



GREENHORNE & O'MARA
CONSULTING ENGINEERS

June 29, 2007

Mr. John Stranix
Pollin Memorial Community Development, LLC
601 F Street, N W
Washington, D C 20004

Re: Linda Joy & Kenneth Jay Pollin Memorial Community Planned Unit
Development (Z C Case No 06-30)

Dear Mr. Stranix

You have asked us to advise you whether the proposal to construct streets, alleys, and housing units within the boundary of the 100-year floodplain as part of the above-referenced PUD will be consistent with District of Columbia Regulations. We reviewed the following materials:

- Preliminary Architectural Site plan of the proposed development,
- Final Grading Plan, prepared by Greenhorne & O'Mara, dated July 3, 2007
- Flood Profiles and Floodway Data Table in the DC FEMA Flood Insurance Study (dated Nov 1985),
- Draft, Flood Flood Insurance Rate Map (FIRM) in the DC FEMA Flood Insurance Study (dated Mar 2007), and
- Applicable provisions of the District of Columbia Municipal Regulations regarding development occurring in any identified floodplain area, namely 20 DCMR §§3104.2 and 3104.5(a)(1), and 3104.5(e)

Pursuant to 20 DCMR §3104.2, construction is permitted within the floodplain provided that the lowest floor (including basement) of any new construction of residential structures located within any floodplain must be at least one and one-half feet above the 100-year flood elevation. Pursuant to 20 DCMR §3104.5(a)(e), construction is permitted within the floodplain provided that if fill is used it shall extend laterally, at least 15 feet beyond the building line from all points. Moreover, with respect to streets, §3104.5(e) provides that the finished elevation of all new streets constructed within a floodplain shall be no more than one foot below the regulatory flood elevation and meet the requirements of the Federal Highway Water Quality Standards.

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ZONING COMMISSION
District of Columbia

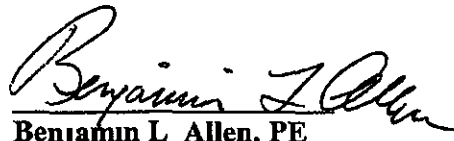
CASE NO. 06-30
EXHIBIT NO. 27A
ZONING COMMISSION
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CASE NO. 06-30
EXHIBIT NO. 27A

The 100-year flood elevation for this project as taken from the Draft DC FEMA Flood Insurance Study FIRM for Watts Branch at the site is 15 0 feet (NAVD 88) Converting this to the site plan topo datum places the 100-year flood elevation at 15 08 feet (DC Engineers Datum)

The proposed project includes streets and alleys, as well as a number of proposed housing units, within the horizontal boundary of the floodplain The finished floor elevations of the lowest level of all units are required to be at least 1½ feet above the floodplain elevation, which when added together the resultant minimum elevation is at 16 58 feet On the final grading plan that we have prepared dated July 3, 2007, all first floor slab elevations are at or above elevation 16 60 feet The proposed fill for the project is to extend laterally, at least 15 feet beyond the building line from all points, that is provided for on the final grading plan The finished elevation of all new streets and alleys are required to be no more than 1 foot below the Regulatory Flood Elevation (defined as the 100-year flood elevation plus a freeboard safety factor of 1½ feet), which when added together the resultant minimum elevation is at 15 58 feet On the final grading plan that we prepared, all street and alley elevations are at or higher than the required minimum elevation of 15 58 feet

The 100-year flood elevation for this project as taken from the current official 1985 DC FEMA Flood Insurance Study Floodway Data Table for Watts Branch at the site is 14 10 feet (NGVD 29) Converting this to the site plan topo datum places the 100-year flood elevation at 13 40 feet (DC Engineers Datum) Since the site has been designed to exceed the higher (2007) flood elevation requirements we believe that the final grading plan meets the requirement of 20 DCMR §3104 2, §3104 5(a)(1), and §3104 5(e)

Sincerely,


Benjamin L. Allen, PE
DC Registration No 8348