

Canal Parc
Zoning Commission Public Hearing Case 08-21
December 1, 2008

ZONING COMMISSION

CASE No. 08-21

EXHIBIT No. 36



Canal Parc
Saimac Development, LLC

A T H E N A

- **Private Real Estate Investment Company – Established 1993**
- **Lee Saltzman – Chief Operating Officer**
- **Built of a team of Professionals with an average of 24 years of experience**
- **Development/Redevelopment Projects located in:**

- **New York, NY**
- **New Jersey City, NJ**
- **Providence, RI**
- **Arlington, VA**
- **Reston, VA**
- **Raleigh, NC**
- **Deer Valley, UT**
- **North Las Vegas, NV**
- **Los Angeles, CA**



The 903

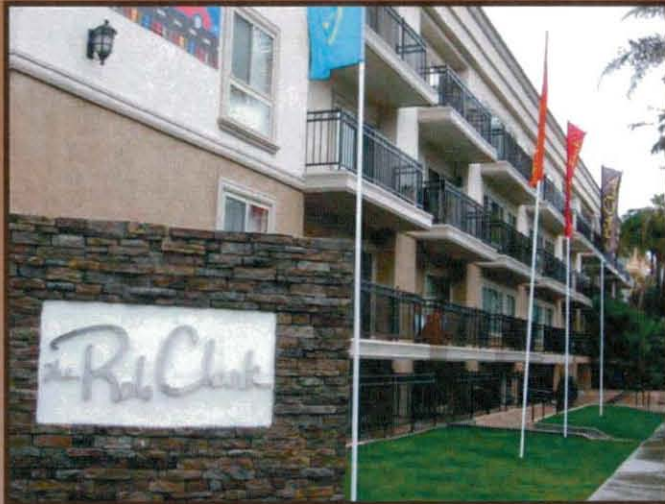
Athena Group, LLC – Providence, Rhode Island



Canal Parc
Saimac Development, LLC

The Rob Clark

Athena Group, LLC – Los Angeles, CA



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Saimac Development, LLC

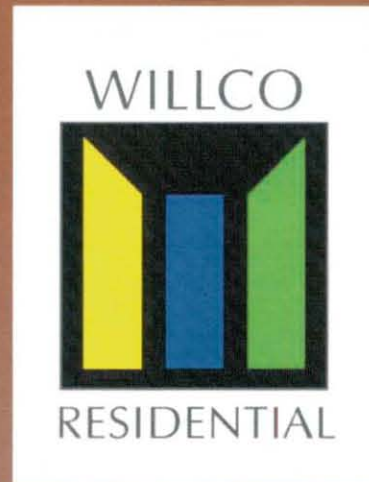
111 Central Park North

Athena Group, LLC – New York, NY



2008 CNBC AMERICA'S PROPERTY AWARDS
111 CENTRAL PARK NORTH
Best High-rise Architecture

Canal Parc
Saimac Development, LLC



- Gary Cohen (President)
- Established 2002
- Willco Companies has over 50 Years of Experience in Washington, DC
- Notable Projects Include:
 - The Escalade
 - Jefferson Row
 - The Providence



Jefferson Row

Willco Residential - Washington, DC



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The Escalade

Willco Residential - Washington, DC



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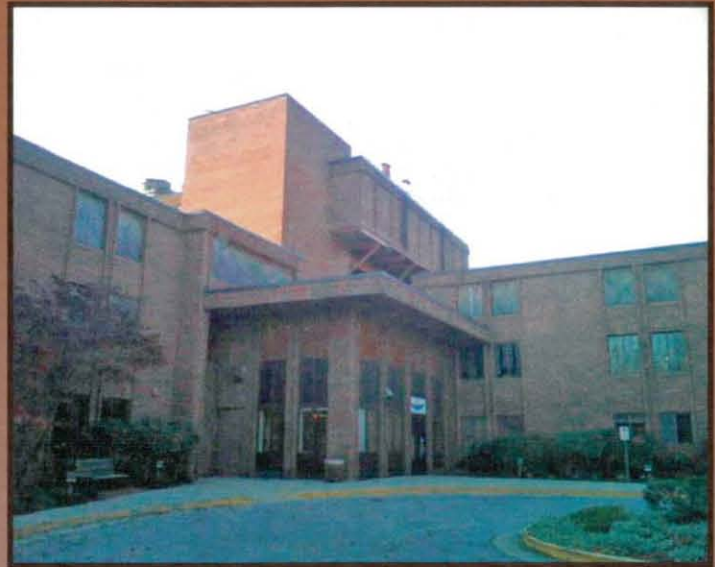
Providence Lofts

Willco Residential - Washington, DC



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Project History



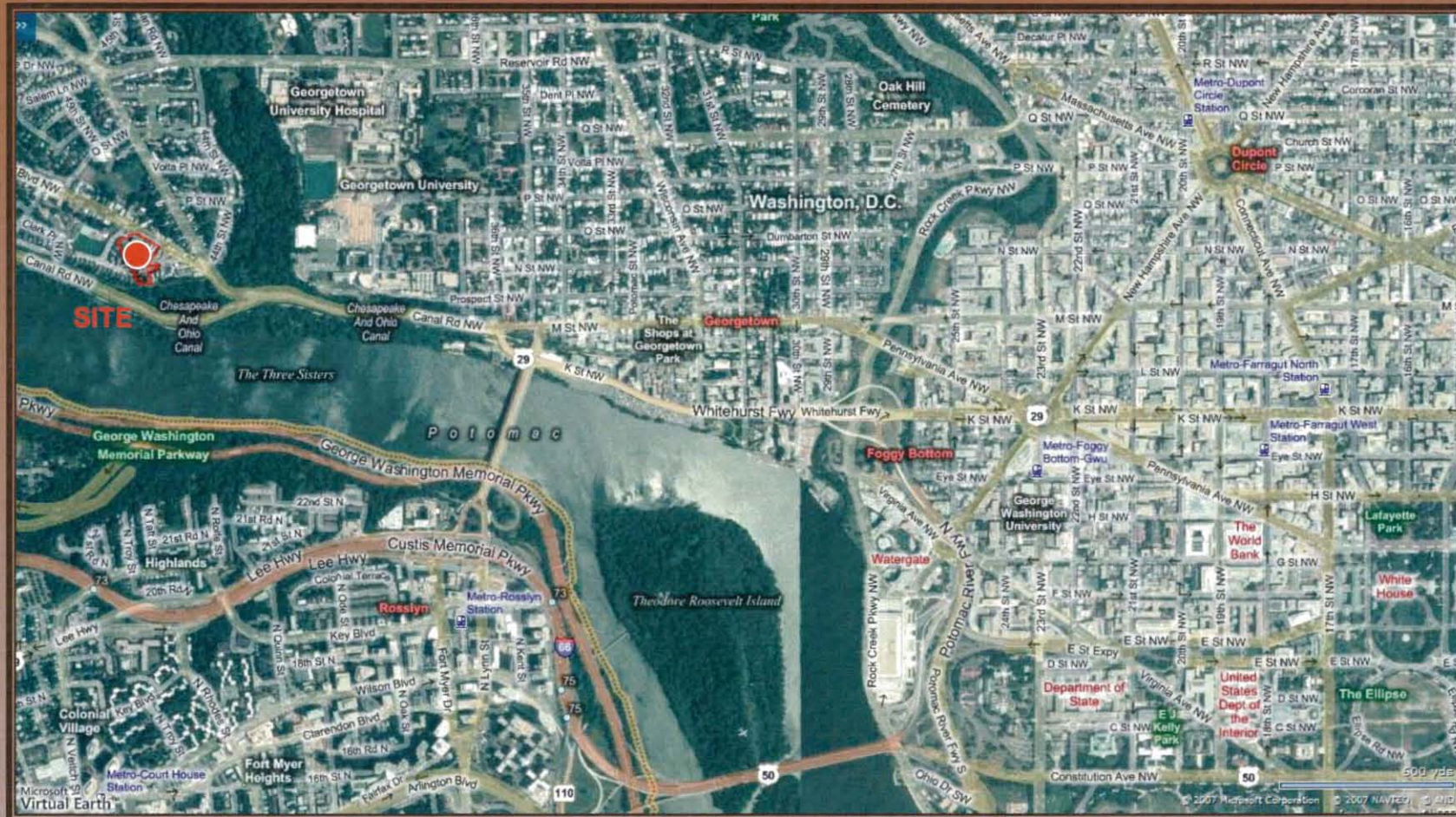
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Project Goals



