

June 11, 2013

HAND DELIVERY

Lloyd Jordan, Chairperson
D C Board of Zoning Adjustment
441 4th Street, NW, Suite 200 South
Washington, DC 20001

RECEIVED
D C OFFICE OF ZONING
2013 JUN 11 PM 3:36

Re BZA Application No 18544 – Special Exception and Variance Relief -
Request for Additional Variance Relief and Pre-Hearing Statement of the
Applicant

Dear Chairperson Jordan.

Fort Lincoln Banneker Townhouse LLC (the “Applicant”) hereby submits the attached pre-hearing statement in support of BZA Application No 18544. Please note that in addition to the special exception and variance relief that the Applicant requested in the original application filed on April 8, 2013, the Applicant is now also seeking variance relief from the requirements of Section 2516.4, which requires that each building on a theoretical lot satisfy all open space requirements.

The Applicant is seeking side yard relief for some of the proposed 42 townhouses which have side yards of 8-10 feet, rather than the required 11.25 feet. The notices of public hearing which were posted on the property on June 5, 2013 noted this additional area of relief and Advisory Neighborhood Commission 5C was also made aware of this additional area of relief prior to their vote on this application.

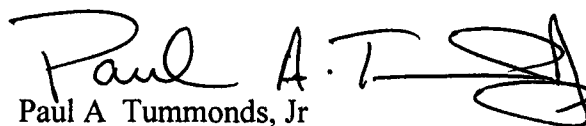
Please feel free to contact the undersigned if you have any questions regarding this application and the attached materials.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18576

EXHIBIT NO. 27

Sincerely


Paul A. Tummonds, Jr.

Enclosure
cc Certificate of Service

Certificate of Service

I hereby certify that I sent a copy of the foregoing document to the following addresses on June 11, 2013 by hand delivery and mail

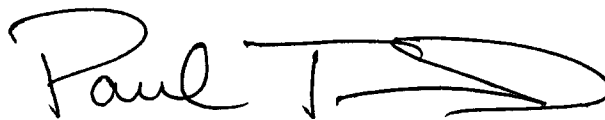
Matt Jesick (By Hand)
Office of Planning
1100 4th Street, SW
Suite E650
Washington, DC 20024

Bryon White (By Hand)
District Department of Transportation
55 M Street, SE
Suite 400
Washington, DC 20003

ANC 5C (By Mail)
P O Box 26183
Washington, DC 20001

Bob King (By Hand)
ANC 5C03
3102 Apple Road, NE
Washington, DC 20018

Ivan Matthews (By Hand)
Office of the Deputy Mayor for Planning and Economic Development
1350 Pennsylvania Avenue, NW
Suite 317
Washington, DC 20004

A handwritten signature in black ink, appearing to read "Paul Tummonds", with a stylized flourish at the end.

Paul Tummonds

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

Statement of Fort Lincoln Banneker
Townhouse, LLC

BZA Application No 18544

ANC 5C03

Hearing Date June 25, 2013

PRE-HEARING STATEMENT OF THE APPLICANT

This is the pre-hearing statement of Fort Lincoln Banneker Townhouse, LLC ("Applicant")¹ for special exception and variance relief to construct 42 townhouses along Fort Lincoln Drive, NE and Banneker Drive, NE (Square 4325, Lots 29, 31, 813 and 814) ("Property"). The Property is located in the R-5-D and C-2-B Zone Districts in the Fort Lincoln neighborhood of Ward 5. The information provided in this pre-hearing statement supplements the information that was provided to the Board on April 8, 2013.

I. NATURE OF RELIEF SOUGHT

The Applicant requests that the Board of Zoning Adjustment (the "BZA" or the "Board") approve special exception relief pursuant to Section 3104.1 of Title 11 of the District of Columbia Municipal Regulations in order to construct more than one building on a record lot pursuant to 11 DCMR Section 2516. The Applicant also requires variance relief pursuant to Section 3103.2 from the requirements of Section 2516.5 that each lot which does not have street frontage must provide open space in front of the entrance to the building that is equivalent to the required rear yard. Twelve of the proposed lots have open spaces in front of their entrances that range from 10 feet to 15 feet, rather than the required 16 feet. **In addition, the Applicant**

¹ The Property is under the jurisdiction of the District of Columbia, acting by and through the Office of the Deputy Mayor for Planning and Economic Development (DMPED)

is also seeking variance relief pursuant to Section 3103.2 from the requirements of Section 2516.4, which requires that each building satisfy all open space requirements. The Applicant is seeking side yard relief for six of the proposed lots which have side yards of 8-10 feet, rather than the required 11.25 feet. The notices of public hearing which were posted on the Property on June 5, 2013 noted this additional area of relief and Advisory Neighborhood Commission 5C was also made aware of this additional area of relief prior to their vote on this application.

II. JURISDICTION OF THE BOARD

The Board has jurisdiction to grant the relief requested pursuant to Sections 3103.2 and 3104.1 of the Zoning Regulations (11 DCMR §§ 3103.2 and 3104.1)

III. DESCRIPTION OF THE PROPERTY AND THE SURROUNDING AREA

The Property is located in the Fort Lincoln neighborhood on the eastern edge of the District of Columbia. The Property is currently vacant and heavily wooded. The Property is irregularly shaped and includes approximately five acres. The grade of the Property drops off significantly, approximately 70 feet, from its highest point along Fort Lincoln Drive down to Banneker Drive. Numerous two, three and four story condominium buildings are located to the north, west and south of the Property. The Thurgood Marshall Elementary School and the Theodore Hagans Cultural and Recreation Center are located to the east of the property across Fort Lincoln Drive. The Dakota Crossing townhome community is located to the southeast of the Property. A vicinity map depicting the Property in relation to its surroundings is included in Exhibit A.

IV. DESCRIPTION OF PROPOSED TOWNHOUSE PROJECT

As shown in the plans and materials included in Exhibit A, the Applicant is proposing to redevelop the site with 42 townhouses (the “Project”). The Project will include twenty-two townhouses that are 20 feet wide (each consisting of 2,800 square feet); and twenty townhouses that are 24 feet wide (each consisting of 3,360 square feet). All of the townhouses will have three bedrooms and 2.5 bathrooms and have an additional loft option. Floor plans for the 20 foot and 24 foot wide townhouses are included in Exhibit A. The townhouses will be 45 feet tall, measured to the highest point of the roof. The overall lot occupancy of the project is only 20.23% and the overall FAR of the project is only 0.66².

The Project will satisfy all Inclusionary Zoning (“IZ”) requirements, as well as the requirements of an Assignment and Assumption Agreement (dated July 31, 2012) between the Applicant and DMPED. On May 21, 2013, the Zoning Administrator issued a letter which confirmed that the Applicant’s proposal to provide five 20 foot townhouses as the Inclusionary Zoning units satisfies all relevant IZ requirements, as the proportion of inclusionary units with three bedrooms and 2.5 baths is exactly the same as the proportion of market-rate units that have three bedrooms and 2.5 baths. A copy of this letter is attached as Exhibit B.

All of the townhouses will have front doors that face to the east. Proposed Lots 21-42 will front on Fort Lincoln Drive and will have front steps that lead from the sidewalk along Fort Lincoln Drive to the front door. These units will have garages that are loaded from the rear. The townhouses on proposed lots 1-20, which do not have frontage on Fort Lincoln Drive, will have front-loaded garages. Each townhouse will include two parking spaces in the garage. Elevations of the front and rear of the townhouses along Fort Lincoln Drive and the front of the townhouses

² For purposes of these calculations, the area of the private drive and guest parking areas have not been included in the calculation of FAR and lot occupancy.

located along the private drive are included in Exhibit A. The materials on the front and rear facades of the townhouses will be of brick and Hardy Plank.

Vehicular access to all of the units will be provided from two driveways on Fort Lincoln Drive and an interior private drive which maintains a 25 foot width throughout the Property. Each of the driveways will be right-in/right-out only. In addition, the Applicant is also proposing the relocation of a pedestrian cross-walk across Ft. Lincoln Drive, which is currently not ADA compliant, to a location adjacent to the southern driveway. The new pedestrian cross-walk will be ADA compliant. A total of 93 parking spaces will be provided on the Property for residents and their guests, 84 spaces in the townhouses and 9 parking spaces for guests in areas adjacent to the internal private drive. Signage for the project will be provided near the southern entrance/exit drive of the Property.

A series of segmental block retaining walls will be created on the western portion of the Property. These retaining walls will vary from four feet tall to eight feet tall. Cross-sections depicting these retaining walls are included in Exhibit A. A conceptual landscape plan, also included in Exhibit A, depicts the various landscape materials that will be provided on the Property and notes that the tops of the retaining walls will contain landscaped materials. The conceptual landscape plan also indicates the areas of the site where tree protection will occur, with fencing to be provided around trees in those areas.

The Project also includes a bio-retention area at the lowest point of the Property, adjacent to Banneker Drive. The bio-retention area has been situated where site grading and sufficient drainage allows for a reduction in peak flow rate of stormwater and also helps treat the stormwater prior to it leaving the Property. The bio-retention area includes a mulch layer, an engineered soil media, a gravel layer, an underdrain connected to the storm drain system, and an

overflow drain to prevent localized flooding during large storm events. Water quality control occurs as the storm water filters through the various material layers, through biological and chemical reactions in the various layers, and through the natural process of nutrient uptake into the plants.

The bio-retention area will be ringed by a trail and access to the trail and bio-retention area will be available to members of the general public, as well as residents of this Project. Due to topographic and ADA issues, it is not possible to create a walking trail or steps to connect the townhouses and the bio-retention area. The Applicant notes that the Theodore Hagans Cultural and Recreation Center is located across Ft. Lincoln Drive from the Property. The Applicant fully expects the residents of this Project will utilize the Recreation and Cultural Center, and the surrounding open spaces, for passive and active recreation uses.

**V. THE APPLICATION MEETS THE REQUIREMENTS FOR SPECIAL
EXCEPTION RELIEF UNDER SECTION 3104.1 OF THE ZONING
REGULATIONS**

The Applicant is seeking special exception relief pursuant to Sections 3104.1 and 2516 in order to create more than one building on a single subdivided lot. In order to obtain the requested relief, the special exception must be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and must not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Maps. 11 DCMR Section 3104.1.

A. The Requested Relief is in Harmony with the General Purpose and Intent of the Zoning Regulations and Zoning Maps

The general purpose and intent of the Zoning Regulations and Zoning Maps is to promote the public health, safety, morals, convenience, order, prosperity, and general welfare. 11 DCMR

Section 101.1. Specifically, the requested relief must take into consideration the character of the respective districts as well as the suitability of each district for the uses permitted, and must be designed to encourage the stability of districts and land values Id at Section 101.2.

As shown in the plans and materials included in Exhibit A, the Project has been thoughtfully designed to account for the topographical challenges of the Property and to fit in seamlessly with the present character and future development of the surrounding area. This Project replaces a vacant property with 42 high-quality townhouses that will help knit together the residential communities that currently exist on the west side of Ft. Lincoln Drive. While the R-5-D Zone District permits multi-family residential buildings of up to 90 feet in height, the Applicant believes that a townhouse community of 45 foot tall structures is more in keeping with the surrounding properties. The Applicant believes that there are other development parcels in the Fort Lincoln neighborhood that are better suited to higher density multi-family buildings.

