



KELSEY GARDENS DEVELOPMENT WASHINGTON, D.C. PROJECT TEAM

OWNER

KELSEY GARDENS PROPERTY COMPANY, LLC
8521 LEESBURG PIKE | SUITE 700
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CONTACT: CARLOS VAZQUEZ
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ARCHITECT

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CONTACT: STEVE GANG
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CIVIL ENGINEER

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11800 SUNRISE VALLEY DR. | SUITE 200
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LANDSCAPE ARCHITECT

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LEED CONSULTANT

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CONTACT: HOLLY JAMESON CARR
HOLLYCARR@GREENSHAPE.COM

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LANHAM, MD 20708
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STRUCTURAL ENGINEER

TADGER-COHEN-EDLSON ASSOCIATES, INC.
1109 SPRING ST.
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CONTACT: ALI TAHBAZ
ATAHBAZ@TADGERCO.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	267,470 S.F.
Retail	14,680 S.F.
Total	282,150 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	90 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	231 Spaces
Required - C-2-A (1 per 2 units and 1 per 300 sf of retail minus 3,000 sf)	170 Spaces
Required - C-2-C (1 per 4 units and 1 per 750 sf of retail minus 3,000 sf)	81 Spaces
Loading Areas	
Provided	One 15' x 35' residential dock One 12' x 30' retail dock One 17' x 19' 3/4 residential loading platform One 8' x 20' 1/2 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 100sf loading platform
Courts	Several open courts are provided along the alley elevation ¹
Proposed	None
Required	None

ADU (60% AMI)	56 Units
Market	227 Units
Residential Row Houses	14 Units
Total Units	297 Units
Retail	14,680 S.F.

*Residential Row Houses May Be Converted To Office

ZONING COMMISSION
District of Columbia



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COVER SHEET

OCTOBER 13, 2008

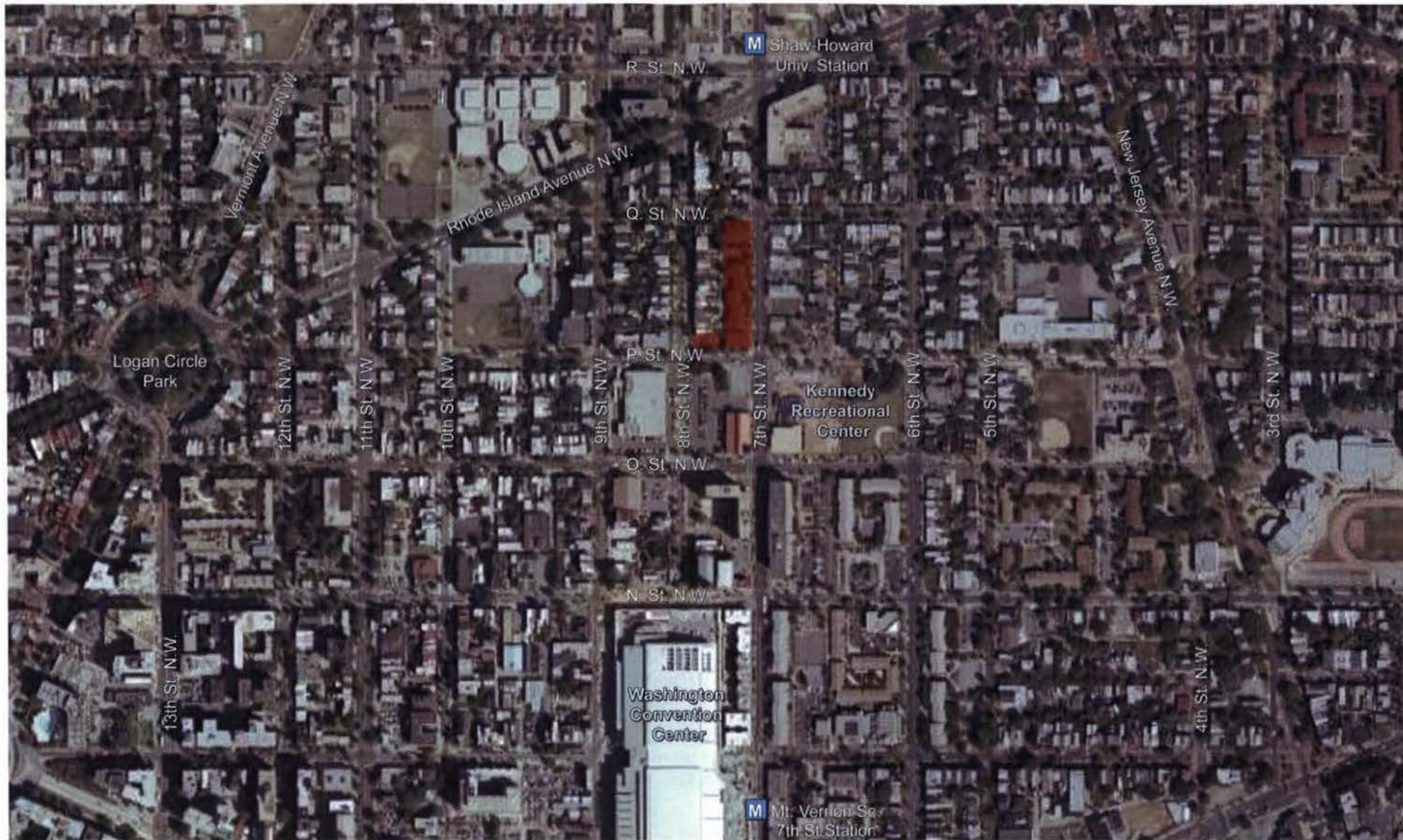
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MDA.0136.09

