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To Mike Hulke		Date 1-7	
Co./Dept.		From Mike Wallach	
Phone #		Co.	
Fax #		Phone #	Fax #
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January 5, 1999

Mr. Albert R. Hopkins, Jr.
AEDC
2019 Martin Luther King, Jr. Avenue, S.E.
Washington, D.C. 20020

Re: Fort Stanton City Homes

Dear Butch:

As we discussed last week, I'm forwarding you some additional materials about our proposal, which is to provide seller financing to AEDC for 22 fee-simple city homes on the western parcel of our Fort Stanton property. I look forward to talking to you more about this proposal, and then meeting with you and the AEDC board January 19th at 6:30 to show you additional renderings of our concept and address any questions.

Enclosed is our latest sketch plan of the 22 homes, in addition to 176 luxury rental apartments we plan to develop ourselves on the eastern (compacted fill) site. These homes are based on a 24'x40' city home prototype of 1,500–2,000 square feet, on lot sizes of about 36'x100'.

We have finished our feasibility studies, relating to market, environmental, wetlands, geotechnical, grading, and engineering and have gone firm on the Fort Stanton purchase contract. We discovered however, that the compacted fill site has uncontrolled building debris on it which will require costly remediation, costs that would prohibit economical development of a single family project on that site. Thus, we're developing apartments on that site, and reserving the better western site for homes.

We plan to submit both the apartment and homes site to the BZA on January 25th, for a hearing and approval at the end of April. The homes are located in an R5B zoning district, which allows high density residential, however the BZA action is required since we plan to provide access to the homes off a private street.

Our plan is to do all the engineering and processing required by the BZA for a city home footprint that is suitable to AEDC. Therefore, we invite your feedback on this product so adjustments can be made prior to submission. The biggest issue we have in obtaining approvals on this western homes site is wetlands. We have already delineated the wetlands on this site, and are in the process of negotiating a wetlands compromise with the Core of Engineers in Baltimore that will result in the indicated yield of at least 22 homes.

BZA
CASE No. 16457
EXHIBIT No. 45

Board of Zoning Adjustment
District of Columbia
CASE NO.16457
EXHIBIT NO.45

8081 Wolftrap Road • Suite 300 • Vienna, VA 22182 • Phone (703) 641-9000 • Fax (703) 641-9630

Upon BZA approval, we will provide individual lot seller financing, such that AEDC can proceed with final engineering, building permits, and financing, and then commence takedown and construction starts on a rolling basis pursuant to your desired schedule.

I'll be following up with you shortly to discuss the details of this proposal.

Best Wishes for the New Year,

Richard I. Knapp
Senior Vice President

RIK/mpt
Enclosure
Cc: Ray Schmitt

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