



Gragg Cardona Partners

Oussama Souadi
Juan Cardona

ZONING COMMISSION
District of Columbia
CASE NO.19-09
EXHIBIT NO.14





EXISTING SITE PHOTO-01



EXISTING SITE PHOTO-02



EXISTING SITE PHOTO-03



EXISTING SITE PHOTO-04



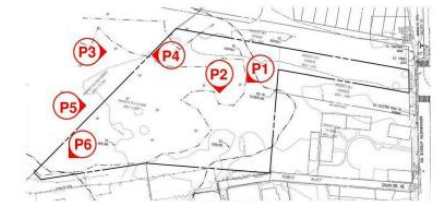
EXISTING SITE PHOTO-05



EXISTING SITE PHOTO-06

EVIDENCE OF PRIOR NEGLECT, DISREPAIR AND DAMAGES TO EXISTING SITE

- 01) UNAUTHORIZED GRAVEL DRIVE
- 02) UNAUTHORIZED TREE CLEARING
- 03) PILES OF TREES & DEBRIS FROM UNAUTHORIZED TREE CLEARING
- 04) ABANDONED SEA CRATES (SINCE 2010)
- 05) ILLEGAL DUMPING



KEY PLAN





Environments for Health Architecture

Rich Whitaker
Brian Coltrane



DEVELOPER:
GRAGG CARDONA PARTNERS
 THE CARDING GROUP

APPLICATION FOR DESIGN REVIEW

PLAT

05/31/2019 0 15' 30' 60'



