
ARNOLD & PORTER LLP

October 14, 2008

Anthony Hood, Chair
District of Columbia
Zoning Commission
441 4th Street, N.W.
Washington, D.C.

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Re: Zoning Commission Case No. 08-14; Kelsey Gardens Consolidated PUD

Dear Mr. Hood:

Submitted herewith are twenty (20) copies of updated plans for the above-referenced case. This filing is precipitated by refinements in the project design largely due to recent consultations with the Office of Planning ("OP") and the Historic Preservation Office ("HPO") (the P Street townhouse component of the PUD project is located in the Shaw Historic District - alternative elevations for these townhouses are included in the attached plans pending additional HPRB review on October 23.) The plans also include the following revisions in response to Commission comments at the setdown:

- a. The interior circulation, length of corridors and egress issues were reviewed by a third party consultation and are in accordance with the International Building Code.
- b. The single main entry was questioned. Due to the interior layout and the centralized commons areas a single main entrance is the most practical design. The building does have secondary access on both P Street and Q Street.
- c. The height of the P Street "finger" has been reduced from nine stories to six stories in order to present a more gradual step down from the main building to the new row houses on P Street.
- d. The large reverse gable pediment over the main entrance to the building has been removed and the roof line has been redesigned.

Alternative plans for the 7th Street and alley elevations as well as the ground floor plan are also being submitted as a preferred alternative supported by ANC-2C. The ANC prefers a reduction in the project height along 7th Street from nine to eight stories and a reallocation of most of that density from 7th Street to the lower-scale "fingers" which

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radiate from the rear of the project perpendicular to the alley and the lower scale 7th Street element at Q Street. The community has also requested that the project parking and loading access be located directly off of P Street as opposed to the rear alley and that the alley be widened to 20 feet along the entire length of the alley. In summary, the following are being submitted herewith:

1. Twenty (20) additional copies of the original PUD plans with refinements emanating primarily from OP and HPO input. (Exhibit A).
2. Elevations and ground floor plans for a eight-story community preferred alternative. (Exhibit B).
3. An updated list of community benefit proffers. (Exhibit C).
4. A LEED checklist for the project (Exhibit D); and
5. Resume for Joe Schneider, project architect with the Lessard Group. He will be presenting the project plans in lieu of Steve Gang who will be out of the country on the date of the hearing (Exhibit E).

On behalf of the applicant, we are requesting a waiver of Section 3013.8: "No application or petition shall be modified less than twenty (20) days prior to public hearing." Additional refinements were made as late as yesterday in response to a meeting with OP and HPO staff last Friday, October 10. We believe the hearing will be most productive if the Commission has the opportunity to review these materials prior to the hearing.

Thank you in advance for your consideration of the above-referenced materials.

Sincerely,



Cynthia A. Giordano

cc: Office of Planning -- Matthew Jesick
ANC-2C