



Pillsbury Winthrop Shaw Pittman LLP
2300 N Street, NW | Washington, DC 20037-1122 | tel 202.663.8000 | fax 202.663.8007

Phil Feola
tel 202.663.8789
phil.feola@pillsburylaw.com

April 23, 2009

VIA HAND DELIVERY

Anthony Hood, Chairperson
D.C. Zoning Commission
441 Fourth Street, NW, 2nd Floor
Washington, D.C. 20001

**Re: Zoning Commission Case No. 08-21, Supplemental Post-Hearing
Submission, Canal Parc**

Dear Chairperson Hood:

Pursuant to the request of the Commission at its public meeting on April 13, 2009, the Applicant provides the following:

(1) Compliance with Section 2403.8 – Balance between Amenities and Degree of Incentives Requested Above Matter-of-Right¹

- | <u>Amenities (Value)</u> | <u>“Requests”</u> |
|---|--|
| • 2 Affordable Units (\$800,000) | • Type of Housing (townhouses) |
| • Environmental Benefits (\$750,000 – above what is required) | • Clustering of Development <ul style="list-style-type: none"> ○ Rear Yard Waiver ○ Side Yard Waiver ○ Deviations from § 2516 |
| • MacArthur Boulevard Beautification (\$50,000) | • Building Height <ul style="list-style-type: none"> ○ Additional 2 feet (7 units) ○ Additional story (21 units) |
| • Palisades Community Fund (\$15,000) | |
| • First Source Employment | |
| • Construction Management Plan | |
| • Universal Design (adaptable interiors for “aging in place”) | |
| • Public Open Space | |

ZONING COMMISSION
District of Columbia
CASE NO. 08-21
EXHIBIT 82

¹ Detailed analysis is contained in Exhibit 1.

(2) Architectural Treatment of Affordable Housing Units

- Indistinguishable from market-rate
- Same exterior materials and finishes
- Smaller - this is consistent with Inclusionary Zoning Regulations

(3) Density and Height²

- FAR is less than matter-of-right
- FAR within guidelines of R-5-A PUD
- 7 of 36 units exceed 40' by 2'
- 21 of 36 units have a fourth story
- Lot occupancy 27.5% - 40% permitted
- Pervious Surface 48% (none required).

(4) Volumetric Study

- See Exhibit 3.
- Please note, there is no matter-of-right in the R-5-A Zone; all new development requires BZA review.

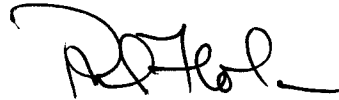
The Applicant has made many efforts over the course of this process to meet the community's requests. It has:

- Reduced the project by 5 units or 12%;
- Reduced the height of each unit in Buildings 1, 3, 4, 5, and 6 (27 units);
- Reduced FAR from 1.0 to .96;
- Reduced lot occupancy from 30% to 27.5%;
- Increased pervious space from 43% to 48%;
- Agreed to maintain open spaces for public;
- Relocated Buildings 1, 2 and 3 further away from residents in the Canal View Owner's Association; and
- Improved wetlands protection by increasing distances to retaining wall.

² Detailed Analysis in Exhibit 2.

The Applicant believes that this application, which is consistent with the Comprehensive Plan and provides an infill housing development replacing an unattractive institutional use, is exactly right for this site and we ask that the Commission approve the application as proposed.

Very truly yours,

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

Phil Feola

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

Christine Roddy