

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Department of the Environment

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Natural Resources Administration  
Water Quality Division

SEP 04 2008

Mr. Gary Cohen  
Willco Residential, LLC  
2 Wisconsin Circle, Suite 550  
Chevy Chase, MD 20815

Ms. Maxine Brown-Roberts  
Development Review Specialist  
Government of the District of Columbia  
801 North Capital Street, NE  
Suite 4000  
Washington, DC 20002

Reference: *"Canal Parc: Application and Pre-Hearing Submission to the District of Columbia Zoning Commission Consolidated Review and Approval of a Planned Unit Development and Zoning Map Amendment. Zoning Commission Case No. 08-21. The Athena Group, LLC"; July 2008*

Dear Mr. Cohen and Ms. Brown-Roberts:

The District Department of the Environment, Water Quality Division (WQD) has reviewed the proposed project described in the revised planned unit development (PUD) application entitled *"Canal Parc: Application and Pre-Hearing Submission to the District of Columbia Zoning Commission Consolidated Review and Approval of a Planned Unit Development and Zoning Map Amendment. Zoning Commission Case No. 08-21. The Athena Group, LLC";* dated July 2008. Among other things, the revised PUD application addresses wetland and stream issues raised by the WQD in a letter of January 25, 2008 with regards to the initial PUD application entitled *"MacArthur Court: Application to the District of Columbia Zoning Commission For a Modification of an Approved Planned Unit Development and Zoning Map Amendment; The Athena Group, LLC. Zoning Commission District of Columbia Case No.: 70-15A, Exhibit No.: 4";* dated November 2007.

After reviewing the initial PUD application and a site inspection, the WQD noted that (i) the U.S. Army Corps of Engineers claimed jurisdiction over the wetland and stream at the site on October 10, 2007, and (ii) the proposed project would impact the wetland and stream at the site. As stakeholders, the WQD requested the applicant to redesign the project to ensure the wetland and stream are protected and preserved. In response to the WQD comments, the applicant has revised the PUD application by including the following: (i) no fill/grading in the wetland and stream, (ii) reduced number of units to

**ZONING COMMISSION**

CASE No. 08-21

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Canal Parc Project at 4460 MacArthur Blvd, NW  
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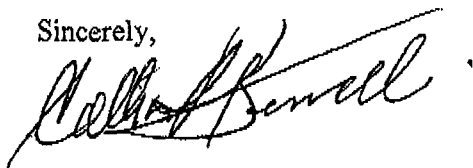
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provide more pervious area and provide adequate buffers around the wetland and stream, and (iii) increased recharge area through larger rain gardens and pervious pavers.

Although the final determination will be made by the U.S. Army Corps of Engineers, the WQD has determined that the proposed project design (as described and illustrated in the revised PUD application) will have minimal or no impact on the wetland and stream at the site. However, the applicant must apply for a permit from the U.S. Army Corps of Engineers before starting any development activities at the site. A copy of the permit application and all supporting documents must also be sent to the WQD.

Please be advised that the scope of this review only addresses DC regulatory issues related to wetlands and streams; this is not a review for storm water management, erosion and sediment control, or other state or federal regulatory compliances. If we can be of further assistance, please feel free to contact Monir Chowdhury at (202) 535-2990.

Sincerely,



Collin R. Burrell, Associate Director  
Water Quality Division

cc: Ms. Erika Mark, U.S. Army Corps of Engineers