

EXHIBIT 2

Government of the District of Columbia

ZONING COMMISSION



Zoning Commission Order No. 21

January 21, 1971

ORDERED:

That after public notice and hearing as prescribed by law, the following application for a planned unit development under the provisions of Section 7501 of the Zoning Regulations is found to be in harmony with the intent and purpose of the Zoning Regulations and is approved, in final form, by the Zoning Commission as follows:

Case No. 70-15

Application under Article 75 for final approval of Planned Unit Development of lot 836 in Square 1356 (93,545 square feet) at 4452 MacArthur Boulevard, N.W. Private general psychiatric hospital, Change from R-1-B to R-5-A for entire depth of lot 836, Square 1356,

The final application as submitted complies with the guidelines and standards established by the Zoning Commission on December 11, 1969, after the preliminary review,

The final approval is granted with the following standards:

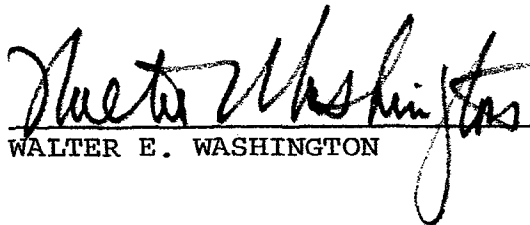
1. The project will proceed in two stages.
2. Number of stories:
 - a, Stage I - Two (2) stories and basement
 - b. Stage II - One (1) additional story
3. Height of building
 - a, Stage I - 31 feet
 - b. Stage II - 11 additional feet: total 42 feet

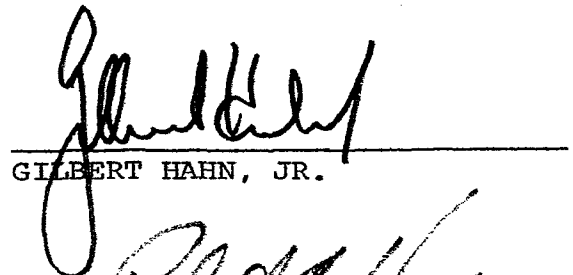
4. Lot occupancy (approximate)
 - a. Stage I - .19%
 - b. Stage II - .04%; total .23%
5. Floor Area Ratio (approximate)
 - a. Stage I - 0.47
 - b. Stage II - 0.42; total 0.89
6. Hospital beds provided
 - a. Stage I - 99 beds
 - b. Stage II - 101 beds: total 200 beds
7. Parking (required one space per bed)
 - a. Stage I - 107 spaces - 20 spaces on site and 87 in garage
 - b. Stage II - 73 spaces in garage: total 200 spaces 20 spaces on site and 180 in garage
8. The building should be constructed of a material that will blend into the landscape and the architectural character of the building is to be consistent with the residential and informal character of the neighborhood
9. The existing tree row along MacArthur Blvd. shall be retained without interruption,
10. Applicant shall convince the Board of Zoning Adjustment that all reasonable efforts have been made to relocate the driveway and service entrance to the kitchen and dining area,

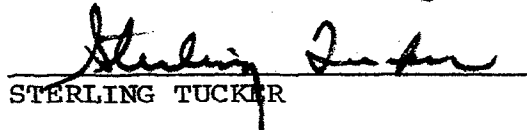
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This final approval order shall be valid for two years, unless extended by the Zoning Commission, during which time the applicant shall submit an application for further processing to the Board of Zoning Adjustment in accordance with requirements of Subsection 7501.4.

The map change is not to take effect until plans are filed with the Board of Zoning Adjustment for further processing under the provisions of Article 75 and upon filing with the District of Columbia a covenant insuring compliance with the submitted plans.


WALTER E. WASHINGTON


GILBERT HAHN, JR.


STERLING TUCKER


ROBERT C. HORNE

MARIO E. CAMPIOLI

Attested:

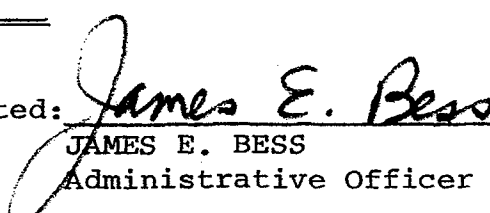

JAMES E. BESS
Administrative Officer

EXHIBIT 3

Table 1. The 100 Most Influential People in the World	
Rank	Name
1	Bill Clinton
2	George Bush
3	Yasser Arafat
4	Barack Obama
5	John McCain
6	Michelle Obama
7	Barack Obama
8	Barack Obama
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10	Barack Obama
11	Barack Obama
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NOTICE OF INTENT TO FILE ZONING APPLICATION

Application to the District of Columbia
Zoning Commission
For a
Modification to An Approved Planned Unit Development
And
Zoning Map Amendment

The Athena Group, LLC and Willco Residential, LLC, on behalf of Saimac Development, LLC, hereby give notice of their intent to file an application for a modification to an approved Planned Unit Development ("PUD") and a PUD-related map amendment pursuant to Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003). The Property, which is the subject of this application, is located at 4460 MacArthur Boulevard, NW (Square 1356, Lots 28, 929, 932, and 933). The PUD site has an area of 120,926 square feet. The Original PUD project was built pursuant to Zoning Commission Order No. 21, dated January 21, 1971, and is used as a psychiatric hospital, currently Riverside Hospital. This application is being filed in order to replace the existing hospital with residential use and to extend the PUD area initially approved.

The Original PUD approval was for the construction of a three story psychiatric hospital building. The building was restricted to a floor area ratio ("FAR") of approximately .89, a building height of 42 feet and a lot occupancy of 23%. The minimum number of on-site parking spaces was set at 200 spaces. The building was constructed as approved and has been used exclusively as a psychiatric hospital since its completion.

This modification application will be filed with the Zoning Commission not less than 10 days from the date of this Notice. The modification requests a PUD-related map amendment to include the entire PUD area in the R-5-A Zone District. The Applicant intends to replace the existing hospital with approximately 41 townhouses, which will have a maximum height of 50 feet, a maximum floor area ratio of 1.0, and will provide at least 91 spaces.

This notice is given pursuant to Sections 2404.7 – 2404.9 of the Zoning Regulations.

The Developers of the Project are: The Athena Group, LLC and Willco Residential, LLC; the architect is Lessard Group Inc.; and land use counsel is Pillsbury Winthrop Shaw Pittman LLP. If you desire further information about the modification request, please contact Phil Feola at (202) 663-8789.

October 10, 2007



Pillsbury
Winthrop
Shaw
Pittman_{LLP}

2300 N Street, N.W.
Washington, D.C. 20037-1128

Tel 202.663.8000
Fax 202.663.8007
www.pillsburylaw.com

Phil Feola
202-663-8789
phil.feola@pillsburylaw.com

November 8, 2007

VIA HAND DELIVERY

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

**Re: PUD Modification and Zoning Map Amendment,
Athena Group, LLC, MacArthur Boulevard,
NW**

Dear Chairperson Hood:

Enclosed please find the application of Athena Group, LLC for a modification of an approved planned unit development and zoning map amendment for the property located at 4460 MacArthur Boulevard, NW (Square 1356, Lots 28, 929, 932, 933).

The application forms and twenty copies of the Statement in Support of the Application, with the requisite plans and other materials are enclosed with this letter, as well as a check made payable to the D.C. Treasurer in the amount of \$650 for the filing fee.

We respectfully request that the Zoning Commission set the application down for a public hearing as soon as possible. If you have any questions regarding the applications, please call the undersigned at (202) 663-8789.

Sincerely,

Phil Feola

Christine Roddy

cc: ANC 3D (8 copies)
Office of Planning, Jennifer Steingasser
Office of Planning, Maxine Brown-Roberts
Gary Cohen

EXHIBIT 4

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 15743 of the Y.W.C.A. of the National Capital Area, pursuant to 11 DCMR 3108.1, for a special exception under Section 2516 to allow a theoretical lot subdivision for construction of 22 detached single-family dwellings in an R-1-B and R-5-A District at premises 4601-4625 and 4600-4624 Laverock Place, N.W. (Square 1356, Part of Lots 32 and 856).

HEARING DATES: December 9, 1992 and February 17, 1993
DECISION DATES: April 7 and May 5, 1993

ORDER

SUMMARY OF EVIDENCE:

1. The subject application was originally scheduled for public hearing on December 9, 1992. By motion dated December 8, 1992, the applicant requested that the hearing be postponed to accede to a request by Advisory Neighborhood Commission (ANC) 3B for the applicant to meet again with that ANC, and to address issues raised by the United States Department of Interior, National Park Service (DOI/NPS) in a letter received by the applicant on the afternoon of December 7, 1992. The Board granted the motion and the hearing was rescheduled for February 17, 1993.

2. At the time that the application was filed, and as of the original December 9, 1992 hearing date, the site was located within the jurisdiction of ANC 3B. As of January 2, 1993, the site is located within the jurisdiction of ANC 2E. The Board provided proper and timely notice of public hearing on this application by publication in the D.C. Register, and by mail to both ANC 3B and ANC 2E, and to owners of property within 200 feet of the site.

3. At the commencement of the hearing, the applicant submitted a revised set of plans, dated February 12, 1993, and supplemental materials to the Board. These plans reflected modifications to address issues raised by the DOI/NPS. The Board accepted the revised plans and materials as the basis under which the application would be considered.

4. The property that is subject of this application is located at 4601-4625 and 4600-4624 Laverock Place, N.W. It is split zoned R-1-B and R-5-A.

5. The R-1-B District permits matter of right development of single-family detached dwellings with a minimum lot area of 5,000 square feet, a minimum lot width of 50 feet, a maximum lot occupancy of 40 percent, and a maximum height of 40 feet/three stories.

6. The R-5-A District permits matter of right development of single-family detached and semi-detached dwellings, and with the approval of the Board of Zoning Adjustment (BZA), low density development of general residential uses including rowhouses, flats, and apartments to a maximum floor area ratio (FAR) of 0.9, a maximum lot occupancy of 40 percent, and a maximum height of 40 feet/three stories.

7. The subject property was the site of the former Hannah Harrison Institute. It is currently vacant. The property has a total land area of 218,453 square feet or is approximately five acres.

8. The subject property is located in the Palisades neighborhood of Ward 3. The Palisades neighborhood is primarily a low-density residential neighborhood. North of the site across MacArthur Boulevard, N.W., there are apartment houses in the R-5-A District. To the northwest are four-unit apartment buildings in the R-5-A District. Northeast of the subject property is the three-story Psychiatric Institute of Washington building at 4460 MacArthur Boulevard, N.W. Along the southern boundary of the subject property is the former D.C. Transit trolley line right-of-way property, and further south adjacent to Canal Road, is parkland owned by the U.S. National Park Service. Canal Road, the C & O Canal and the Potomac River are further south. As noted above, west of the site is Georgetown Day School and Clark Place, N.W. The Georgetown Day School facility consists of a one and a two-story structure fronting on Clark Place, N.W. and a soccer field that immediately abuts the subject property. It also is located two blocks east of the Georgetown Reservoir.

9. In general, the applicant proposes to subdivide the site into 22 theoretical lots which would have access from a private driveway identified as Laverock Place, N.W. having ingress/egress from and to MacArthur Boulevard to the interior of the site. Laverock Place would have a minimum width (right-of-way) of 31.33 feet, with a 30-foot minimum width from curb-to-curb. The street would be configured in a "T" shape, culminating in cul-de-sacs at the end of each arm of the "T". The cul-de-sacs would exceed 60 feet in diameter, which is specified as the minimum required diameter by the Zoning Regulations.

Each of the proposed 22 theoretical lots on the subject site would have direct access from the proposed Laverock Place, N.W., except that Lot 22 would be accessible through a 15-foot wide easement created on Lot 21. The proposed lots would range in size from approximately 5,390 to 9,749.87 square feet in land area, exceeding the minimum requirement of 5,000 square feet.

The proposed subdivision is being requested to facilitate the sale of the property by establishing development parameters for a

future owner/developer. The applicant has submitted illustrative plans showing houses on the subject site. These plans illustrate three-story, three-bedroom, single-family, detached dwellings which are allowed as a matter of right in an R-1-B District. The applicant has also provided illustrations which show the respective locations of houses on the proposed lots.

The plans further show that the proposed subdivision scheme would allow the development of the site in accordance with the requirements under the provisions for theoretical lots and the R-1-B District.

10. The applicant proposes to develop the site with 22 single-family detached dwellings pursuant to the provisions of 11 DCMR 2516 which permits the Board to approve two or more principal buildings on a single, subdivided lot, provided the following conditions are met:

- a. If a principal building has no street frontage, as determined by dividing the subdivided lot into theoretical building sites for each principal building, the following provisions shall apply:
 - (1) The front of the building shall be the side upon which the principal entrance is located;
 - (2) Open space in front of the entrance shall be required that is equivalent either to the required rear yard in the district in which the building is located or to the distance between the building restriction line recorded on the records of the Surveyor of the District of Columbia for the subdivided lot and the public space upon which the subdivided lot fronts, whichever is greater;
 - (3) A rear yard shall be required; and
 - (4) If any part of the boundary of a theoretical lot is located in common with the rear lot line of the subdivided lot of which it is a part, the rear yard of the theoretical lot shall be along the boundary of the subdivided lot.
- b. The applicant's proposed development parameters as shown on Sheet No. C-2 of Exhibit No. 23-A, are as follows:
 - (1) Front entrance is shown by an arrow. A minimum front yard setback of 25 feet is provided.

