

Fort Lincoln New Town Corporation

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Ms. Carol Mitten, Chairperson
District of Columbia Zoning Commission
Office of Zoning
441 4th Street, NW, Room 210
Washington, DC 20001

**Re: Village at Washington Gateway Project
Zoning Commission Case No. 06-08**

2007 JUN 29 PM 3:22
D.C. OFFICE OF ZONING

RECEIVED

Dear Zoning Commission Members:

On behalf of the Fort Lincoln-Washington Gateway, LLC, the development entity responsible for the proposed Washington Gateway Shopping Center project, this letter responds to the materials that were submitted by Fort Lincoln/Gateway Village, LLC (the "Applicant") on January 22, 2007, regarding the stormwater management systems for the Village at Washington Gateway and the greater Fort Lincoln neighborhood. Attached to this letter is a narrative of the proposed stormwater management system for the Washington Gateway Shopping Center.

We believe that this narrative and the information previously provided by the Applicant show that the developers of all of the existing and proposed projects in this part of the Fort Lincoln neighborhood have been cognizant of the importance of creating effective stormwater management systems and that a truly integrated system has been created.

Thank you for your attention to this information.

Very Truly Yours,


Michele V. Hagan
Fort Lincoln-Washington Gateway, LLC

Enclosure

cc: Will Collins

ZONING COMMISSION
District of Columbia

CASE NO. 06-08

EXHIBIT NO. 44

ZONING COMMISSION
District of Columbia
CASE NO.06-08
EXHIBIT NO.44

WASHINGTON GATEWAY SHOPPING CENTER
Narrative for Proposed Stormwater Management

The Fort Lincoln Urban Renewal Area (FLURA) site lies in the eastern part of the District of Columbia, next to the District/Maryland border, bounded by Bladensburg Road to the northwest, South Dakota Avenue to the southwest, New York Avenue to the south, and the Eastern Avenue right-of-way/District and Prince Georges County boundary to the northeast. The proposed development area calls for a mixture of commercial and residential development.

Consistent with this proposed mix, the Applicant is planning to develop Washington Gateway Shopping Center (WGSC) an approximately 424,000-square foot retail facility on approximately 42.0 acres. To manage WGSC's storm water runoff, the Applicant proposes a series of measures as to quantity and quality that will serve to preserve flows leaving the FLURA to predevelopment levels and that will remove pollutants and trash.

With regard to quantity, three ponds will manage WGSC's runoff. The first of these, Stormwater Management Pond #1, has a total drainage area of 27.6 acres, which includes 8.3 acres directly from the WGSC, and 1.4 acres from the landscaped offset in the WGSC along New York Avenue and Frontage Road (included as part of the 42 acre project site).

Stormwater Management Pond #2 handles a total drainage area of 134.4 acres, which includes most of the existing townhouses between Fort Lincoln Drive, Bladensburg Road and 31st Street; the new townhouses of Dakota Crossing, which has an additional stand-alone on-site SWM system and is currently under construction; 23.9 acres directly from WGSC, and 2 acres from the landscaped offset along New York Avenue and Frontage Road (included as part of the 42 acre project site).

Stormwater Management Pond #3 has a total drainage area of 92.95 acres, which includes the future development of Village at Washington Gateway, Wesley House, and 6.4 acres directly from WGSC. (The existing Premium Distributors warehouse adjacent to Pond #3 drains to its own pond, located on the Premium property. Flows from that pond will then outfall through Pond #3, but it will not provide any detention for the Premium site.)

The existing Stormwater Management Ponds #1 and #2 both provide sand filter and extended detention for water quality control, and 2-year and 15-year water quantity controls. Proposed Pond # 1 will provide extended detention (0.554 ac-ft extra volume) for the first 0.5 inch of runoff from a 12.4-ac impervious area. Proposed Pond # 2 will provide extended detention (2.416 ac-ft extra volume) for the first 0.5 inch of runoff from a 58-ac impervious area.

With regard to quality, WGSC will undertake a mix of additional steps to address this issue.

First, the Applicant will use underground storm filter systems that will receive water from 30.3 acres (about 75% of the site's land area) ultimately going to Ponds 2 and 3, including water collected on the roofs of the largest retail buildings. One brand of filtration system the Applicant is considering is the Stormwater Management StormFilter®. This is a passive siphon-actuated, flow-through, stormwater filtration system consisting of a structure that houses rechargeable, media-filled filter cartridges. The StormFilter works by passing storm water through the media-filled cartridges, which trap particulates and absorb pollutants such as dissolved metals, nutrients, and hydrocarbons.

Second, the Applicant is also proposing to provide a plunge pool of approximately 3,500 cubic feet for Stormwater Management Pond #1, which would additionally treat the remaining 25% of the site's impervious area.

Third, the Applicant will construct a demonstration roof garden to be installed on a gazebo located on the plaza space between the two restaurants at the north end of the project. The gazebo will be used for public events and programs serving the local community and is the ideal opportunity to study the long-term viability of roof gardens and to educate the public about their potential.

Finally, approximately 14% of the surface area will flow to a storm drain system connected to Rain Gardens (Bio-Retention facilities), to manage surface runoff from the parking areas and/or roofs of several of the smaller buildings.

Together, these quantity and quality measures will ensure that the shopping center will meet its objectives of providing goods and services to an under-served market, creating jobs for the local population, and increasing the local tax base all without damaging the environment downstream of this site.