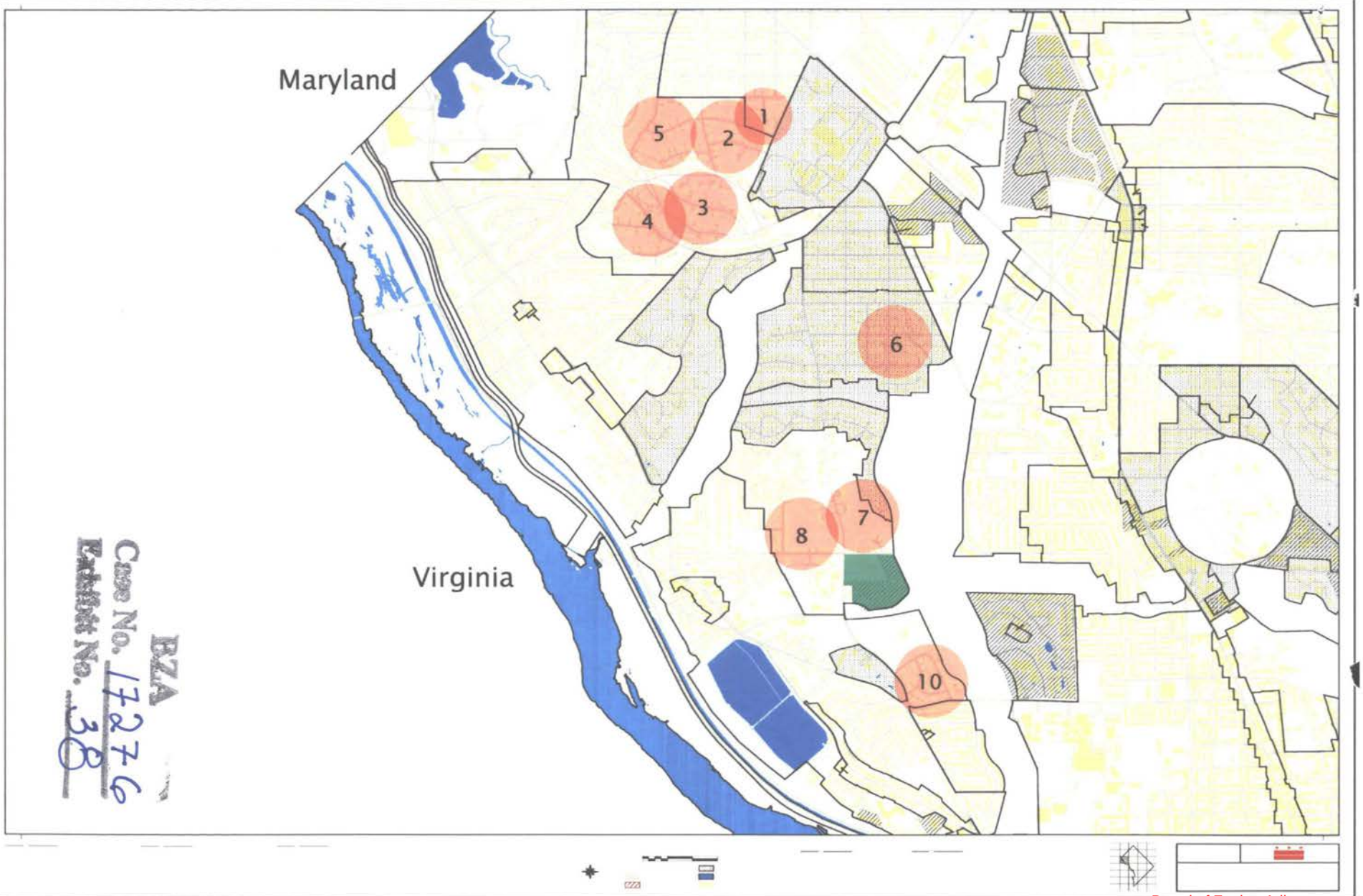
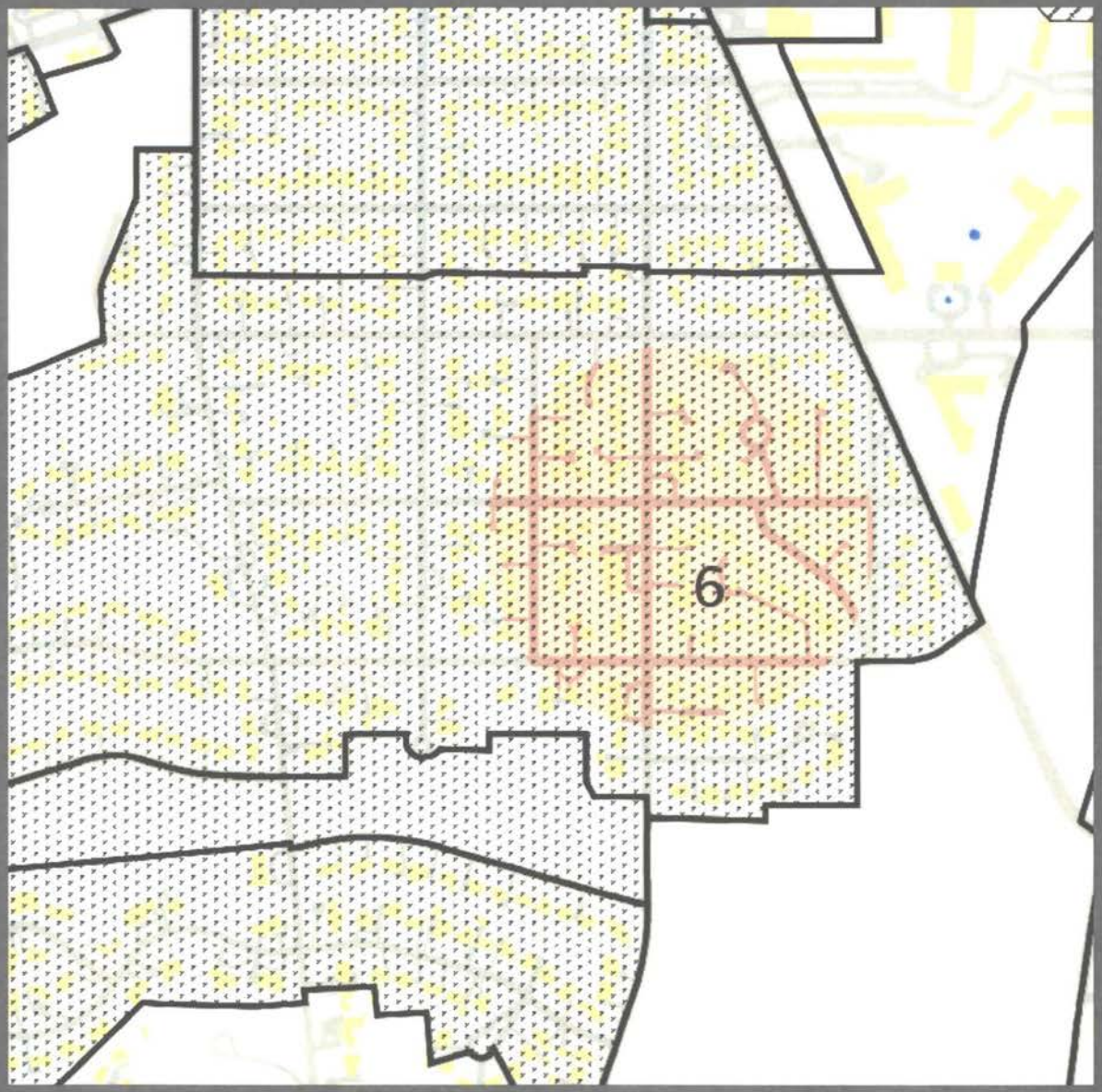


