies of Landscape Plan for Property attached to this report as Exhibits A2 and C1, respectively.

3. Flower Boxes:

The two existing brick Flower Boxes will be expanded to screen the dedicated parking area. New flowers will be added to the enlarged boxes to continue the color from

these plantings at mid level on the property. These boxes will be built and the flowers shall be planted as specified in the architectural drawings of March 10, 2009, prepared by William Maiden Associates by no later than November 30, 2011. See copies of Landscape Plan for Property attached to this report as Exhibits A2 and C1, respectively.

D. FENCING:

In order to meet the request for aesthetic fencing, the DCTFCU is prepared to remove the portion of the chain link fencing at the rear of the property that faces the public alley. This will allow the wroth iron fencing to be painted and to become exposed at a lower level. This will reduce the height of the existing fencing in this area. In addition, decorative fennels will be added in order to change the industrial look to a more historic treatment. The remaining portion of the existing fences which faces and divides property yards will be maintained due to privacy concerns and requests of the abutting owners, but painted to enhance the its current appearance. The fencing will be scheduled for no later than August 31, 2010.

Again, along D Street, N.E., a wood fence will erected similar in design, material and color to the neighbors fencing directly across from it. This color complements the look and character of the school building and surrounding neighborhood. These two fences will be of similar height and length to one another for symmetry of scale. See copies of Landscape Plan for Property attached to this report as Exhibits A2 and C1, respectively.

E. WINDOWS:

The community has requested changes to the existing iron security bars for the building. In order to balance the security concerns against the beautification issues. The DCTFCU will have the existing security bars removed from the two sides of the building that face both D and 9th Streets Northeast. This removal will enable the replacement with a more aesthetic window security guard that follows the outlines of the glass panels in each window. The present guards on the rear and interior side of the building facing the parking area will remain due to unprotected visibility without the possibility of defensible space considerations. However, these guards will be painted to blend in with the building itself to minimize the high security look. See copies of the architectural drawings of March 10, 2009, prepared by William Maiden Associates for Property attached to this report as Exhibits A1 and A2, respectively. This will be implemented no later than by August 31, 2011.

F. REAR OF BUILDING:

The rear area of the building will be painted in order to have the window treatment blend in with the brick exterior building color. This will be implemented no later than by November 30, 2011.

EXHIBIT "B"

D C TEACHERS FEDERAL CREDIT UNION
Edmonds Building Renovations
Schedule Chart for Project Implementation

Renovation Tasks	Cost	Due Date	Approval/Comments
<hr/>			
A. Heating/ HVAC / Heat Pumps:			
1 Replace heat pumps (2)	\$10,000	8/31/09	
2 Replace HVAC Unit (1)	\$ 5,000	8/31/09	
3 Replace heat pumps (1)	\$ 6,000	8/31/10	
4 Replace HVAC Units (2)	\$11,000	8/31/10	
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B Parking:			
1. Repaint Number of Parking Spaces	\$ 3,000	8/31/10	
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C Grounds Landscaping			
Surrounding the Building:			
1. Planters (10-12)	\$15,000	11/30/11	
2 Cherry Tree Circles (8-10)	\$17,000		
9th Street, N E side		11/30/09	
D Street, N E Side		11/30/10	
3 Flower Boxes (2)	9,500	11/30/11	
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D Fencing:			
1 Remove chain link fence from around the building and repaint wroth iron fencing	\$12,000	11/30/10	
2 New Wood fence installed Around HVAC -Heat Pumps	\$10,500	8/31/09	
3. Add new decorative fennells	\$ 8,000	11/30/10	
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E Windows:			
1 Remove bars from around Windows and install new Ornamental wroth iron guards	\$11,500	8/31/11	
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F. Rear of Building:			
1 Paint rear of building windows To match brick building color	\$ 6,500	11/30/11	



