



Pillsbury Winthrop Shaw Pittman LLP
2300 N Street, NW | Washington, DC 20037-1122 | tel 202.663.8000 | fax 202.663.8007

Christine A. Roddy
tel 202.663.9125
christine.rodgy@pillsburylaw.com

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November 25, 2009

Via Hand Delivery
Anthony Hood, Chairperson
District of Columbia Zoning Commission
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: Z.C. Case No. 09-08: Responses to Trash Removal Questions

Dear Chairperson Hood:

Attached please find a response from the Applicant's architects to the Commission's concerns regarding trash removal for the artist studios noted at the public meeting on October 19, 2009. We are confident that the proposed method of trash removal will be efficient and accommodate the Applicant's needs. We understand the Commission's concerns regarding the slope of the garage ramp; however, the Applicant is proposing to use technology that has been used effectively in similar developments. Unfortunately, given the way the property is situated, there are very limited methods for removing trash and we believe that the proposed method is the least intrusive and most effective. We would be happy to provide additional information should the Commission find it necessary.

Sincerely yours,

Christine A. Roddy

ZONING COMMISSION
District of Columbia

Enclosures

CASE NO.

09-08

EXHIBIT NO.

43

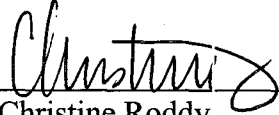
CERTIFICATE OF SERVICE

I hereby certify that the foregoing document was sent by first class mail or hand delivery on
November 25, 2009 to:

Matt Jesick
Office of Planning
2000 14th St. NW, Suite 4000
Washington, DC 20009

ANC 5C
P.O. Box 77761
Washington, DC 20013

Silas Grant, SMD
2830 6th St., NE
Washington, DC 20017

By: 
Christine Roddy



November 9, 2009

Heidi Kurtze
Director, Property Development
Artspace Projects, Inc.
250 Third Ave N. #500
Minneapolis, MN 55401

RE: Brookland Artspace Lofts,
8th Street, NE, Washington, D.C.

Dear Ms. Kurtz,

For the above referenced project, the method of trash removal from the building will be from the single below level garage. The trash will be brought up the ramp using a mechanical power pusher, similar to the device shown in attachment Exhibit A.

Waste Management, a national full service trash collection company, has removed trash from buildings with similar arrangements, and states that this method of trash removal is within reasonable and usual service arrangements with their customers. Also, a condominium building called "The Eleven", located at 1111 11th Street, NW, uses a similar powered device to haul their trash from the below grade level to the street level for trash collection. This is a much larger development with over 92 residential units that was constructed within the last few years.

If we did not bring the trash up the garage ramp, the trash would have to be removed out the front and through the main entry level of the building, since there is no alley access to the rear of the building, and DDOT is prohibiting use of Kearney Street to the south. Unless an additional and dedicated new trash removal corridor and door is provided, the trash would be removed through the main residential lobby. This solution would be unsanitary, detrimental to the building residents, building architecture, and the improvements this project will contribute to the Streetscape.

We respectfully hope that this brief explanation of the trash removal method will satisfy the Zoning Commission concerns.

Page 1 of 1

If enclosures are not as noted, kindly notify us at once. Thank you.

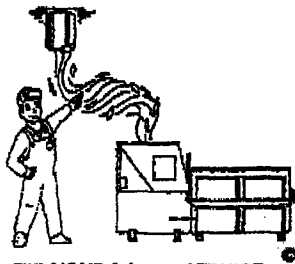
C:\Documents and Settings\roddyc\Local Settings\Temporary Internet Files\OLK2B\Trash Memo 11-09-2009.doc

Sincerely,

A handwritten signature in black ink, appearing to read "Laurence Caudle".

Laurence Caudle, AIA
Associate Principal
Director of Housing

Attachments: Exhibit A



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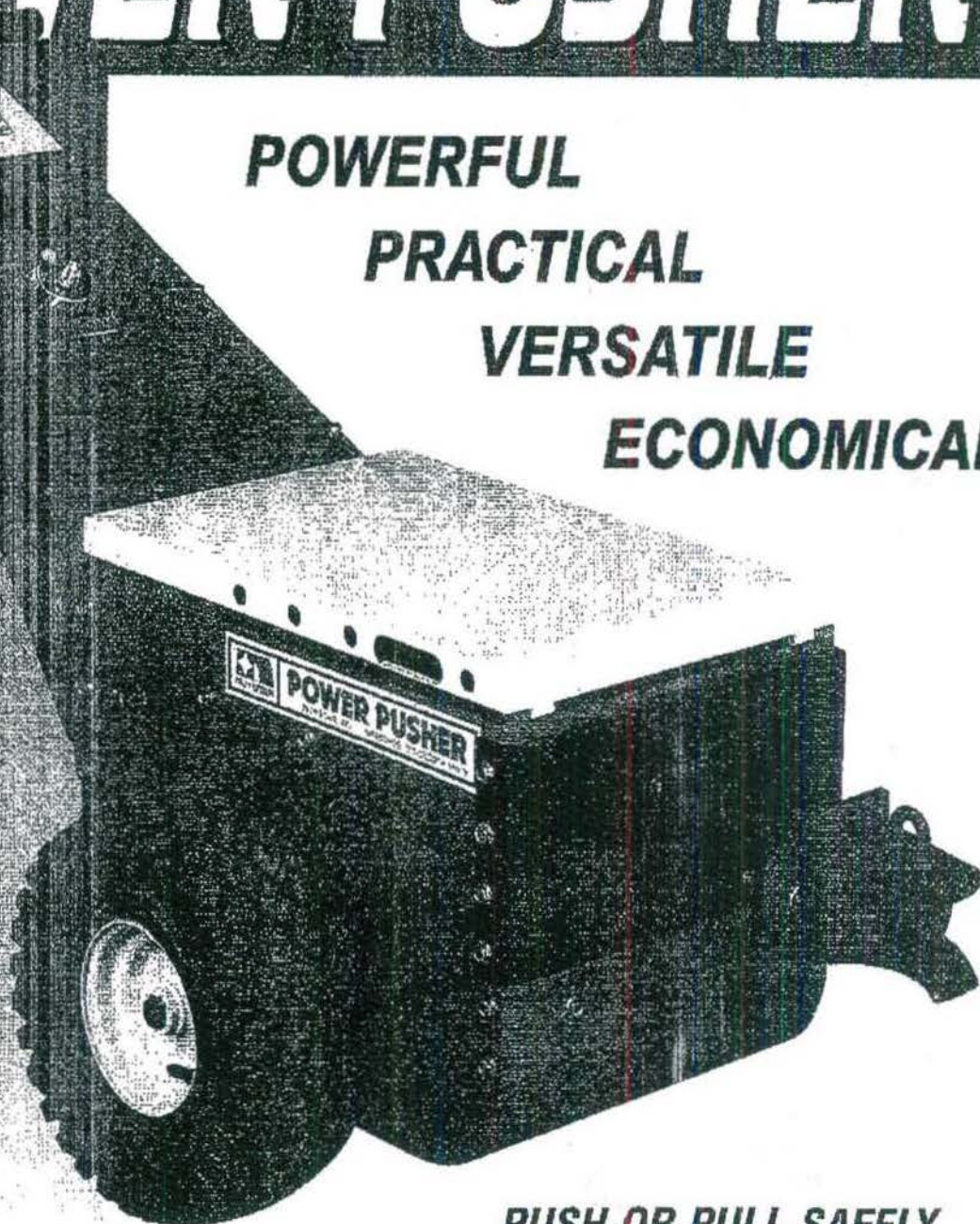
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