Zoning Map

BZA
Case No. 17276
Exhibit No. 38

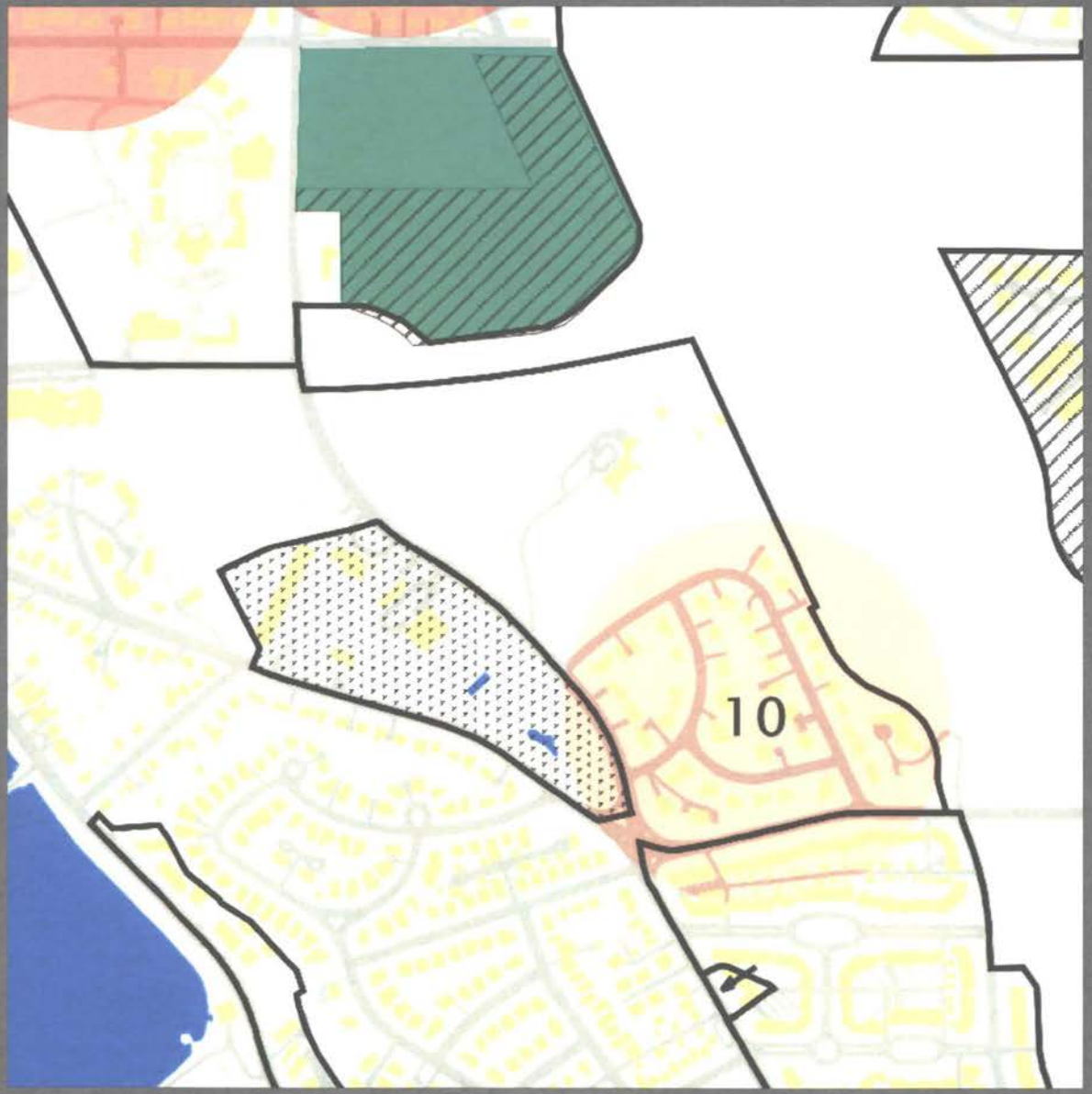
Board of Zoning Adjustment
District of Columbia
CASE NO. 17276
EXHIBIT NO. 38



