

Advisory Neighborhood Commission 2C

October 2, 2008

DC Zoning Commission
District of Columbia Zoning Commission
Mr. Anthony Hood
441 4th Street, N.W. Suite 210
Washington, DC 20001

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Subject: PUD Zoning Commission Case No. 08-14 (Kelsey Gardens Redevelopment)

Dear Commissioner Hood,

With proper notice and a quorum of Commissioners present, ANC Commission 2C had their public meeting on October 1, 2008 where Kelsey Gardens Property Company gave a review of the proposed Planned Unit Development for Kelsey Gardens in the 1500 block of 7th Street, N.W. The PUD proposes to replace the current Kelsey Gardens Apartments. These apartments have been in deterioration for many years. As residents of the apartments have relocated in preparation for the redevelopment, the vacated buildings have provided space for illegal activities in the neighborhood culminating with an incident involving a police officer and an intruder at the property on September 24, 2008. A new development at this property will serve to improve the safety, cleanliness and appeal of this site within the community.

Kelsey Gardens Property Company has presented the project at a variety of community meetings over the course of the past year. Feedback from the neighborhood has resulted in requests to change the design of the project in three primary ways. First Shaw residents prefer a ground floor layout to the new building which grants access to loading bays and the parking garage on P Street instead of in the alley. Second, the neighborhood would like the alley width to be 20' for the length of the alley behind the building rather than narrowing to 16'. Finally, the community prefers an eight-story design in which the 7th Street façade of the building is eight-stories with additional density loaded in the rear projection of the building.

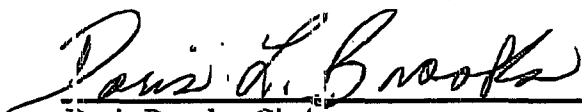
The proposed PUD provides both a depth and range of community benefits, and serves to eliminate a blighted site in Shaw. ANC 2C Commission finds the proposed PUD to benefit the community and unanimously recommends that the PUD be approved with the requested changes in loading, alley width, and building massing.

ENDORSEMENT

Date of ANC 2C Meeting: October 1, 2008 (Quorum)

Commissioners: Doris Brooks (Chair), Kevin Chapple, Barbara Curtis, and Alexander Padro

Vote: In Favor (4) Objection (0)


Doris Brooks, Chair

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EXHIBIT NO. 33
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