

December 3, 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") – Post-Hearing Submission**

Dear Chairman Hood and Members of the Commission:

On November 9, 2020, the Zoning Commission held a public hearing on the above-referenced application for a Modification of Significance to an approved LSPD. The Applicant is proposing to develop Lot 812 of the Property with a nine (9) story building with 151 all-affordable, age-restricted apartments for seniors and approximately 7,000 square feet of an adult day care center for seniors on the ground floor (the "**Project**"). The Applicant hereby responds to the Commission's comments and questions from the hearing. Additionally, attached as Exhibit A is the Applicant's draft order for the Project.

At the hearing, the Commission expressed its desire for a more uniform and consistent design for the façade of the building. In response, the Applicant revised the design of the Project's façade, as shown in the updated plans attached as Exhibit B. The Applicant responded to the specific concerns as follows:

- First, the Commission stated its concerns regarding the bays, noting that the building felt disjointed and overly complicated. *In response, the Applicant has revised the design of the building to provide a simplified series of bays and recesses, creating a more uniform appearance and materiality.*
- Second, the Commission expressed concern regarding the color of the Project, specifically that it was too light in appearance. *In response, the Applicant has changed to a darker color for the materials on the recesses and bays. Additionally, the base material was changed from red brick to grey brick on the north façade, and to mixed red/grey brick on the south façade. Finally, the red*

brick at the middle height portion of the north and south façades was extended into the vertical recess adjacent the corner towers.

- *Third, the Commission expressed interest in the green wall on the south façade of the building potentially being a location for an art installation instead. In response, the Applicant has altered this area to be the canvas for a mural that the Applicant will commission instead of installing a green wall.*
- *Fourth, the Commission expressed concern about the use of cementitious panels on the façades of the Project. However, as stated at the hearing, the Applicant selected this material due to cost constraints from the all-affordable nature of the Project. For the cost limitations, the selected cementitious panel is durable and maintains its color. Therefore, the Applicant is unable to change this material within the limited budget, but the Project continues to have a high-quality design and significant sustainability features.*
- *Finally, the Commission requested that the cementitious panels be concentrated at the top of the building, focusing the brick at the bottom of the building. The Applicant has maintained some of the paneling bordering the top and bottom of the brick at the mid-point of the building. As discussed above, the materials for the Project were chosen based both on their quality as well as on the budgetary constraints of the all-affordable Project. Therefore, it was important to keep the same ratio of brick to paneling as originally proposed.*

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 the Zoning Commission's consideration of the Project at the December 17, 2020 public meeting.

Sincerely,

_____/s/_____

Cary Kadlecek
Meghan Hottel-Cox