Wesley Heights



Spring Valley



Colony Hill



Neighborhood Precedents



Neighborhood Precedents



Neighborhood Precedents



Neighborhood Precedents



Neighborhood Precedents



Neighborhood Precedents



Neighborhood Precedents



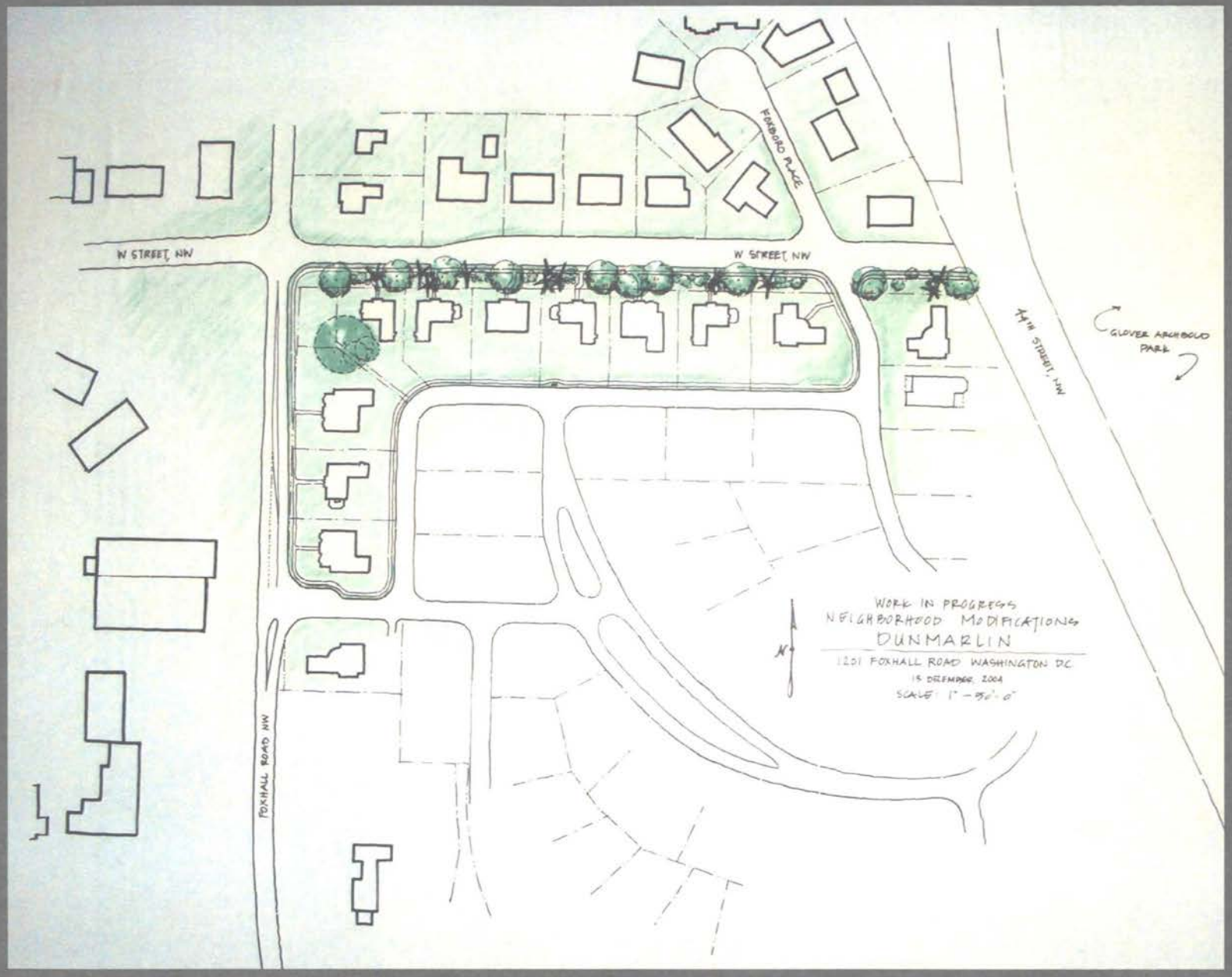
Neighborhood Precedents



FURTHER ENVIRONMENTAL MODIFICATIONS to DUNMARLIN

1" = 200'

BVA 2.2.05



Progress Site Plan

Tree Preservation

Preserve forested nature on property.
Maintain and protect the most desirable trees on property.
Plant a large amount of new, indigenous trees.

65 of 107 trees in good condition are now slated for preservation (around 61%).

356 new, native trees of significant caliper to be planted.

Over 400 healthy, good, indigenous trees, existing and new trees, which is more than the existing number of healthy trees.

Retention of ISA certified arborist to oversee the grading and construction phases to ensure every reasonable effort is exhausted toward preserving slated trees so designated.

Tree Preservation

Provisions for Theoretical Lots

Density: Development is 44% less dense than allowed.

Maximum 40% lot occupancy, will be less than that.

Height, setback, and bulk requirements comply.

Maximum grade of driveways to be 12%.

Minimum width of driveway to be 7 feet.

Front yard setbacks to be 25 feet.

Rear yard setbacks to be 25 feet. This setback is included in the covenants for lots where rear yard abuts parkland.

All dedicated right of ways (private roadways plus sidewalks) are at least 25 feet wide.

Two entrances provided into development. No 60 foot diameter pavement required.

Provisions for Theoretical Lots

Site Plan

The larger lot size on a steeper site allows more natural grading and green space between houses.

The much reduced southern loop still services the lots in this area but reduces the amount of paved area, saves a number more valuable mature trees, and removes any construction from the wetlands.

Tree Preservation

This revised plan saves 10 more valuable, mature trees than the last plan.

All small trees of value within the wetland and buffer will be saved. This is true elsewhere in the development as well, wherever possible, aided by the larger lot sizes.



FURTHER ENVIRONMENTAL MODIFICATIONS to DUNMARLIN

1" = 200'

BVA 2.2.05

Environmentally Sensitive Development

On a private site being considered for development, the environmentally most valuable areas and their connection to the park are being specifically preserved. Substantial environment to sustain all native species will continue to exist within the development and the parks immediately adjacent to it.

The wetland area and buffer, the storm water management area, the corner park at Foxhall and W Street and the teardrop islands along the interior road, combine to create a substantial green finger of almost 3 acres of open space that connects the park system to the heart of our development.

We propose that the NPS required fence will not cross the wetland area.

Friends of Whitehaven Concerns

Issue 1: Road placed immediately adjacent to park.
Response: Revised road to be placed away from park.

Issue 2: Wetlands damaged due to road.
Response: No road. Wetlands will be fed by water of quality, quantity and velocity unchanged from existing.

Issue 3: Demise of bird bearing trees.
Response: Substantial area of existing tree clusters unchanged adjacent to the park. Park to the east and south provide substantial environment for existing habitat.

Issue 4: Conservation easements requested.
Response: Offered Covenants that are more restrictive than conservation easements.

Issue 5: Protect 44th Street stream.
Response: Same response as issue #2.

Friends of Whitehaven Concerns

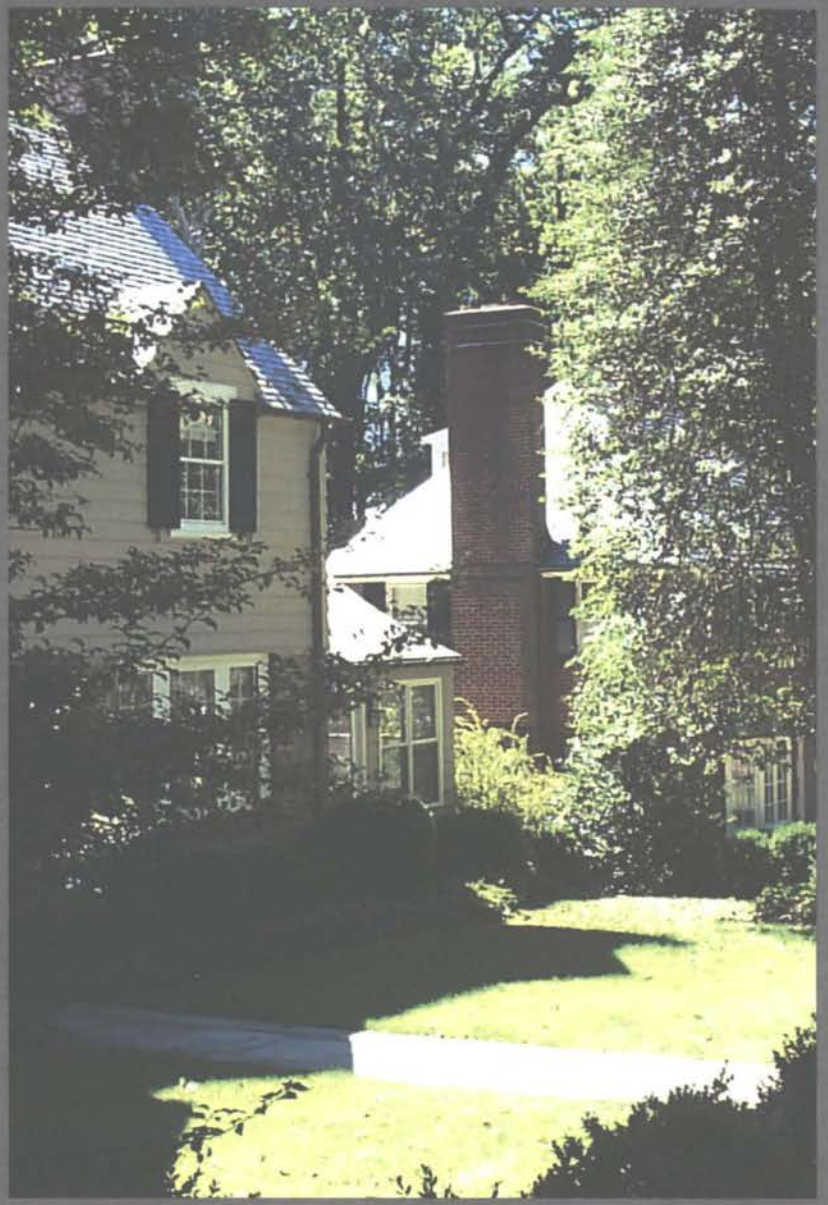
Architectural Guidelines

Purpose:

- Maintain the feel of the neighborhood.
- Enhance and preserve natural features and environment.
- Ensure quality of design and construction.