- (2) The shaded area provided on the plans for each lot denotes area which is not buildable (building setbacks):
- (3) The remaining unshaded area of the lot denotes the buildable area. All dwellings located within this area are subject to the following requirements;
 - (a) Each dwelling shall not occupy more than 40 percent of the total lot area;
 - (b) Each dwelling shall meet the minimum eight-foot side yard requirements;
 - (c) Each dwelling shall meet the minimum 25-foot front yard setback requirements;
 - (d) Each dwelling shall meet the minimum 25-foot rear yard setback requirements;
 - (e) Each dwelling shall meet the 40-foot building height limitation (building height to be measured from the finished grade level at the middle of the front of the building to the ceiling of the top story);
 - (f) Each dwelling shall be limited to three stories;
 - (g) One parking space shall be provided for each dwelling in a garage or carport or other permitted location on-site; and
 - (h) Each driveway shall have a maximum grade of not more than 12 percent.
- c. The applicant proposes to site the houses anywhere within the shaded area indicated as the buildable area. The "Preliminary Grading Plan" illustrates the siting of potential houses on each lot. All such houses are well within the limits of the buildable area, thereby, complying with the Zoning Regulations.
- d. The site plan also contains an "Area Tabulation" schedule, which set forth the lot number and square footage of each of the 22 lots. For the R-1-B zone district, the Zoning Regulations specify a minimum lot area of 5,000 square feet. The lots range in size from 5,390 to 9,749.87 square feet.

These lot sizes exclude the areas provided for common driveway access and utilities.

- e. Additionally, the applicant presented conceptual plans for typical uses. These conceptual plans were proposed by a developer under a previous contract to purchase the site. That contract has lapsed. Nevertheless, the applicant will be bound by these plans for purposes of the application and will market the property with these plans as part of the BZA approval. While the plans indicate a typical housing type and design which could be constructed on-site, flexibility to vary the house layout is requested to meet site conditions, as long as the house is sited within the buildable area. A proposed condition of the order to approve this limited flexibility is requested.
- f. The 22 lots proposed for the subject property meet the conditions of Section 2516.6, accordingly:
 - (1) The area of land that forms a covenant means of ingress or egress shall not be included in the area of any theoretical lot, or in any yard that is required by this title. The applicant's plans comply with this provision. The lot area of each of the 22 lots was calculated independent of the abutting roadway; Laverock Place, N.W. In addition, the ingress/egress/utility easement to Lot 22 was subtracted from the lot area calculation for Lot 21. This easement area also was excluded from the side yard calculations for Lot 21.
 - (2) Each means of vehicular ingress or egress to any principal building shall be 25-feet in width. The applicant's plans comply with this provision. The new street providing access (Laverock Place, N.W.) to the building lots exceeds 25 feet in width. The minimum width, right-of-way, for Laverock Place, N.W. is 31.33 feet, with a 30-foot minimum from the face of the curb.
 - (3) If there are not at least two entrances and/or exits from the means of ingress or egress, a turning area shall be provided with a diameter of not less than 60 feet.

(4) The proposed street system providing access to the building lots has three turning areas. Each has a diameter of not less than 60 feet. The turning areas include the triangular area at the center of the roadway and two cul-de-sacs; in combination, the turning areas provide easy vehicular access and egress.

- g. Regarding net density, the most significant indicator of net density is the number of houses proposed for the site. For the R-1-B zone district, a minimum lot area of 5,000 square feet is required. According to the applicant, each of the 22 lots proposed exceeds the minimum lot area. In terms of gross numbers, with a site area of 218,453, the average lot size for 22 lots is 9,930 square feet. (Forty-three lots could be developed on the site based on the site's square footage). Deducting the area of the roadway (38,937 square feet) as required by the Zoning Regulations, yields a net land area of 179,516 square feet. For twenty-two lots, the average net lot area is 8,160 square feet which exceeds the 5,000 square-foot minimum lot area standards for the R-1-B District.

11. Pursuant to Section 2516.9, the applicant maintains that the proposed subdivision will not adversely affect the present character and future development of the Palisades neighborhood. In support of this contention, the applicant submits that:

- a. The proposed project is an in-fill development of a large site for single-family housing in a residential area not presently devoted to single-family dwellings;
- b. Each dwelling unit will provide off-street parking for at least one car. The required parking space will be located in a garage, carport or other permitted location on-site. In addition, the lots will provide additional parking in the driveway. Based on the level of parking available on-site, there will be no additional demand for on-street parking created in the surrounding neighborhood; and
- c. No significant additional demand for City services will be created by the project. The access roadways will be designed and constructed to DPW specifications, will be open to the public and maintained by the homeowner's association for the subject property. The

District presently requires the applicant to provide typical municipal services, including trash collection, snow removal and roadway maintenance, at its own expense. The City will, however, obtain significant new tax revenue from both property and income taxes from the proposed development.

12. Pursuant to Section 3108.1, the applicant argues that the proposed project will create in-fill development for single-family housing that is compatible with the surrounding neighborhood. The applicant claims that its thoughtful site and land use planning, and landscaping will assure an exceptional residential project that contributes positively to the character of the neighborhood.

According to the applicant, the proposal is permitted as a special exception, provided that the appropriate requirements are met. In the applicant's view, the proposal is consistent with the intent and purpose of the Zoning Regulations.

13. On December 2, 1993, the Office of Planning (OP) recommended approval of the subdivision plan. Although OP opined that the proposed subdivision of the site into 22 theoretical lots would not impact the surrounding area adversely, OP's approval was subject to the following conditions:

- a. The perimeter landscape shall be provided as illustrated in the applicant's proposal;
- b. The minimum landscaping for each house shall be provided as depicted in the applicant's proposal;
and
- c. The single-family detached houses to be constructed on the proposed lots shall meet all the applicable requirements of the R-1-B District regulations.

14. On August 7, 1992, the Department of Employment Services of the District of Columbia indicated that it had reviewed the application and offered no objection to the proposed subdivision.

15. On August 18, 1992, the Department of Finance and Revenue of the District of Columbia stated that it had reviewed the application and offered no objection to the proposed subdivision.

16. On September 9, 1992, the Office of the Superintendent of District of Columbia Public Schools notified the Board that it had reviewed the application and offered no objections to the proposed subdivision.

17. On November 13, 1993, the Office of Business and Economic Development of the District of Columbia indicated that it had reviewed the application and offered no objection to the proposed subdivision.

18. On November 23, 1993, the Department of Housing and Community Development of the District of Columbia offered no objection to the proposed subdivision.

19. On December 4, 1992, the Department of Public Works of the District of Columbia notified the Board that it had reviewed the application and offered no opposition to the subdivision plans.

20. On February 9, 1993, Advisory Neighborhood Commission 2E (ANC-2E) (formerly ANC-3B) submitted a letter to the Board wherein ANC-2E set forth its unanimous opposition to the proposed theoretical subdivision. ANC-2E opposes the theoretical subdivision for the following reasons:

- a. the applicant did not submit bona fide development plans;
- b. the applicant does not have a bona fide developer;
- c. the lack of community input into the urban design component of the proposed subdivision; and
- d. the proposed theoretical subdivision is "frivolous" and a waste of the Board's time because a potential developer would propose "unique development plans," which requires additional Board review.

21. On December 17, 1992, Advisory Neighborhood Commission 3B (ANC-3B) submitted a letter to the Board wherein ANC-3B set forth its unanimous opposition to the proposed theoretical subdivision.

ANC-3B opposes the proposed theoretical subdivision because the applicant does not propose to develop the site; it only seeks to enhance the marketability of the site. Further, the ANC contends that it "cannot fulfill its responsibility under DCMR 2516 because there are no concrete development plans."

22. On December 7, 1992, the United States Department of Interior, National Park Service (DOI/NPS), which has jurisdiction over the adjacent Potomac Palisades Parkway, the Chesapeake & Ohio Canal National Historic Park and the George Washington Memorial Parkway submitted a letter in opposition to the proposed subdivision.

DOI/NPS opposes the proposed subdivision because, according to DOI/NPS, the project would have a "severe and unmitigatable impact

[on] the natural parklands...." As to the negative impact, DOI contends that, under the proposed subdivision, houses will be located in a street that was proposed, but unbuilt, in the 1902 MacMillan Plan. Additionally, DOI/NPS claims that the siting of the houses would obliterate the vegetated escarpment of the Potomac Gorge Ridge which abuts the proposed subdivision. Further, according to DOI/NPS, the subdivision plans do not address environmental issues, such as storm water management.

In testimony at the hearing, the DOI/NPS stated that the revisions to the plans and proposed conditions offered by the applicant adequately addressed the DOI/NPS concerns about the development of the site. The DOI/NPS requested that the colors of the houses not be bright white or equally bright color, but earth tone or colors in shade and hue that are not considered bright. This would be for both the mass facade colors and trim. Building height restriction should be defined as proposed by the applicant, and any architectural embellishments, be within the forty foot envelope. No structure should be permitted beyond the building setback line, other than the at-grade patio or deck requested by the applicant.

The DOI/NPS submitted for the record as Exhibit No. 48 a scenic easement to serve as a model for the easement proposed for the site. The DOI/NPS requested that the easement be finalized prior to issuance of the building permit for the development of the houses. The DOI/NPS stated that it would be willing to hold the easement.

In terms of storm water management, specifically in terms of Lot 8, the DOI/NPS requested that the applicant consult with the District of Columbia to develop a storm water management plan that responds to the downstream concerns of the DOI/NPS.

23. While Advisory Neighborhood Commission 3D (ANC-3D) submitted comments on the proposed subdivision, ANC-3D's comments will not be given great weight, because the ANC's report does not meet the requirements of Section 3307.1.

24. On December 9, 1992, the Georgetown Day School ("GDS"), a neighbor of the applicant, submitted a letter to the Board whereby GDS stated its support of the proposed subdivision.

25. The National Capital Planning Commission (NCPC), by report and testimony at the hearing, recommended that a forty-foot building setback from the right-of-way of Potomac Avenue (eighty-feet from the property line) be established. This recommendation was based upon the DOI/NPS original letter. The representative of the NCPC noted that the applicant had revised its plans and was continuing to negotiate with the DOI/NPS.

The NCPC noted that because the applicant and the DOI/NPS were still negotiating various issues at the time of its February 4, 1993 meeting, the NCPC would consider the application again at its March 4, 1993 meeting. NCPC requested that the Board's record be held open to receive information from the March 4th NCPC meeting. The Board granted that request.

26. At the public hearing held on February 17, 1993, the record was left open until March 3, 1993, for the applicant to submit additional material. The applicant's submission included: (1) the detailed site and landscape plan (sheets C-1 through C-4, prepared by A. Morton Thomas and Associates, the illustrative section through the southern portion of the site, the table showing existing and proposed grades and elevations and the revised metes and bounds description of the easements on the site); (2) typical front and rear elevations for houses, prepared by Angelos Demetriou and Associates; and (3) a composite rear elevation for the fourteen houses facing the southern property line.

27. The applicant also included the conditions which it proposes to have the Board include in the order approving the application. Those conditions are based on those submitted to the Board at the hearing, revised to address issues raised at the hearing.

28. The NCPC considered the application at its meeting on March 4, 1993, and submitted an additional report to the Board on that date. That report essentially approves the plans and agreements proffered by the applicant, which have the support of the DOI/NPS, as filed with the Board on March 3, 1993.

29. The applicant has reviewed the NCPC's March 4th report and states that all of the comments raised by NCPC are addressed in the applicant's proposed findings of fact and conclusions of law. In terms of additional screening and the definition of the location of any possible patios or decks in relation to the existing tree root system, the applicant notes that these issues are to be addressed prior to issuance of a building permit for the development under its proposed Condition No. 5(b). Condition No. 5(b) provides that the applicant and the Superintendent, Rock Creek Park, DOI/NPS must reach agreement upon the appropriate number, quality and spacing of trees prior to construction of the houses. This would include the identification of the existing tree cover, if necessary.

In terms of NCPC's request that additional information be included on the site plan for enforcement and recordation, the applicant's March 3, 1993, plans show with precision the requested information as to lot configurations, escarpment line, location of fences, etc.

FINDINGS OF FACT:

1. The applicant, Y.W.C.A. of the National Capital Area, pursuant to 11 DCMR 3108.1, petitioned the Board for a special exception under Section 2516 to allow a theoretical lot subdivision for the construction of 22 detached single-family dwellings in an R-1-B and R-5-A District at premises 4601-4625 and 4600-4624 Laverock Place, N.W.

2. The applicant's proposed 22 dwelling units as set forth in its theoretical subdivision plan comply with the zoning provisions set forth in Sections 2516.1 through 2516.10. Further, the Board has mitigated any possible negative impact of the proposed subdivision through requiring the applicant's compliance with certain conditions, as the Board is authorized to do under Section 2516.11.

3. The Board finds that Potomac Avenue is a highway plan street which is not a dedicated public right-of-way. The ability to develop, through the theoretical lot provisions of the Zoning Regulations, multiple buildings on Assessment and Taxation (A&T) lots, rather than on a record lot, is well established and has previously been addressed by the Office of Corporation Counsel in a June 22, 1978 opinion.

4. The applicant's proposal to develop the property has been designed in a manner that meets the reasonable concerns of the DOI/NPS and the NCPC, but also allows the applicant to proceed with this development.

5. The Board concurs with the applicant, the Office of Planning, the other District agencies, the DOI/NPS and NCPC, and finds that the application meets the standards for approval and does not adversely impact the surrounding area, including the adjacent parklands.

6. In terms of the concerns of ANC-3B and ANC-2E that the applicant is not a developer, the Board finds that the applicant has the experience and background necessary to develop the site, if necessary. Further, the Board is of the opinion that the Zoning Regulations do not require that the actual developer proceed with theoretical lot approval. In almost all instances, it is the property owner that seeks approval, as required in the Board's regulations.

