

OFFICE OF PLANNING
2009 FEB 19 PM 10:41

1601-45th Street, N. W.
Washington, D. C. 20007
February 15, 2009

The Honorable Anthony Hood
Chairman
District of Columbia Zoning Commission
441 4th Street, NW, Suite 200/210-S
Washington, D.C. 20002

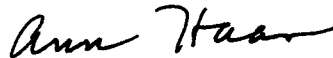
Subject: Zoning Commission Case Number 08-21 (Athena Group, LLC: Consolidated Review of a Planned Unit Development and Related Map Amendment for Square 1356): materials from the hearing on February 12, 2009

Dear Chairman Hood:

Enclosed are six color sets of the Power Point presentation of Advisory Neighborhood Commission 3D on this subject (six slides per page), along with selected single-page excerpts from the presentation. The full-sized sheets are mostly of slides that have small text and figures.

In addition, I am enclosing six color sets of Exhibit 10, slides 1-5 from the ANC's testimony.

Sincerely,



Ann Haas
ANC3D-09 (Foxhall Village, Colony Hill, and the
Georgetown Reservoir Area)

Enclosures

cc: Phil Feola, Pillsbury Winthrop Shaw Pittman
Gene Tucker, Canal View Homeowners' Association
Stuart Ross for Spence Spencer, Palisades Citizens' Association
Cornish Hitchcock for Langan Way Residents
Maxine Brown-Roberts, Office of Planning
Adrienne Coleman, National Park Service

ZONING COMMISSION
District of Columbia

CASE NO. 08-21

EXHIBIT NO. 60

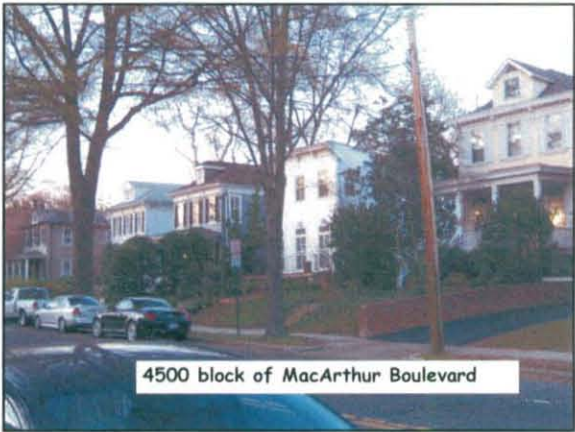
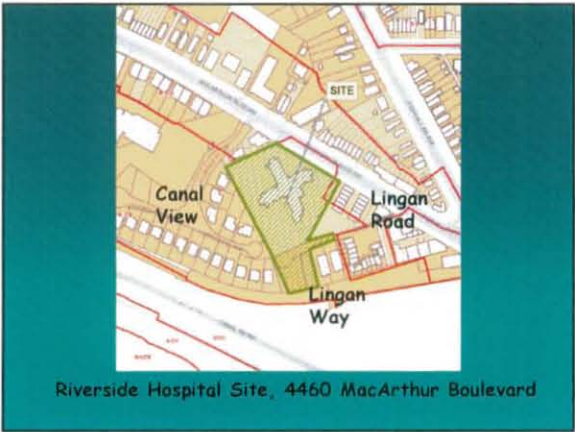
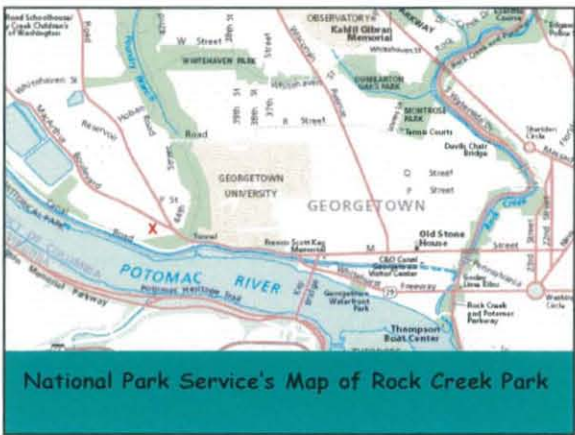
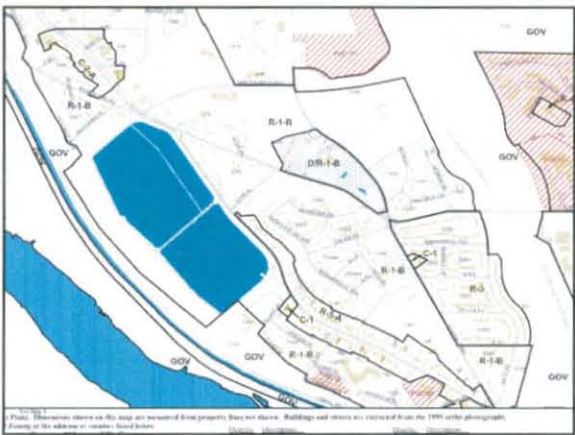
2009 FEB 19 AM 10:41

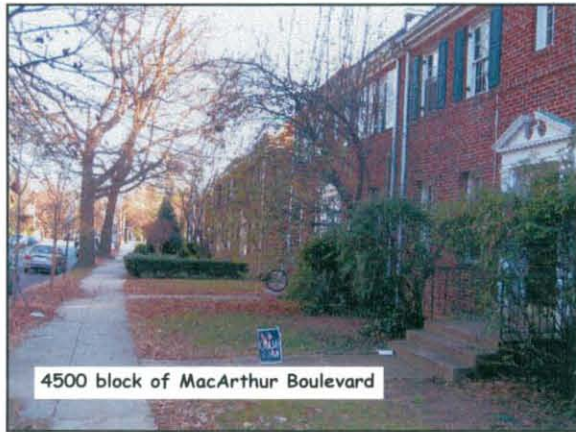
"Canal Parc:"
Too Much of a Good Thing

A Presentation to the
 District of Columbia Zoning Commission

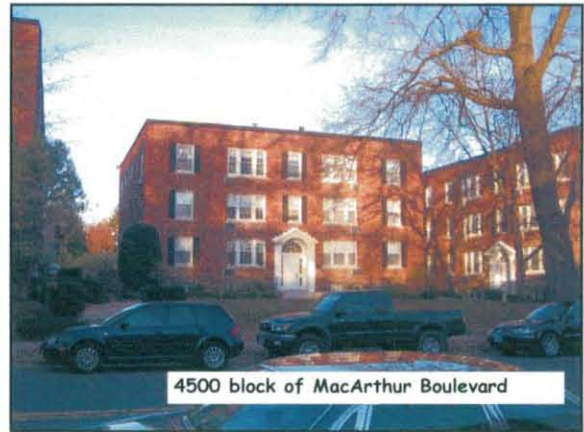
February 12, 2009

Advisory Neighborhood Commission 3D
 A.U., Foxhall, Palisades, Spring Valley, Wesley Heights

