IN REPLY REFER TO:

United States Department of the Interior

NATIONAL PARK SERVICE
National Capital Parks–East
1900 Anacostia Drive, S.E.
Washington, D.C. 20020

Re: BZA Case 16457; "Homes at Woodmont"

National Park Service Concerns

This listing of concerns is based upon that contained in the Applicant's proposal. National Park Service representatives have met extensively with the applicant since the initial May 1999 hearing. This listing of concerns differs from the Applicant's primarily in regard to specific details of (1) perpetual protection of landscape and forest plantings; (2) site and soil preparation for these plantings; and (3) remediation of prior erosion and sedimentation problems during the construction phase. These additions are intended to clarify and insure the long-term success of the measures proposed by the Applicant.

1. Large existing trees will be "directionally cut" away from NPS property to avoid tree damage on NPS property from tree fall.
2. A drainage swale will be constructed adjacent to the NPS property line and the West Parcel's 18th Street entrance road in order to collect excessive drainage runoff from the Park.
3. "Super silt" fences will be placed on all NPS property lines adjacent to the proposed development.

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DISTRICT OF COLUMBIA
OFFICE OF ZONING

BZA
Case No. 16457
Exhibit No. 71

Board of Zoning Adjustment
District of Columbia
CASE NO.16457
EXHIBIT NO.71

4. NPS and the Applicant will jointly provide construction monitoring during all phases of construction, which will be especially important during the site clearing and rough grading operations.

5. A site-clearing plan will be presented to NPS for review prior to site clearing.

6. The Applicant will provide limited trail enhancements to the existing Fort Circle Trail pursuant to the directions of NPS. These will include repairing culverts that have been damaged in Fort Stanton Park as a result of erosion from the East Parcel, and minor, low-impact repairs to three eroded sections of trail adjacent to the East parcel.

7. On the East Parcel's line, plantings of native plant material will be placed in a natural scalloped edge planting area adjacent to the NPS property, with tree quantity and species types that will insure acceptable runoff quantity/quality. Plantings will comply with NPS reforestation standards (provided to Applicant and BZA under separate cover) in terms of density, species selection, soil preparation, and maintenance. Proper soil testing and soil amendments will be provided to increase plant material survival and certain planting areas will have larger caliper trees in high impact view sheds from the Fort Circle Trail.

8. A combination of evergreen and deciduous trees will be placed adjacent to the proposed apartment buildings facing the NPS property in order to help soften the buildings' architectural lines from views from the Fort Circle Trail.

9. A meadow grass planting will be placed in the area between the apartment retaining walls and the scalloped edges planting to help insure acceptable runoff quality/quantity.

10. A "neighborhood" liaison will be utilized to monitor any construction violations.

11. All fencing along all NPS property lines abutting individual single family lots and the apartment parcel will be made of material to allow for maximum transparency. Selection of fencing material shall be coordinated with NPS; chain link fence shall not be utilized.

12. A certified arborist will be used by the Applicant to review and provide guidelines for tree preservation of tree save areas adjacent to NPS property.

13. The Applicant will provide permanent protection to all landscape and reforestation plantings (conditions 7 and 8 above) by deed of easement or other legal instrument binding on the property in perpetuity.

14. A ten-foot (10') restrictive homeowner use easement (tree preservation easement) will be placed on the rear yards of the single-family homes abutting the NPS property.

15. "Surgical grading" along the NPS/apartment parcel property line will be done by the Applicant under the supervision of NPS to remove the existing fill currently on NPS property with review by a certified arborist.

16. The Applicant will control concrete truck wash waste and not allow it to drain onto the NPS property.

17. The Applicant will not advertise the project's "views" since the goal is to screen these long-term with vegetation.

18. Applicant shall address erosion and sedimentation problems that have been associated with prior use of the property. This shall include an eroding gully along the south border of the East Parcel, which may involve wetlands permits and/or adjoining property.

19. The appropriate local review authorities shall be instructed to provide highest priority to mitigation of long-range viewshed impacts in the approval of detailed plans for site landscaping and choice of architectural details, colors, and textures.

Submitted February 23, 2000.

NPS Contact: James Rosenstock; (202) 690-5161