

May 31, 2019

Via IZIS

Chairman Anthony Hood
D.C. Zoning Commission
441 4th Street, N.W.
Suite 200S
Washington, D.C. 20001

Re: **Z.C. Case No. 19-09 – Applicant’s Prehearing Submission**

Dear Chairman Hood and Members of the Commission:

This letter and attachments serve as the prehearing submission for the application of Kenilworth Avenue Northbridge, LLC (the “**Applicant**”) for Zoning Commission review and approval of a new all-affordable senior assisted living community on Kenilworth Avenue NE in Ward 7 (the “**Project**”). As discussed in the initial submission, the subject property consists of Lot 806 and Parcel 185/38 in Square 5113 (the “**Property**”), and the Applicant submits this application for Voluntary Design Review pursuant to Subtitle X § 601.2, including flexibility for additional height pursuant to Subtitle X § 603.1, and for special exception approval for a continuing care retirement community in the RA-1 zone pursuant to Subtitle U § 420.1(i).

A. Updated Architectural Plans

Attached as Exhibit A are updated architectural plans for the Project. Notably, the Project has been revised since the initial application to shift the proposed building south toward Kenilworth Avenue, which will create even more open space and mean less disturbance of the wetlands at the rear of the building. This change also results in the elimination of the front yard surface parking and a reduction in the overall number of parking spaces proposed under the initial plans. Accordingly, the Applicant is no longer seeking special exception relief from the parking location requirements pursuant to Subtitle C § 710.3 as outlined in the initial submission and hereby withdraws that request.

B. Design Flexibility

In order to accommodate any necessary design adjustments prior to permitting, the Applicant requests flexibility for the Project’s final design in accordance with the standard flexibility granted in most Design Review and PUD cases, as now currently proposed as part of

the pending text amendment in Z.C. Case No. 19-05 and outlined in Exhibit B, attached. In addition, the Applicant requests specific flexibility for the Project as follows:

- To vary the final design and configuration of the Project's rear outdoor terrace/patio in order to accommodate any adjustments needed in order to comply with environmental review and approval requirements; and
- To vary the final design of the signage for the Project located at the Property entrance on Kenilworth Avenue, subject to full compliance with applicable signage restrictions under the D.C. Building Code and consistent with the indicated dimensions.

C. Testimony Outline and Expert Resumes

Attached as Exhibit C is an outline of witness testimony for the Commission's hearing on the application. Attached as Exhibit D are resumes for the Applicant's proffered experts: Brian Coltrane of e4h Architecture, architecture; Robert Schiesel of Gorove/Slade Associates, transportation engineering; and Ryan Connor of Urban Ltd., civil engineering.

We look forward to presenting this application to the Commission on June 20, 2019. Please feel free to contact the undersigned at (202) 721-1135 if you have any questions, and thank you for your consideration of this matter.

Sincerely,

CARY R. KADLECEK (WLF)

Cary R. Kadlecek


Lawrence Ferris

Enclosures

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document was delivered by email or USPS mail to the following on June 3, 2019:

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