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OF COUNSEL
MARK J. ZWEIFLER
ADMITTED IN NEW YORK
AND NEW JERSEY ONLY

July 28, 2004

BY MESSENGER

Geoffrey Griffis
Chairman
Board of Zoning Adjustment
441 Fourth Street, N.W.
Suite 210 South
Washington, D.C. 20001

Re: Submission of Supplemental Information; BZA Application. No. 17192; National Capital Revitalization Corporation; Lots 38, 39 & 40; Square 4325, N.E.

Dear Chairperson Griffis:

On behalf of the Applicant, the National Capital Revitalization Corporation, please find enclosed one (1) original and twenty (20) copies of the information requested by the Board at the public hearing on June 20, 2004 as follows:

1. Summary chart illustrating the Fort Lincoln New Town Townhome development's compliance with the Development Control Standards of the Fort Lincoln Urban Renewal Area Plan[1] (Section 500.00, *et seq.*). See Exhibit "1".

2. Retaining Wall Detail Plan providing the proposed plan for the retaining wall to be constructed along South Dakota Avenue, N.E., including photographic examples of existing retaining walls of similar design to the proposed retaining wall. See Exhibit "2". Above the wall, landscaping to include evergreens and other trees will screen the townhomes from the traffic below along South Dakota Avenue. In addition, there will be green space of approximately thirty feet in width along South Dakota Avenue, between the retaining wall and the development's property line.

[1] Adopted on May 19, 1972 and readopted on April 5, 1990 by the National Capitol Planning Commission and approved by the District of Columbia Council on July 26, 1972, and by the Council of the District of Columbia on December 6, 1994.

BZA
Case No. 17192
Exhibit No. 33

Board of Zoning Adjustment
District of Columbia
CASE NO.17192
EXHIBIT NO.33

Although the Retaining Wall Detail Plan illustrates a single sixteen to eighteen foot retaining wall, as an alternative, Applicant proposes a tiered retaining wall scheme with two retaining walls of eight to nine feet each, utilizing the same materials and design as originally proposed.

As noted at the hearing, a drainage plan was included on the plan entitled "Detailed BZA Site Plan" submitted with the original Application as a part of item 9, "Architectural plans, elevations and drawings."

Thank you for considering these additional materials.

Sincerely,

Jacques B DePuy /sab

Jacques B. DePuy

Stephanie A. Baldwin

Enclosures
238794

cc: Mr. William Collins (w/out encls.)
Ms. Michele Hagans (w/out encls.)
Mr. Don Pross (w/out encls.)
Mr. Kyle Oliver (w/out encls.)
Gilbert E. DeLorme, Esquire (w/out encls.)

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a copy of the foregoing Submission of Supplemental Information was served by first-class mail, postage prepaid, this 28th day of July, 2004, to:

Mr. Joel Lawson
Office of Planning
801 North Capitol Street, N.E.
3rd Floor
Washington, D.C. 20002

Mr. Robert King
Commissioner, ANC 5A
3102 Apple Road, N.E.
Washington, D.C. 20018

Stephanie A. Baldwin

COMPLIANCE OF FORT LINCOLN NEW TOWNHOME PROJECT WITH THE DEVELOPMENT CONTROL STANDARDS OF THE FORT LINCOLN URBAN RENEWAL AREA PLAN[1]

Re: **Application of the Redevelopment Land Agency Revitalization Corporation, a subsidiary of National Capital Revitalization Corporation, on behalf of the United States Department of Housing and Urban Development, by Fort Lincoln-Pulte Limited Liability Company**