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Saimac Development, LLC

Overall Aerial Map



Existing Site



2.77 acres

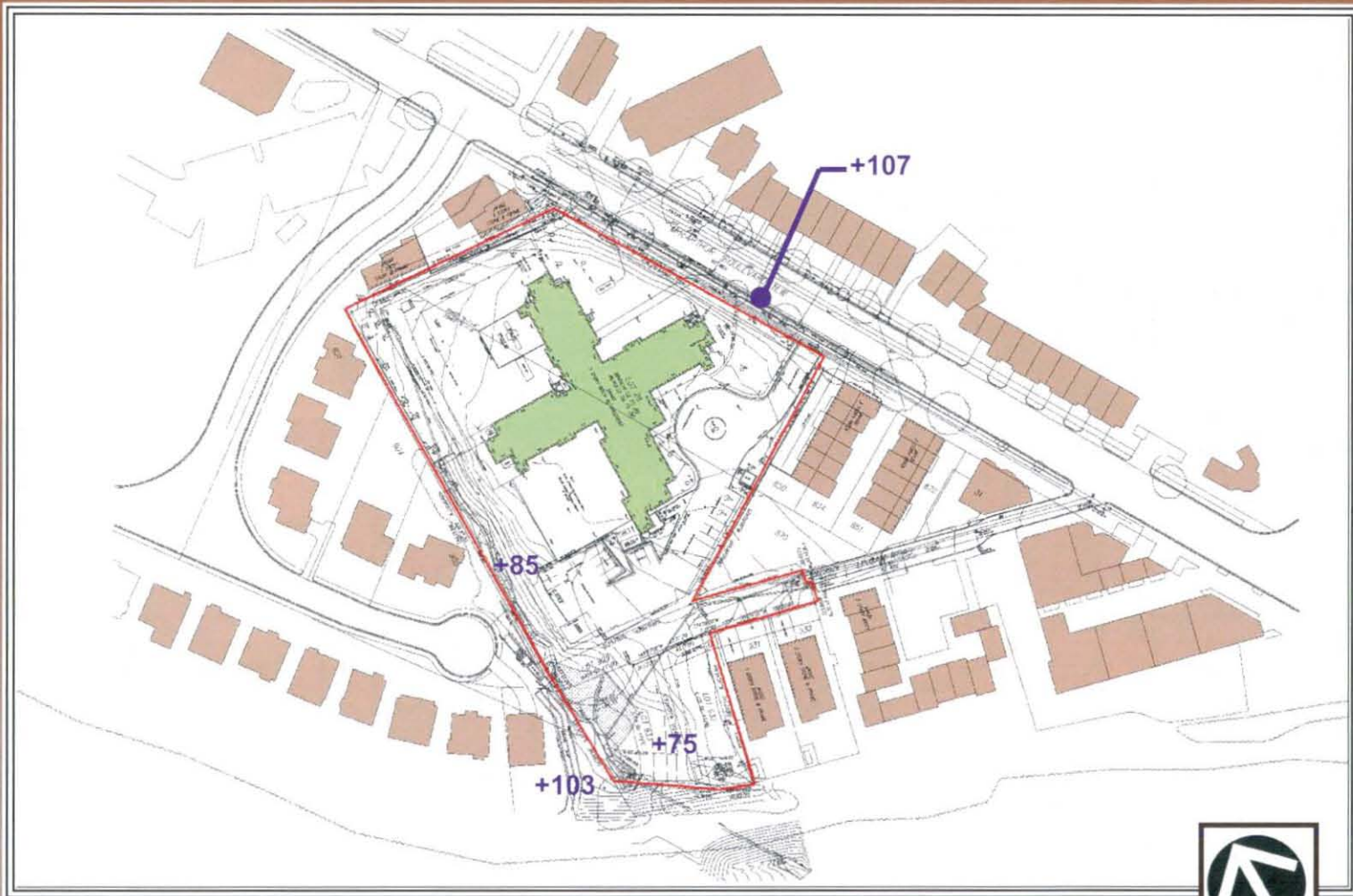


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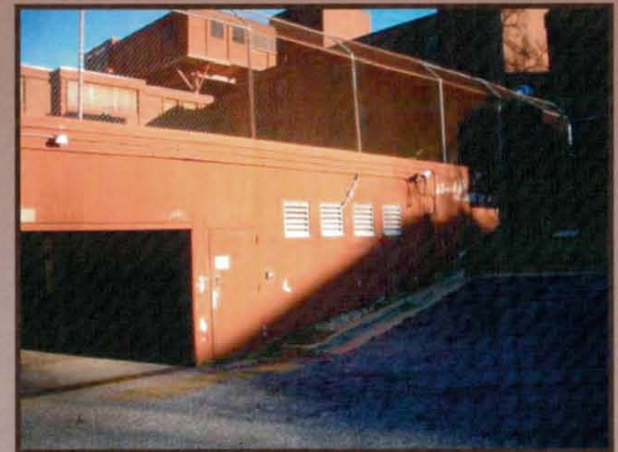
Existing Site



Existing Survey

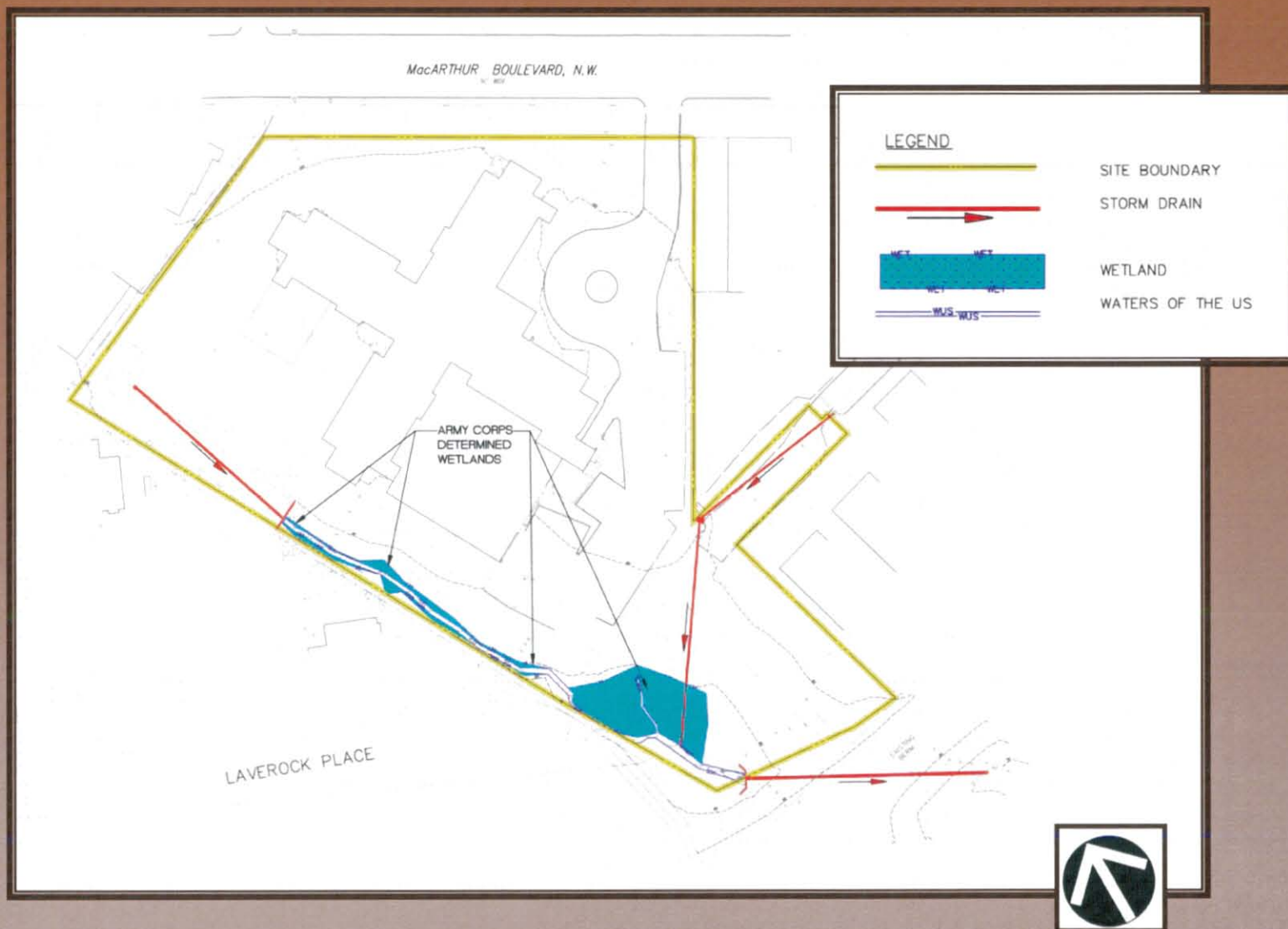


Existing Conditions



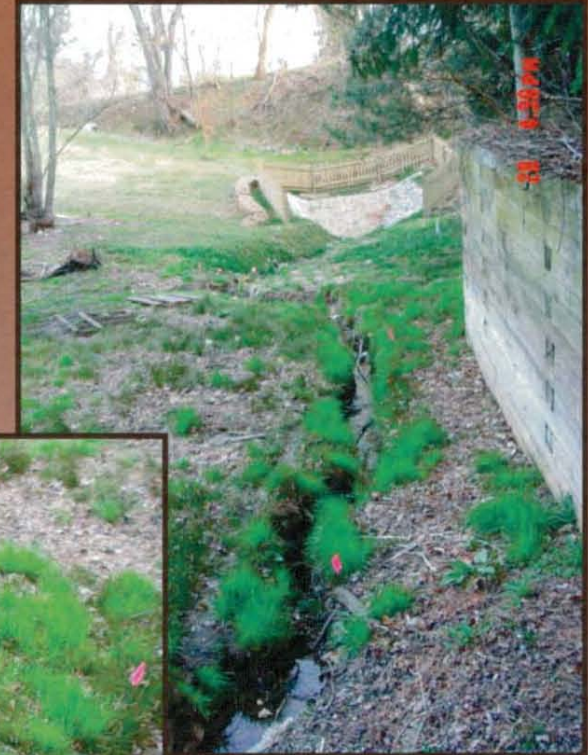
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Wetlands Delineation Plan



Existing Conditions

Wetlands



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Proposed Site Plan – 37 Units



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Proposed Site Section



Wetlands
Buffer



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Smart Growth Principles



Create a Range of Housing Opportunities & Choices



Smart Growth Principles

- ✓ **Create a Range of Housing Opportunities & Choices**
- ✓ **Create Walkable Neighborhoods**
- ✓ **Encourage Community & Stakeholder Collaboration**
- ✓ **Distinctive, Attractive Communities with a Strong Sense of Place**
- ✓ **Make Development Decisions Predictable, Fair & Cost Effective**
- ✓ **Preserve Open Space and Critical Environmental Areas**
- ✓ **Strengthen & Direct Development Towards Existing Communities**
- ✓ **Take Advantage of Compact Building Design**

Public Benefits and Amenities

Section 2403.9

- Urban design, architecture, landscaping
- Site planning
- Effective vehicular and pedestrian access
- Employment and training opportunities
- Housing and affordable housing
- Environmental benefits, such as:
 - (1) Storm water runoff controls in excess of those required
 - (2) Use of natural design techniques
 - (3) Preservation of open space
- Uses of special value to the neighborhood or the District
- Other benefits that advance policies of the Comprehensive Plan



Green Development Plan

CHICAGO-STYLE GREEN ALLEY: CENTER ALLEY INFILTRATION USING PERMEABLE PAVEMENT (AS SUGGESTED BY DDOL)



SEE 1/37 GREEN ALLEY PLAN

RAIN GARDEN: FILTERS WATER BEFORE GRADUALLY RELEASING IT TO WATERSHED AFTER A STORM EVENT



SEE 1/36 RAIN GARDEN PLAN

WETLAND ENHANCEMENTS: ADDITION OF NATIVE TREES, SHRUBS AND HERBACEOUS PLANTS AFTER CLEANSING OF STREAM CHANNEL AND WETLANDS



SEE 1/35 WETLAND OVERLOOK

TRADITIONAL COMMUNITY PARK: ADDITIONAL GREENSPACE WITH FOCAL FEATURE



PHOTOGRAPH BY STUDIO 39

PERMEABLE PAVERS: REDUCE THE AMOUNT AND THE RATE OF STORMWATER RUNOFF (SIMILAR TO PAVERS USED IN CHICAGO-STYLE GREEN ALLEY)



PHOTOGRAPH BY PHOTON

SEE 3/37 PERMEABLE PAVES

STORM WATER MANAGEMENT VALVE (APPROXIMATE LOCATION)

WETLANDS OVERLOOK AND BUTTERFLY GARDEN WILDLIFE VIEWING FROM A PARK LIKE SETTING (AS SUGGESTED BY DDOL)