As noted in the Traffic Impact Analysis prepared by Wells & Associates, which was included with the original application materials

The site trip generation analysis indicates that the vehicular traffic anticipated to be generated by the proposed residential development would be minimal. Therefore, this development would have little to no impact on the surrounding vehicular network. The existing and proposed sidewalks would adequately accommodate the pedestrians generated by the site.

The creation of 93 parking spaces for the 42 townhouses will be sufficient to satisfy the expected parking demand.

B. The Requested Relief Will Not Adversely Affect the Use of Neighboring Property

The residential unit type, height, and siting of the proposed Project was carefully studied in order to minimize any potential adverse impacts on neighboring properties. The creation of 42 townhouses that are only 45 feet tall is ideally suited for this large sloping Property which is surrounded by 2-4 story condominium buildings. The proposed project will not create adverse impacts on neighboring properties.

VI. THE APPLICATION MEETS THE REQUIREMENTS FOR VARIANCE RELIEF

The Applicant is seeking relief from the requirement (Section 2516.5(b)) that each of the lots which do not have street frontage, Lots 1-20, provide an area in front of the entrance which is equal to the required rear yard (16 66 feet, the measured height of the townhouses at the rear of the townhouse is a maximum of 50 feet). Lots 1-12 have “front yards” ranging from 10 feet – 15 15 feet. In addition, the Applicant is seeking relief from the requirement (Section 2156 4) that each building satisfy all open space requirements. Lots 6, 7, 16, 17, 27 and 28 have side yards of 8-10 feet, rather than the required 11 25 feet. Therefore, variance relief is necessary for these Lots.

The burden of proof for area variance relief is well established. The Applicant must demonstrate that the property is affected by an exceptional or extraordinary situation or condition, that the strict application of the Zoning Regulations will result in a practical difficulty to the Applicant, and that the granting of the variance will not cause substantial detriment to the public good nor substantially impair the intent, purpose or integrity of the zone plan. Palmer v. D.C. Bd. of Zoning Adj., 287 A.2d 535, 541 (D.C. 1972). As outlined below, the application satisfies the three-part test for area variance relief.

A. The Property is affected by an Exceptional Situation or Condition

The Court of Appeals held in Clerics of St Viator v D C Bd of Zoning Adj, 320 A 2d 291 (D C 1974) that the exceptional situation or condition standard goes to the property, not just the land. The Court of Appeals held in Gilmartin v D C Board of Zoning Adjustment, 579 A.2d 1164, 1167 (D.C. 1990), that it is not necessary that the exceptional situation or condition arise from a single situation or condition on the property. Rather, it may arise from a “confluence of factors.” Id. Finally, it is not necessary that the Property be unreservedly unique. Rather, applicants must prove that a property is affected by a condition that is unique to the property and not related to general conditions in the neighborhood.

Here, the Property is unique because it is an irregularly shaped lot with a significant change in grade throughout the Property. Moreover, Lots 1-12 are located on a portion of the Property which has a very significant grade change at the rear of these proposed lots. This grade change results in the need to provide a series of retaining walls in the required rear yard for these Lots.

B. Strict Application of the Zoning Regulations would Result in a Practical Difficulty

The requested relief is for an area variance, and the appropriate test is whether the strict application of the zoning regulations results in a “practical difficulty.” In reviewing the standard for practical difficulty, the D.C. Court of Appeals stated in Palmer v. Board of Zoning Adjustment, 287 A 2d 535, 542 (D C App 1972), that “[g]enerally it must be shown that compliance with the area restriction would be unnecessarily burdensome. [Footnote omitted.] The nature and extent of the burden which will warrant an area variance is best left to the facts and circumstances of each particular case.” In area variances, applicants are not required to show “undue hardship” but must satisfy only “the lower ‘practical difficulty’ standards.” Tyler

v D C Bd. of Zoning Adj., 606 A 2d 1362, 1365 (D C 1992) (citing Gilmartin v. Bd. of Zoning Adj., 579 A 2d 1164, 1167 (D C. 1990)). Finally, it is well settled that the BZA may consider “a wide range of factors in determining whether there is an ‘unnecessary burden’ or ‘practical difficulty’ Increased expense and inconvenience to applicant for a variance are among the factors for BZA’s consideration ” Gilmartin, 579 A 2d at 1171 (citing Barbour v D C. Bd. of Zoning Adj., 358 A.2d 326, 327 (D.C 1976)), see also Tyler v D C Bd. of Zoning Adj., 606 A.2d 1362, 1367 (D.C 1992) Other factors to be considered by the BZA include. “the severity of the variance(s) requested”, “the weight of the burden of strict compliance”; and “the effect the proposed variance(s) would have on the overall zone plan.” Gilmartin, 579 A 2d at 1171. Thus, to demonstrate practical difficulty, an applicant must show that strict compliance with the regulations is burdensome, not impossible. The Applicant meets this standard.

Front Yard Relief

The Applicant is providing “front yards” ranging from 10 feet to 15 15 feet in length for proposed Lots 1-12. As noted in the previous section, the rear yard of these lots already includes a series of retaining walls. If the Applicant were required to provide a 16.66 foot “front yard” for these Lots, additional or taller retaining walls would be necessary in the rear of these lots. Thus, the Applicant is faced with a practical difficulty in providing a 16 66 foot “front yard” for Lots 1-12.

Side Yard Relief

On Lots 6, 7, 16, 17, 27 and 28, the Applicant is providing side yards of a minimum of 8 feet, rather than side yards of 11 25 feet as required for buildings that are 45 feet tall. Please note that the 8 foot side yard measurement occurs at the point where a bay window projects into the side yard. The distance of the majority of the sides of the townhouses to the theoretical lot line is

10 feet The Applicant has sited the proposed townhouses along the private drive in groups of four and six townhouses in order to create an appropriate balance and rhythm to the Project. Instead of creating a continual line of townhouses on the southern and northern sides of the landscaped area along the private drive, the Applicant determined that a more appropriate treatment was to create a break in the row of townhomes. The creation of this break in the row of townhomes leads to a practical difficulty in satisfying a side yard requirement of 11.25 feet for each of these Lots. The Applicant believes that the irregular shape of the Property and the topography of the Property create a situation where it is unnecessarily burdensome to provide side yards of 11.25 feet for these six lots.

C. Relief Can Be Granted without Substantial Detriment to the Public Good and Without Impairing the Intent, Purpose and Integrity of the Zone Plan

The requested variance relief can be granted without impairing the intent, purpose and integrity of the Zone Plan. The amount of relief that the Applicant is requesting is not significant.

Front Yard Relief

The “front yards” of these units are not adjacent to other theoretical lots, rather they abut the 25 foot wide private drive. This spatial relationship helps provide an appropriate buffer between the fronts of these buildings and the rear of the buildings of Lots 21-42. Granting this rather small amount of relief will have no detrimental impact on the surrounding properties, or any of the residents of this Project.

Side Yard Relief

The lots which require side yard relief do not abut any properties which are not part of this Project. The Lots which require this relief still allow for a significant set-back from the

adjacent building (for the majority of these theoretical lots, the set-back is 20 feet) The Applicant believes that providing 16-20 feet between the buildings on these Lots is entirely appropriate and will not result in any detrimental impact on the surrounding properties, or any of the residents of this Project

VII. WITNESSES AND EXPECTED TIME OF APPLICANT'S PRESENTATION, EXHIBITS

The Applicant intends to have three witnesses present testimony in support of the Project at the public hearing; a representative of the Applicant (Will Collins), the civil engineer for the Project (Kyle Oliver); and the Project's traffic engineer (Jami Milanovich). The Applicant anticipates that its presentation in this case will take approximately 15 minutes

Attached to this Pre-Hearing Statement are the following materials:

- 1 **EXHIBIT A** Plans and Materials Depicting the Proposed Project
2. **EXHIBIT B** Letter from the Zoning Administrator Confirming the Project's Satisfaction of all Inclusionary Zoning Requirements
- 3 **EXHIBIT C** Outlines of Witness Testimony and Resumes of Jami Milanovich, proposed expert in Traffic Engineering; and Kyle Oliver proposed expert in civil engineering

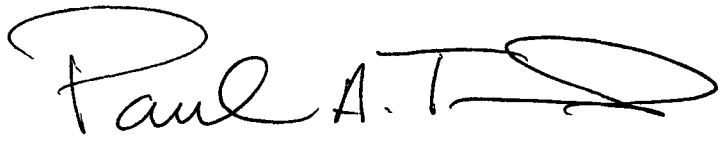
VIII. COMMUNITY DIALOGUE

Representatives of the Applicant made a presentation regarding the Project at an ANC 5C03 sponsored community presentation on Saturday, June 1, 2013 The Applicant expects ANC 5C to take a vote on this application prior to the Board's public hearing on June 25, 2013

IX. CONCLUSION

For all of the above reasons, the Applicant is entitled to the requested special exception and variance relief in this case

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Paul A. Tummonds". The signature is fluid and cursive, with a large loop at the end.

Paul A Tummonds

UNIT TABULATIONS

UNIT SIZE	QUANTITY	UNIT TREE
20'x42'	22	TOWNHOUSE
24'x42'	20	TOWNHOUSE
TOTAL	42	

BANNEKER DRIVE, N.E.
(55' WIDE)



PROJECT COORDINATOR: SHAWN FROST
E-MAIL: frost@vikacorp.com
Vika Corp. • Landscape Architecture • Engineering • Construction Management
1100 MASSACHUSETTS AVENUE, N.W. WASHINGTON, DC 20004
Phone: 202.462.1100 • Fax: 202.462.1101
WWW.VIKACORP.COM

BANNEKER DRIVE SITE
SQUARE 4327, LOTS 29 & 31
ASST LOTS 813-814
WASHINGTON, D.C.

