



United States Department of the Interior

TAKE
PRIDE IN
AMERICA

NATIONAL PARK SERVICE

National Capital Region

Rock Creek Park

3545 Williamsburg Lane, N.W.

Washington, D.C. 20008-1207

IN REPLY REFER TO:

N30 (NCA-ROCR)

DEC - 1 2008

District of Columbia Zoning Commission
Anthony Hood, Chairman
One Judiciary Square
441 Fourth Street, NW, Suite 210S
Washington, D.C. 20001

Re: Zoning Commission Case Number 08-21 (Canal Parc) Consolidated Review of a Planned Development and Related Map Amendment @ Square 1356
4460 MacArthur Boulevard, NW

Dear Mr. Hood:

We have reviewed recent planning documents of the proposal provided to us by Advisory Neighborhood Commission 3D and have made numerous site visits to assess potential impacts to sensitive resources on parkland managed by the National Park Service (NPS). We would like to offer the following comments on the proposed development plan for the Riverside Hospital Property at 4460 MacArthur Boulevard, NW.

The proposed development is just upslope from NPS property and will have significant impacts on park land. This is especially relevant with regard to storm water management, wetland protection, groundwater recharge, and invasive species. We have not had any communication or direct contact with the applicant and have not had the opportunity to provide any comments or recommendations to the applicant which could be incorporated into the design.

A portion of the proposed development site contains a sensitive and vulnerable wetland resource which is important in buffering development impacts to the aquatic ecosystem and in protecting sensitive species, both on the development site and on park land. The wetland is also important in filtering out pollutants, maintaining water quality, and providing reliable base flow to the stream, even during times of drought. There are springs located on the property as well, but we are uncertain whether they were identified and delineated during the wetland survey conducted in 2007 by the Williamsburg Environmental Group. The perennial stream which runs through the property flows through a culvert and discharges directly onto NPS property. Maintaining and protecting the wetland and stream flow on the development site is critical in protecting the downstream aquatic resources on parkland.

We need more information and clarification about the wetland delineation boundary and the extent of wetland protection that the current development plan proposes. Unfortunately, the

COMMISSION
District of Columbia

CASE NO.

EXHIBIT NO.

08-21
28/1/16

wetland flags which were used to delineate the wetland are gone. We would like to request that the wetland flags be replaced so that the wetland boundaries are clearly marked and protected. We also seek assurances that the springs which are located on the southern portion of the property have been included in the delineation and will be protected. We have seen a copy of the Wetland Delineation Map and are concerned that flagging was not used to delineate the eastern boundary of the widest wetland area in the southern portion of the property. We are unsure if the planned retaining wall on the western side of the property will be built directly on the wetland delineated boundary or whether it will have a required setback from the wetland boundary.

We also need more information on the proposed stormwater management plan and assurances that it will address both water quality and quantity and that all storm flows from the property will be treated before they are discharged into the wetland.

We have reviewed a copy of the District Department of the Environment's (DDOE) November 6, 2008 Memorandum to the District of Columbia Zoning Commission which states that any impacts to the wetland or stream "can be controlled and avoided on this site with appropriate site design measures." We strongly support DDOE's request "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." We also support the DDOE statement that "the Applicant is responsible for ensuring- both during and post-construction- that the wetland and stream are not impacted." We also request that the Zoning Commission require the applicant to provide to NPS for comment and review, any further details that will be required by DDOE "to ensure the protection of the wetland, stream, and any other protected environmental resources that may be impacted by the development of the site."

In light of the proximity of the project to NPS property and the significance and importance of mitigating any potential impacts to parkland, we request that the Zoning Commission require that the Applicant provide NPS with the most current Site Plan, as well as other plans associated with the proposal for NPS review, comment, and recommendations. Of special significance would be the Stormwater Management Plan, Construction Management Plan, Grading Plan, Landscaping Plan, Green Development Plan, Wetland Overlook Plan, and the Rain Garden Plan. These plans would help us to assess numerous concerns such as the impact of grading on the wetland, especially on the southeast portion of the site, as well as overall wetland protection and potential construction impacts.

We appreciate this opportunity to comment on the proposal and look forward to working with the Commission, DDOE, and the applicant to protect the sensitive resources on the site and to mitigate any impacts from the proposal on parkland.

Sincerely,

A handwritten signature in black ink, appearing to read "Adrienne A. Coleman", with a long horizontal flourish extending to the right.

Adrienne A. Coleman
Superintendent, Rock Creek Park



United States Department of the Interior



NATIONAL PARK SERVICE

National Capital Region

Rock Creek Park

3545 Williamsburg Lane, N.W.

Washington, D.C. 20008-1207

IN REPLY REFER TO:

N30 (NCA-ROCR)

DEC - 1 2008

District of Columbia Zoning Commission
Anthony Hood, Chairman
One Judiciary Square
441 Fourth Street, NW, Suite 210S
Washington, D.C. 20001

Re: Zoning Commission Case Number 08-21 (Canal Parc) Consolidated Review of a Planned Development and Related Map Amendment @ Square 1356
4460 MacArthur Boulevard, NW

Dear Mr. Hood:

We have reviewed recent planning documents of the proposal provided to us by Advisory Neighborhood Commission 3D and have made numerous site visits to assess potential impacts to sensitive resources on parkland managed by the National Park Service (NPS). We would like to offer the following comments on the proposed development plan for the Riverside Hospital Property at 4460 MacArthur Boulevard, NW.

