

Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3-D

P.O. Box 40846
Palisades Station
Washington, D.C. 20016

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October 24, 2008

Mr. Phil Feola
Pillsbury, Winthrop Shaw Pittman LLP
2300 N Street NW
Washington DC 20037

Dear Mr. Feola:

Thank you for your participation in ANC3D's October 1, 2008 meeting. We look forward to Athena's further participation in our Nov. 5, 2008 meeting. The purpose of having Canal Parc on our agenda on November 5, 2008 is for Athena to respond to the questions and requests for information that the Commission raised at the October 1st meeting. We have decided to put off our vote on Athena's application until a special meeting at 7 p.m. on November 11 at Sibley's Ernst Auditorium, so that we can thoroughly consider the additional information we anticipate receiving from you on November 5.

To be clear, let me enumerate here the answers to questions and further information we require:

1. A list of all 2008 meetings with the community including the places, dates and attendees of those meetings.
2. Please furnish a model of the proposed development site with heights and setbacks relative to existing surrounding homes and MacArthur Boulevard.
3. Please furnish a second model showing the entire development site as an R-5-A theoretical lot subdivision (without variances or PUD). This should also show heights and setbacks relative to existing, surrounding homes and MacArthur Boulevard.
4. What does the term "cleansing of the wetland" mean in your submission?
5. Please furnish a report from your hydrologist indicating the flow of groundwater on the property and how the proposed new development will redirect the flow, indicate potential impacts to the wetland, new and existing homes and property owned by the National Park Service.
6. Has DDOE done a preliminary or other review of the proposed development? If so, please furnish such report.
7. Please furnish grading plans for the property.
8. Please furnish a construction management plan for the entire development.
9. Please furnish a storm water management plan.
10. What is the short or long term risk associated with/to the wood retaining wall along the face of the rear creek?
11. When will Athena's prehearing application be submitted to the Zoning Committee?

ZONING COMMISSION
District of Columbia

CASE NO.

CE-21

EXHIBIT NO.

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12. Please furnish ANC 3D with a copy of Athena's prehearing application at the November 5 meeting.
13. Please furnish ANC3D with a shadow study of the property
14. All wetland related documents referenced in Athena's November 2007 submission
15. A diagram of where the Army Corps of Engineers staked the wetlands in 2007
16. Please ask the Army Corps of Engineers to replace their 2007 wetland stakes and Bring photos of those markings.
17. Please let us know how much you intend to charge for the "affordable" units.

Very truly yours,


Elizabeth B. Sandza
Chair, ANC3D