OVERALL CONCEPT PLAN

VIKA CAPITOL
REVISIONS

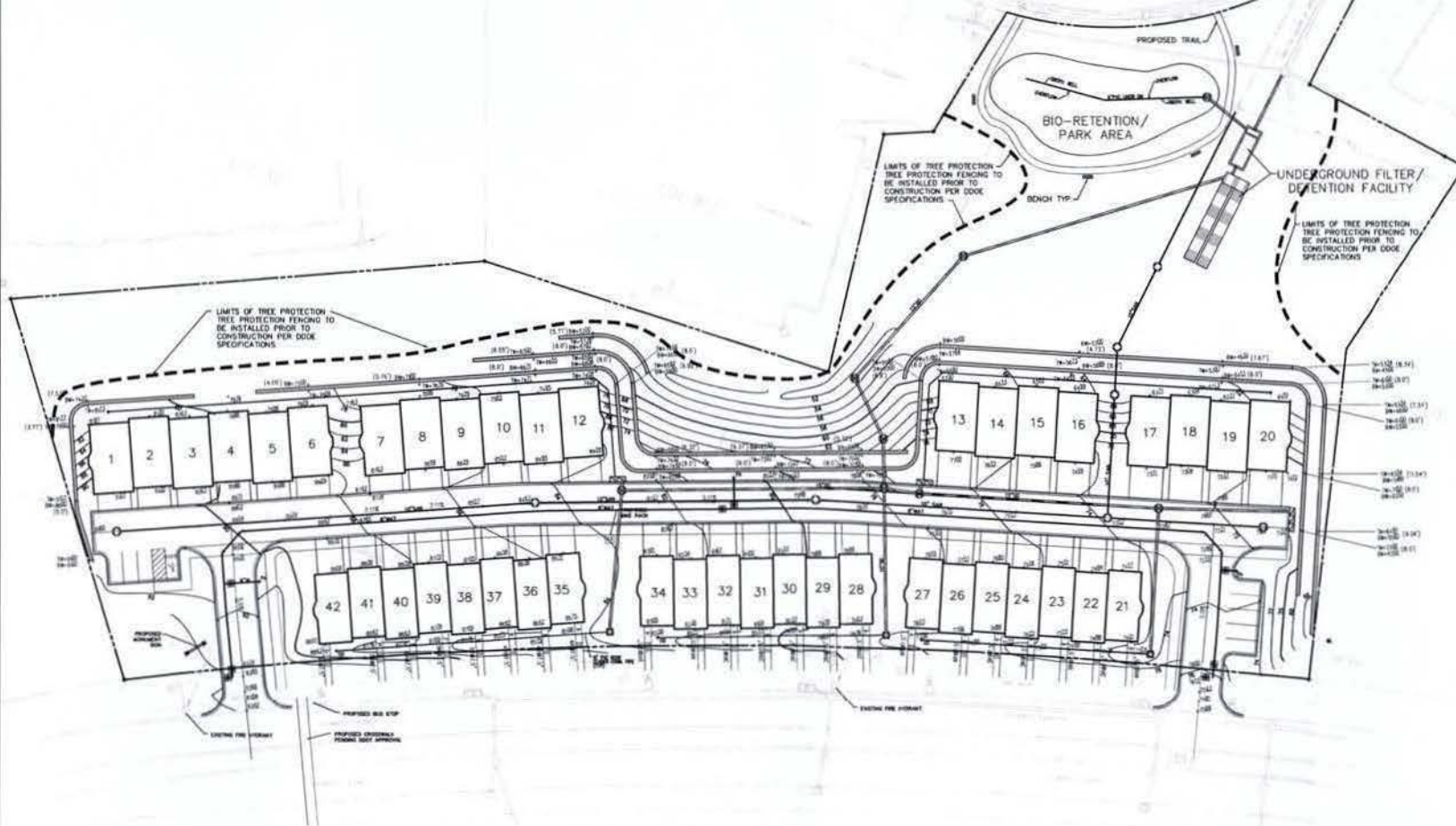
DATE: MARCH 5, 2013

DES: STP DWA CAD

SCALE: 1"=30'

PROJECT/FILE NO. 00012

SHEET NO. C-1



FORT LINCOLN DRIVE, N.E.
(100' WIDE)

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction



* DENOTES YARDS COMPUTED USING THE YARD AREA METHOD

BANNEKER DRIVE, N.E.
(55' WIDE)

VICINITY MAP

PROJECT COORDINATOR: SHAWN FROST
E-MAIL: frost@usacapitol.com

BANNEKER DRIVE SITE

SQUARE 4327, LOTS 29 & 31
A&T LOTS 813-814

LOT LAYOUT

VIKA CAPITOL
REVISIONS

DATE: MARCH 5, 2013

DES.	DWN.
STF	CAD

SCALE: 1" = 30'

PROJECT/FILE NO.

SHEET NO. C-2

FORT LINCOLN DRIVE, N.E.

(105" WIDE)

 CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

GRAPHIC SCALE

(IN FEET)
1 inch = 300 ft.



ZONING: R-5-D
UNIT COUNT
24' UNITS = 20
20' UNITS = 22
TOTAL DWELLING UNITS = 42

24' UNITS 20 X 1024' = 20,480 SF
20' UNITS 22 X 856' = 18,832 SF
TOTAL AREA OF BUILDINGS = 39,312 sf

LOT AREA R-5-D = 185,782.45 sf
LOT AREA C-2-B = 3,885.85 sf
*TOTAL LOT AREA = 194,310.07 sf, 4.46 ac

OVERALL LOT OCCUPANCY = 20.23%

24' UNITS AT 3,360 X 20 = 67,200
20' UNITS AT 2,800 X 22 = 61,600
GROSS FLOOR AREA = 128,800 sf

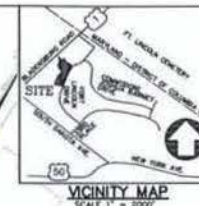
GROSS FLOOR AREA RATIO = .66

*TOTAL LOT AREA DOES NOT INCLUDE THE
PRIVATE DRIVE AREA OF 23,891.47 sf

ZONING: C-2-B
UNIT COUNT = 0
AREA OF BUILDING = 0 sf
LOT AREA = 3,885.85 sf, .0892 ac
GROSS FLOOR AREA = 0 sf
GROSS FLOOR AREA RATIO = 0
OVERALL LOT OCCUPANCY
(INCLUDING DECKS) = 0.0%

AREA OF PRIVATE DRIVE
REMOVED FROM ZONING
COMPUTATIONS = 23,891.47 sf, .5468 ac

BANNEKER DRIVE, N.E.
(55' WIDE)



PROJECT COORDINATOR: SHAWN FROST
C-MAIL: FROST@CAPITOLVILLAGE.COM
CAPITOL VILLAGE
PLANNING • LANDSCAPE ARCHITECTURE • ARCHITECTURE • SURVEILLANCE • DESIGN
1000 14TH STREET, N.W. SUITE 200 • WASHINGTON, D.C. 20004
PHONE: (202) 462-1100 • FAX: (202) 462-1101 • WWW: WWW.CAPITOLVILLAGE.COM

BANNEKER DRIVE SITE
SQUARE 4327 LOTS 28 & 31
ASST. LOTS 28 & 31
WASHINGTON, D.C.

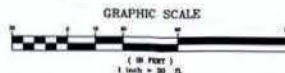
ZONING PLAN

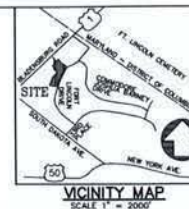
VKA CAPITOL
REVISIONS

DATE: MARCH 5, 2013
DES: STP CWD CAD
SCALE: 1"=30'
PROJECT/FILE NO: 00012
SHEET NO: C-3

FORT LINCOLN DRIVE, N.E.
(100' WIDE)