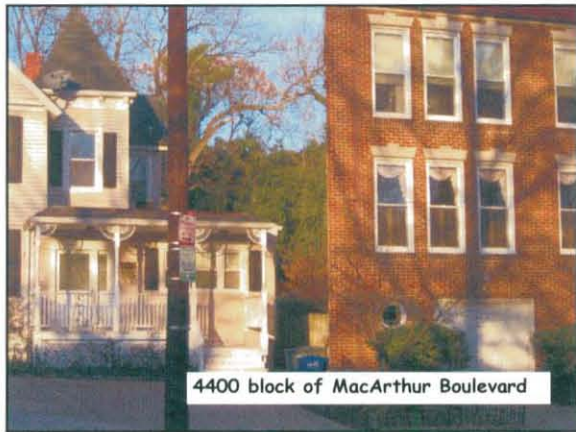




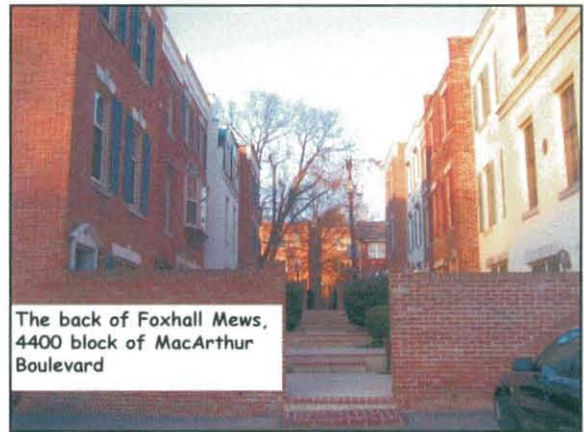
4500 block of MacArthur Boulevard



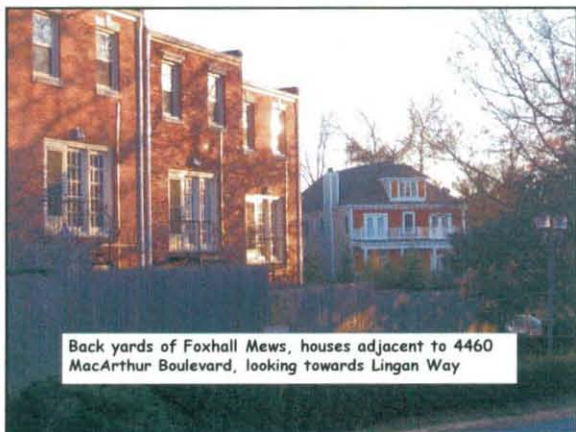
4500 block of MacArthur Boulevard



4400 block of MacArthur Boulevard



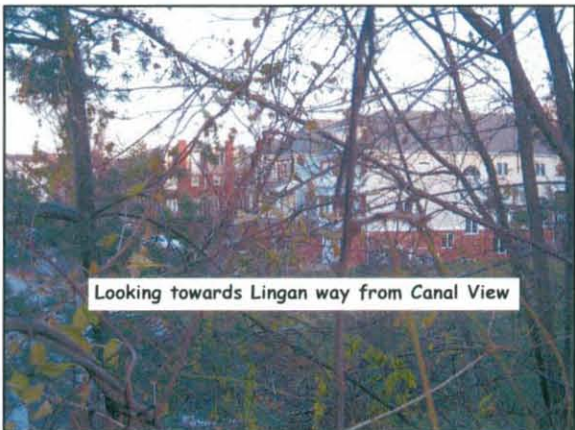
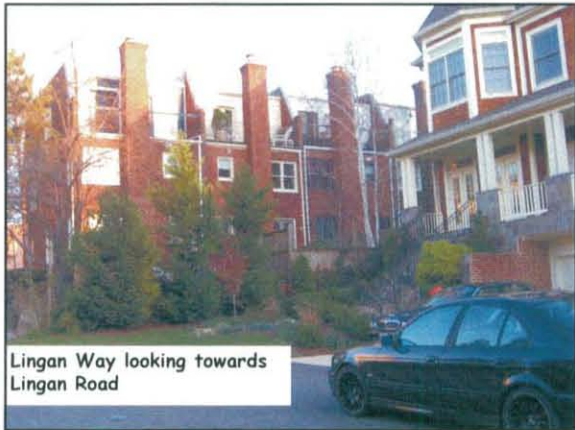
The back of Foxhall Mews,
4400 block of MacArthur
Boulevard

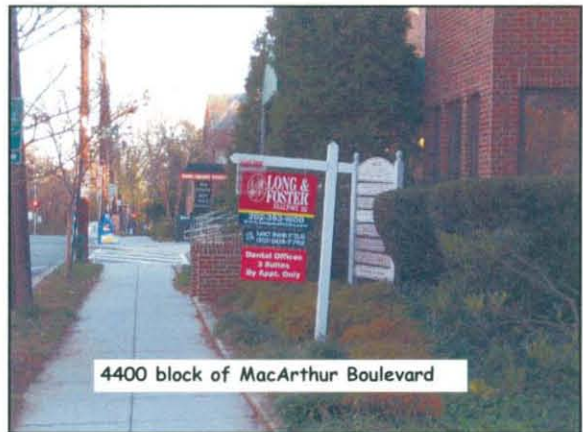
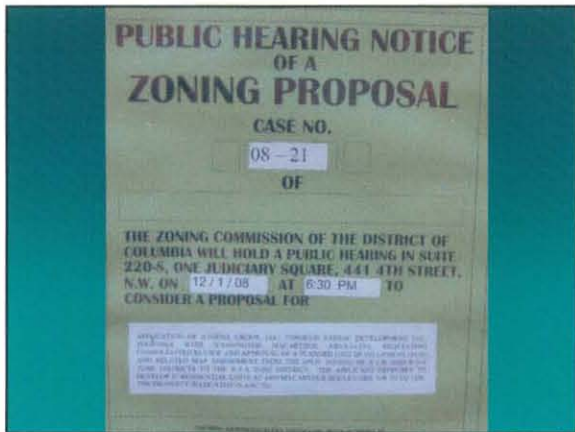


Back yards of Foxhall Mews, houses adjacent to 4460
MacArthur Boulevard, looking towards Lingan Way