7. In terms of the ANCs' concerns about the design of the houses, the Board finds that the plans for the project provides sufficient detail to review the application and notes that front and rear elevations of the proposed houses have been submitted, as well as a conceptual elevation indicating the rear of the houses

along the southern property line. In addition, with the intensive screening proposed for the southern property line, the other proposed on-site landscaping and how the site is buffered from the adjacent residential areas, the Board finds that the overall urban design of the proposal meets the standards of approval.

CONCLUSIONS OF LAW AND OPINION:

A special exception is a use that is predeemed compatible with other uses in the same zone district. The Board's discretion in reviewing an application for a special exception is limited to a determination of whether the applicant has complied with the enumerated requirements for special exception relief. If the applicant meets its burden of proof, the Board ordinarily must grant the application. Washington Ethical Society v. D.C. Board of Zoning Adjustment, 421 A.2d 14, 17 (D.C. 1980); Stewart v. D.C. Board of Zoning Adjustment, 305 A.2d 516, 518 (D.C. 1973).

Based on the foregoing findings of fact and evidence of record, the Board concludes that the applicant requests a special exception, the granting of which requires a showing of substantial compliance with the criteria set forth in 11 DCMR 2516 and 3108.1.

The Board further concludes that the applicant has met its requisite burden of proof. The subject site is large enough to provide more than the minimum area requirements for each of the proposed 22 subdivided lots. The proposed subdivision meets each of the criteria set forth in 11 DCMR 2516.

The Board further concludes that the applicant's plans which provide for the construction of 22 detached dwellings are in keeping with the general character of the immediate neighborhood and are less likely to have an adverse impact on the light, air, and privacy of adjoining and nearby properties.

The Board further concludes that, as conditioned, the approval of the requested special exception relief is in harmony with the general purpose and intent of the Zoning Regulations and Map and will not adversely affect the use of neighboring property.

The Board further concludes that it has given the Advisory Neighborhood Commission's evidence and testimony the "great weight" to which it is entitled.

Accordingly, it is ORDERED that the application is GRANTED, SUBJECT to the following CONDITIONS:

1. The property shall be subdivided as shown on the plans marked as Exhibit No. 56 of the record.

2. The proposed dwellings shall be constructed in accordance with the typical floor plans and elevations marked as Exhibit Nos. 54 and 55 of the record, provided that the applicant shall have the flexibility to modify plans to make the houses fit the dimensions, configuration and final grades of the lots shown on the approved site plan. The applicant is granted the further flexibility to vary the architectural details of the elevations, including but not limited to the type and location of windows and doors, balconies, fireplaces, porches and other projections and final selection of materials. The brick, trim and other building materials used shall be earth-toned and natural colors. Bright white and bright or primary colors which contrast with the landscape shall be avoided.
3. The proposed dwellings shall be constructed behind the building setback line shown on the plan filed as Sheet C-3, dated March 3, 1993, provided that construction may take place within the ten-foot sewer easement established adjacent to the Georgetown Day School and shown on Sheet C-2 of the plans, dated March 3, 1993, marked as Exhibit No. 56 of the record.
4. Between the building setback line and the tree preservation line, patios at grade and decks at or below the main floor shall be permitted.
5. The applicant shall establish a tree preservation and screening area. This area shall be located between the southern property line and the tree preservation line shown on the plan filed as Sheet C-3 of the plans marked as Exhibit No. 56 of the record. The following conditions shall apply:
 - a. A 36-inch high split rail fence designed to serve as a physical but not a visual barrier, shall be erected on the northern edge of the area, to serve as a physical and psychological barrier to protect the area. Such fence shall be permanent, with no gate.
 - b. Within the area, prior to commencing construction of any houses, the applicant and the Superintendent, Rock Creek Park, National Park Service shall enter into an agreement with respect to appropriate number, quality and spacing of trees within the area. This agreement shall be submitted to the Zoning

Administrator prior to the issuance of a building permit for any of the proposed dwellings and shall indicate which existing trees would be maintained, which existing trees would be removed, if any, and the location and type of new trees to be planted. The general configuration of the area shall be as shown on the typical plans and sections entitled "Typical Lot Layout Schematic" and "Typical Lot Section Schematic" dated February 12, 1993, included in the plans marked as Exhibits No. 51-F and G of the record.

- c. The applicant shall enter into an easement agreement for the area, which would run with the land, for the benefit of the National Park Service or the District of Columbia, to ensure the preservation of the area. A copy of such easement shall be submitted to the Zoning Administrator prior to the issuance of a building permit for any of the proposed dwellings and shall be filed into the record of the case before the Board.
6. During construction, the applicant shall erect a permanent construction fence on a line ten feet south of the building setback line, and shall take all other measures necessary to prevent heavy construction activity from extending more than ten feet past the building setback line. In no case shall the construction fence extend past the tree preservation line. Any grading or work past the ten-foot area shall be required to be performed by hand. No construction storage shall occur south of the building setback line. The construction fence shall not be removed until after completion of the construction of the proposed dwelling on each individual lot.
7. All lots which abut the southern property line shall be graded so as not to increase the runoff towards the escarpment.
8. The maximum height of each house shall not exceed the height set forth in the table marked as Exhibit No. 58 of the record. The height shall be measured from the curb at the middle of the front of the house to the highest point of the roof. Any architectural embellishments, such as towers, parapets, etc., shall be included within the maximum height. Chimneys may exceed the other-

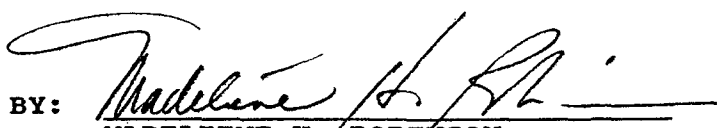
wise permitted height. Antennas may be permitted as specified in the Zoning Regulations.

9. If the applicant, or successors in interest, should subsequently determine to install a vehicular gate at the entrance of the subject property, that gate shall be set back at least 100 feet from the curb of MacArthur Boulevard, N.W.
10. Individual lot landscaping shall be as shown on the plans marked as Exhibit No. 51C of the record.

VOTE: 5-0 (John G. Parsons, Carrie L. Thornhill, Sheri M. Pruitt, Paula L. Jewell and Angel F. Clarens to grant).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


MADELIENE H. ROBINSON
Director

FINAL DATE OF ORDER: NOV 17 1993

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

ord15743/TM/LJP

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



BZA APPLICATION NO. 15743

As Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that on NOV 17 1993 a copy of the order entered on that date in this matter was mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

John T. Epting, Esquire
Wilkes, Artis, Hedrick & Lane
1666 K Street, N.W.
Suite 1100
Washington, D.C. 20006

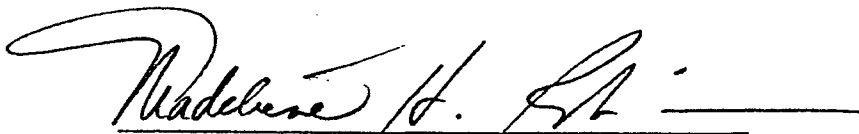
Westy McDermid, Chairperson
ANC 2E
3265 S Street, N.W.
Washington, D.C. 20007

Karen M. Hendricks, President
YWCA of the National Capital Area
624 9th Street, N.W.
Washington, D.C. 20001

Joe Corey, Chairperson
ANC 3B
P.O. Box 32312
Washington, D.C. 20007

David Murphy
National Park Service
7910 Woodrow Place
Cabin John, Maryland 20818

George Oberlander
National Capital Planning Commission
801 Pennsylvania Avenue, N.W.
3rd Floor
Washington, D.C. 20576


MADELIENE H. ROBINSON
Director

DATE: NOV 17 1993

15743Att/bhs

EXHIBIT 5



Government of the District of Columbia
Anthony A. Williams, Mayor



Mobility

Housing

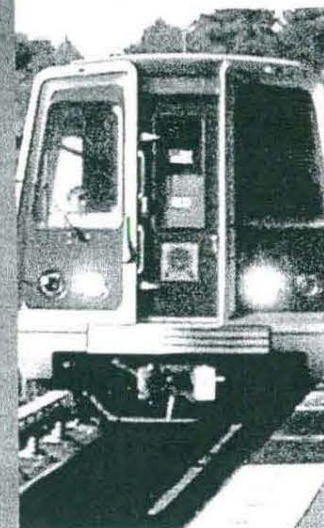
Opportunity

Environment

Fiscal Responsibility

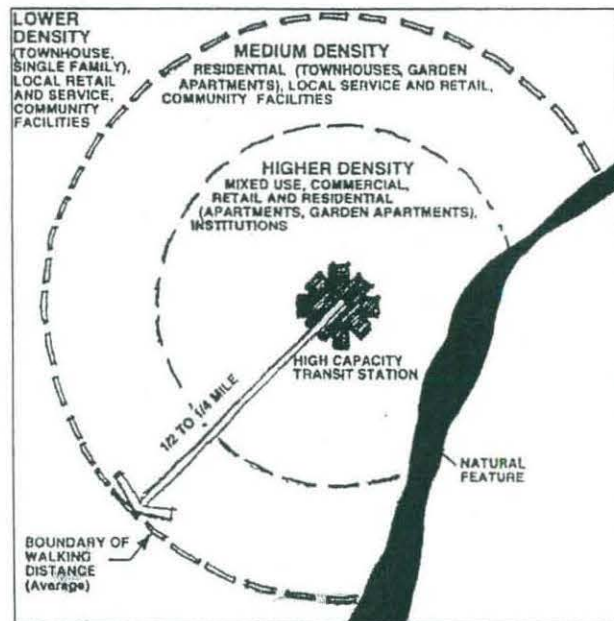
Economic Development

Trans-Formation:



GUIDELINES

This chapter focuses on six design principles that can create vibrant centers focused on transit, while enhancing unique neighborhood characteristics. Most of these principles are evident in different combinations throughout Washington, DC; however, they can be combined to have a greater impact in reinforcing patterns of development friendly to transit and walking to increase neighborhood vitality.



A transit-oriented neighborhood has a defined center focused around high quality transit. Activity and density decreases with distance from the center.
Source: New Jersey Transit

A. Integrate the six design principles to create compact development around rail and bus facilities:

1. CONNECTIVITY

A transit-oriented neighborhood center must be connected to neighborhood destinations, different travel modes, and activity centers throughout the District and region.

2. QUALITY PUBLIC REALM

A network of public spaces must be provided to create a sense of place and promote pedestrian activity.

3. PEDESTRIAN-FRIENDLY ENVIRONMENT

Physical design, infrastructure, and land uses promote walking, biking and transit use to increase activity and deter crime.

4. ATTRACTIVE ARCHITECTURE & DESIGN

Quality design should integrate all components of a transit-oriented neighborhood to reflect one unified, attractive environment.

5. MIX OF USES

A variety and intensity of land use and activities should be provided within walking distance of transit facilities.

6. CREATIVE PARKING MANAGEMENT

Parking should be managed so that automobile access is balanced with transit, pedestrian and bicycle travel.

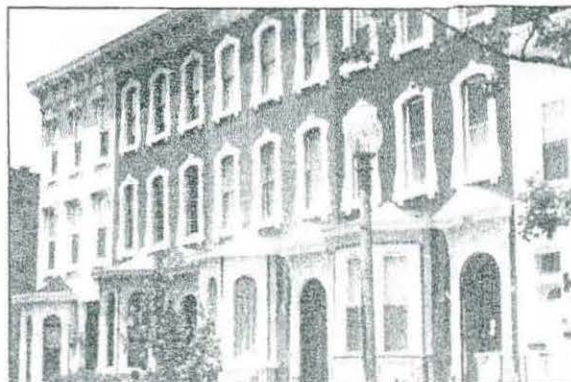
B. Create an environment that supports transit use and neighborhood investment.

- Promote compact development around transit facilities to shift neighborhood focus from automobile travel by making many daily activities accessible by transit and walking.
- Create a street wall of buildings to provide retail, employment and housing opportunities that open onto the sidewalk, defining a vibrant walking environment with access to transit.
- Stimulate reinvestment in neighborhoods by creating a variety of development opportunities. Access to many destinations and transit results in a compact vibrant environment.





High-density residential or mixed land uses are desirable in the immediate vicinity of transit stations.



Moderate density residential units are appropriate in the mixed-use zone around transit stations.



Low-density residential dwellings like the one above in Congress Heights are appropriate farther from the defined center.

D. Transition density and residential types to fit into the surrounding neighborhood.

- Decrease density of development with distance from transit and the neighborhood center to provide a variety of housing and service options. For example, provide high-density housing in close proximity to transit stops, moderate density housing as you move away from the center and low density housing only in the surrounding neighborhood.
- Encourage a mix of residential units close to transit within the neighborhood center. A change in density can accommodate different housing types and households within an easy walk of transit, jobs and services.
- Encourage increased residential densities in a variety of types in transit centers to provide affordable housing options, access to jobs and services, while supporting diversity.
- Encourage moderate density housing that provides a transition in scale and character at the perimeter of the center while accommodating a variety of household types.
- Accommodate low-density housing outside the defined transit center. While not appropriate at the core, single family homes in the neighborhood support diversity and provide a larger consumer base for nearby commercial services.