CASE NO. 08-14
EXHIBIT NO.39A1

01



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VICINITY MAP

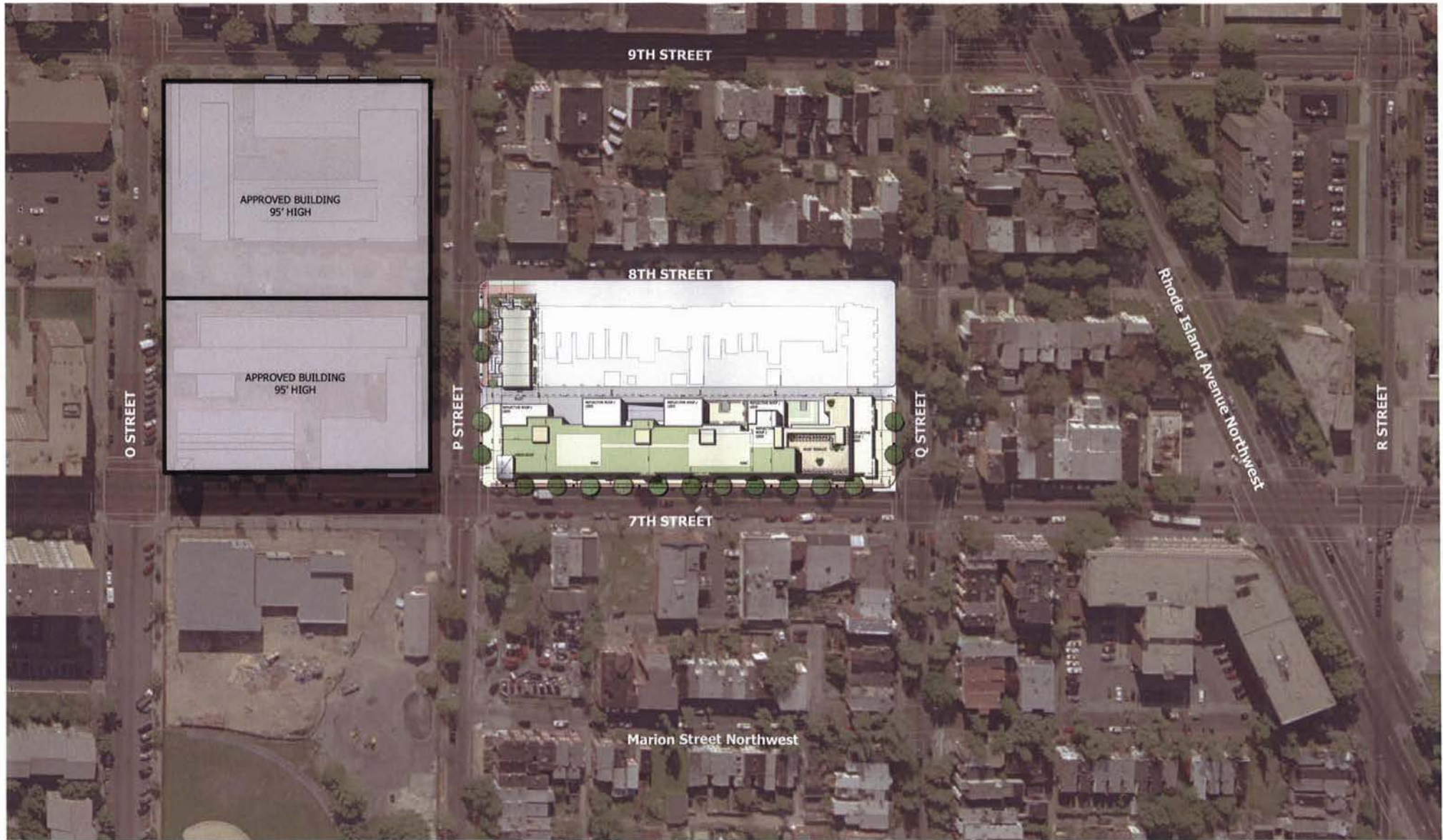
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03



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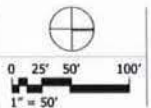
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SITE PLAN

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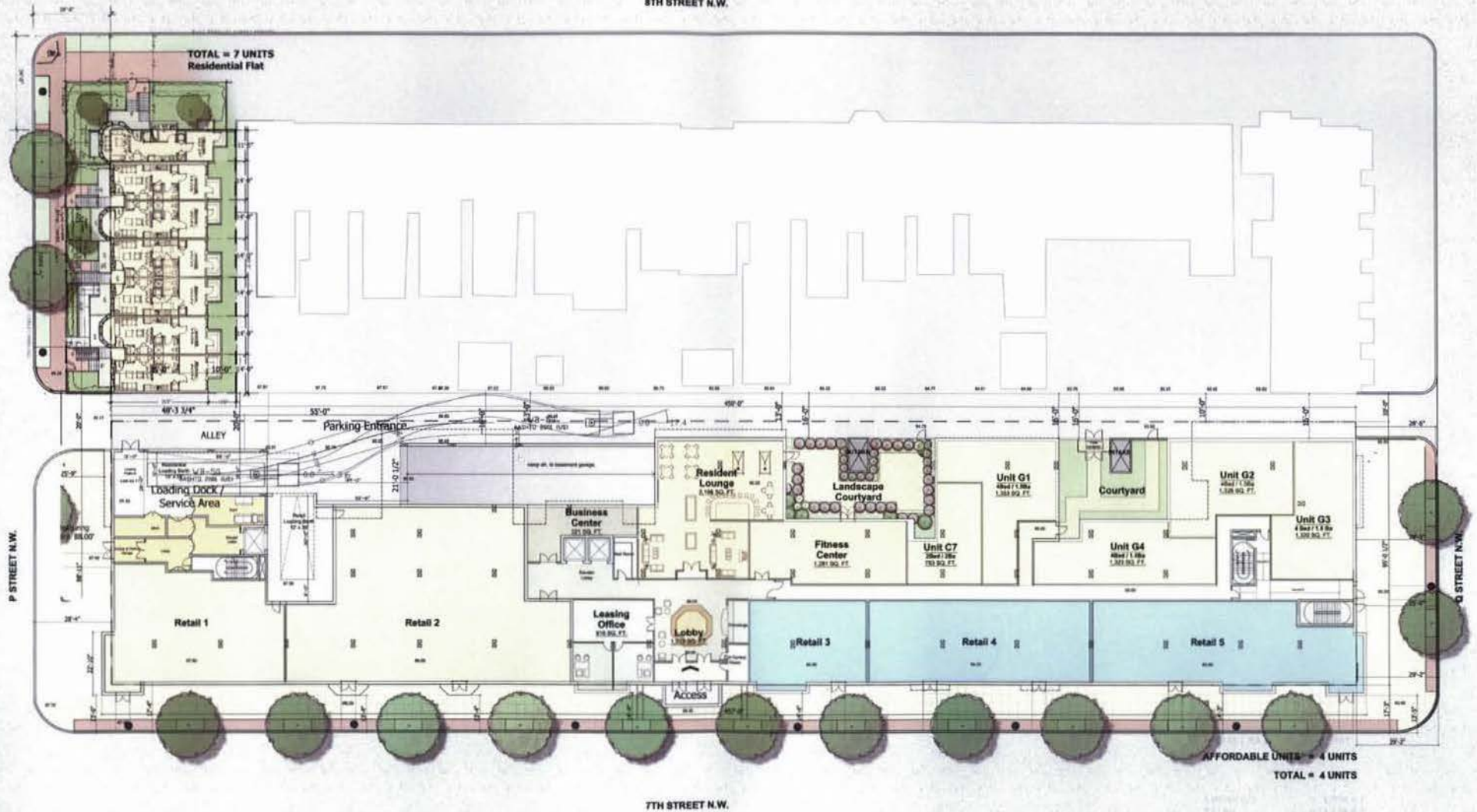
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A.01

8TH STREET N.W.



