

Exhibit F

ZONING COMMISSION

CASE No. 06-08

EXHIBIT No. 9

EXHIBIT F

ENVIRONMENTAL ANALYSIS

1. Water Demand

The proposed project will contain 609,650 square feet of residential space. The average daily water demand for this project can be met by the existing District water system. The proposed connection for the fire and residential water supply will be made within the existing distribution system and will be coordinated with the D.C. Department of Public Works. We anticipate the townhomes will have individual water meters.

2. Sanitary Sewer Demand

The proposed connection for the sanitary sewer line will be made with the existing distribution system and will be coordinated with the D.C. Department of Public Works.

3. Stormwater Management

The proposed bio-retention basin and requisite inlets and closed pipe system will be designed and constructed in compliance with the standards set by the D.C. Department of Public Works, the Department of Health, and the D.C. Water and Sewer Authority. The U.S. Army Corps of Engineers, by letter dated September 22, 2005, determined that there are no wetlands on the Subject Property. A copy of this letter is attached to this Exhibit.

4. Solid Waste Services

Solid waste and recycling materials generated by the project will be collected by a private trash collection contractor.

5. Electrical Services

Electricity for the new homes will be provided by the Potomac Electric Power Company (PEPCO) in accordance with its usual terms and conditions of service. All electrical systems will be designed to comply with the D.C. Energy Code. We anticipate the townhomes will have individual electrical meters. Transformers will be installed on the Subject Property in accordance with PEPCO's design guidelines.

6. Energy Conservation

The project will be constructed in full compliance with Article 24 (Energy Conservation) of the District of Columbia Building Code. Conformance to code standards will minimize the amounts of energy needed for the heat, ventilation, hot water, electrical distribution, and lighting systems contained in the building.

7. Erosion Control

During excavation and construction, erosion on the Subject Property will be controlled in accordance with District of Columbia law.

8. Soil Removal and Replacement

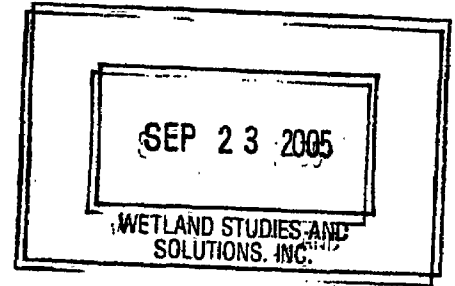
Based on the outcome of the Phase II Environmental Site Assessment Investigation, the Applicant has determined that it is appropriate to remove 14 feet of soil on land at the Subject Property's eastern end that was previously used for dumping, and replace it with new compacted fill soils. The Applicant will also develop a health and safety plan to handle the soil removal process, and collect and analyze soil and ground water samples to determine if further remedial action is necessary.



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
BALTIMORE DISTRICT, U.S. ARMY CORPS OF ENGINEERS
P.O. BOX 1715
BALTIMORE, MD 21203-1715

September 22, 2005



Operations Division

Horning Brothers
c/o Wetland Studies and Solutions Inc.
Attn: Craig Turner
14088-M Sullyfield Circle
Chantilly, Virginia 20151

Dear Mr. Turner:

This is in reference to your letter, dated May 19, 2005, regarding application CENAB-OP-RMS(FORT LINCOLN/JD)05-03989-11, requesting a jurisdictional determination (JD) and verification of the delineation of Waters of the United States, including jurisdictional wetlands within the Anacostia watershed, on property located off of Fort Lincoln Drive, Washington, D.C..

A field inspection was conducted by George Harrison of this office on September 13, 2005. This inspection indicated that there are no Waters of the United States, including jurisdictional wetlands, within the "Area of Review" as shown on the enclosed map. There are two hydrologically-isolated wetlands (A & B) on the western portion of the property. Without an interstate commerce connection, these cannot be claimed as Waters of the United States. Enclosed is a document that outlines the basis of our decision.

Please note that on March 28, 2000, an administrative appeals process was established for JDs. Enclosed is a JD appeals form that can be used if you believe the JD you received warrants further review. You may accept this JD, submit new information seeking reconsideration of the JD or appeal the JD. If you accept the JD, you do not need to notify the Corps. A JD will be reconsidered if you submit new information or data to the Baltimore District Engineer (DE) within 60 days from the date of this letter. If you decide to appeal the approved JD, please submit the attached form within 60 days from the date of this letter to our Regulatory Appeals Review Officer at the following address:

James W. Haggerty
Regulatory Appeals Review Officer
North Atlantic Division, US Army Corps of Engineers
Fort Hamilton Military Community
General Lee Avenue, Bldg 301
Brooklyn, NY 11252-6700

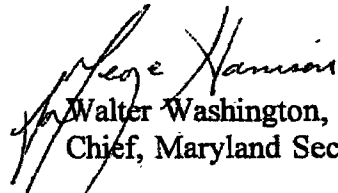
If we do not hear from you within 60 days, we will consider this JD accepted by you. This approved JD is valid for five years from the date of issuance unless new information warrants a revision before the expiration date.

You are reminded that any grading or filling of Waters of the United States, including jurisdictional wetlands, is subject to Department of the Army authorization. State and local authorizations may also be required to conduct activities in the locations. In addition, the Interstate Land Sales Full Disclosure Act may require that prospective buyers be made aware, by the seller, of the Federal authority over any waters of the United States, including jurisdictional wetlands, being purchased.

This delineation/determination has been conducted to identify the limits of the Corps Clean Water Act jurisdiction for the particular site identified in this request. This determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA (United States Department of Agriculture) program participants, or anticipate participation in USDA programs, you should request a certified wetland delineation from the local office of the Natural Resources Conservation Service prior to starting work.

If you have any questions concerning this matter, please call George Harrison of this office at (410) 962-6002.

Sincerely,


Walter Washington, Jr.
Chief, Maryland Section Southern