



KELSEY GARDENS DEVELOPMENT WASHINGTON, D.C. PROJECT TEAM

OWNER

KELSEY GARDENS PROPERTY COMPANY, LLC
8521 LEESBURG PIKE | SUITE 750
VIENNA, VA 22182
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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' 323 sf residential loading platform One 8' x 20' 160 sf retail loading platform
Required - C-2-C	One 55' residential dock One 30' retail dock One 100sf loading platform
Required - C-2-A	One 55' residential dock One 30' retail dock One 100 sf loading platform
Courts	Several open courts are provided along the alley elevation
Proposed	None
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

2009 JAN 16 PM 4:00

OFFICE OF ZONING

ZONING COMMISSION
District of Columbia



LESSARD GROUP INC.
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COVER SHEET

JANUARY 09, 2009

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

KELSEY GARDENS PROPERTY COMPANY, L.L.C.
HDA.012C.00

ZONING COMMISSION
District of Columbia
CASE NO.08-14
EXHIBIT NO.59A

01 59A

KELSEY GARDENS DEVELOPMENT

UNIT MIX
Scheme 22
MULTIFAMILY BUILDING

MARKET RATE UNITS										Units Provided			
Unit Type	Description	Area	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	Total	Ratio	Total, Sqft
S1	1 Junior Bedroom	552 Sqft	0	4	4	4	4	4	4	4	28	12%	15,288
S2	1 Junior Bedroom	600 Sqft	0	2	2	2	2	2	1	1	12	5%	7,200
S3	1 Junior Bedroom	576 Sqft	0	7	8	8	7	7	7	7	51	23%	29,376
A1	1 Bed 1 Ba	705 Sqft	0	3	2	2	2	2	3	3	21	9%	14,805
A3	1 Bed 1 Ba	544 Sqft	0	2	2	2	2	2	2	2	14	6%	9,578
A4	1 Bed 1 Ba	728 Sqft	0	1	1	1	2	2	0	0	7	3%	5,094
A5	1 Bed 1 Ba	691 Sqft	0	1	1	1	1	1	1	1	6	3%	4,146
A7	1 Bed 1 Ba	548 Sqft	0	4	4	4	4	4	4	4	28	12%	16,144
A8	1 Bed 1 Ba	548 Sqft	0	0	0	0	0	0	0	0	2	1%	1,296
A10	1 Bed 1 Ba	631 Sqft	0	1	1	1	1	1	1	1	7	3%	4,417
B1	1 Bed 1 Ba Den	793 Sqft	0	0	0	0	0	0	0	0	0	0%	0
B2	1 Bed 1 Ba Den	620 Sqft	0	0	0	0	0	0	0	0	0	0%	0
B3	1 Bed 1.5 Ba Den	830 Sqft	0	0	0	0	0	1	1	1	3	1%	2,480
B4	1 Bed 1.5 Ba Den	840 Sqft	0	0	0	0	0	0	1	1	2	1%	840
C3	2 Bed 2 Ba	1,035 Sqft	0	1	1	1	1	1	1	1	7	3%	7,243
C4	2 Bed 2 Ba	948 Sqft	0	0	0	0	0	0	0	0	1	0%	948
C5	2 Bed 2 Ba	905 Sqft	0	0	0	0	0	0	0	0	0	0%	0
C6	2 Bed 2 Ba	1,063 Sqft	0	4	4	4	4	4	4	4	24	11%	25,512
C7	2 Bed 2 Ba	793 Sqft	0	0	0	0	0	0	0	0	0	0%	0
D1	2 Bed 2 Ba Den	1,195 Sqft	0	0	2	2	2	2	2	1	12	5%	14,340
Subtotal Market Units			0	32	32	32	34	34	30	28	224	100%	160,885

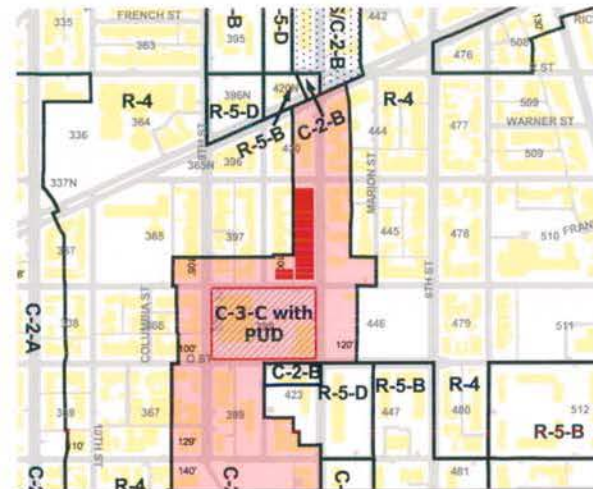
AFFORDABLE UNITS										Units Provided			
Unit Type	Description	Area	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	Total	Ratio	Total, Sqft
A2	1 Bed 1 Ba	576 Sqft	0	1	1	1	1	1	0	0	5	9%	2,880
A6	1 Bed 1 Ba	558 Sqft	0	1	1	1	1	1	0	0	5	9%	2,799
A9	1 Bed 1 Ba	558 Sqft	0	1	1	1	1	1	0	0	5	9%	2,799
C2	2 Bed 1 Ba	733 Sqft	0	3	3	3	3	3	3	3	21	20%	15,393
C8	2 Bed 1 Ba	830 Sqft	0	1	1	1	1	1	0	0	5	8%	3,480
E1	2 Bed 1 Ba	840 Sqft	0	2	2	2	2	2	1	1	13	13%	10,920
G1	4 Bed 3 Ba	1,456 Sqft	1	0	0	0	0	0	0	0	1	2%	1,456
G2	4 Bed 3 Ba	1,411 Sqft	1	0	0	0	0	0	0	0	1	2%	1,411
G3	4 Bed 3 Ba	1,391 Sqft	1	0	0	0	0	0	0	0	1	2%	1,391
G4	4 Bed 3 Ba	1,330 Sqft	1	0	0	0	0	0	0	0	1	2%	1,330
Subtotal Affordable Units			4	9	8	8	7	7	8	5	54	100%	43,586
SUBTOTAL MULTIFAMILY BUILDING			4	41	41	41	41	41	38	33	278	100%	204,475

