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Office of the Director

Memorandum

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, Deputy Director *JS*
Development Review and Historic Preservation

DATE: November 21, 2008

SUBJECT: Final Report – ZC # 08-21 (Canal Parc)
4460 MacArthur Boulevard, NW

APPLICATION

The applicant, The Athena Group, LLC, filed a proposed modification to an approved (Zoning Commission Order #21) (Zoning Commission Case 70-15A) Planned Unit Development (PUD) and related map amendment for the existing Riverside Psychiatric Hospital property. (Square 1356, Lot 836) The modification would allow the property to incorporate three additional lots (Lots 929, 932, and 933) and be redeveloped with 41 three- and four-story rowhouses. At the Zoning Commission meeting, the applicant was directed to submit a new application for the proposed development. The applicant subsequently revised the application and has requested a PUD and related map amendment to rezone the property from the R-1-B and R-5-A district to the R-5-A district. The new proposal would have 37 single-family detached units.

OFFICE OF PLANNING RECOMMENDATION

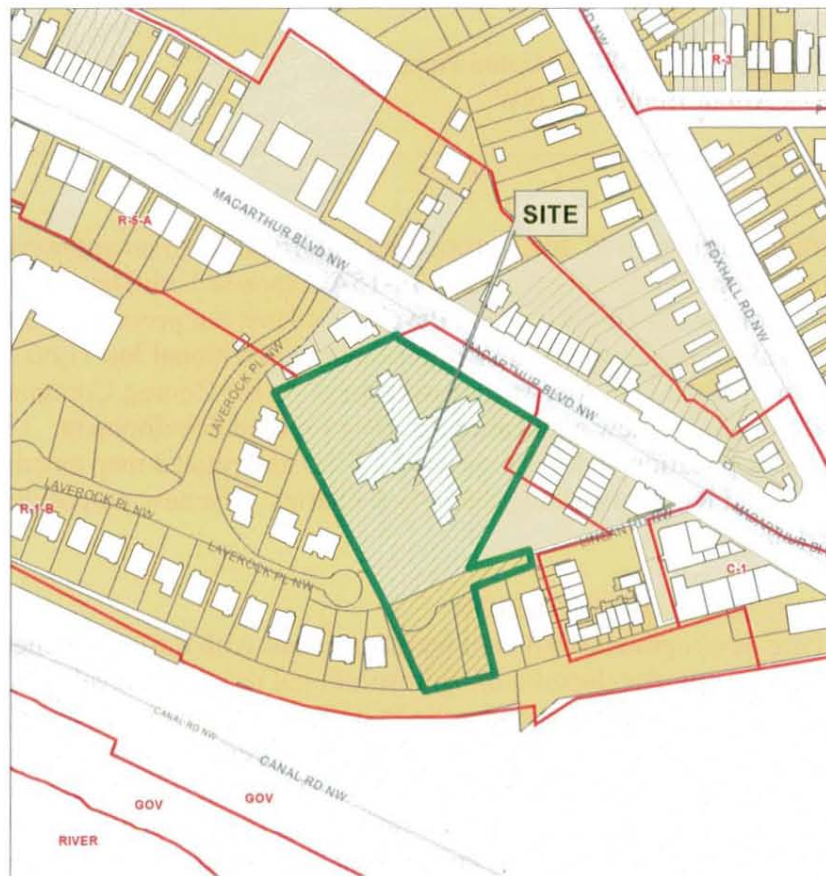
The proposed Canal Parc development would not be inconsistent with the Comprehensive Plan for redevelopment of a site formerly developed with an institutional use. The development would conform to the land use, density, and height allowed under the PUD/R-5-A regulations. The applicant has requested flexibility to reduce some of the required setback requirements on individual lots in order to provide a greater amount of open space for all the residents. The ANC and other residents have expressed concerns about the density, wetland preservation, traffic, and other impacts of the development. The Office of Planning (OP) has encouraged the applicant to continue to work with the community to resolve these issues.

OP supports the proposed development but reserves its recommendation for approval since the applicant is still working with the Fire and Emergency Medical Department (FEMS) to resolve the issue of the turnaround area and provide a new Site Plan to reflect any changes. OP finds the amenity package to be exceptionally light and many of the items listed as amenities are not fully detailed, the level of commitment is unclear, and does not appear to be the expected quality and practice for a development such as this.

ZONING COMMISSION
District of ColumbiaCASE NO. *CE-21*EXHIBIT NO. *25*

SITE AND SURROUNDING AREA

The subject property, 4460 MacArthur Boulevard, NW, is in the Palisades neighborhood and is currently developed with the Riverside Hospital, a psychiatric facility that is no longer in operation. The property is surrounded by a mixture of residential unit types. Across MacArthur Boulevard is a mixture of 3-story apartment buildings, a few single family detached houses and 3-story row houses in the R-5-A district. The Canal View single family detached subdivision is to the north and west in the R-5-A and R-1-B districts. To the east of the site and fronting on MacArthur Boulevard are the Foxhall Mews townhouses and a two-story commercial building in the R-5-A district. At the intersection of MacArthur Boulevard and Lingan Road are two-story commercial buildings in the C-1 district. Along Lingan Road are rowhouses in the R-5-A district and two single family detached houses in the R-1-B district.



Site Location



Aerial Photo

EXISTING MAP AMENDMENT AND PUD APPROVAL

In 1971, Zoning Commission Order #21/Case # 70-15A approved a PUD for a psychiatric institute and a related map amendment to rezone the property from the R-1-B district to the R-5-A district. The PUD approved a structure with a maximum height of 42 feet, a lot occupancy of 23%, and a FAR of 0.89. The hospital was to house up to 200 patients with on-site parking.

PROPOSED DEVELOPMENT

The original PUD was for Square 1356, Lot 836 and consisted of 93,545 square feet. Subsequently, the property was subdivided to create Lot 28 which is slightly larger than the original lot. This proposed application adds three additional lots that were part of an adjacent single family detached subdivision (Lots 929, 932, and 933) which brings the new project site to 120,929 square feet.

In the November 2007 submission the applicant proposed to demolish the existing hospital and redevelop the site with 41, three- and four-story rowhouses. The application was subsequently revised to reduce the number of units from 41 to 37, lower the height of some units on the southern portion of the site and provide a larger open space area adjacent to the properties which front on Laverock Place. Reduction in the number of units also resulted in the reduction of the number of parking spaces from 91 to 53.

Eight units would front on MacArthur Boulevard, while the other units would frame a central landscaped plaza. The main entrance to the development would be off MacArthur Boulevard. A portion of the property includes lots at the end of Ligan Road. The development would have two, 20-foot wide private streets, and an alley. To the rear of the property, along the southern boundary is an environmentally sensitive wetland area which would be enhanced.

PROPOSED ZONING

The site is currently zoned R-5-A as a PUD-related zone. With the demolition of the existing development the property would revert to its underlying R-1-B/R-5-A district. The new application also proposes a PUD related R-5-A rezoning and includes the small southeastern portion of the site that is currently zoned R-1-B to R-5-A.

The proposed R-5-A district permits a mixture of single-family dwellings, flats and apartment buildings. The applicant has proposed rowhouses for the property. The overall goal of the PUD is to permit flexibility of development and other incentives such as increased building height and density provided the project offers a commensurate number or quality of public benefits and that it protects the public health, safety, convenience and welfare. The proposed map amendment coupled with the accompanying PUD is intended to facilitate a site-specific project and ensure a quality development at a scale that is consistent with the adjacent neighborhood.

Since the applicant proposes to re-subdivide the property, the R-5-A district is subject to the requirements of Section 2516, Exceptions to Building Lot Control. The property is to be subdivided into six lots each having a principal building and an seventh lot that includes private streets, parking areas and parks. Further, each building would be further subdivided for a total of 37 residential units.