Regulates:

- Siting: arrangement, orientation of houses, alignment of facades, vehicular access, FAR and coverage.
- Environmental protection: fencing, preservation of existing trees and wetlands, 25 foot rear yard buffers backing onto parkland.
- Architectural elements: exterior materials, walls, roofs, windows, exterior doors, exterior lighting and garage orientation.



Architectural Guidelines



Covenants Placed on Property





Traffic – Looking North

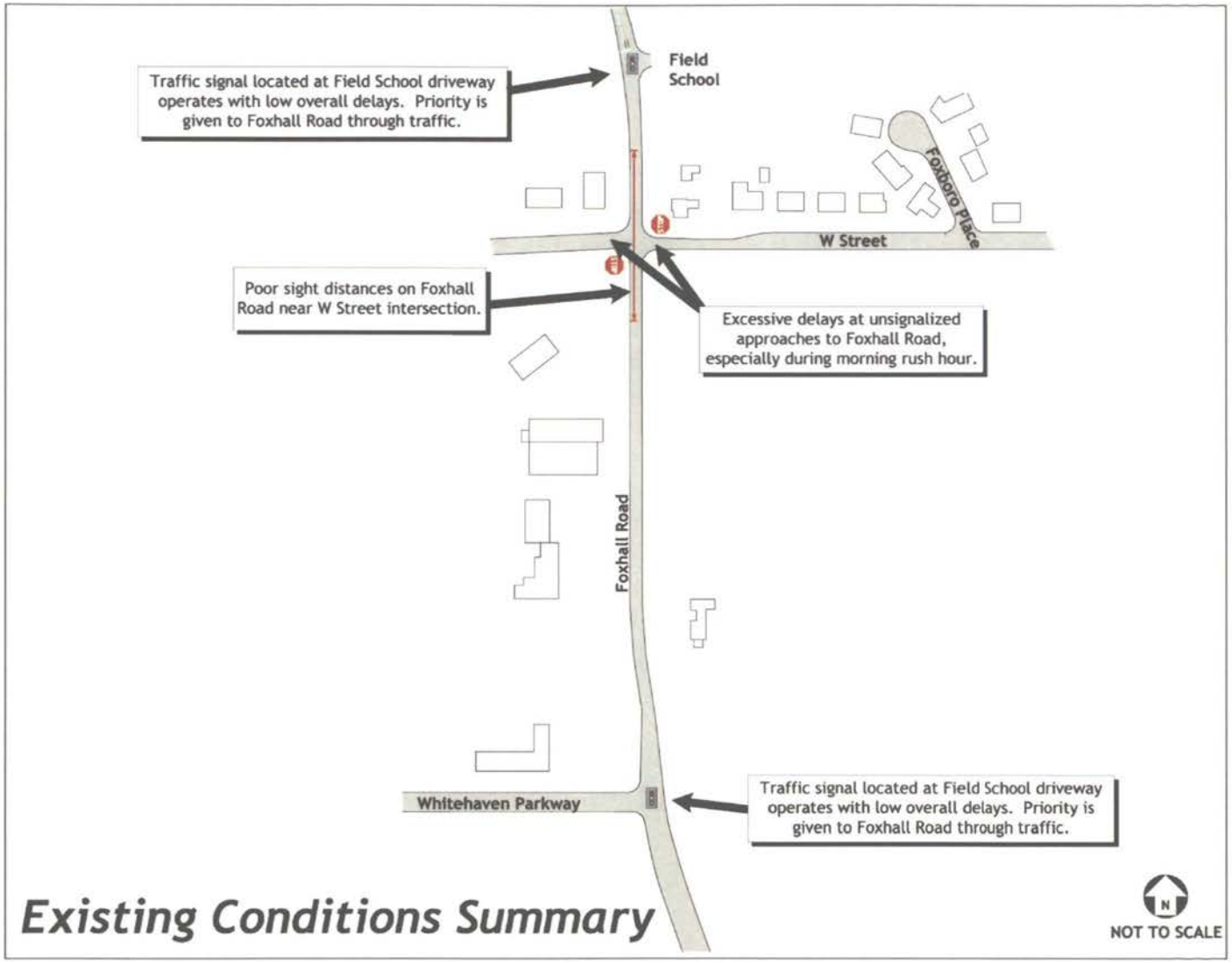


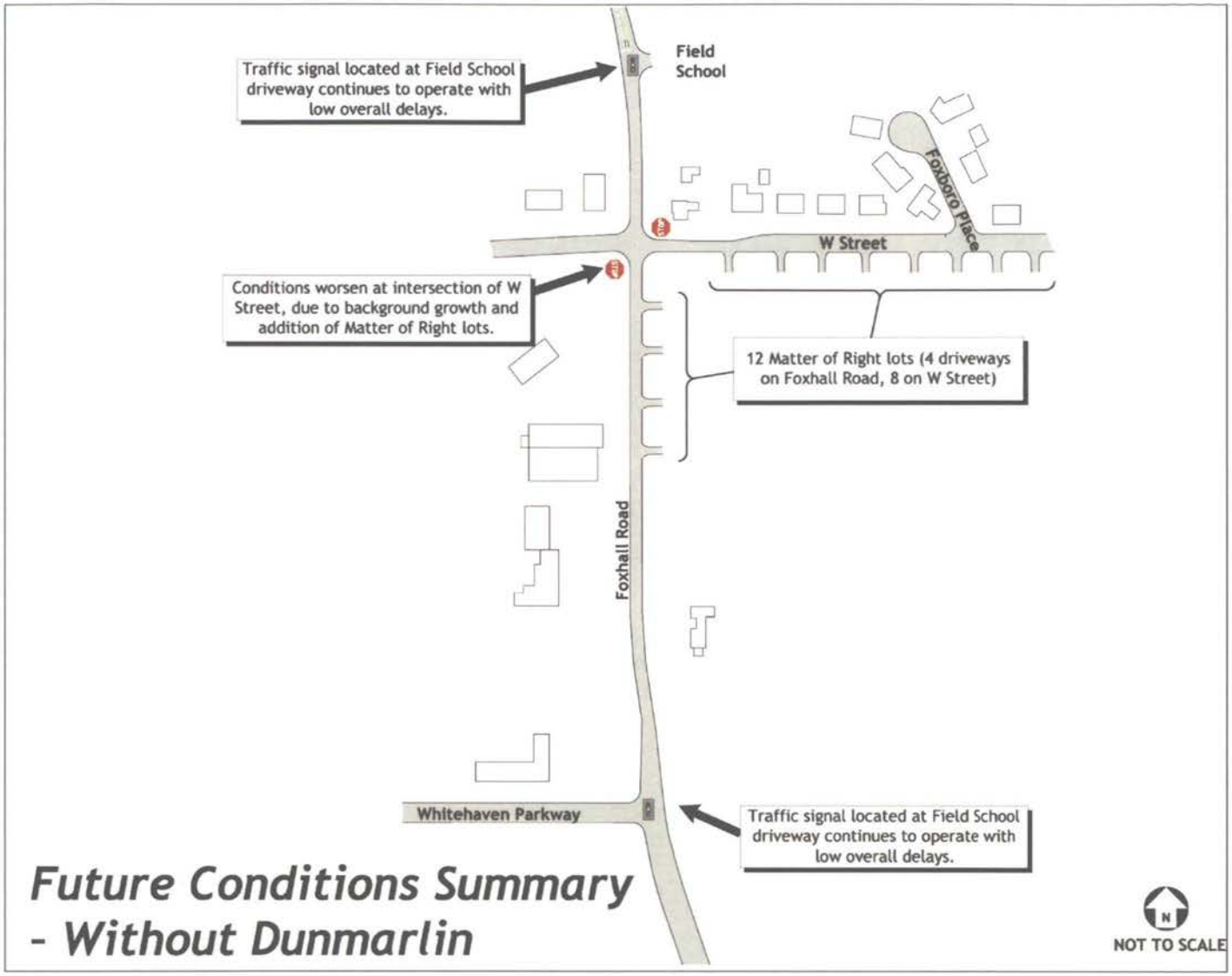


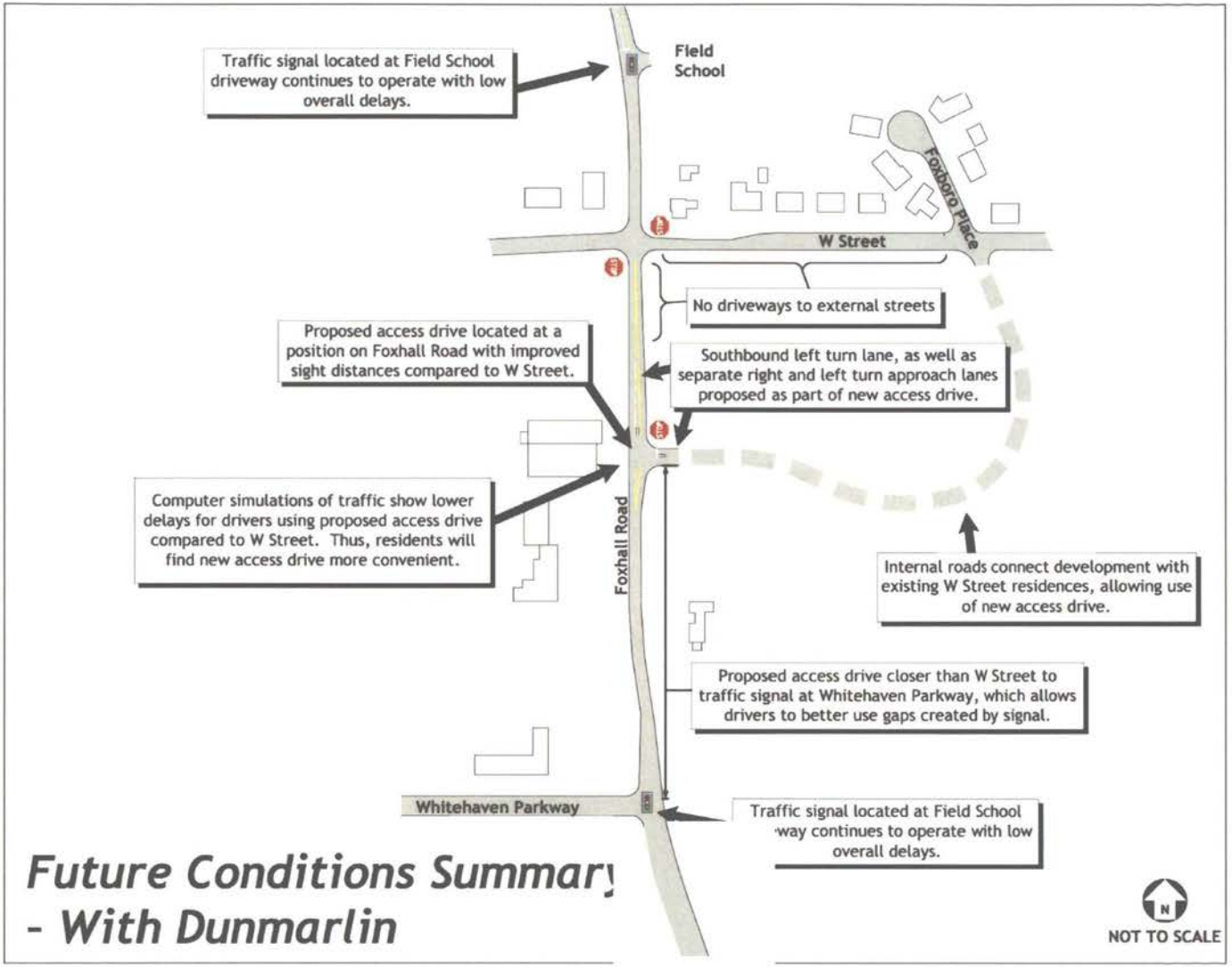
Traffic – Looking South



Traffic – W Street approach to Foxhall


Traffic signal located at Field School driveway operates with low overall delays. Priority is given to Foxhall Road through traffic.
Field School
Foxboro Place
W Street
Poor sight distances on Foxhall Road near W Street intersection.
Excessive delays at unsignalized approaches to Foxhall Road, especially during morning rush hour.
Foxhall Road
Whitehaven Parkway
Traffic signal located at Field School driveway operates with low overall delays. Priority is given to Foxhall Road through traffic.
Existing Conditions Summary
N
NOT TO SCALE


Traffic signal located at Field School driveway continues to operate with low overall delays.
Field School
Foxboro Place
W Street
Conditions worsen at intersection of W Street, due to background growth and addition of Matter of Right lots.
12 Matter of Right lots (4 driveways on Foxhall Road, 8 on W Street)
Foxhall Road
Whitehaven Parkway
Traffic signal located at Field School driveway continues to operate with low overall delays.
Future Conditions Summary - Without Dunmarlin
N
NOT TO SCALE



Future Conditions Summary - With Dunmarlin

The tree protection process at Dunmarlin at Phillips Park

- Inventory protection candidates – 65 identified within Dunmarlin at PP.
- Calculate minimum clearance (MCZ) and critical root zone (CRZ)