FLOOR PLAN **GROUND FLOOR**

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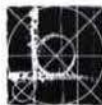
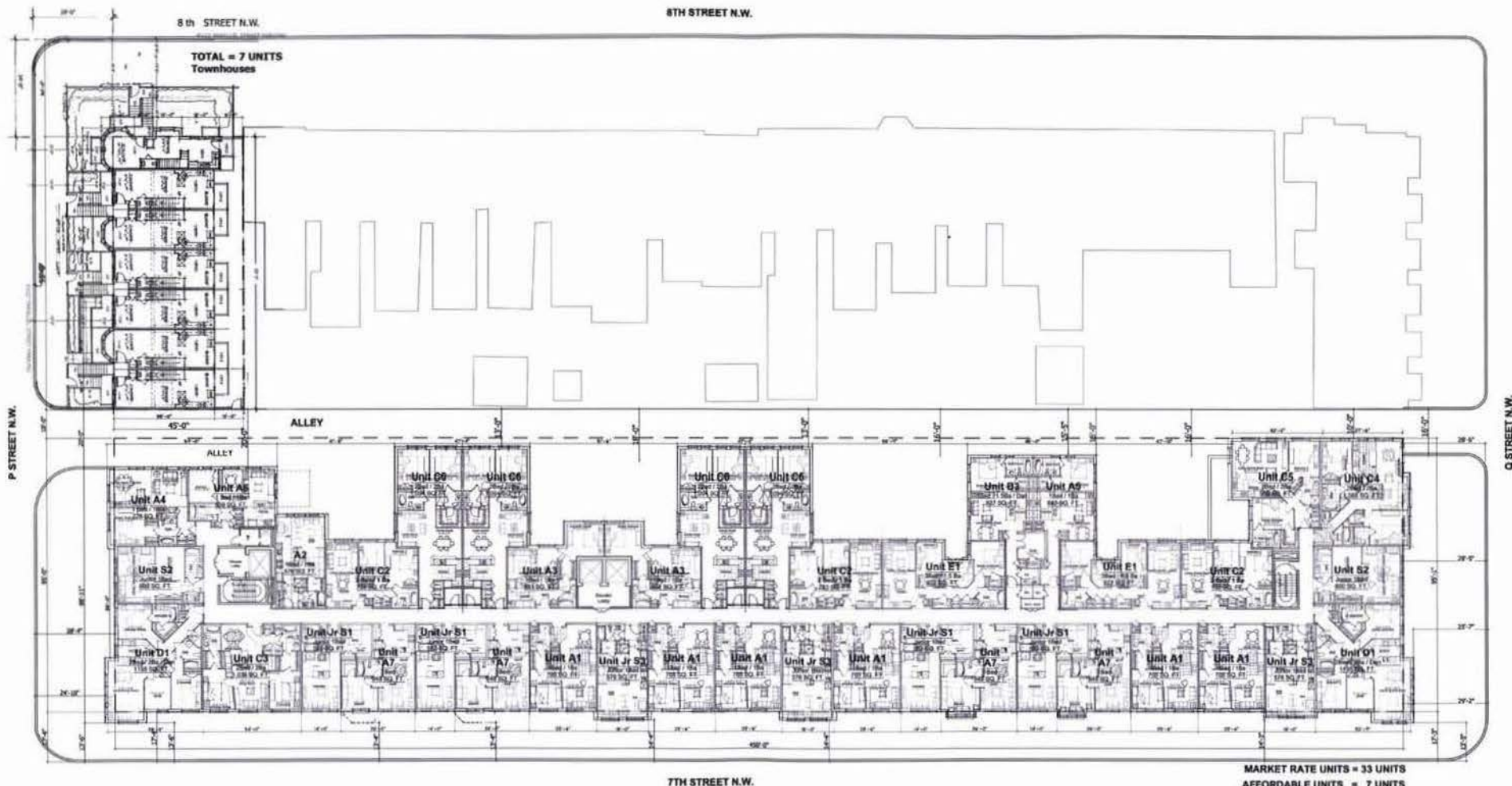
0 8' 16' 32'
1/16" = 1'

A.02



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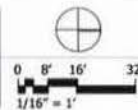
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FLOOR PLAN 2ND FLOOR

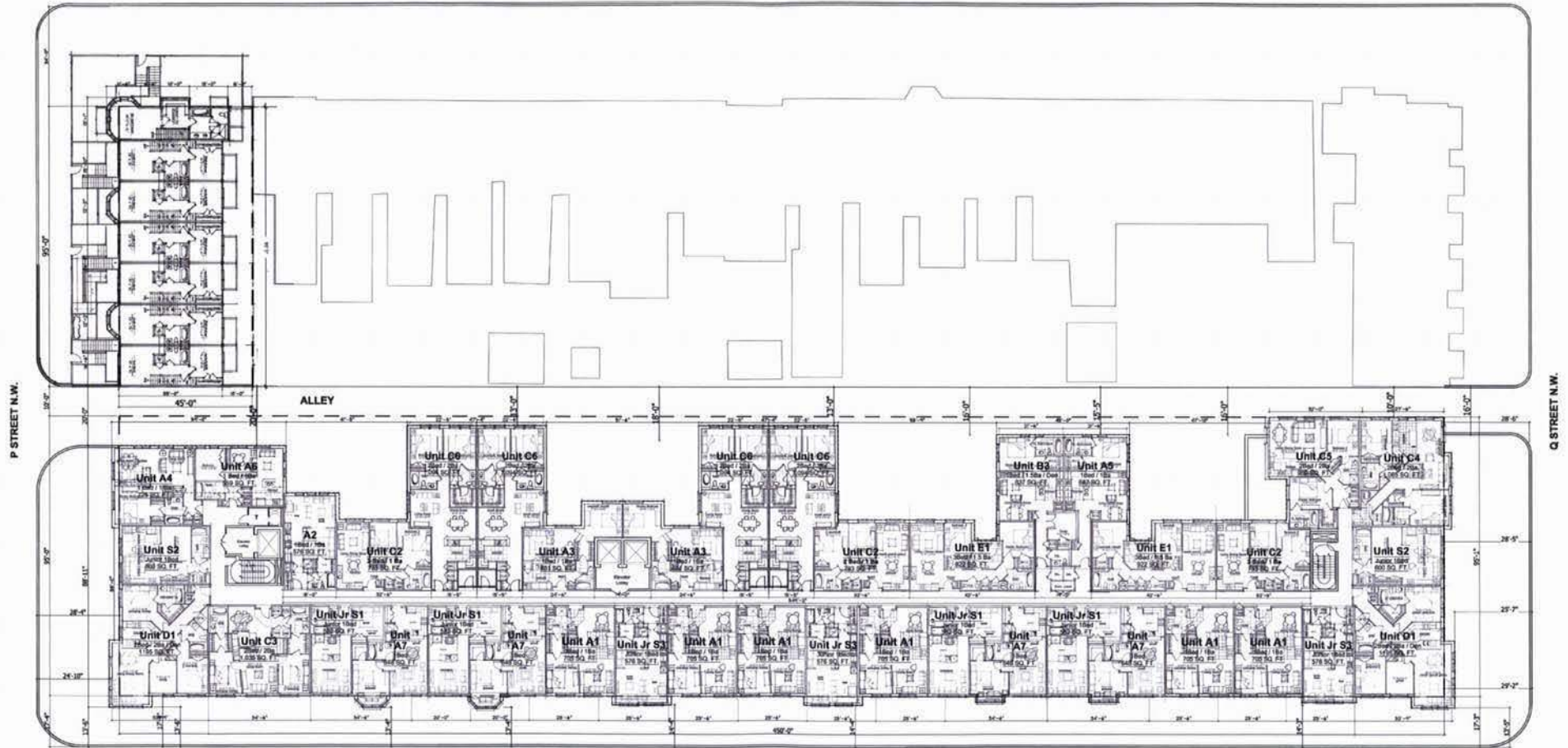
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A.03

8TH STREET N.W.



7TH STREET N.W.