The following table is a comparison of the development standards of the R-5-A/PUD zone and the proposed development:

	R-5-A PUD Standards	Proposal	Deviation
Area	1 ac. minimum (43,560 sq. ft.)	2.78 acres (120,926 sq. ft.)	n/a
Height	60 ft. maximum	37.75ft. to 49.25 ft	n/a
FAR	1.0 maximum	0.98 (for the entire site)	n/a
Lot Occupancy	40% maximum	31% (for the entire site)	n/a
Rear Yard	20 ft. minimum	Varies/14.5 ft. minimum	5.5 ft. max
Side Yard	12.12 ft min. (3" per ft of height)	Varies/minimum 9.3 feet	4.2 ft. maximum
Parking	1 spaces per unit or 37 spaces	58 spaces	n/a.

Zoning Flexibility

As seen on the table above, the proposal does not meet all the requirements of the PUD/R-5-A district, in the areas of side yard and rear yard flexibility is requested to deviate from the standards. The reduction in yard requirement for the building allows the applicant to combine the space into more public open space. OP does not believe that the proposed reductions would be detrimental to the privacy, or light and air of the adjacent properties or to the future residents of the development.

The applicant is required to submit a table which compares the matter-f-right requirements in the existing zone versus the requirements of the proposed zone as outlined in Section 2403.11(a):

- (a) The extent to which the proposed development would comply with the standards and requirements that would apply to a matter-of-right development under the zone district classification of the site at the time the application is filed;*

OP recommends that the applicant provide such a table to adequately assess the flexibility the applicant is requesting and also to better evaluate the amenity package.

PURPOSE AND STANDARDS FOR PLANNED UNIT DEVELOPMENT

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. A PUD is “*designed to encourage high quality developments that provide public benefits.*” Pursuant to Section 2402.3, the applicant has elected to file a consolidated PUD. The PUD standards state that the “impact of the project on the surrounding area and upon the operations of city services and facilities shall not be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project.”

Land Use and Urban Design

The application proposes a redevelopment of the site with 37 single-family attached (rowhouse) units which would be compatible with the various residential unit types in the neighborhood. Along with the houses, open space and passive recreational areas have been incorporated into the site as well as the preservation of the wetland area and the incorporation of environmentally sustainable features such as a rain garden to augment the overall development.

The separation of the proposed rowhouses from the existing single-family houses to the west and south, the reduction in height of Buildings 3 and 4, and the increased plantings around the perimeter of the site would have less of a visual impact on the existing houses and would result in the enhancement of the overall development.

The proposed development would have units that front directly on MacArthur Boulevard and would help to activate that portion of the corridor unlike the hospital which is setback into the property. The building would be placed along the property line similar to the adjacent building to the east. The units would be predominantly brick veneer along the front façade and all sides of the end units while the rear of the others would have horizontal siding. The units would have front and rear loaded garages and in keeping with the high quality of the materials, the garage would have wooden doors. To encourage families of varying sizes, the development would have a variety in building type, unit sizes, and units with and without rear yards. The proposal would provide a pathway to the rear of Buildings 3 and 4 to allow residents access their rear yards.

Height

Under the PUD regulation the maximum height permitted is 60 feet with no limit on the number of stories. A majority of the buildings in the proposal would be 4 stories with a few having 3 stories. Building heights would range from 37.75 to 49.25 feet measured to the top of the parapet (the measurement to the top of the roof would be between 39 and 50 feet). The higher buildings with 4 stories are internal to the development and since the property slopes down towards the rear, visibility from MacArthur Boulevard is reduced and therefore would not seem to tower over the two and three story buildings along MacArthur Boulevard.

Building 1 which fronts directly on MacArthur Boulevard has a height of 37.75 feet and shows as a three story building at street frontage but has four stories when viewed from the rear of the building due to the site’s topography. Along MacArthur Boulevard, in the vicinity of the property, are a variety of building types, predominantly residential with two and three stories. Across from the subject property are three-story buildings with which the units in Building 1 would be compatible relative to height and

number of stories. Building 6, which is a four story building, would be perpendicular to MacArthur Boulevard and therefore only the side of one unit would front on MacArthur Boulevard.

Building 3, located on the southwestern portion of the site and close to a number of neighboring Canal View houses, would have 4 stories. The height of this building has since been lowered to 38.25 feet and three stories subsequent to the original submission. This reduction in height would to minimize their impact on and views into the adjacent Canal View residences.

The Canal View houses have a maximum height of 40 feet from grade to the top of the roof. Although most of the proposed houses would have heights up to 50 feet to the top of the roof, the impact on adjacent houses to the west and southwest would be minimal due to the topography of the site, the setbacks, and the existing and proposed vegetation. The light and air impact on the buildings to the east is not projected to be significant because of the combined setbacks of approximately 36 feet.

Transportation and Access

The main access into the development would be off MacArthur Boulevard. The property can also be accessed from Lingan Road (east of the subject property). Internally, the development would be served by proposed Street A, Street B and Lingan Way which would all be private streets. The applicant, supported by the property owners adjacent to Lingan Way, proposes that Lingan Way, on the easternmost portion of the site, not be connected to Lingan Road and ultimately to MacArthur Boulevard. The plans show a mountable berm that could provide access to emergency vehicles. However, FEMS have stated that they are not in agreement with the mountable berm and would prefer the streets to be connected. The applicant has stated that they would work with FEMS to resolve the issue prior to the public hearing.

The applicant has proposed a width of 20 feet for Street A, Street B and the alley with Lingan Way having a width of approximately 25 feet. The Department of Transportation (DDOT) has stated that they are receptive to the proposed 20 feet right-of-way provided that FEMS is satisfied that they would provide adequate access to emergency vehicles. DDOT will provide, under separate cover, a report addressing the proposed street widths and the impact of traffic generated by the proposed development on MacArthur Boulevard.

Environment

The applicant proposes a variety of environmental protection measures. Along the southern boundary, of the property are wetlands that are within the Potomac River drainage basin which must be protected from any negative impacts of the development. The applicant has held discussions with the District Department of the Environment (DDOE) and the U.S. Army Corps of Engineers to define the extent of the wetlands on the property and the required setbacks. The applicant has proposed that as part of the development the wetland area would be cleansed and enhanced with appropriate vegetation. The largest wetland area on the southeastern portion of the site would be further enhanced to create a “wetland overlook” (Sheet 04) with a butterfly garden. A sitting area in a park-like setting would create a passive recreational area for residents.

As seen on the applicant’s Green Area Plan (Sheet 03), 46.6 percent of the site would be green. The applicant proposes a stormwater management system to provide both water quality and water quantity control. To accomplish this, the development would incorporate a sand filter and pervious pavement along the alley and the on-street parking spaces and a rain garden which is a bioretention system to filter, recharge ground water, reduce runoff and provide a habitat for native vegetation.

The applicant has stated that improvements would be incorporated that meet the standards of the proposed LEED Neighborhood Development and the standards set by the National Association of Home Builders for green buildings. The applicant provided a National Green Building Program Designer's Report that the project would be designed at Bronze Level. (Attachment 1)

DDOE has reviewed the application and other information submitted regarding the wetlands, stormwater management and other environmental qualities and has stated that a more detailed review of the proposal would be done if the PUD is approved. (Attachment 2– DDOE Report)

The Canal View residents have expressed concerns that a wall which is along their property line and adjacent to the wetlands could be damaged during construction on the subject property. OP has recommended to the applicant and the residents that the applicant undertake an assessment of the wall prior to construction and that subsequent to the development a second assessment be undertaken to assess if there has been any damage to the wall which the applicant would be responsible for repairing.

