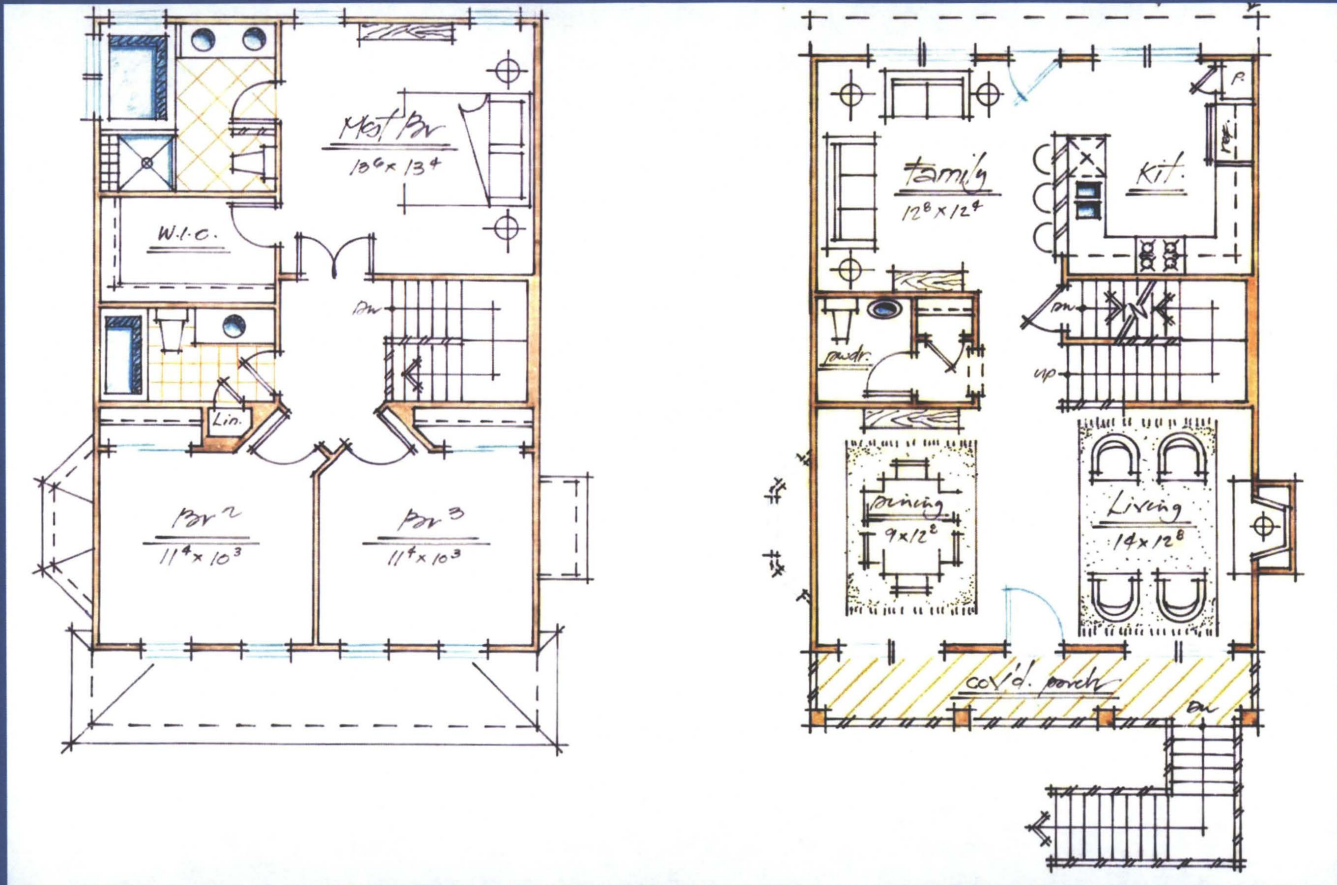
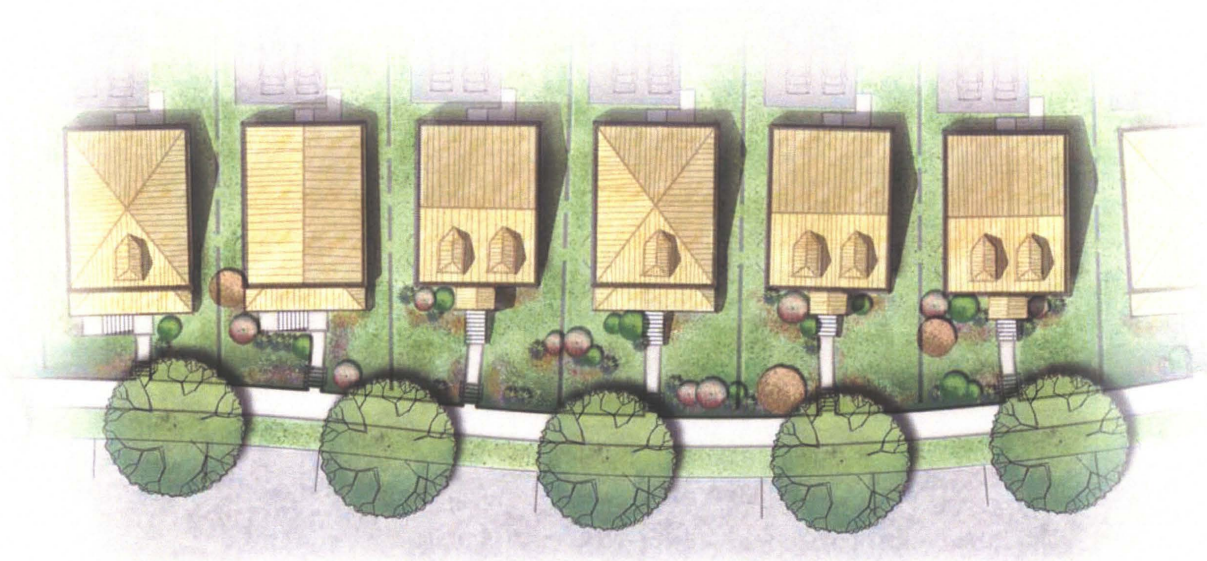


