

Canal Parc

Zoning Commission Public Hearing Case 08-21

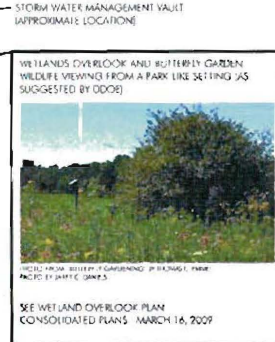
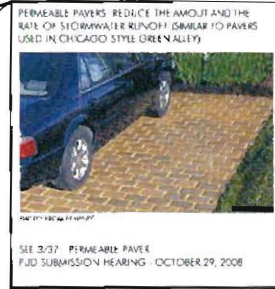
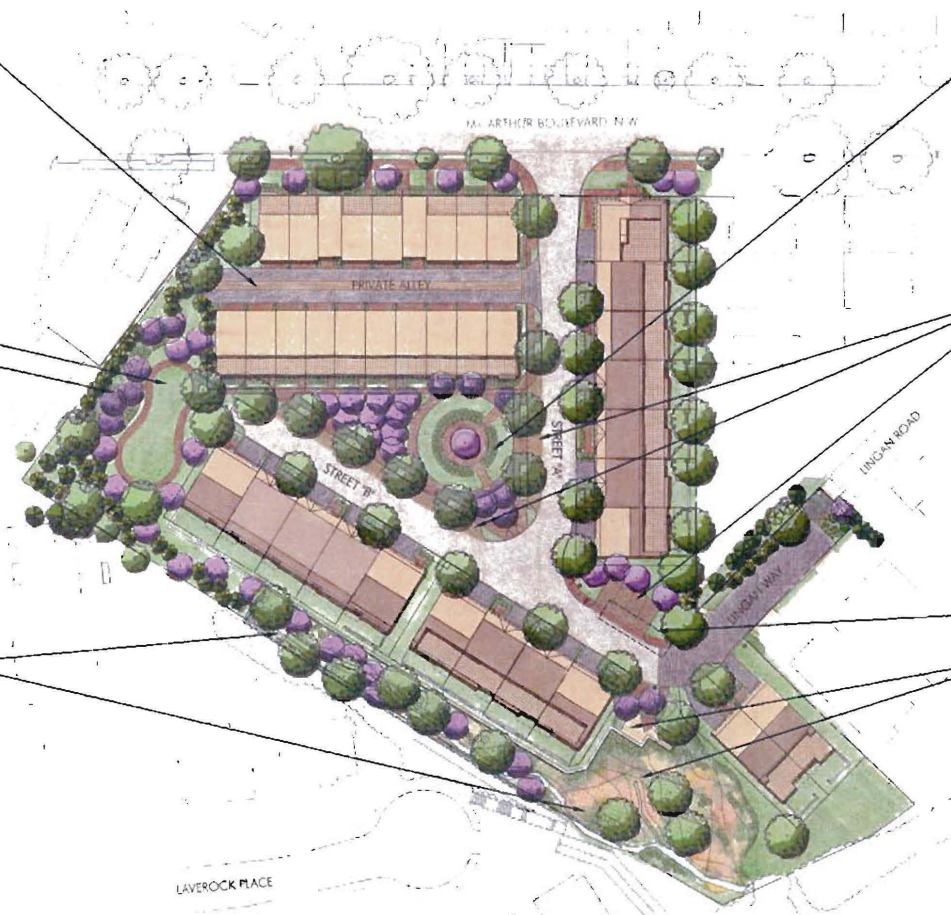
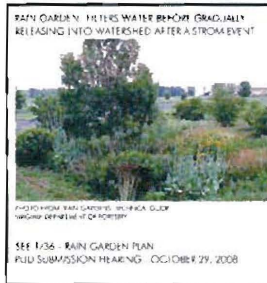
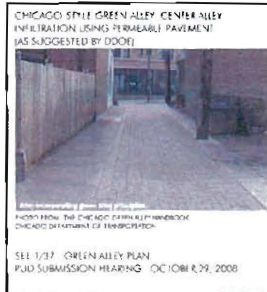
March 16, 2009

ZONING COMMISSION
CASE No. 08-21
EXHIBIT No. 73A1



ZONING COMMISSION
Canal Parc
District of Columbia
Project No. 08-21
Saimac Development, LLC
EXHIBIT NO. 73A1

Green Development Plan



STUDIO39

Landscaping Architecture, P.C.