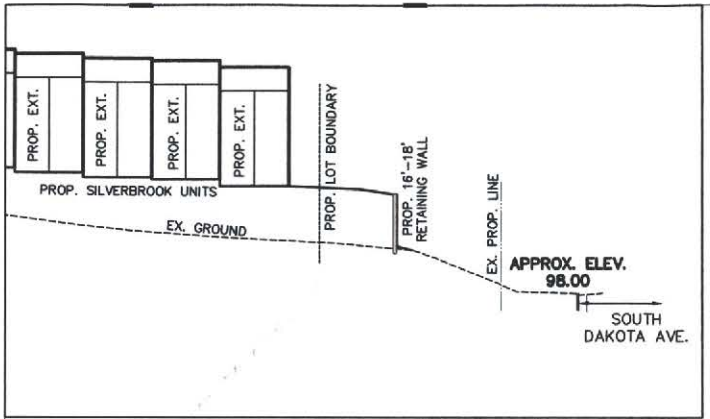
BZA Application No. 17192

Public Hearing: July 20, 2004

Post Hearing Submission

SECTION NUMBER	DEVELOPMENT CONTROL STANDARD	PROVIDED BY PROPOSED CONSTRUCTION
512.10	Development of approximately 3,000 Dwelling Units	After construction, there will be approximately 1,700 Dwelling Units
512.20	Development of one-third of the total number of Dwelling Units constructed for households requiring subsidy assistance	After construction, approximately one-half of the Dwelling Units will be subsidized
513.10	Maximum of 24 Townhomes per Net Acre	Average of 9.2 Townhomes per Acre
	Maximum Floor Area Ratio of 0.8	Overall Floor Area Ratio of 0.58
	Townhomes may be constructed on a Lot containing less than 1,800 square feet when groups of Townhomes on contiguous Lots together result in an average Lot size of 1,800 square feet	All Lots, when considered as a part of a group of Townhomes on contiguous Lots, average more than 1,800 square feet
513.20	Maximum Lot Occupancy of 50%	Overall Lot Occupancy of 21%
513.30	Maximum Building Height of 40 feet	All Townhomes are 35 feet in Height
513.40	Minimum Residential Related Open Space of 200 square feet (including both Open Space dedicated to a single Townhome and Open Space dedicated as common areas) per Townhome	Each Townhome has over 200 square feet of Open Space
513.45	Minimum Tot Lot Size of 1,000 square feet	'Upper' Tot Lot is approximately 2,324 square feet; 'Lower' Tot Lot is approximately 3,774 square feet
513.50	Not less than one (1) Off-Street Parking Space for each Dwelling Unit	Each Townhome has one (1) or two (2) Off-Street Parking Spaces

[1] Adopted on May 19, 1972 and readopted on April 5, 1990 by the National Capitol Planning Commission and approved by the District of Columbia Council on July 26, 1972, and by the Council of the District of Columbia on December 6, 1994. The Development Controls are located in Section 500.00, *et seq.*



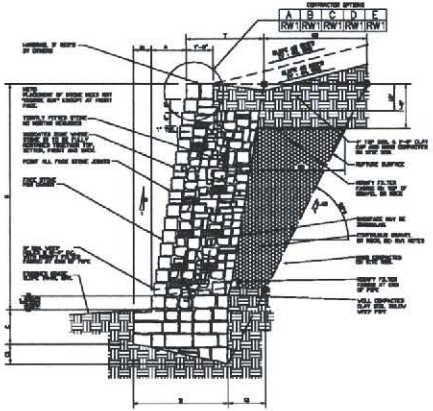
PROPOSED RETAINING WALL CROSS-SECTION
1" = 10'



CONSTRUCTION OF RETAINING WALL SIMILAR TO PROPOSED RETAINING WALL



EXISTING 33' RETAINING WALL SIMILAR TO DESIGN OF PROPOSED RETAINING WALL (BOTTOM TIER=16' HT.; TOP TIER=17' HT.)



METROPLEX RETAINING WALLS OF VIRGINIA
LEESBURG, VIRGINIA
PROVIDED FOR GRAPHIC USE ONLY. NOT TO BE USED FOR CONSTRUCTION OF RETAINING WALLS
Date: 07-28-04
By: AMB RW CLAY 1-4 1-4 FG

DETAIL OF PROPOSED TYPE OF RETAINING WALL

VIKA

FORT LINCOLN NEW TOWN
TOWNHOUSES
LOTS 35, 39 & 40 / SQUARE 4268
N.E., WASHINGTON, D.C.

RETAINING WALL DETAILS