- MCZ = 6" / diameter inch
- CRZ = 1-1.5' / diameter inch
- Adjust site plan to suit both MCZ and CRZ's
- CRZ's are not perfect circles
- Protection fencing installed prior to rough grading
- Fine grading within CRZ, if required, done by small equipment.





Not all big trees are candidates

- Large trees with obvious structural defects are not suitable for residential landscapes
- Included in original survey, but was excluded on last survey
- Most likely an old lightning strike





Landscape – Minimum Clearance

Tree protection requires owner commitment and follow through

- A before and after example
- Permanent tree protection fencing is critical
- Strict guidelines are also important
- Permeable pavement systems are helpful





Landscape Guidelines

- Buildings sited to protect specimen trees
- Site plan shall show trees and shall include a tree protection plan written by an ISA certified arborist with minimum of 5 yrs. experience in mid-Atlantic
- Special attention will be paid to avoiding root damage within the MCZ of specimen trees
- Tree protection plan must show consideration of pre-, during and post-construction elements
- All tree pruning must meet the ANSI A-300 standards for tree care
- Patios, terraces and walks shall not inhibit water flow if within the CRZ of specimen tree
- Permeable pavements must compliment the exterior material of the home
- Landscape planting plans refer to lists of recommended and prohibited plant material
- Planting lists shall be coordinated with the USPS horticulturalists
- Planting plan shall follow BMP for soil testing and soil amendments
- Guidelines will recommend own-root clones and native or naturalized plants

Prohibited plant list

- **Trees** –

  Norway maple, Tree-of-heaven Sycamore maple, Paulownia, Amur cork tree, Russian olive, mimosa, Silver maple, catalpa, ash, Bradford pear, sawtoothed oak, etc.