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction





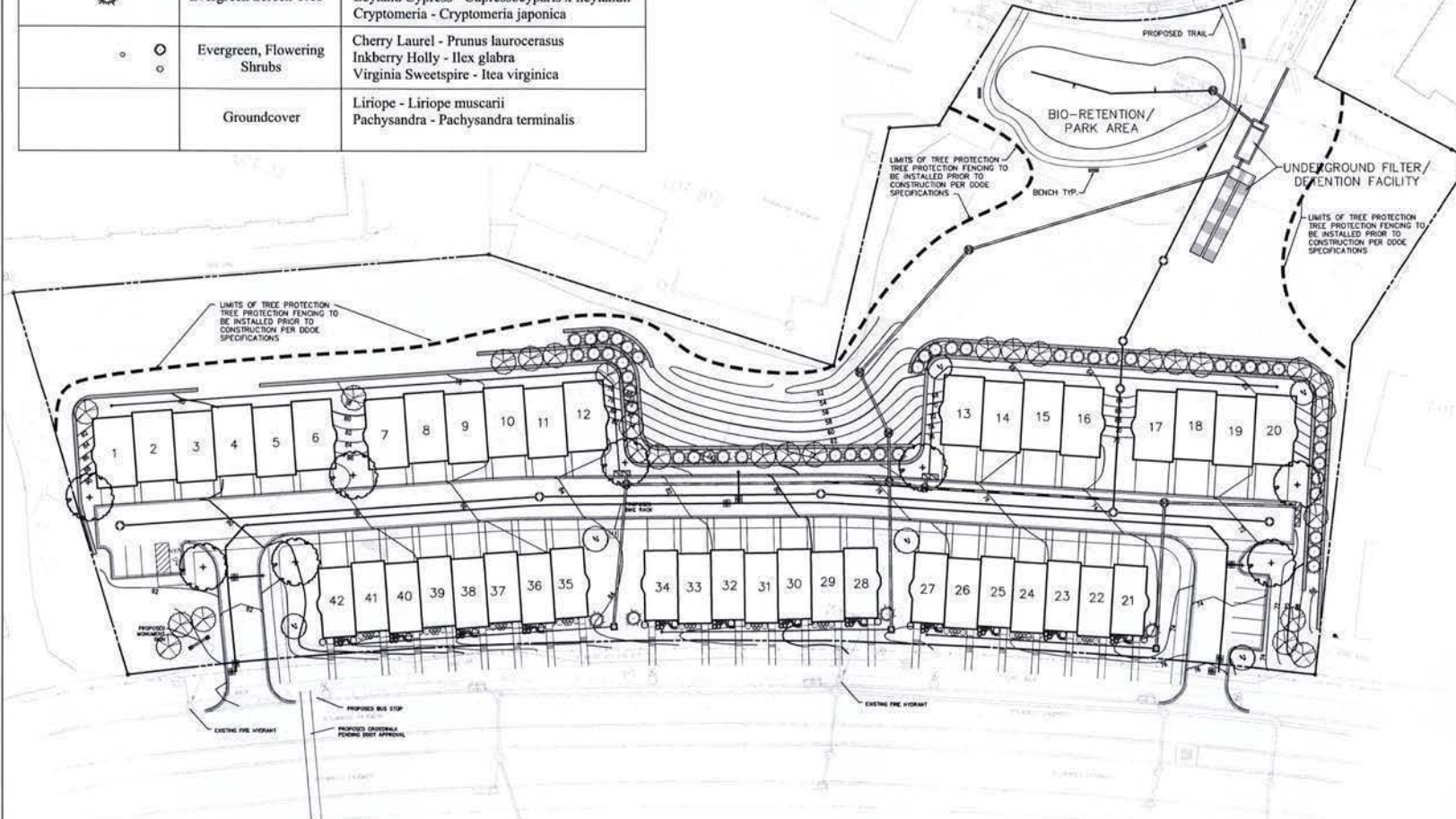
Site Tabulations																								
Lot Number	Proposed Lot Area	Proposed Number of Units	Proposed Building Footprint	Proposed Lot Occupancy	Maximum Lot Occupancy	Difference Variance Relief	Proposed Gross SF	Maximum Gross SF	Difference Variance Relief	Proposed FAR	Maximum FAR	Difference Variance Relief	Proposed Height	Maximum Height	Difference Variance Relief	Proposed Rear Yard	Required Rear Yard	Difference Variance Relief	Proposed Side Yard	Required Side Yard	Difference Variance Relief	Proposed Front Yard	Required Front Yard	Difference Variance Relief
1	3,355.63	2	1024	30.52%	75.00%	0.00%	3,360.00	11,744.71	0.00	1.00	3.50	0.00	45	90	0	22.00	16.00	0.00	16.87	11.25	0.00	10.00	15.00	5.00
2	1,776.00	2	1024	57.66%	75.00%	0.00%	3,360.00	6,216.00	0.00	1.89	3.50	0.00	45	90	0	20.00	16.00	0.00	N/A	N/A	N/A	12.00	15.00	3.00
3	1,776.00	2	1024	57.66%	75.00%	0.00%	3,360.00	6,216.00	0.00	1.89	3.50	0.00	45	90	0	22.00	16.00	0.00	N/A	N/A	N/A	10.00	15.00	5.00
4	1,776.00	2	1024	57.66%	75.00%	0.00%	3,360.00	6,216.00	0.00	1.89	3.50	0.00	45	90	0	20.00	16.00	0.00	N/A	N/A	N/A	12.00	15.00	3.00
5	1,776.00	2	1024	57.66%	75.00%	0.00%	3,360.00	6,216.00	0.00	1.89	3.50	0.00	45	90	0	20.00	16.00	0.00	N/A	N/A	N/A	10.00	15.00	5.00
6	2,516.00	2	1024	40.70%	75.00%	0.00%	3,360.00	8,806.00	0.00	1.34	3.50	0.00	45	90	0	20.00	16.00	0.00	8.00	11.25	3.25	12.00	15.00	3.00
7	2,516.00	2	1024	40.70%	75.00%	0.00%	3,360.00	8,806.00	0.00	1.34	3.50	0.00	45	90	0	22.00	16.00	0.00	8.00	11.25	3.25	10.00	15.00	5.00
8	1,776.00	2	1024	57.66%	75.00%	0.00%	3,360.00	6,216.00	0.00	1.89	3.50	0.00	45	90	0	20.00	16.00	0.00	N/A	N/A	N/A	12.00	15.00	3.00
9	1,776.00	2	1024	57.66%	75.00%	0.00%	3,360.00	6,216.00	0.00	1.89	3.50	0.00	45	90	0	22.00	16.00	0.00	N/A	N/A	N/A	10.00	15.00	5.00
10	1,782.00	2	1024	57.46%	75.00%	0.00%	3,360.00	6,237.00	0.00	1.89	3.50	0.00	45	90	0	20.00	16.00	0.00	N/A	N/A	N/A	12.25	15.00	2.75
11	1,804.00	2	1024	56.76%	75.00%	0.00%	3,360.00	6,314.00	0.00	1.86	3.50	0.00	45	90	0	22.00	16.00	0.00	N/A	N/A	N/A	11.40	15.00	3.60
12	3,172.00	2	1024	32.28%	75.00%	0.00%	3,360.00	11,102.00	0.00	1.06	3.50	0.00	45	90	0	15.00	11.25	0.00	15.00	11.25	0.00	15.15	15.00	0.00
13	3,403.00	2	1024	30.09%	75.00%	0.00%	3,360.00	11,910.50	0.00	0.99	3.50	0.00	45	90	0	20.00	16.00	0.00	15.00	11.25	0.00	21.00	15.00	0.00
14	1,992.00	2	1024	51.41%	75.00%	0.00%	3,360.00	6,972.00	0.00	1.69	3.50	0.00	45	90	0	22.00	16.00	0.00	N/A	N/A	N/A	19.00	15.00	0.00
15	1,992.00	2	1024	51.41%	75.00%	0.00%	3,360.00	6,972.00	0.00	1.69	3.50	0.00	45	90	0	20.00	16.00	0.00	N/A	N/A	N/A	21.00	15.00	0.00
16	2,822.00	2	1024	36.29%	75.00%	0.00%	3,360.00	9,877.00	0.00	1.19	3.50	0.00	45	90	0	22.00	16.00	0.00	8.00	11.25	3.25	19.00	15.00	0.00
17	2,822.00	2	1024	36.29%	75.00%	0.00%	3,360.00	9,877.00	0.00	1.19	3.50	0.00	45	90	0	22.00	16.00	0.00	8.00	11.25	3.25	19.00	15.00	0.00
18	1,992.00	2	1024	51.41%	75.00%	0.00%	3,360.00	6,972.00	0.00	1.69	3.50	0.00	45	90	0	20.00	16.00	0.00	N/A	N/A	N/A	21.00	N/A	N/A
19	1,992.00	2	1024	51.41%	75.00%	0.00%	3,360.00	6,972.00	0.00	1.69	3.50	0.00	45	90	0	22.00	16.00	0.00	N/A	N/A	N/A	19.00	N/A	N/A
20	3,403.00	2	1024	30.09%	75.00%	0.00%	3,360.00	11,910.50	0.00	0.99	3.50	0.00	45	90	0	20.00	16.00	0.00	15.00	11.25	0.00	21.00	N/A	N/A
21	2,699.51	1	856	31.71%	75.00%	0.00%	2,800.00	9,448.29	0.00	1.04	3.50	0.00	45	90	0	18.33	15.00	0.00	15.00	11.25	0.00	12.89	N/A	N/A
22	1,452.51	1	856	58.93%	75.00%	0.00%	2,800.00	5,083.79	0.00	1.93	3.50	0.00	45	90	0	20.33	15.00	0.00	N/A	N/A	N/A	10.30	N/A	N/A
23	1,449.35	1	856	59.06%	75.00%	0.00%	2,800.00	5,072.73	0.00	1.93	3.50	0.00	45	90	0	18.33	15.00	0.00	N/A	N/A	N/A	12.14	N/A	N/A
24	1,448.84	1	856	59.08%	75.00%	0.00%	2,800.00	5,070.94	0.00	1.93	3.50	0.00	45	90	0	20.33	15.00	0.00	N/A	N/A	N/A	10.11	N/A	N/A
25	1,450.97	1	856	59.00%	75.00%	0.00%	2,800.00	5,078.40	0.00	1.93	3.50	0.00	45	90	0	18.33	15.00	0.00	N/A	N/A	N/A	12.22	N/A	N/A
26	1,455.75	1	856	58.80%	75.00%	0.00%	2,800.00	5,095.13	0.00	1.92	3.50	0.00	45	90	0	20.33	15.00	0.00	N/A	N/A	N/A	10.46	N/A	N/A
27	2,198.38	1	856	38.94%	75.00%	0.00%	2,800.00	7,694.33	0.00	1.27	3.50	0.00	45	90	0	18.33	15.00	0.00	8.00	11.25	3.25	12.95	N/A	N/A
28	2,344.23	1	856	36.52%	75.00%	0.00%	2,800.00	8,204.81	0.00	1.19	3.50	0.00	45	90	0	18.03	15.00	0.00	9.97	11.25	1.28	14.11	N/A	N/A
29	1,488.12	1	856	57.52%	75.00%	0.00%	2,800.00	5,208.42	0.00	1.88	3.50	0.00	45	90	0	20.90	15.00	0.00	N/A	N/A	N/A	11.50	N/A	N/A
30	1,478.82	1	856	57.88%	75.00%	0.00%	2,800.00	5,175.87	0.00	1.89	3.50	0.00	45	90	0	19.00	15.00	0.00	N/A	N/A	N/A	12.94	N/A	N/A
31	1,470.19	1	856	58.22%	75.00%	0.00%	2,800.00	5,145.67	0.00	1.90	3.50	0.00	45	90	0	21.00	15.00	0.00	N/A	N/A	N/A	10.51	N/A	N/A
32	1,464.21	1	856	58.46%	75.00%	0.00%	2,800.00	5,124.74	0.00	1.91	3.50	0.00	45	90	0	19.00	15.00	0.00	N/A	N/A	N/A	12.21	N/A	N/A
33	1,460.88	1	856	58.59%	75.00%	0.00%	2,800.00	5,113.08	0.00	1.92	3.50	0.00	45	90	0	21.00	15.00	0.00	N/A	N/A	N/A	10.44	N/A	N/A
34	2,702.78	1	856	31.67%	75.00%	0.00%	2,800.00	9,459.73	0.00	1.04	3.50	0.00	45	90	0	19.00	15.00	0.00	15.00	11.25	0.00	12.02	N/A	N/A
35	2,826.49	1	856	30.28%	75.00%	0.00%	2,800.00	9,892.72	0.00	0.99	3.50	0.00	45	90	0	18.83	15.00	0.00	16.23	11.25	0.00	14.79	N/A	N/A
36	1,482.06	1	856	57.76%	75.00%	0.00%	2,800.00	5,187.21	0.00	1.89	3.50	0.00	45	90	0	20.29	15.00	0.00	N/A	N/A	N/A	11.81	N/A	N/A
37	1,482.40	1	856	57.74%	75.00%	0.00%	2,800.00	5,188.40	0.00	1.89	3.50	0.00	45	90	0	18.93	15.00	0.00	N/A	N/A	N/A	13.19	N/A	N/A
38	1,473.86	1	856	58.08%	75.00%	0.00%	2,800.00	5,158.51	0.00	1.90	3.50	0.00	45	90	0	21.00	15.00	0.00	N/A	N/A	N/A	10.69	N/A	N/A
39	1,466.64	1	856	58.36%	75.00%	0.00%	2,800.00	5,133.24	0.00	1.91	3.50	0.00	45	90	0	19.00	15.00	0.00	N/A	N/A	N/A	12.35	N/A	N/A
40	1,462.08	1	856	58.55%	75.00%	0.00%	2,800.00	5,117.28	0.00	1.92	3.50	0.00	45	90	0	21.00	15.00	0.00	N/A	N/A	N/A	10.10	N/A	N/A
41	1,460.16	1	856	58.62%	75.00%	0.00%	2,800.00	5,110.56	0.00	1.92	3.50	0.00	45	90	0	19.00	15.00	0.00	N/A	N/A	N/A	12.00	N/A	N/A
42	2,705.00	1	856	31.65%	75.00%	0.00%	2,800.00	9,467.50	0.00	1.04	3.50	0.00	45	90	0	21.00	15.00	0.00	15.00	11.25	0.00	10.08	N/A	N/A
43	132,986.68	0	0	0.00%	75.00%	0.00%	0.00	465,453.38	0.00	0.00	3.50													
Total Units		42																						
Lot Area	218,129.54																							
Area of Drivable Pavement	23,819.47																							
Lot Area for Density	194,310.07																							
Total Project Density		0.11																						
Total Gross SF							128,800.00																	
Total Project FAR								174,879.06		0.66														
Overall Lot Occupancy			39,312.00	20.23%	70.00%																			
Total Parking Required	42																							
Total Parking Provided																								
Garage Spaces	84																							
Parking Bays	9																							
Total	93																							

PRELIMINARY PLANT SCHEDULE:

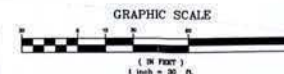
Symbol	Tree/Shrub Type	Sample Species
	Canopy / Street Tree	Red Oak - <i>Quercus rubra</i> Willow Oak - <i>Quercus phellos</i> Japanese Zelkova - <i>Zelkova Serrata</i>
	Alley / Ornamental Flowering Tree	Amelanchier canadensis - Serviceberry Crape Myrtle - <i>Lagerstroemia indica</i> Okame Cherry - <i>Prunus x Okame</i>
	Evergreen Screen Tree	Norway Spruce - <i>Picea abies</i> Leyland Cypress - <i>Cupressocyparis x leylandii</i> Cryptomeria - <i>Cryptomeria japonica</i>
	Evergreen, Flowering Shrubs	Cherry Laurel - <i>Prunus laurocerasus</i> Inkberry Holly - <i>Ilex glabra</i> Virginia Sweetspire - <i>Itea virginica</i>
	Groundcover	Liriope - <i>Liriope muscarii</i> Pachysandra - <i>Pachysandra terminalis</i>

NOTES:

1. Plants May Be Selected From, But Not Limited to, the Above
2. This Plan is Graphic in Nature and is For General Intent, Only



CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start of Construction



BANNEKER DRIVE SITE
SQUARE 4327, LOTS 28 & 31
A&T LOTS 813-814
WASHINGTON, D.C.