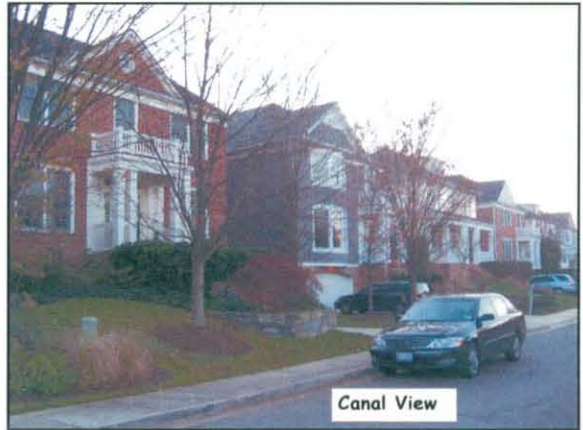
Lingan Road





4400 block of MacArthur Boulevard

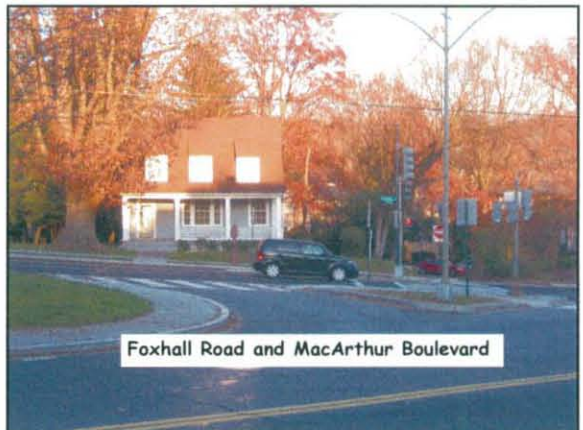




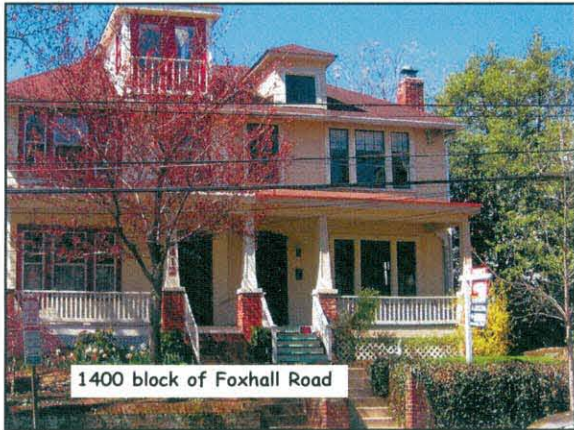
Canal View



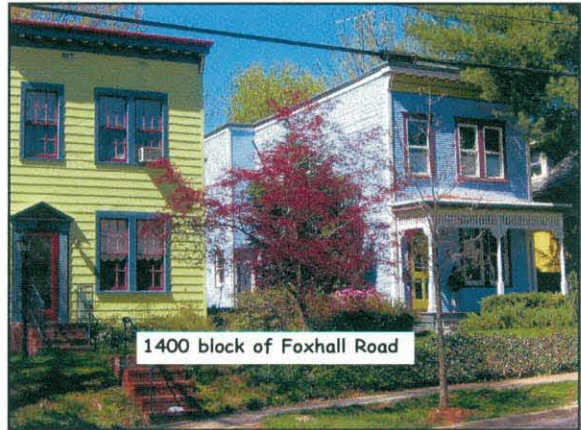
Canal View



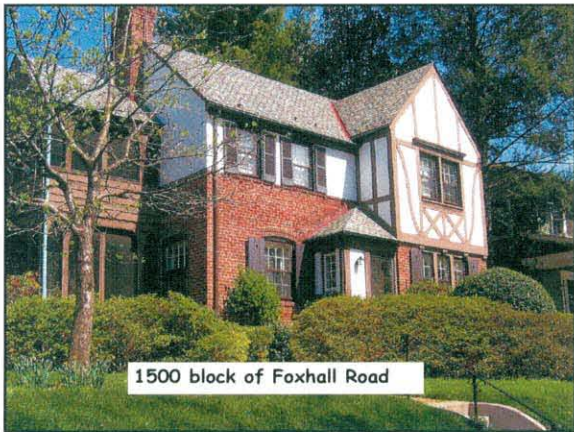
Foxhall Road and MacArthur Boulevard



1400 block of Foxhall Road



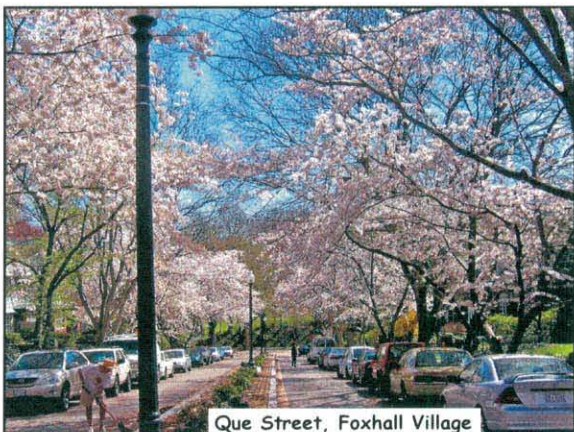
1400 block of Foxhall Road



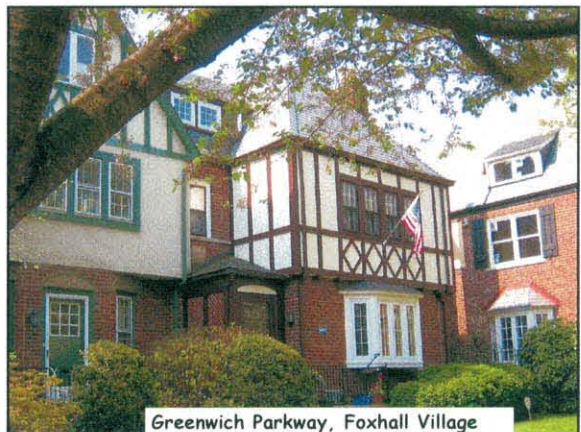
1500 block of Foxhall Road



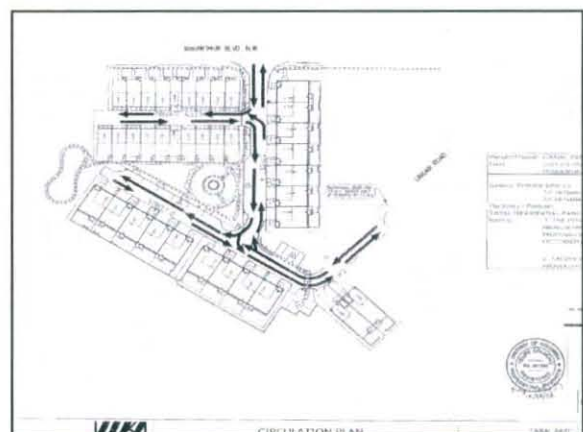
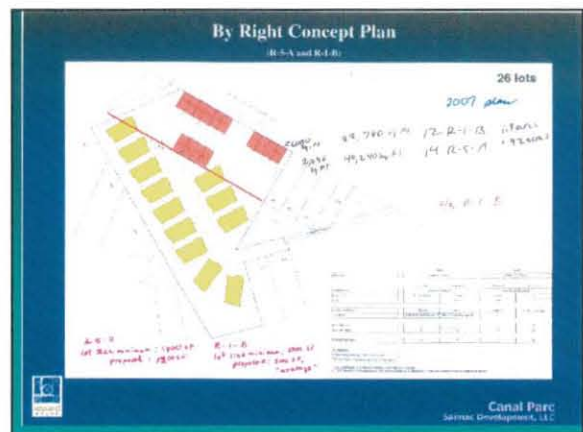
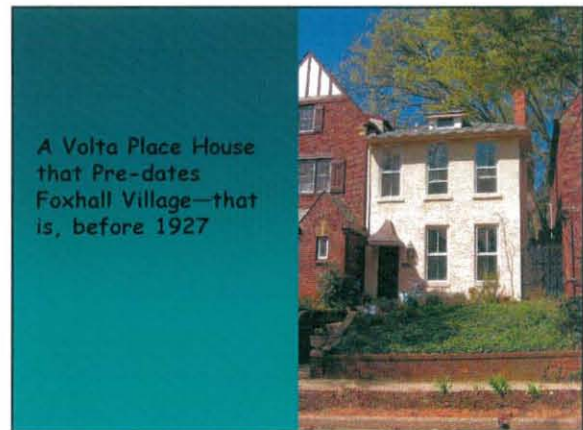
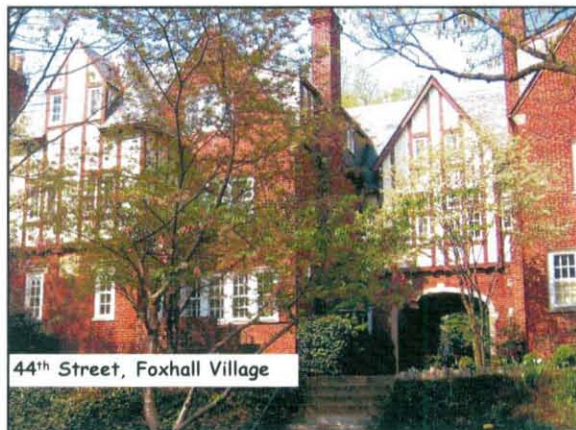
Rose Lees Hardy School, Foxhall Road and Que Street



Que Street, Foxhall Village



Greenwich Parkway, Foxhall Village

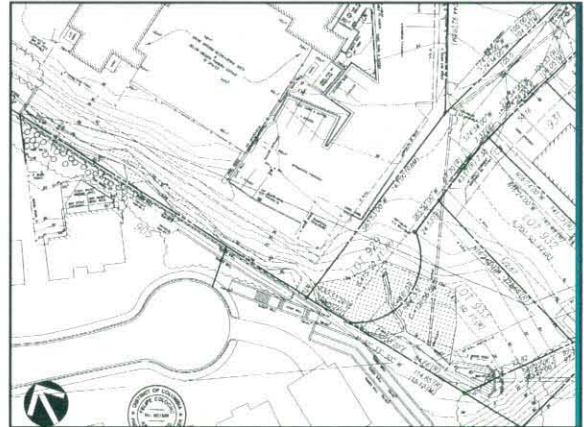


Height of Units

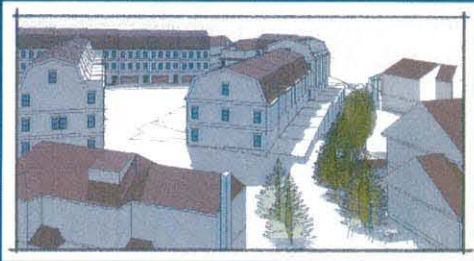
Under 40 feet: 5
Over 40 feet: 32
49 to 51 feet: 22

Source: Athena proposal,
July 2008

Unit	FF	spot grade at building base	difference	building ht from P to roof	Building height at foot (rounded up)
1	110.19	108.0	2.19	37.75	40
2	110.80	108.0	2.80	37.75	40
3	111.32	108.0	3.32	37.75	40
4	111.32	108.0	3.32	37.75	40
5	112.18	108.0	4.18	37.75	40
6	112.18	108.0	4.18	37.75	40
7	113.86	108.0	5.86	37.75	40
8	113.86	108.0	5.86	37.75	40
9	114.14	107.0	7.14	37.75	40
10	115.30	108.0	7.30	37.75	40
11	115.30	108.0	7.30	37.75	40
12	116.07	108.0	8.07	37.75	40
13	116.07	108.0	8.07	37.75	40
14	116.07	108.0	8.07	37.75	40
15	116.07	108.0	8.07	37.75	40
16	116.07	108.0	8.07	37.75	40
17	116.07	108.0	8.07	37.75	40
18	116.07	108.0	8.07	37.75	40
19	116.07	108.0	8.07	37.75	40
20	116.07	108.0	8.07	37.75	40
21	116.07	108.0	8.07	37.75	40
22	116.07	108.0	8.07	37.75	40
23	116.07	108.0	8.07	37.75	40
24	116.07	108.0	8.07	37.75	40
25	116.07	108.0	8.07	37.75	40
26	116.07	108.0	8.07	37.75	40
27	116.07	108.0	8.07	37.75	40
28	116.07	108.0	8.07	37.75	40
29	116.07	108.0	8.07	37.75	40
30	116.07	108.0	8.07	37.75	40
31	116.07	108.0	8.07	37.75	40
32	116.07	108.0	8.07	37.75	40
33	116.07	108.0	8.07	37.75	40
34	116.07	108.0	8.07	37.75	40
35	116.07	108.0	8.07	37.75	40
36	116.07	108.0	8.07	37.75	40
37	116.07	108.0	8.07	37.75	40



Shadow Study



Canal Parc
Senior Apartments - 117

Lot Size and Building Coverage

18 lots are less than 1000 square feet
2 lots are less than 1200 square feet
17 lots are between 2000 and 3200 square feet
Number of lots with building coverage within the 40 percent maximum allowed: **0%** (#30—37.2 percent)

