

October 28, 2020

D.C. Zoning Commission
Office of Zoning
441 4th 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") – Additional Supplemental Submission**

Dear Chairman Hood and Members of the Commission:

In support of the foregoing motion, please accept for filing the enclosed additional supplemental submission from the Applicant to address recent comments from the Office of Planning ("OP") and the District Department of Transportation ("DDOT") received after the Applicant filed its supplemental submission. The public hearing for this application is scheduled for November 9, 2020.

As explained in the Supplemental Submission, OP and DDOT requested that the Applicant consider curbside loading along the Property's private drive instead of loading within the building in order to accommodate an outdoor first-floor patio. With loading located inside the building, the outdoor patio on the building's west side adjacent to the common dining room is not feasible because of the clearance necessary to accommodate the loading below. However, following a meeting on October 22, 2020, DDOT and OP indicated their strong preference that the outdoor patio be provided in exchange for loading to be provided outside along the private drive. The Applicant studied and agreed to this proposal and has revised the building design to accommodate the outdoor patio and the loading plan accordingly. Attached as Exhibit A is the updated plan set showing these changes. The Applicant is proposing a 30-foot loading zone along the private drive with access to the building via a reduced curb cut on the private drive. Delivered materials will be moved from the trucks in the loading zone into the building where the loading was previously located. By moving the loading facilities outside of the building, the Applicant is able to provide the first floor outside terrace, per OP and DDOT's request, as shown in the Plans.

In order to provide the proposed outdoor loading zone, the Applicant requests flexibility from the following provisions of the Zoning Regulations: (1) 11-C DCMR § 901.1 (requirement to provide a loading berth); (2) 11-C DCMR § 901.4 (requirement to provide an adjacent loading platform); (3) 11-C DCMR § 901.10 (requirement that loading berth be used only for loading);

and (4) 11-C DCMR § 908.1 (screening requirements for loading spaces outside of a building). The Project will provide a loading zone rather than an actual loading berth, and there will be no adjacent platform. The loading zone will be part of the private drive aisle to the south of the building and therefore cannot be screened.

Finally, the Applicant is committing to the Loading Management Plan (“LMP”) attached as Exhibit B to control the operation of the loading zone and to minimize the potential for any adverse impacts. The Applicant has reviewed the LMP with DDOT and incorporated comments from DDOT in this LMP.

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/_____

Cary Kadlecek
Meghan Hottel-Cox