CONCEPTUAL
LANDSCAPE PLAN

VIKA CAPITOL
REVISIONS

DATE: MARCH 5, 2013
DES. STY CAD
SCALE: 1"=30'
PROJECT/FILE NO. 00012
SHEET NO. C-5

PROJECT COORDINATOR: SHAWN FROST
E-MAIL: frost@vikacapitol.com
Vika Capitol, LLC
1400 14th St NW, Suite 200
Washington, DC 20005
Phone: 202.334.4100 • Fax: 202.334.4109
www.vikacapitol.com

BANNER DRIVE, N.E.



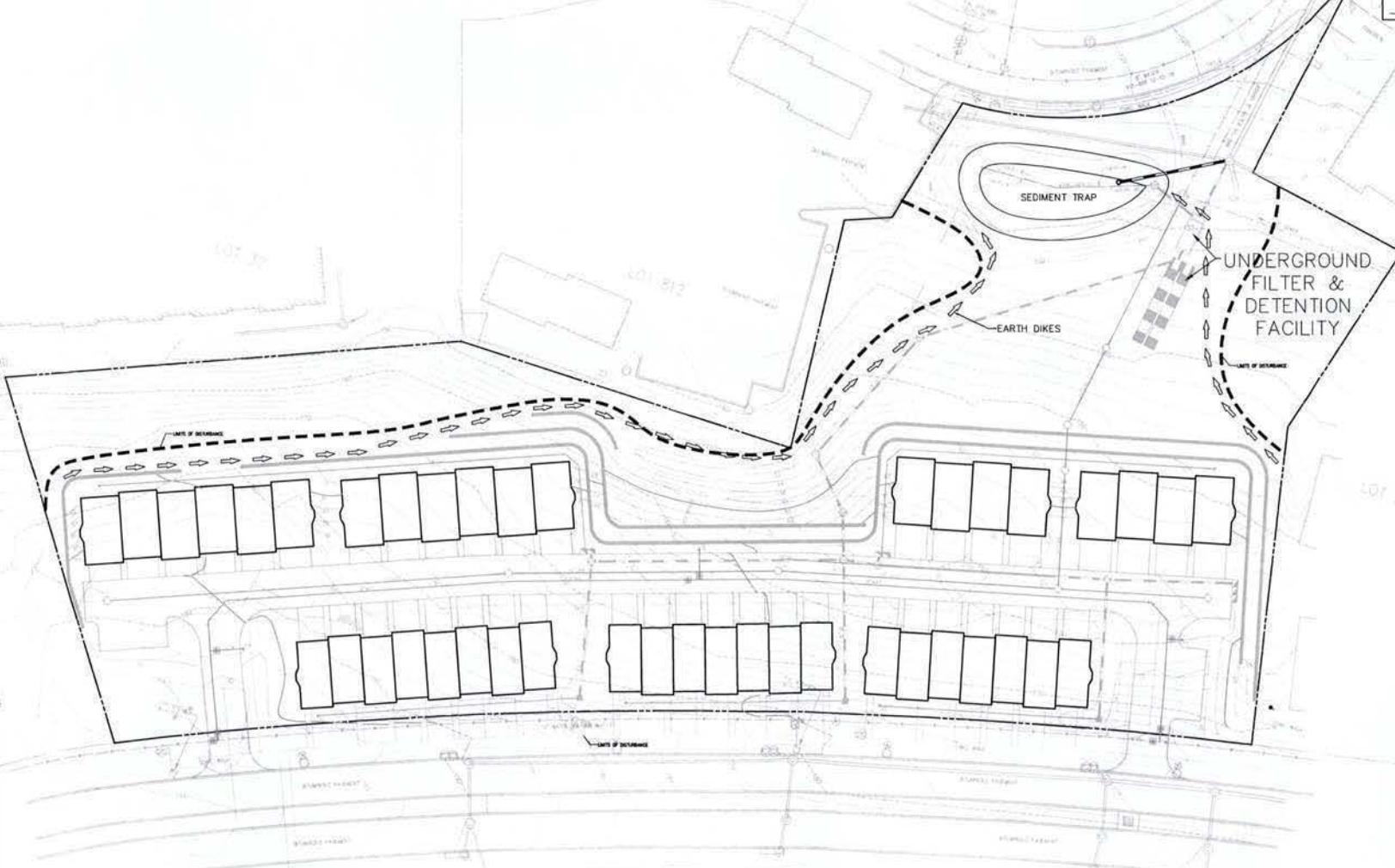
PROJECT COORDINATOR: SHAWN FROST
E-MAIL: frost@vikacapitol.com
Vika Capitol, LLC
WASHINGTON, D.C. 20004

BANNER DRIVE SITE
SQUARE 4327, LOTS 29 & 31
A&T LOTS 813-814
WASHINGTON, D.C.

EROSION & SEDIMENT
CONTROL PLAN

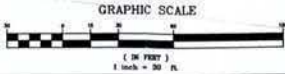
Vika Capitol
REVISIONS

DATE: MARCH 5, 2013
DES. STY. DWG. CAD
SCALE: 1"=30'
PROJECT/FILE NO. 00012
SHEET NO. C-8



FORT LINCOLN DRIVE, N.E.

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction



 CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

(100' WIDE)

GRAPHIC SCALE

VIKA CAPITAL
REVISIONS

DATE: MARCH 5, 2013

DES.	DWEL.
STF	C

SCALE: $1'' = 30'$

PROJECT/FILE NO.	00012
------------------	-------

SHEET NO. C-9

BANNEKER DRIVE SITE
SQUARE 4327, LOTS 29 & 31
A&T LOTS 813-814
WASHINGTON, D.C.

CONCEPTUAL STORMWATER
MANAGEMENT PLAN

WMA CAPITAL
MEMBERS • PLUMBERS • LANDSCAPE ARCHITECTS • SURVEYORS • EDITIONAL SERVICES

PROJECT COORDINATOR: SHAWN FROST
E-MAIL: frost@wmacapital.com

WMA CAPITAL, LLC
4910 MAGNOLIA STREET AVENUE, 509 SUITE 214 • WASHINGTON, DC 20018 •
Phone: 202.344.4102 • Fax: 202.344.6108



NOTES:

1. Plants May Be Selected From, But Not Limited to, the Above
2. This Plan is Graphic in Nature and is For General Intent, Only



PROJECT COORDINATOR: SHAWN FROST
E-MAIL: frost@vikacapitol.com
Vika Capitol, LLC
WASHINGTON, DC 20004
Vika Capitol, LLC
WASHINGTON, DC 20004
Vika Capitol, LLC
WASHINGTON, DC 20004

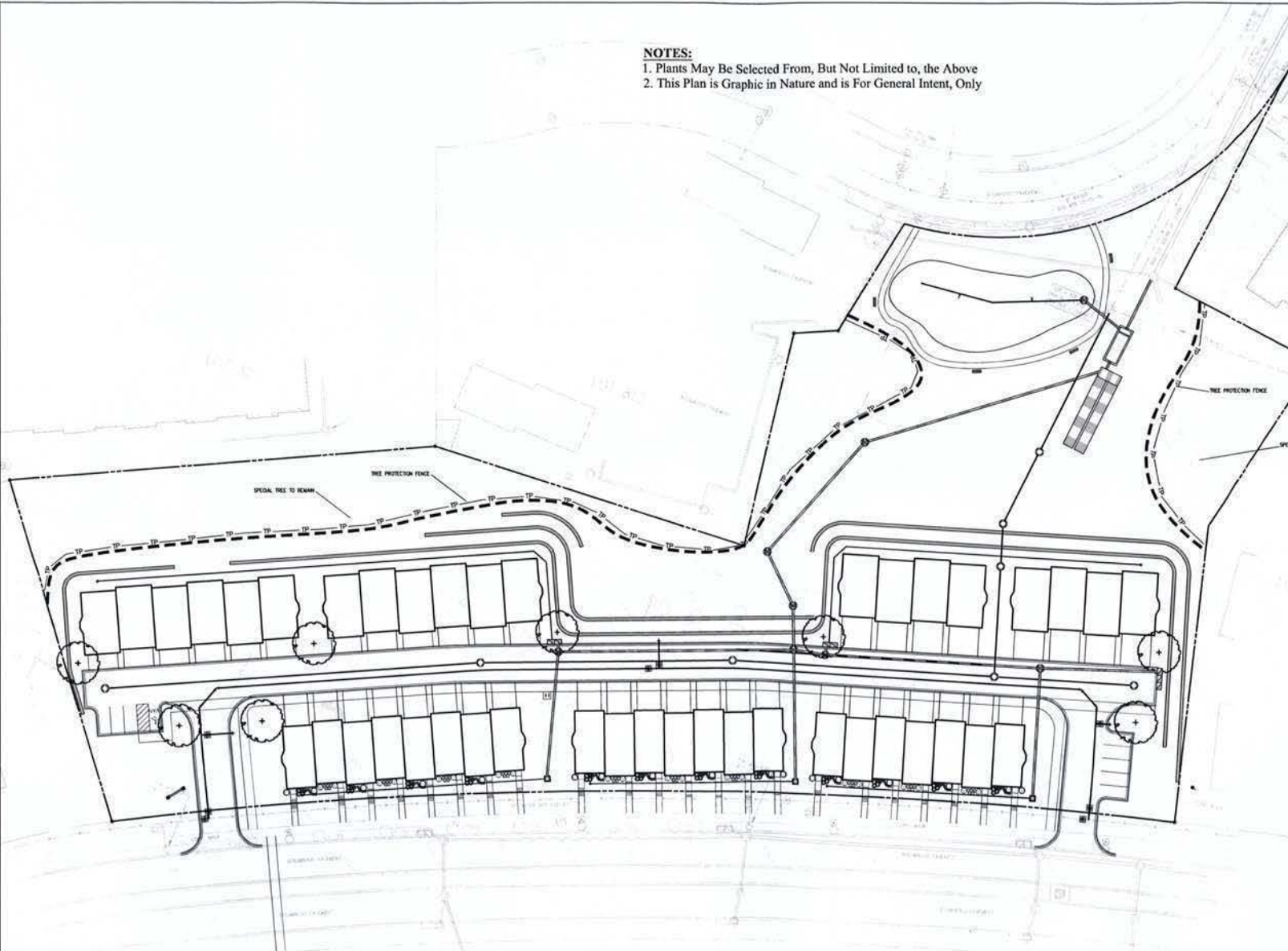
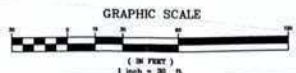
BANNER DRIVE SITE
SQUARE 4337, LOTS 29 & 31
AND LOTS 813-814
WASHINGTON, D.C.

