
ARNOLD & PORTER LLP

Memorandum

To: Property Owners Within Two Hundred Feet
of 1510-1518 7th Street, N.W. (Kelsey Gardens)

cc: ANC-2C

From: Cynthia A. Giordano

Date: November 2, 2007

Re: Notice of Intent to File PUD and
Rezoning Application for Kelsey Gardens Site

RECEIVED
D.C. OFFICE OF ZONING
2008 MAY -1 PM 2:13

Pursuant to Section 2406.7 of the D.C. Zoning Regulations, this Notice is provided to inform you of the intent of Kelsey Gardens Property LLC and Metropolitan Development LLC, the owners of Lots 67 and 68 in Square 421 (i.e., the Kelsey Gardens site and the adjacent parking lot located at the corner of 8th and P Streets, N.W.) to file an application with the D.C. Zoning Commission for a Planned Unit Development ("PUD") approval and a rezoning. The application will propose to redevelop the Kelsey Gardens site with a new 95-foot high mixed-use residential/retail building containing approximately 205 market rate apartments, 57 subsidized units as well as ground floor retail uses. The adjacent parking lot will be developed with 7 three-story townhouses which will be leased for residential or office use depending on market conditions. The PUD has a total FAR of 6.3 and the property is proposed to be rezoned from C-2-A to C-3-C.

ZONING COMMISSION
District of Columbia

CASE NO. 08-14
EXHIBIT NO. 2
ZONING COMMISSION
District of Columbia
CASE NO. 08-14
EXHIBIT NO. 3