THE RESIDENCES AT KENILWORTH
 KENILWORTH PARK, WARD 7
 WASHINGTON, DC



NATIVE PLANT PALETTE



GREEN ROOF



CHARACTER IMAGES







DEVELOPER:
GRAGG CARDONA PARTNERS
THE CARDING GROUP

APPLICATION FOR DESIGN REVIEW

PERSPECTIVE NORTH

06/20/2019

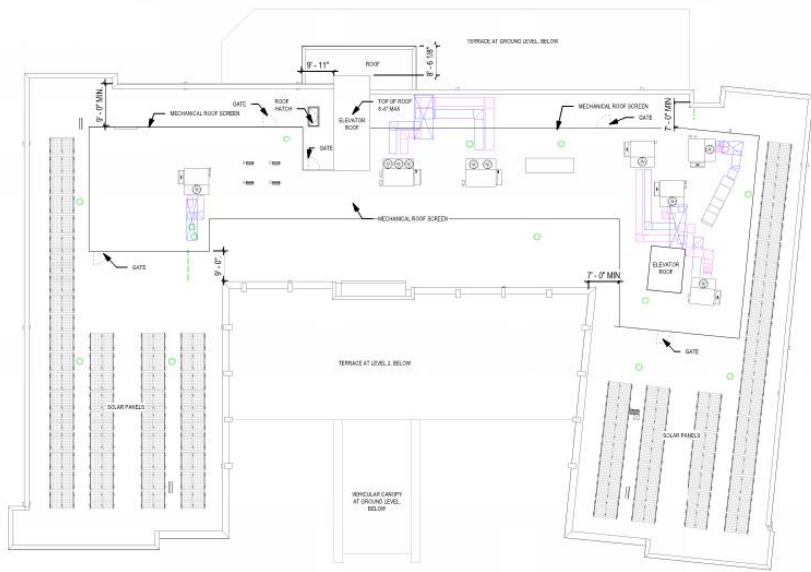


08

THE RESIDENCES AT KENILWORTH
KENILWORTH PARK, WARD 7
WASHINGTON, DC



ENVIRONMENTS
FOR HEALTH
ARCHITECTURE



ROOF



LEVEL 2

- COLOR BY DEPARTMENT
- OUTDOOR SPACE
 - PUBLIC AREA
 - RESIDENT
 - STAFF / ADMIN
 - SUPPORT



TYPICAL RESIDENT LEVEL

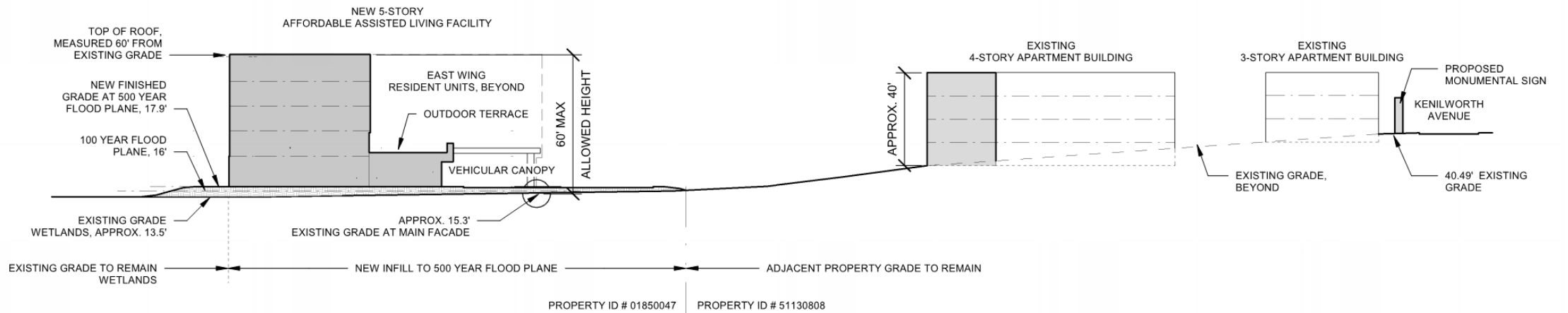
- COLOR BY DEPARTMENT
- PUBLIC AREA
 - RESIDENT
 - STORAGE
 - SUPPORT



LEVEL 1

- COLOR BY DEPARTMENT
- FOOD SERVICE
 - PUBLIC AREA
 - STAFF / ADMIN
 - STORAGE
 - SUPPORT







Current View from Eastern Ave



Current View from Kenilworth Ave NE on Southbound Ramp



Concept View from Eastern Ave



Proposed Monumental Sign



DEVELOPER:
GRAGG CARDONA PARTNERS
THE CARDING GROUP

APPLICATION FOR DESIGN REVIEW

PERSPECTIVE AERIAL

06/20/2019



09

THE RESIDENCES AT KENILWORTH
KENILWORTH PARK, WARD 7
WASHINGTON, DC



ENVIRONMENTS
FOR HEALTH
ARCHITECTURE



ALUMINUM STOREFRONT WINDOWS

SOLID PHENOLIC PANEL (RAIN SCREEN)



FIBROUS CEMENT PANELS (RAIN SCREEN)



STACKED STONE VENEER









DEVELOPER:
GRAGG CARDONA PARTNERS
THE CARDING GROUP

APPLICATION FOR DESIGN REVIEW
PERSPECTIVE SOUTH

06/20/2019



07

THE RESIDENCES AT KENILWORTH
KENILWORTH PARK, WARD 7
WASHINGTON, DC





Urban Engineering

Ryan Connor, P.E.

Existing Conditions

- 2.82 acre site is bounded by Aquatic Gardens / NPS, residential, and vacant land with MD state line a short distance away.
- Site is partially wooded with areas subject to clearing, dumping, and misuse.
- Site is located partially in wetlands and floodplain.
- Wetlands found to be extensive. Wetlands consultant completed delineated and jurisdictional determination and is coordinating closely with DOEE and COE.
- Wetlands permitting process underway as required and will meet all applicable requirements of COE and DOEE.
- Wetlands to remain are proposed to be improved and restored with tree plantings and removal of invasive species.
- Floodplain exists on site. 100 year is elevation 16.0' and is shown herein in blue. 500 year is approximately elevation 17.9'.
- Conditional Letter of Map Revision (CLOMR) being prepared for FEMA as required in coordination with DOEE.
- Floodplain on site is in the "ineffective" area, therefore the development has little to no impact on floodplain performance / elevation.