Grading

The Grading Plan shows that grading of the site would not be extensive and construction would utilize the existing topography to the extent possible. The proposed houses would not have basements but would be built on slab and therefore extensive excavation would not be necessary. Most of the grading would be to create the rain garden on the western portion of the site and in the vicinity of the large wetland area on the south eastern portion of the site to stabilize the adjacent slopes.

Landscaping

The Landscape Plan (Sheet 07) shows the introduction of many trees, shrubs and groundcover across the site. The applicant proposes public space improvements including trees, shrubs and ground cover at the front of the houses as well as improvements to the pedestrian walkway. These improvements would be extended to the MacArthur Boulevard/Laverock Place intersection. Extensive landscaping would be provided around the perimeter of the property to enhance the development as well as act as a visual buffer to adjacent residences and from the property. The largest area of landscaping is on the western portion of the site which includes a rain garden as well as an open area with a pedestrian walkway for passive recreation. An internal landscaped plaza with a focal feature (not identified) would also be provided. This plaza area forms a public "front yard" for the houses that surrounds it and is additional open space for passive recreation. The development also highlights a "butterfly garden" on the southwestern portion of the site in conjunction with the wetland area that would be enhanced by additional vegetation and an adjacent sitting area.

Construction Management Plan

The applicant has submitted a Construction Management Plan (Tab C of the October 30, 2008 submission) that is supposed to minimize negative impacts on the surrounding community during construction. The Plan outlines, among other things, construction vehicle routing, communication, work hours, parking and site management. The Plan seems general and OP has not received any feedback from the ANC or adjacent neighbors as to its sufficiency.

Public Benefits and Amenities

Sections 2403.5 - 2403.13 of the Zoning Regulations discuss the definition and evaluation of public benefits and amenities. In its review of a PUD application, §2403.8 states that "the Commission shall judge, balance, and reconcile the relative value of the project amenities and public benefits offered, the

degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.” To assist in the evaluation, the applicant is required to describe amenities and benefits, and to “show how the public benefits offered are superior in quality and quantity to typical development of the type proposed...”

Amenity package evaluation is based on an assessment of the additional development gained through the application process. In this instance, the R-5-A district would allow redevelopment of the site with residential use with relief from the lot occupancy, side yard and rear requirements, all of which have the potential to impact the surrounding neighborhood.

The applicant proposes the following as amenities and benefits:

Amenities

1. The applicant proposes to set aside two affordable units which would be sold at 80% of Area Median Income (AMI) for the Washington DC Metropolitan Statistical Area and would be located in Buildings 1 and 2. The units would have a total area of 1,515 square feet, three stories, and would have 2 bedrooms and a one-car parking garage. OP is concerned that the unit in Building 2 (Sheet 18) has a flat roof and is conspicuous because it is in the middle of a row of four story units. The same anomaly is observed along the rear facade of the building and is not considered to be comparable in exterior design. OP suggested to the applicant that this unit may be better accommodated at another location.
2. The applicant has proposed to set aside two affordable units that would serve households with an income of 80% of the Area Median Income (AMI)
3. An environmentally sustainable development which incorporates green building practices set by the National Association of Home Builders, as well as green building materials and practices in the development and construction of the development. OP has requested that the applicant provide a check list detailing the sustainable elements that would be integrated into the project.
4. Improvements to the sidewalk along MacArthur Boulevard by the use of brick pavers, lamp post and increased landscaping. OP has asked for assurance that DDOT will accept these public space improvements.
5. Participation in a First Source Agreement with the District of Columbia Department of Employment Services. The applicant should provide a signed agreement prior to the Commission’s vote on the Final Order.
6. A commitment to providing \$15,000 to the Palisades Community Fund to assist the Palisades Citizens Association. OP has not had any feedback from the Palisades Citizens Association as to what particular project the donation would fund.

Benefits

1. The applicant has committed to the cleansing of the wetland areas and the creation of a butterfly garden, as well as a rain gardens, a stormwater management system to decrease storm water runoff, and pervious paving materials.

It should be noted that the applicant would not be participating in the Certified Business Enterprise (CBE) program offered by the Department of Small and Local Business Development to engage the District’s small and local businesses in the proposed development. OP strongly encourages participation in this program, especially for projects that are requiring PUD approval.

OP feels the amenity package is relatively light when balanced against the flexibility requested. The matter-of-right development would be a much lower density of single family detached and semi-detached units. In addition to the unit increase proposed by the PUD, the proposal includes private streets at a much narrower right of way than public street construction and dedication. Many of the items listed as amenities are not fully detailed, the level of commitment is unclear, and appear to be the expected quality and practice for a development such as this. OP encourages the developer to increase the proposed amenity package.

2516 EXCEPTIONS TO BUILDING LOT CONTROL (Residence Districts)

The proposal is to subdivide the existing property into 6 building lots each with a principal building and one lot dedicated to a private right-of-way. Section 2516.1 states: ***"If approved by the Board of Zoning Adjustment as a special exception under § 3104, two (2) or more principal buildings or structures may be erected on a single subdivided lot, subject to the provisions of this section."***

2516.2 ***This section applies to construction on a lot that is located in, or within twenty-five feet (25 ft.) of a Residence District.***

The subject property is currently within a residence district and the proposed map amendment would retain the property in a residence strict.

- 2516.3** ***In addition to other filing requirements, the applicant shall submit to the Board, with the new application, four (4) site plans for all new rights-of-way and easements, and existing and preliminary landscaping and grading plans with approximate building footprints; provided:***
- (a) The applicant shall also submit, either with the original application or at a later time, final landscaping and grading plans and two (2) sets of typical floor plans and elevations; and***
 - (b) If the applicant elects to submit the plans referenced in § 2516.3(a) at a later date, the Board's original approval shall be conditional, subject to a later public hearing and final decision on the project as a whole.***

The applicant has provided the required site plans showing the existing and proposed right-of-ways, landscaping, building locations and footprints.

2516.4 ***The number of principal buildings permitted by this section shall not be limited; provided, that the applicant for a permit to build submits satisfactory evidence that all the requirements of this chapter (such as use, height, bulk, open spaces around each building, and limitations on structures on alley lots pursuant to § 2507), and §§ 3202.2 and 3202.3 are met.***

The proposed development would have 6 principal buildings. The proposed single-family detached use is consistent with the uses allowed in the R-5-A district and the overall FAR and height are below that allowed under the R-5-A/PUD. The applicant has requested flexibility to reduce the required front, side and rear yards setbacks on some individual lots although they are exceeded in some locations. The application includes maps showing the delineation of each building and lot and tables showing how each lot addresses the zoning requirements. Attachment 3 summarizes the requirements and the proposal for lot occupancy, front yard, rear yard, side yard, building height and parking.

2516.5 *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:*

- (a) The front of the building shall be the side upon which the principal entrance is located;*
- (b) Open space in front of the entrance shall be required that is equivalent either to the required rear yard in the zone 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;*
- (c) A rear yard shall be required; and*
- (d) 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.*

The property would be re-subdivided into six theoretical lots each having a principal building. Building 1 would front on a public right-of-way, MacArthur Boulevard, and therefore no front yard setback is required. All other buildings would front on private streets. The rear yard setback required is 20 feet and therefore a front yard setback of 20 feet is required for all other buildings. The applicant has requested a reduction in the front yard setback for Buildings 2, 3, 4 and 6 while Building 5 meets the requirement.