TOWN HOUSES UNITS										Units Provided			
Unit Type	Description	Area	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	Total	Ratio	Total, Sqft
TH-1	1 Bed 2 Ba	1,452 Sqft	1								1	1%	1,452
TH-2	2 Bed Den 2 Ba	1,396 Sqft	4								4	3%	5,584
TH-3	2 Bed Den 2 Ba	1,325 Sqft	2								2	2%	2,650
Flat-1	1 Bed 1 Ba	478 Sqft	1								1	1%	478
Flat-2	1 Bed 1 Ba	525 Sqft	4								4	2%	2,100
Flat-3	1 Bed 1 Ba	520 Sqft	2								2	1%	1,040
Subtotal Town Houses			14								14	100%	13,704
TOTALS			18	41	41	41	41	41	38	33	292	100%	218,179

Market Rate Unit Net Area	0	22,611	22,187	22,187	24,109	24,109	20,818	19,227	196,885				
Affordable Unit Net Area	5,590	6,784	5,480	5,480	5,226	5,226	4,667	3,721	42,134				
Town Houses Unit Net Area	13,704								13,704				
TOTAL NET RESIDENTIAL AREA MF + TH	19,254	29,395	29,667	29,667	29,335	29,335	25,485	21,948	212,304				
Net Residential Area multifamily bldg.	5,590	29,395	29,667	29,667	29,335	29,335	25,485	21,948	186,602				
Net Retail Area multifamily bldg.	14,760	0	0	0	0	0	0	0	14,760				
Net Amenities + Lobby Area MF bldg.	5,870	0	0	0	0	0	0	0	5,870				
TOTAL NET AREA MF bldg.	30,340	29,395	29,667	29,667	29,335	29,335	25,485	21,948	218,232				
Gross Area Without projections	30,340	34,277	34,280	34,280	34,280	34,280	30,889	26,680	256,114				
Area of projections	898	1,020	1,114	1,114	1,114	1,114	704	578	7,076				
TOTAL GROSS AREA** MF bldg.	31,244	35,297	35,394	35,394	35,394	35,394	31,593	27,258	263,190				

AREAS PROVIDED	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	9th Floor	TOTAL
MULTIFAMILY BUILDING GROSS AREA (no projections)	30,340	34,277	34,280	34,280	34,280	34,280	30,889	26,680		256,114 GSF (no projections)
Area of projections	898	1,020	1,114	1,114	1,114	1,114	704	578		7,076 GSF (projection area)
MULTIFAMILY BUILDING TOTAL GROSS AREA (with projections)	31,244	35,297	35,394	35,394	35,394	35,394	31,593	27,258		263,190 GSF (with projections)
Affordable Unit Net Area	5,590	6,784	5,480	5,480	5,226	5,226	4,667	3,721		42,134 AFF UNIT NET AREA (FAR 20%)
TOWNHOUSE GROSS AREA	13,704									13,704 GSF (3 story)
Amenity - Recreation Area Lobby		5,870								5,870 Amenity area
Retail Area		14,760								14,760 Retail area
Market Rate Units		0	32	32	34	34	30	28		224 Market Rate Units
Affordable Dwelling Units		4	9	8	7	7	8	5		54 ADU Units
MULTIFAMILY BUILDING TOTAL UNITS		4	41	41	41	41	38	33		278 UNITS
Townhouse Units										14 Townhouse Units
TOTAL UNITS		4	41	41	41	41	38	33		292 TOTAL UNITS

Parking				
Zoning Requirement	Standard	Compact	Handicap	Total
Residential MF	25	25	0	50
Retail**	10	0	0	10
Total	45	25	0	70
Provided	75	148	7	230
Residential TH	14			14
Residential MF	148			148
Retail Provided	25			25
Multifamily Parking Ratio	8.88			



ZONING MAP
Scale 1"=300'

Summary	Area (sq.ft.)	%
Site Area for Multifamily + Townhouses	47,025	100.00
Site coverage Provided for Multifamily	34,859	74.13

FAR Provided	5.80
Total Gross Area Multifamily + Townhouses combined Site Area	

MULTIFAMILY BUILDING GROSS AREA (no projections)	259,114 GSF
Area of projections	7,076 GSF
MULTIFAMILY BUILDING GROSS AREA (including projections)	266,190 GSF
TOWNHOUSES GROSS AREA	13,704 GSF
TOTAL GROSS AREA Multifamily + Townhouses (no projections)	272,818 GSF

MULTIFAMILY UNITS PROVIDED	278 UNITS
TOWNHOUSES UNITS PROVIDED	14 UNITS
TOTAL UNITS PROVIDED Multifamily + Townhouses	292 UNITS
Site Area (in acres) Multifamily - Townhouses combined	1.0795
Units per Acre	270.48

SUMMARY		
COMBINED SITE AREA Multifamily + Townhouses	COMBINED TOTAL GROSS BUILDING AREA Multifamily - Townhouses	FAR
47,025	272,818	6 .00