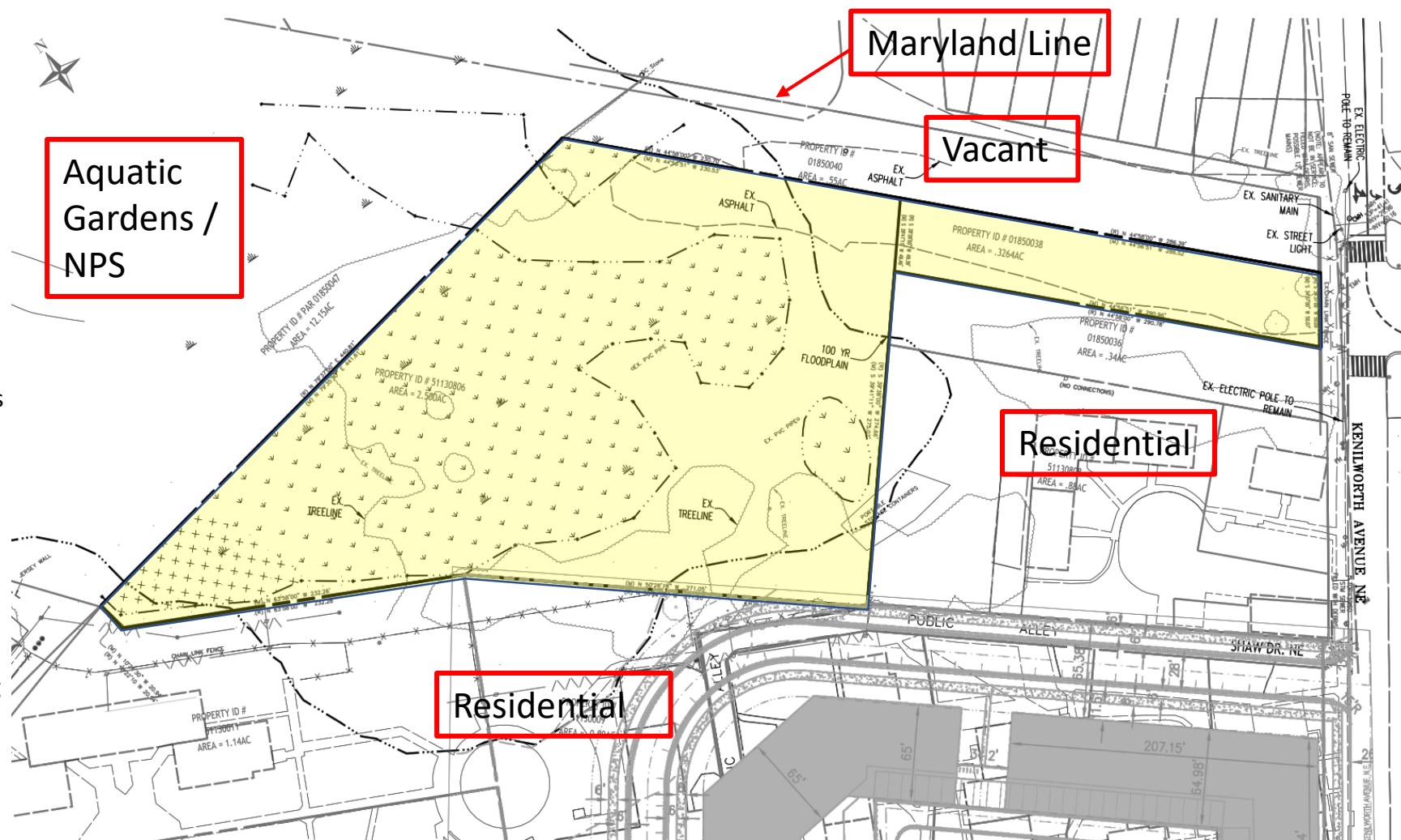
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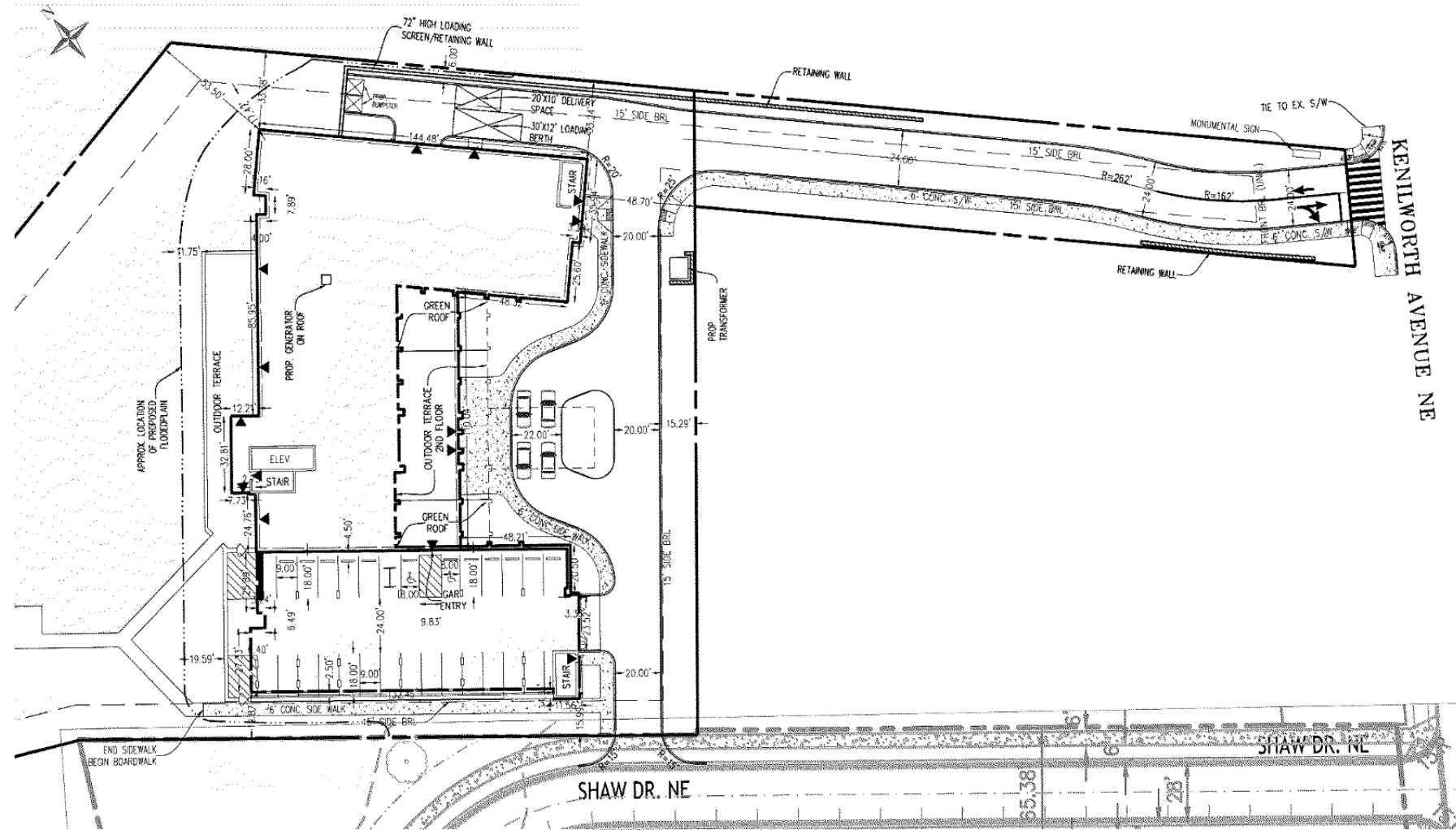
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- Onsite Wetlands
- Onsite 100 yr Floodplain