EXHIBIT 6

1. The first part of the exhibit is a table showing the results of a survey of 100 people. The table has two columns: 'Age Group' and 'Response'. The data is as follows:

Age Group	Response
18-24	45
25-34	30
35-44	15
45-54	10
55-64	5
65+	5

2. The second part of the exhibit is a line graph showing the percentage of people who responded 'Yes' to a question, plotted against age group. The data is as follows:

Age Group	Percentage Yes
18-24	45%
25-34	30%
35-44	15%
45-54	10%
55-64	5%
65+	5%

3. The third part of the exhibit is a bar chart showing the number of people who responded 'Yes' to a question, plotted against age group. The data is as follows:

Age Group	Number Yes
18-24	45
25-34	30
35-44	15
45-54	10
55-64	5
65+	5

4. The fourth part of the exhibit is a pie chart showing the distribution of responses to a question. The data is as follows:

Response	Percentage
Yes	45%
No	30%
Maybe	15%
Don't Know	10%

5. The fifth part of the exhibit is a table showing the results of a survey of 100 people. The table has two columns: 'Age Group' and 'Response'. The data is as follows:

Age Group	Response
18-24	45
25-34	30
35-44	15
45-54	10
55-64	5
65+	5

6. The sixth part of the exhibit is a line graph showing the percentage of people who responded 'Yes' to a question, plotted against age group. The data is as follows:

Age Group	Percentage Yes
18-24	45%
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7. The seventh part of the exhibit is a bar chart showing the number of people who responded 'Yes' to a question, plotted against age group. The data is as follows:

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65+	5

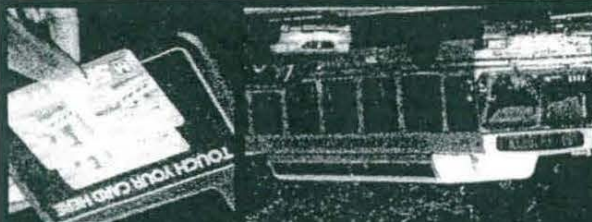
8. The eighth part of the exhibit is a pie chart showing the distribution of responses to a question. The data is as follows:

Response	Percentage
Yes	45%
No	30%
Maybe	15%
Don't Know	10%

Schedule 9-24-06 Reprinted 5-25-07

Serves these locations-
Brinda servicio a estas ubicaciones
Sibley Hospital (D3,D6)
Glover Park (D1)
Georgetown University Hospital
Georgetown
Dupont Circle station
Farragut North station
Farragut West station
Metro Center station
Union Station
Stadium-Armory station (D6)
Government Printing Office (D1,D3)
Intercity Bus Terminal (D1,D3)
Trinidad (D1,D3)
Ivy City (D1,D3)

♿ All Metrobuses are fully accessible and are equipped with lifts or
ramps for wheelchair accessibility
Todos los autobuses de Metro son accesibles a personas con impedimentos
y están equipados con rampas o elevadores para sillas de ruedas



D1,3,6
Sibley Hospital-
Stadium-Armory Line

metrobuses

English-Español

- Use the map to find the stops closest to where you will get on and off the bus.
- Select the schedule (Weekday, Saturday, Sunday) for when you will travel. Along the top of the schedule, find the stop at or nearest the point where you will get on the bus. Follow that column down to the time you want to leave.
- Use the same method to find the times the bus is scheduled to arrive at the stop where you will get off the bus.
- If the bus stop is not listed, use the time shown for the bus stop before it as the time to wait at the stop.
- The end-of-the-line or last stop is listed in ALL CAPS on the schedule.
- Use este mapa para localizar las paradas más cercanas a donde se subirá y bajará del autobús.
- Seleccione el horario (Entre semana, sábado, domingo) de cuando viajará. A lo largo de la parte superior del horario, localice la parada o el punto más cercano a la parada en la que se subirá al autobús. Siga esa columna hacia abajo hasta la hora en la que desea salir.
- Utilice el mismo método para localizar las horas en que el autobús está programado para llegar a la parada en donde desea bajarse del autobús.
- Si la parada del autobús no está listada use la hora que muestra en la parada anterior como la hora de espera en la parada.
- El final de la ruta o la última parada del autobús aparece en letras MAYÚSCULAS en el horario.

Cómo Usar este Horario

- Use este mapa para localizar las paradas más cercanas a donde se subirá y bajará del autobús.
- Seleccione el horario (Entre semana, sábado, domingo) de cuando viajará. A lo largo de la parte superior del horario, localice la parada o el punto más cercano a la parada en la que se subirá al autobús. Siga esa columna hacia abajo hasta la hora en la que desee salir.
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- El final de la ruta o la última parada del autobús aparece en letras MAYÚSCULAS en el horario.

Weekday Eastbound — Entre semana con dirección al este

Route Number	Sibley Hospital	Q St. & MacArthur Blvd. NW (Foxhall Village)	41st St. & Davis Pl. NW (Glover Park)	35th St. & Winfield La. NW (Reservoir Rd.)	Massachusetts Ave. & 20th St. NW (Dupont Circle)	K & 17th Sts. NW (Farra-gut N&W)	13th & G Sts. NW (Metro Center)	E & 7th Sts. NW	North Capitol St. & Massachusetts Ave. NE (UNION STA-TION)	Massachusetts Ave. & 1st St. NE (Union Station)	D & 8th Sts. NE	STA-DIUM-AR-MORY	K & 8th Sts. NE	New York Ave. & 16th St. NE (IVY CITY)
AM Service — Servicio matutino														
D6	5:14	5:22	-	5:27	5:35	5:41	5:47	5:51	-	5:57	6:03	6:10	-	-
D6	5:44	5:52	-	5:57	6:05	6:11	6:17	6:21	-	6:27	6:33	6:40	-	-
D6	6:11	6:19	-	6:24	6:32	6:38	6:44	6:48	-	6:54	7:00	7:07	-	-
D6	6:29	6:38	-	6:45	6:53	7:01	7:07	7:13	-	7:20	7:25	7:34	-	-
D6	6:49	6:58	-	7:05	7:13	7:21	7:27	7:33	-	7:40	7:45	7:54	-	-
D1	-	-	7:10	7:20	7:30	7:37	7:44	7:50	7:56	-	-	-	-	-
D6	7:07	7:18	-	7:25	7:35	7:42	7:49	7:55	-	8:03	8:10	8:17	-	-
D1	-	-	7:26	7:36	7:46	7:53	8:00	8:06	8:12	-	-	-	-	-
D6	7:24	7:35	-	7:42	7:52	7:59	8:06	8:12	-	8:20	8:27	8:34	-	-
D1	-	-	7:41	7:51	8:01	8:08	8:15	8:21	8:27	-	-	-	-	-
D6	7:39	7:50	-	7:57	8:07	8:14	8:21	8:27	-	8:35	8:42	8:49	-	-
D1	-	-	7:51	8:02	8:13	8:23	8:30	8:36	8:43	-	-	-	-	-
D1	-	-	8:00	8:11	8:22	8:32	8:39	8:45	8:52	-	-	-	-	-
D6	7:54	8:06	-	8:14	8:25	8:35	8:42	8:48	-	8:57	9:03	9:11	-	-
D1	-	-	8:08	8:19	8:30	8:40	8:47	8:53	9:00	-	-	-	-	-
D1	-	-	8:15	8:26	8:37	8:47	8:54	9:00	9:07	-	-	-	-	-
D6	8:09	8:21	-	8:29	8:40	8:50	8:57	9:03	-	9:12	9:18	9:26	-	-
D1	-	-	8:22	8:33	8:44	8:54	9:01	9:07	9:14	-	-	-	-	-
D1	-	-	8:29	8:40	8:51	9:01	9:08	9:14	9:21	-	-	-	-	-
D6	8:23	8:35	-	8:43	8:54	9:04	9:11	9:17	-	9:26	9:32	9:40	-	-
D1	-	-	8:40	8:51	9:02	9:12	9:19	9:25	9:32	-	-	-	-	-
D6	8:39	8:51	-	8:59	9:10	9:20	9:27	9:33	-	9:42	9:48	9:56	-	-
D1	-	-	8:53	9:04	9:15	9:25	9:32	9:38	9:45	-	-	-	-	-
D6	8:55	9:07	-	9:15	9:26	9:36	9:43	9:49	-	9:58	10:04	10:12	-	-
D6	9:10	9:22	-	9:30	9:41	9:51	9:58	10:04	-	10:13	10:19	10:27	-	-
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D6	10:26	10:34	-	10:41	10:49	10:57	11:05	11:10	-	11:19	11:23	11:33	-	-
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D6	11:26	11:36	-	11:43	11:53	12:03	12:12	12:19	-	12:27	12:33	12:42	-	-
D6	11:46	11:56	-	12:03	12:13	12:23	12:32	12:39	-	12:47	12:53	1:02	-	-
PM Service — Servicio vespertino														
D6	12:06	12:16	-	12:23	12:33	12:43	12:52	12:59	-	1:07	1:13	1:22	-	-
D6	12:26	12:36	-	12:43	12:53	1:03	1:12	1:19	-	1:27	1:33	1:42	-	-
D6	12:46	12:56	-	1:03	1:13	1:23	1:32	1:39	-	1:47	1:53	2:02	-	-
D6	1:06	1:16	-	1:23	1:33	1:43	1:52	1:59	-	2:07	2:13	2:22	-	-
D6	1:26	1:36	-	1:43	1:53	2:03	2:12	2:19	-	2:27	2:33	2:42	-	-
D6	1:48	1:58	-	2:05	2:15	2:25	2:34	2:41	-	2:49	2:55	3:04	-	-
D6	2:08	2:18	-	2:25	2:35	2:45	2:54	3:01	-	3:09	3:15	3:24	-	-
D6	2:29	2:39	-	2:47	2:55	3:05	3:13	3:19	-	3:26	3:32	3:42	-	-
D3	-	-	-	-	3:01	3:11	3:19	3:25	3:31	-	-	-	3:38	3:51
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D6	2:55	3:05	-	3:13	3:21	3:31	3:39	3:45	-	3:52	3:58	4:08	-	-
D3	3:05	3:15	-	3:23	3:31	3:41	3:49	3:55	4:01	-	-	-	4:08	4:21
D6	-	-	-	-	3:33	3:43	3:51	3:57	-	4:04	4:10	4:20	-	-
D6	3:15	3:25	-	3:33	3:41	3:51	3:59	4:05	-	4:12	4:18	4:28	-	-
D6	3:25	3:35	-	3:43	3:51	4:01	4:09	4:15	-	4:22	4:28	4:38	-	-
D3	-	-	-	-	3:59	4:09	4:17	4:23	4:29	-	-	-	4:36	4:49
D6	3:25	3:45	-	3:53	4:01	4:11	4:19	4:25	-	4:32	4:38	4:48	-	-

How to use this timetable

- Use the map to find the stops closest to where you will get on and off the bus.
- Select the schedule (Weekday, Saturday, Sunday) for when you will travel. Along the top of the schedule, find the stop at or nearest the point where you will get on the bus. Follow that column down to the time you want to leave.
- Use the same method to find the times the bus is scheduled to arrive at the stop where you will get off the bus.
- If the bus stop is not listed, use the time shown for the bus stop before it as the time to wait at the stop.
- The end-of-the-line or last stop is listed in ALL CAPS on the schedule.

Weekday Westbound — Entre semana con dirección al oeste

Route Number	New York Ave. & 16th St. NE (Ivy City)	K & 8th Sts. NE	Stadium-Armory	C & 8th Sts. NE	Columbus Circle & 1st St. NE (Union Station)	North Capitol St. & Massachusetts Ave. NW (Union Station)	E & 7th Sts. NW	13th & G Sts. NW (Metro Center)	K St. & Connecticut Ave. NW (Farragut N&W)	P & 22nd Sts. NW (DUPONT CIRCLE)	Reservoir Rd. & 35th St. NW (GEORGE TOWN)	39th & Calvert Sts. NW (GLOVER PARK)	MacArthur Blvd. & Q St. NW (Foxhall Village)	SIBLEY HOSPITAL
AM Service — Servicio matutino														
D6	-	-	4:11	4:18	4:22	-	4:28	4:32	4:39	4:45	4:53	-	5:00	5:08
D6	-	-	4:41	4:48	4:52	-	4:58	5:02	5:09	5:15	5:23	-	5:30	5:38
D6	-	-	5:06	5:13	5:17	-	5:23	5:27	5:34	5:40	5:48	-	5:55	6:03
D6	-	-	5:26	5:33	5:37	-	5:43	5:47	5:54	6:00	6:08	-	6:15	6:23
D6	-	-	5:46	5:53	5:57	-	6:03	6:07	6:14	6:20	6:28	-	6:35	6:43
D6	-	-	6:01	6:08	6:12	-	6:18	6:22	6:29	6:35	6:43	-	6:50	6:58
D3	6:12	6:20	-	-	-	6:24	6:30	6:34	6:41	6:47	6:55	-	7:02	7:10
D6	-	-	6:16	6:24	6:28	-	6:36	6:41	6:49	6:58	7:06	-	7:14	7:25
D6	-	-	6:29	6:37	6:41	-	6:49	6:54	7:02	7:11	7:19	-	7:27	7:38
D3	6:34	6:43	-	-	-	6:49	6:57	7:02	7:10	7:19	7:27	-	7:35	7:46
D6	-	-	6:41	6:49	6:53	-	7:01	7:06	7:14	7:23	7:31	-	7:39	7:50
D6	-	-	6:51	6:59	7:03	-	7:11	7:16	7:24	7:33	7:41	-	7:49	8:00
D6	-	-	6:59	7:07	7:12	-	7:19	7:24	7:33	7:41	7:52	-	8:01	8:13
D3/	6:57	7:08	-	-	-	7:16	7:23	7:28	7:37	7:45	7:56	-	-	-
D6	-	-	7:09	7:17	7:22	-	7:29	7:34	7:43	7:51	8:02	-	8:11	8:23
D6	-	-	7:16	7:24	7:29	-	7:36	7:41	7:50	7:58	8:09	-	8:18	8:30
D3/	7:14	7:25	-	-	-	7:33	7:40	7:45	7:54	8:02	8:13	-	-	-
D6/	-	-	7:23	7:31	7:36	-	7:43	7:48	7:57	8:05	8:16	-	-	-
D6	-	-	-	-	-	-	-	-	8:02	8:11	8:21	-	8:28	8:39
D6	-	-	7:30	7:41	7:47	-	7:56	8:01	8:10	8:19	8:29	-	8:36	8:47
D3/	7:33	7:42	-	-	-	7:51	7:58	8:03	8:12	8:21	8:31	-	-	-
D6/	-	-	7:37	7:48	7:54	-	8:03	8:08	8:17	8:26	8:36	-	-	-
D6	-	-	7:45	7:55	8:01	-	8:09	8:15	8:24	8:34	8:43	-	8:52	9:03
D3/	7:48	7:59	-	-	-	8:08	8:16	8:22	8:31	8:41	8:50	-	-	-
D6	-	-	7:55	8:05	8:11	-	8:19	8:25	8:34	8:44	8:53	-	9:02	9:13
D6/	-	-	8:05	8:15	8:21	-	8:29	8:35	8:44	8:54	9:03	-	-	-
D3/	8:03	8:14	-	-	-	8:23	8:31	8:37	8:46	8:56	-	-	-	-
D6	-	-	8:15	8:25	8:31	-	8:39	8:45	8:54	9:04	9:13	-	9:22	9:33
D3/	8:18	8:29	-	-	-	8:38	8:46	8:52	9:01	9:11	9:20	-	-	-
D6/	-	-	8:25	8:35	8:41	-	8:49	8:55	9:04	9:14	-	-	-	-
D6	-	-	8:37	8:45	8:50	-	9:00	9:05	9:15	9:24	9:32	-	9:40	9:48
D3/	8:45	8:54	-	-	-	9:02	9:10	9:15	9:25	9:34	9:42	-	-	-
D6/	-	-	8:52	9:00	9:05	-	9:15	9:20	9:30	9:39	-	-	-	-
D6	-	-	9:08	9:16	9:21	-	9:31	9:36	9:46	9:55	10:03	-	10:11	10:19
D3/	9:15	9:24	-	-	-	9:32	9:40	9:45	9:55	10:04	10:12	-	-	-
D6	-	-	9:28	9:36	9:41	-	9:51	9:56	10:06	10:15	10:23	-	10:31	10:39
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D6	-	-	11:28	11:36	11:41	-	11:51	11:56	12:06	12:15	12:23	-	12:31	12:39
D6	-	-	11:48	11:56	12:01	-	12:11	12:16	12:26	12:35	12:43	-	12:51	12:59