1000 Grandview Drive
San Jose, CA 95128
Phone: (408) 261-1111
www.studio39.com

Canal Parc
Saimac Development, LLC

Canal View Association

Additional Requests

Canal View

1. Repair potential construction damage to existing wall
2. Repair potential construction damage to HOA's streets
3. Light & Density
4. Mitigate traffic impacts
5. HOA input into Construction and Traffic Management Plans

Athena Response



Distance from HOA
homes range from 53' to 75' (former 15'); reduced no. of stories building #3



ANC Resolution Checklist

- | | |
|--|--|
| 7. Increase on-street parking spaces from 13 to 25 | No – reduces open space; 13 spaces supported by DDOT and OP |
| 8. Total impervious surface, 50 % max. | No - PUD has 52.5 % |
| 9(a). Covenant to protect Open Space | ✓ PUD Covenant |
| 9(b). Open Space at least 13,500 s.f. | ✓ Total 27,000 s.f. |
| 10. Fountain design flexibility | ✓ |
| 11. Additional Amenities | |
| (a) 5,000 square feet of additional green space | ✓ Total 27,000 s.f. |
| (b) Landscape design for MacArthur Boulevard | ✓ \$50,000 donation |
| (c) Contributions to Neighborhood organizations | ✓ \$15,000 to Palisades Citizens Assoc. |
| 12. Indemnify damage to Canal View wall and wetlands | ✓ |



ANC Resolution Checklist

ANC Resolution

1. Approval not Transferable
- 2(a). Building Three < 38' height
- 2(b). All other Buildings < 40' / 3 stories
3. Flag wetlands, protect per Army Corps & DDOE
4. Increase Road Width to 25'
5. Ample Turnaround for Emergency Vehicles
6. Affordable Units Indistinguishable from Market Rate