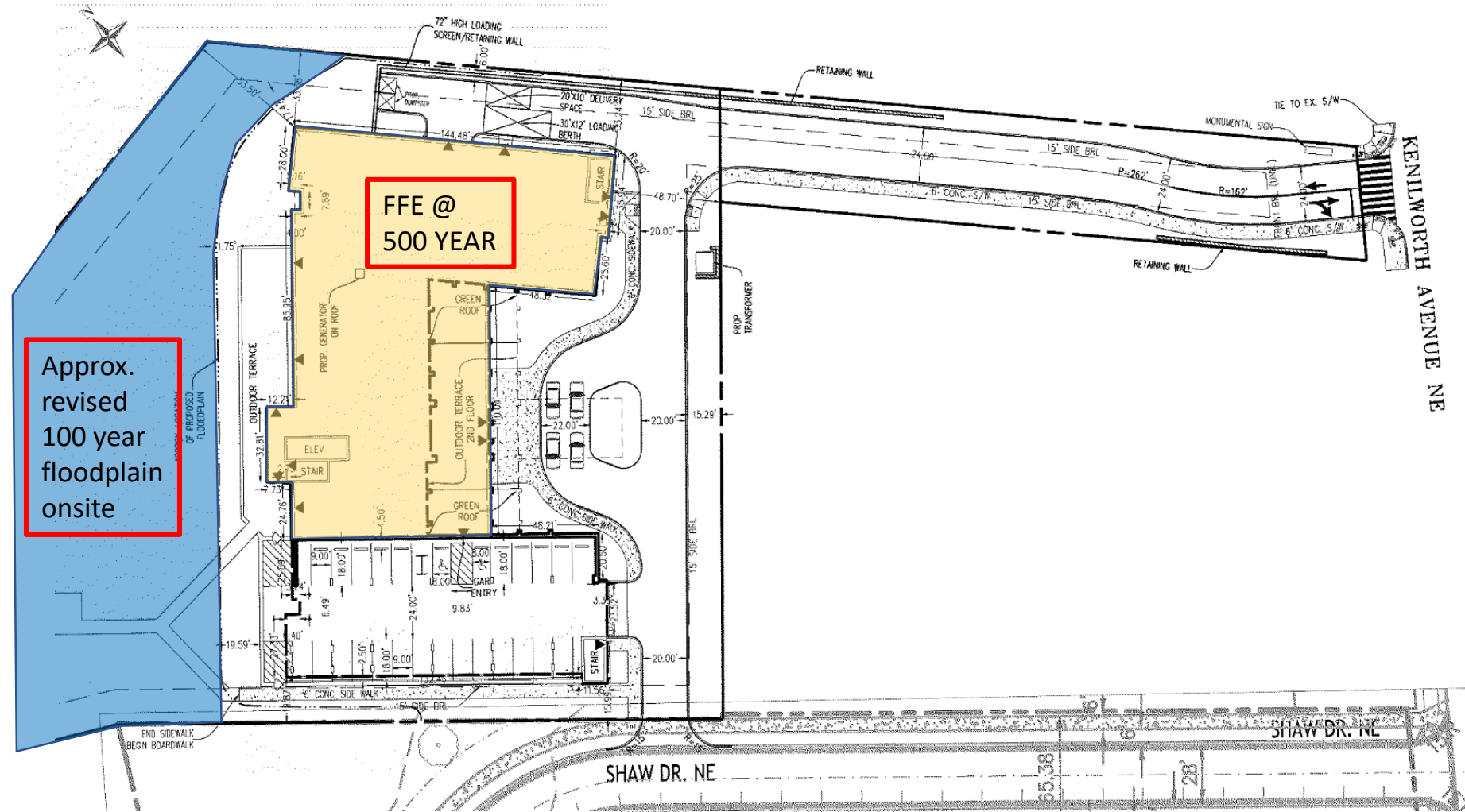
Proposed Conditions

- Building proposed with Finished Floor elevation raised to the 500 year elevation (approximately 17.9' elevation).
- This proposed FFE recognizes the sensitive nature of the building population and DOEE recommendations.
- Site access from Kenilworth will allow emergency vehicle access during 500 year event at entrance at eastern corner of building.
- Additional property access is along front of building and access is proposed to property boundary for future connection