WMATA Service Evaluation Study

Quick Facts

What is the Service Evaluation Study?

The Washington Metropolitan Area Transit Authority (WMATA) is conducting a Service Evaluation Study to examine several Metrobus routes in order to recommend changes that address the strategic needs and problems identified. The study involves the following routes:

- | | |
|---|----------------|
| • Washington Boulevard Line | 2A, 2B, 2C, 2G |
| • Sibley Hospital – Stadium Armory Line | D1, D3, D6 |
| • Glover Park – Dupont Circle Line | D2 |
| • Ivy city – Union Station Line | D4 |
| • MacArthur Blvd – Georgetown Line | D5 |
| • Hospital Center Line | D8 |
| • Prince George's – Langley Park Line | F8 |
| • Eastover – Addison Road Line | P12 |

Why should I be involved?

Transit is all about taking people where they want to go, and no-one knows better where transit riders need to go than the riders themselves. WMATA is hoping that you can help us plan better routes by attending one of the local meetings or submitting comments or suggestions on the project website, <http://www.MetrobusServiceEvaluation.com>, or calling our project hotline at (202) 370-2915.

When are the first-round public meetings?

P12	Wednesday, September 24th	Suitland Community Center
D1-8	Thursday, September 25th	Palisades Branch Public Library
D1-8	Thursday, October 9th	801 North Capitol Street, NW 8th Floor
2A-G	Tuesday, September 30th	Episcopal Church of the Holy Cross (Dunn Loring)
F8	Wednesday, October 1st	Prince George's Plaza Community Center

These meetings are designed to gather information on transit and travel needs from riders and other community residents.

What will be the result of the Study?

The WMATA Service Evaluation Study will result in recommendations for improved service and more efficient bus operations. The initial focus of the study is to identify current deficiencies in the operation of the above-listed lines. Information from the public and from bus drivers and planners will be used to examine ridership, frequency, travel time, reliability, and other quality-of-service indicators for each line.

Because each of the routes listed at the top of the page has different problems, the recommendations for each line will likely be different as well.

Upon completion of the study, WMATA will determine when and how to implement the recommendations based on community needs, available resources and other factors.

What is the Study Schedule?

The study started at the beginning of July and is scheduled to be completed by the end of 2008.

Where can I get more information on the Study?

Visit our website at <http://www.MetrobusServiceEvaluation.com> or leave a message on our project hotline: (202) 370-2915.

EXHIBIT 7

1. The first step in the process is to identify the problem or issue that needs to be addressed.

2. Once the problem is identified, the next step is to gather relevant information and data.

3. After gathering information, the next step is to analyze the data and identify potential causes.

4. Once the causes are identified, the next step is to develop a plan of action to address the problem.

5. The final step in the process is to implement the plan and monitor the results.

6. It is important to note that the process is iterative and may require multiple cycles of analysis and implementation.

7. The goal of the process is to identify the root cause of the problem and implement a solution that prevents it from recurring.

8. The process is a key component of quality management and is used to improve the efficiency and effectiveness of an organization's operations.

9. The process is also used to identify areas for improvement and to develop strategies to address them.

10. The process is a continuous cycle that is ongoing and evolves as the organization's needs and challenges change.

11. The process is a key tool for managing risk and ensuring that the organization is prepared for any potential challenges.

12. The process is a key component of the organization's overall strategy and is used to achieve its long-term goals.

13. The process is a key tool for improving the organization's reputation and ensuring that it is seen as a leader in its industry.

14. The process is a key component of the organization's overall culture and is used to foster a sense of ownership and responsibility among its employees.

15. The process is a key tool for ensuring that the organization is always up-to-date on the latest industry trends and technologies.

16. The process is a key component of the organization's overall risk management strategy and is used to identify and mitigate potential risks.

17. The process is a key tool for ensuring that the organization is always prepared for any potential challenges.

18. The process is a key component of the organization's overall strategy and is used to achieve its long-term goals.

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24. The process is a key component of the organization's overall strategy and is used to achieve its long-term goals.

25. The process is a key tool for improving the organization's reputation and ensuring that it is seen as a leader in its industry.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



Application No. 17276-B of Phillips Park, LLC, pursuant to 11 DCMR 3104.1, for a special exception from section 2516 of the Zoning Regulations to allow the construction of a theoretical lot subdivision for thirty-five single-family homes in the R-1-A zone district at 2101 Foxhall Road, NW, Square 1346, Lot 822.

HEARING DATES: February 15, 2005, February 22, 2005, and March 8, 2005

DECISION DATE: April 5, 2005

MINOR CORRECTION DECISION DATE: September 13, 2005

CORRECTED DECISION AND ORDER

Note: This order corrects Order No. 17276, by reflecting clarifications approved by the Board that make it clear that the Applicant must meet the minimum standards contained section 2516.6 (b), which states that "each means of vehicular ingress and egress to any principal building shall be twenty-five (25 ft.) in width, but need not be paved for its entire width. These corrections are underlined and found below in Findings of Fact No. 12, and in the Conclusions of Law in Subsection 2516.6(b).

On November 18, 2004, Phillips Park, LLC (Phillips or the applicant), filed an application with the Board of Zoning Adjustment (Board) pursuant to 11 DCMR § 3104.1, for a special exception to permit the construction of thirty-three¹ single-family homes on a single subdivided lot. Following three sessions of public hearing, the Board voted to approve the application at a decision meeting held on April 5, 2005.

PRELIMINARY MATTERS

Self-Certification The zoning relief requested in this case was self-certified pursuant to 11 DCMR § 3113.2 (Exhibit 5).

Notice of Public Hearing Pursuant to 11 DCMR 3113.3, notice of the hearing was sent to the applicant, all entities owning property with 200 feet of the applicant's site, the Advisory Neighborhood Commission (ANC) 3D, and the Office of Planning (OP). The applicant posted placards at the property regarding the application and public hearing and submitted an affidavit to the Board to this effect (Exhibit 30).

ANC 3D The subject site is located within the area served by Advisory Neighborhood Commission 3D (the ANC), which is automatically a party to this application. The ANC filed a report indicating that at a public meeting on February 2, 2005, with a quorum present, the ANC voted to support the application subject to various conditions (Exhibit 26). However, the ANC

¹The original application sought approval for thirty-five theoretical lots. However, the applicant modified its proposal after discussions with neighboring property owners.

“Declaration of Julie Moore” that had been submitted by FOW, and the applicant again moved to strike. The Board struck the Declaration submitted by Ms. Haas, also on the ground that the hearing record had been closed.

FINDINGS OF FACT

The Property

1. The subject property is located at 2101 Foxhall Road, NW (Square 1346, Lot 822) in an R-1-A zone in the Ward 3 neighborhood of Wesley Heights. It is bordered by W Street to the north, a portion of 44th Street to the east and a Federal park land, known as the Glover Archbold Park to the east, Whitehaven Park to the south, and Foxhall Road to the west.
2. The property is a large sloping site, containing 713,016 square feet, or just over 16 acres, with a mixture of open areas and some tree stands. It is irregularly shaped, with the Hardy property carved out of the southwest corner. There is 781.56 feet of frontage on W Street, 476.73 feet of frontage along Foxhall Road, and 566.09 feet along 44th Street. The portion of 44th Street to the east is a platted, dedicated street, which contains a District of Columbia Water and Sewer Authority maintained sanitary sewer main, but is unpaved.
3. The property has stood vacant² for some time and has grown fallow, overrun with many species of weed vegetation. Due to the overrun of non-native and weed-species, many of the native trees are either dead, dying, or in poor condition.
4. The property contains 36,541 square feet of natural wetland area (including a 25 foot buffer area), and is located in a natural stream system in the southern portion of the tract. These figures have been confirmed by a formal nontidal wetlands jurisdictional determination performed by the US Army Corps of Engineers (Exhibit 22, Tab 4).
5. The property also contains over three acres of non-natural or “artificial” wetlands that were formed as a result of a long-standing leaky municipal water line. These artificial wetlands are alleged to be entirely fed by the water main leaks.

The Surrounding Area

6. The area surrounding the property consists of residential and institutional uses, as well as the parkland described above. The nearby parkland provides a home for many species of wildlife, including the whitetail deer and several piebald deer.
7. Surrounding residential neighborhoods include approximately eleven houses to the immediate north of the property on the north side of W Street. To the northwest are the Foxhall Crescent, Wesley Heights and Spring Valley developments, on Foxboro Place.
8. Institutional uses surrounding the property include: the Mt. Vernon campus of George Washington University to the west of the property across Foxhall Road, the Belgium chancery just north of the intersection of Foxhall Road and W Street, St. Patrick’s Episcopal Church and

² There were various proposals to develop the property during the 1980s that were abandoned.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment

★ ★ ★
[REDACTED]
[REDACTED]

Application No. 17429 of Friends of St. Patrick's Episcopal Day School, LLC ("FOSP") and the Vestry of St. Patrick's Parish, on behalf of the St. Patrick's Episcopal Church and Day School ("School"), collectively ("FOSP/St. Patrick's" or "Applicant"), pursuant to 11 DCMR § 3104.1 for a special exception to construct a middle and high school campus for 440 students and 100 faculty/staff, under Section 206, and a theoretical lot-subdivision for 18 homes under Section 2516 in the R-1-B Zone District on the Property at 1801 Foxhall Road, N.W. (Lots 825, 826, and 827, Square 1346).

HEARING DATES: February 28, 2006; June 13, 2006
DECISION DATE: July 11, 2006

DECISION AND ORDER

The applicants in this case are the Friends of St. Patrick's Episcopal Day School, LLC ("FOSP") and the Vestry of St. Patrick's Parish, on behalf of the St. Patrick's Episcopal Church and Day School ("School"), collectively ("FOSP/St. Patrick's" or "Applicant"). The FOSP/St. Patrick's filed an application with the Board of Zoning Adjustment ("Board") on September 9, 2005, for a special exception under 11 DCMR § 3104.1 to construct a middle and high school campus for 440 students and 100 faculty/staff, under Section 206, and a theoretical lot-subdivision for 19 single family detached houses under Section 2516, in the R-1-B Zone District, on the Property at 1801 Foxhall Road, N.W. (Lots 825, 826, and 827, Square 1346). The Property abuts National Park Service ("NPS") property on both the eastern boundary (Glover Archbold Park) and the northern boundary (Whitehaven Park).

The Board held a public hearing which began on February 28, 2006, and was continued to, and completed on, June 13, 2006. Following the hearing, at its decision meeting on July 11, 2006, the Board voted 4-0-1 to grant the application for the school special exception, subject to conditions, and separately voted 4-0-1 to grant the application for the Residential Development, subject to conditions.

