

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE



U.S. POSTAGE PITNEY BOWES



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Washington DC 20002

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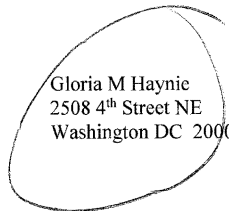
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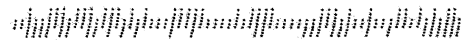
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Gloria M Haynie
2508 4th Street NE
Washington DC 20002-1204

NSN

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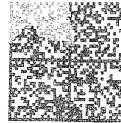


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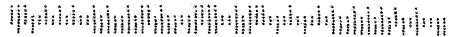
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4th Street Investors LLC
7910 Woodmont Avenue Ste 1130
Bethesda MD 20814-7030

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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF VIRTUAL PUBLIC HEARING**

TIME AND PLACE: Monday, November 9, 2020, @ 4:00 p.m.
WebEx or Telephone – Instructions will be provided on the
OZ website by Noon of the Hearing Date¹

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 66-68A (Enterprise Community Development, Inc. – Modification of Significance for the Large Scale Planned Development for Edgewood Commons)

THIS CASE IS OF INTEREST TO ANC 5E

Enterprise Community Development, Inc. (the “Applicant”) filed an application (the “Application”) on April 24, 2020, pursuant to the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, Zoning Regulations of 2016, to which all references are made unless otherwise specified) requesting that the Zoning Commission for the District of Columbia (the “Commission”) approve a Modification of Significance to Z.C. Order No. 66-68, as modified by BZA Order Nos. 10355 and 11459, (collectively, the “Original Order”) that approved a Large Scale Planned Development (the “Approved LSPD”), with a related Zoning Map amendment to the R-5-C Zone District (now the RA-4 zone) for Lots 2, 5, 803, 805, 807, & 810 – 813 in Square 3630 (the “Property”).

The Property

The Property is a triangular parcel on the south side of Edgewood Street NE between 4th and 7th Streets, N.E. with a land area of approximately 650,383 square feet (14.9 acres) and known as Edgewood Commons. The Property is located in Ward 5, within the Edgewood Neighborhood.

The Comprehensive Plan designates the Property as:

- Neighborhood Conservation Area on the Generalized Policy Map;
- High Density Residential category on the Future Land Use Map; and
- Subject to the Upper Northwest Area Element.

Prior Approval – The Approved LSPD

The Approved LSPD authorized multiple buildings consisting of

- 1,257,690 sf of gross floor area (“GFA”), with a 1.93 floor area ratio (“FAR”);
- Lot occupancy of 25.45%;
- A total of 1153 residential units, of which at least 500 units dedicated for low-income residents;
- Up to 35,000 square feet of community service facilities, with 24,533 sf of commercial/community space in Section 1, including 4,000 square feet of daycare; and
- 554 parking spaces.

The Applicant constructed the Approved LSPD in 1976 to include seven buildings with:

- Approximately 814, 932 square feet of GFA with a FAR of 1.25;

¹ Anyone who wishes to participate in this case but cannot do so via WebEx or telephone may submit written comments to the record (see p. 3, *How to participate as a witness – written statements*).