- The existing wetlands preserved to maximum extent possible through multiple design iterations which have compacted the overall development footprint.
- Onsite wetlands restoration proposes planting trees and removing invasive species to improve the wetlands.
- Extensive Tree save and quality natural open space provided.



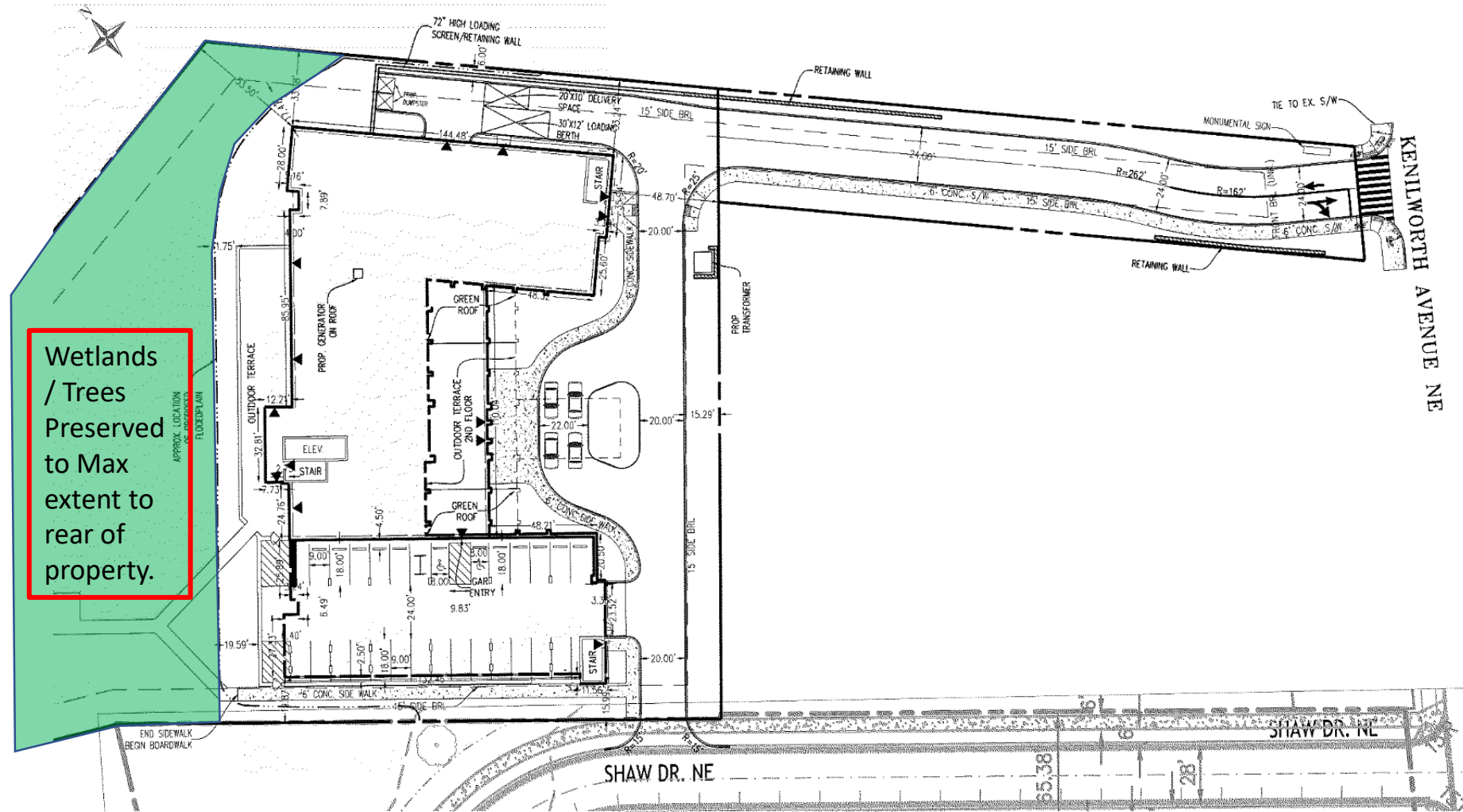
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Landscape / Hardscape Features