Typical Floor Plans

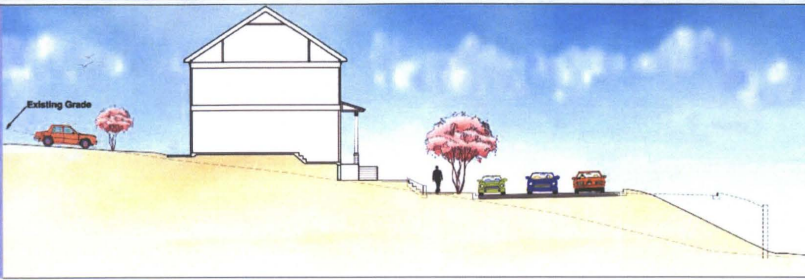


Front Yard Plan

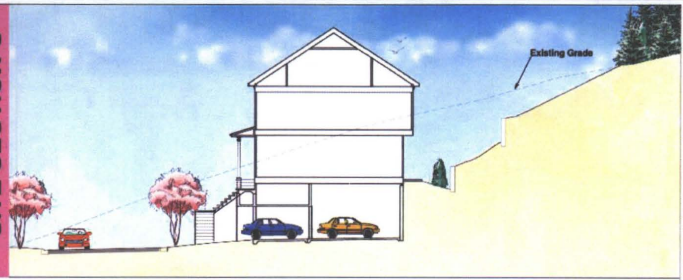


Typical Site Sections

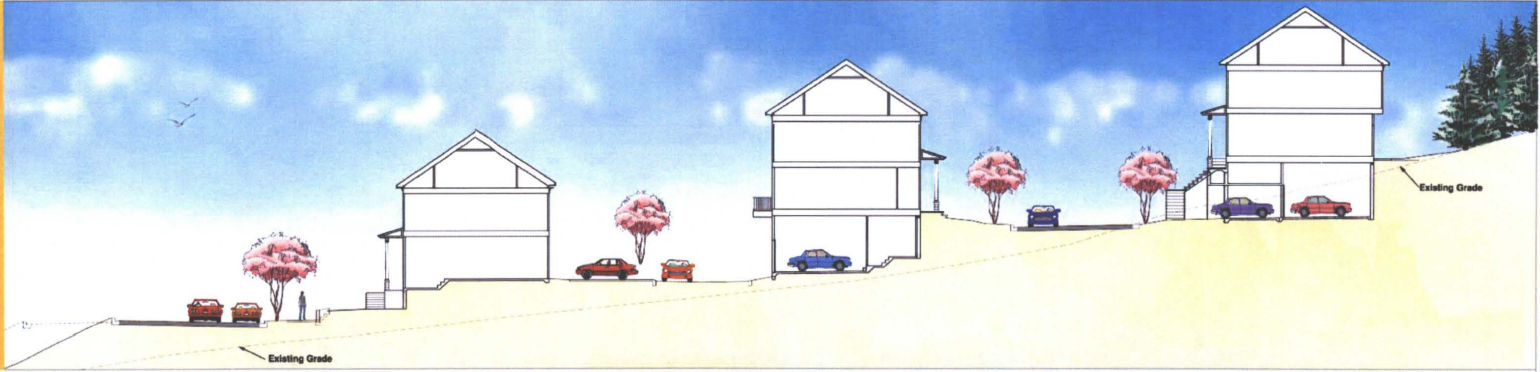
SITE SECTION A



SITE SECTION C



SITE SECTION B



Environmental Details

Environmental Details

- House design to reduce site disturbance
- Preserve significant wooded open space
- Incorporate recommendations from DDOE support letter such as:
 - Bio retention
 - Tree box filters
 - Pervious pavers
- Strict adherence to erosion control practices
- Energy Star rated homes



Bio swales



Rain gardens

DDOE Comments

GOVERNMENT OF THE DISTRICT OF COLUMBIA
District Department of the Environment



MEMORANDUM

TO: Paul Goldstein,
Development Review Specialist
District of Columbia Office of Planning

FROM: Shane Farthing
Land Use & Development Coordinator
District Department of the Environment

DATE: October 3, 2008

SUBJECT: Comments on Hillcrest Submission for Large Tract Review (2008-04) and Board of Zoning Adjustment
Applicant: Hillcrest Homes Association LP
Parcels: 2008/04, 2008/01, 2008/03, 2008/04, 2008/05, and 215/27

The District Department of the Environment (DDOE) has reviewed the documentation forwarded from the Office of Planning (OP) regarding the above-cited case and submits the following comments:

1. DDOE recognizes that the current submission is the result of numerous planning sessions, and we appreciate the willingness of the applicant to discuss the potential environmental impacts of such development on the site.
2. DDOE recognizes the topographic challenges presented by the site, and encourages the applicant to diligently address stormwater runoff concerns. The combination of (a) relatively steep slopes, (b) a substantial increase in impervious surfaces, and (c) significant removal of existing trees merit increased focus by the applicant on erosion and sediment control practices during construction and stormwater management techniques both during and after construction. This might include efforts to encourage individual lot-level stormwater management, in addition to the development-level minimum stormwater, sediment, and erosion control practices required for permitting.



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3. DDOE commends the applicant's decision to maintain the northern portion of the site in its heavily wooded state. We recommend that this decision be formalized, and that conditions be put in place to ensure that the area is geographically defined and remains wooded for a meaningful period of time.
4. While recognizing the existence of barriers to fully transit-oriented development on this site, DDOE encourages the applicant to take full advantage of the site's location within 1,500 feet of a Metrorail station served by both rail and multiple bus routes. Given this access to both Metrorail and twelve Metrobus routes, DDOE suggests that the inclusion of 119 parking spaces should be adjusted downward, toward the 54 spaces required by the Zoning Regulations. Further, DDOE would fully support higher density uses of this transit-served space. If, however, the single-family home concept is shown to be the most appropriate overall use of the site, DDOE would support relief from minimum lot size requirements in order to limit the development footprint and disturbance of wooded areas.

We appreciate your willingness to consider these comments, and look forward to working with you throughout the review process as needed. Please note, these comments are based on the planning documents provided to DDOE, and do not exempt the development from compliance with the District of Columbia Environmental Policy Act or any existing environmental laws or regulations.



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Economic Impact on Values

Closing

Hillcrest Homes

Board of Zoning Adjustment

November 18, 2008