R-5-A lots are 1800 square feet
R-1-B lots are 5000 square feet

Lot #	Area (sq ft)	Building Coverage (%)	Building Coverage (sq ft)
1	1,101.19	0.00	0.00
2	1,101.19	0.00	0.00
3	1,101.19	0.00	0.00
4	1,101.19	0.00	0.00
5	1,101.19	0.00	0.00
6	1,101.19	0.00	0.00
7	1,101.19	0.00	0.00
8	1,101.19	0.00	0.00
9	1,101.19	0.00	0.00
10	1,101.19	0.00	0.00
11	1,101.19	0.00	0.00
12	1,101.19	0.00	0.00
13	1,101.19	0.00	0.00
14	1,101.19	0.00	0.00
15	1,101.19	0.00	0.00
16	1,101.19	0.00	0.00
17	1,101.19	0.00	0.00
18	1,101.19	0.00	0.00
19	1,101.19	0.00	0.00
20	1,101.19	0.00	0.00
21	1,101.19	0.00	0.00
22	1,101.19	0.00	0.00
23	1,101.19	0.00	0.00
24	1,101.19	0.00	0.00
25	1,101.19	0.00	0.00
26	1,101.19	0.00	0.00
27	1,101.19	0.00	0.00
28	1,101.19	0.00	0.00
29	1,101.19	0.00	0.00
30	1,101.19	0.00	0.00
31	1,101.19	0.00	0.00
32	1,101.19	0.00	0.00
33	1,101.19	0.00	0.00
34	1,101.19	0.00	0.00
35	1,101.19	0.00	0.00
36	1,101.19	0.00	0.00
37	1,101.19	0.00	0.00

Source: Athena proposal, July 2008



The width of the two garages together is 20 feet
The length is also 20 feet

Vanishing Tree Cover



Source: American Forests 2002 Report
Urban Ecosystem Analysis for the Washington, D. C. Metropolitan Area



As of 2001, the tree cover provided \$4.7 billion in storm water benefits and \$49 million in air pollution removal annually.





Boyle House at 4452 MacArthur Boulevard—on the site of Riverside Hospital.

From Alice Fales Stewart's 2005 book, *Images of America: The Palisades of Washington, D. C.* [page 29]

Studio
Architecture, Building, and Furnishing
Helen Kozak, Director

Announces a Program for
BETTER STANDARDS IN BUILDING

SUCH HOUSES WILL BE ILLUSTRATED IN FEBRUARY AND LATER ISSUES

Dwight James Beum, F.A.I.A.
Consultant Architect
New York City

Henry Ross Cobb, A.I.A.
New York City

Phil Skatte, A.I.A.
Atlanta

**BETTER STANDARDS
IN BUILDING**

The highest and most
practical standards for
building
recommended by
Good Housekeeping

Stanley D. Anderson
Chicago

Robert M. Ayres, A.I.A.
San Antonio

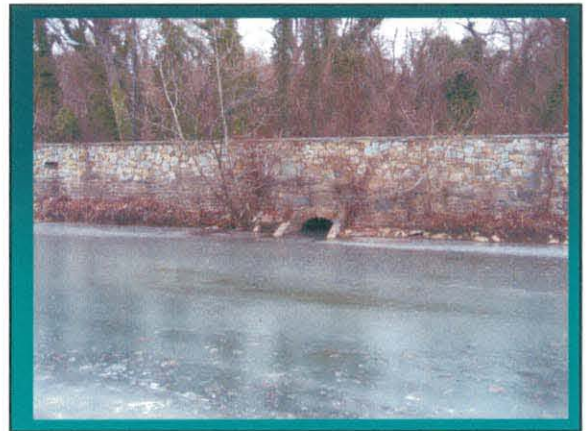
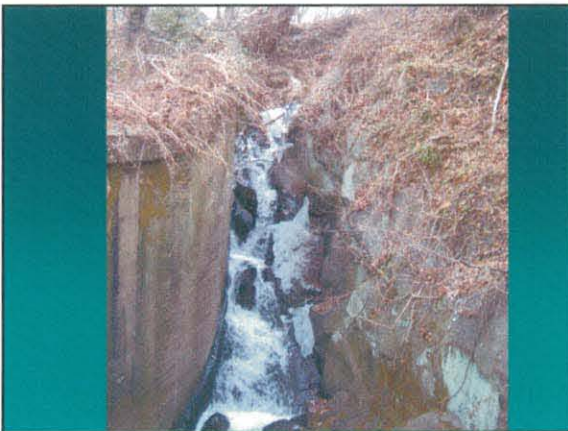
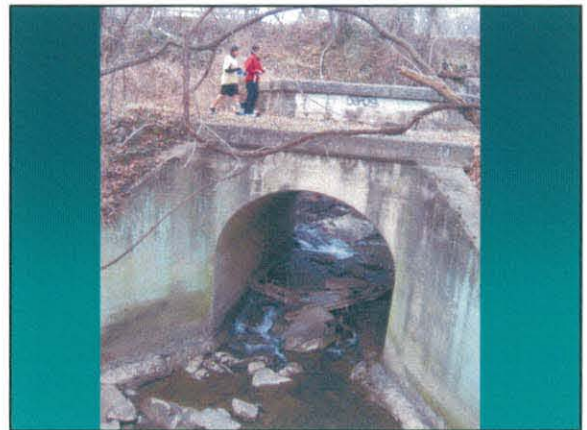
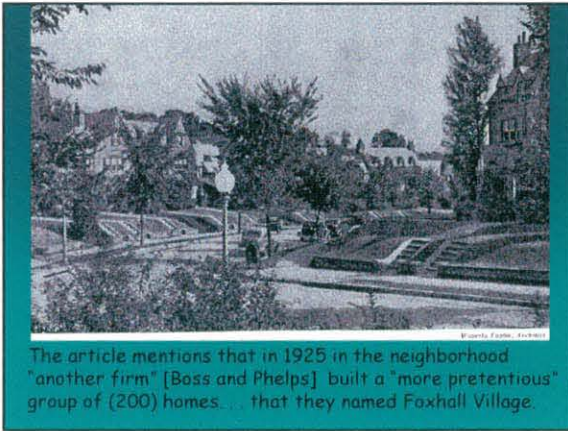
H. Roy Kelley, A.I.A.
Los Angeles

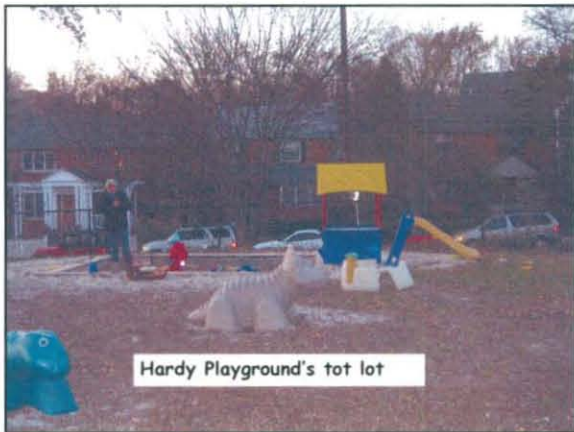
Raymond D. Elchko
Building Engineer

Listed here will be the
names of Recommended
Materials and Equipment

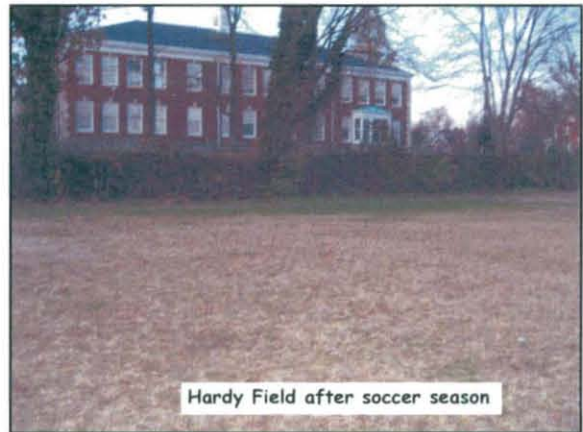
Good Housekeeping
magazine, January 1937







Hardy Playground's tot lot



Hardy Field after soccer season

**STATE OF THE NATION'S RIVER 2008
POTOMAC STORMWATER RUNOFF**

November 11, 2008: Pollution from a hardened landscape has become the Potomac region's fastest-growing water quality problem, threatening the health of the river from which 86 percent of residents get their drinking water.

Urban runoff from city pavement, roofs, and lawns is the issue.