- Landscape lined front entry drive with added entrance feature at Kenilworth for wayfinding
- Entry drop-off area with colored/scored concrete special pavement and building foundation plantings.
- Front Second floor terrace with focal feature and two green roofs.
- Interior and peripheral parking lot landscape plantings provided with screening hedges
- Rear grill/dining terrace to take advantage of views to the natural areas to the rear
- Boardwalk connection through wetland area with supplemental plantings. Wetland plantings and boardwalk subject to wetland permit approval.
- Significant tree preservation area at SW corner of site with large existing trees & boardwalk located to avoid trees.
- Added fence on three sides for security based on sensitive population and transitional / vacant nature of sites flanking the property.

Green Area Ratio plan will meet the requirements through combination of measures:

- Preservation of existing trees of various sizes ranging from 6" to 24" in caliper
- All plantings on the site are proposed to be native species.
- Green Roofs
- Renewable energy (Solar PV)
- Pervious pavement

NATIVE PLANT PALETTE



GREEN ROOF



CHARACTER IMAGES



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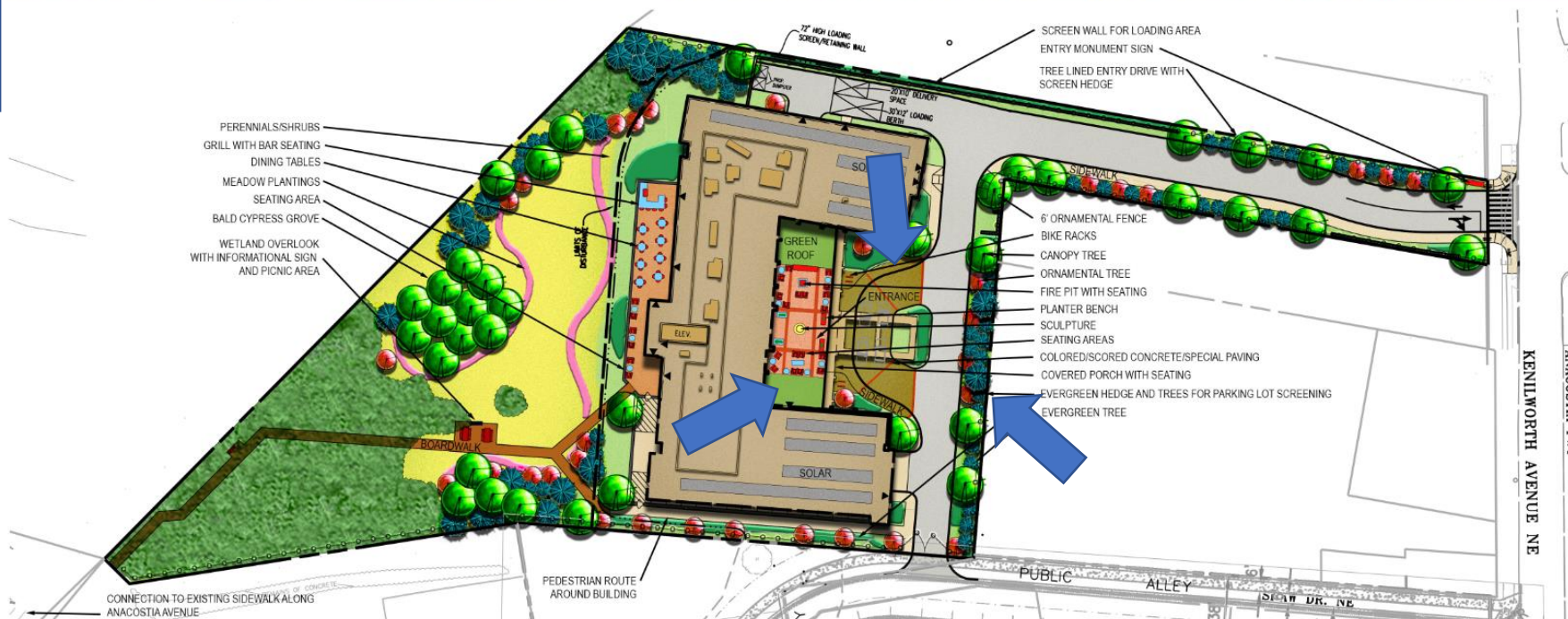
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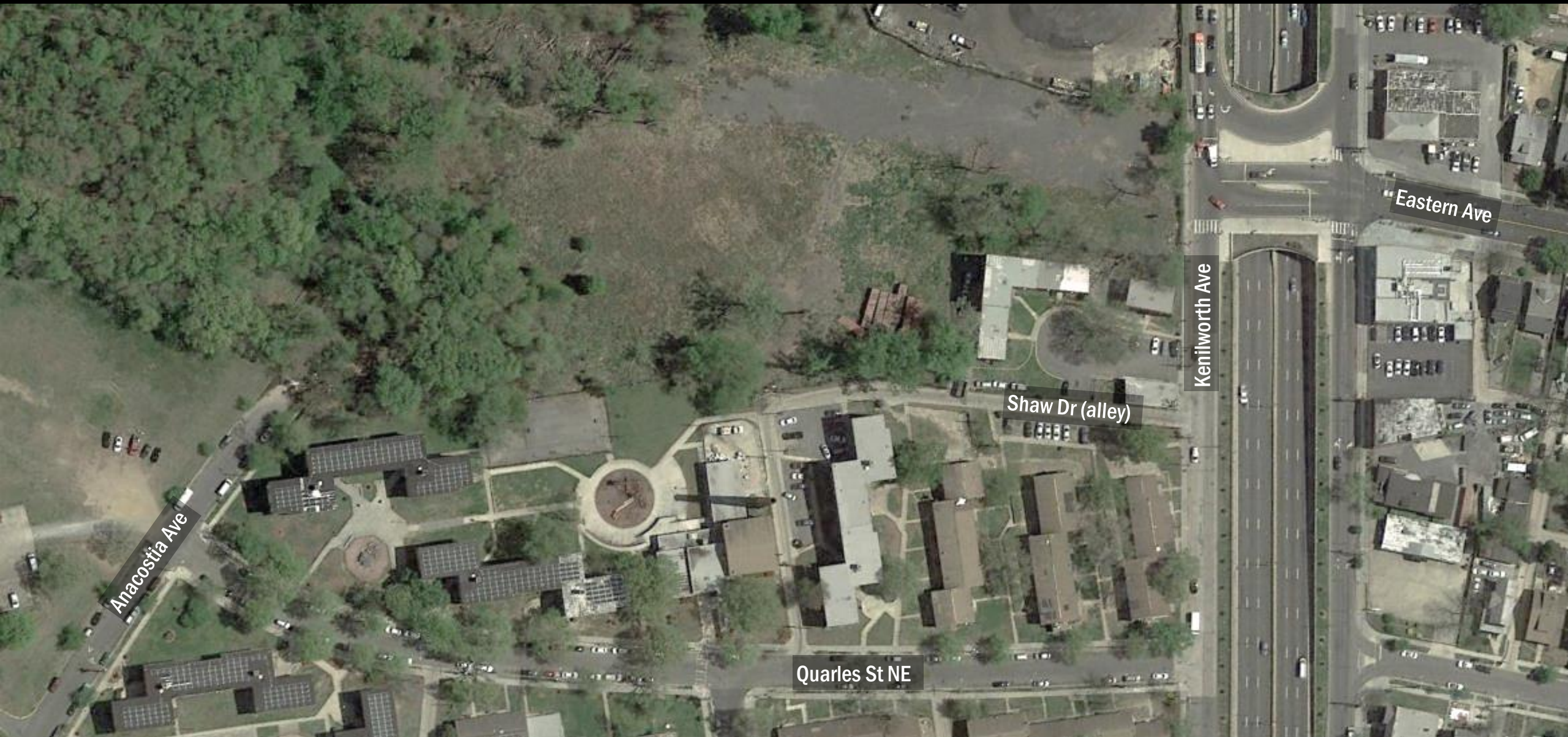