MARKET RATE UNITS = 33 UNITS

AFFORDABLE UNITS = 7 UNITS

TOTAL = 40 UNITS

3RD FLOOR TOTAL UNITS 40 PER FLOOR



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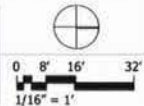
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FLOOR PLAN 3RD FLOOR

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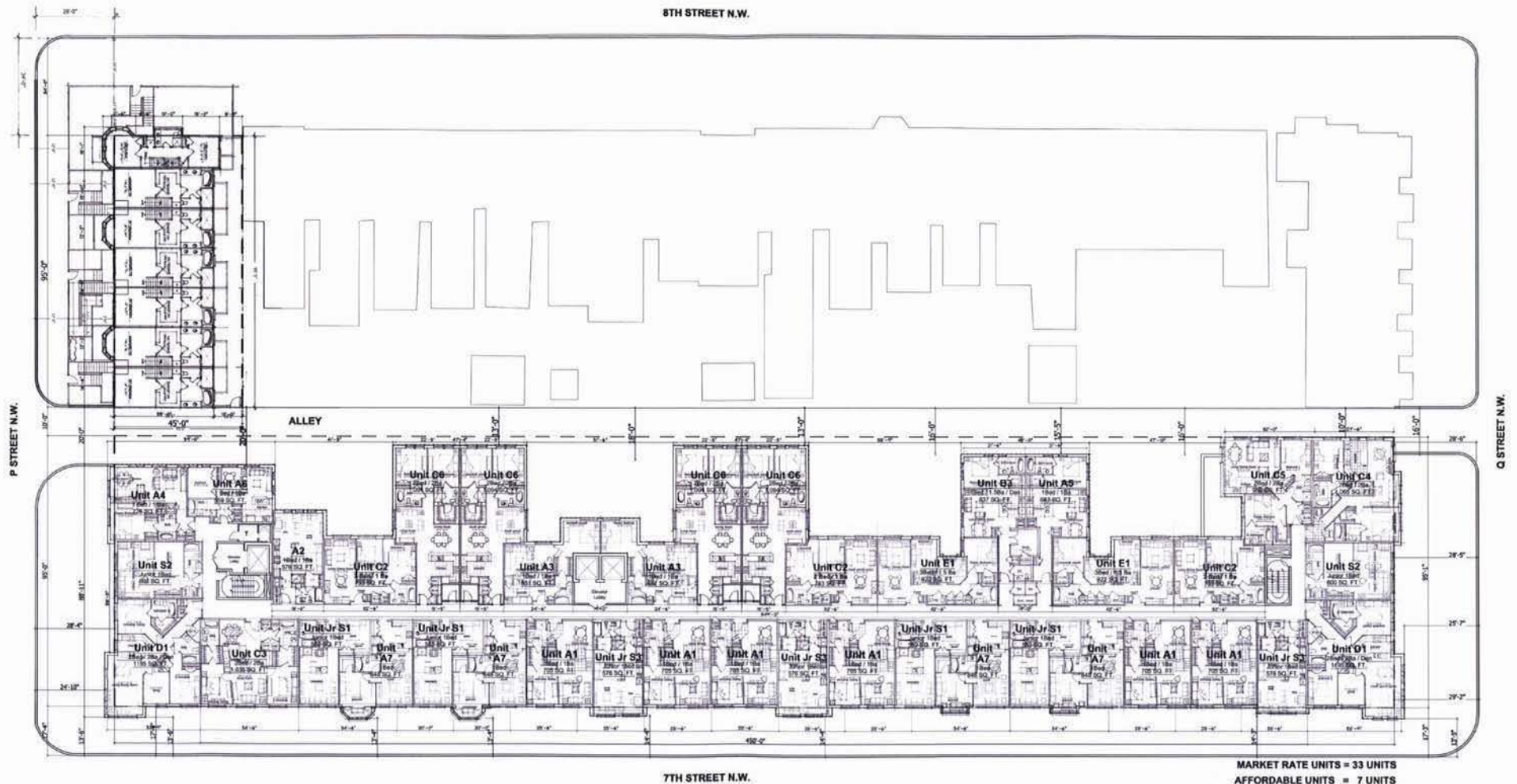
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A.04

8TH STREET N.W.



MARKET RATE UNITS = 33 UNITS
 AFFORDABLE UNITS = 7 UNITS
 TOTAL = 40 UNITS
 4th FLOOR TOTAL UNITS 40 PER FLOOR



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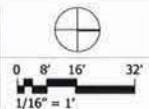
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FLOOR PLAN 4TH FLOOR

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A.05

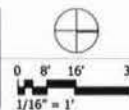
7TH STREET N.W.

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MARKET RATE UNITS = 30 UNITS
AFFORDABLE UNITS = 7 UNITS
TOTAL = 37 UNITS

A.06



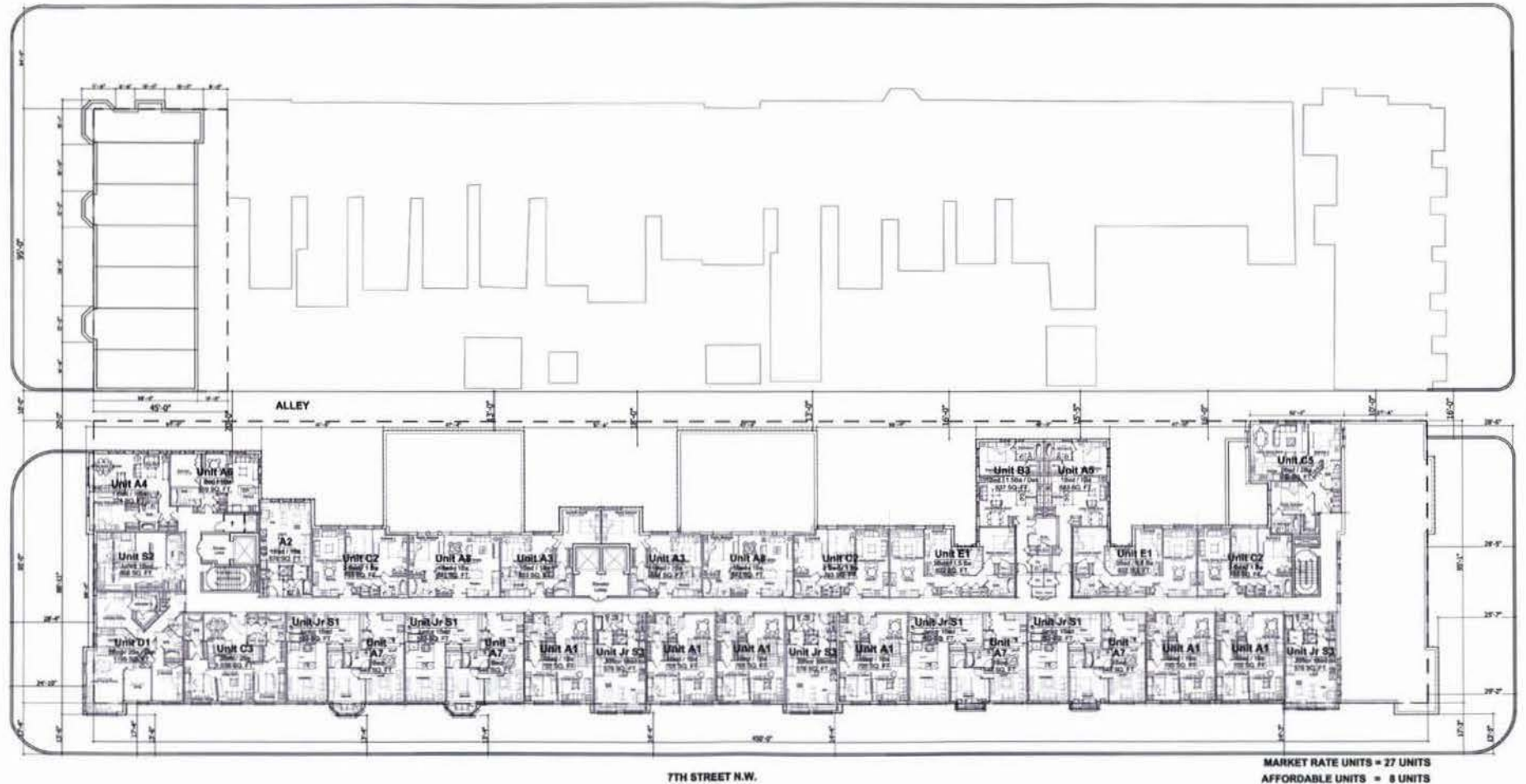
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8TH STREET N.W.