PRELIMINARY MATTERS

Applicant. The Application was filed jointly by the FOSP and the School. The FOSP, a not-for-profit limited liability corporation, contributed monies and secured debt-capital in order to purchase the Property in 2004 from the Casey Mansion Foundation. FOSP has donated Lot 827 to the School for construction of a middle school and high school. An

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

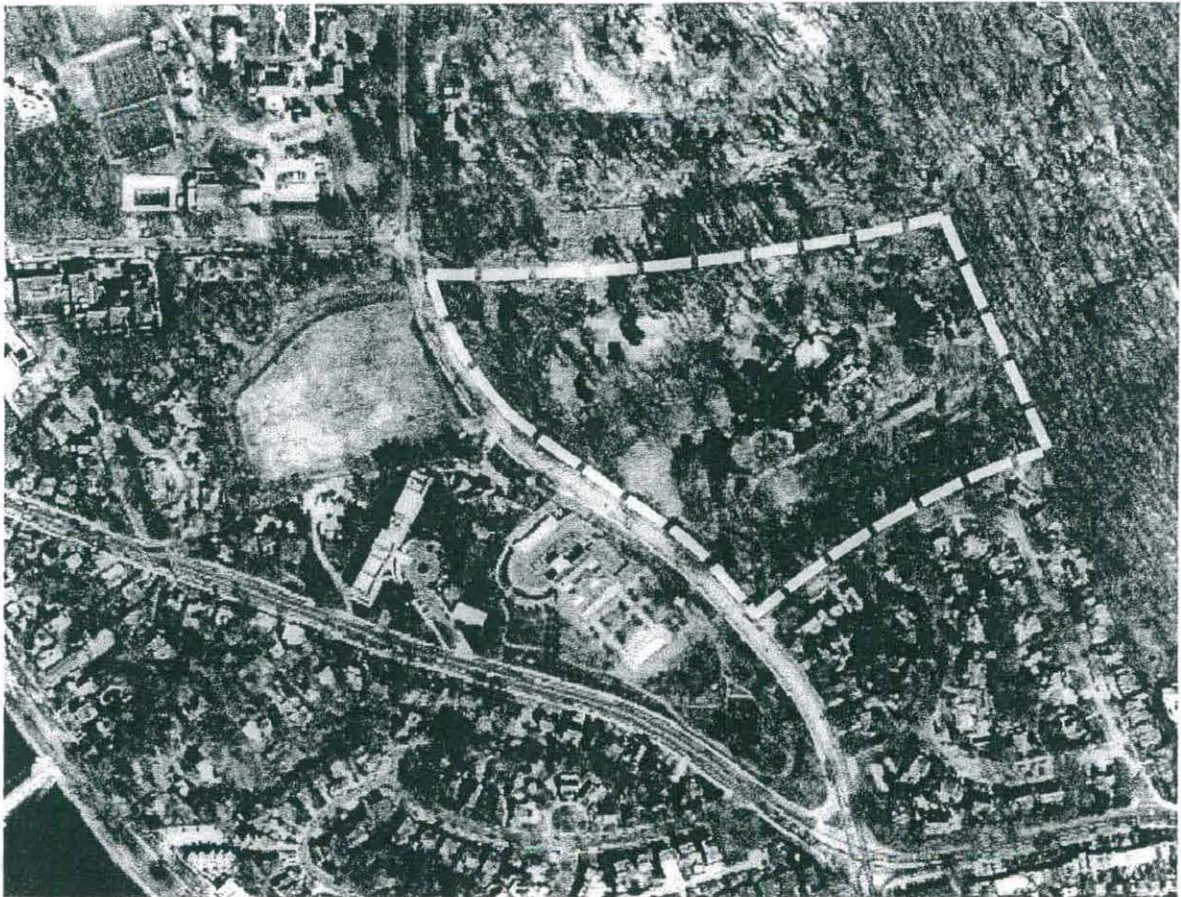
Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

**1801 Foxhall Road, NW
Washington, D.C.**

Environmental Assessment

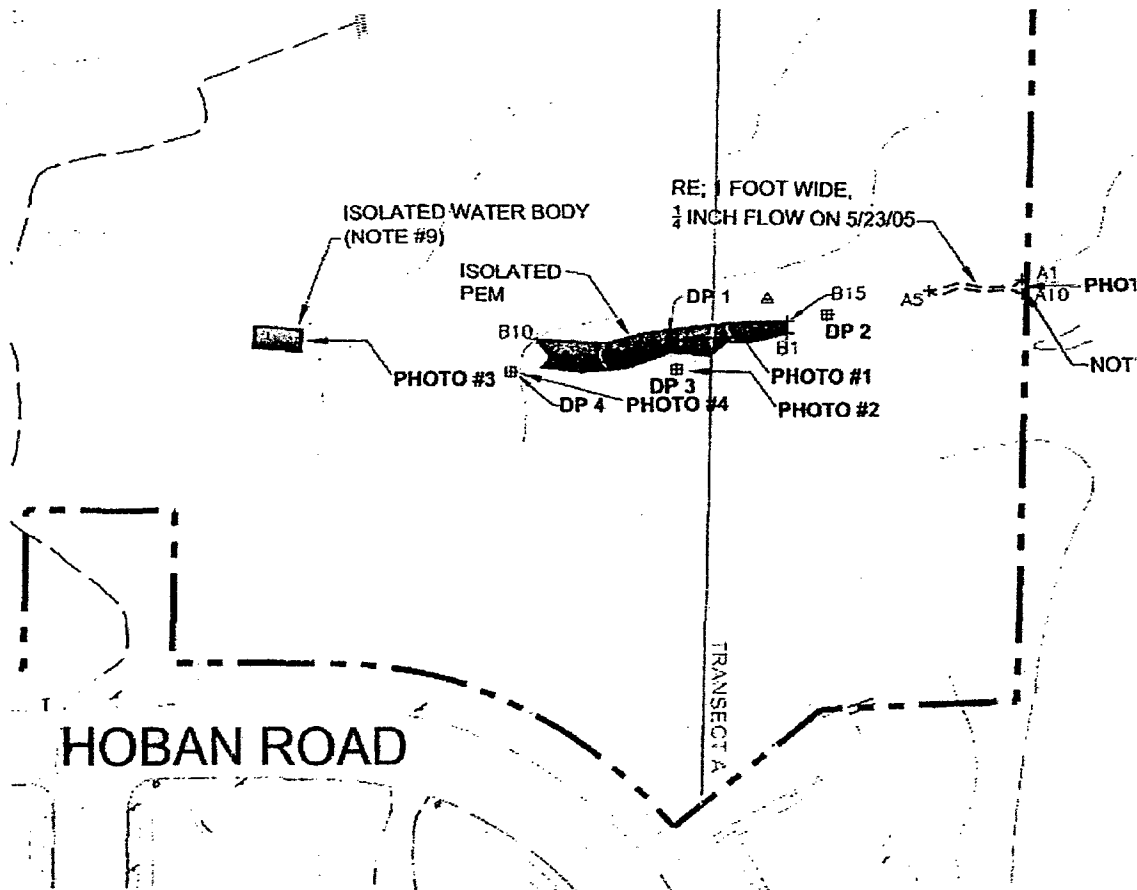


Friends of St. Patrick's Episcopal Day School

October 2005

Approximately 40 feet from the eastern boundary of the site in the southern swale, there is a shallow drainage channel with non-hydric soils and an ordinary high water mark. The primary source of hydrology is surface flow from the upgradient areas (i.e., not groundwater-driven); therefore, the drainage channel is an ephemeral stream. Although this stream receives surface flow from the PEM wetland, there is no jurisdictional connection between the PEM wetland and the ephemeral stream. However, the ephemeral stream continues off-site and drains to Foundry Branch in Glover-Archbold Park. Therefore, the on-site ephemeral stream is a WOUS, and as such, is jurisdictional to the ACOE requiring a Section 404 permit to excavate or fill. The proposed plan protects this WOUS with a 25-foot buffer around it.

Figure 2-1 Area of Wetland Investigation in the Southern Swale of the Site



Source: WSSI, 2005

EXHIBIT 8

Declaration of Julie H. Moore

I, Julie H. Moore, declare and state as follows:

I am a citizen of the state of Virginia I am a conservation biologist by profession who has worked in the southeastern United States for 37 years. I hold an M. S. degree in Botany from the University of North Carolina. I have additional training and two years' experience in identification and mapping of wetlands by the standards prescribed by the US Fish and Wildlife Service. I completed the National Wetlands Inventory Classification and Inventory Training Program, October 1983.

1. I have twice visited the site of Canal Parc as described in the application from Athena Group, LLC, for 4460 MacArthur Boulevard.
2. My first visit was in early September 2008 with Ann Haas; the second was on October 13, 2008 with representatives of the Athena Group and Advisory Neighborhood Commission 3D. On both occasions I walked the property from the access point on MacArthur Boulevard to the south boundary and investigated the wetland and stream features of the site. I have made observations on vegetation, particularly wetland vegetation, hydric features, topographic features supporting stream course and wetlands, topographic features of the entire site and proximity of the site to public land, National Park Service, to the south.
3. With regard to wetland features on the property, I have observed that there are two major areas with stream and wetland features. These different areas will be addressed separately although they are connected hydrologically.
4. From my two site visits, I can conclude that the proposed development has the potential to impact the stream and wetlands during two time periods, preconstruction/construction and have potentially continuing impacts once the project is finished and homes occupied. Also the location of impacts that will result from construction and functioning of the proposed project will occur both on the site and off site.

Impacts will occur while the site is being prepared for construction by removal of existing structures and paving followed by site leveling/contouring and during construction and then additional impacts will occur after construction is complete and when streets as well as the rain garden and open green space on the western boundary of the property are in place.

5. Due to the amount of impervious surface in the proposed project area, the volume of untreated water in the narrow stream channel is likely to increase unless the rain garden and associated open space is carefully designed. The construction of the rain garden and open space unless carefully designed has the potential to result in erosion

into the upper end of the stream channel where there may be small springs that have not been clearly identified.

6. The "enhanced wetland plantings" indicated on proposed site plans, though native species which is commendable, have the potential to destabilize the narrow stream channel due to digging appropriate holes for planting. The same situation is possible in the butterfly garden and wetland overlook but to a lesser degree.
7. In summary, I believe that as the proposed project is planned, the stream running along the southern boundary will most probably be impacted by site leveling/contouring and associated sedimentation before and during construction unless significant and early efforts are made to protect the stream corridor and wetlands. The site of the wetlands contiguous with the site destined to become the wetland overlook and butterfly garden can be seriously impacted by the same activities as the stream unless protected. In addition, the construction equipment should be kept off this future overlook and slope.

If the site is developed as planned, the stream channel will need special attention to make sure that increased volume of water coming from the project site into the narrow channel does not undermine the existing tall wooden retaining wall along the southern boundary as well as the new one to be constructed behind buildings 3 and 4. Existing vegetation is likely to die due to sedimentation, increased water volume and associated micro erosion, and also due to serious shading that will result from the tall buildings that will be 35 to 40 feet from the existing retaining wall.

As water drains from the proposed site through the existing culvert and headwall on to National Park Service property (and soon there after into the Potomac River), initially the increased sediment load will have the potential to impact Federal land, and once the proposed project is in place, the increased volume of untreated water flowing from the proposed project site, will have the likely result of degrading the contiguous Park land.

PURSUANT TO 28 U.S.C. Section 1748, I declared under penalty that the forgoing is the true and correct, and that this Declaration was entered into in Chengdu, China, November 28, 2008.

Julie H Moore
1808 Rupert Street
McLean, Virginia 22101
703-356-1623 (h); 703-358-2096 (o)
November 28, 2008

Julie Moore works in Washington D.C. for the US Fish & Wildlife Service with the Branch of Candidate Conservation in the Endangered Species Program. She is national coordinator for Safe Harbor and Candidate Conservation Agreements and has participated in the development of the Health Forest Reserve Program administered by the Natural Resources Conservation Service. Before transferring to the Fish & Wildlife Service she was an endangered species biologist with the Bureau of Land Management for three years.

Julie Moore has worked on variety of southern forest ecosystems, both uplands and wetlands, most recently with longleaf pine forests and the many associated plant and animal species. Immediately before moving to the Washington area in early 2001, she worked in the piney woods of southern Mississippi for the Mississippi Natural Heritage Program and the Mississippi office of The Nature Conservancy coordinating the Department of Defense funded biological inventory of Camp Shelby National Guard Training Site from 1995 through 1999. She is the author of Managing the Forest and the Trees, a guide for longleaf forest landowners funded by The Nature Conservancy, the Longleaf Alliance, and the Southern Group of State Foresters.

Julie Moore was with the North Carolina Natural Heritage Program for more than a dozen years as a botanist and ecologist specializing fire dependent systems and working with private landowners. As the Protection Specialist she administered the North Carolina Register of Natural Heritage Areas, a voluntary protection program. In this role, she negotiated protection agreements for more than 220 biologically significant sites owned by federal and state agencies and the private sector, providing a technical review of management plans by public and private agencies and assisting landowners of significant biological resources with management programs integrating burning, timber-harvest, recreation and management of rare species and natural communities. Julie Moore regularly presented talks and lectures and organized field workshops on rare species and associated habitats, management needs, land protection options including protection of endangered species and rare habitats through conservation easements.

