

## TECHNICAL MEMORANDUM

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CC: Phil Gardiner  
Douglas Development

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Date: October 29, 2025

Subject: New City PUD – Loading Berth Memo

During the October 20, 2025, meeting of the DC Zoning Commission for Case No. 24-11, the Commission requested examples of comparable sites to the proposed development. Specifically, the Commission asked for a list of similar industrial sites and the number of loading berths at each, to provide context for the number of berths proposed for the subject property. A list of comparable sites with industrial uses, alongside their estimated square footage and number of loading berths, is listed below in Table 1.

**Table 1: Loading Comparison of Similar Uses**

Address	Square	Lots	Size	Number of Loading Berths
<b>Comparable Sites</b>				
3500 Fort Lincoln Dr NE	4327	0803 0143	164,000 SF	11
2800 V St NE	4359	0834	262,000 SF*	21*
USPS GMF Post Office	3605 3854	0815 0803 0002	732,000 SF*	82*
<b>Proposed Development</b>				
1901 New York Ave NE	4268	0006 0012 0014 0801 0819	185,692 SF	12

\* Estimated based on aerial imagery and Google Street View