P STREET N.W.

Q STREET N.W.



7TH STREET N.W.

MARKET RATE UNITS = 27 UNITS
AFFORDABLE UNITS = 8 UNITS
TOTAL = 35 UNITS

6TH FLOOR TOTAL UNITS 35 PER FLOOR



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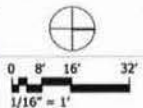
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FLOOR PLAN 6TH FLOOR

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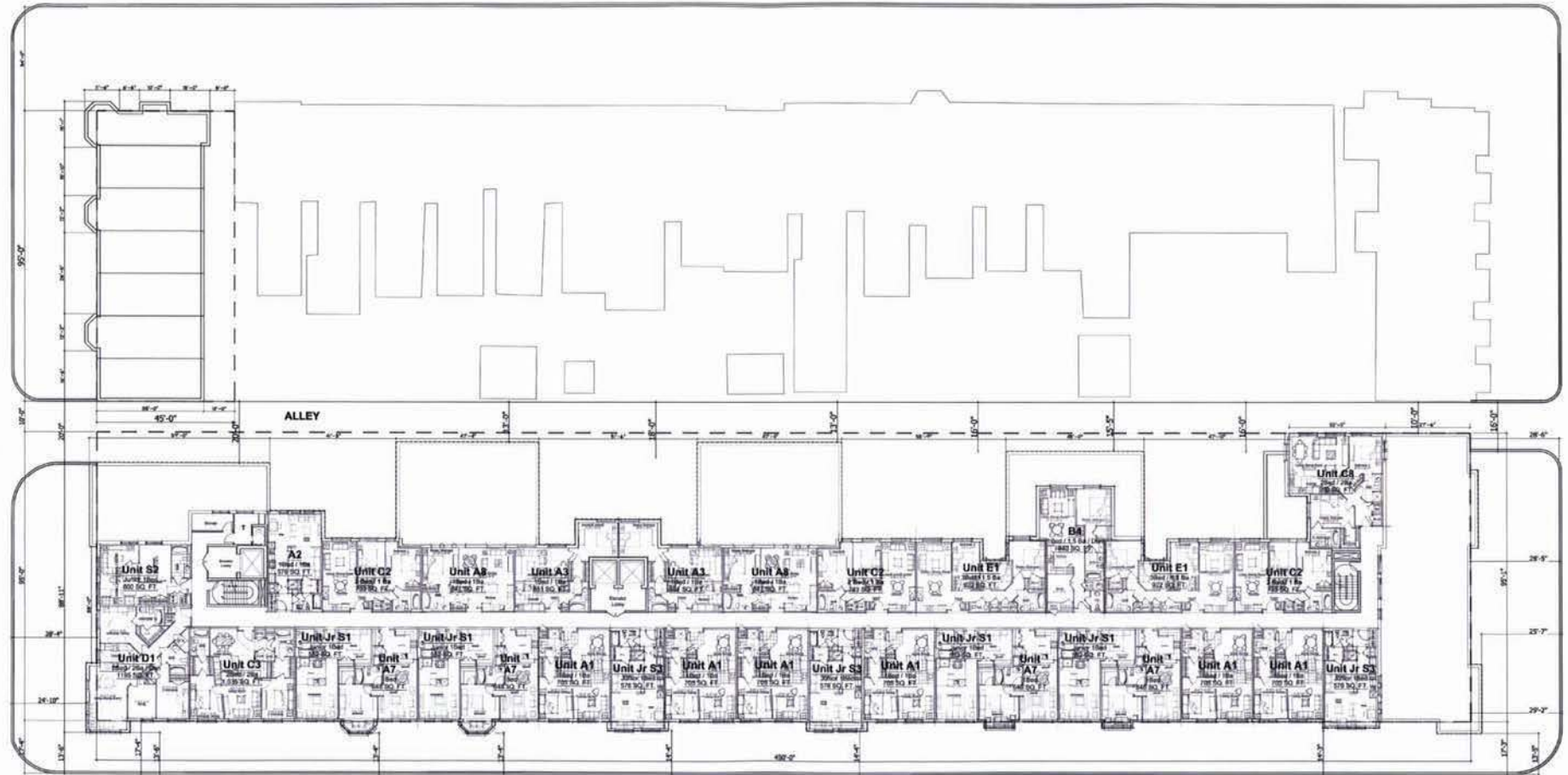


A.07

8TH STREET N.W.

P STREET N.W.

Q STREET N.W.



7TH STREET N.W.

MARKET RATE UNITS = 26 UNITS
AFFORDABLE UNITS = 8 UNITS
TOTAL = 34 UNITS

7TH FLOOR TOTAL UNITS 34 PER FLOOR



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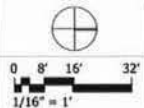
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FLOOR PLAN 7TH FLOOR

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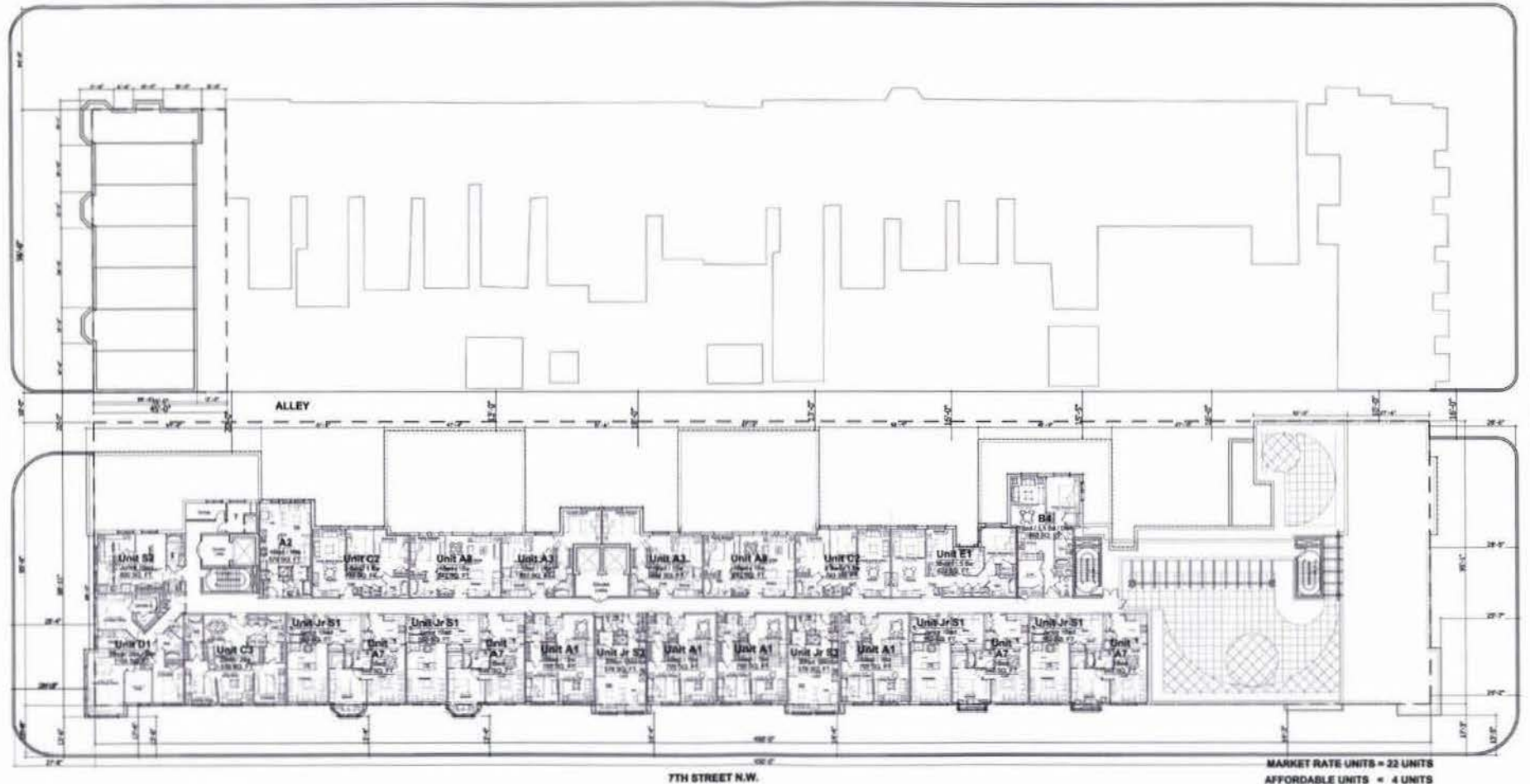


