

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



Urban Forestry Administration

Memorandum

To: Jamison L. Weinbaum, Director
D.C. Office of Zoning

From: John Thomas, Associate Director
Robert (Duff) McCully, Lead Arborist Team 4 (Wards 7 and 8)
District Department of Transportation

Date: January 21, 2009

Subject: ZC 09-03 (Application of Skyland Holdings, LLC)
Intersection of Naylor Road, Good Hope Road, and Alabama Avenue SE

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SKYLAND SITE ASSESSMENT AND RECOMMENDATIONS

The District Department of Transportation's Urban Forestry Administration would like to take this opportunity to provide recommendations for Zoning Case 09-03: Application of Skyland Holdings, LLC proposed at the intersections of Naylor Road, Good Hope Road, and Alabama Avenue SE. This development proposes the construction of approximately 450-500 residential housing units and 315,000 square feet of retail and service-related uses. The Urban Forestry Administration feels that the Skyland redevelopment will help to revitalize and stimulate growth in the Anacostia neighborhood and provide numerous benefits and opportunities for the District as a whole. However, the Applicant will need to incorporate additional sustainable measures in their design and construction techniques in order to offset tree canopy loss, mitigate stormwater runoff, and ensure future green benefits for the community.

In reviewing the submitted proposal, it is shown that approximately 10 acres of wooded area will be impacted by the construction of the Skyland development. This tract of land is considered an urban forest which helps to manage stormwater and soil erosion, moderate temperature and provide habitats for wildlife. The District, which is considered ultra urban, has few remaining tracts of land such as this to act as a buffer to mitigate stormwater and its loss could have significant impacts on the Anacostia and Chesapeake Bay watersheds.

The Urban Forestry Administration generally has concerns when major developments such as

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ZONING COMMISSION
District of Columbia

CASE NO. 09-03
EXHIBIT NO. 63 (fax)

this remove large sections of wooded areas. The overall effects on air and water quality, natural habitats for fish and wildlife as well as the recreational and natural green space for the people can be significant. Our site assessment has determined that the biggest impacts will be along the steep embankment at the northern edge of the property just below Fort Baker Drive SE. The Applicant has identified some measures to include LEED and Green Communities Certification, and the installation of green roofs, green screens, and tree-lined streetscapes to help address stormwater issues and compensate for canopy loss. However, additional green measures will be needed to address the slope issue and direct runoff to minimize soil erosion.

In addition to the measures identified by the Applicant, the Urban Forestry Administration also recommends the following mitigation techniques to counterbalance the effect of the canopy loss:

- Replant trees in the surrounding neighborhoods, schools, and commercial corridors based on carbon dioxide offsets;
- Leave a wider urban forest tract between the development and the abutting properties;
- Comply with the Urban Forest Preservation Act of 2003 which protects trees that are greater than 55" in circumference (17.5" in diameter)
- Create low impact areas that can handle large quantities of water and have extensive plantings together with a commitment to maintenance;
- Include water quality pre-monitoring prior to development for a period of six months and post development monitoring for a period of 3 years by a third party. Results are to be submitted to DDOE Water Quality Division; and
- Eliminate rooftop parking and instead create a green space to help with stormwater capture, heat island reduction, and air quality improvements. This recommendation is consistent with DDOT Transportation Policy and Planning Administration's request to reduce the overall number of proposed parking spaces and take advantage of the development's close proximity to bus lines and Metrorail.

Other examples and recommendations to improve water quality, increase carbon offset, and create a more urban friendly development could include:

- Address soil erosion issues and wildlife habitat restoration in local urban forest areas such as Alger Park;
- Integration of wildlife landscape areas in the LID and bio-retention areas for insects and butterflies;
- Offsets for development impacts can be mitigated at Kingman Island and utilization of existing programs to educate youth regarding the environment;
- Change rooftop parking garage to an outdoor play space with rubberized surfaces for neighborhood children;
- Create larger green spaces within the development site that allow for community use and events;
- Improve local recreational space such as Hillcrest Recreational Center; and
- Provide opportunities to plant street trees in continuous planting strips using innovative tree box trenches. Continuous tree trenches allow better stormwater infiltration which in

turn provide a better growing environment for the tree roots and reduces the amount of impacts to the adjacent sidewalks.

As stated previously, the Urban Forestry Administration appreciates the opportunity to provide recommendations for this project. The Skyland development is an investment that will provide many economic and social benefits for the Anacostia neighborhood and the District as a whole. Skyland has the potential to become a destination point and environmental measures such the ones identified in this report should be incorporated in order to maximize the green benefits that are needed as well. Therefore, the DDOT Urban Forestry Administration strongly recommends the Commission require the Applicant to approve the measures as stated in order to obtain the PUD.

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**DDOT-
Urban Forestry
Administration**

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To: Sharon Schellin

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Pages: 4 including cover

Phone: 202-727-6311

Date: January 21, 2010

Re: Skyland Holding PUD ZC 09-03

CC:

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Ms. Schellin

Attached is the DDOT Urban Forestry Administrations response to the PUD application of Skyland Holdings, LLC (ZC 09-03). Please include this document as part of the package for the Commissions' review in preparation for the February 4th hearing.

Representatives from our office will attend this hearing, but should you have any additional questions, in the meantime please feel free to contact me at 202-671-5129.

Regards