Athena Response

✓ **PUD Covenant**



Yes (lot 37) / No – heights are contextually appropriate w/ no adverse impact



No – Increases impervious surface – 20' approved by FEMS & DDOT



FEMS/DDOT approved



Proposed Site Plan

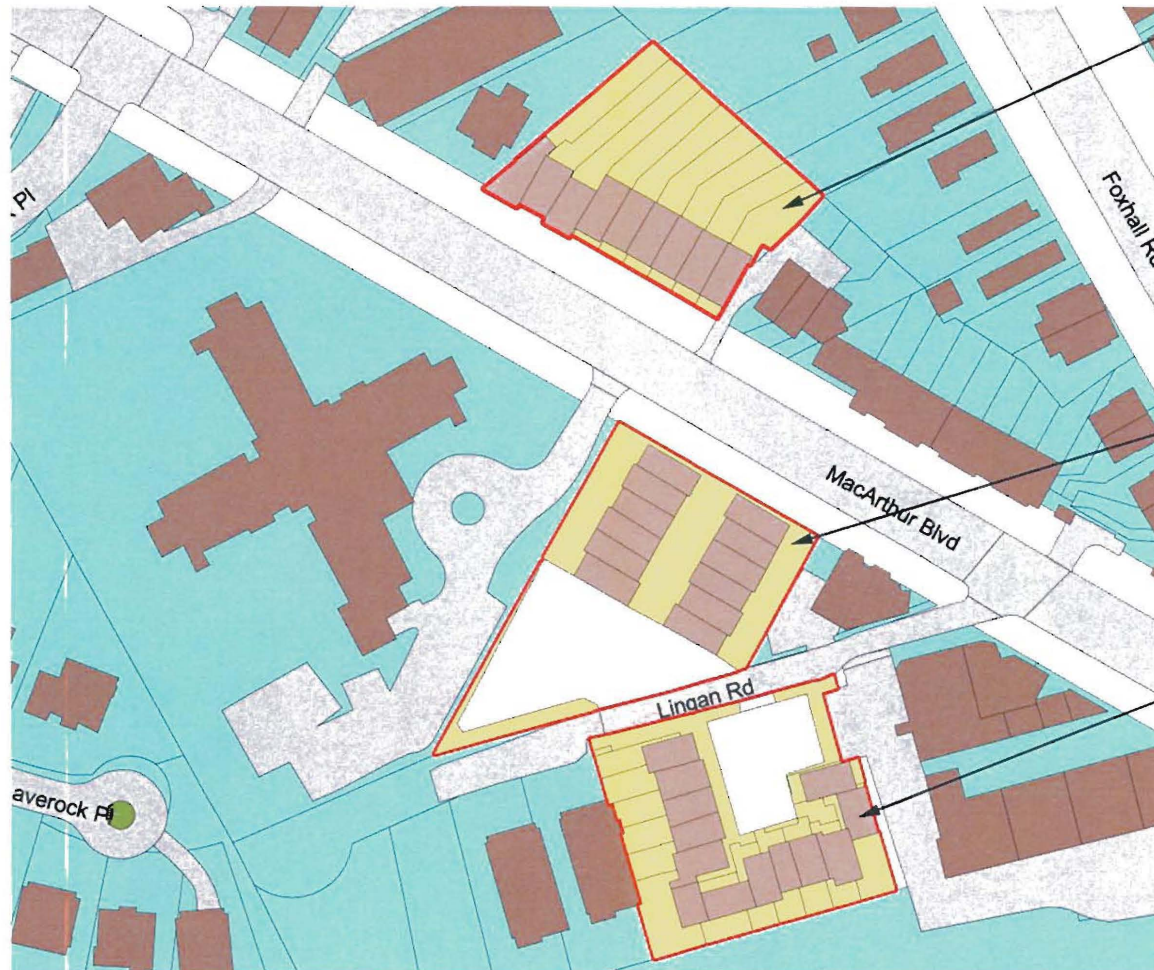


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Saimac Development, LLC

Density



MacArthur Townhomes
 Sq Ft: 19,060
 Acres: 0.44
 DU: 9
 DU/AC: 20.5

Foxhall Mews
 Sq Ft: 25,389
 Acres: 0.58
 DU: 12
 DU/AC: 20.7

Lingan Townhomes
 Sq Ft: 26,265
 Acres: 0.60
 DU: 13
 DU/AC: 21.7

200 0 200 400 Feet



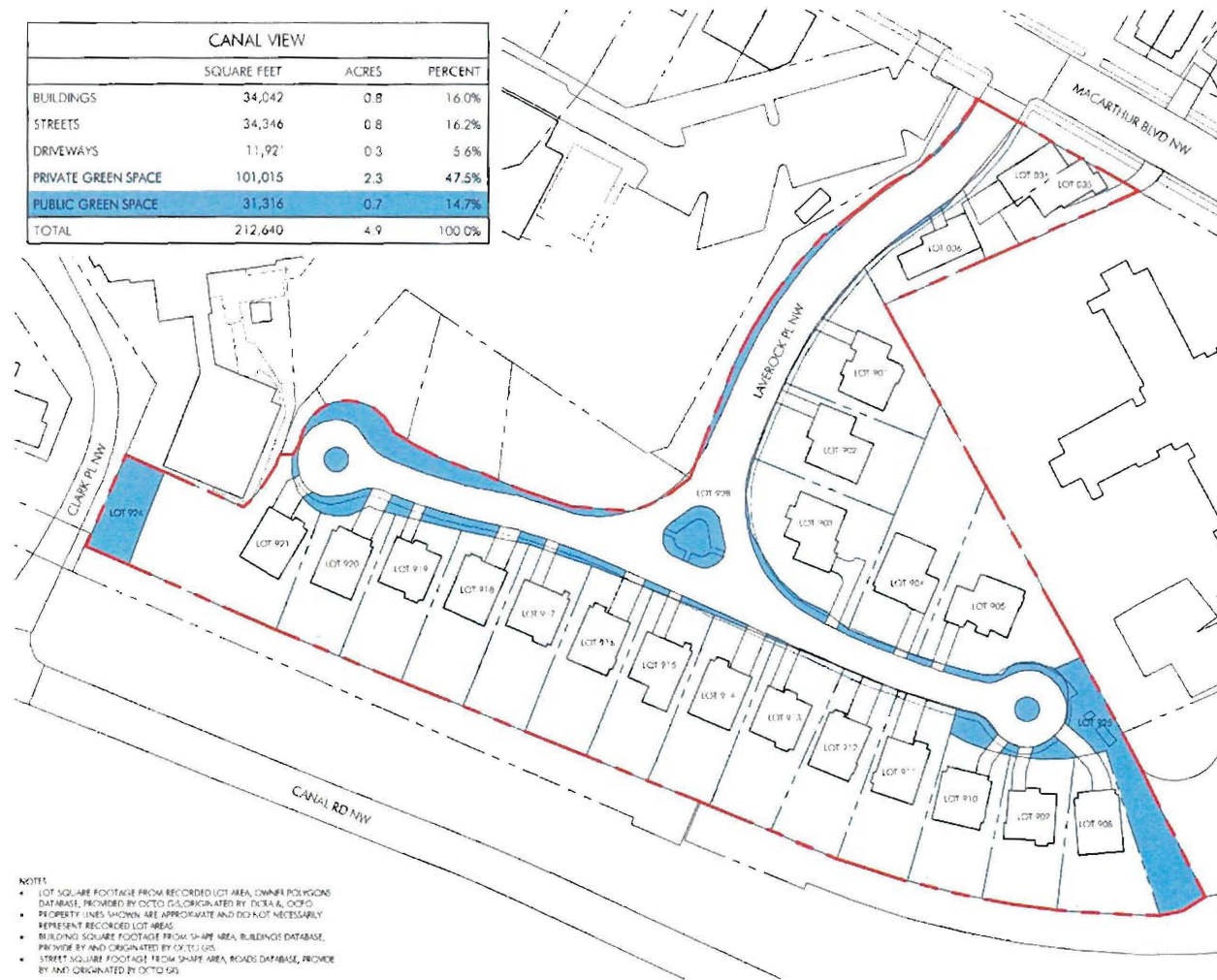
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Canal Parc
 Saimac Development, LLC

Density – Open Space

CANAL VIEW			
	SQUARE FEET	ACRES	PERCENT
BUILDINGS	34,042	0.8	16.0%
STREETS	34,346	0.8	16.2%
DRIVEWAYS	11,921	0.3	5.6%
PRIVATE GREEN SPACE	101,015	2.3	47.5%
PUBLIC GREEN SPACE	31,316	0.7	14.7%
TOTAL	212,640	4.9	100.0%



- LOT SQUARE FOOTAGE FROM RECORDED LOT AREA, CHAIN/POLYGONS DATABASE, PROVIDED BY OCTO GIS, ORIGINATED BY DATA A, OCTO
- PROPERTY LINES SHOWN ARE APPROXIMATE AND DO NOT NECESSARILY REPRESENT RECORDED LOT AREAS
- BUILDING SQUARE FOOTAGE FROM SHAPE AREA, BUILDINGS DATABASE, PROVIDED BY AND ORIGINATED BY OCTO GIS
- STREET SQUARE FOOTAGE FROM SHAPE AREA, ROADS DATABASE, PROVIDED BY AND ORIGINATED BY OCTO GIS

Public = 31,316 s.f. Streets = 34,346 s.f.
Total = 65,662 s.f.