A.08

8TH STREET N.W.

P STREET N.W.

Q STREET N.W.



MARKET RATE UNITS = 22 UNITS
 AFFORDABLE UNITS = 4 UNITS
 TOTAL = 26 UNITS
 8TH FLOOR TOTAL UNITS 26 PER FLOOR



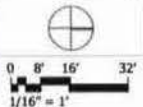
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FLOOR PLAN 8TH FLOOR

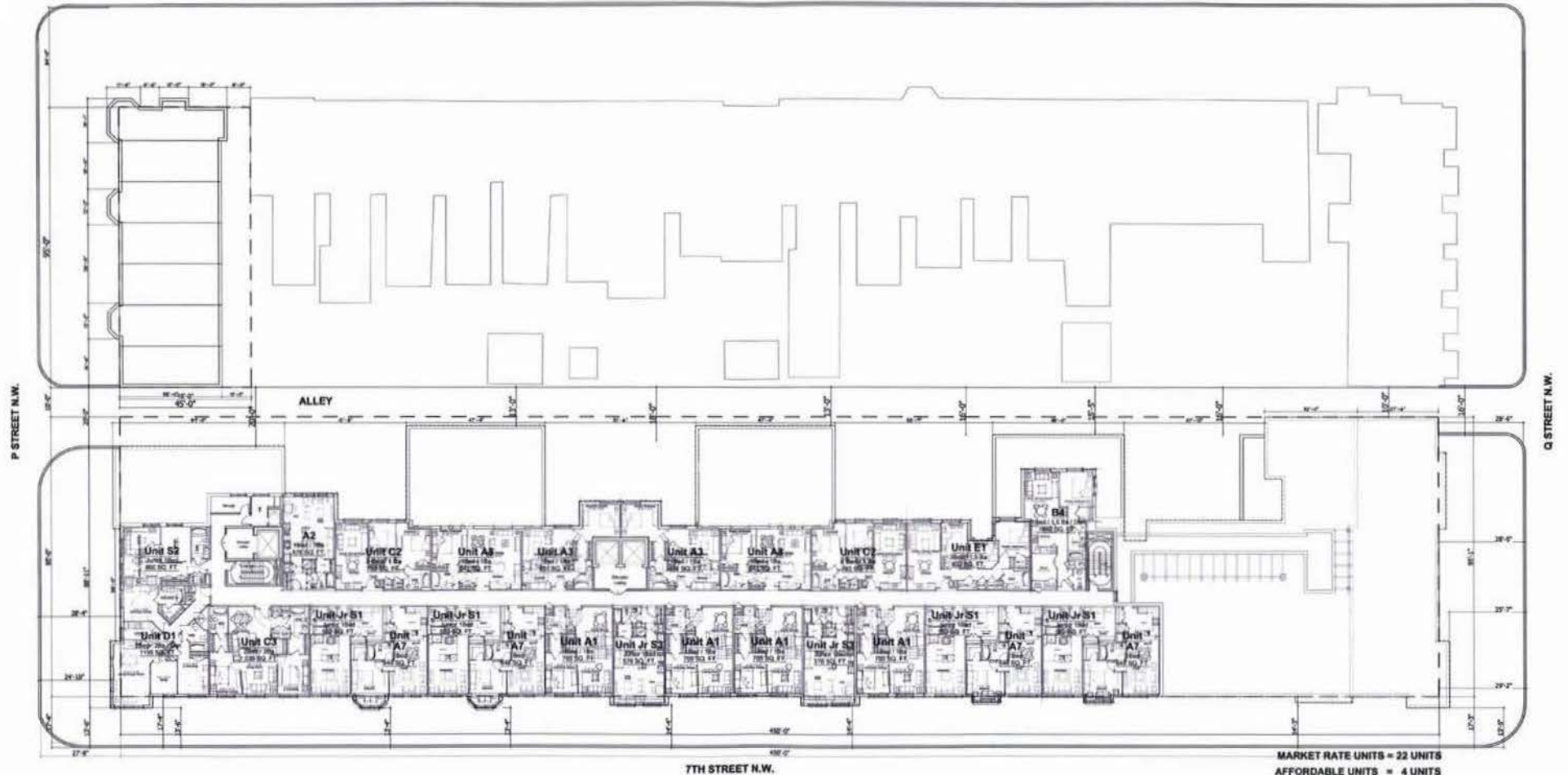
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A.09

8TH STREET N.W.



7TH STREET N.W.

MARKET RATE UNITS = 22 UNITS
 AFFORDABLE UNITS = 4 UNITS
 TOTAL = 26 UNITS
 9TH FLOOR TOTAL UNITS 26 PER FLOOR



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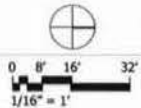
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FLOOR PLAN 9TH FLOOR

