



KELSEY GARDENS DEVELOPMENT WASHINGTON, D.C. PROJECT TEAM

OWNER

KELSEY GARDENS PROPERTY COMPANY, LLC
8521 LEESBURG PIKE | SUITE 750
VIENNA, VA 22182
TEL: 703.770.3680 FAX: 703.770.3681
CONTACT: CARLOS VAZQUEZ
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ARCHITECT

LESSARD GROUP, INC.
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ATTORNEY

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CIVIL ENGINEER

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CONTACT: MARCELO LOPEZ
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LANDSCAPE ARCHITECT

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LEED CONSULTANT

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TRANSPORTATION ENGINEER

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GOSBORN@ORGEENGINEERING.COM

STRUCTURAL ENGINEER

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1106 SPRING ST.
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CONTACT: ALI TAHBAZ
ATAHBAZ@TAJERCO.COM

DEVELOPMENT DATA CHART

Total PUD Site Area	47,025 S.F. (1.08 acres)
Required Minimum for PUD (C-2-C)	15,000 S.F.
Proposed Gross Floor Area (g.f.a.)	
Residential	251,430 S.F.
Retail	14,760 S.F.
Total	266,190 S.F.
Floor Area Ratio	
Proposed	6.0 FAR
Permitted under C-2-C	6.0 FAR
Permitted under C-2-A	2.5 FAR
Building Height	
Proposed	80.83 feet
Permitted - C-2-C	90 feet
Permitted - C-2-A	50 feet
Minimum Lot Width and Lot Area	None Required or Provided
Lot Occupancy	
Proposed	74 percent
Maximum Permitted - C-2-C	80 percent
Maximum Permitted - C-2-A	60 percent
Side Yard	None Required or Provided
Rear Yard	
Proposed	None
Required - C-2-C	15 feet*
Required - C-2-A	15 feet*
*May be measured from center line of alley and for the first 20' above grade	
Parking	
Proposed	230 Spaces
Required - C-2-A (1 per 2 units and 1 per 300 sf of retail minus 3,000 sf)	182 Spaces
Required - C-2-C (1 per 4 units and 1 per 750 sf of retail minus 3,000 sf)	87 Spaces
Loading Areas	
Provided	One 15' x 55' residential dock One 12' x 30' retail dock One 17' x 19' 325' of residential loading platform One 8' x 20' 160' of retail loading platform
Required - C-2-C	One 55' residential dock One 30' retail dock One 100' loading platform
Required - C-2-A	One 55' residential dock One 30' retail dock One 100' loading platform
Courts	Several open courts are provided along the alley elevation
Proposed	
Required	None

ADU (60% AMI)	54 Units
Market	224 Units
Residential Row Houses	14 Units
Total Units	292 Units
Retail	14,760 S.F.

*Residential Row Houses may be Converted to Office

ZONING COMMISSION
District of Columbia



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COVER SHEET

JANUARY 09, 2009

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.
EXHIBIT NO. 08-13

KELSEY GARDENS PROPERTY COMPANY, L.L.C.

MDA.012C.00

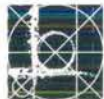
ZONING COMMISSION
District of Columbia
CASE NO.08-14
EXHIBIT NO.57

01

02

7TH STREET N.W.