PHOTOGRAPH FROM BUTTERFLY GARDENING BY THOMAS C. HARRIS

SEE 1/35 WETLAND OVERLOOK



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Open Space Plan



OPEN SPACE CALCULATIONS

	SQUARE FEET	ACRES	PERCENT
TOTAL SITE AREA	120,993.81	2.77	100.0%
OPEN SPACE*	61,934.85	1.42	51.2%

*OPEN SPACE REFERS TO THE AREA NOT COVERED BY BUILDINGS, STREETS, PARKING LOTS, OR DRIVEWAYS



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Wetland Overlook Plan

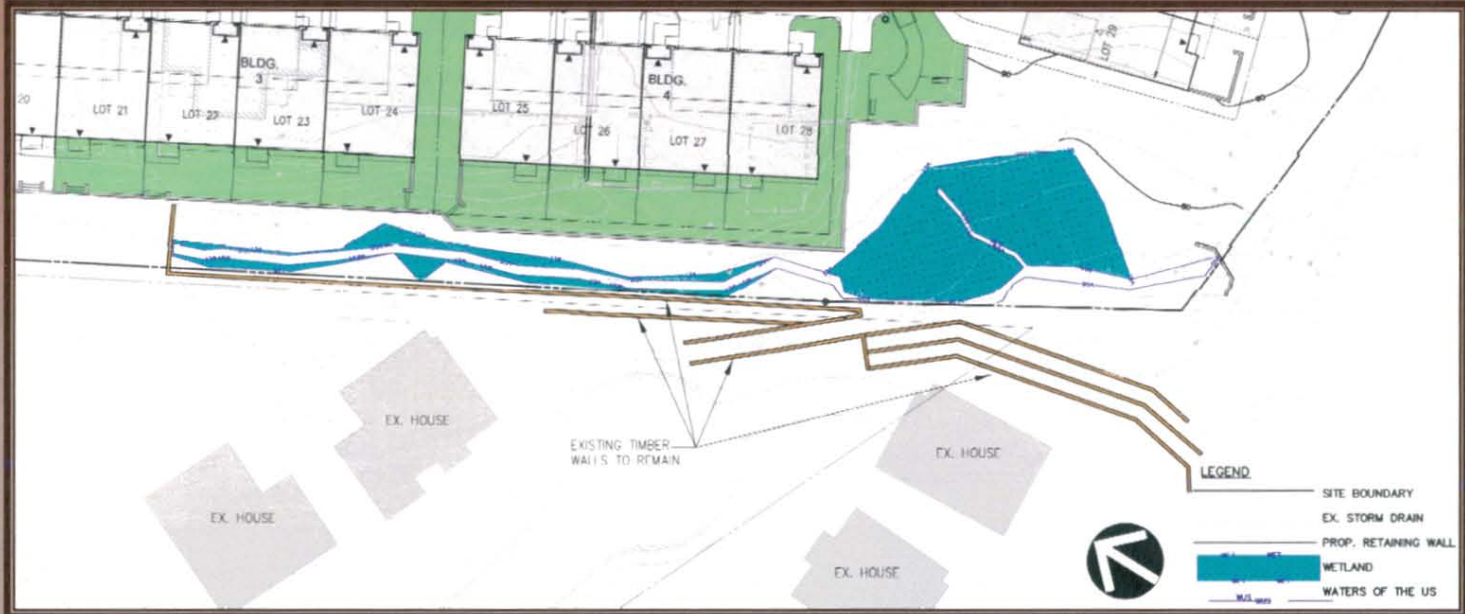


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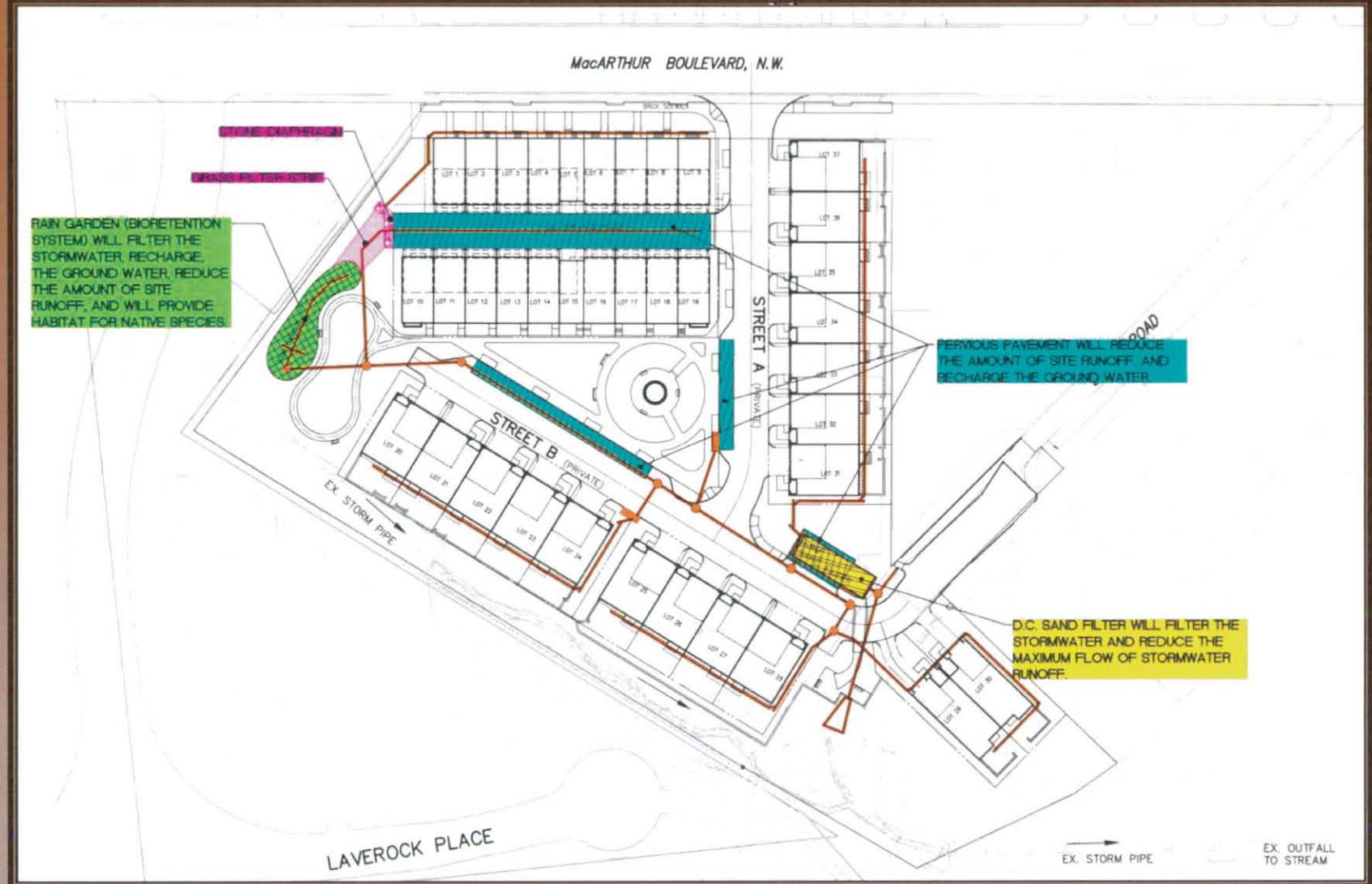
Retaining Wall



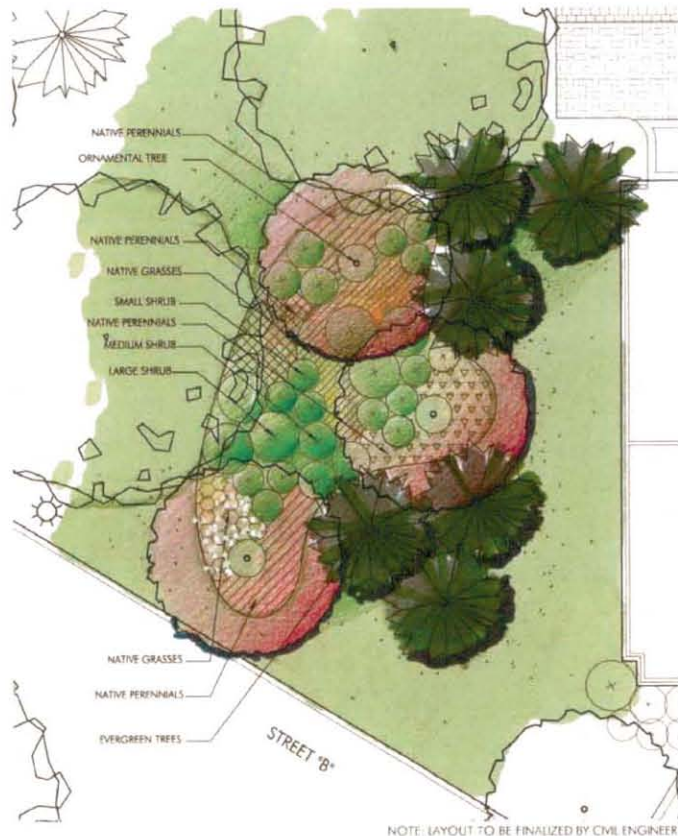
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 Phone: 303.733.1111
 Email: studio39@studio39llc.com

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Storm Water Management Plan



Rain Garden Plan



1 RAIN GARDEN PLAN
Scale: 1" = 8' 0"

BIORETENTION/RAIN GARDEN TYPICAL PLANT SPECIES

SHADE TREES

AMERICAN SYCAMORE
BALD CYPRESS
GREEN ASH
HONEY LOCUST
RED MAPLE
RED OAK
SCARLET OAK
SWAMP WHITE OAK
SWEET GUM
WHITE ASH

EVERGREEN TREES

AMERICAN HOLLY
AMERICAN ARBORVITAE
EASTERN RED CEDAR

ORNAMENTAL TREES

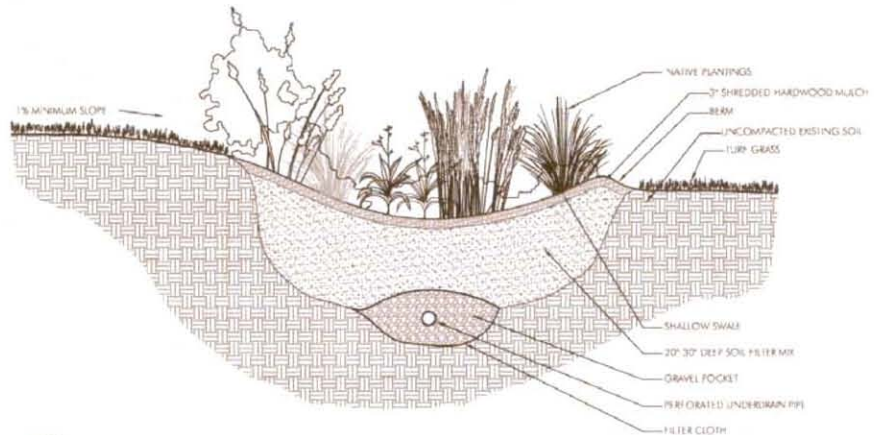
FRINGE TREE
SERVICE BERRY
SWEETBAY MAGNOLIA
BLACK GUM

SHRUBS

RED CHOCHEBERRY
BLACK CHOCHEBERRY
BUTTERNUT BUSH
REDWING DOGWOOD
WITCH HAZEL
ST. JOHN'S WORT
HIBISCUS
WINTERBERRY
VIRGINIA SWEET SPIRE
SPICE BUSH
WAX MYRTLE
BAYBERRY
SWEET AZALEA
SWAMP AZALEA

