

October 20, 2020

D.C. Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> Street, N.W., Suite 200-S  
Washington, DC 20001

Re: **Z.C. Case 66-68A - Application of Enterprise Community Development, Inc. ("Applicant") for a Modification of Significance for the Large Scale Planned Development ("LSPD") Approval for Edgewood Commons (Square 3630, Lots 2, 5, 803, 805, 807, & 810 – 813) (the "Property") – Supplemental Submission**

Dear Chairman Hood and Members of the Commission:

On behalf of the Applicant, we hereby supplement the above-referenced application for an all-affordable, age-restricted apartment building with ground-floor adult day care (the "**Project**") pursuant to 11-Z DCMR §401.5 with enclosed additional information. The public hearing for this application is scheduled for November 9, 2020.

**I. Community and Agency Outreach**

The Applicant has continued to coordinate with ANC 5E regarding the Project. The Applicant met with Single Member District ("**SMD**") representative on October 14, 2020, and in a small meeting with the community and SMD representative on October 19, 2020. The Applicant also received input from the ANC's Zoning Committee. The ANC SMD representative and community have indicated support for the Project, and the Applicant looks forward to continuing to work with them moving forward. The Applicant is presenting to the full ANC at their regularly-scheduled meeting on October 20, 2020.

The Applicant has also continued to work with the Office of Planning ("**OP**"), the District Department of Transportation ("**DDOT**"), and other DC agencies regarding the Project. On October 13, 2020, the Applicant attended an interagency meeting hosted by OP. In addition to OP, DDOT, the Department of Housing and Community Development ("**DHCD**"), the Department of Energy and Environment ("**DOEE**") the Department of Parks and Recreation, and the Department of Consumer and Regulatory Affairs attended the meeting. The Applicant discussed updates to the Project with the agencies and received additional feedback. Based on the meeting, the Applicant has revised the Project to address these comments, as detailed below.

## **II. Plan Updates**

Attached as Exhibit A are revised Project plans (the “**Plans**”) showing the updates to the Project responding to comments from the ANC and the government agencies.

### Inclusionary Zoning

The Project will be an all-affordable building when it is initially constructed, which will be a condition of the Project’s financing. The Applicant anticipates the initial period of affordability will be 30-40 years. After the affordability period expired, the Project would be subject to the Inclusionary Zoning (“**IZ**”) requirements. The ANC and DHCD requested that the Applicant consider increasing the IZ set-aside requirement for the life of the Project after the initial affordability period expires. In response, as shown on the proposed IZ unit plan on Sheet 20B of the Plans, the Applicant has agreed to set aside 25% of the residential floor area for IZ units after the initial affordability period, significantly above the 8% required under the regulations.

### Laundry Room

As the Applicant detailed in its prehearing submission, the design of the communal laundry rooms is vitally important to encourage interaction and prevent isolation in the senior community at the Project. This design is consistent with the Applicant’s other senior living facilities, and the Applicant strongly believes this element is important to keep as part of the Project. However, the Applicant understands OP’s concerns regarding the communal laundry facilities, particularly around maintaining dignity for residents as they do their laundry. In response, as shown on Sheets 17-19 of the Plans, the Applicant is proposing an opaque divider between the lounge area and the laundry facility on each floor to maintain privacy and ensure dignity.

### Sustainability

As shown on Sheet 20 of the Plans, the Project includes 1,868 square feet of solar arrays, for a system size of 38.16 kW for the Project. The solar array is installed over the green roof, providing significant sustainable benefits as part of the Project.

### Loading

In the initial application, the Project proposed loading outside of the building in an adjacent parking area. However, DDOT expressed concern over this proposal and suggested the loading be placed inside the building. Additionally, the community requested the loading be moved so as not to remove any parking spaces from the existing adjacent lot. In response, in the prehearing submission, the Applicant relocated the loading to within the building, which necessitated removal of the outdoor dining area on the ground floor to accommodate the necessary loading berth height clearance. After further review, however, OP and DDOT requested that the Applicant remove the loading from the building to maintain the dining terrace and proposed that loading occur in a curbside loading space along the private drive in front of the building where the current curb cut for the loading berth is located. The Applicant is studying this proposal, but it has not yet had time to determine if this solution is feasible given fire access

and other requirements. Provided that such a loading change is feasible, the Applicant will submit an update with a motion requesting a late filing of revised plans prior to the hearing.

Pedestrian Experience

OP and DDOT have also requested clarity on how residents of the Project can walk to the Rhode Island Avenue Metrorail Station. Included at page 9A of the Plans is a circulation diagram prepared by Gorove/Slade Associates showing the pedestrian pathways, including those that are ADA accessible, from the Project to the Metro station. In addition, as shown on page 9A of the Plans, additional striping will be installed along the private drive to create a more comfortable and safe pedestrian experience.

**II. Witnesses**

Three witnesses will testify on behalf of the Applicant at the hearing: Stacie Birenbach of the Applicant; Scott Matties of Wiencek + Associates Architects, the Project architect; and Daniel Solomon of Gorove/Slade Associates, the transportation consultant. Resumes of the Applicant's proffered experts are included as Exhibit B. Outlines of witness testimony are included as Exhibit C.

**III. Conclusion**

Please feel free to contact Cary at (202) 721-1113 or Meghan at (202) 721-1138 if you have any questions regarding the enclosed. We look forward to presenting the project to the Zoning Commission at the November 9, 2020 public hearing.

Sincerely,

\_\_\_\_\_/s/\_\_\_\_\_  
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Cary Kadlecek  
Meghan Hottel-Cox