The Washington Post
Editorial, "Stalled Chesapeake Cleanup"
Back to the future on cleaning the bay, Tuesday, November 25, 2008, A14

SHOW OF HANDS. How many of you were shocked -- shocked! -- to learn that the Chesapeake Executive Council decided last week to ditch its 25-year-old goal of cleaning up the Chesapeake Bay in favor of short-term achievements?

Yeah, that's what we thought: none of you. The drive to cleanse one of the world's largest estuaries long has been swamped by overdevelopment and the lack of political will to make the hard decisions that would turn the dream of a pristine Chesapeake Bay into a reality.

CHESAPEAKE BAY FOUNDATION
Saving a National Treasure

Bad Water and the Decline of Blue Crabs in the Chesapeake Bay, a 2008 report of the Chesapeake Bay Foundation

The Examiner

Neighbors take in the view of Little Island from a public park that faces the back of the home.

Maryland lawmakers seek to toughen protection sensitive areas encroaching on the Chesapeake Bay watershed. The new law allows the state to demand repairs to the environment or the removal of the structure despite a permit.

**Sidwell Friends School: Platinum Rating
for Leadership in Energy and
Environmental Design**

The Middle School Building was completed in September 2006 and was awarded a LEED Platinum rating in March 2007.

It is the first K-12 school in the United States to have a LEED Platinum rating and the first such building in the District of Columbia.



The new building uses 60% less energy because of efficiency and passive solar design featuring natural ventilation and shade to reduce air conditioning need and managing lights with occupancy sensors and photo-sensors.

**"It's not maximum parking
that's the goal, but optimum
parking."**

— A neighbor referring to the
new entrance to the Palisades Recreation
Center.

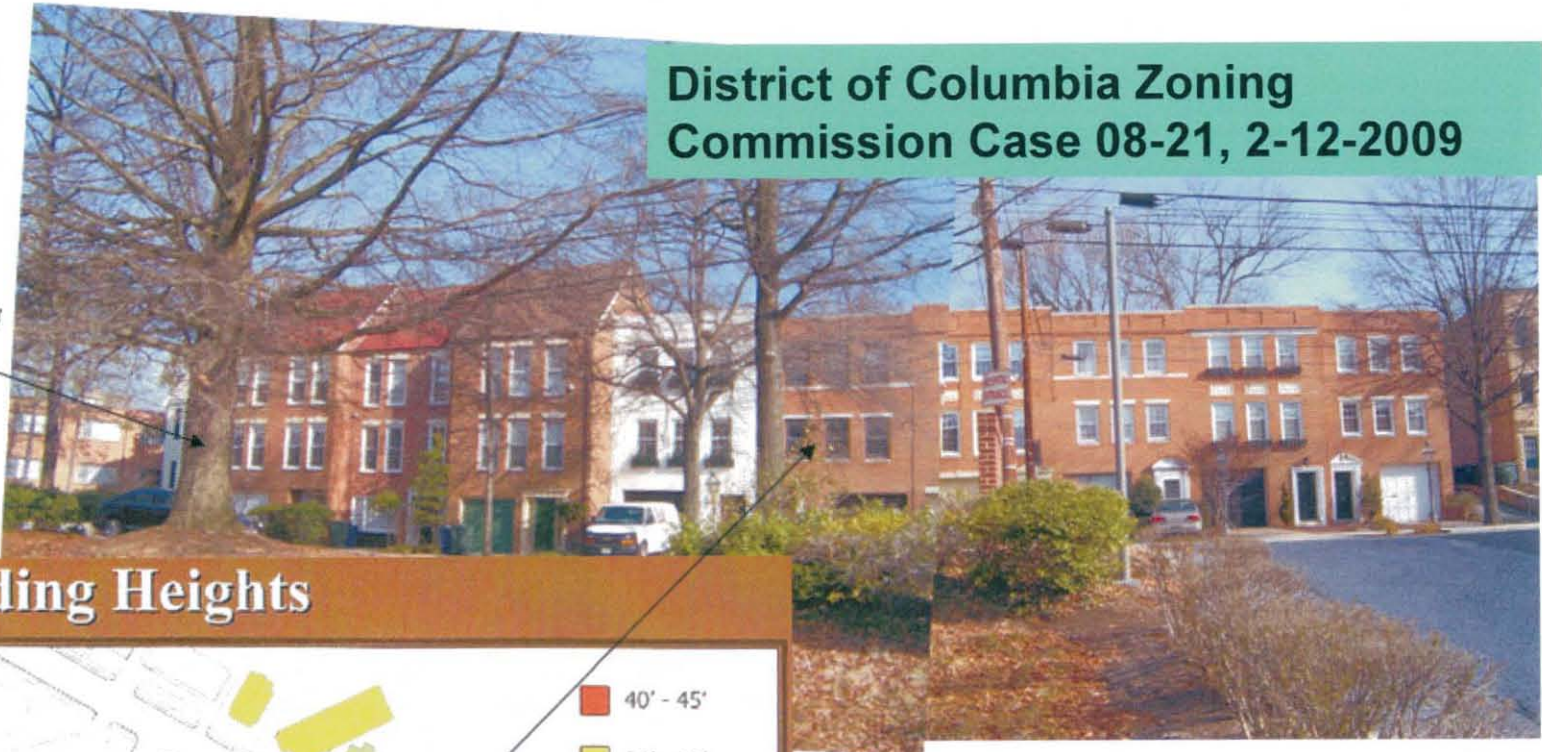
**"It's not maximum
development that's the goal,
but optimum development."**

With Appreciation

To Malcolm Ross for his photographs
of Foxhall Village and the environs

District of Columbia Zoning Commission Case 08-21, 2-12-2009

BTW, Willow
Oak to be
removed



Building Heights



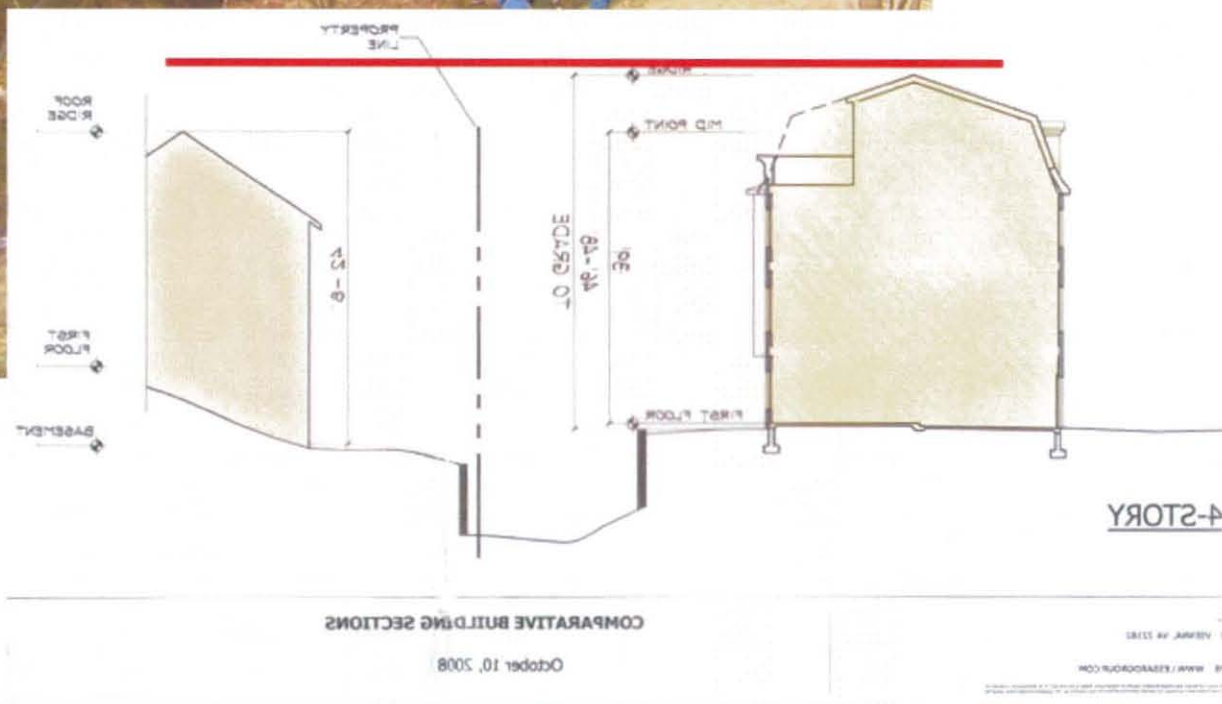
Diagram from Athena
12.01.08 ZC Hearing Presentation