TREE SAVE PLAN

Vika Capitol
REVISIONS

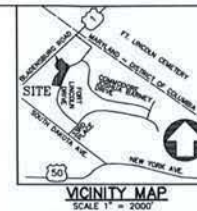
DATE: MARCH 5, 2013
DES: STF
SCALE: 1"=30'
PROJECT/FILE NO: 0001Z
SHEET NO: C-10

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction





PROPOSED SITE RETAINING WALL EXAMPLES



USA CAPITOL
MANAGERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • SUSTAINABLE DESIGN

PROJECT COORDINATOR: SHAWN FROST
E-MAIL: frost@usacapitol.com

USA CAPITOL, LLC
• 4100 MESSIAHGETT AVENUE, SUITE 200 • WASHINGTON, DC 20016 •
Phone: 202-144-4140 • Fax: 202-244-4168

BANNEKER DRIVE SITE

SITE DETAILS

VIKA CAPITAL REVISIONS	
---------------------------	--

DATE: MARCH 5, 2013

DES.	DWN.
STF	CA

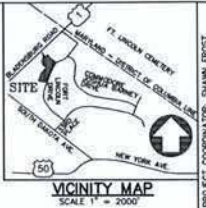
SCALE:
AS NOTED

PROJECT/FILE NO
00012

SHEET NO.
C-11



NOTES:
BUILDING MATERIALS TO BE BRICK AND HARDY PLANK



PROJECT COORDINATOR: SHAWN PROST
E-MAIL: prost@vikaarchitects.com
Vika Capitol, LLC
4000 MICHIGAN AVENUE, N.W.
WASHINGTON, D.C. 20016
TEL: 202.462.4100
FAX: 202.462.4101
WWW.VIKACAPITOL.COM

BANNEKER DRIVE SITE
SQUARE 4327, LOTS 29 & 31
AST LOTS 813-814
WASHINGTON, D.C.

SITE ELEVATIONS

VIKA CAPITOL
REVISIONS

DATE: MARCH 8, 2013
DES. STP. DWN. CAD.
SCALE: AS NOTED
PROJECT/FILE NO. 00012
SHEET NO. C-12



**FORT LINCOLN DRIVE
BANNEKER SITE
24' TOWNHOMES**

Devereaux & Associates, Inc.
ARCHITECTS

The Concordia Group

FRONT ELEVATION OF UNITS 1-20

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

NOTES:
BUILDING MATERIALS TO BE BRICK AND HARDY PLANK



FORT LINCOLN DRIVE BANNEKER SITE

Devereaux & Associates, Inc.
ARCHITECTS

The Concordia Group

FRONT ELEVATION OF UNITS 21-42
FACING FORT LINCOLN DRIVE

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start of Construction



PROJECT COORDINATOR: SHAWN FROST
E-MAIL: frost@vikacapitol.com
VKA CAPITAL
CORPORATE & RESIDENTIAL ARCHITECTS • INTERIORS • BUSINESS DEVELOPMENT
VKA CAPITAL, LLC
4400 MASSACHUSETTS AVENUE, SUITE 400
FARMINGTON, CT 06031
Phone: 860.257.7777 Fax: 860.257.7778
www.vkacapital.com

BANNEKER DRIVE SITE
SQUARE 4327, LOTS 29 & 31
AST LOTS 813-814
WASHINGTON, D.C.

SITE ELEVATIONS

VKA CAPITAL
REVISIONS

DATE: MARCH 5, 2013
DES. STP. DWN. CAD.
SCALE: AS NOTED
PROJECT/FILE NO. 0001Z
SHEET NO. C-13

NOTES:
BUILDING MATERIALS TO BE BRICK AND HARDY PLANK



FORT LINCOLN DRIVE BANNEKER SITE

Devereaux & Associates, Inc.
ARCHITECTS

The Concordia Group

REAR ELEVATION OF UNITS 21-42

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction



PROJECT COORDINATOR: SHAWN FROST
E-MAIL: frost@macapital.com
CAPITAL
WASHINGTON, D.C.
ARCHITECTS
WASHINGTON, D.C.

BANNEKER DRIVE SITE
SQUARE 4327, LOTS 29 & 31
A&T LOTS 813-814
WASHINGTON, D.C.

SITE ELEVATIONS

VIA CAPITAL
REVISIONS

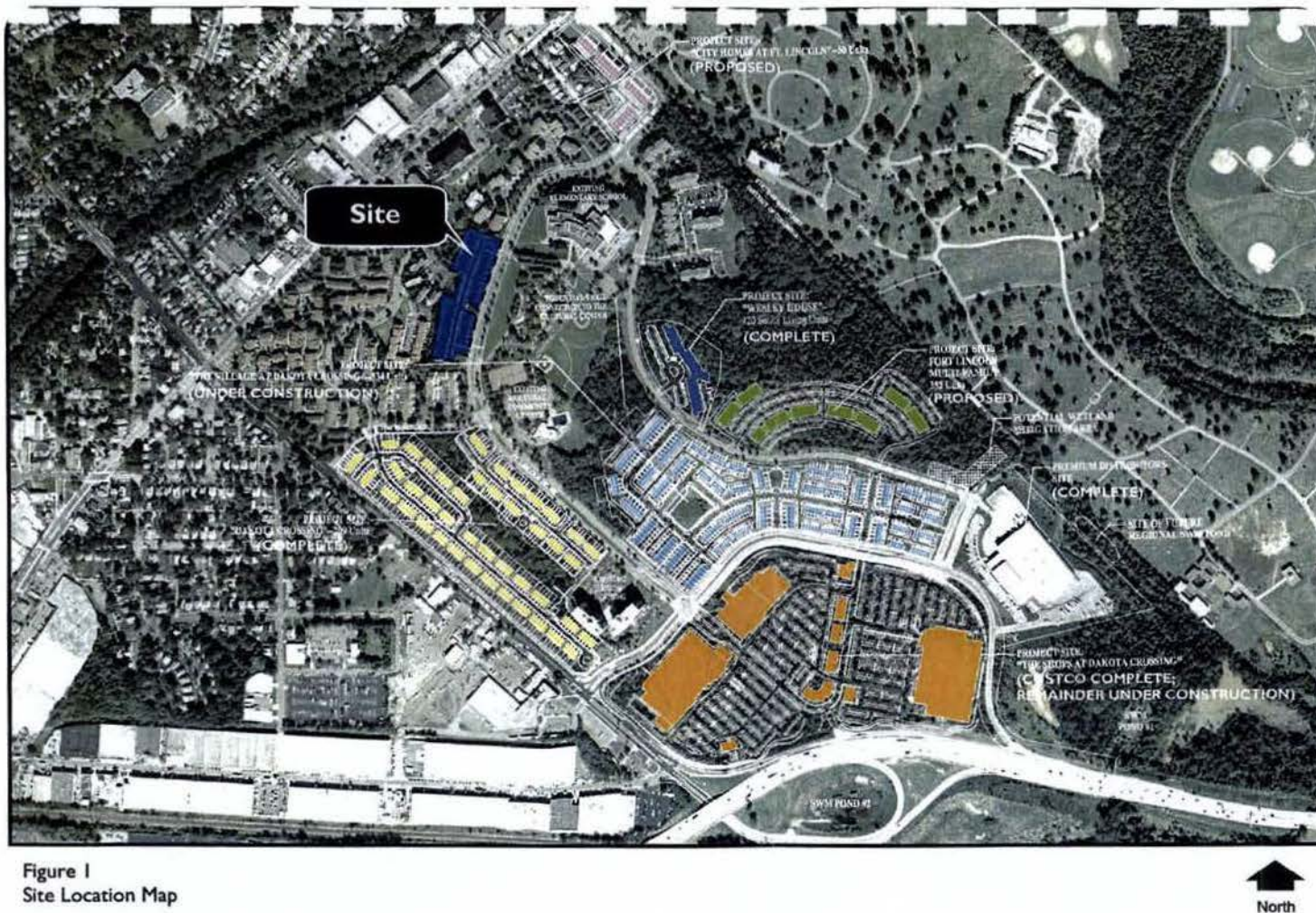
DATE: MARCH 5, 2013

DES: STF DIM: CAD

SCALE: AS NOTED

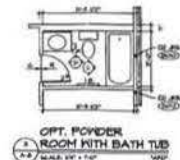
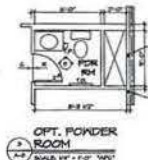
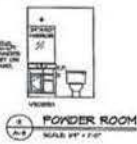
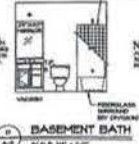
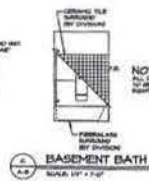
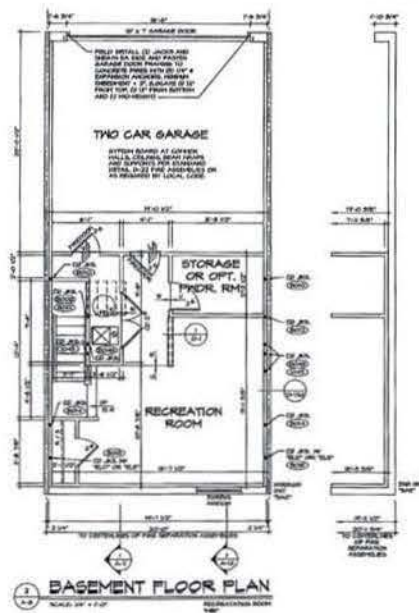
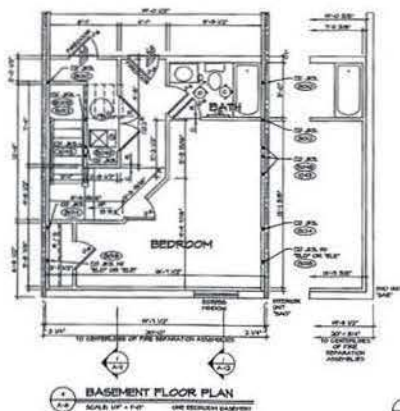
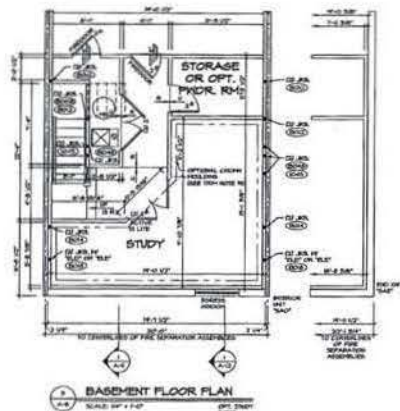
PROJECT/FILE NO. 00012

SHEET NO. C-14



Fort Lincoln Banneker Townhomes
Washington, DC





TRIM NOTES:

1. CROWN TRIMMING LOCATIONS AT TOP "TYPED" STREET
(SEE PHOTO FOR 3-DIMENSIONAL CROWN TRIMMING)

STRUCTURAL NOTES:

1. REINFORCED CONCRETE WALL
2. REINFORCED CONCRETE WALL

ALL REINFORCING ARE 20 BAR 1/2" DIA WALLS
ALL REINFORCING ARE 20 BAR 1/2" DIA WALLS
(UNLESS NOTED OTHERWISE)

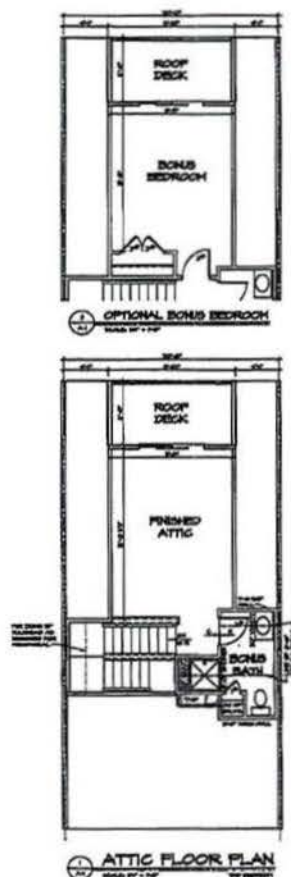
ALL REINFORCING TO HAVE 3' DIA OR 3" DIA
ANCHOR CATCH BARS. ANCHORING DETAIL NOTED
ALL EXTERIOR WALLS TO BE 4' AND ALL
INTERIOR WALLS TO BE 4' X 4' AND 4' X 4' AND
ANCHORING DETAIL NOTED

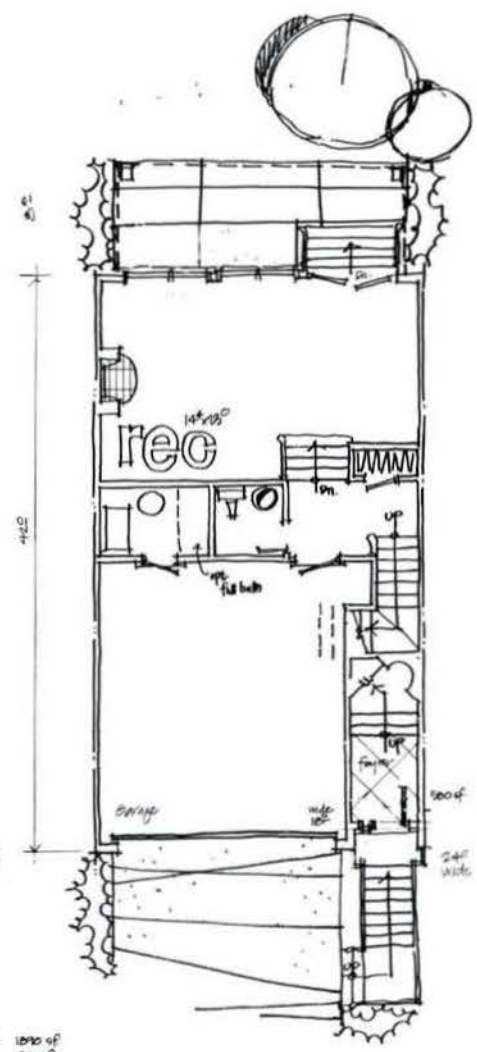
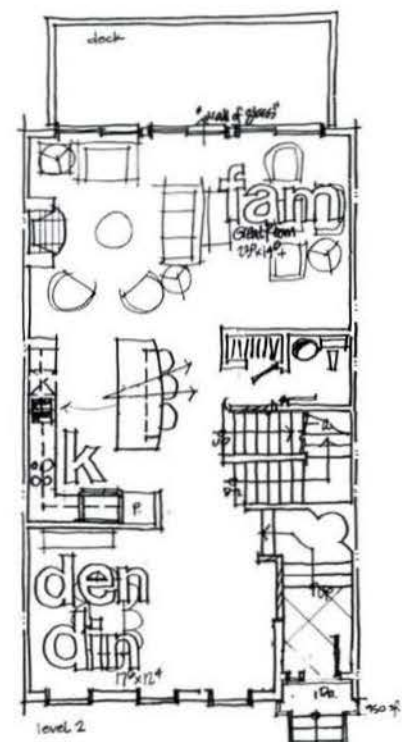
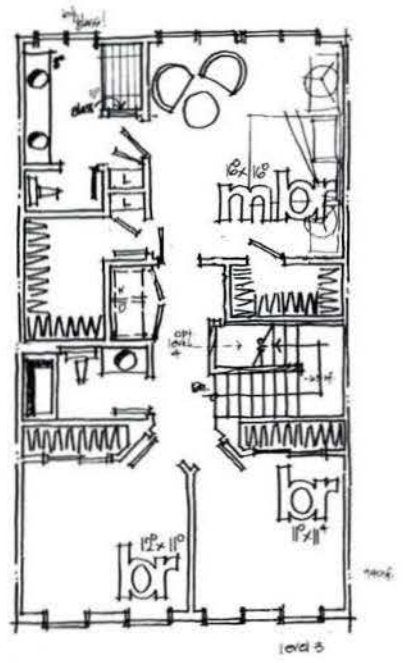
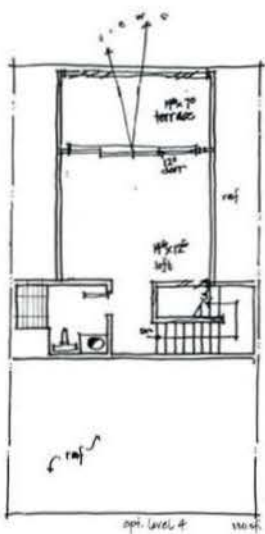
NOTED AND ANCHORING DETAIL NOTED
DETAILS

FOR SPECIAL WALL, REINFORCING DETAIL, SHEET
FOR SPECIAL WALL, REINFORCING DETAIL, SHEET
AND REINFORCING DETAIL NOTED

1. EXTERIOR WALL NOTED

[illegible]





3Br. 2 1/2 bath 1870 sf
+ opt. rec. & p.r. 500 sf
+ opt. lgt & bath 1700 sf

14-13
14-13
14-13

The Concordia Group

Boydell St
24th

Domena & Associates, PC
ARCHITECTS AND PLANNERS
1000 14th St. N. Suite 100
Minneapolis, MN 55403
Tel: 612.338.1111 Fax: 612.338.1112

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



May 21, 2013

Via First Class and Electronic Mail

Mr. Paul Tummonds
Goulston & Storrs
1999 K Street, NW- 5th Floor
Washington, DC 20006

RE: BZA Application No. 18576 – Townhouse Development Along Ft. Lincoln Drive, NE and Banneker Drive, NE – Satisfaction of Inclusionary Zoning Requirements

Dear Mr. Tummonds:

As I learned in a meeting with representatives of Fort Lincoln Banneker Townhouse LLC (the “Applicant”), the Applicant has submitted a BZA application for a development consisting of 42 fee simple townhomes on a 4.46 acre parcel currently zoned R-5-D and C-2-B. BZA relief is necessary for the proposed theoretical lots which do not have street frontage along Ft. Lincoln Drive. The Applicant is proposing to construct twenty 24 foot wide townhomes and twenty-two 20 foot wide townhomes. Both the 20 foot wide and 24 foot wide townhomes will contain 3 bedrooms and 2.5 baths. The issue that you have asked me to address is whether the project satisfies the Inclusionary Zoning (“IZ”) requirements of 11 DCMR Section 2600 et seq. if all of the inclusionary units are provided by the 20 foot wide townhome.

Pursuant to an Assignment and Assumption Agreement executed with the City, the Applicant agreed that at least 5% of the residential floor space of the project shall be reserved for sale or rent to households who earn equal to or less than 50% of the Average Median Income for the Washington Metropolitan Area, adjusted for household size, plus at least 5% of the residential floor space of the project shall be reserved for sale or rent to households who earn equal to or less than 80% of the AMI, adjusted for household size. The Assignment and Assumption Agreement also noted that the affordable units shall be in the same proportion of the bedroom sizes of the market rate units. The Inclusionary Zoning regulations for the subject R-5-D and C-2-B Districts calls for the greater of 8% of the residential floor area to be dedicated to

affordable units or 50% of the bonus density. The proposed project has a total FAR of .66, thus no bonus density is being attained in this project.

The Applicant is proposing to provide five 20 foot wide townhomes to satisfy the IZ and Assignment & Assumption Agreement requirements for this project. It is my understanding that the 20 foot wide townhome will have a minimum size of 2,400 square feet with the option for an additional 400 square foot loft. I note that the IZ Implementation Regulations (14 DCMR 2202.4(f)) estimate the average unit size for a three bedroom single family home to be 1,300 square feet. The Applicant is proposing that three of the five affordable units shall be offered to households at the 50% AMI level and the remaining two shall be offered to households at the 80% AMI level. The IZ Regulations, per 11 DCMR 2605.2, require that "the proportion of studio, efficiency, and one-bedroom inclusionary units to all inclusionary units shall not exceed the proportion of market-rate studio, efficiency and one-bedroom units to all market-rate units."

Based on the above information, I conclude that the Applicant's proposal to provide five 20 foot townhomes does in fact satisfy all relevant requirements of the IZ Regulations, as the proportion of inclusionary units with 3 bedrooms and 2.5 baths is exactly the same as the proportion of market-rate units that have 3 bedrooms and 2.5 baths. I also note that the size of the proposed inclusionary units (2,400 square feet or 2,800 square feet) is significantly larger than the unit sizes which the IZ Implementation Regulations require for a three bedroom unit.

Please feel free to contact me if you have any questions regarding the issues addressed in this letter.

Sincerely,



Matthew Le Grant
Zoning Administrator

OUTLINE OF TESTIMONY OF WILL COLLINS, REPRESENTATIVE OF APPLICANT

I Description of Property

A. Background

B. Current use

C. Context

II Community Outreach

III. Conclusion

OUTLINE OF TESTIMONY OF KYLE OLIVER, CIVIL ENGINEER FOR THE PROJECT

- I Description of Property
- II. Proposed Theoretical Lots
- III Satisfaction of Variance Standard
- IV Satisfaction of Special Exception Standard
- V. Conclusion



KYLE U. OLIVER, PE
President/Managing Member, continued

buildings, will fulfill the majority of the park's irrigation demands. In response to the small portion of contaminated soil under the site, and to minimize contamination of groundwater, the rain gardens will have a waterproof liner and under-drainage system to collect the stormwater to keep water from percolating into the ground water. Since the stormwater generated by the site (and a majority of the surrounding buildings) will not leave the site, the stormwater pollutant load leaving the site will be zero. The stormwater reuse system will hold and treat at least the first 3.2 inches of rainfall to meet current and future AWI stormwater management regulations. Additional sustainable design features also include street tree pits that function as rain gardens to filter street runoff; geothermal wells for heating and cooling the main pavilion, and, heat recovery systems linking the waste heat of the skating rink to the pavilion.

Associate Principal-in-Charge — Southeast Federal Center – The Yards, SE – PUD and Final Site Plans: Washington, DC

Provided surveying and civil engineering services for infrastructure, master planning and individual building parcels.