PERENNIALS

NEW ENGLAND ASTER
MARSH MARIGOLD
JOE PYE WED
SWAMP SUNFLOWER
SENSITIVE FERN
CINNAMON FERN
ROYAL FERN
SWITCH GRASS
CONEFLOWER
WRINKLE LEAF GOLDENROD
WILLOW BARK BLUESTAR
COLEUS
SWAMP MILKWEED
ASTILBE
RIVER CATS
DAYLILLY
MALTESE CROSS
VIRGINIA BLUE BELLS



2 RAIN GARDEN DETAIL
Scale: 3/8" = 1' 0"

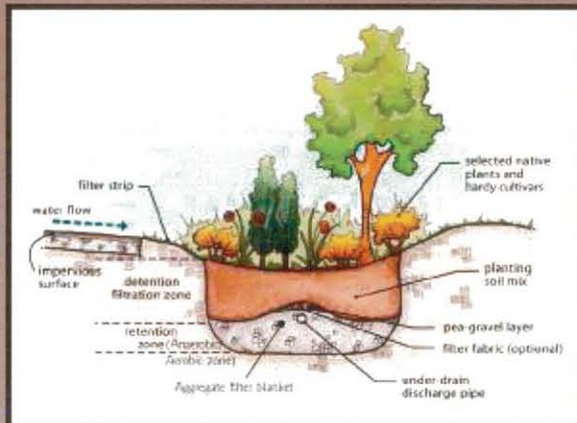


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Rain Garden Images



LEED ND



LEED for Neighborhood Development Pilot Draft Project Checklist

Project Name: Canal Parc

Project City: Washington

Project State: DC

*Note: Registration for the LEED for Neighborhood Development Pilot Program is closed; registration for the fully launched program is planned to open in late 2009, pending USGBC member ballot approval.

Yes	?	No		
			Project Totals (Pre-Certification Estimates)	106 Points
			Certified 40-49 points	Silver 50-59 points
			Gold 60-79 points	Platinum 80-109 points

Yes	?	No		
			Smart Location & Linkage	30 Points
Yes			Prereq 1 Smart Location	Required
Yes			Prereq 2 Proximity to Water and Wastewater Infrastructure	Required
Yes			Prereq 3 Impaired Species and Ecological Communities	Required
Yes			Prereq 4 Wetland and Water Body Conservation	Required
Yes			Prereq 5 Farmland Conservation	Required
Yes			Prereq 6 Floodplain Avoidance	Required
			Credit 1 Brownfield Redevelopment	2
			Credit 2 High Priority Brownfields Redevelopment	1
			Credit 3 Preferred Location	10
			Credit 4 Reduced Automobile Dependence	8
			Credit 5 Bicycle Network	3
			Credit 6 Housing and Jobs Proximity	3
			Credit 7 School Proximity	1
			Credit 8 Steep Slope Protection	1
			Credit 9 Site Design for Habitat or Wetlands Conservation	1
			Credit 10 Restoration of Habitat or Wetlands	1
			Credit 11 Conservation Management of Habitat or Wetlands	1

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Last Modified: May 2008 1 of 1



LEED for Neighborhood Development Pilot Draft Project Checklist

Yes	?	No		
			Neighborhood Pattern & Design	39 Points
Yes			Prereq 1 Open Community	Required
Yes			Prereq 2 Compact Development	Required
15			Credit 1 Compact Development	7
4			Credit 2 Diversity of Uses	4
			Credit 3 Diversity of Housing Types	3
			Credit 4 Affordable Rental Housing	2
			Credit 5 Affordable For-Sale Housing	2
			Credit 6 Reduced Parking Footprint	2
7			Credit 7 Walkable Streets	8
			Credit 8 Street Network	2
			Credit 9 Transit Facilities	1
			Credit 10 Transportation Demand Management	2
			Credit 11 Access to Surrounding Vicinity	1
1			Credit 12 Access to Public Spaces	1
1			Credit 13 Access to Active Public Spaces	1
1			Credit 14 Universal Accessibility	1
1			Credit 15 Community Outreach and Involvement	1
			Credit 16 Local Food Production	1

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LEED for Neighborhood Development Pilot Draft Project Checklist

Yes	?	No		
			Green Construction & Technology	31 Points
Yes			Prereq 1 Construction Activity Pollution Prevention	Required
			Credit 1 LEED Certified Green Buildings	1
			Credit 2 Energy Efficiency in Buildings	3
			Credit 3 Reduced Water Use	3
			Credit 4 Building Reuse and Adaptive Reuse	2
			Credit 5 Reuse of Historic Buildings	1
			Credit 6 Minimize Site Disturbance through Site Design	1
1			Credit 7 Minimize Site Disturbance during Construction	1
1			Credit 8 Contaminant Reduction in Brownfields Remediation	1
			Credit 9 Stormwater Management	3
			Credit 10 Heat Island Reduction	1
			Credit 11 Solar Orientation	1
			Credit 12 On-Site Energy Generation	1
			Credit 13 On-Site Renewable Energy Sources	1
			Credit 14 District Heating & Cooling	1
			Credit 15 Infrastructure Energy Efficiency	1
			Credit 16 Wastewater Management	1
1			Credit 17 Recycled Content for Infrastructure	1
1			Credit 18 Construction Waste Management	1
1			Credit 19 Comprehensive Waste Management	1
1			Credit 20 Light Pollution Reduction	1

Yes	?	No		
			Innovation & Design Process	5 Points
			Credit 1.1 Innovation in Design:	1
			Credit 1.2 Innovation in Design:	1
			Credit 1.3 Innovation in Design:	1
			Credit 1.4 Innovation in Design:	1
			Credit 1.5 Innovation in Design:	1
1			Credit 2 LEED Accredited Professional	1

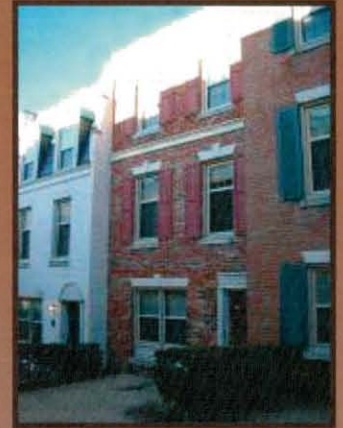
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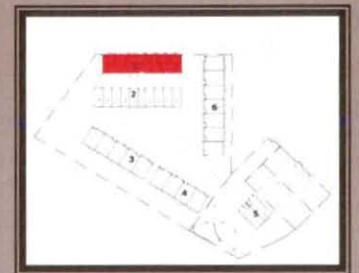
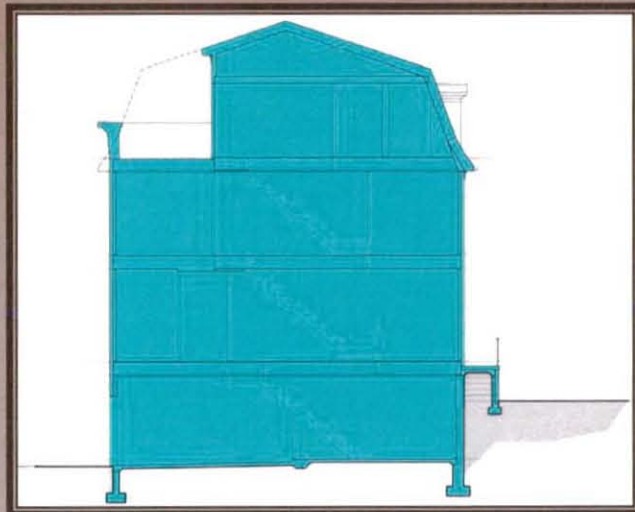
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Contextual Architecture



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Building Elevations

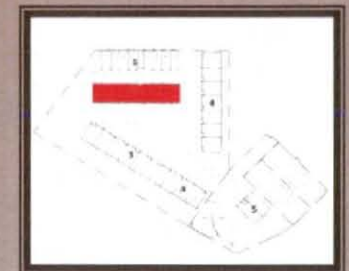
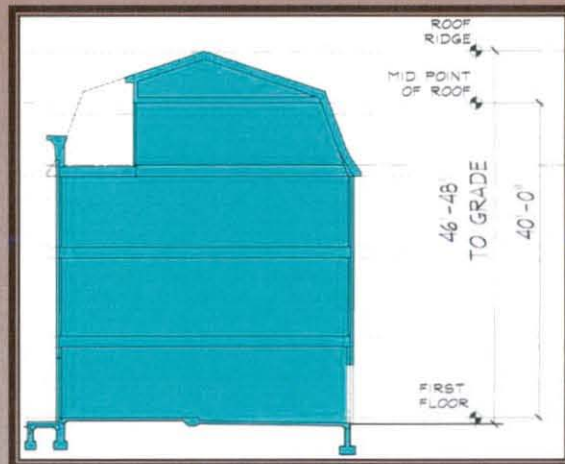


Streetscape Perspective



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Building Elevations

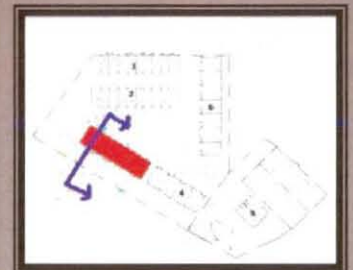
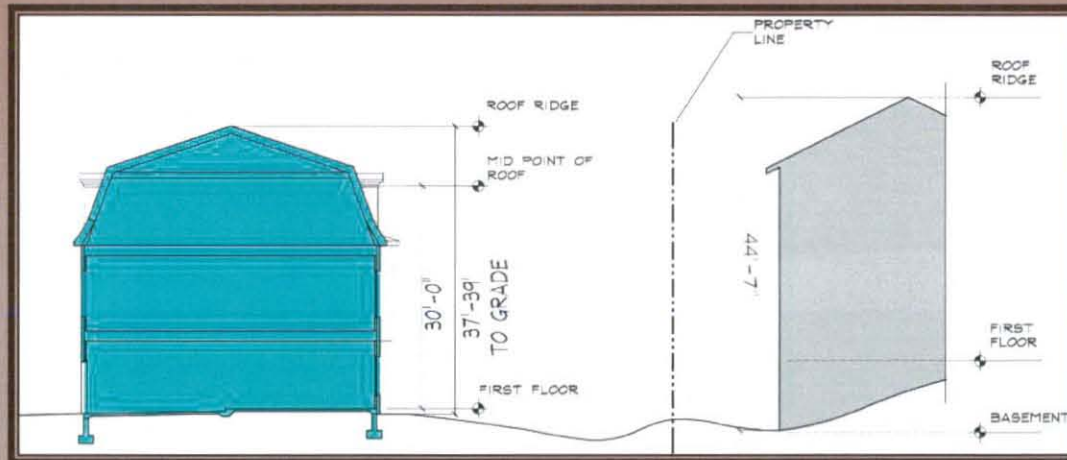