- **Shrubs** –

  Autumn olive, burning bush, privet, honeysuckles, nandina, non-native roses,

- **Ground covers** –

  English ivy, periwinkles, garlic mustard, day-lily, etc.

- **Vines** –

  Climbing euonymous, Oriental bittersweet, porcelain berry, non-native wisteria, winter creeper, etc.

- **Grasses** –

  Tall fescue, giant reed, bamboos, Chinese silvergrass, etc.

The problem with invasive plants on Dunmarlin at Phillips Park property

- Invasive vines cover regeneration material and kill small trees
- English ivy climbs into tree crowns and covers foliage. Can kill tree this way and lead to windthrow from excess weight





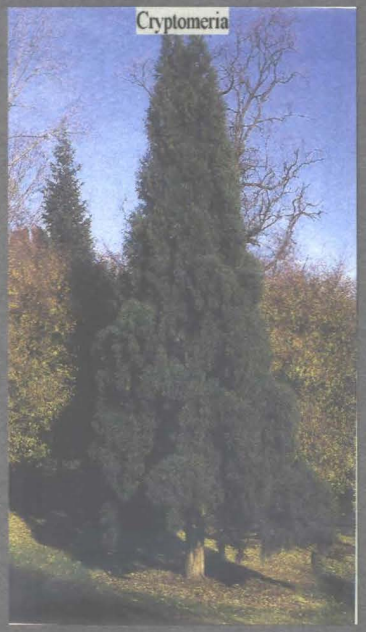
Landscape guidelines recommended plants

- Evergreens











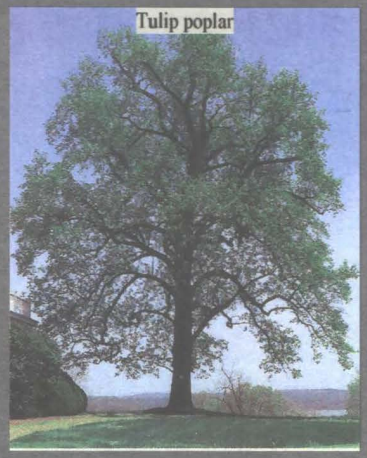


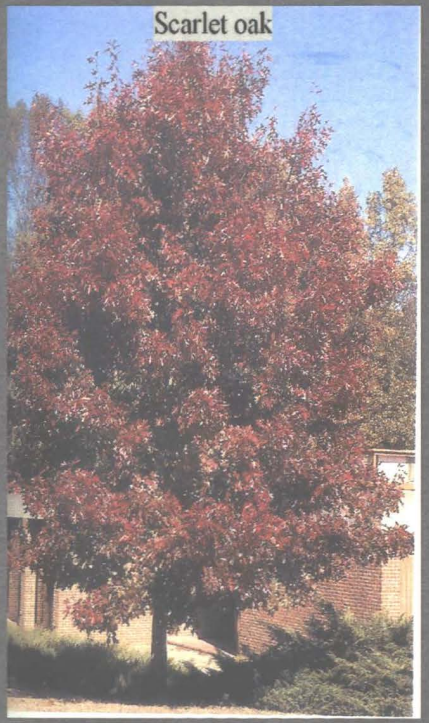
Landscape guidelines recommended plants

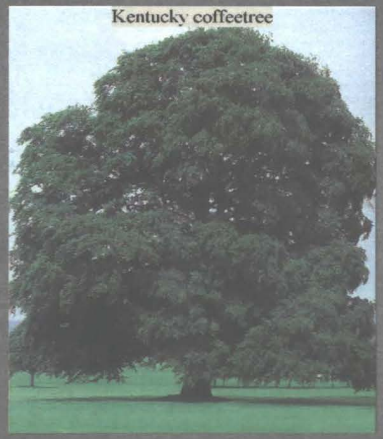
- Shade trees







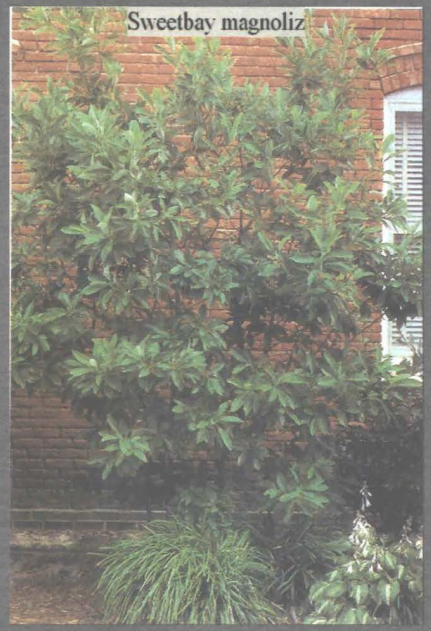


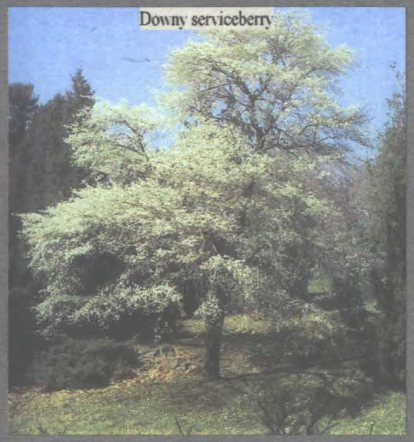


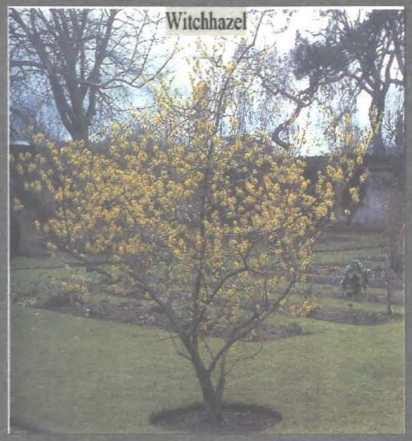


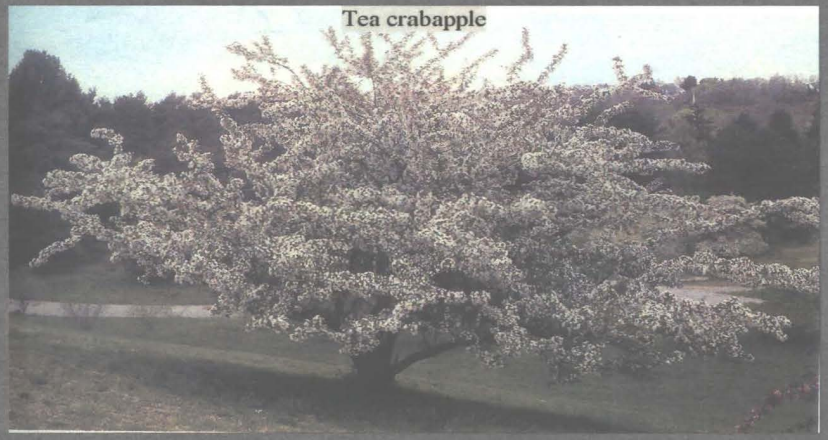
Landscape guidelines recommended plants

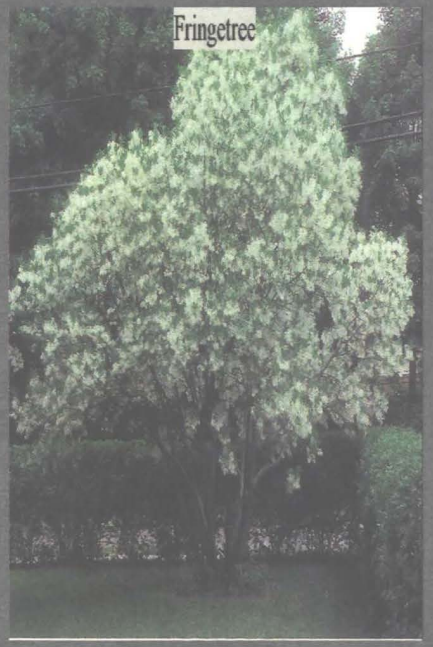
- Small trees











Site Plan

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FURTHER ENVIRONMENTAL MODIFICATIONS to DUNMARLIN