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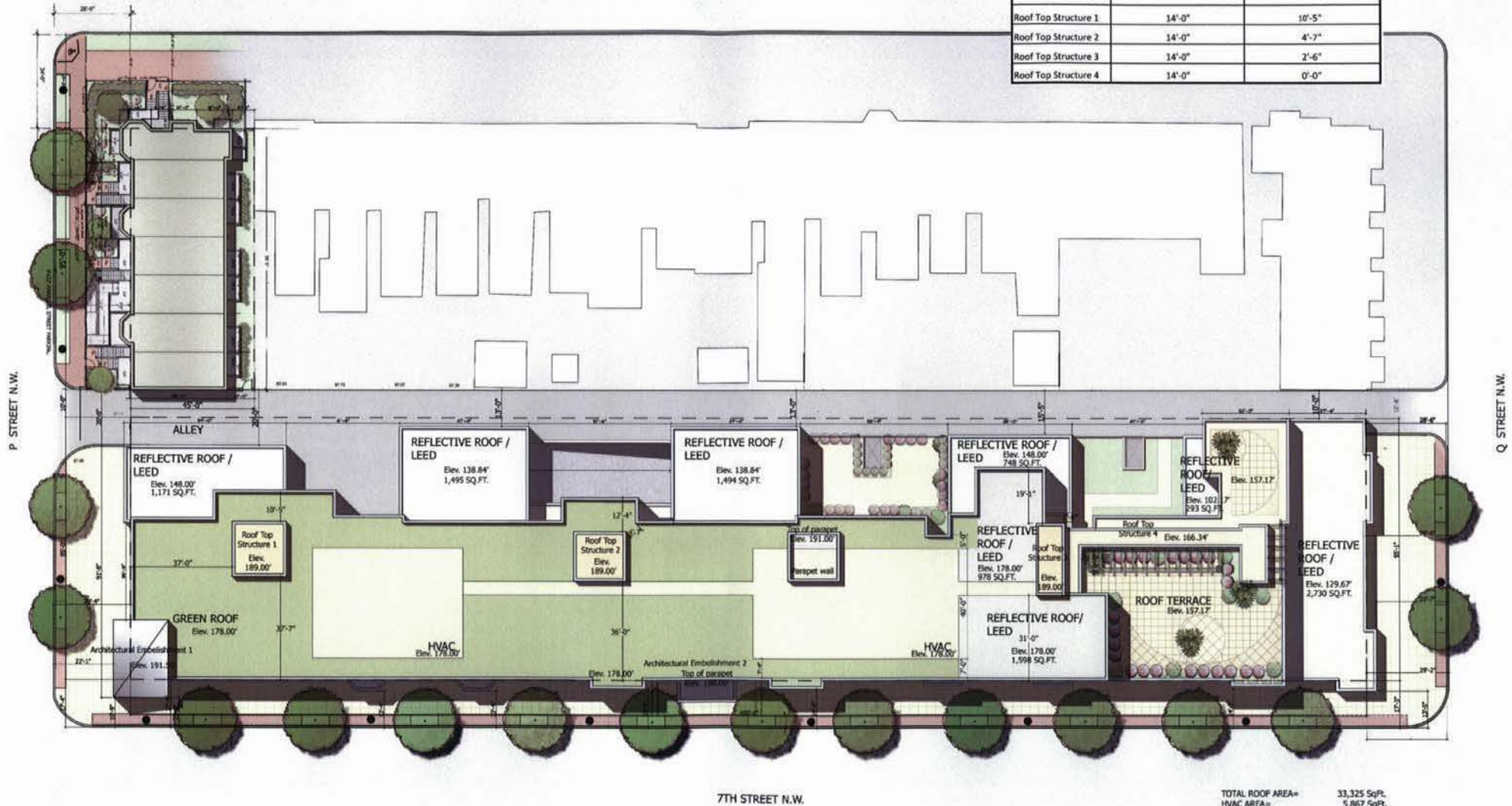
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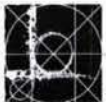
A.10

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'-7"
Roof Top Structure 3	14'-0"	2'-6"
Roof Top Structure 4	14'-0"	0'-0"



TOTAL ROOF AREA= 33,325 SqFt.
 HVAC AREA= 5,867 SqFt.
 ROOF TERRACE= 4,315 SqFt.
 NET ROOF AREA= 23,143 SqFt.
 GREEN ROOF= 11,572 SqFt.
 (GREEN ROOF 50% NET ROOF AREA)
 REFLECTIVE ROOF/LEED 10,507 SqFt.



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GREEN ROOF PLAN

ROOF PLAN

OCTOBER 13, 2008

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

A.11

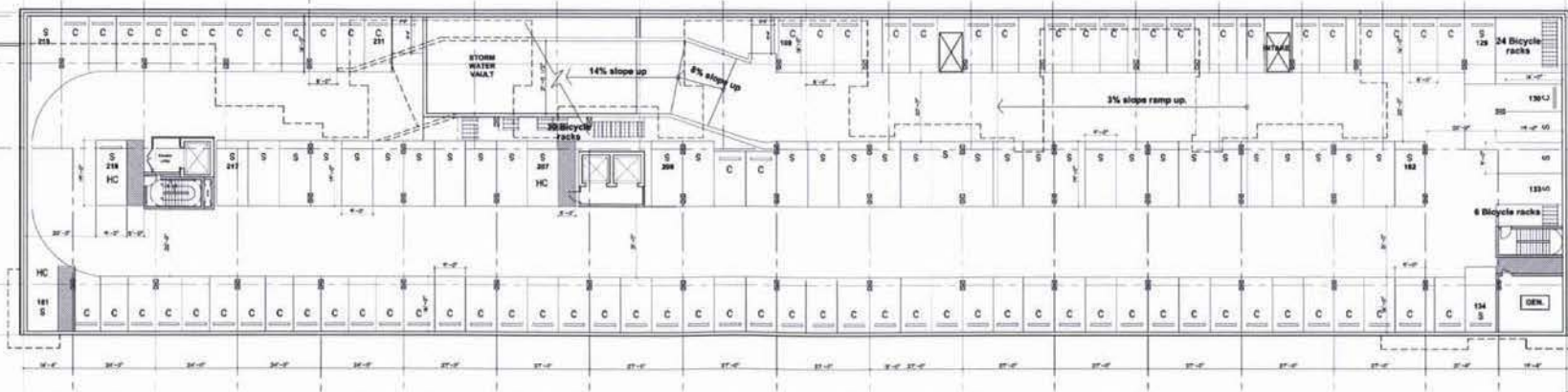
P STREET N.W.

Q STREET N.W.



GARAGE LEVEL 1

Standard Parking HC: 4 (1 VAN)	Bicycle racks :36 racks
Standard Parking: 33	42,112 SF Gross Area
Compact Parking: 71	390 SF / Space
Total Parking: 108	



GARAGE LEVEL 2

Standard Parking HC: 3	Bicycle racks :60 racks
Standard Parking: 42	42,112 SF Gross Area
Compact Parking: 78	342 SF / Space
Total Parking: 123	

**FLOOR PLAN
GARAGE LEVELS**

OCTOBER 13, 2008

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A.12



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ELEVATIONS

Multifamily Building & Townhouses

OCTOBER 13, 2008

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

A.13



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ELEVATIONS Multifamily Building

OCTOBER 13, 2008

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

A.14



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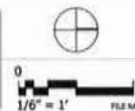
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FRONT ELEVATION STOREFRONT DETAILS

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A.14a



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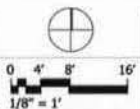
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FRONT ELEVATION DETAILS

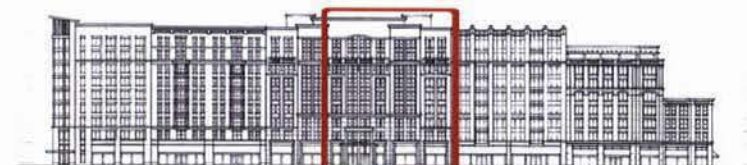
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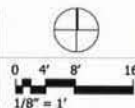
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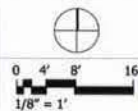
FRONT ELEVATION DETAILS

OCTOBER 13, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

KELSEY GARDENS PROPERTY COMPANY, L.L.C.