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Central Park



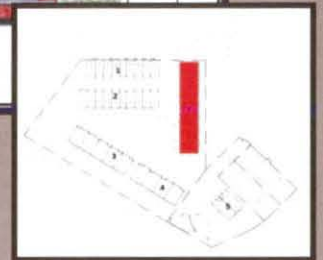
Building Elevations



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Building Elevations

Building 6



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Building Heights



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Building Heights



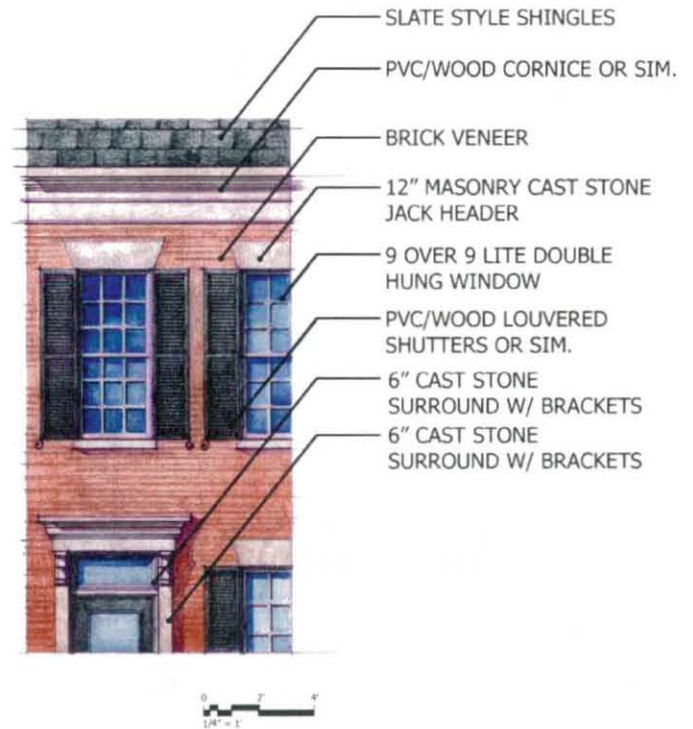
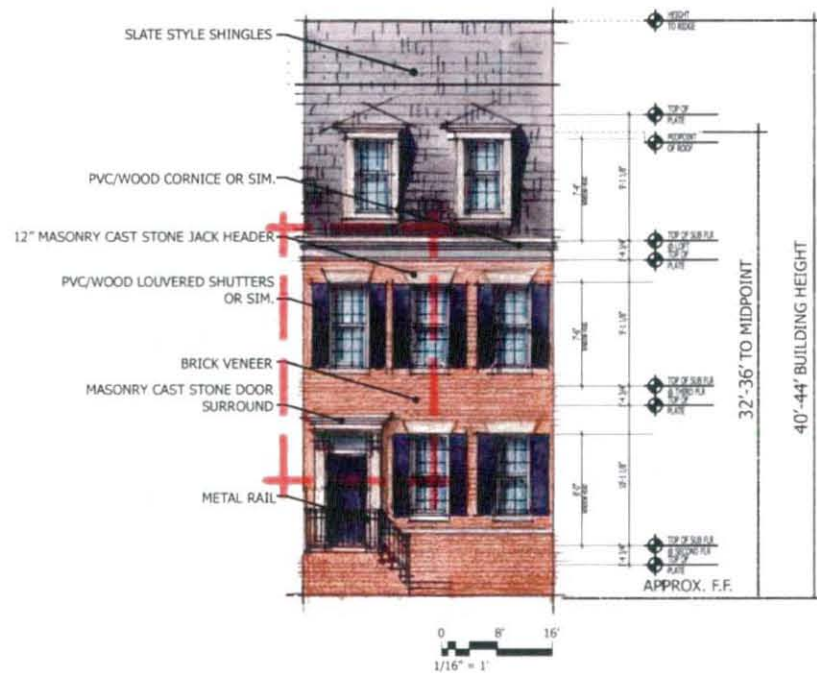
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Building Heights

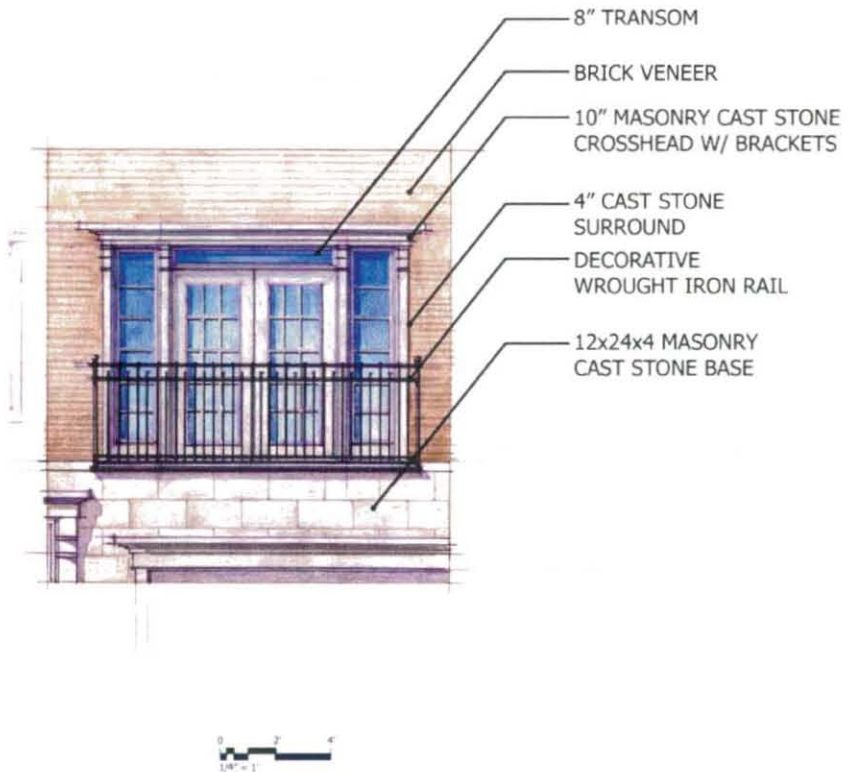


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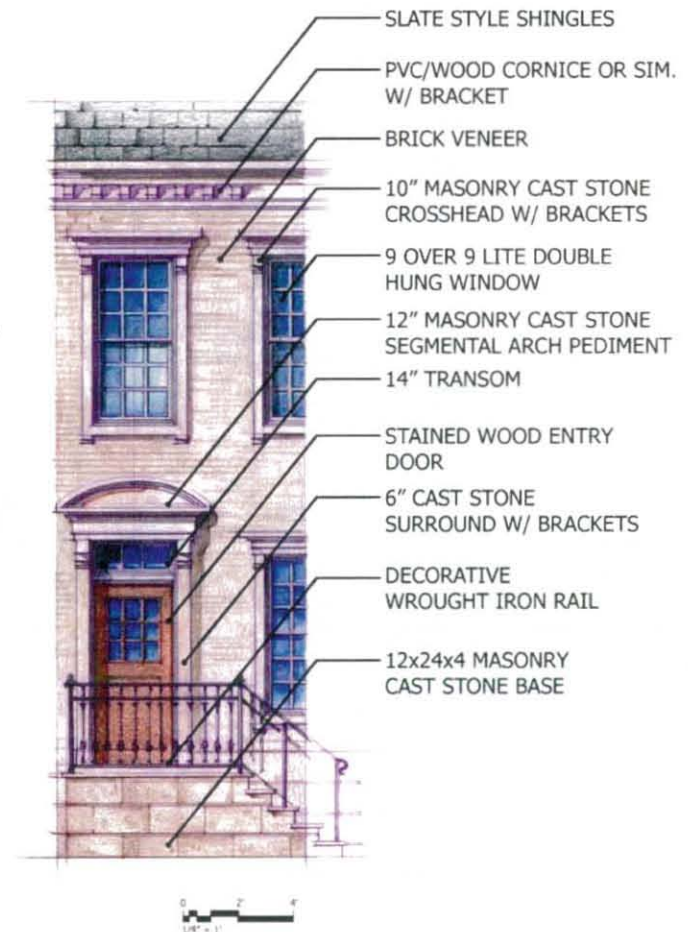
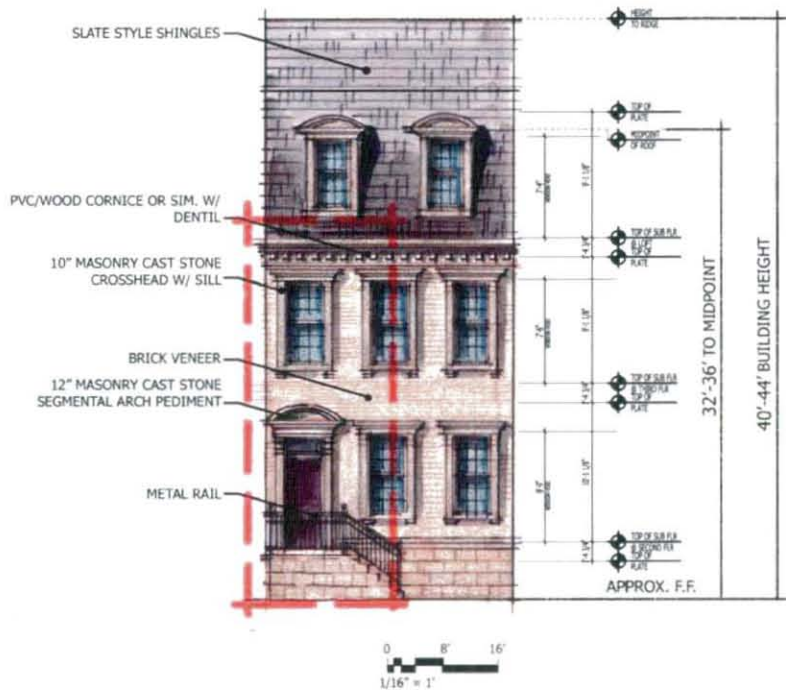
Building Elevations