1" = 200'

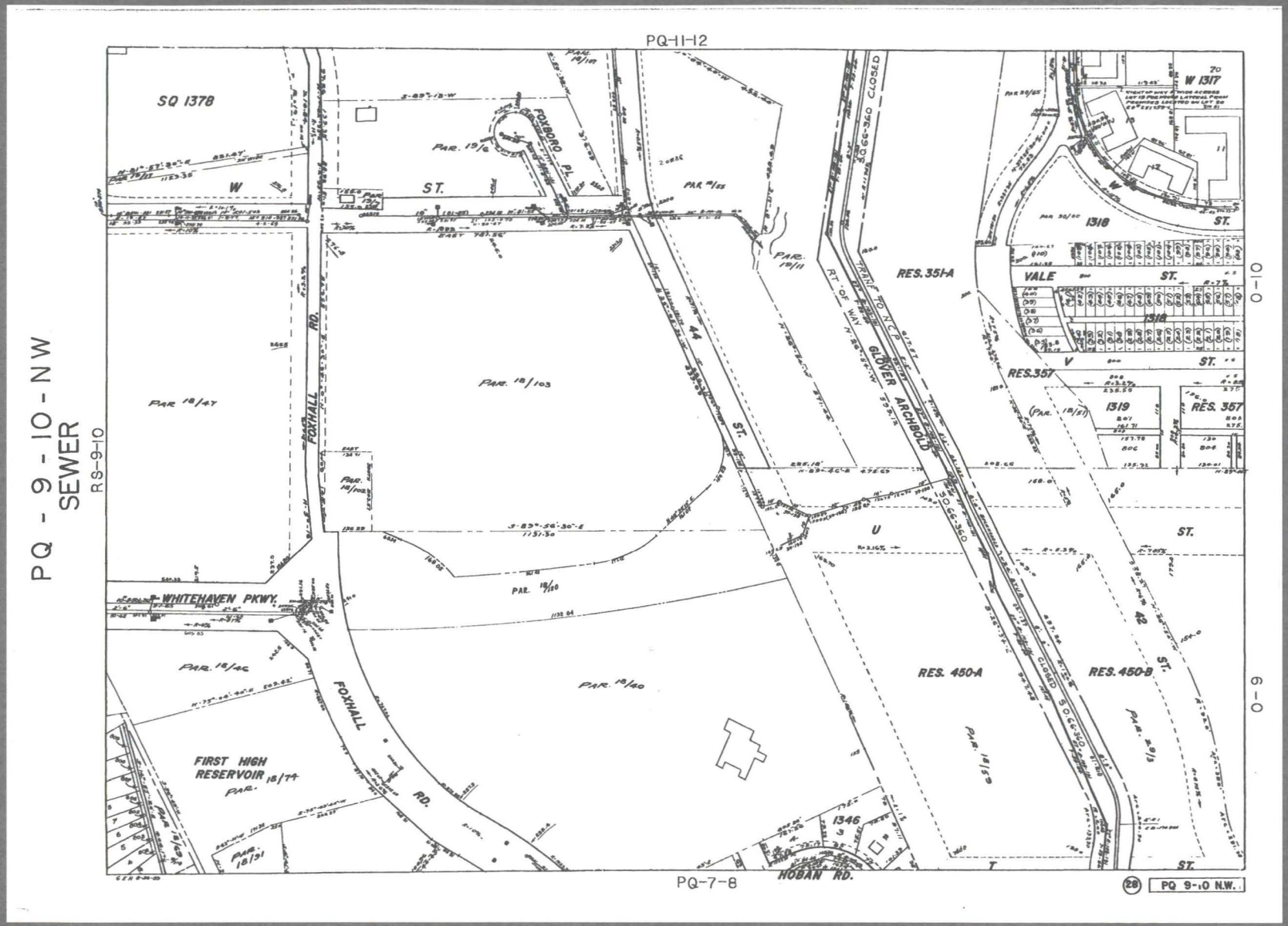
BVA 2.2.05

Environmentally Sensitive Development

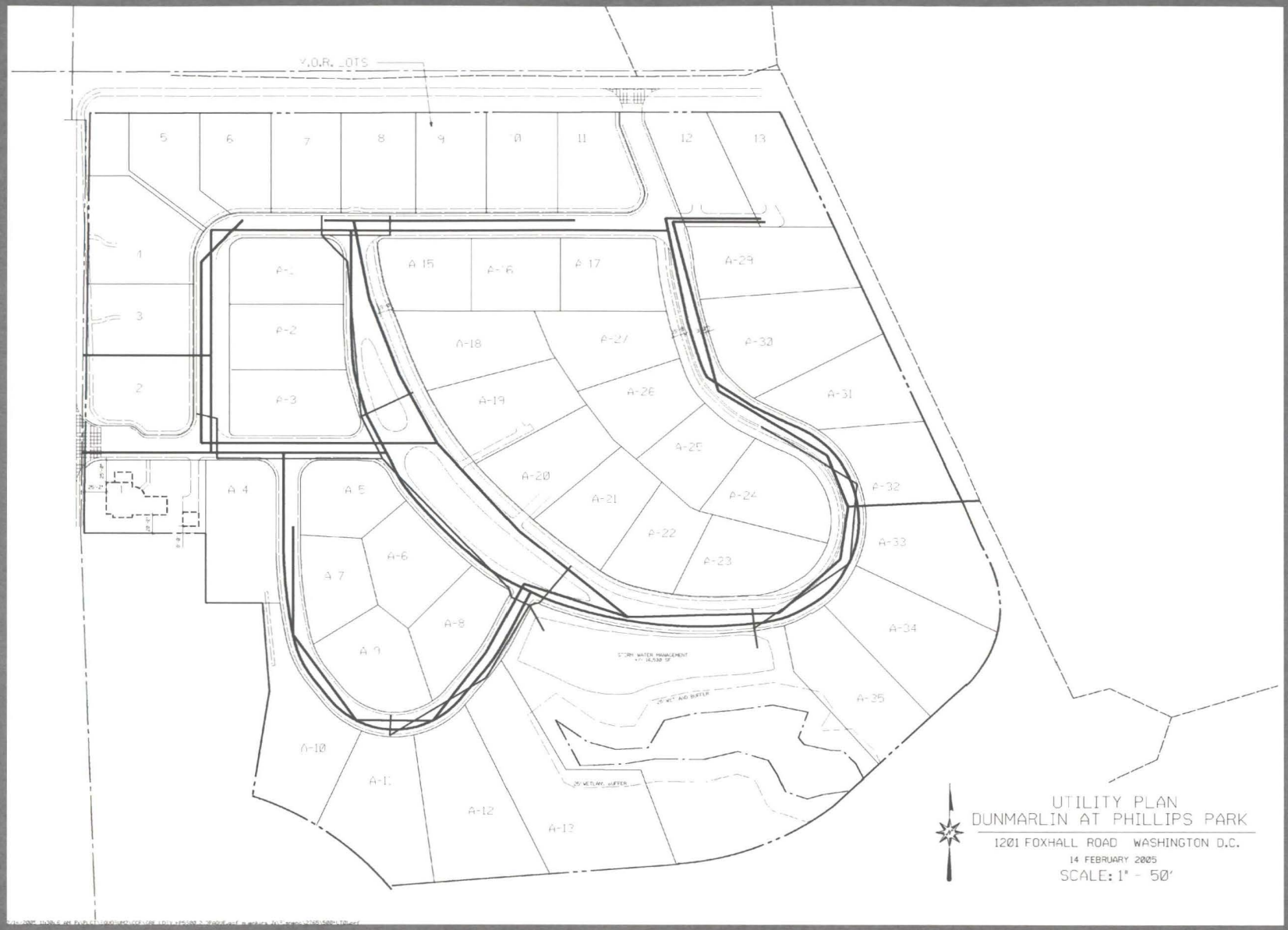
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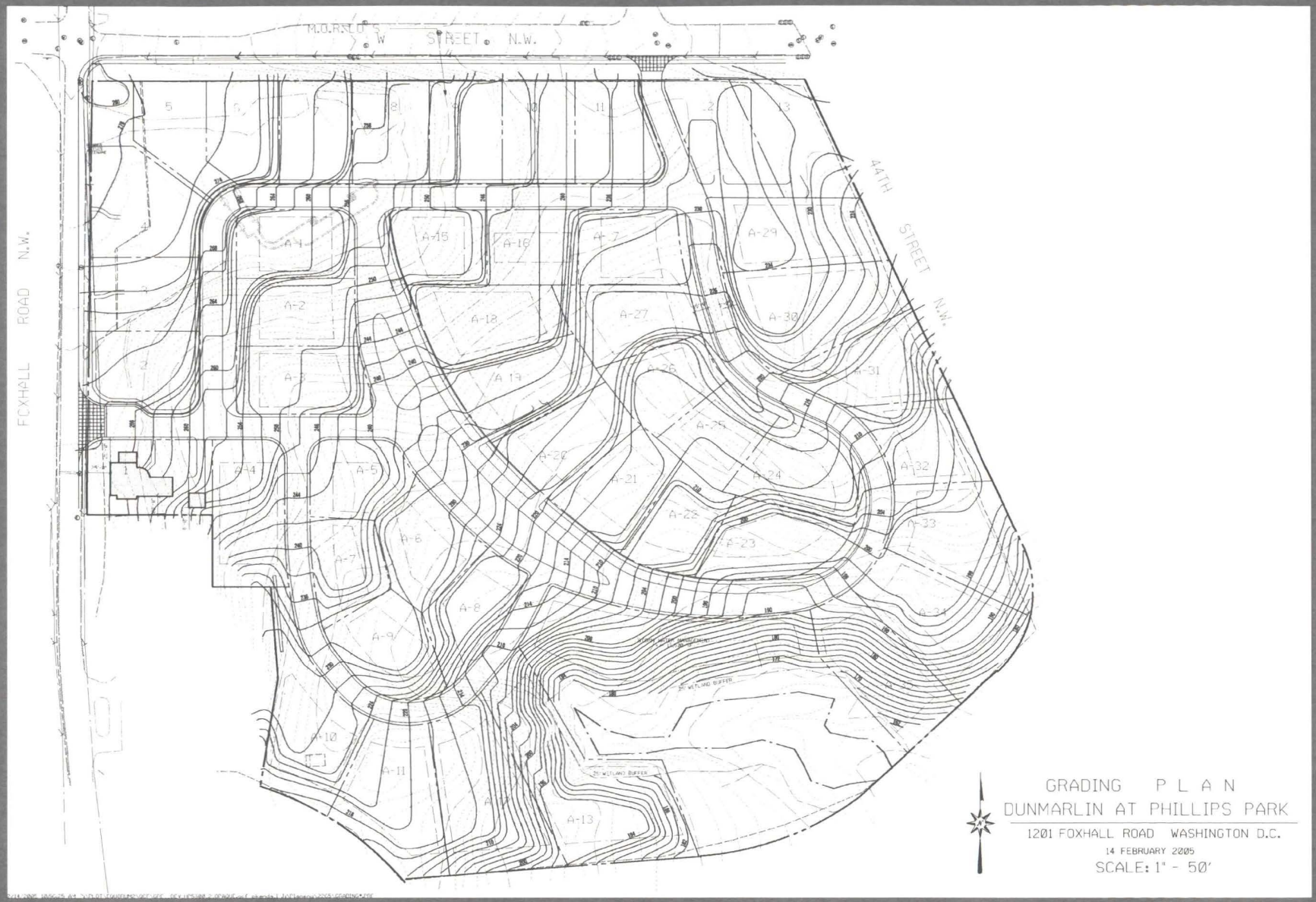
We propose that the NPS required fence will not cross the wetland area.


PQ-11-12
PQ - 9 - 10 - NW
SEWER
RS-9-10
SQ 1378
W
ST.
FOXBORO PL.
PAR. 19/6
PAR. 19/105
PAR. 19/11
PAR. 18/47
PAR. 18/103
FOXHALL RD.
PAR. 18/102
PAR. 18/110
WHITEHAVEN PKWY.
PAR. 18/46
PAR. 18/40
FIRST HIGH RESERVOIR 18/74 PAR.
PAR. 18/91
FOXHALL RD.
HOBAN RD.
PQ-7-8
TRANS TO N.C.P.
RT OF WAY
GLOVER ARCHBOLD
SO 66-360 CLOSED
RES. 351-A
RES. 357
RES. 450-A
RES. 450-B
W 1317
1318
VALE
ST.
1319
1346
U
V
T
42
PQ 9-10 N.W.
10-0
9-0

Sewer Plan



Concept Utility Plan



Grading Plan



LOT AREA CALCULATIONS