LESSARD GROUP INC.
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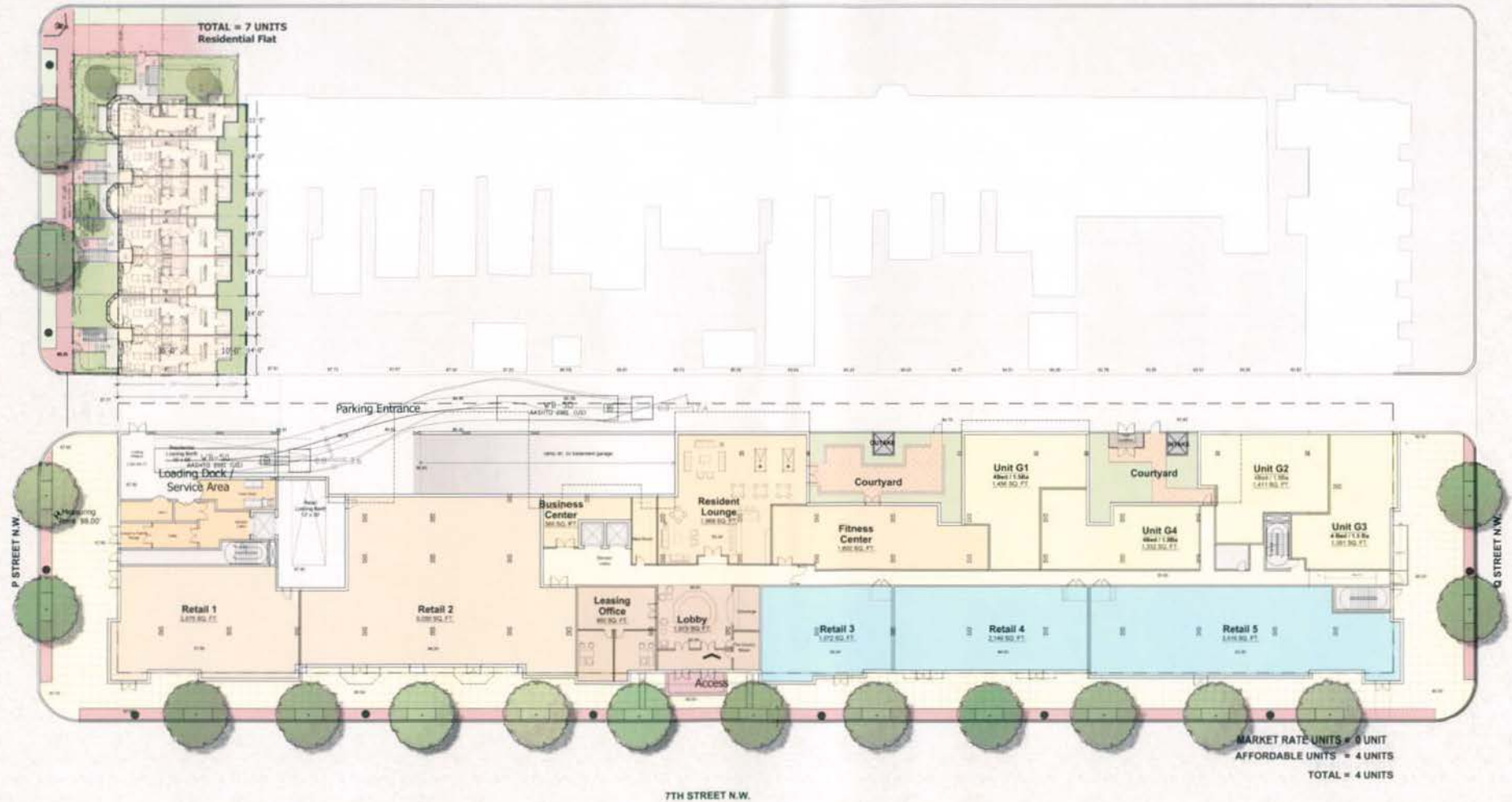
JANUARY 05, 2009

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

KELSEY GARDENS PROPERTY COMPANY, L.L.C.
MDA 012C.00

02

8TH STREET N.W.



LESSARD GROUP INC.
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FLOOR PLAN