Building Elevations

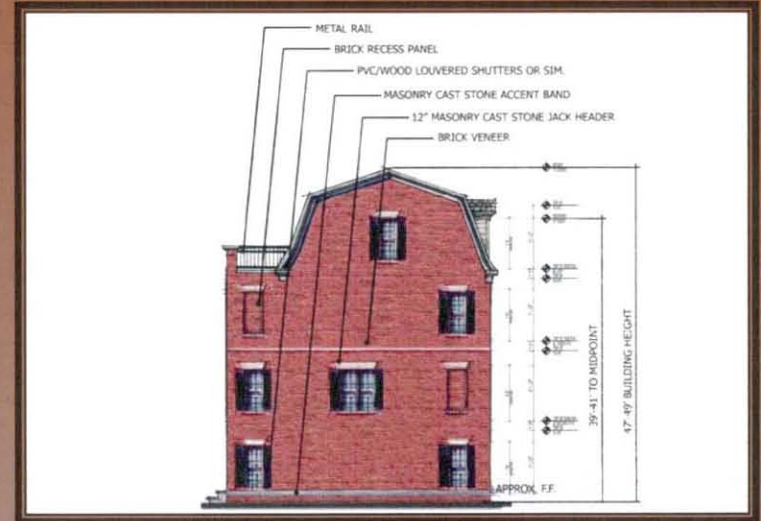


Building Elevations



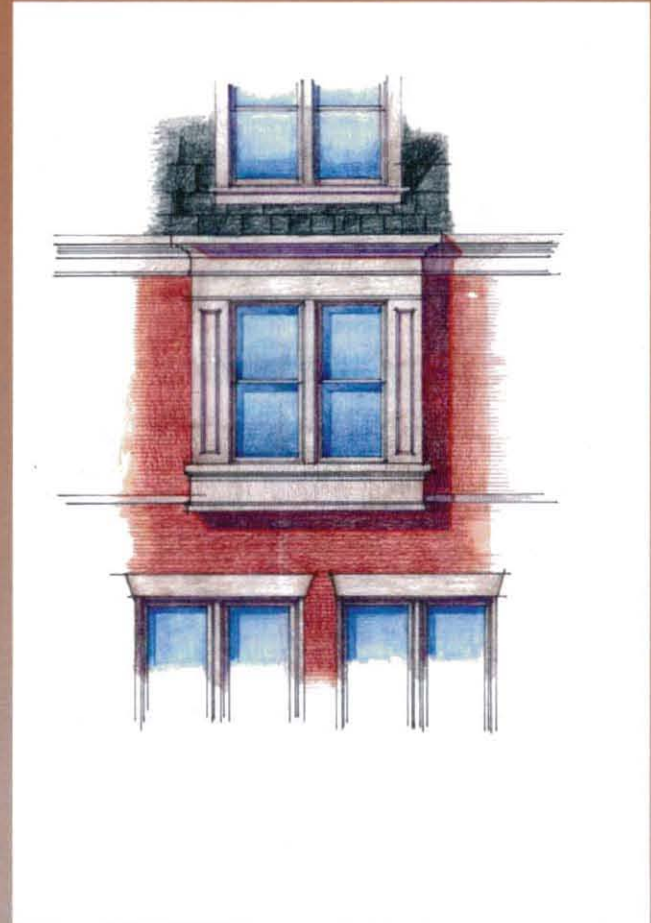
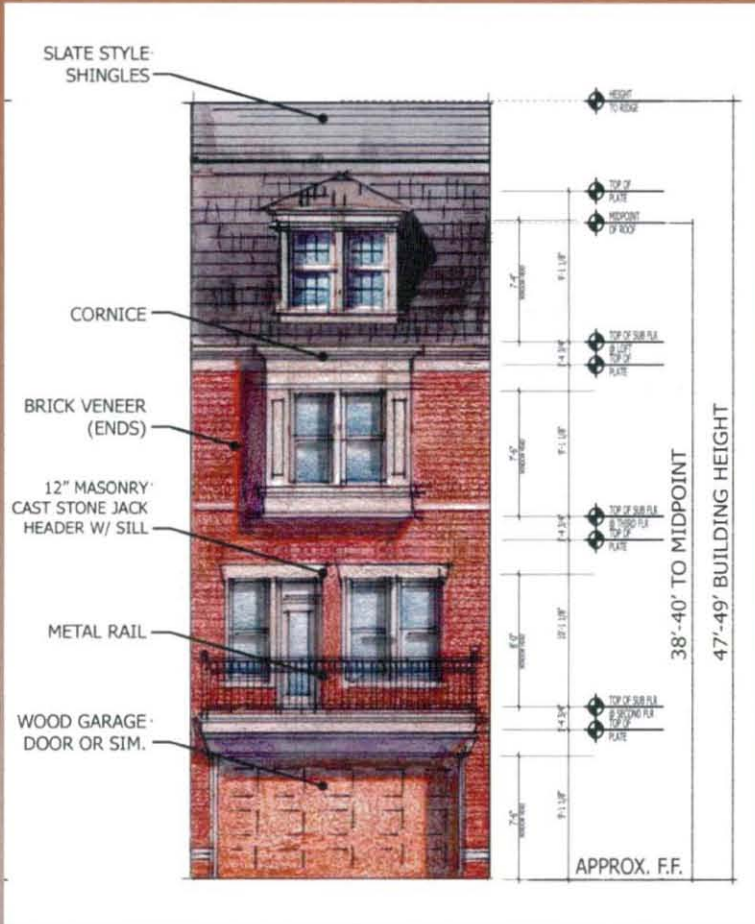
Building Elevations

Side Facades



Building Elevations

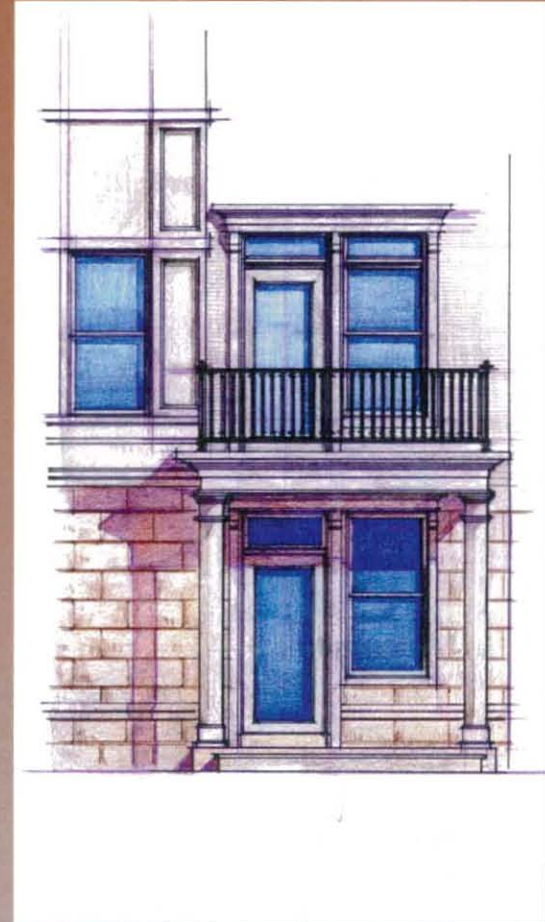
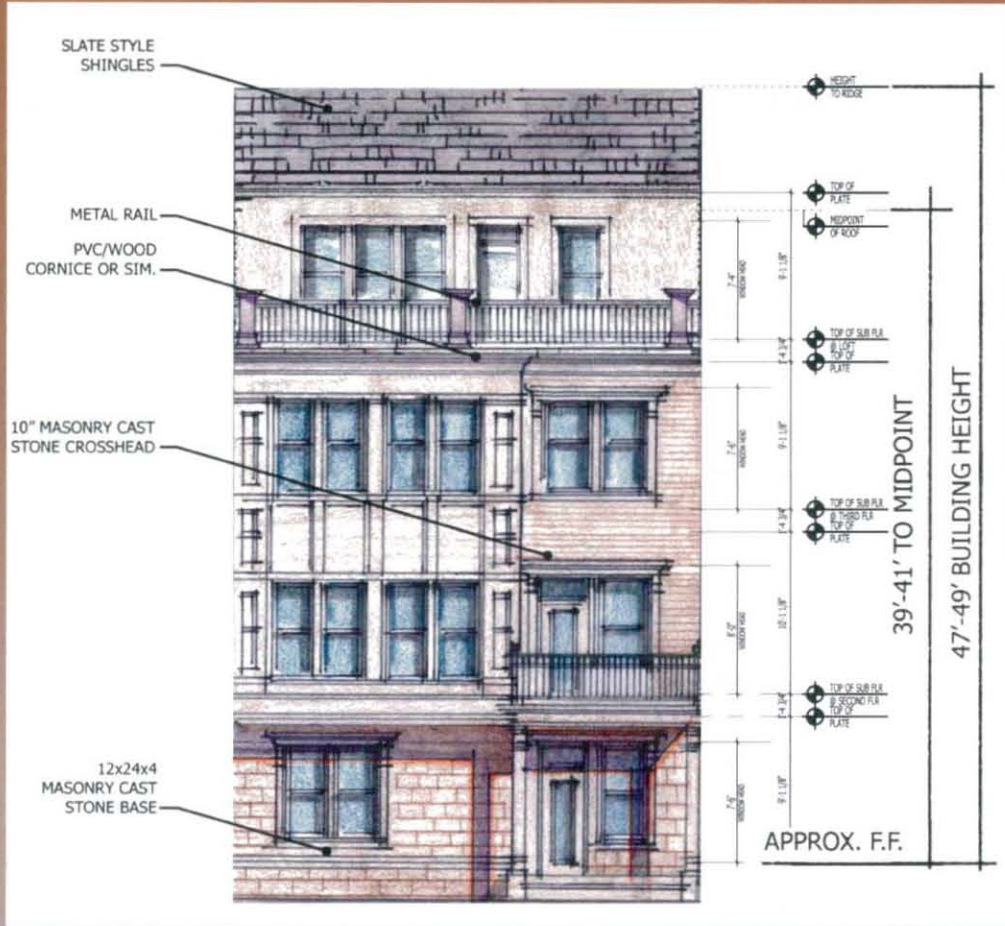
Rear Facades



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Building Elevations

Rear Facades



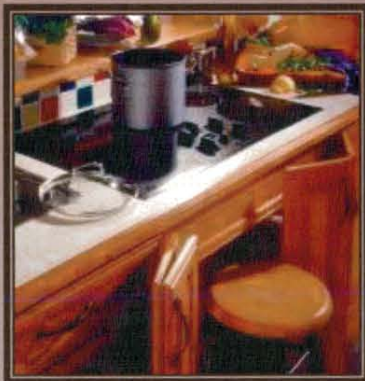
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Exterior Finish Materials



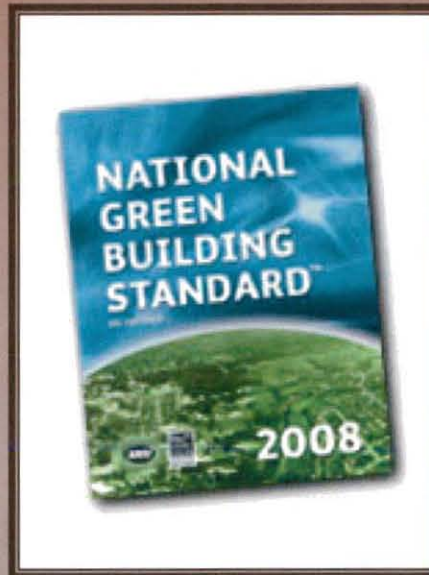
Universal Design

Equitable Use
Flexibility in Use
Simple, Intuitive Use
Tolerance for Error
Low Physical Effort
Size and Space for Approach & Use