MARKET RATE UNITS = 0 UNIT
AFFORDABLE UNITS = 4 UNITS
TOTAL = 4 UNITS

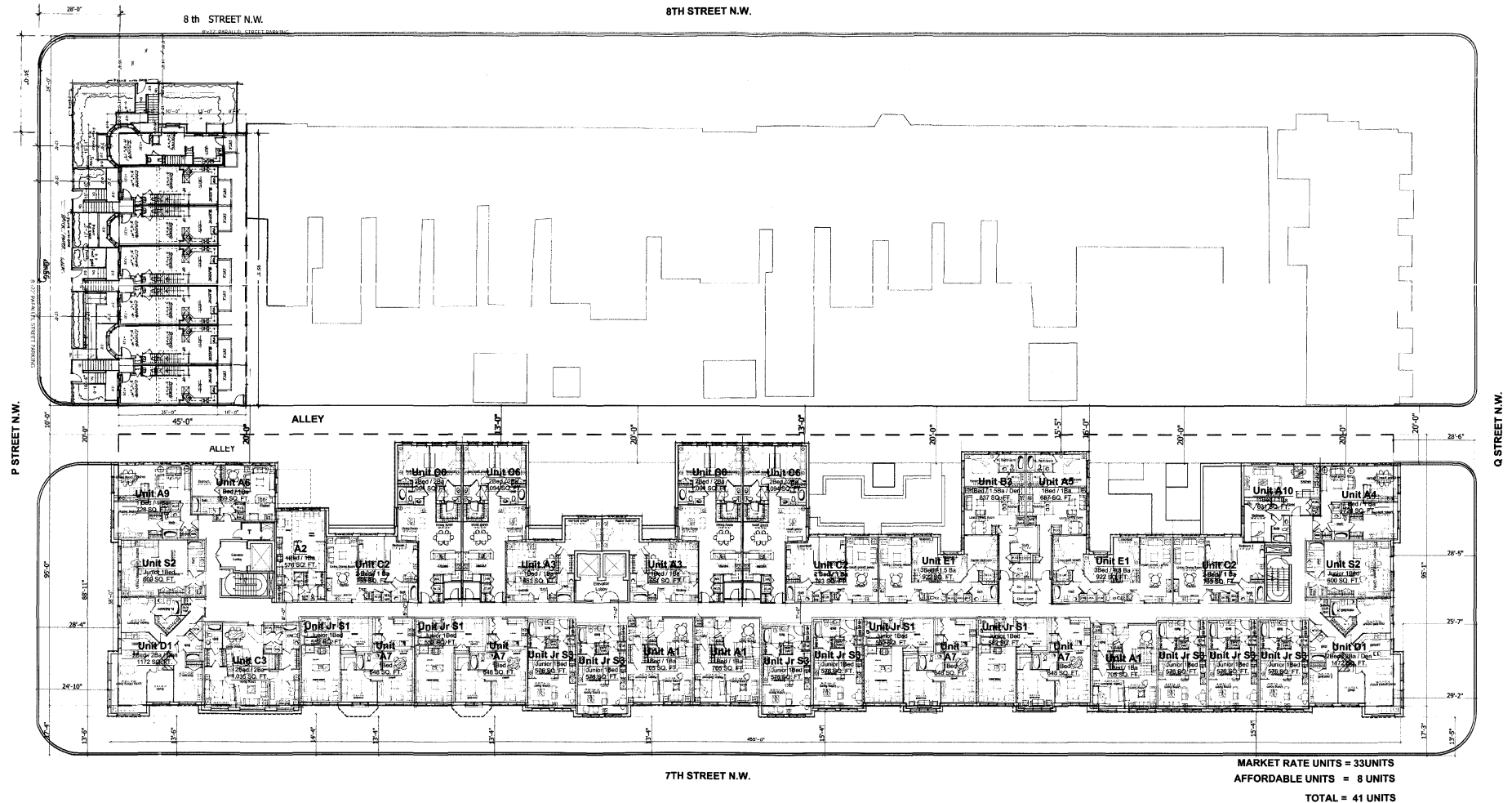


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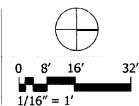
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FLOOR PLAN 2ND FLOOR

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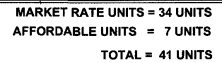
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04

7TH STREET N.W.

Q STREET N.W.



