

Project	Waiver	DSHA
Smyrna / East Lake	<p>Minimum landscaping budgets of \$500 per residential dwelling unit are required. This allowance is for installation of mulch beds, drought resistance plantings and new trees only. Maintenance and watering of all landscaping features shall also be included in the landscaping budget. It may not be used for fine grading, seeding and/or straw and sod. Allowance may not be used for tree removal or trimming. This is for curb appeal and beautification of the property.</p> <p>Both properties are existing with sufficient landscaping. At most the existing landscaping and trees only need basic maintenance such as trimming. This is already in each property's general maintenance budget and is already scheduled to be completed by the properties.</p> <p>We request a waiver to not include a landscaping line item in the construction budget and as part of the scope of work.</p>	Conditional Approval, if shown for in operations
Rodney Court	<p>We had applied for a "16. Playground/site recreation" waiver on March 28th, 2018. In response to our request, we received an email from DSHA on 04/04/18 requesting additional information on the indoor recreation space planned.</p> <p>We plan to convert the 447 SF of basement into a resident space and create an Indoor Fitness Center. This space will be furnished with equipment to facilitate physical activities and fitness amongst the residents of Rodney Court. The activities will include but not limited to stationary bicycle riding, walking and running. The Indoor Fitness Center will also have universal gym equipment for working out and an area for yoga/stretching. This space will have an additional 100 SF for the powder rooms and include fully accessible bathrooms.</p> <p>In addition of the Indoor Fitness Center, the development will also have approximately 869 SF of community space in the building. This will include a community room that will serve as a recreation center for the residents and delivery of social services when required, along with a warming kitchen and a bathroom. The Community Room will be fully furnished in a manner to facilitate resident interactions and hold workshops or seminars. It will also be the key infrastructure in offering the supportive services and programs to the residents.</p> <p>As mentioned in the original waiver request, the residents of Rodney Court will have access to several excellent recreational opportunities within walking distance of the site. The Cool Springs Park is less than 1000 ft. from the property and is extremely popular in the neighborhood. It is a well maintained and manageable people friendly park in the neighborhood. The park has active yoga, walkers, and joggers groups. In the summertime, the park hosts a variety of activities and performances. The residents of Rodney Court will also benefit from the active and passive recreation opportunities at this Park.</p>	Approved

Dunbarton Station I	Request for the existing playground located outside of the Dunbarton Station I parcel, at the neighboring community, Dunbarton Estates, be considered as a site amenity of Dunbarton Station I.	Conditional Approval if demonstrate: disability accessibility, particularly of route; lighting; and capacity upgrades that will be made to playground to accommodate increased population.