LOT	AREA
M.O.R. LOTS	
1	11,308 SF
2	10,274 SF
3	5,956 SF
4	12,987 SF
5	8,451 SF
6	8,721 SF
7	9,181 SF
8	9,648 SF
9	9,163 SF
10	9,179 SF
11	9,870 SF
12	10,335 SF
13	10,719 SF

LOT	AREA
THEORETICAL LOTS	
A-1	9,569 SF
A-2	9,694 SF
A-3	10,660 SF
A-4	12,864 SF
A-5	8,567 SF
A-6	10,031 SF
A-7	7,480 SF
A-8	8,930 SF
A-9	11,147 SF
A-10	15,232 SF
A-11	15,216 SF
A-12	17,949 SF
A-13	24,732 SF
A-15	8,169 SF
A-16	9,242 SF
A-17	9,338 SF
A-18	11,643 SF
A-19	10,118 SF
A-20	16,118 SF
A-21	9,847 SF
A-22	8,554 SF
A-23	10,596 SF
A-24	10,257 SF
A-25	8,186 SF
A-26	8,826 SF
A-27	10,534 SF
A-29	13,147 SF
A-30	16,787 SF
A-31	11,469 SF
A-32	9,769 SF
A-33	15,415 SF
A-34	16,589 SF
A-35	13,769 SF

SITE PLAN

DUNMARLIN AT PHILLIPS PARK

1201 FOXHALL ROAD WASHINGTON D.C.

14 FEBRUARY 2005

SCALE: 1" - 50'

Current Site Plan