2516.6 *In providing for net density pursuant to § 2516.11, the Board shall require at least the following:*

- (a) The area of land that forms a covenanted 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 layout of the proposed development shows that the area of the private streets has not been included in the area of the lots. However, the alley between Buildings 1 and 2 would be included in the building area with covenants to create the alley.

- (b) Notwithstanding any other provision of this title, each means of vehicular ingress or egress to any principal building shall be twenty-five feet (25 ft.) in width, but need not be paved for its entire width;*

The proposed development would have one means of ingress/egress from MacArthur Boulevard with internal circulation provided by private streets and an alley. FEMS continues to review the proposal and is working with the applicant to ensure that the reduced street widths would not be detrimental to the access of their vehicles and equipment in an emergency.

- (c) If there are not at least two (2) entrances or exits from the means of ingress or egress, a turning area shall be provided with a diameter of not less than sixty feet (60 ft.); and*

The applicant has requested flexibility from the 60-foot turn-around area requirement at the end of Street B but has provided a smaller area. FEMS has expressed some concerns and has requested that the applicant work with them to provide an appropriate turnaround area.

- (d) *The requirements of paragraphs (b) and (c) of this subsection may be modified if the Board finds that a lesser width or diameter will be compatible with, and will not be likely to have an adverse effect on, the present character and future development of the neighborhood; provided, that the Board shall give specific consideration to the spacing of buildings and the availability of resident, guest, and service parking.***

Although FEMS submitted a report recommending changes to the turnaround area they continue to work with the applicant to ensure that the requested flexibility to reduce the street widths and the diameter of the turn-around area would not affect their ability to service each building in an emergency. The proposal would provide the required one parking space per unit and in some cases units would have two parking spaces. An additional 13 spaces would be provided on-street to serve guest and service vehicles.

- 2516.7 *Where not in conflict with the Act to Regulate the Height of Buildings in the District of Columbia, approved June 1, 1910 (36 Stat. 452, as amended; D.C. Official Code §§ 6-601.01 to 6-601.09 (2001) (formerly codified at D.C. Code §§ 5-401 to 5-409 (1994 Repl. & 1999 Supp.))), the height of a building governed by the provisions of this section, in all zone districts, shall be measured from the finished grade at the middle of the front of the building.***

The height limit for the proposed R-5-A/PUD is 60 feet. The proposed building would have heights ranging from 37.75 feet to 48.75 feet when measured from the finished grade at the middle of the front of the buildings and would therefore meet the requirement.

- 2516.8 *The proposed development shall comply with the substantive provisions of this title and shall not likely have an adverse effect on the present character and future development of the neighborhood.***

Overall, the proposed development would meet the density, lot occupancy, height, and parking requirements of an R-5-A PUD. However, the applicant has requested flexibility to reduce the lot occupancy, side, rear and front yard setbacks on individual buildings and lots. These reductions would allow the applicant to combine some of the private space and provide larger public open space which would be available to all the residents. For example, the buildings on the western side of the development have reduced side yards but they are adjacent to an open space area. Some units on the south would have reduced rear yards as they are adjacent to the wetlands area which would require a large building setback. Building 2 has a reduced front yard as it is adjacent to the central plaza open space in front of the building. Generally, setbacks are required to provide light and air into buildings. The proposed reduced setbacks would not compromise the light and air of the proposed buildings because of the adjacent open space areas.

- 2516.9 *Before taking final action on an application under this section, the Board shall refer the application to the D.C. Office of Planning for coordination, review, and report, including:***

- (a) *The relationship of the proposed development to the overall purpose and intent of the Zoning Regulations, and other planning considerations for the area and the District of Columbia as a whole, including the plans, programs, and policies of other departments and agencies of the District government; provided, that the planning considerations that are addressed shall include, but not be limited to:*
- (1) *Public safety relating to police and fire concerns;*
 - (2) *The environment, relating to water supply, water pollution, soil erosion, and solid waste management;*
 - (3) *Public education;*
 - (4) *Recreation;*
 - (5) *Parking, loading, and traffic;*
 - (6) *Urban design;*
 - (7) *As appropriate, historic preservation and visual impacts on adjacent parkland;*
- (b) *Considerations of site planning; the size, location, and bearing capacity of driveways, deliveries to be made to the site; side and rear yards; density and open space; and the location, design, and screening of structures;*
- (c) *Considerations of traffic to be generated and parking spaces to be provided, and their impacts;*
- (d) *The impact of the proposed development on neighboring properties; and*
- (e) *The findings, considerations, and recommendations of other District government agencies.*

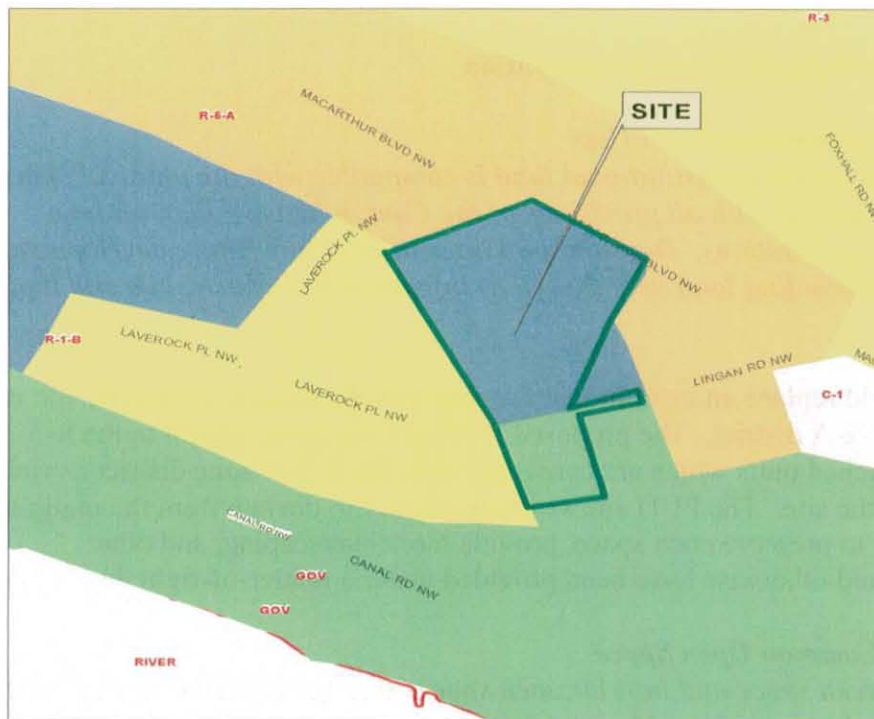
The proposal was reviewed by the relevant agencies and their reports or attached or submitted under separate cover.

2516.10 *The Board may impose conditions with respect to the size and location of driveways; net density; height, design, screening, and location of structures; and any other matter that the Board determines to be required to protect the overall purpose and intent of the Zoning Regulations.*

OP does not recommend any conditions regarding the issues outlined above.

COMPREHENSIVE PLAN AND PUBLIC POLICIES

Section 2403.4 of the Zoning Regulations requires that the application is “*not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site.*” The Future Land Use Map recommends Institutional, Open Space, and moderate density residential uses for the property. The proposed recommendation to develop the site with moderate density residential is not inconsistent with the recommendation. However, it seems that the recommendation for institutional use on the site was reflective of the existing use. With the demise of the institutional use, it does not seem unreasonable that the property be developed with a use and a density that is compatible to the adjacent properties.



Future Land Use Map

The Land Use and Housing Elements of the Comprehensive Plan recommend new housing and home ownership throughout the City and the proposed housing would meet these goals. However, the more specific Rock Creek West Area Element has more specific recommendations for new developments in the area.