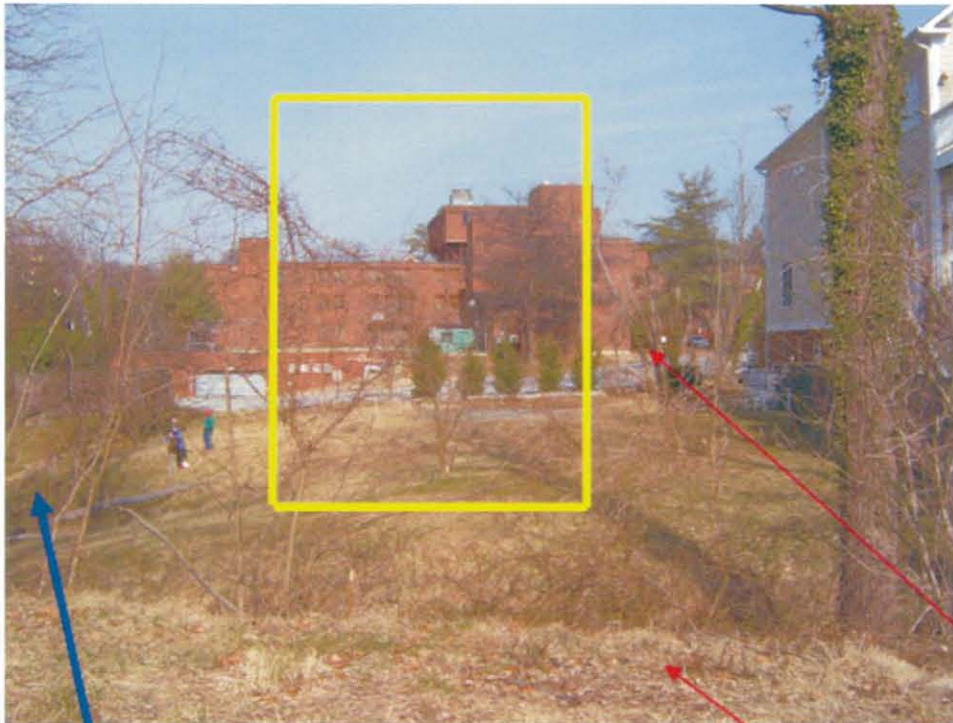
Height of Building #4
4 stories towering over
already high Canal
View House by
applicants own
drawing.

Photo taken 02.09.09 by Bill Crews

Comparison not necessarily to same
scale but close



ANC 3D Testimony
Exhibit 10 slide 2



Wetland Spring

Approximate location

Lines indicate opposite
views of photos –
basically looking at each
other

ANC 3D Testimony
Exhibit 10 slide 3

Estimate mass of Building #5

Photos by Bill Crews 02.09.09

not necessarily to scale





Sample of trash & debris currently in stream and surrounding areas



At least 2 Springs feed the stream/wetland from the property



Existing Rushes & other wetland vegetative plants

Photos taken by Bill crews
02.09.09

ANC 3D Testimony
Exhibit 10 slide 4

View of MacArthur Blvd
existing tree-scape

Willow Oaks marked for
removal
Street Trees fate unknown

Photo taken by Bill Crews 02.09.09



Excerpts from

"Canal Parc:" Too Much of a Good Thing

A Presentation to the
District of Columbia Zoning Commission

February 12, 2009

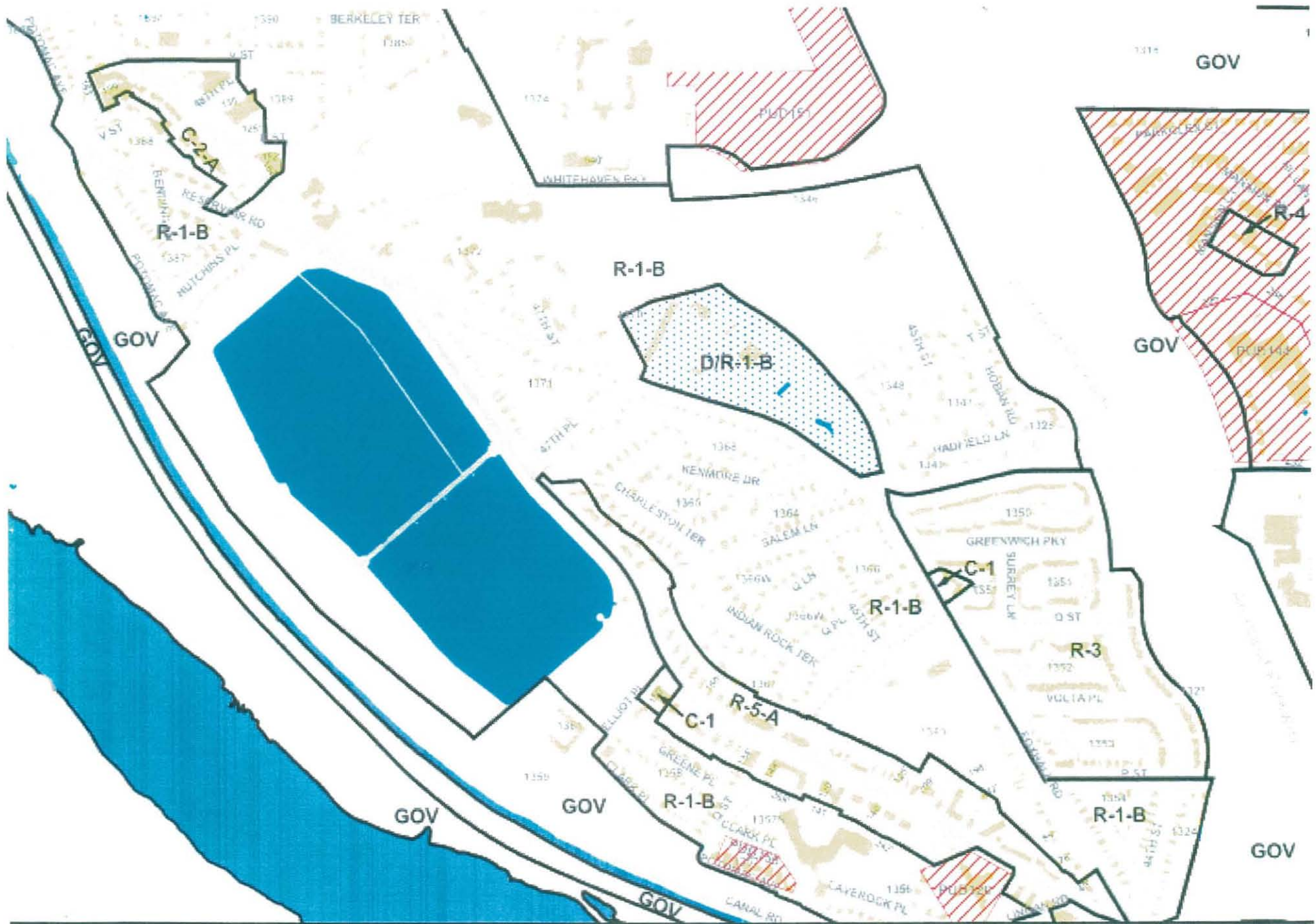
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U.S. DISTRICT COURT

Advisory Neighborhood Commission 3D
A.U., Foxhall, Palisades, Spring Valley, Wesley Heights



