

# CANAL PARC



ZONING COMMISSION CASE NO. 08-21

The Athena Group, LLC

*Supplemental Submission*

October 30, 2008

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CASE NO. 08-21  
EXHIBIT 13

**CANAL PARC**  
**SUPPLEMENTAL SUBMISSION**

On July 28, 2008, the Athena Group, LLC (“**Applicant**”) filed its Pre-Hearing Submission with the Zoning Commission for the consolidated review and approval of a Planned Unit Development (“**PUD**”) and a related Zoning Map Amendment for the property known as Lots 28, 929, 932, 933 in Square 1356 (“**Property**”). This matter is currently scheduled for a public hearing on December 1, 2008. The Applicant provides the enclosed additional information to supplement its previous filings.

**I. Revised Plans**

As a result of feedback from the community and the Office of Planning, the Applicant has refined its plans to provide additional landscaping features such as additional plantings along Lingan Way to buffer existing residences and brick pavers along MacArthur Boulevard to enhance the streetscape. The revised plans show a stronger sensitivity to the adjacent residential properties by strengthening natural buffers between the Project and the surrounding community.

Further, the Applicant has also updated and refined the Project’s elevations to provide a more accurate depiction of the materials and colors proposed for the Project. The proposed townhomes are designed to complement the level of architectural quality and design in the area while still being a unique community for the future residents. The Project is made up of 18 alley units with rear-loaded garages and 19 front-loaded units with rear yards. This diversity of unit types also helps add to its architectural richness.

The site plan connects the homes to the public streets, incorporates the entire development into the existing neighborhood, and enhances the walkability of the streets.

The Plans are attached hereto as Exhibit A.

The use of all alley loaded and front loaded garage house designs of differing scale and building materials creates a dynamic streetscape along both interior and exterior street. The fronts of the townhomes have a mixture of details and rich materials consistent with the architectural styles of the surrounding area and found throughout the District of Columbia. The use of townhomes in both alley and front loaded configurations also allow for minimal disturbance of the topography by integrating the homes into the sloping terrain.

## **II. Benefits and Amenities**

In addition to the benefits and amenities proposed in its July 2008 submission, the Applicant is supplementing its previous proposal to incorporate the following additional amenities. A complete list of the benefits and amenities package is attached as Exhibit B.

- Universal Design

Universal design, also known as “accessible design,” encourages building floor plans usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. There are seven principles to universal design: equitable use, flexibility in use, simple and intuitive use, perceptible information, tolerance for error,

low physical effort, and size and space for approach and use. This form of design is often used to make structures accessible for individuals with disabilities.

Universal design includes a wide variety of features – such as wider doorways, entrances, stairways and hallways; easy entrance tubs and showers; accessible appliances; and lever door handles – that make a home comfortable for people of all ages and physical abilities.

Although it may initially seem to be oriented toward residents with disabilities, universal design is, in fact, universal. Most residents will find universal design features useful at some point in their lives. Canal Parc will incorporate elements of universal design offering an alternative lifestyle package to interested buyers and will be available for a majority of the homes. The Applicant has committed to designing the townhouses so that they are consistent with the Universal Design guidelines. Accordingly, the plans attached as Exhibit A reflect this change.

- Construction Management Plan

The Applicant proposes a construction management plan to assure residents that construction of the project will be orderly, legal, and most importantly, that the Applicant will remain accountable during the entire construction period. The Applicant has committed to working during set hours, establishing a rat abatement program, and providing a point of contact for any construction-related complaints or concerns.

The Construction Management Plan is attached as Exhibit C.

- Sustainability:

The Project is a model of sustainability and maximizes the “green” components of development. In line with this commitment, the Applicant has agreed to give each townhouse purchaser the option of including a bike rack in the garage to promote alternative modes of transportation. The US Army Corps of Engineers (“USACE”) has confirmed the wetland boundaries on the PUD site and thus, its jurisdiction. Attached as Exhibit D is a copy of the correspondence from the USACE, as well as an updated wetland delineation map and the Applicant’s environmental consultant’s report on this issue.

The Applicant also submitted its revised site plan to the District Department of the Environment (“DDOE”) for review. DDOE has since concluded that the proposed site plan for the PUD will have “minimal or no impact” on the wetland and stream located on the PUD site. A copy of the DDOE correspondence is attached as Exhibit E.

### **III. Hearing Presentation**

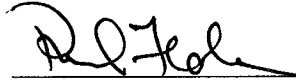
The Applicant anticipates that it will need one hour for its presentation at the hearing on December 1, 2008. It will present four witnesses to testify on its behalf: Gary Cohen will testify as a representative of the Applicant; Jack McLaurin will testify as an expert in architecture; Dan Dove will testify as an expert in landscape architecture; and Chris Kabatt will testify as an expert in traffic engineering. Resumes for Mr. McLaurin, Mr. Dove, and Mr. Kabatt are attached as Exhibit F. Outlines of the witnesses’ testimony are attached as Exhibit G.

#### **IV. Additional Information**

The following additional information is attached for the Zoning Commission's review.

- A. Traffic Study – Exhibit H
- B. Property Owner's List – Exhibit I
- C. Other Filing Requirements, pursuant to the Zoning Regulations – Exhibit J

Respectfully submitted,



Phil Feola



Christine A. Roddy

October 30, 2008