

KELSEY GARDENS PROPERTY COMPANY LLC

February 18, 2009

Commissioner Hood
District of Columbia
Zoning Commission
441 4th St. NW, Suite 220
Washington, DC 20001

2009 FEB 18 11 3:28

Re: Z.C. 08-14 Kelsey Gardens; Final Post-Hearing Submission

Dear Commissioner Hood,

This supplemental post-hearing submission addresses the remaining concerns of the Commission as expressed at the public meeting on January 26, 2009. The requests for improvement and clarification of the design from the Commission included removal of the ground floor corridor access from the retail bays, additional articulation in this corridor at the northern end of the building, floorplans for the four bedroom units on the ground floor, and clarification regarding the end unit of the P Street townhouse component (adjacent to 8th Street.)

▪ Rear Doors on the Retail Bays

In Exhibit 01, the three retail bays at the northern end of the building will no longer have access to the residential corridor. The doors have been removed at the request of the Office of Planning and the Zoning Commission. The retail bays will service their deliveries and trash pick-up needs via the front doors which open onto 7th Street.

▪ Articulation of the Ground Floor Corridor

The corridor running north of the main lobby on the ground floor has been updated to reflect changes in width and detailing that the upper level corridors already reflect. This corridor will be finished to the same high standard as the upper level residential corridors. The changes are reflected on Exhibit 01.

▪ Ground Floor Units

Kelsey Gardens Property Company committed to deliver the same mix of affordable units in the new development as exist at Kelsey Gardens today. This includes four 4-bedroom units. Due to the structural system planned for the building, these four units must be delivered below the transfer slab at the ground level. They are located around a courtyard on the northern end of the building, separated from the noise and activity of the common amenity areas by corridor doors. Conceptual floor plans for these units are provided in Exhibits 02 and 03 attached hereto. As is customary for all PUDs, Kelsey Gardens Property Company is requesting flexibility with respect to the final details of the interior finishing of the building.

ZONING COMMISSION
District of Columbia

CASE NO.

08-14

EXHIBIT NO.

69

▪ Townhouse Changes

The Commission expressed concern about the width of the townhouse unit, located at P Street and 8th Street (shown as 11.5' wide). Exhibit 04, attached hereto, shows that this unit has been eliminated and the space has been added to the adjacent unit. The exterior of the townhouses is not impacted. The resulting floor plans yield two flats at the ground and first floor levels consisting of 916 and 868 square feet plus a two level townhouse unit on the second and third floors at 1790 square feet. As a result, the proposed overall unit count for the project is reduced by one unit for a total of 291 units, although given current, volatile housing market conditions, the Applicant is requesting flexibility to vary the proposed unit type mix for the market rate units as well as the overall unit count by up to 5% of the proposed unit mix. Exhibit 05 shows the exterior of this new design, which remains unaffected by the interior alterations.

In summary, this supplemental submission addresses the three concerns of the Commission regarding the northern portion in the ground floor of the building. It also addresses the width of the townhouse unit located at P and 8th Streets, N.W. by combining two units to yield a total of six townhouses.

With these outstanding issues addressed, we request that the Commission take final action to approve the referenced PUD so that the applicant can secure the necessary financing and proceed with the development of the project.

Sincerely,

KELSEY GARDENS PROPERTY COMPANY LLC



Rachael Preston
Development Manager

cc: Office of Planning
ANC-2C