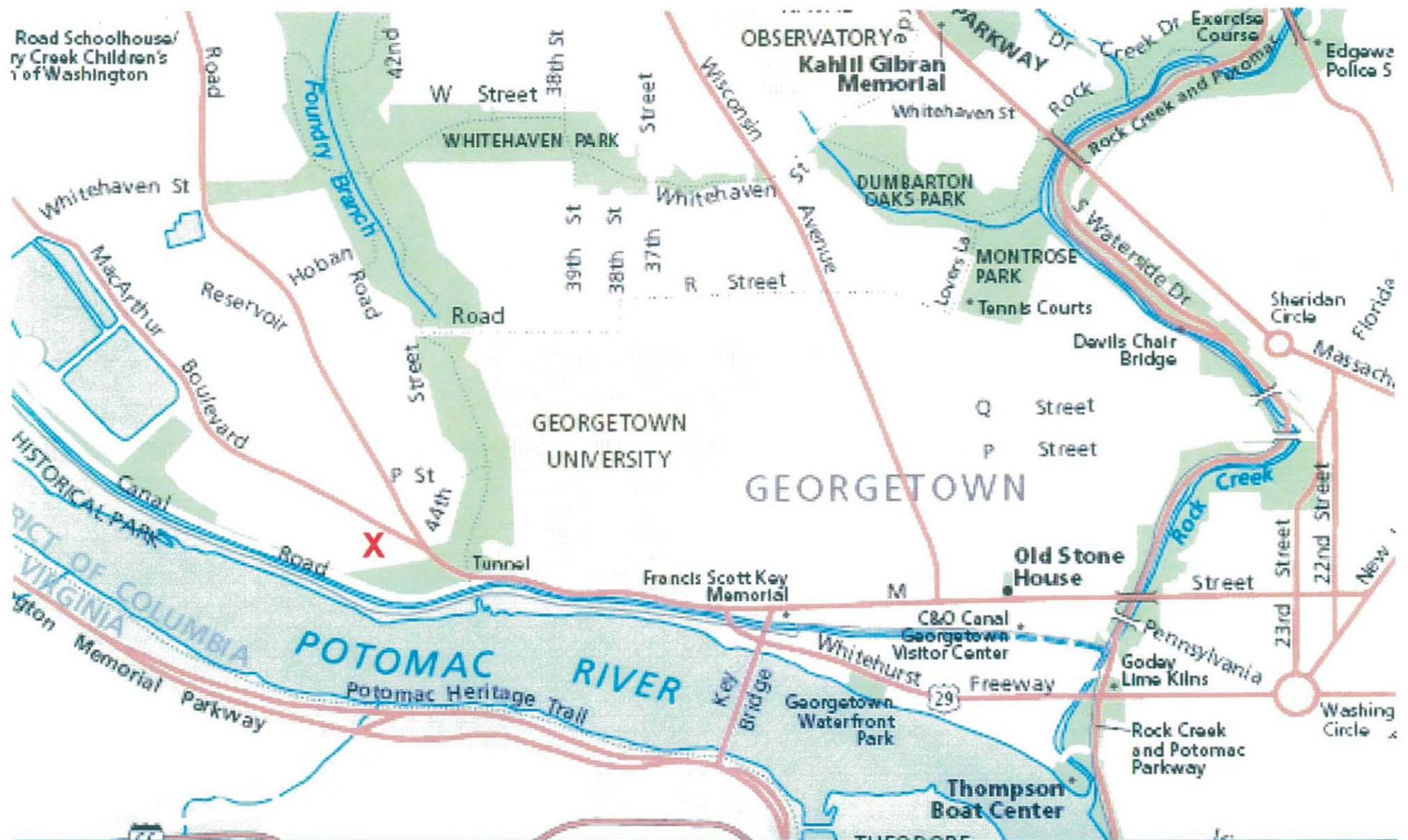
4460 MacArthur Boulevard, Northwest



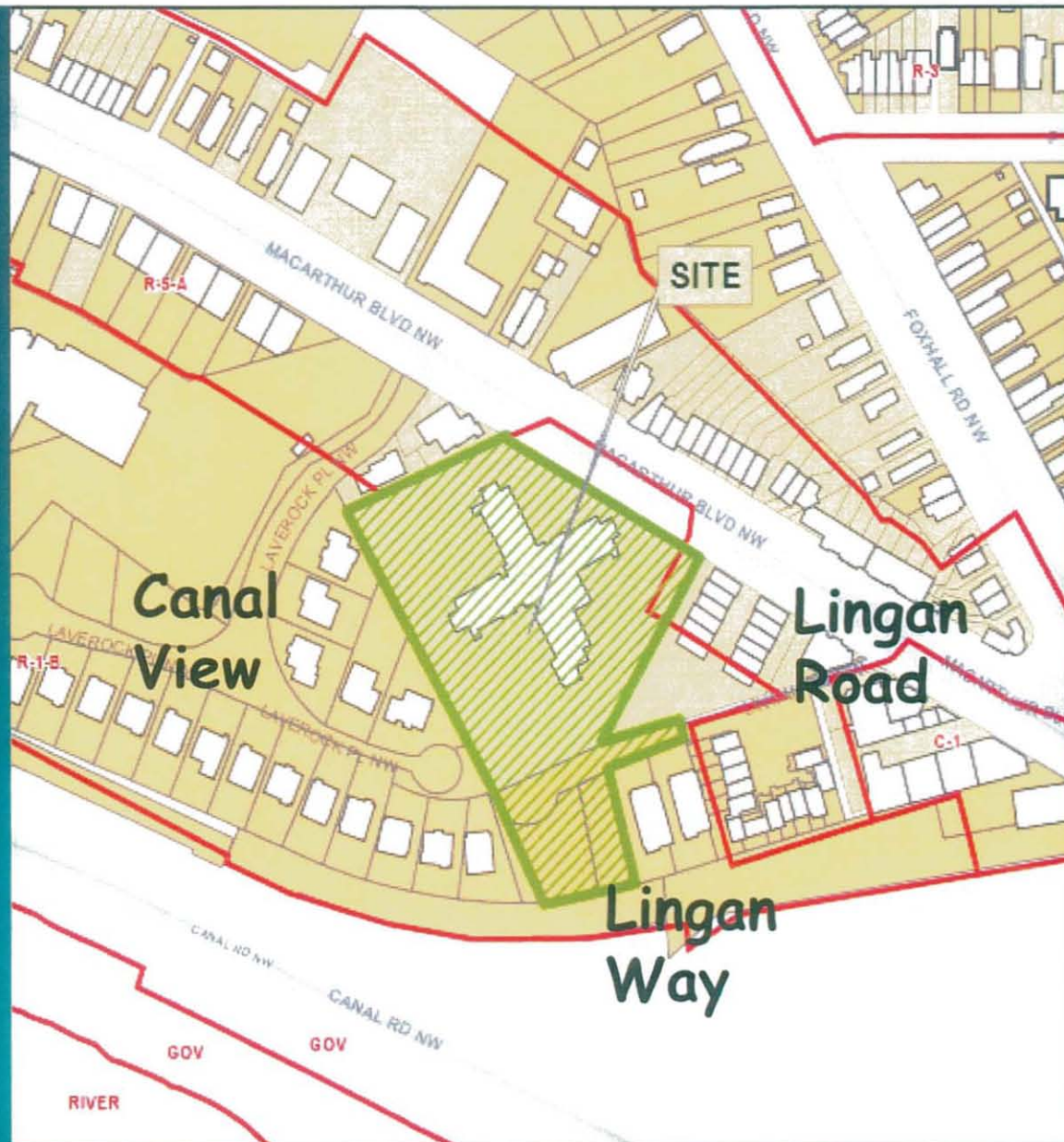
San Map 9
 is Plans. Dimensions shown on this map are measured from property lines not shown. Buildings and streets are extracted from the 1999 ortho photography.
 of Zoning at the address or number listed below.

1	0	400	800 Feet
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<u>Overlay</u>	<u>Description</u>	<u>Overlay</u>	<u>Description</u>
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National Park Service's Map of Rock Creek Park



Riverside Hospital Site, 4460 MacArthur Boulevard

By-Right Site Plan



12 R-1-B houses
14 R-5-A houses

26 houses, total

Land Area

Point that the
Density is 1
P & R

LA, Dens, Intensity
• • • • •

Size Y46 (m2)

Plot Y46 area

Density 1 (kg/m2)

Plot Boundary

11 - mortgage Ute 5 2,000 x 1.18 approx

12 - mortgage Ute 5 2,000 x 1.18 approx

1 - Unit cost based on 5,000 x 1.18 minimum lot size at
2 - P & R, based on 2,000 sqm, based on lot size at

By Right Concept Plan

(R-5-A and R-1-B)

26 lots

2007 plan



82,780 sq. ft. 12 R-1-B 1.9 acres
40,240 sq. ft. 14 R-5-A 0.92 acres

2/3 R-1-B

R-5-A
lot size minimum: 1800 SF
proposed: 1900 SF

R-1-B
lot size minimum: 5000 SF
proposed: 5100 SF,
"average"

Lot #	R-5-A		R-1-B	
	Proposed	Proposed	Proposed	Proposed
1	1800	1800	5100	5100
2	1800	1800	5100	5100
3	1800	1800	5100	5100
4	1800	1800	5100	5100
5	1800	1800	5100	5100
6	1800	1800	5100	5100
7	1800	1800	5100	5100
8	1800	1800	5100	5100
9	1800	1800	5100	5100
10	1800	1800	5100	5100
11	1800	1800	5100	5100
12	1800	1800	5100	5100
13	1800	1800	5100	5100
14	1800	1800	5100	5100
15	1800	1800	5100	5100
16	1800	1800	5100	5100
17	1800	1800	5100	5100
18	1800	1800	5100	5100
19	1800	1800	5100	5100
20	1800	1800	5100	5100
21	1800	1800	5100	5100
22	1800	1800	5100	5100
23	1800	1800	5100	5100
24	1800	1800	5100	5100
25	1800	1800	5100	5100
26	1800	1800	5100	5100

Lot Summary
Total lots: 26
Total area: 1,000,000 sq. ft.
Total area: 1,000,000 sq. ft.
Total area: 1,000,000 sq. ft.