GROUND FLOOR

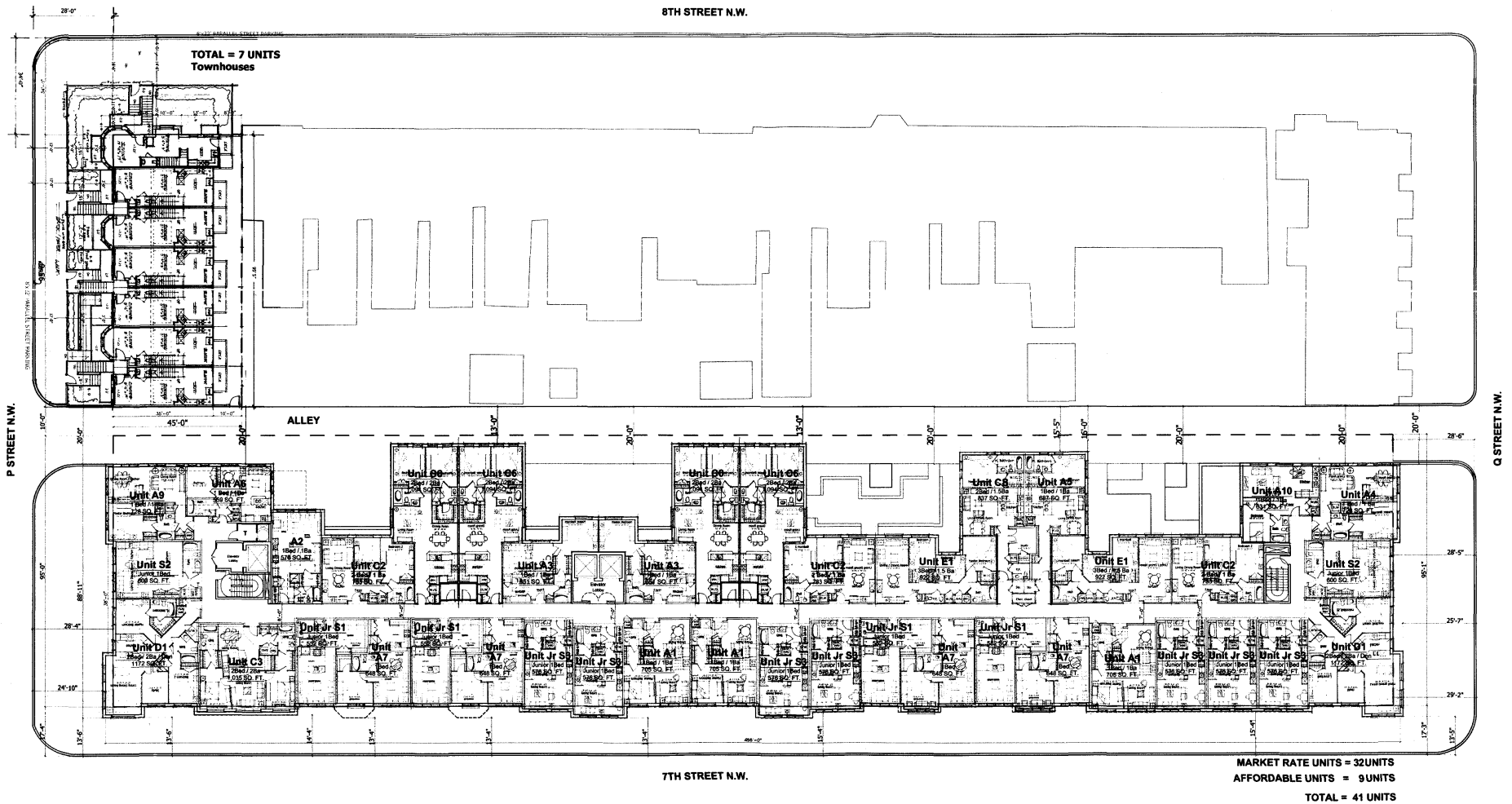
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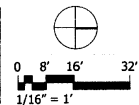
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FLOOR PLAN 2ND FLOOR

JANUARY 09, 2009

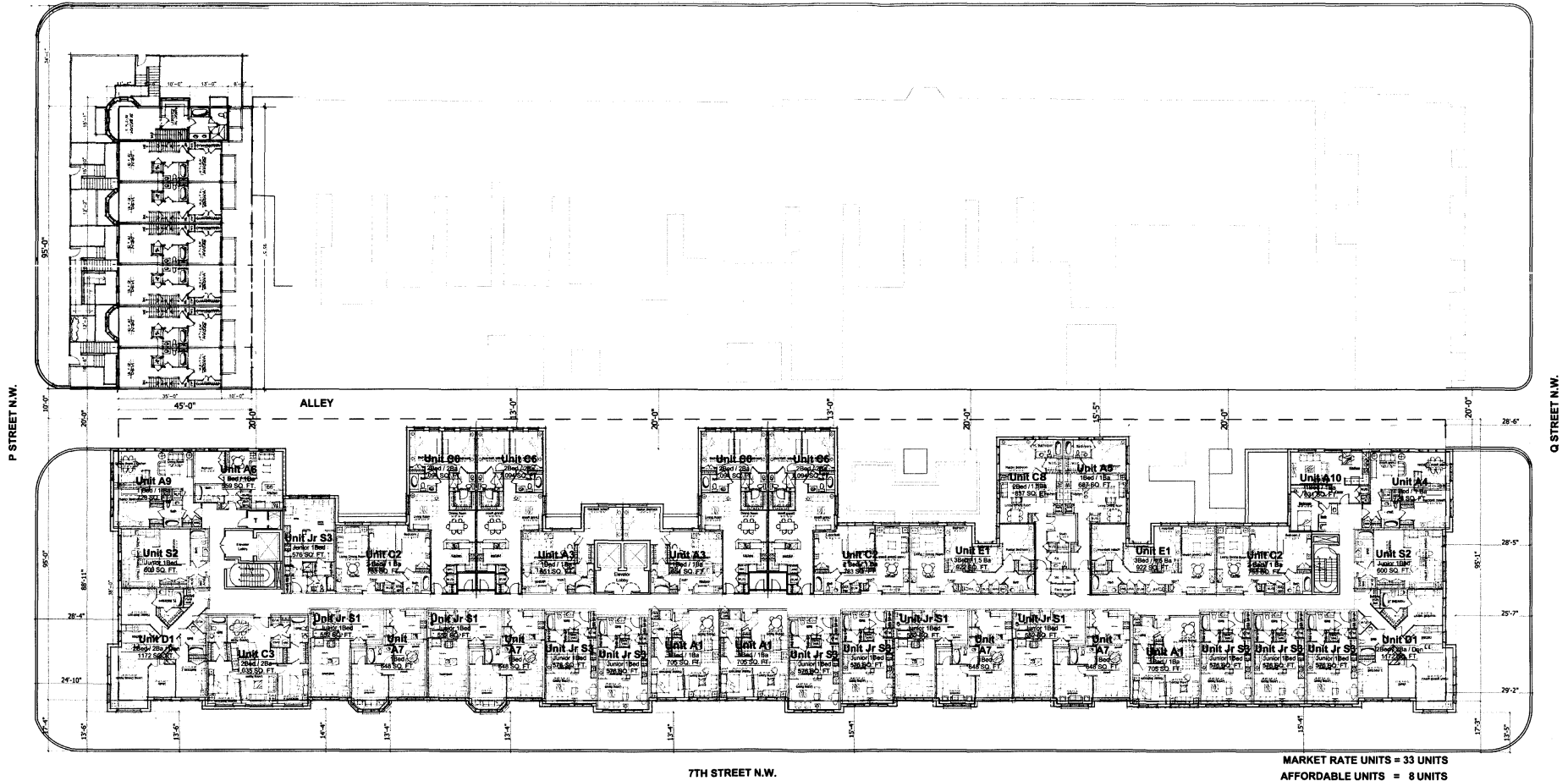
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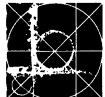