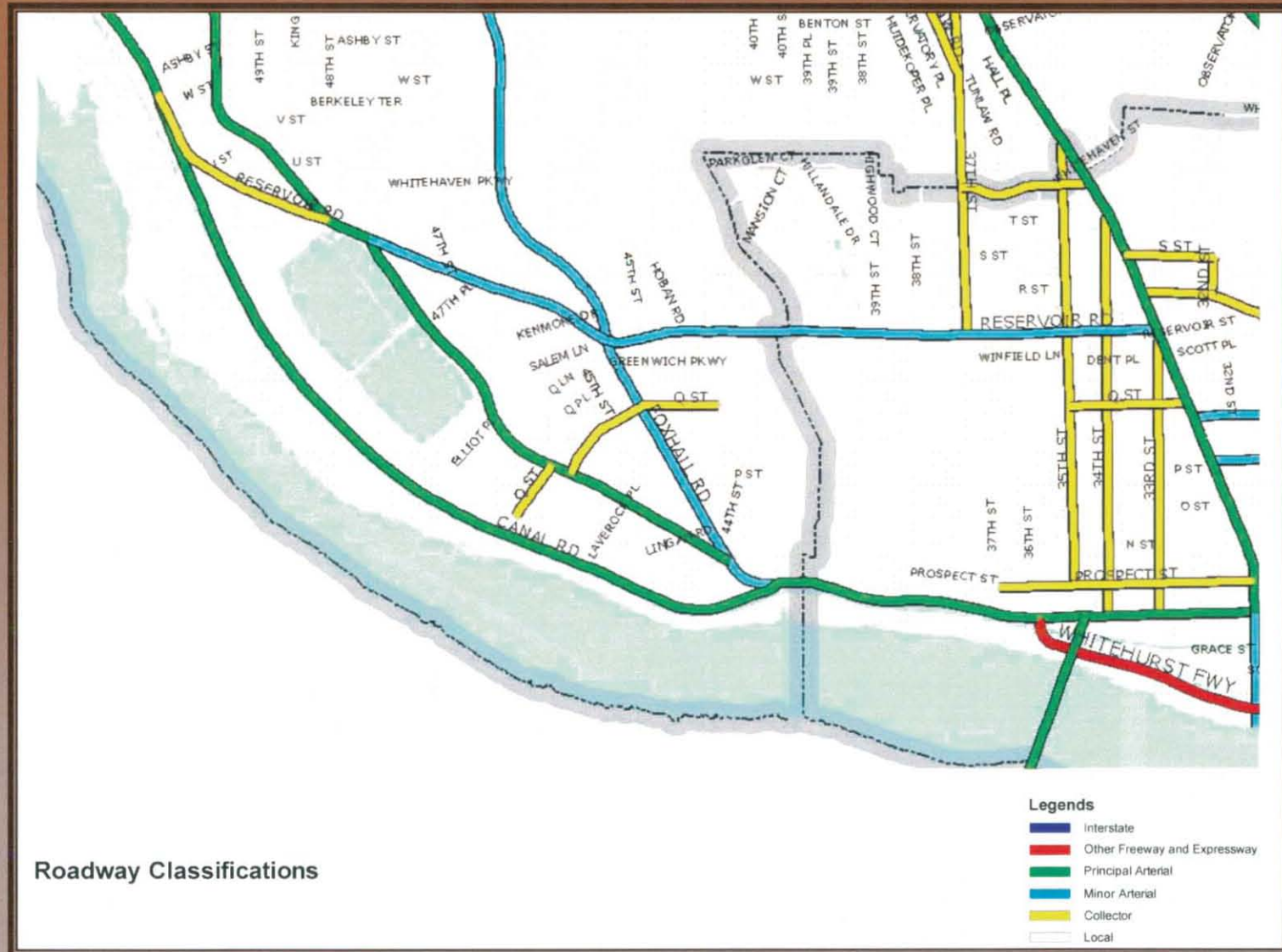
Green Building Standard

Lot Design
Resource Efficiency
Energy Efficiency
Water Efficiency
Indoor Environmental Quality
Operation, Maintenance, and Homeowner Education
Global Impact