MDA.012C.00



A.14d



Q STREET ELEVATION



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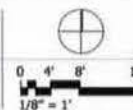
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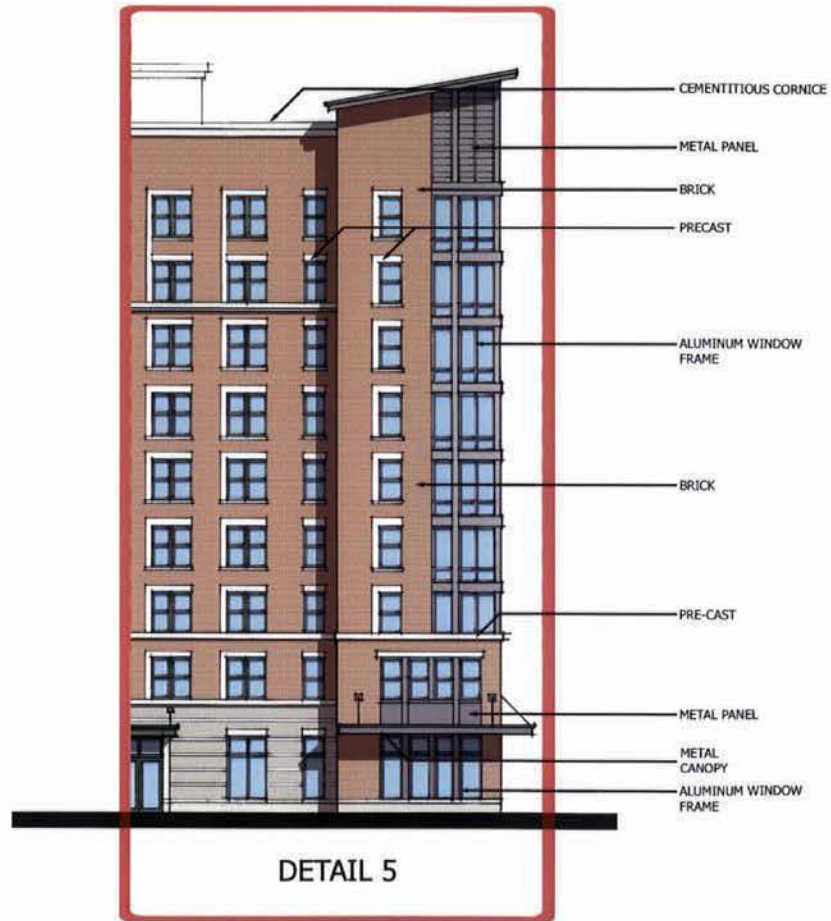
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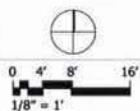
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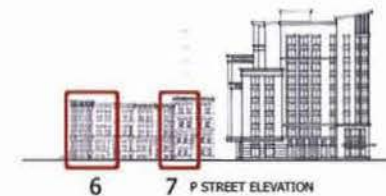
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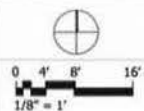
FRONT ELEVATION DETAILS

OCTOBER 13, 2008

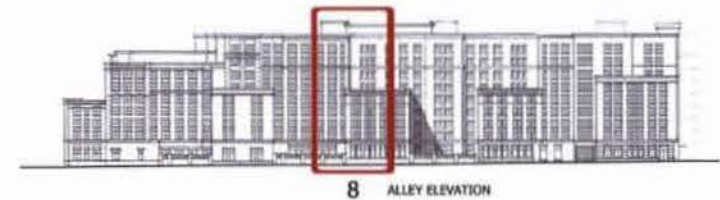
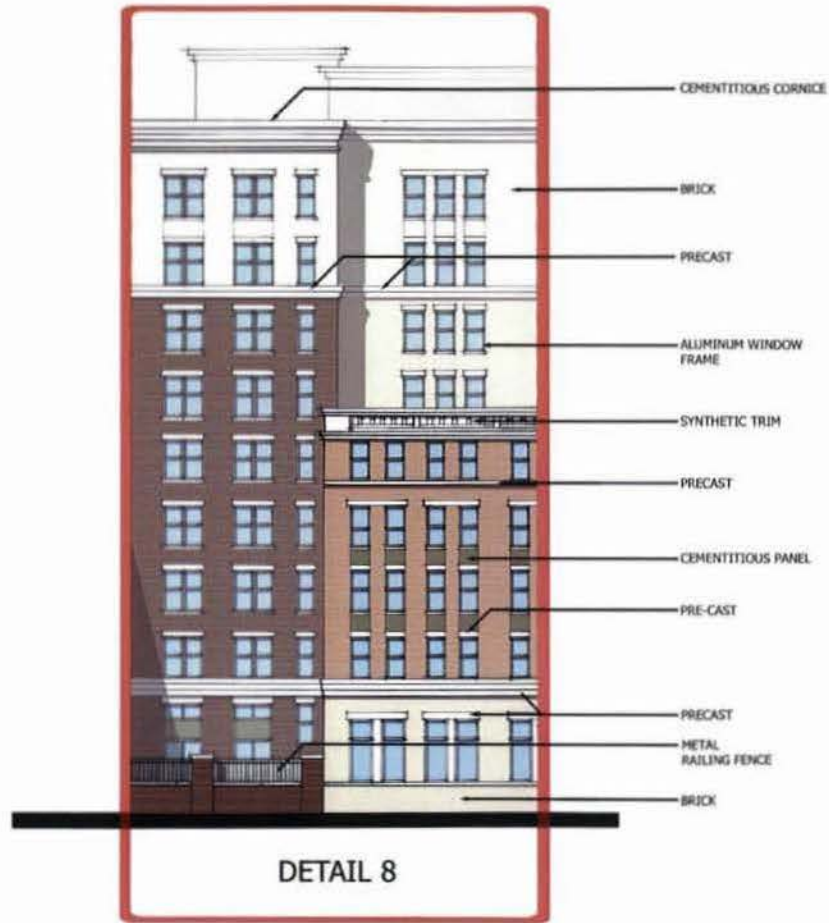
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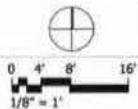
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REAR ELEVATION DETAILS

OCTOBER 12, 2008

KELSEY GARDENS DEVELOPMENT
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NOA-012C-00



A.14h



P Street Residential Front Elevation



8th Street Residential Side Elevation



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ELEVATIONS

Town Houses

October 13, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

KELSEY GARDENS PROPERTY COMPANY, L.L.C.
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A.15a



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ELEVATIONS

Town Houses

October 13, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

KELSEY GARDENS PROPERTY COMPANY, L.L.C.
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Alternative Handicapped Accessible Unit

0 4' 8' 16'
1/8" = 1'

A.15b



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ELEVATIONS

Town Houses

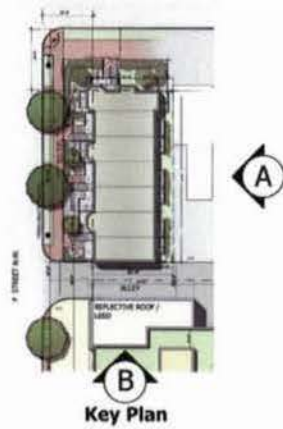
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ELEVATIONS

Town Houses

October 13, 2008

KELSEY GARDENS DEVELOPMENT
WASHINGTON, D.C.

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Alternative Handicapped Accessible Unit

0 4' 8' 16'
1/8" = 1'

A.16b