04

8TH STREET N.W.



MARKET RATE UNITS = 33 UNITS
AFFORDABLE UNITS = 8 UNITS
TOTAL = 41 UNITS



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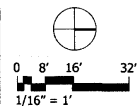
FLOOR PLAN 3RD & 4TH FLOOR

JANUARY 09, 2009

KELSEY GARDENS DEVELOPMENT
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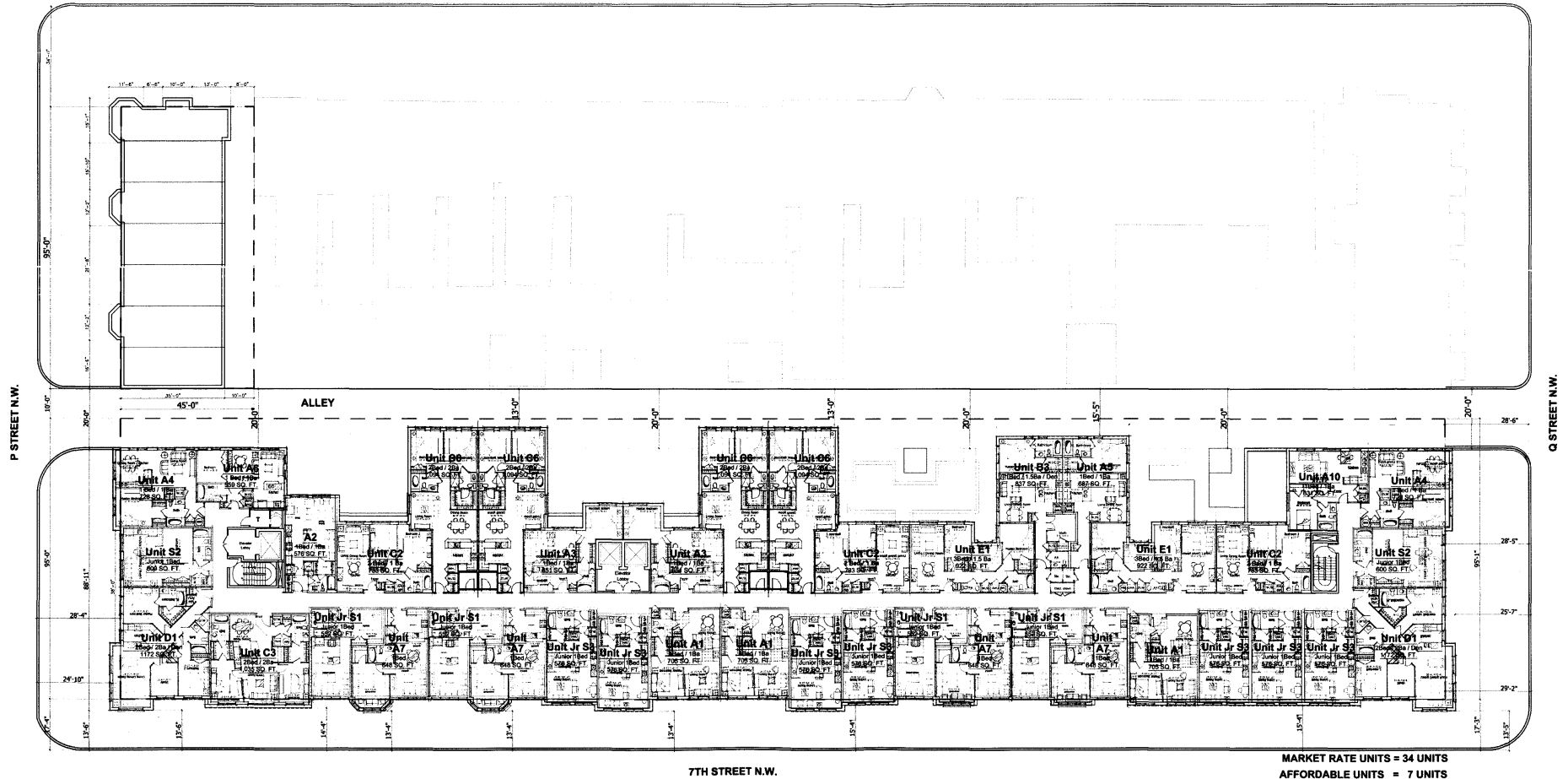
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05

8TH STREET N.W.