Canal Parc
Saimac Development, LLC

K-5-A Concept Plan

- 13 REAR-LOADED 1,800 sf LOTS
- 30 FRONT-LOADED 1,800 sf LOTS
- 43 LOTS**

ABSENT:
rain garden

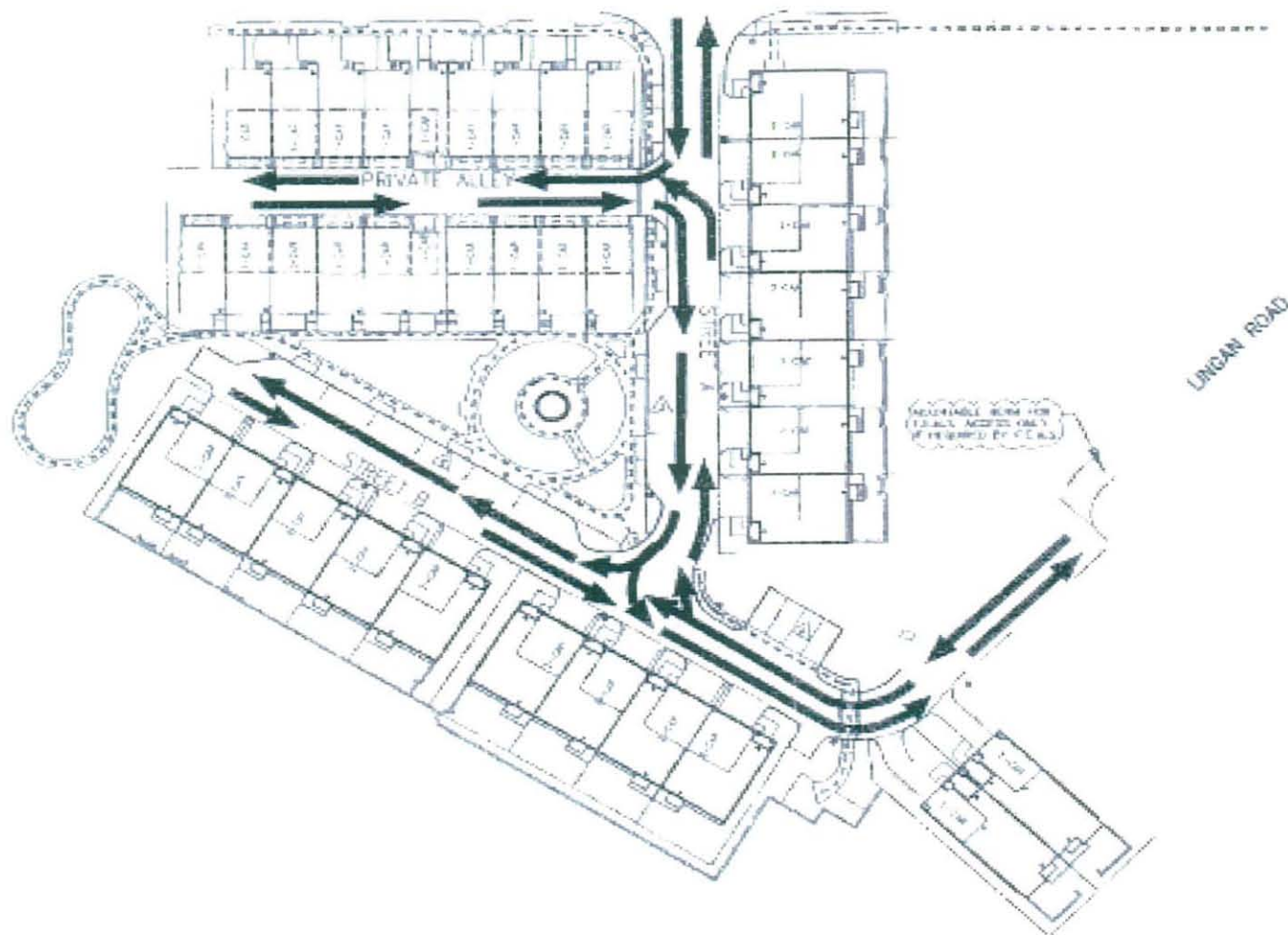
new buffer
for wetlands

R-5-A

Maximum	Front Area Ratio	0.9
	Building Height	40'
Minimum	Lot Size	1,000 sq ft
	Side Yard	8'
	Rear Yard	AT

R-5-A zoning height is 40 feet, but the height may be reduced to 30 feet if the building is a two-story building. The height of the building must be the same as the height of the building.

McARTHUR BLVD. N.W.



URBAN ROAD

PROJECT NAME: CANAL PARC
DATE: JULY 23, 2008
RESIDENTIAL

GARAGE PARKING SPACES:
1-CAR GARAGE
2-CAR GARAGE

ON-STREET PARKING
TOTAL RESIDENTIAL PARKING
NOTES:
1. THE TOTAL
ABOVE IS BASED
PROPOSED BY
OCTOBER 2

2. ON-STREET
PROVIDED



Height of Units

Under 40 feet: 5

Over 40 feet: 32

49 to 51 feet: 22

Source: Athena proposal,
July 2008

BUILDING HEIGHT

Lot #	FF	spot grade outside house	difference	building ht from ff to roof	Bldg height at front (rounded up)
1	110.19	108.0	2.19	37.75	40
2	110.86	108.0	2.86	37.75	41
3	111.52	108.0	3.52	37.75	42
4	111.52	108.0	3.52	37.75	42
5	112.19	108.0	4.19	36.75	41
6	112.19	108.0	4.19	37.75	42
7	112.86	108.0	4.86	37.75	43
8	113.52	107.6	5.92	37.75	44
9	114.19	107.6	6.59	37.75	45
10	100.00	99.0	1.00	47.25	49
11	100.00	99.0	1.00	47.25	49
12	100.67	99.6	1.07	47.25	49
13	101.33	100.0	1.33	47.25	49
14	101.33	100.4	0.93	47.25	49
15	102.00	100.6	1.40	45.00	47
16	102.67	101.0	1.67	47.25	49
17	103.33	101.0	2.33	47.25	50
18	103.33	101.4	1.93	47.25	50
19	104.00	101.6	2.40	47.25	50
20	99.33	98.7	0.63	38.25	39
21	99.33	98.6	0.73	38.25	39
22	98.67	98.1	0.57	38.25	39
23	98.00	97.4	0.60	38.25	39
24	97.33	96.7	0.63	38.25	39
25	97.33	96.5	0.83	48.75	50
26	96.67	95.8	0.87	48.75	50
27	96.00	95.1	0.90	48.75	50
28	95.33	94.0	1.33	48.75	51
29	93.67	93.1	0.57	49.25	50
30	93.67	93.1	0.57	49.25	50
31	100.00	98.9	1.10	48.75	50
32	101.33	100.2	1.13	48.75	50
33	102.67	101.6	1.07	48.75	50
34	104.00	102.9	1.10	48.75	50
35	105.33	104.4	0.93	48.75	50
36	106.67	105.7	0.97	48.75	50
37	108.00	106.9	1.10	48.75	50

Lot Size and Building Coverage

18 lots are less than 1000 square feet

2 lots are less than 1200 square feet

17 lots are between 2000 and 3200 square feet

Number of lots with building coverage within the 40 percent maximum allowed: **one** (#30—37.2 percent)

R-5-A lots are 1800 square feet

R-1-B lots are 5000 square feet

Source: Athena proposal, July 2008

Lot Tabulation

Lot #	Area (sf)	Bldg Coverage (sf)	Bldg Coverage (%)
1	996	890	89.3%
2	994	884	88.8%
3	994	884	88.8%
4	994	884	88.8%
5	802	804	100.1%
6	994	884	88.8%
7	994	884	88.8%
8	994	884	88.8%
9	996	890	89.3%
10	1181	702	59.4%
11	918	896	97.6%
12	918	896	97.6%
13	918	896	97.6%
14	918	896	97.6%
15	714	816	114.3%
16	918	896	97.6%
17	918	896	97.6%
18	918	896	97.6%
19	1181	702	59.4%
20	2392	1167	48.8%
21	2030	1160	57.1%
22	2030	1160	57.1%
23	2030	1160	57.1%
24	2555	1167	45.7%
25	2555	1167	45.7%
26	2030	1160	57.1%
27	2030	1160	57.1%
28	2392	1167	48.8%
29	2809	1176	41.9%
30	3148	1172	37.2%
31	2408	1167	48.5%
32	2043	1160	56.8%
33	2043	1160	56.8%
34	2043	1160	56.8%
35	2043	1160	56.8%
36	2043	1160	56.8%
37	2126	1167	54.9%
Total Lot Area	57,488	33,732	58.7%
*Common Area	63,506	*Includes private streets, alleys, parking areas, sidewalks, & parks	
Total Site Area	120,994		27.9%



The width of the two garages together is 20 feet.
The length is also 20 feet.