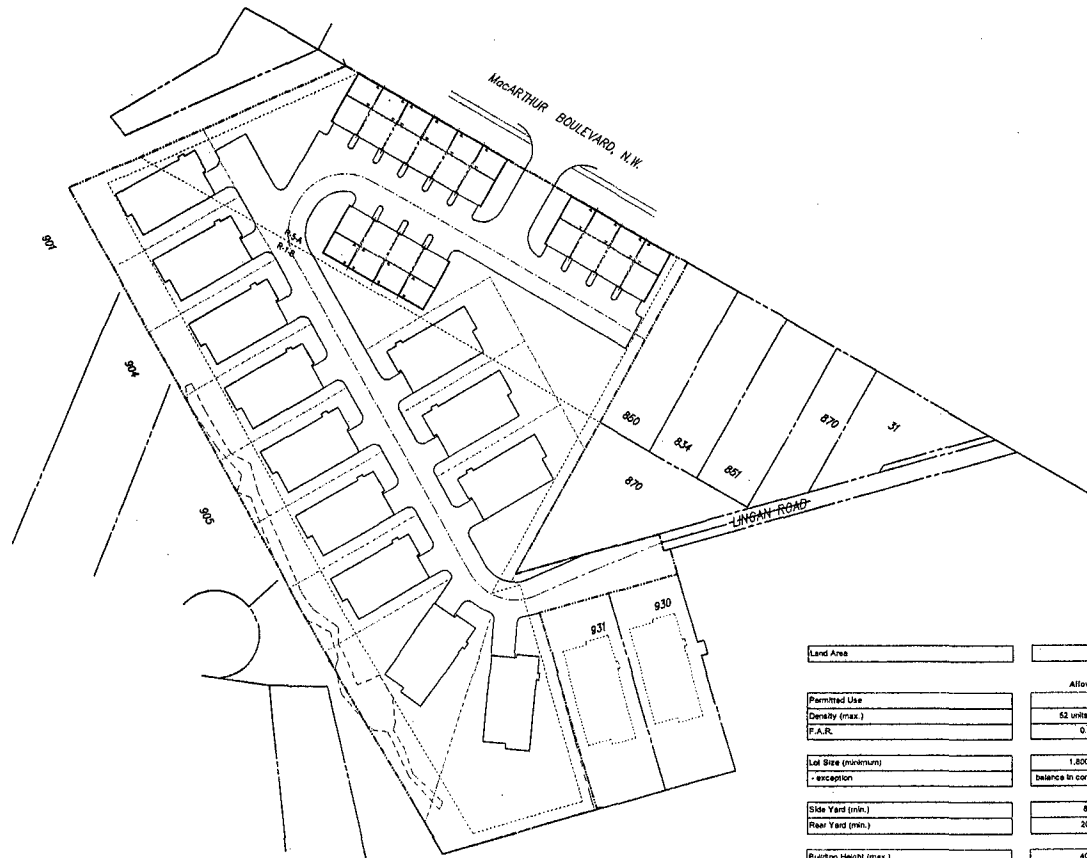
Acting as the Wetlands Inventory Specialist, for the North Carolina Wetlands Inventory Julie Moore initiated the state's wetlands mapping project co-sponsored with US Fish & Wildlife Service. She coordinated wetlands mapping program based on aerial photo interpretation coupled with intensive field surveys. She provided wetlands data and maps to US Army Corps of Engineers, USDA Soil Conservation Service and various state agencies. Frequently presented talks on the scientific concepts of wetlands determinations, wetland species and functions to state and federal agencies.

As director of conservation at Tall Timbers Research Station, she initiated a conservation easement program for the Red Hills region of south Georgia and the Florida panhandle.

Education:

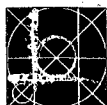
BS Biology, Tulane University
MS Botany, University of North Carolina

EXHIBIT 9



	R-4-A		R-1-B	
Land Area	40249 s.f. (0.92 ac.)		62780 s.f. (1.44 ac.)	
Permitted Use	General Residential		One Family Detached	
Density (max.)	62 units (40%)	14 units	18 du ¹	12
F.A.R.	0.9	0.87 ²	N/A	-
Lot Size (minimum)	1,800 s.f.	1,200 s.f.	5,000 s.f.	5,100 s.f. average
- exception	balance in common spaces		balance in common spaces	
Side Yard (min.)	8'	8'	8'	8'
Rear Yard (min.)	20'	20'	25'	25'
Building Height (max.)	40'	40'	40'	40'
Unit Summary:				
14 Townhouses Units @ 2,280 s.f. ea. approx.				
12 Single Family Residences @ 5,000 s.f. ea. approx.				

1- Unit count based on 5,000 s.f. minimum lot size and 40% coverage.
 2- F.A.R. based on 2,280 gross square feet per unit and the 3,120 square feet of total encroachment from two single family homes.



LESSARD GROUP INC.
 8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182

P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

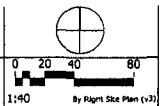
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BY-RIGHT SITE PLAN

SEPTEMBER 12, 2007

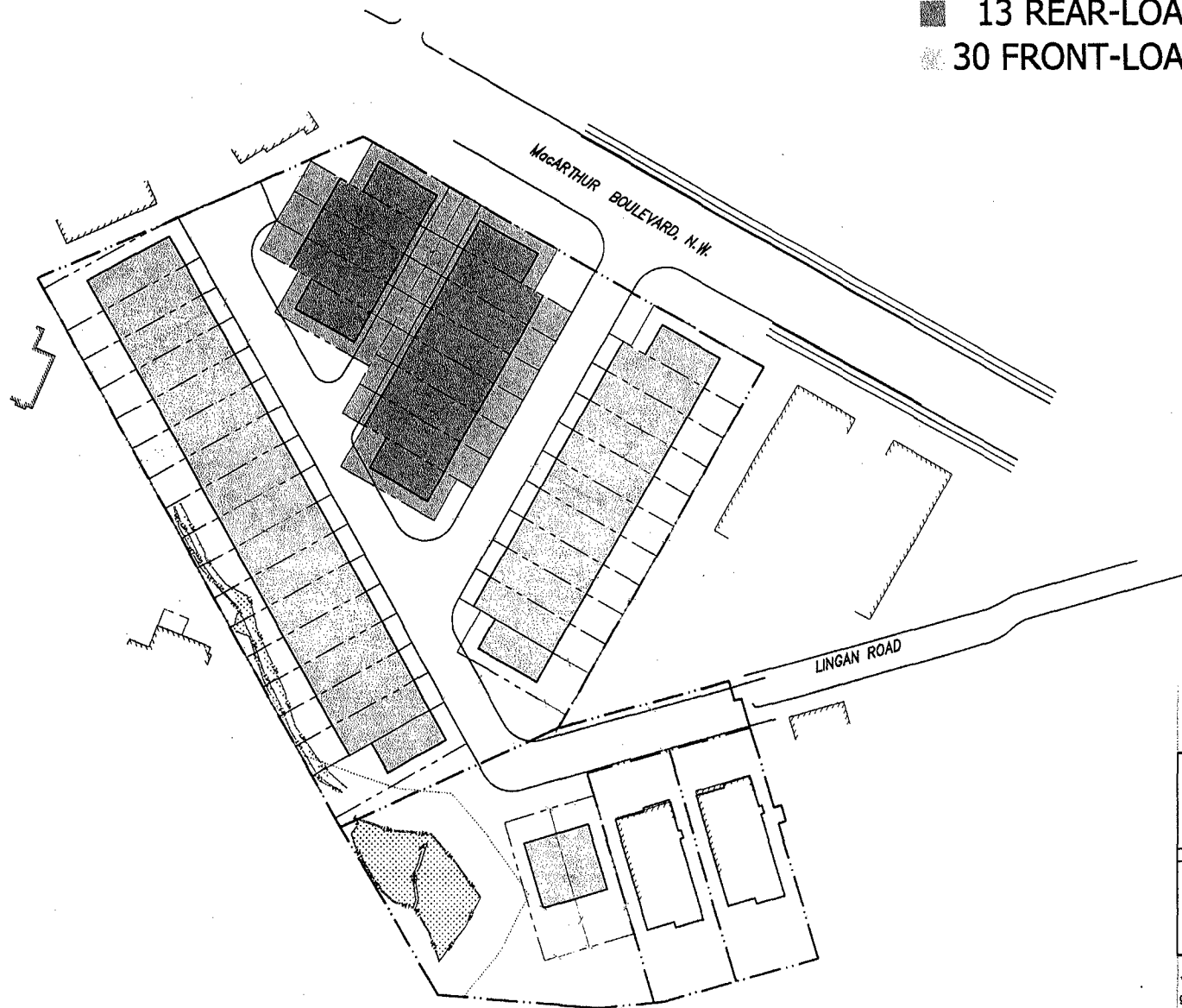
MacARTHUR COURT
 WASHINGTON, DC

ATHENA GROUP
 ATN.003B



SP-1

■ 13 REAR-LOADED 1,800 sf LOTS
 ■ 30 FRONT-LOADED 1,800 sf LOTS
43 LOTS



R-5-A

Maximum	Floor Area Ratio	0.9
	Building Height *	40'
Minimum	Lot Size	1,800 sf
	Side Yard	8'
	Rear Yard	20'

*R-5-A Building Height is measured from the finished grade to the top of the top story ceiling. PUD measures building height from the finished grade to the top of the roof.

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 8521 LEEBSBURG PIKE, SUITE 700 | VIENNA, VA 22182