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FLOOR PLAN

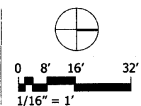
5TH & 6TH FLOOR

JANUARY 09, 2009

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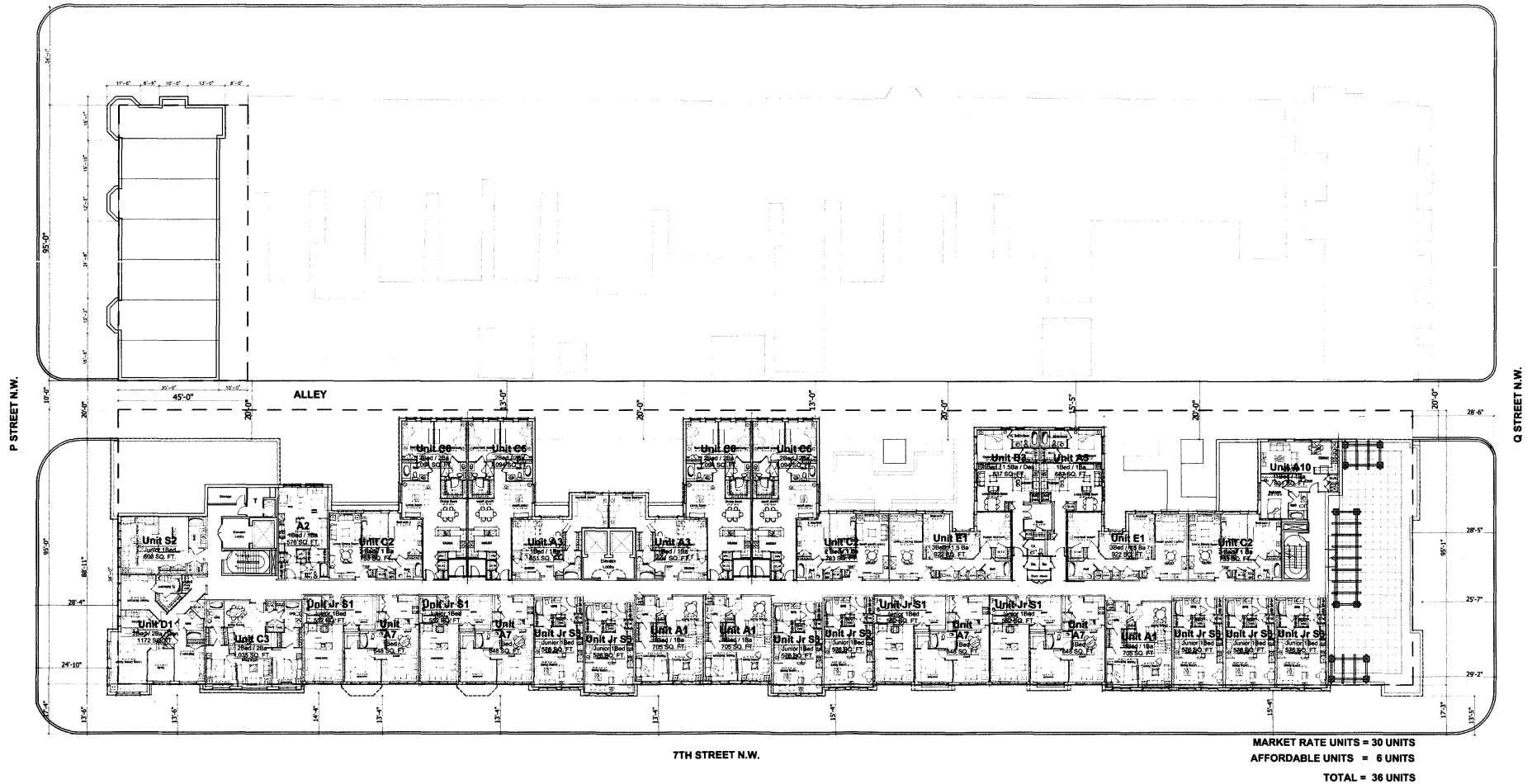
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06

8TH STREET N.W.



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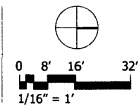
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FLOOR PLAN 7TH FLOOR