ROCK CREEK EAST AREA ELEMENT

Planning and Development Priorities

- a. *Residents of the Rock Creek West Planning Area remain deeply concerned about growth. While there is support for development on underutilized sites along the major corridors, issues of height, scale, character, and density remain a source of concern as well as a source of debate within the community. The relatively low-density commercial zoning on most of the corridors has not provided the predictability that many residents seek. The reliance on planned unit developments (PUDs) has brought neighborhood amenities but has also resulted in density “bonuses” that are beyond what many residents find acceptable. The potential impact of density increases on schools, emergency response and safety, infrastructure, traffic, parking, environmental health and neighborhood character lead residents to conclude that the only acceptable growth rate is one which matches infrastructure capacity.*

The proposed development shows a density and a housing type that is compatible with the surrounding community which has a mixture of single-family detached, single-family attached, multifamily units as well as commercial uses. The building which fronts on MacArthur Boulevard has four stories with a buried first floor and therefore reads as a three-story building which is compatible to other buildings in the vicinity of the site and along the corridor. The building which shows the full four stories would be internal to the site and is sited so as not to overshadow adjacent buildings. The proposed development would include environmental sustainability measures and DDOT, DDOE and FEMS will provide reports on the potential impacts on the development and neighborhood.

RCW-1.1 Guiding Growth and Neighborhood Conservation

Policy RCW-1.1.8: Managing Institutional Land Uses

...Ensure that any redevelopment of institutional land is compatible with the physical character of the community and is consistent with all provisions of the Comprehensive Plan and the underlying zoning rules and regulations. Densities and intensities of any future development on such sites should reflect surrounding land uses as well as infrastructure constraints and input from the local community.

The proposed development would replace an institutional use and with the change in use, the site would revert to its underlying R-1-B/R-5-A district. The proposed PUD and map amendment to the R-5-A district allows single-family attached units which are consistent with the R-5-A zone district as well as developments in the vicinity of the site. The PUD allows the flexibility to deviate from the requirements in order to allow a development to preserve open space, provide more landscaping, and other environmental benefits than would otherwise have been provided under a matter-of-right development.

Policy RCW-1.1.9: Protecting Common Open Space

Protect the large areas of green space and interior open spaces that are common in and around the community's institutional uses and its older apartment buildings . . . Where these open spaces are recognized to contribute to the integrity of the site or structure, stringent protection from inappropriate infill shall be maintained.

The proposed development would occupy a larger footprint than the hospital it would replace. However, the proposed development would introduce an increased number of trees, shrubs and ground cover, incorporate open space internal to and along the perimeter of the property, wetland enhancement, and other environmentally sensitive features.

AGENCY REFERRALS AND COMMENTS

The following district agencies reviewed the proposal.

D.C. Department of Transportation

DDOT has reviewed the applicant and will submit its recommendation under separate cover.

Department of the Environment

DDOE has reviewed the application and submits that the Commission include the proposed environmental design elements outlined in the proposal. Further detailed review regarding the wetlands and stormwater management would be conducted at the Building Permit stage.

Fire and Emergency Medical Services Department

The FEMS submitted a report which indicated concerns regarding the turnaround area and the mountable berm at the end of Lingan Way. The applicant is working with FEMS to resolve the issue.

COMMUNITY OUTREACH

The applicant has had a number of meetings and discussions with the adjacent Canal View Homeowners Association, residents of Lingan Road, ANC 3D, and the Palisades Citizens Association. The community has expressed concerns about the density and number of units, the height of the building, privacy, environmental impacts, and traffic impacts. Based on these concerns and consultations, the

applicant has made revisions to the plans. OP has recommended that the applicant continue to have a dialogue with all interested parties in order to resolve these issues.

SUMMARY AND RECOMMENDATION

The proposed Canal Parc development would not be inconsistent with the Comprehensive Plan for redevelopment of a site formerly developed with an institutional use. The development would conform to the land use, density, and height allowed under the PUD/R-5-A regulations. The applicant has requested flexibility to reduce some of the required setback requirements on individual lots in order to provide a greater amount of open space for the all the residents to enjoy as a community. The proposed reductions would not compromise the light and air to residents with the development or on adjacent properties. The ANC and other residents have expressed concerns about the density, wetland preservation, traffic, and other impacts of the development. OP has encouraged the applicant to continue to work with the community to resolve these issues.

OP notes that in its current form the amenity package appears light when balanced against the flexibility requested. OP supports the proposed development but reserves its recommendation for approval since the applicant is still working with the FEMS to resolve the issue of the turnaround area.

ATTACHEMNTS:

Attachment 1 - National Green Building Program Designer's Report

Attachment 2 - Memorandum from District Department of the Environment

Attachment 3 – Section 2516, Exceptions to Building Lot Control and that proposed by Canal Parc

Attachment 4 – Memorandum from Fire and Emergency Medical Services Department

NAHB

National Green Building Program

Designer's Report

Project Name: Canal Parc - DRAFT 11/10/2008

Project Description: Saimac Development LLC c/o Athena Group LLC Canal Parc MacArthur Boulevard, N.W. Washington D.C. 37 Townhomes ducted HVAC system Lessard Group Inc. Project Number: ATN003B00

Requirements - Verified by	Points Available	Points Claimed
Section 1: Lot Design Preparation, and Development		
1.1.1 Select the site Select the site to minimize environmental impact. Avoid environmentally sensitive areas as identified through site foot-printing process or existing third party data. Comments: Avoided environmentally sensitive areas as identified.		
<i>Guidelines followed</i>	7	7
1.1.2 Choose an <u>infill site</u> . Comments: Chose an infill site.		
<i>Infill site selected</i>	9	9
1.3.5 Manage storm water using <u>low-impact development</u> . A. Preserve and use natural water and drainage features. B. Develop and implement storm water management plans that minimize concentrated flows and seek to mimic natural hydrology. C. Minimize impervious surfaces and use permeable materials for driveways, parking areas, walkways, and patios. Comments: Site plan showing natural water and drainage features. Storm water management plan. Calculation of per cent of lot that is a permeable surface after all construction is complete.		
<i>Guidelines followed</i>	8	8
1.3.6 Devise landscape plans to limit water and energy demand while preserving or enhancing the natural environment.		

A. Formulate a plan to restore or enhance natural vegetation that is cleared during development. Within this plan, phase landscaping to ensure denuded areas are quickly vegetated. B. Select turf grass and other vegetation that are native or regionally appropriate species. C. Limit turf areas of landscaped area, selecting native and regionally appropriate trees and vegetation in a way that complements the natural setting. D. Group plants with similar watering needs (<u>hydrozoning</u>). E. Specify planting of trees to increase site shading and moderate temperatures (see also Energy Efficiency guideline 3.4.1.c specifying siting of trees to reduce the energy consumption of the home). F. Design vegetative wind breaks or channels as appropriate to local conditions. G. Require onsite tree trimmings or waste of regionally appropriate trees to be used as protective mulch during construction or as a base for walking trails. H. Establish an integrated pest management plan to minimize chemical use of pesticides and fertilizers.			
Comments: Landscape plan showing phased stabilization of lot; locations of native or regionally appropriate turf and plants; how plants are grouped by watering needs; trees specifically selected for site shading, temperature moderation, or wind breaks; areas where tree trimmings or waste is used as protective mulch during construction or as a base for walking trails; and the integrated pest management plan. List of locally approved plants.			
Guidelines followed		8	8
1.3.7 Maintain wildlife habitat. Comments: Rain Garden/ Wetlands. Details of how wildlife habitat is to be maintained on this site.			
Guidelines followed		5	5
Total Points Claimed in Section 1: Lot Design Preparation, and Development	37		Bronze Silver Gold
		Required Points Additional Points	8 29 10 27 12 25
Section 2: Resource Efficiency			
2.1.1 Create an efficient home floor plan that maintains a home's functionality. All measurements listed below are area of home in square feet, based on <u>ANSI Z765-2003</u>. The home must be no larger than the areas listed below for each bedroom type to earn points. Comments: Unit A 2BR 1,250			
1332 square feet 2 bedrooms	1825 square feet 3 bedrooms	2555 square feet 4 bedrooms	3296 square feet 5+ bedrooms
		1	1
2.1.2 Use <u>advanced framing techniques</u> that reduce the amount of home building material while maintaining the structural integrity of the home Builders need to employ at least two of the items listed in the <u>User Guide</u> in order to get 4 points for this line item. An additional point is granted for each additional technique employed to a maximum of eight points. Comments: Any 2 of - 19.2" or 24" on-center floor framing 19.2" or 24" on-center bearing wall framing 24" on-center roof framing 24" on-center interior partition framing Single top plate walls Right sized or insulated headers (where required)			