Southeast Federal was rezoned through the PUD entitlement process. Much of this project site was added to the National Register of Historic Places and includes *six (6) historic structures* — Lumber Storage Shed (Building 173), Gun Assembly Plant (Building 202), Boiler Maker Shop (Building 167), Sentry Tower, Transportation Repair Shop (Building 74), and Pattern Joiner Shop (Building 160). The site surrounds the District of Columbia Water and Sewer Authority (DCWASA) pumping station and is bordered by the Anacostia Navy Yard. Mr. Oliver was responsible for designing all roads leading to and access points surrounding DCWASA's existing facility and all of the new public streets. Coordinated floodplain mitigation and floodwall design with the construction company, created overlaying zoning districts and coordinating with other consultants. Services included three (3) sets of infrastructure construction plans, including 320,000 square feet of roadway over approximately 40 acres. Southeast Federal Center is a huge public-private partnership that spans 40 acres and includes 1.8 million square feet of office space, 2,800 residential units, 160,000-350,000 square feet of retail space, and, a 5.5-acre riverfront park. Project included Low Impact Development (LID) bioretention tree pits for street trees in residential parcel.

President — 30th Place Work Force Housing Project – 30th and Adams Streets, NE – BZA and Final Site Plans: Washington, DC

Provided BZA site plan design for a map amendment to rezone the Subject Property as well as a special exception to permit a new residential development. Provided surveying and civil engineering services for infrastructure and site plans for 26 residential units and surface parking spaces and the creation of individual building parcels. Design included stormwater



KYLE OLIVER, PE
President/Managing Member

YEARS OF EXPERIENCE: 24

Mr. Oliver has overseen, directed and managed more than 200 residential, mixed-use, hotel and commercial developments in the District of Columbia. HE has also overseen numerous PUD and BZA projects in the District as well. He is a licensed Professional Engineer in the District of Columbia and Virginia. Mr. Oliver's experience includes providing complete site/civil structural engineering plans, infrastructure, master planning, roadway, pavement, sewer, water, storm drainage, and, stormwater management plans; grading plans; erosion and sediment control plans; environmental assessments, and, feasibility analyses.

AREAS OF PROFESSIONAL COMPETENCE:

- Low Impact Development (LID) design of stormwater management systems and civil and landscape site design elements
- PUD and BZA planning
- Research, planning and design of storm drainage systems and stormwater management facilities, flood plain analysis, storm drain systems, and Hydrology analysis
- Design of sanitary sewer systems and water supply systems
- Design of soil erosion and sediment control programs, preparation of plans processing and jurisdiction approval
- Maintenance of traffic plans
- Planning and design of residential and commercial redevelopment and rehabilitation projects
- Construction administration and evaluation of infrastructure, residential, commercial and government projects

Managing Member — Washington Canal Park—Final Site Plan: Washington, DC

Washington Canal Park is located on a narrow three-block site in Southeast Washington DC.

The total project area (area of improvement) is approximately 3 acres.

The plan will transform this three-block site into a vibrant community focal point that will provide a recreational amenity to this growing mixed-use community. The design takes into consideration the present and anticipated needs of the neighborhood and evokes the history of the space, with a linear rain garden reminiscent of the Washington Canal, and a series of pavilions recalling floating barges that were once common in the canal. The park includes: a restaurant with outdoor seating; three interactive fountains, an outdoor skating rink; a children's play area; and, an event lawn.

The design includes innovative systems that will minimize energy consumption, and maximize stormwater re-use. The design currently includes rain gardens to filter and direct the runoff to an underground storage tank, which together with stormwater runoff collected from adjacent



ACADEMIC ACHIEVEMENT:

- Bachelor of Science, Civil Engineering, Virginia Military Institute

REGISTRATIONS:

- District of Columbia — Registered Professional Engineer #900770
- Virginia — Registered Professional Engineer #032744

PROFESSIONAL ACTIVITIES:

- District of Columbia Building Industry Association, Member



KYLE U. OLIVER, PE
President/Managing Member, continued

management facility and concept plan; private street realignment; public alley widening, site and utility plan, utility coordination, soil erosion and sediment control plan, landscape plan, easement documents, and plat of computation

Associate Principal-in-Charge — Art Place + Shops at Fort Totten, NE - Planned Unit Development (PUD): Washington, DC

Provided PUD site plan design for this 16 acre mixed-use development located at the intersection of South Dakota Ave and Galloway Street NE near the Fort Totten Metro Station. Services included preparation of consolidated and preliminary Planned Unit Development (PUD) plans, site plans, stormwater management planning and design, sediment and erosion control design, water, sewer, and storm drain design; and, coordination with various District of Columbia agencies, that included District of Columbia Department of Transportation (DDOT), District of Columbia Office of Planning, District of Columbia Department of the Environment (DDOE), and District of Columbia Water and Sewer Authority (DCWASA)

Associate Principal-in-Charge — Village at Washington Gateway, NE - Planned Unit Development (PUD) and Final Site Plan: Washington, DC

Provided professional surveying, civil engineering and landscape architectural services related to the development of Planned Unit Development (PUD) located at Fort Lincoln Drive and Commodore Joshua Barney Drive, NE. The project includes 357-townhouse units and townhouse-style condominiums on 23-acres. Services for the development and related site improvements included: preliminary site and utility plans; PUD site plan, PUD landscape plan, preliminary subdivision and earthwork plans, bid plans, PUD and citizen meetings and processing; stormwater management waiver and concept plan, street realignment; site and utility plan, utility coordination, soil erosion and sediment control plan; landscape plan, easement documents; plat of computation, traffic control plan, public space plans, storm drain coordination, stakeout, tree locations and relocations, Low Impact Development (LID) design and coordination, and, construction administration

Associate Principal-in-Charge — Fort Lincoln Premium Distributors, NE - PUD & Final Site Plan: Washington, DC

Services for this Planned Unit Development (PUD), located across from the Village of Washington Gateway Retail Center, included preparation of construction documents for a 164,000 square foot warehouse distribution center with 32,000 square feet of administrative offices. Responsible for: proposed and final site design; design of storm drain, water, and sanitary sewer, sediment and erosion control plan, and stormwater management pond plans. Concerns about drainage issues near pristine wetlands required meetings and coordination with National Park Service, National Capital Area Land Use Division

OUTLINE OF TESTIMONY OF JAMI MILANOVICH, TRAFFIC ENGINEER FOR THE PROJECT

- I. Preparation of Transportation Impact Analysis
- II Analysis of DDOT Report
- III. Conclusion

Corridor Studies. Conducted several corridor studies, which have evaluated the effects of various geometric and traffic signal system improvements on specific corridors. She has utilized Synchro and SimTraffic software to both analyze the potential improvements and make presentations for agencies and the general public.

Traffic Signal Design. Prepared numerous traffic signal designs for new installations and modifications to existing installations, including the development of coordination timings for interconnected intersections. Her work has included preparation of signal permit drawings for state agencies and construction drawings for contractors.

Intersection Improvements. Prepared many intersection improvement plans throughout Pennsylvania, often in conjunction with traffic signal designs. Design of intersection improvements typically consists of roadway widening, drainage improvements, utility coordination, maintenance and protection of traffic considerations, and signing and pavement marking plans.

Traffic Calming Studies. Investigated traffic calming measures to reduce travel speeds and "through" traffic on residential streets. Alternatives included chicanes, chokers, diverters, speed tables, and one-way street options.

Interchange Justification Studies. Prepared Point of Access Study for the completion of the partial diamond interchange for submission to the Pennsylvania Department of Transportation and the Federal Highway Administration. Study included an origin-destination study and capacity/level of service analyses at eight intersections and an inventory of existing and approved developments within the study area. Data analyses were conducted for scenarios with and without the proposed interchange.

Origin-Destination Studies. Conducted several origin-destination studies as part of larger projects to determine travel patterns through specific areas. Methods used included license plate matching, post-card surveys, personal interviews, and car-following.

Speed Limit Studies. Conducted speed limit for two-lane, rural roadways in Pennsylvania. Methodology utilized was safe running speed method in accordance with ITE guidelines.

EDUCATION:

Master of Engineering, The Pennsylvania State University, University Park, Pennsylvania, December 2000

Bachelor of Science, Civil Engineering, The Pennsylvania State University, University Park, Pennsylvania, May 1995



WELLS + ASSOCIATES

**JAMI L. MILANOVICH, P.E.
PRINCIPAL ASSOCIATE**

PROFILE:

Ms Milanovich has 18 years of experience in a wide range of traffic and transportation projects including traffic impact studies, corridor studies, parking analyses, traffic signal design, intersection improvement design, and signing and pavement marking design. She has worked for both public and private sector clients.

EXPERIENCE:

Traffic Impact Studies. Conducted numerous traffic impact studies in support of rezoning, planned unit development, special exception, and site plan approvals for large and small residential, commercial, office, retail, and institutional developments in the mid-Atlantic region. Her work includes experience in Pennsylvania, Virginia, and Washington, D C. Specific Washington, D C projects include the following:

- ◆ Art Place + Shops at Fort Totten
- ◆ Boston Properties/The George Washington University – Square 54
- ◆ Catholic University of America South Campus Redevelopment
- ◆ The George Washington University – Square 75 Redevelopment
- ◆ HSC Foundation – 2013 H Street
- ◆ International Monetary Fund
- ◆ Jubilee Housing
- ◆ Synthesis Incorporated – North Capitol Commons
- ◆ 360° H Street – Steuart Investment Company/The Albemarle Group
- ◆ The Shops at Dakota Crossing
- ◆ Arbor Place
- ◆ Dakota Crossing
- ◆ The Village at Washington Gateway
- ◆ City Homes at Fort Lincoln
- ◆ Hilton Garden Inn – 2201 M Street, NW
- ◆ The George Washington University Campus Plan 2005-2026
- ◆ The George Washington University Mount Vernon Campus Plan
- ◆ The George Washington University Transportation Survey
- ◆ The George Washington University Science and Engineering Hall
- ◆ The George Washington University School of Public Health and Health Services
- ◆ The George Washington University Museum
- ◆ The George Washington University/DC Public Schools – School without Walls
- ◆ The Georgetown University Campus Plan Peer Review
- ◆ Sidwell Friends School
- ◆ Rosemount Center
- ◆ Friends of Saint Patrick's School

REGISTRATIONS: Registered Professional Engineer- Pennsylvania, Virginia, Washington, D C

AFFILIATIONS: Institute of Transportation Engineers
Urban Land Institute
District of Columbia Building Industry Association

**EMPLOYMENT
HISTORY:**

2003 - Present **Wells & Associates, Inc.**
McLean, Virginia
Principal Associate

1997 - 2003 **Herbert, Rowland & Grubic, Inc.**
Harrisburg, State College, and Pittsburgh, Pennsylvania
Traffic Engineer

Ms Milanovich was a project manager responsible for the preparation of traffic engineering studies, traffic signal design, and intersection improvement designs

1995 - 1997 **Transportation Resource Group, Inc.**
York, Pennsylvania
Traffic Engineer-in-Training

Ms Milanovich was responsible for data collection efforts and conducting traffic engineering studies. Her duties also included overseeing technical support staff