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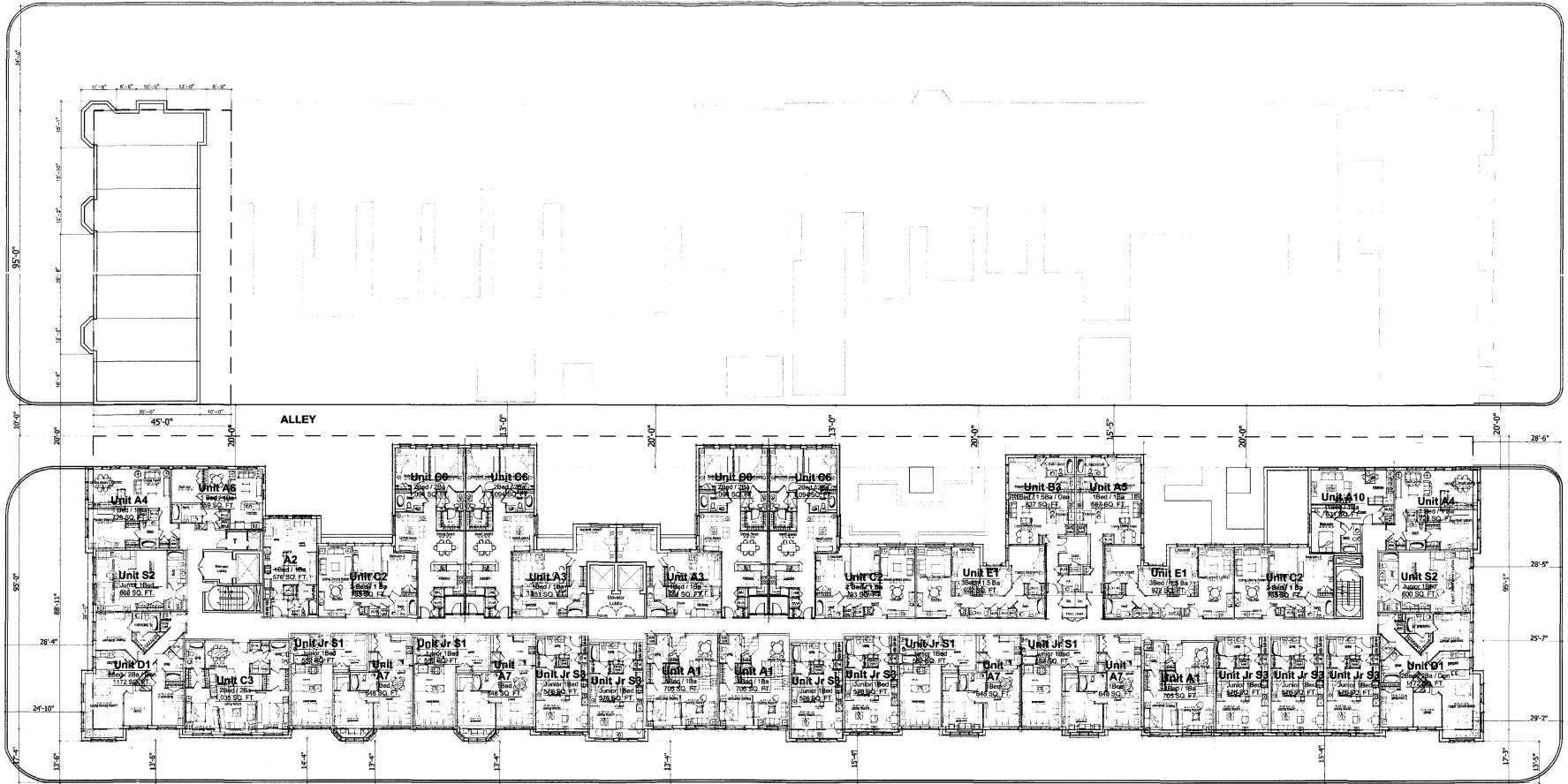
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8TH STREET N.W.

P STREET N.W.

Q STREET N.W.



7TH STREET N.W.