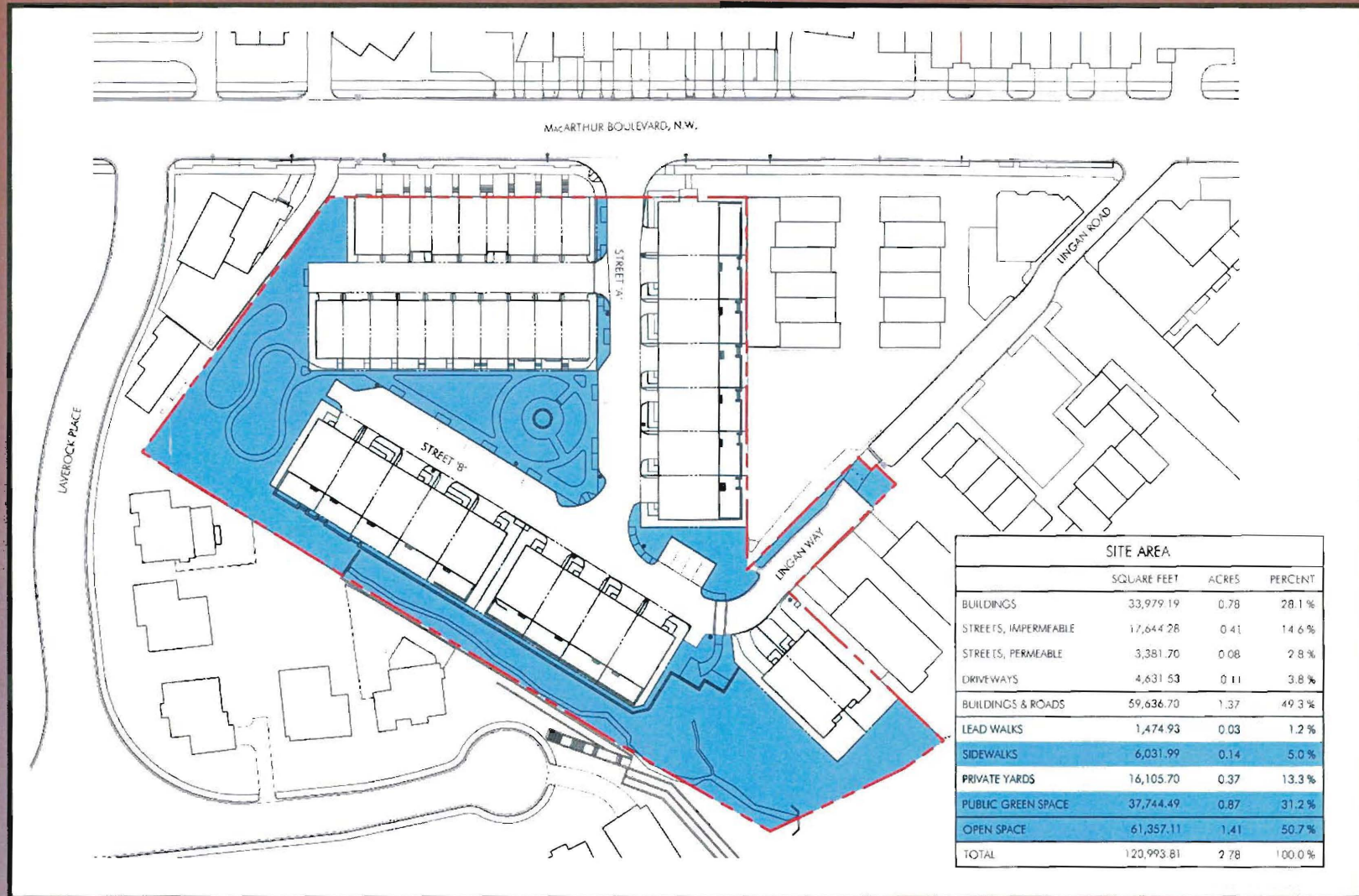


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Canal Parc
Saimac Development, LLC

Density – Open Space



Public = 43,800 s.f. Total = 61,357 s.f.
(excluding roadways)



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