

Canal Parc PUD
Benefits and Amenities
June 25, 2009

- Uses of Special Value.

- Green Design: The Applicant has committed to the following improvements on the Property, which will have significant positive impacts on the land and water and the overall sustainability of the Property: meeting standards for LEED Neighborhood Development; meeting new standards set by the NAHB Model Green Home Building Guidelines for green residential buildings; re-planting a majority of native plant and tree species throughout the Property; creating a rain garden; including additional green or open space in the form of a traditional community park; creating a park-like “wetlands overlook” and butterfly garden; cleaning and enhancing the existing wetlands through native plantings; using the Chicago-style “Green Alley” permeable pavers as suggested by the District Department of the Environment; creating a storm water management system to provide both water quality and quantity control; and installing bike racks in all garages to promote alternate modes of transportation.
- Universal Design: The Applicant is committed to building an inclusive development that will offer Universal Design options to pre-construction homebuyers. Universal Design provides accessibility to homeowners of all ages and physical abilities. Citizens of the District with physical challenges and those who are interested in the option of aging-in-place will benefit greatly from houses built with Universal Design features. Wider doorways, entrances, stairways, and hallways; easy entrance tubs and showers; accessible appliances; and lever door handles are all elements of Universal Design that make a home livable for everyone.
- Beautification of MacArthur Boulevard: The Applicant will contribute to the beautification of a stretch of MacArthur Boulevard that goes beyond their property line. The Applicant has allocated \$50,000 to beautification efforts.
- Palisades Community Fund: The Applicant will contribute \$15,000 to assist the community in funding a project of its choice. The money will be contributed to the Palisades Community Fund, a non-profit fund used to improve the conditions in the Palisades area of the District.
- Construction Management Plan: The Applicant will abide by the terms of the Construction Management Plan submitted into the record as Exhibit C of Exhibit 13.
- Doesn’t oppose OP suggested condition regarding Canal View wall.

- Environmental Benefits. As outlined above, the Applicant will meet the standards for LEED Neighborhood Development and the NAHB Model Green Home Building Guidelines. It will re-plant a majority of native plant and tree species throughout the site, which will clean and enhance the existing wetlands. It will incorporate a rain garden, a wetlands overlook, a butterfly garden, a “green alley” and an effective stormwater management program.
- Housing and Affordable Housing. The PUD will add 34 new, for-sale residential units to Ward 3. Two units will be dedicated to affordable housing and will be available to families with an annual income that is no greater than 80% of the area median income.
- First Source Employment Program. Section 2403.9(e) of the Zoning Regulations states that “employment and training opportunities” are representative public benefits and project amenities. The Applicant will enter into an agreement to participate in the Department of Employment Services First Source Employment Program to promote and encourage the hiring of District of Columbia residents during the development and construction process.
- Efficient and Safe Vehicular and Pedestrian Access. The PUD provides one point of access from MacArthur Boulevard, thus limiting the number of curbcuts and preserving the safety of pedestrian circulation. The Applicant will not connect the private right-of-way, Lingan Way, with the public street, Lingan Road, because Lingan Road is too narrow to effectively serve the development. Moreover, the angle at which Lingan Road meets MacArthur Boulevard creates a subpar turning angle for cars turning onto and off of Lingan Road. Precluding connectivity of Lingan Road and Lingan Way also provides safety for the residents of the two existing houses on Lingan Way, as it will reduce the amount of traffic immediately in front of their homes. Finally, the Applicant is establishing a safe pedestrian network by incorporating brick sidewalks and crosswalks with pavers. The varied material will make it clear to drivers that they must use caution while driving through the development. The narrow streets will also promote pedestrian safety by signaling drivers to drive slowly.
- Urban Design, Architecture, and Open Spaces. The Project will replace an outdated institutional building that does not utilize good urban design principles. In place of the deep setback that currently exists, the Project will situate a row of townhomes along the property line fronting MacArthur Boulevard. The Project will infill an underutilized site along a major District corridor and entry into the city. The Applicant will use detailed landscaping to screen the Project from neighboring uses in a less harsh manner than the imposing existing fence that surrounds the hospital.
- Site Planning, and Efficient and Economical Land Uses. The Project makes efficient use of the site by lining the houses along internal streets, which enables the Project to provide deeper private spaces for the townhomes, particularly along the southern property line. The PUD includes numerous open spaces for residents and members of the general public, such as a central plaza, a wetlands overlook and a rain garden. The Applicant incorporates a number of green design features, such as extensive use of pervious pavers

and an effective stormwater management and filtration system that will create an efficient residential product.

- Consistency with the Comprehensive Plan. The PUD advances the major themes as well as policies and objectives of the elements of the Comprehensive Plan. The Project furthers social and economic development of the District through the creation of 34 new residential units on underutilized land, with a significant affordable housing component and a highly-developed green design program.