JANUARY 09, 2009

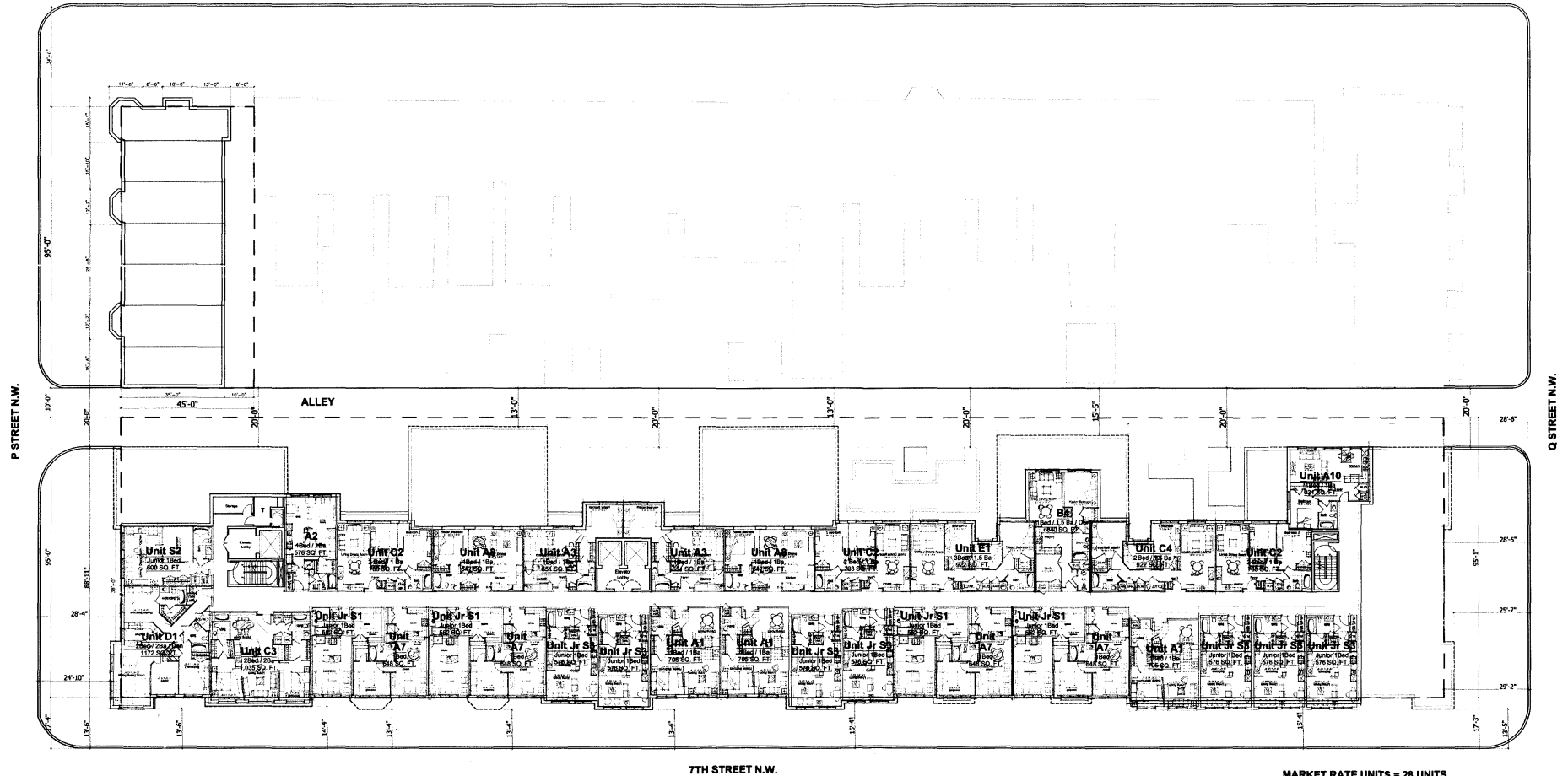
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07

8TH STREET N.W.



7TH STREET N.W.

MARKET RATE UNITS = 28 UNITS
AFFORDABLE UNITS = 5 UNITS
TOTAL = 33 UNITS



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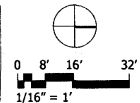
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FLOOR PLAN 8TH FLOOR

JANUARY 09, 2009

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

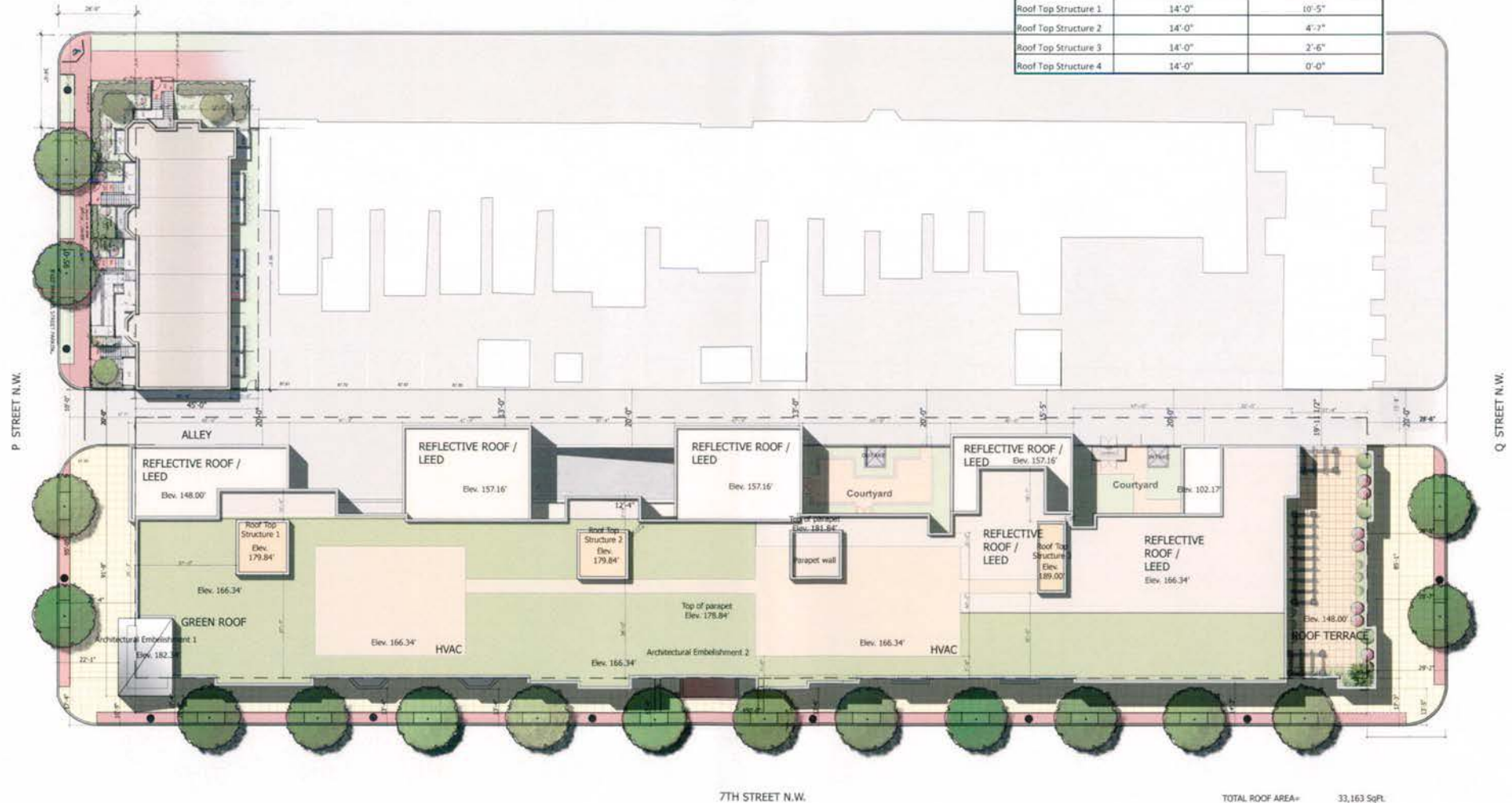
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08