P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

Conceptual By-Right-Plan

R-5-A

October 31, 2008

Canal Parc
 WASHINGTON DC

Salmac Development LLC c/o Athena Group LLC

ATN.003b

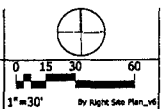


EXHIBIT 10

ANC 3D Testimony
Exhibit 10 slide 1

BTW, Willow
Oak to be
removed

Building Heights

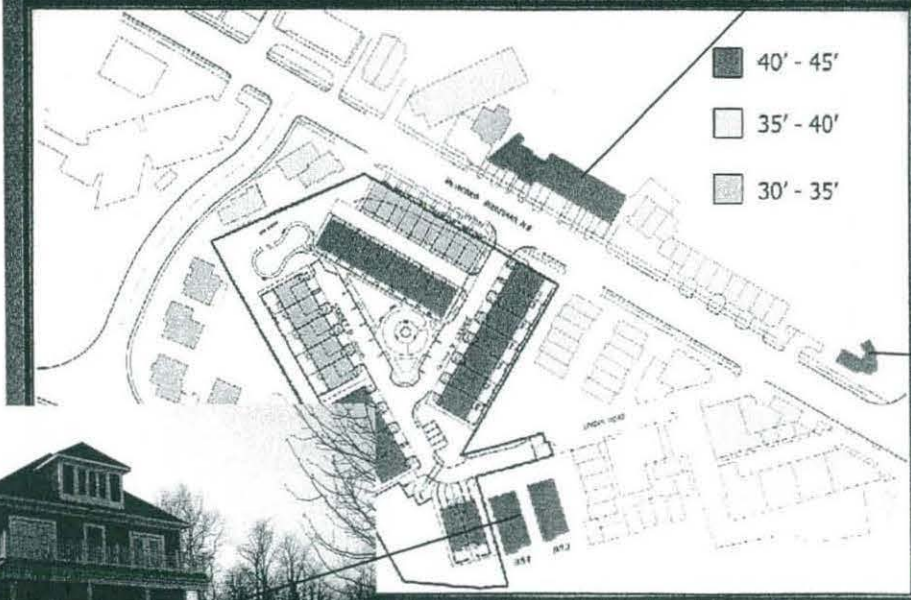
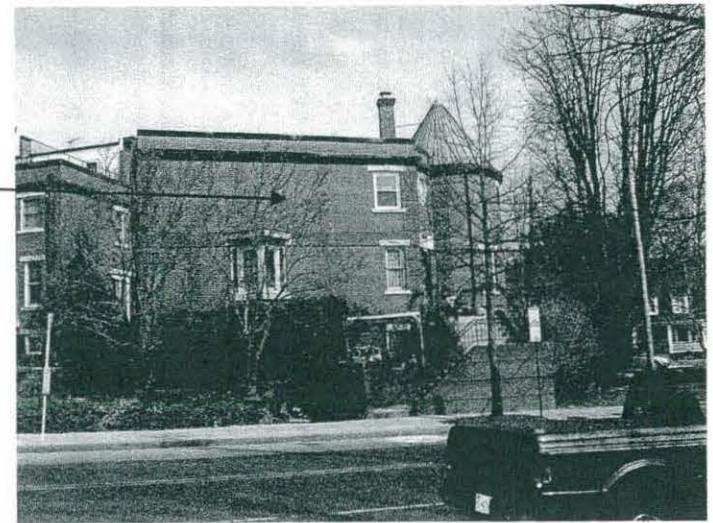
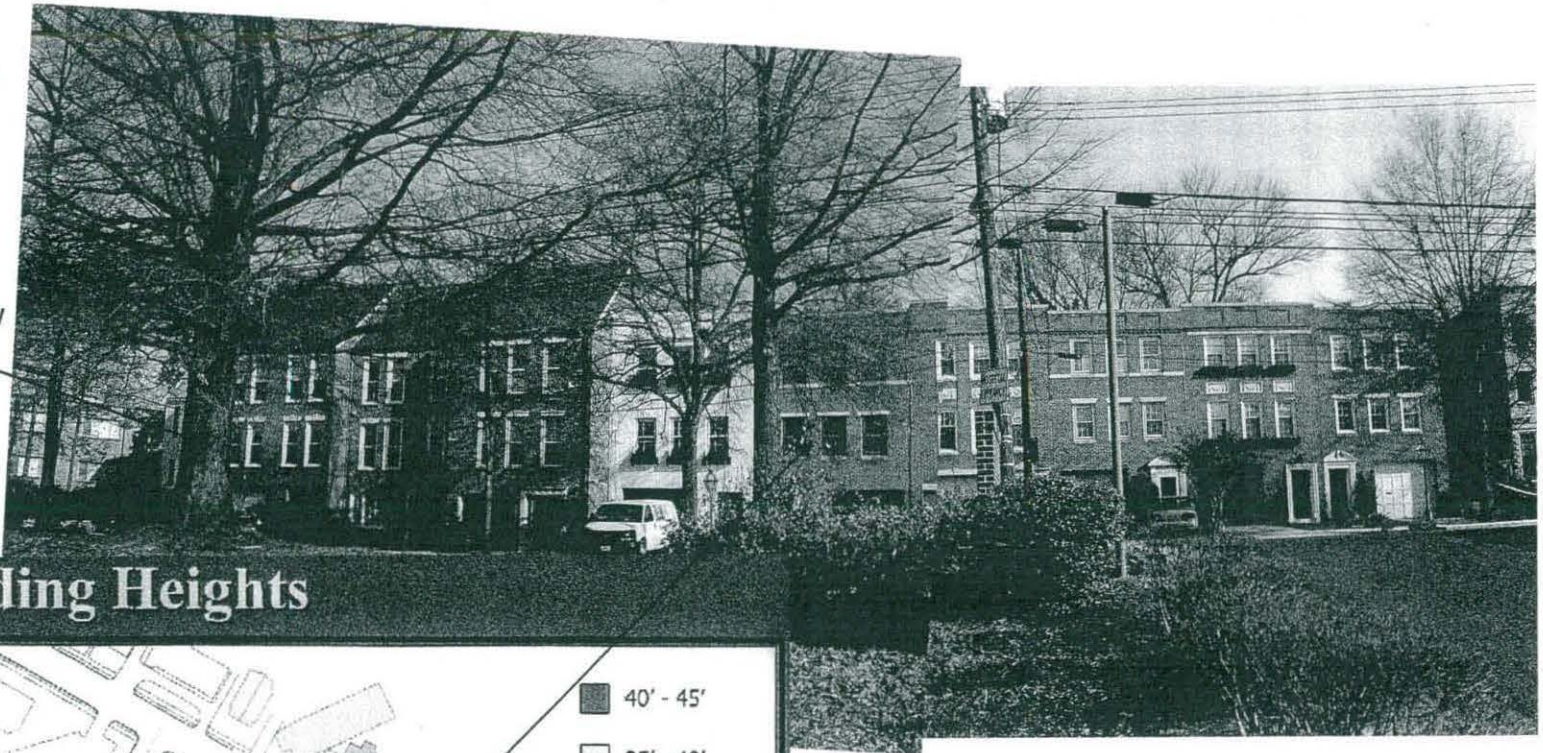
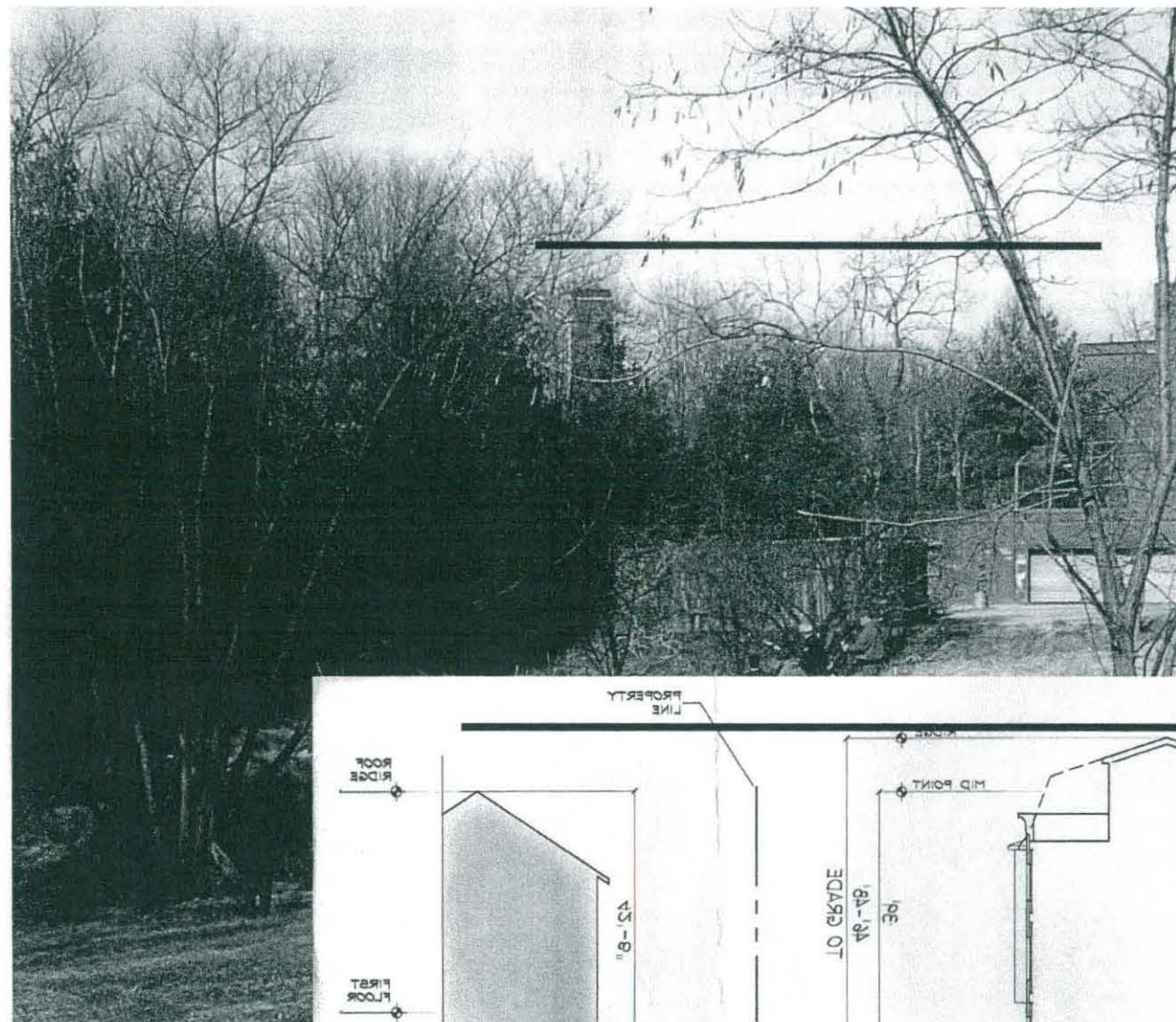


Diagram from Athena
12.01.08 ZC Hearing Presentation

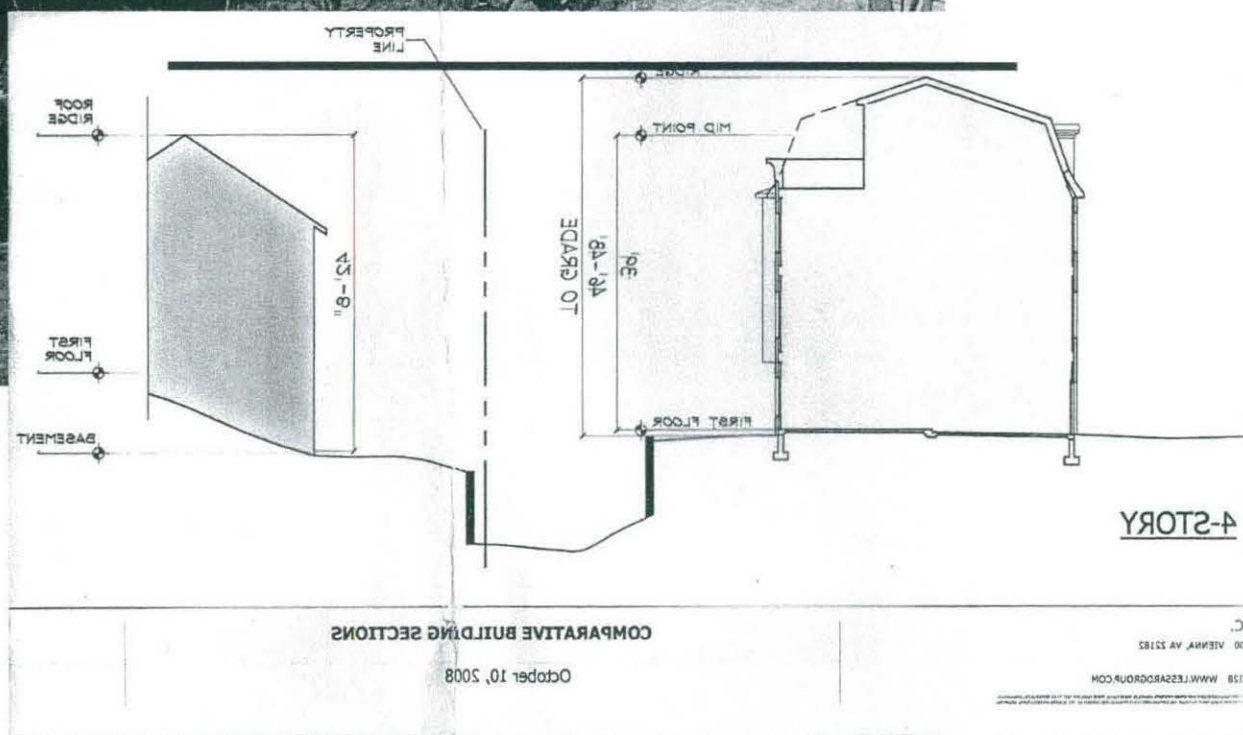




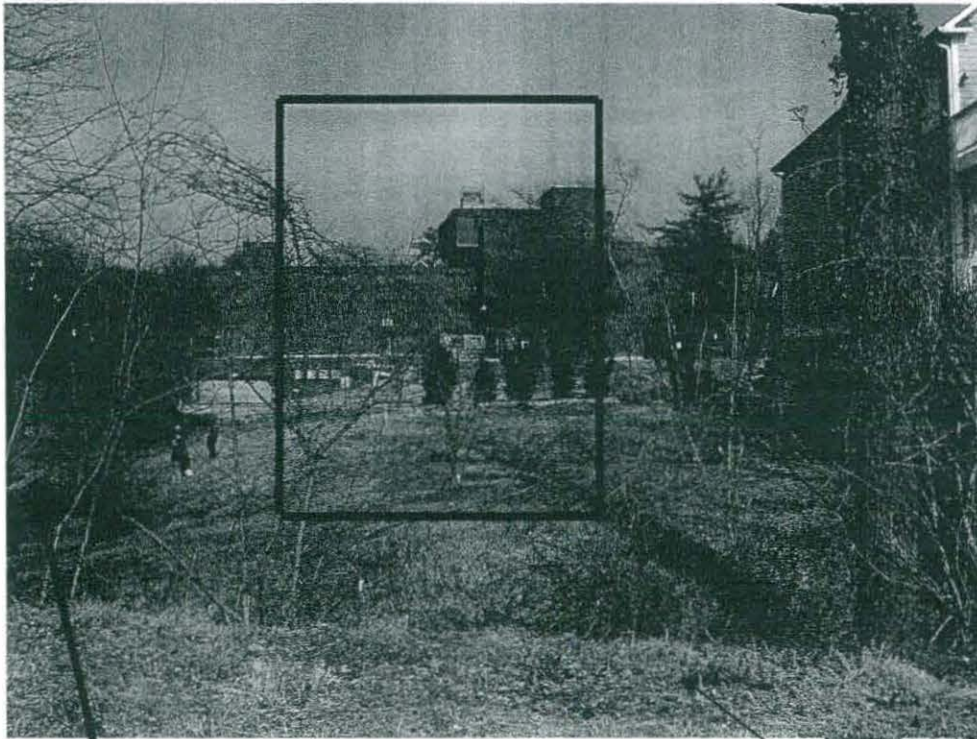
Height of Building #4
4 stories towering over
already high Canal
View House by
applicants own
drawing.

Photo taken 02.09.09 by Bill Crews

Comparison not necessarily to same
scale but close



ANC 3D Testimony
Exhibit 10 slide 2



Wetland Spring

Approximate location

Lines indicate opposite
views of photos –
basically looking at each
other

ANC 3D Testimony
Exhibit 10 slide 3

Estimate mass of Building #5

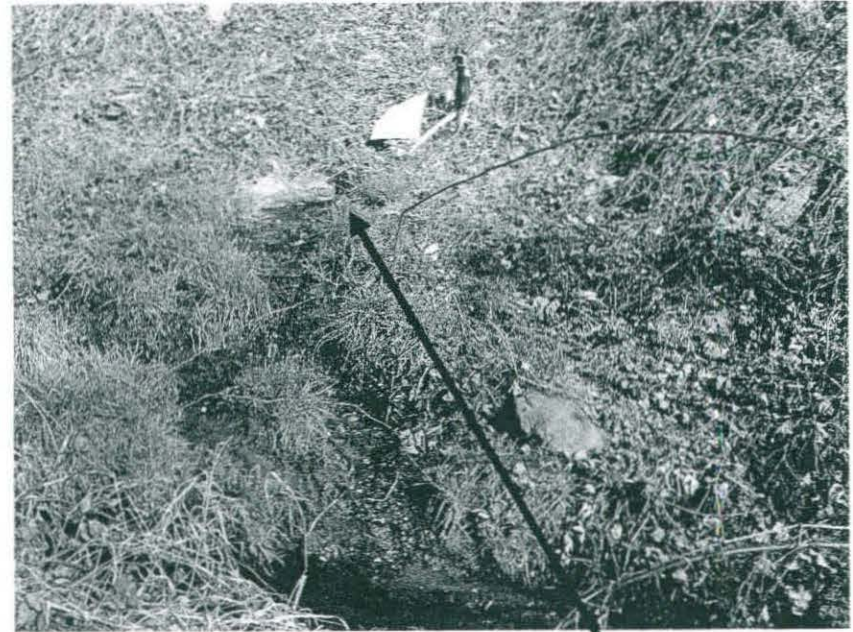
Photos by Bill Crews 02.09.09

not necessarily to scale





Sample of trash &
debris currently in
stream and
surrounding areas



At least 2 Springs
feed the
stream/wetland
from the property



Existing Rushes &
other wetland
vegetative plants

Photos taken by Bill crews
02.09.09

ANC 3D Testimony
Exhibit 10 slide 4



View of MacArthur Blvd
existing tree-scape

Willow Oaks marked for
removal
Street Trees fate unknown