MARKET RATE UNITS = 34 UNITS
AFFORDABLE UNITS = 7 UNITS
TOTAL = 41 UNITS



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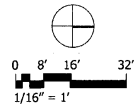
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FLOOR PLAN 5TH & 6TH FLOOR

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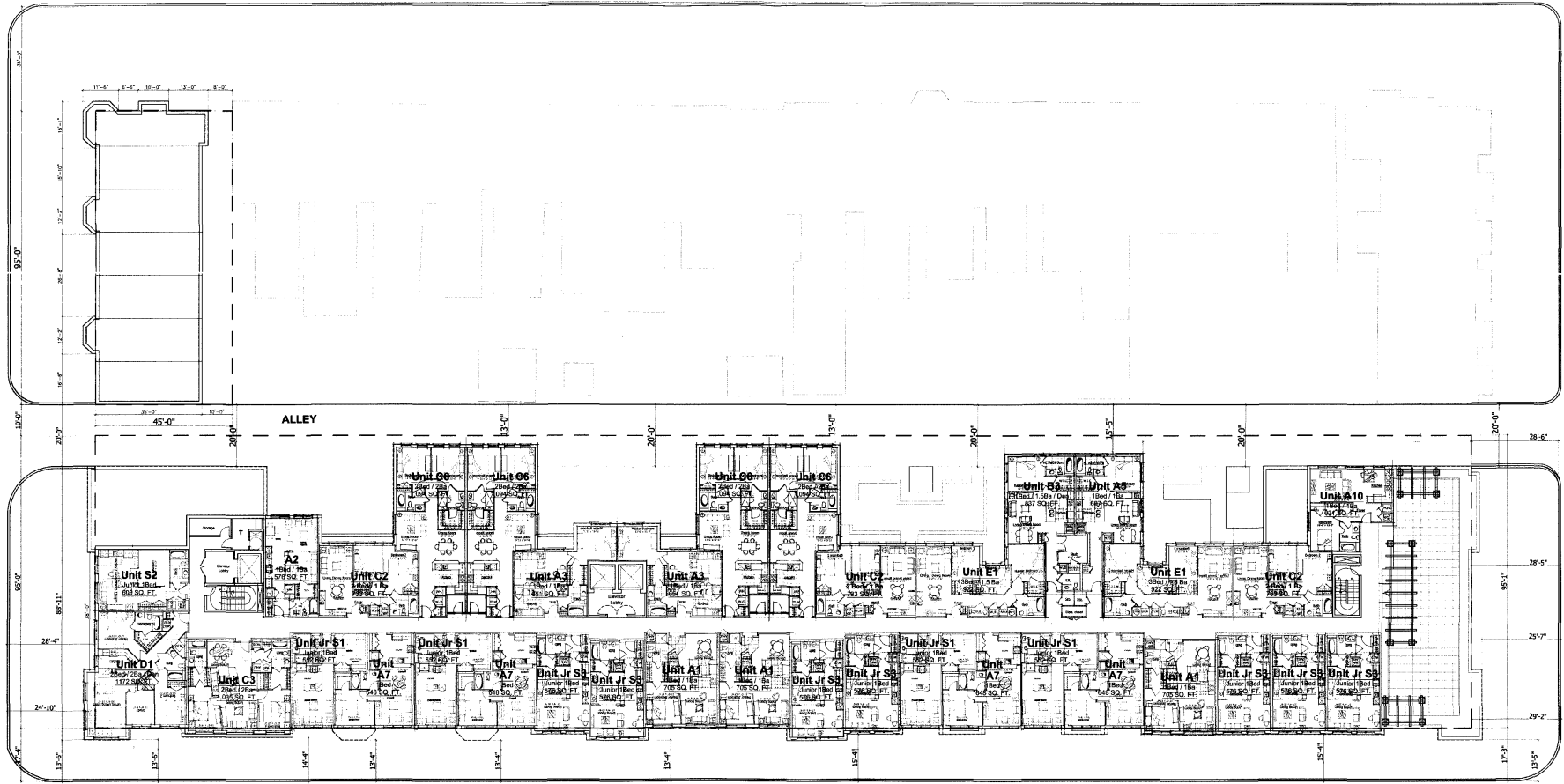


06

8TH STREET N.W.

P STREET N.W.

Q STREET N.W.



7TH STREET N.W.