8TH STREET N.W.

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'-3"
Roof Top Structure 3	14'-0"	2'-6"
Roof Top Structure 4	14'-0"	0'-0"



TOTAL ROOF AREA= 33,163 SqFt
 HVAC AREA= 5,867 SqFt
 ROOF TERRACE= 2,411 SqFt
 NET ROOF AREA= 24,885 SqFt
 GREEN ROOF= 13,385 SqFt
 GREEN ROOF 50% NET ROOF AREA



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GREEN ROOF PLAN

ROOF PLAN

JANUARY 09, 2009

KELSEY GARDENS DEVELOPMENT
 WASHINGTON, D.C.

KELSEY GARDENS PROPERTY COMPANY, L.L.C.

MDA 012C.00

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

09



LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 - VIENNA, VA 22182

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ELEVATIONS

Multifamily Building & Townhouses

JANUARY 09, 2009

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

KELSEY GARDENS PROPERTY COMPANY, L.L.C.
MDA.012C.00





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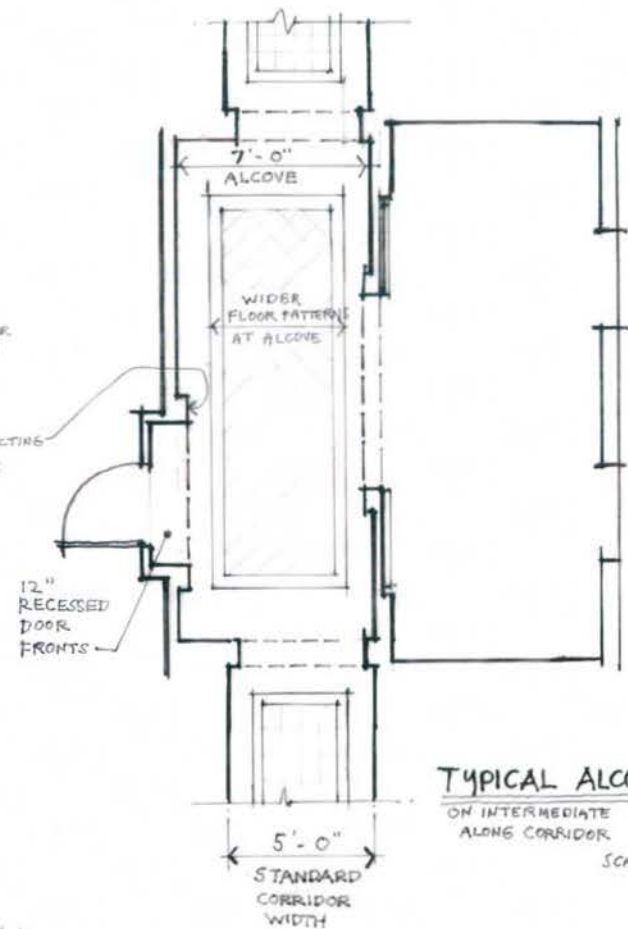
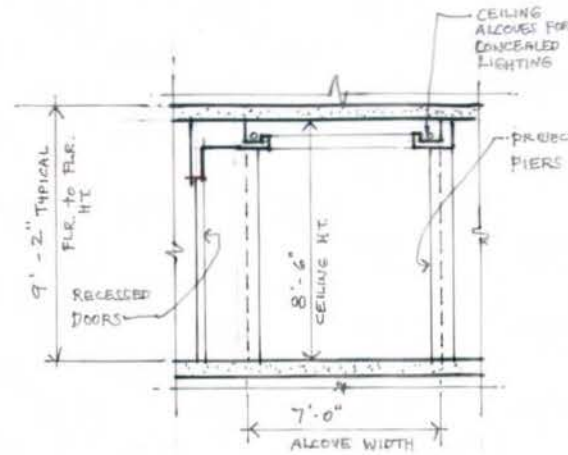
ELEVATIONS Multifamily Building

JANUARY 09, 2009

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

KELSEY GARDENS PROPERTY COMPANY, L.L.C.
MDA 012C.00

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



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



LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 VIENNA, VA 22182

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ALCOVE DETAIL
Multifamily Building

JANUARY 09, 2009

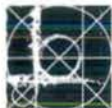
KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

KELSEY GARDENS PROPERTY COMPANY, L.L.C.
MDA.012C.00

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



KEY PLAN



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

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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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