

Edgewood West Party for ZC 15-16

VIA ELECTRONIC MAIL

Chairman Anthony Hood

441 4th Street, NW

Suite 210-S

Washington, D.C. 20001

zcsubmissions@dc.gov

July 6, 2016

Re: Edgewood West Letter in Conditional Support of Case No. 15-16

Dear Chairman Hood and Members of the Commission:

The members of Edgewood West would like to thank you for granting us party status in Zoning Case No. 15-16. We would also like to express our gratitude for your concerns with the project expressed during the hearing as many of them were shared by us. We have been working with the applicant to address these concerns over the last two weeks per your recommendation; furthermore, we feel that the revised submission submitted by the applicant on June 28, 2016 is reflective of those discussions.

We do still have some reservations about the access to the Metropolitan Branch Trail (MBT) as well as handicap accessible access via the DDOT Pedestrian Bridge to the Rhode Island Avenue Metro during construction. We hope that the discussed intentions of the applicant to provide safe access through their property as soon as possible during the construction of Phase I is carried out in good faith as documented in their revised construction management plan.

We are also happy to see the bike lane remain a part of the pedestrian plaza in their submitted plans as documented in Exhibit L2.03 as we believe this is an important connection to the MBT for the community. We want to ensure that they maintain this access throughout the life of project.

We are excited about the additional green space that is now included closer to 4th Street NE. The reduction of the overall height of the buildings abutting 4th Street NE to 65 feet with terracing will allow for a much better transition to our rowhouse neighborhood. Edgewood West looks forward to giving input on the designing of the buildings in the later phases of this development. We also feel that the additions of the second Capital Bikeshare Station, streetscape improvements for 4th Street NE and funds for equipment for the Edgewood Recreation Center are great improvements to the Community Benefit Agreement that will benefit the entire neighborhood.

The proposed project will be an improvement over the existing surface parking lot and strip mall. MRP has worked with Edgewood West and we appreciate the work they have done to respond to the concerns that have been raised. We would ask the Commission to consider our support, as nearby residents of the Edgewood community, and approve this application.

Sincerely,

The Party of Edgewood West