MARKET RATE UNITS = 30 UNITS
AFFORDABLE UNITS = 6 UNITS
TOTAL = 36 UNITS



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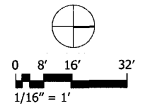
FLOOR PLAN 7TH FLOOR

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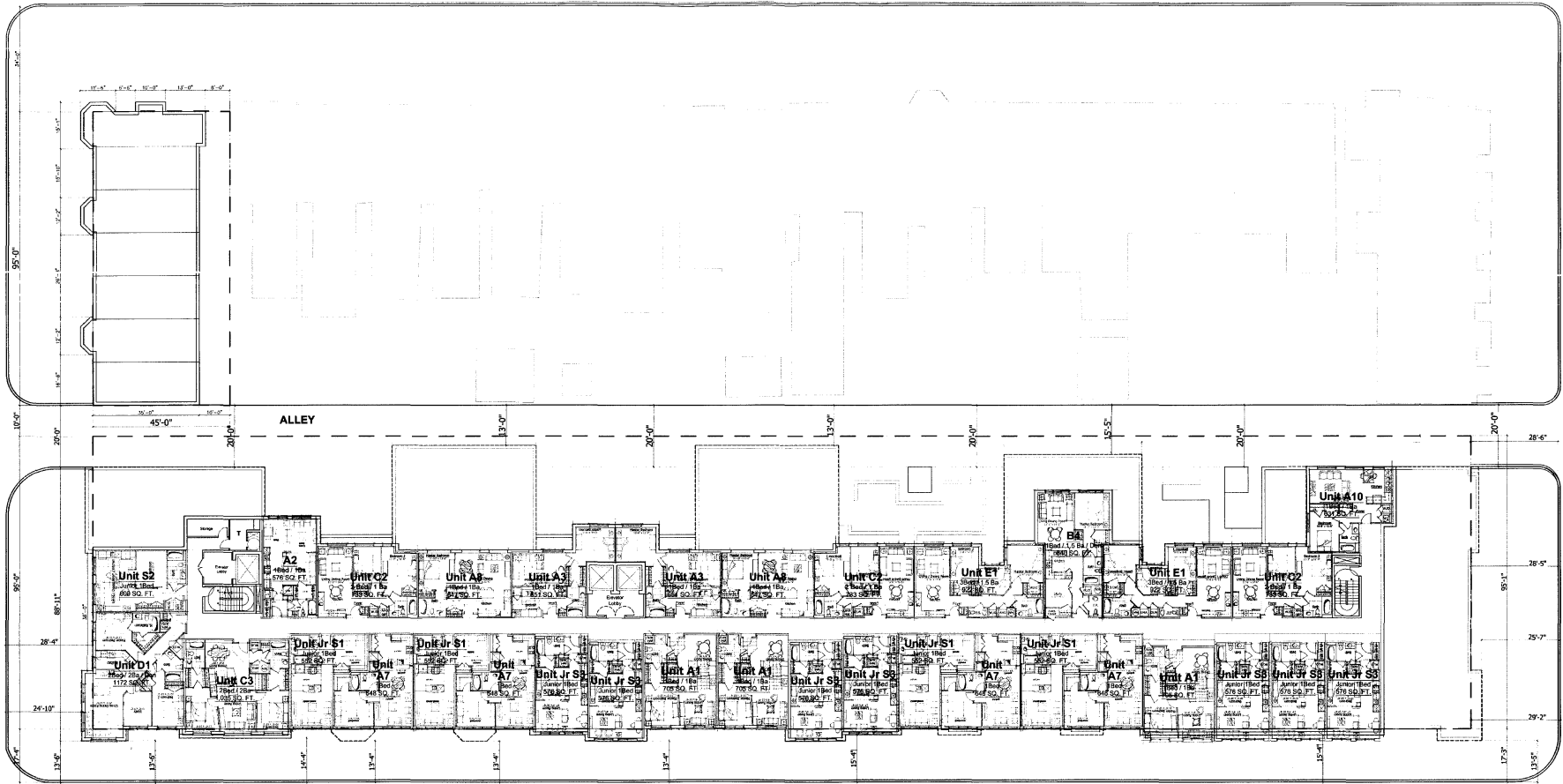
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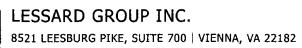
07

7TH STREET N.W.

Q STREET N.W.



