

KELSEY GARDENS PROPERTY COMPANY LLC

January 26, 2009

District of Columbia
Zoning Commission
441 4th St. NW
Suite 220
Washington, DC 20001

2009 JAN 26 PM 3:29

Re: Kelsey Gardens Retail Loading

Dear Commissioner Hood,

The Office of Planning recently raised concerns to Kelsey Gardens Property Company ("Applicant") about the handling of retail loading at the northern retail bays of the project. Specifically the Office of Planning objected to the rear doors of the retail bays allowing retail tenants access to the residential corridor on the ground level of the project; and the use of the trash dumpster in the alley at the courtyard by retail tenants. Kelsey Gardens Property Company proposes the following comments for your consideration in response to the concerns of the Office of Planning.

- **Rear Doors on the Retail Bays**

The intention of these doors is to facilitate use of the alley as an alternative loading area. For example, if a contingency event occurs that requires extended loading or unloading, the alley may be used to prevent disruption at the street curb. This is not intended as the daily practice. Further, these rear doors keep the servicing of the retailers limited trash removal needs internal, rather than forcing that service to the street.

Per our conversation with the Office of Planning, Kelsey Gardens Property Company is flexible in removing these rear doors. We maintain that the long term usability of the space is enhanced by placing these doors now, and that their use can be restricted with operating and management terms written into lease agreements. However, the doors will be removed from the design if the Commission chooses to so specify in the PUD order.

- **Trash in Courtyard**

The exhibits illustrate that the trash area in the alley is separated from the courtyard and contained in its own enclosure. The waste from the northern retail bays is expected to be largely in the form of paper and packing goods, not organic waste. Trash service at Kelsey will be frequent during the week due to the size of the building, so that no garbage will remain untended to at this location for more than a few days. Again, access to this trash area for the northern retail bays was intended to keep trash removal operations off of the street. It is the understanding of the Applicant that having the tenants of the retail bays at the northern end of the building load their trash at this dumpster is acceptable to the Office of Planning, provided that a number of mitigating actions are taken: (1) trash will be disposed of by retailers via external circulation to the alley; (2) the dumpster will be fully enclosed and air fresheners will be utilized; (3) frequent trash service at least three times per week will be provided ; and (4) access to

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the dumpster for retailers will be permitted from the alley only. The Applicant will include these requirements in a proposed order.

Thank you for your consideration of these issues in deliberating on the project this evening.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rachael Preston', with a long horizontal flourish extending to the right.

KELSEY GARDENS PROPERTY COMPANY LLC

Rachael Preston

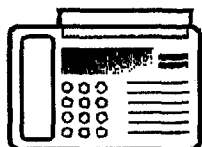
Development Manager

CC: Office of Planning

ANC 2C

F A X**Metropolitan Development LLC**

8521 Leesburg Pike, Suite 750
Vienna, VA 22182
(703) 770-3680



To: Sharon Schellin
Fax number: (202) 727-6072

From: Rachael Preston
Fax number: 703-770-3681

Date: 1/26/2009

Regarding: Kelsey Gardens PUD Case #08-14

Phone number for follow-up:
703-770-3680

Comments:

URGENT for SHARON SCHELLIN.

Letter for the Commission

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