Eliminate headers in non-bearing walls Doubling rim joist in lieu of header (2x6 or deeper wall framing) Ladder blocking at interior wall-to-exterior wall intersections Two stud corner framing Award 4 points for any 2 items and 1		
Two Advanced Framing methods used	4	4
2.1.6 Use pre-cut or pre-assembled building systems or methods. Comments: Plans showing pre-cut floor joists and/or shop-built trusses, and/or panelized roof framing details.		
Provide a pre-cut (joist) or pre-manufactured (truss) floor	3	3
2.2.3 Install perimeter drain for all basement footings sloped to discharge to daylight, dry well, or sump pit Comments: daylight discharge of gravity perimeter drain or pumped discharge from basement sump or discharge to dry well where applicable		
Perimeter drain used	7	7
2.2.4 Install <u>drip edge</u> at eave and gable roof edges Comments: installation of drip edge on all eave and gable roof edges		
Drip edge installed	6	6
2.2.9 Provide a <u>water-resistive barrier (WRB)</u> or a <u>drainage plane system</u> behind the exterior veneer system or the exterior siding. Comments: Housewrap		
WRB or drainage plane installed	8	8
2.2.10 Install <u>ice flashing</u> at roof's edge Comments: Plans showing typical eave edge detail with ice flashing beyond code-minimum requirements.		
Ice flashing installed	5	5
2.2.11 Install <u>enhanced foundation waterproofing</u> . Comments: Include architectural plan detail to show water-proofing spec, not just code minimum damp-proofing. foundation waterproofing, not damp-proofing where applicable.		
Foundation waterproofing used	7	7
2.2.12 Employ and show on plans the following flashing details: <u>Around windows and doors</u> <u>Valleys</u> <u>Deck/house juncture</u> <u>Roof/wall junctures, chimneys step flashing</u>		

5. Drip cap above windows and doors			
Comments: Show each required flashing detail on architectural plans, as they apply to this design.			
Flashing details employed		9	9
2.4.1 Use <u>recycled-content building materials</u> . In order to obtain three points, the project must have a minimum of two types of recycled content materials. Each type of recycled content material used thereafter would give the project another point each, to a maximum of six points. The <u>How to Implement section</u> includes a list of example recycled products.			
At least 2 recycled-content types used		3	3
2.6.1 Use materials manufactured from renewable resources or agricultural byproducts such as soy-based insulation; <u>bamboo</u> ; wood-based products. A builder can obtain three points for this line item if they incorporate at least two different types of renewable resources into the home's construction. An additional point can be earned for each additional type of renewable material used, for a maximum point total of five. During verification, careful review of the material manufacturer's claims and material specifications is required for this task, and points will be awarded for for each material. Comments: 2x dimensional materials OSB or plywood sheathing Low formaldehyde emitting MDF or particleboard			
At least 2 types of renewable resources used		3	3
2.7.1 Use products that contain fewer resources to meet the same end-use as traditional products. A project must use resource efficient materials for at least two different types of components to receive the three points. Comments: TGIs in lieu of 2x joists Trusses in lieu of rafters			
Resource-efficient materials used		3	3
2.8.1 Use locally available, indigenous materials. A builder can obtain three points for this line item if they incorporate at least one type of locally available, indigenous material into the home's construction. An additional point can be obtained for each additional type of material for a maximum point total of five points. Comments: List of materials or components and manufacturing location used in the home that are extracted, processed, and manufactured within 300 miles, or within 1,000 miles if shipped via rail.			
One locally available, indigenous material used		3	3
Total Points Claimed in Section 2: Resource Efficiency		62	
		Required Points	Bronze
			Silver
			Gold
		44	60
			77

		Additional Points	18	2	0
Section 3: Energy Efficiency					
3.1.1 The home is equivalent to the <u>IECC 2003</u> or local energy code whichever is more stringent. Conformance to this threshold shall be based on plan analysis using software such as <u>ResCheck</u> or other as approved by green building program administrator. Comments: Completed RESCheck (or equivalent) analysis of the home on its site showing compliance with the 2003 IECC and any % excess above the IECC minimum requirements					
<i>Check here if you claim compliance</i>		Yes/ No	Yes		
3.1.2 Size space heating and cooling system/equipment according to building heating and cooling loads calculated using <u>ANSI/ACCA Manual J 8th Edition</u> or equivalent. <u>Computerized software recognized by ACCA</u> as being in compliance with Manual J 8th Edition may be used. Comments: Completed ACCA Manual J analysis (or equivalent) for this house on this site, indicating heating and cooling equipment size to be used.					
<i>Check here if you claim compliance</i>		Yes/ No	Yes		
3.1.3 Conduct third-party plan review to verify design and compliance with the Energy Efficiency section. When multiple homes of the same model are to be built by the same builder, a representative sample (15%) of homes may be reviewed subject to a sampling protocol.					
<i>Check here if you claim compliance</i>		Yes/ No	Yes		
3.3.2.K Seal ducts, plenums, and equipment to reduce leakage. Use <u>UL 181</u> foil tapes and/or mastic. Comments: Inspect for UL 181 foil tape or mastic sealing all ducts to assure optimum performance of the forced air space conditioning system by reducing duct leakage.					
<i>Ducts properly sealed?</i>		6	6		
3.3.2.P Install <u>ENERGY STAR®</u> -labeled mechanical exhaust in every bathroom ducted to the outside. Comments: To achieve spot exhaust ventilation using highly-efficient ventilation equipment					
<i>Bathrooms include mechanical exhaust</i>		8	8		
3.2.1 Home is X% above IECC 2003					
<i>A. 15% (Bronze)</i>		37	37		
3.3.3.A Water heater <u>energy factor (EF)</u> equal to or greater than those listed in the following table: 					

GAS				
Size (gallons)	Energy Factor			
30	0.64			
40	0.62			
50	0.60			
65	0.58			
75	0.56			
ELECTRIC				
30	0.95			
40	0.94			
50	0.92			
65	0.90			
75	0.88			
100	0.86			
OIL				
30	0.59			
50	0.55			
Water heating equipment complies?		4	4	
3.3.4.E Install <u>ENERGY STAR®-labeled appliances</u> :				
Refrigerator		3	3	
Dishwasher		3	3	
Washing Machine		5	5	
Total Points Claimed in Section 3: Energy Efficiency	66		Bronze	Silver
		Required Points	37	62
		Additional Points	29	4
			Gold	100
				0
Section 4: Water Efficiency				
4.1.3 <u>ENERGY STAR® water-conserving appliances installed</u> , e.g., dishwasher, washing machine.				
Two ENERGY STAR water-saving appliances installed		14	14	
4.1.11 Innovative wastewater technology as permitted by local code, e.g., <u>constructed wetland</u> , <u>sand filter</u> , and <u>aerobic system</u> . Comments: on-site wastewater treatment system specs that are advancements over conventional septic systems. Wetlands Raingarden				