MARKET RATE UNITS = 27 UNITS
AFFORDABLE UNITS = 6 UNITS
TOTAL = 33 UNITS

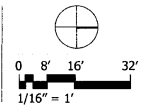


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KELSEY GARDENS PROPERTY COMPANY, L.L.C.



08

DESCRIPTION	MIN. REQUIRED SETBACK TO NEAREST BUILDING EDGE	PROVIDED SETBACK TO NEAREST BUILDING EDGE
Roof Top Structure 1	14'-0"	10'-5"
Roof Top Structure 2	14'-0"	4'-7"
Roof Top Structure 3	14'-0"	2'-6"
Roof Top Structure 4	14'-0"	0'-0"





ELEVATIONS Multifamily Building

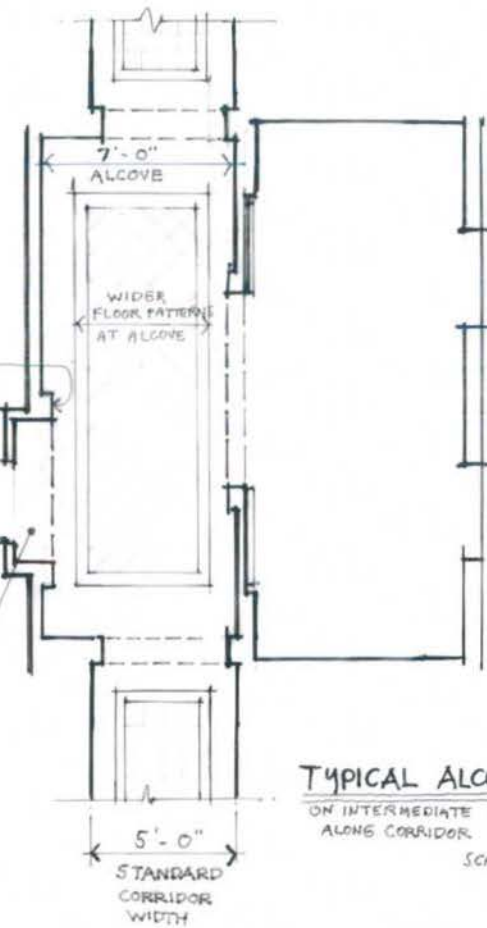
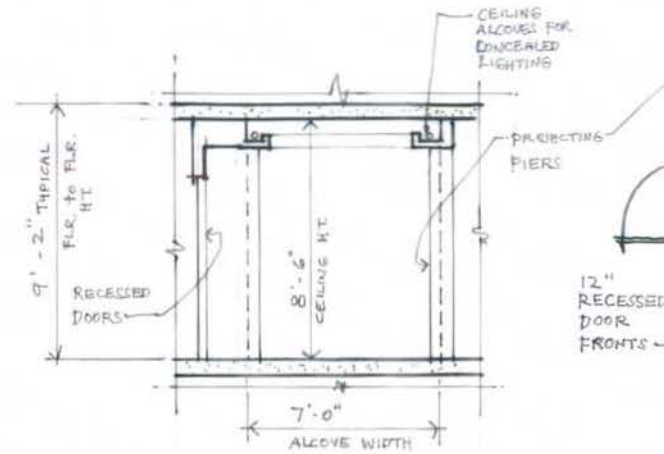
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0' 8' 16' 32'
1/16" = 1'



TYPICAL ALCOVE PLAN
ON INTERMEDIATE LOCATIONS
ALONG CORRIDOR
SCALE: 1/4" = 1'-0"



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ALCOVE DETAIL Multifamily Building

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0 8' 16' 32'

1/16" = 1'



KEY PLAN



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PERSPECTIVE VIEW 1 Multifamily Building View at 7th Street N.W.

JANUARY 09, 2009

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PERSPECTIVE VIEW 2

Multifamily Building View Near Corner Q St. & 7th St. N.W.

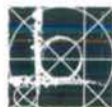
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PERSPECTIVE VIEW 3

Multifamily Building View Near Corner P St. & 7th Street N.W.

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