The proposed development is just upslope from NPS property and will have significant impacts on park land. This is especially relevant with regard to storm water management, wetland protection, groundwater recharge, and invasive species. We have not had any communication or direct contact with the applicant and have not had the opportunity to provide any comments or recommendations to the applicant which could be incorporated into the design.

A portion of the proposed development site contains a sensitive and vulnerable wetland resource which is important in buffering development impacts to the aquatic ecosystem and in protecting sensitive species, both on the development site and on park land. The wetland is also important in filtering out pollutants, maintaining water quality, and providing reliable base flow to the stream, even during times of drought. There are springs located on the property as well, but we are uncertain whether they were identified and delineated during the wetland survey conducted in 2007 by the Williamsburg Environmental Group. The perennial stream which runs through the property flows through a culvert and discharges directly onto NPS property. Maintaining and protecting the wetland and stream flow on the development site is critical in protecting the downstream aquatic resources on parkland.

We need more information and clarification about the wetland delineation boundary and the extent of wetland protection that the current development plan proposes. Unfortunately, the

Office of Zoning
District of Columbia

NO 08-21
NO 28 (Box)

wetland flags which were used to delineate the wetland are gone. We would like to request that the wetland flags be replaced so that the wetland boundaries are clearly marked and protected. We also seek assurances that the springs which are located on the southern portion of the property have been included in the delineation and will be protected. We have seen a copy of the Wetland Delineation Map and are concerned that flagging was not used to delineate the eastern boundary of the widest wetland area in the southern portion of the property. We are unsure if the planned retaining wall on the western side of the property will be built directly on the wetland delineated boundary or whether it will have a required setback from the wetland boundary.

We also need more information on the proposed stormwater management plan and assurances that it will address both water quality and quantity and that all storm flows from the property will be treated before they are discharged into the wetland.

We have reviewed a copy of the District Department of the Environment's (DDOE) November 6, 2008 Memorandum to the District of Columbia Zoning Commission which states that any impacts to the wetland or stream "can be controlled and avoided on this site with appropriate site design measures." We strongly support DDOE's request "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." We also support the DDOE statement that "the Applicant is responsible for ensuring- both during and post-construction- that the wetland and stream are not impacted." We also request that the Zoning Commission require the applicant to provide to NPS for comment and review, any further details that will be required by DDOE "to ensure the protection of the wetland, stream, and any other protected environmental resources that may be impacted by the development of the site."

In light of the proximity of the project to NPS property and the significance and importance of mitigating any potential impacts to parkland, we request that the Zoning Commission require that the Applicant provide NPS with the most current Site Plan, as well as other plans associated with the proposal for NPS review, comment, and recommendations. Of special significance would be the Stormwater Management Plan, Construction Management Plan, Grading Plan, Landscaping Plan, Green Development Plan, Wetland Overlook Plan, and the Rain Garden Plan. These plans would help us to assess numerous concerns such as the impact of grading on the wetland, especially on the southeast portion of the site, as well as overall wetland protection and potential construction impacts.

We appreciate this opportunity to comment on the proposal and look forward to working with the Commission, DDOE, and the applicant to protect the sensitive resources on the site and to mitigate any impacts from the proposal on parkland.

Sincerely,



Adrienne A. Coleman
Superintendent, Rock Creek Park



United States Department of the Interior

NATIONAL PARK SERVICE
National Capital Region
Rock Creek National Park
3545 Williamsburg Lane, NW
Washington, D.C. 20008-1207
OFFICE- (202) 895-6000
*FAX- (202) 895-6015

(*If confidential, please notify recipient in advance)

Date: 12/1/08

You're receiving a FAX from Rock Creek Park's

Superintendent's Office

Adrienne Coleman ☒
Cynthia Cox ☐
Tawana Armstead ☐
Diane Parrott ☐
Rita Gunther ☐
Brenda Hynson ☐
Mike McMahon ☐
Simone Moffett ☐
Meghan Hagerty ☐

Administration Division

Jennifer Champagne ☐
Alberta Newman ☐
Thomas Fernanders ☐
Diane Austin ☐
Nick Bartolomeo ☐
Renee Hart ☐

U.S. OFFICE OF ZONING
2008 DEC -1 PM 2:21

3 Pages, including cover sheet

TO: DC Zoning Commission

FAX NO.: 202-727-6072 PHONE NO.: _____

SUBJECT: Case ZC # 08-21

COMMENTS: The attached letter is for the
Commissioner's consideration at this evening's
hearing.

Should you not receive the number of pages indicated, or if there is any other problem with this transmission, please notify the sender on (202) 895-6000.