Innovative wastewater technology used		7	7		
Total Points Claimed in Section 4: Water Efficiency	21		Bronze	Silver	Gold
		Required Points	6	13	19
		Additional Points	15	8	2
Section 5: Indoor Environmental Quality					
5.1.1 For vented space heating and water heating equipment: A. Install direct vent equipment. B. Install induced/mechanical draft combustion equipment. Comments: Spec sheet for equipment to be installed					
Option A or B installed		8		8	
5.1.3 Install direct-vent, sealed-combustion gas fireplace, sealed wood fireplace, or sealed woodstove, or no fireplace or woodstove installed. Comments: Direct-vent gas fireplace optional					
Woodburning appliance installed properly, or not used		6		6	
5.1.5 Ensure particleboard, medium density fiberboard (MDF) and hardwood plywood substrates are certified to low formaldehyde emission standards <u>ANSI A208.1</u> , <u>ANSI A208.2</u> and <u>ANSI/HPVA HP1</u> , respectively. Composite wood/agrifiber panel products must either contain no added urea-formaldehyde resins or must be third party certified for low formaldehyde emission					
Materials meet conditions		6		6	
5.2.1 Vent kitchen range exhaust to the outside. Comments: installation and venting to outside					
Kitchen range vents outside		7		7	
5.3.2 Install moisture resistant backerboard - not paper-faced sheathing - under tiled surfaces in wet areas. Comments: Manufacturer's material spec of moisture resistant backerboard not paper-faced sheathing (presumably behind wall tile and under bath flooring)					
Moisture-resistant backerboard used		6		6	
5.3.3 Install <u>vapor retarder</u> directly under slab (6-mil) or on crawl space floor (8-mil). In crawl spaces, extend poly up wall and affix with glue and furring strips, or damp-proof wall below grade. Joints lapped 12 inches.					

Comments: 6 mil vapor barrier under slab					
Vapor retarder installed properly		9	9		
Total Points Claimed in Section 5: Indoor Environmental Quality	42		Bronze	Silver	Gold
		Required Points	32	54	72
		Additional Points	10	0	0
Section 6: Operation, Maintenance, and Homeowner Education					
6.2 Optional information to include in the Home Manual (Choose at least five) A. A list of local service providers that focus on regularly scheduled maintenance and proper operation of equipment and the structure (sealants, caulks, gutter and downspout system; shower/tub surrounds, irrigation systems, etc). B. A photo record of framing with utilities installed. Photos should be taken prior to installing insulation, clearly marked, and provided in homeowner's manual. C. List of Green Home Building Guidelines items included in the home. D. User-friendly maintenance checklist E. Instructions for proper handling and disposal of hazardous materials. F. Information on organic pest control, fertilizers, de-icers and cleaning products. G. Information about native or low-water landscape H. Information on how to keep a home's relative humidity in the range of 30-60% I. Instructions for checking crawlspace for termite tubes periodically J. Instructions for keeping gutters clean. Instructions should note that downspouts should divert water at least five feet away from foundation Comments: A./ C./ D./ F./ G.					
At least five topics covered		2	2		
6.3 Provide education to owners/occupants in the use and care of their dwellings. Instruct homeowner/occupants about the building's goals and strategies and occupant's impacts on costs of operating the building. Provide training to owners/occupants for all control systems in the house. Comments: Manual for homeowner training on GB strategy and use of all home control systems					
Instructions/training provided		7	7		
Total Points Claimed in Section 6: Operation, Maintenance, and Homeowner Education	9		Bronze	Silver	Gold
		Required Points	7	7	9
		Additional Points	2	2	0
Section 7: Global Impact					
7.1.2 Choose <u>low- or no-VOC indoor paints</u> . VOC concentrations (grams/liter) of interior paints should be equal to or less than those specified by the EPA's Environmentally Preferable Purchasing Program:					

• Interior latex coatings: ○ Flat: 100 grams/liter ○ Non-flat: 150 grams/liter • Interior oil-based paints: 380 grams/liter Comments: Builder to provide scope of work for trades using sealants (flooring installers, painters, VAC contractor, plumber, etc.) specifying what sealants are to be used. Add list of applicable trades. All trades must be covered in scopes. Builder contract must specify materials to be used or verifier has to identify actual materials used. Manufacturers spec sheet or MSDS showing the VOC concentrations.					
<i>Low VOC paints used?</i>		6	6		
Total Points Claimed in Section 7: Global Impact	6		Bronze	Silver	Gold
		Required Points	3	5	6
		Additional Points	3	1	0
Project Score: 243 Project Level: Bronze					

GOVERNMENT OF THE DISTRICT OF COLUMBIA

District Department of the Environment



MEMORANDUM

TO: District of Columbia Zoning Commission

THROUGH: Maxine Brown-Roberts
Development Review Specialist
DC Office of Planning

FROM: Shane Farthing
Land Use & Development Coordinator
District Department of the Environment

DATE: November 6, 2008

SUBJECT: Comments on Canal Parc Submission to the District of Columbia Zoning Commission for Consolidated Review and Approval of a Planned Unit Development and Zoning Map Amendment (ZC 08-21)

The District Department of the Environment (DDOE) has reviewed the documentation forwarded from the Office of Planning (OP) regarding the above-cited case and submits the following comments:

1. DDOE appreciates the incorporation of "Green Design" standards into the project, and recommends that the environmental design elements highlighted in the applicant's submission be made binding. These include:
 - a. Meeting the standards of LEED for Neighborhood Development;
 - b. Meeting NAHB green residential building standards;
 - c. Creating a rain garden, wetlands overlook, green alley using permeable pavers, and full stormwater management system providing water quantity and quality control.
2. The U.S. Army Corps of Engineers ("the Corps") has claimed jurisdiction over a stream and wetland area in the immediate vicinity of the proposed development footprint. Any permits issued by the Corps will require certification by DDOE. DDOE will not certify permits for any development activity on the site that will impact the wetland or stream; as such impacts can be controlled and avoided on this site with appropriate site design measures. The applicant is responsible for ensuring—both during and post-construction—that the wetland and stream are not impacted. DDOE requests that the Zoning Commission explicitly disallow any impacts on the wetlands or stream, and allow



minor changes to the site plan as necessary to avoid such impacts. The applicant should also note that any wetlands, streams or buffers that are not under the Corps' jurisdiction, fall under the jurisdiction of DDOE. Thus, any proposed activities that may impact these resources will need review and approval by DDOE.

We appreciate your willingness to consider these comments, and look forward to working with you throughout the review process as needed. Please note, these comments are based on the planning documents provided to DDOE and the applicant, and do not exempt the development from compliance with the District of Columbia Environmental Policy Act or any existing environmental laws or regulations. Further detail—especially regarding wetland hydrology and the management of stormwater flows to the wetland and throughout the site—will be required at those stages to ensure the protection of the wetland, stream, and any other protected environmental resources that may be impacted by the development of the site.



ATTACHMENT 3

The following table is a comparison of the standards for the requirements of Section 2516, Exceptions to Building Lot Control and that proposed by Canal Parc.

Note: Shaded areas denote areas of required relief.