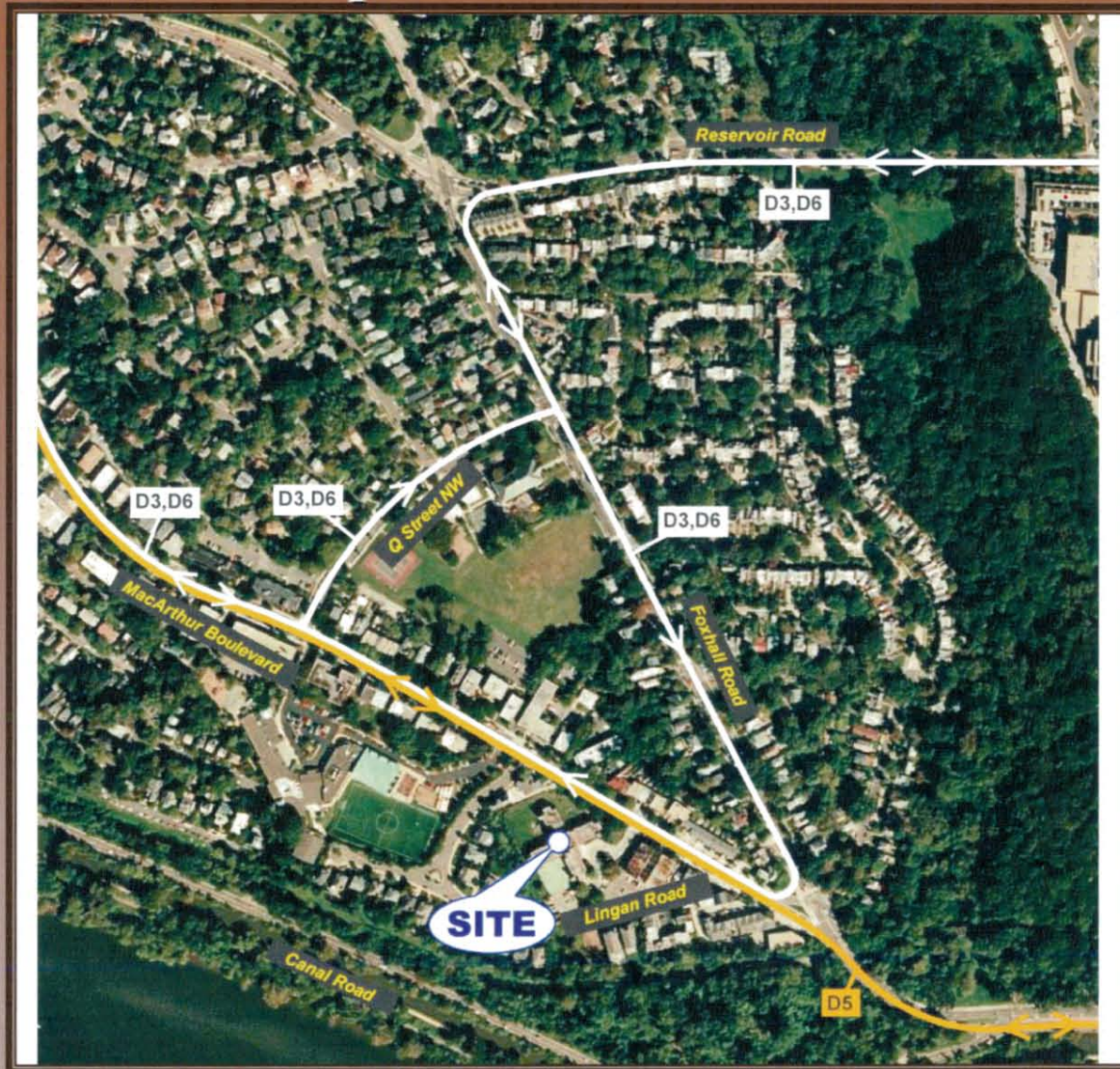


✓ **Checklist (Bronze)**

Transportation and Traffic



Transportation and Traffic



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Existing Site



Proposed Site Plan

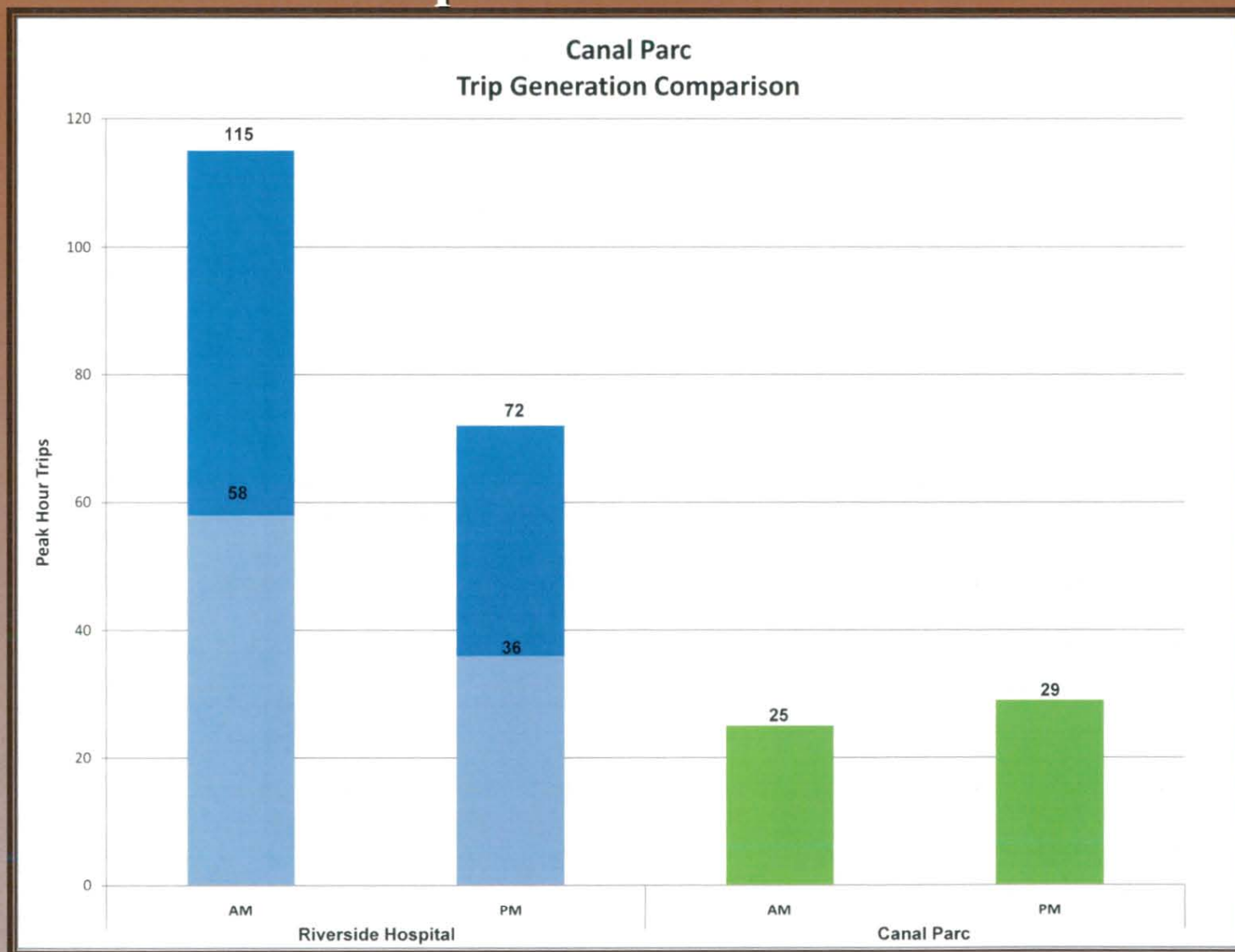


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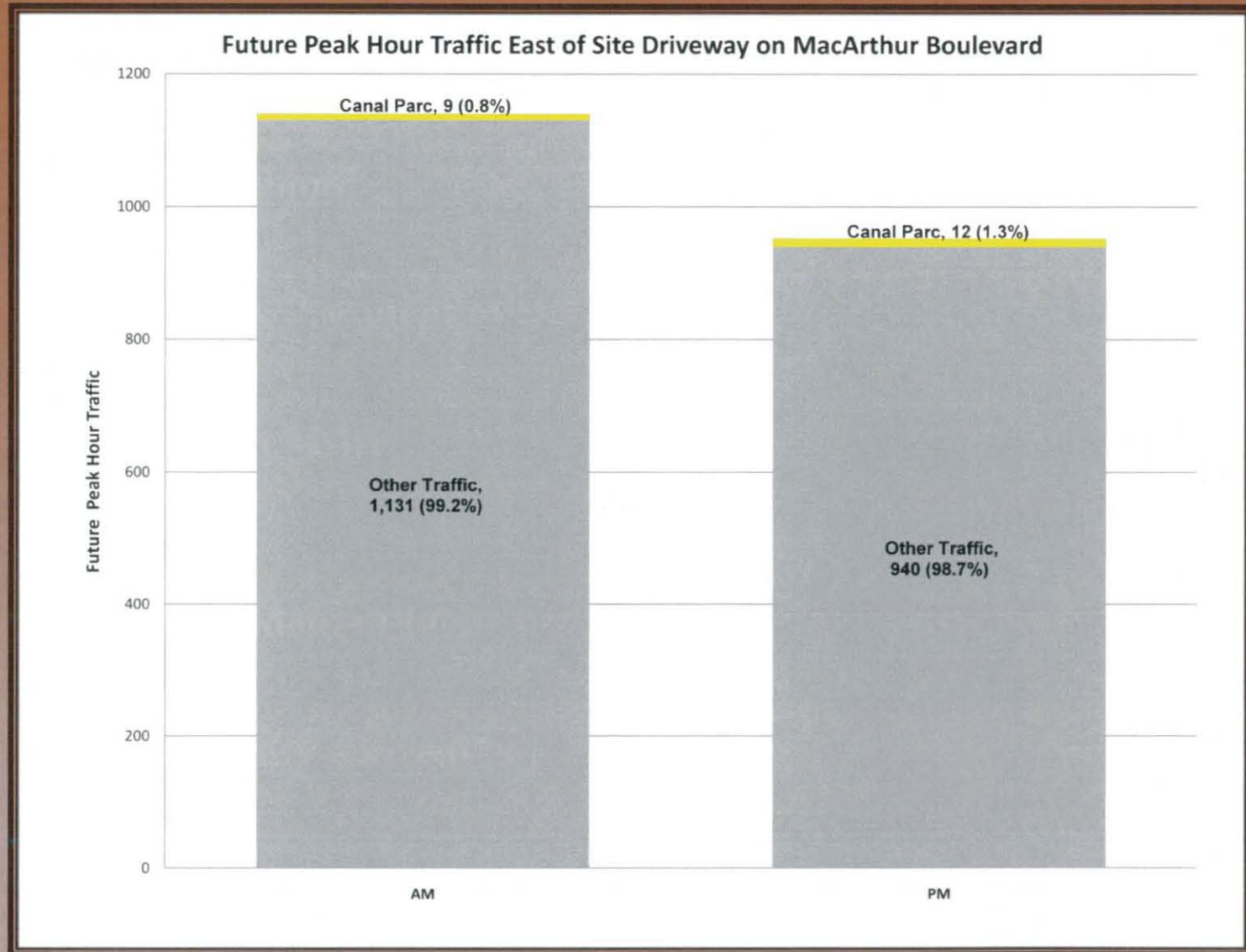
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Transportation and Traffic



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Transportation and Traffic



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Community Outreach

<u>Organization</u>	<u>No. of Meetings</u>
Immediate Neighbors	24
Canal View HOA/President of HOA	13
ANC 3D (incl. site visit)	5
Palisades Citizens' Association/President of PCA	3
Foxhall Community Citizens' Association	1

Adjoining Supporters



Changes Made to the Project

- **Reduction in Height (From 4 stories to 3 stories)**
- **Removed Roof Terraces (Building No. 3)**
- **Reduction in the number of homes (Loss of 4 units)**
- **Additional Green Space Buffer (additional 5,052 s.f.)**
- **Enhanced Environmental Buffers**
- **Cut Off Access to Lingan Way**



Public Benefits and Amenities

Section 2403.9

- **Urban design, architecture, landscaping**
- **Site planning**
- **Effective vehicular and pedestrian access**
- **Employment and training opportunities**
- **Housing and affordable housing**
- **Environmental benefits, such as:**
 - (1) **Storm water runoff controls in excess of those required**
 - (2) **Use of natural design techniques**
 - (3) **Preservation of open space**
- **Uses of special value to the neighborhood or the District**
- **Other benefits that advance policies of the Comprehensive Plan**



Additional Benefits and Amenities

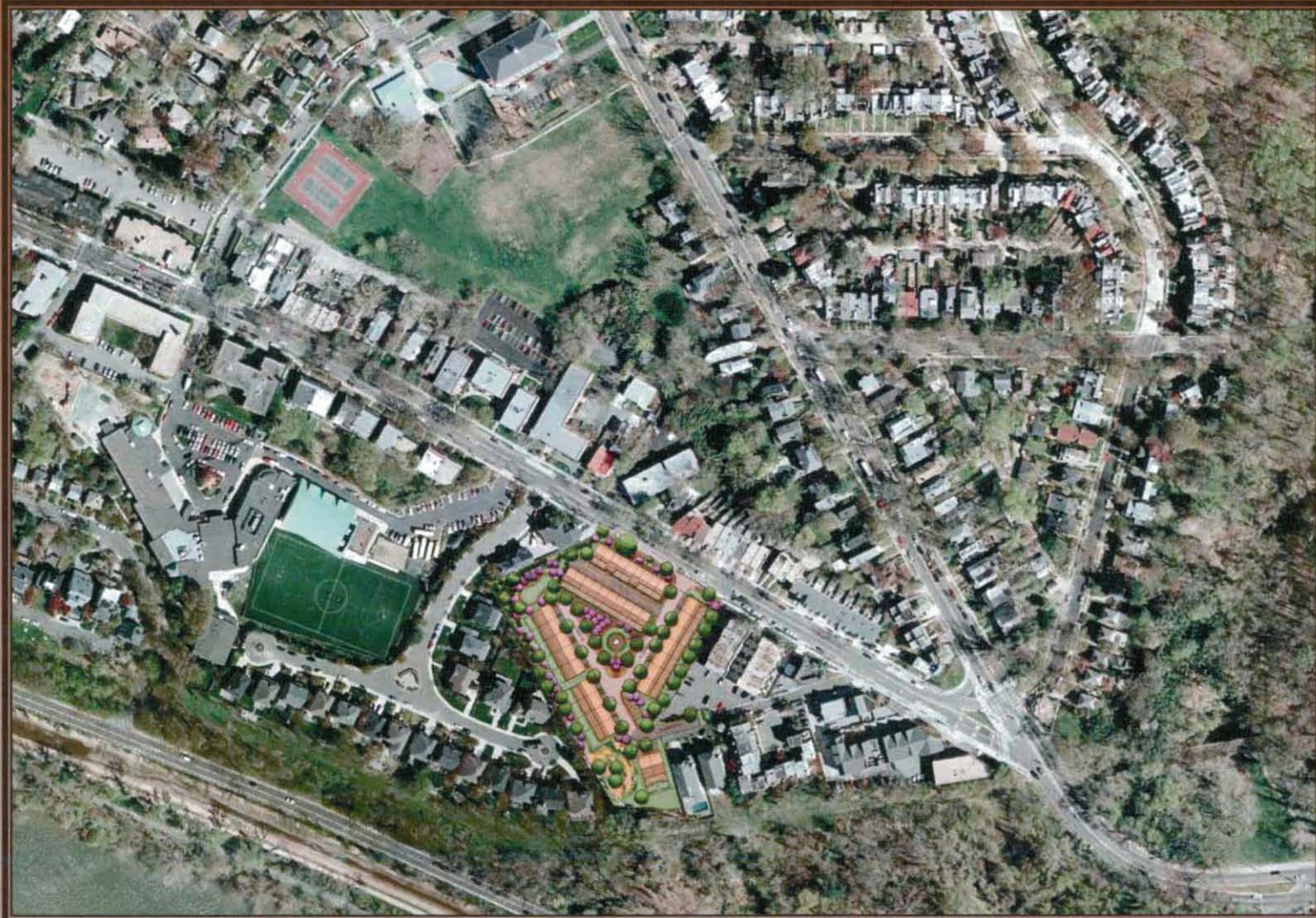
- **Affordable Housing**
- **Greening of Hite**
- **Universal Design**
- **Beautification of MacArthur Boulevard**
- **Contribution to Palisades Community Fund**
- **Construction Management Plan**
- **First Source Agreement**
- **Bike Racks for each homeowner**
- **Restoring and Cleaning Wetlands**
- **Enhanced Stormwater Management System, including use of Permeable Pavers**



Agencies

- **District Department of the Environment, Water Quality Division**
- **District Department of the Environment, Stormwater Management Division**
- **District of Columbia Office of Planning**
- **District Department of Transportation**
- **District Fire and Emergency Medical Department**
- **U.S. Army Corps of Engineers**

Closing



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