	Lot Area	Lot Width	Lot Occupancy	Front Yard	Rear Yard	Side Yard	Building Height	Parking Spaces
Zoning Requirement	None Prescribed.	None Prescribed	40%	20 ft. /Section 2516	20 ft.	Required/Provided	60 ft./Section 2405.1	1 space
Building 1								
Lot 1	996 sf.	23 ft.	69.3 %	n/a.	14.5 ft.	11 ft./9.8 ft.	39 ft.	1 space
Lot 2	774 sf.	18 ft.	88.4 %	n/a.	14.5 ft.	n/a.	40 ft.	1 space
Lot 3	774 sf.	18 ft.	88.4%	n/a.	14.5 ft.	n/a.	41 ft.	1 space
Lot 4	774 sf.	18 ft.	83.7%	n/a.	14.5 ft.	n/a.	41 ft.	1 space
Lot 5	602 sf.	14 ft.	88.4%	n/a.	14.5 ft.	n/a.	40 ft.	1 space
Lot 6	774 sf.	18 ft.	88.4%	n/a.	14.5 ft.	n/a.	41 ft.	1 space
Lot 7	774 sf.	18 ft.	69.3 %	n/a.	14.5 ft.	n/a.	42 ft.	1 space
Lot 8	774 sf.	18 ft.	59.4 %	n/a.	14.5 ft.	n/a.	43 ft.	1 space
Lot 9	996 sf.	23 ft.	75.8 %	n/a.	14.5 ft.	n/a	44 ft.	1 space
Building 2								
Lot 10	1,181 sf.	23 ft.	75.8 %	8.0 ft.	14.5 ft.	12 ft./36 ft.	49 ft.	1 space
Lot 11	918 sf.	18 ft.	75.8 %	8.0 ft.	14.5 ft.	n/a.	49 ft.	1 space
Lot 12	918 sf.	18 ft.	75.8 %	8.0 ft.	14.5 ft.	n/a.	49 ft.	1 space
Lot 13	918 sf.	18 ft.	75.8 %	8.0 ft.	14.5 ft.	n/a.	49 ft.	1 space
Lot 14	918 sf.	18 ft.	75.8%	8.0 ft.	14.5 ft.	n/a.	49 ft.	1 space
Lot 15	714 sf.	14 ft.	72.3 %	8.0 ft.	14.5 ft.	n/a.	47 ft.	1 space
Lot 16	918 sf.	18 ft.	75.8 %	8.0 ft.	14.5 ft.	n/a.	49 ft.	1 space
Lot 17	918 sf.	18 ft.	75.8%	8.0 ft.	14.5 ft.	n/a.	50 ft.	1 space
Lot 18	918 sf.	18 ft.	75.8%	8.0 ft.	14.5 ft.	n/a.	50 ft.	1 space
Lot 19	1,181 sf.	23 ft.	59.4%	8.0 ft.	14.5 ft.		50 ft.	1 space
Building 3								
Lot 20	2,392 sf.	34 ft.	48.8%	12 ft.	39.2 ft.	9.8 ft./80.2 ft	38 ft.	1 space
Lot 21	2,030 sf.	29 ft.	57.1%	12 ft.	39.2 ft.	n/a.	38 ft.	2 space
Lot 22	2,030 sf.	29 ft.	57.1%	12 ft.	39.2 ft.	n/a.	38 ft.	2 space
Lot 23	2,030 sf.	29 ft.	57.1%	12 ft.	39.2 ft.	n/a.	38 ft.	2 space
Lot 24	2,555 sf.	36 ft.	45.7%	12 ft.	39.2 ft.	9.8 ft./6.8 ft.	38 ft.	1 space
Building 4								
Lot 25	2,555 sf.	36 ft.	45.7%	12 ft.	39.2 ft.	12 ft./6.8 ft.	49 ft.	1 space
Lot 26	2,030 sf.	29 ft.	57.1%	12 ft.	39.2 ft.	n/a.	49 ft.	2 space
Lot 27	2,030 sf.	29 ft.	57.1%	12 ft.	39.2 ft.	n/a.	49 ft.	2space
Lot 28	2,392 sf.	36 ft.	48.8%	12 ft.	39.2 ft.	12 ft./4.5 ft.	49 ft.	1 space
Building 5								
Lot 29	2,809 sf.	27 ft.	42.9%	28 ft.	40.7 ft	13.6 ft./70 ft.	51 ft.	1 space
Lot 30	3,149 sf.	32 ft.	37.2%	28ft.	40.7 ft	13 ft./8.7 ft	51 ft.	1 space
Building 6								
Lot 31	2,408 sf.	34 ft.	48.5%	12 ft.	18 ft.	n/a	49 ft.	1 space
Lot 32	2,043 sf.	29 ft.	56.8%	12 ft.	18 ft.	n/a.	49 ft.	2 space
Lot 33	2,043 sf.	29 ft.	56.8%	12 ft.	18 ft.	n/a.	49 ft.	2 space
Lot 34	2,043 sf.	29 ft.	56.8%	12 ft.	18 ft.	n/a.	49 ft.	1 space
Lot 35	2,043 sf.	29 ft.	56.8%	12 ft.	18 ft.	n/a.	49 ft.	2 space
Lot 36	2,043 sf.	29 ft.	56.8%	12 ft.	18 ft.	n/a.	49 ft.	1 space
Lot 37	2,126 sf.	30 ft.	54.9%	12 ft.	18 ft.	12 ft./0.5 ft.	49 ft.	1 space

GOVERNMENT OF THE DISTRICT OF COLUMBIA
FIRE AND EMERGENCY MEDICAL SERVICES DEPARTMENT
WASHINGTON, D.C. 20001



MEMORANDUM

TO: Maxine Brown-Roberts AICP
Development Review Specialist OP
DC Office of Planning

FROM: Gary L. Palmer, Jr. 
D.C. Fire Marshal/Deputy Fire Chief

DATE: November 10, 2008

SUBJECT: Re: Zoning Commission #08-21 (Canal Parc) PUD and Map Amendment:
4460 MacArthur Blvd. NW., **Square 1376, Lots 28, 929, 932, 933**

The District of Columbia Fire and Emergency Medical Service has reviewed the above application for conformance with the 2000 edition of the International Fire Code (IFC) and Title 12 DCMR 12H (District of Columbia Building Code Supplement of 2003), both of which have been adopted by the D.C. Fire and EMS Department and are utilized when rendering a decision on life safety issues.

Based on the site plans submitted, the D.C Fire and EMS Department has determined that the application is not in compliance with Section 503.1 of the IFC Code, as detailed below.

IFC Section 503.1, Buildings and Facilities: Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction.

The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 ft. of all portions of the first story of the building as measured by an approved route around the exterior of the building or facility.

Further, the applicant has requested a waiver from zoning regulations which recommends a 60 foot diameter turning area at the end of the cul-de-sac. The DCFEMS would be negatively impacted due to the Fire aerial ladder apparatus turning radius on the development's proposed Streets A & B, because **dead end fire access roads/lanes** on

Re: Zoning Commission #08-21
Page 2.

Street B are prohibited unless an approved turnaround is installed to comply with Appendix D-103.4 of the IFC. At no time shall the minimum required width of the access road/fire lane be less than twenty-feet (20) feet. Dead-ends shall meet the requirements of Section 503.2.5 and Section 503.2.4 **Turning Radius** of the IFC. The D.C. Fire Marshal's Office recommends that this development maintain two means of egress because of the request of waiver and the dead end fire lanes, plus limited turning radius within Streets A & B respectively.

Mountable Curbs:

The proposed mountable curb on Lingan Road is prohibited; the vertical curbs shall not be placed at the entrance of or within fire access lanes or roads. **Mountable curbs and gutter are not approved by the D.C. Fire Marshal.**

The Office of the Fire Marshal requests that the propose construction be in compliance with the IFC (2000 Edition) and all applicable D.C. Laws.

If you have any questions or concerns regarding this review, please contact Captain Chris Roggeron at 727-1614.