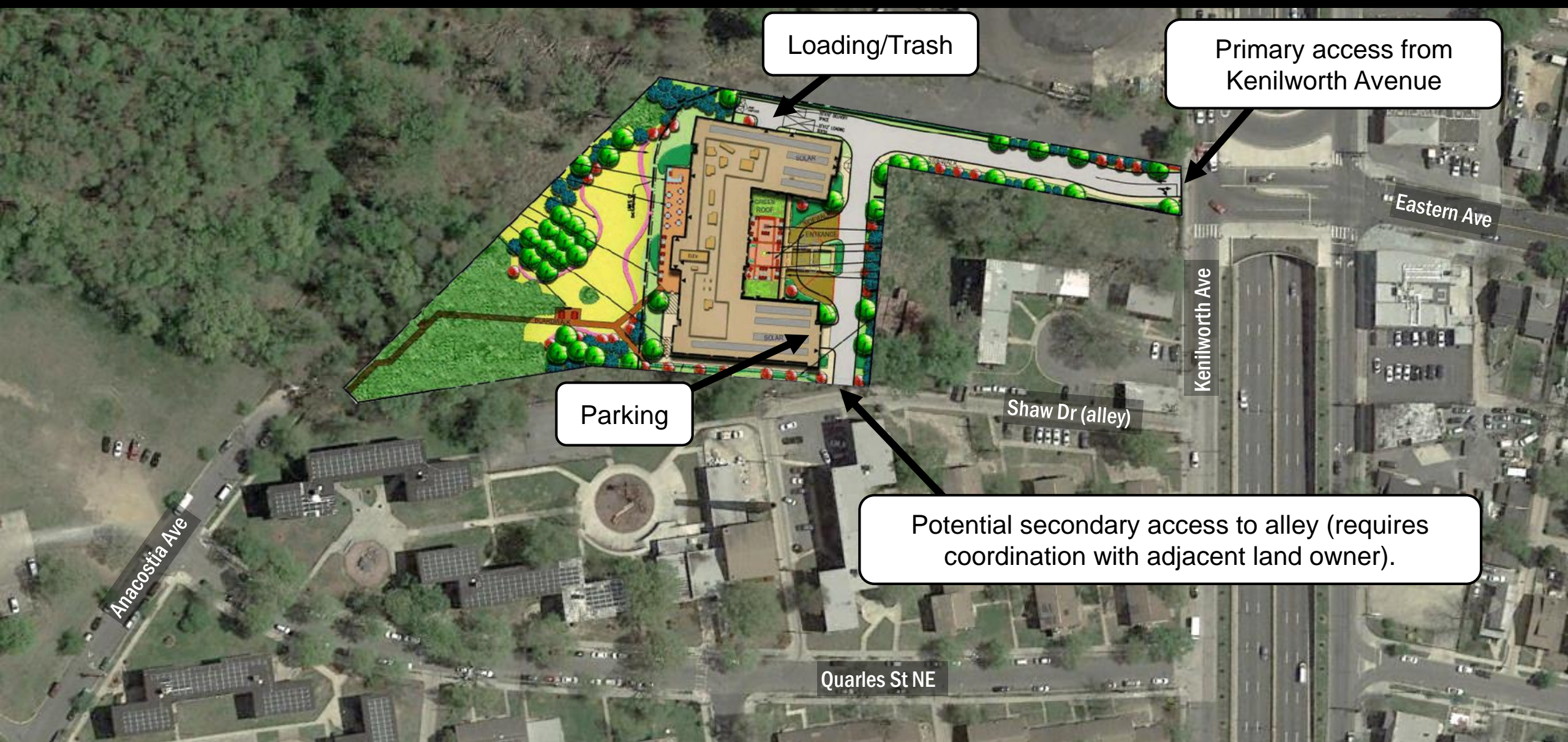
Gorove/Slade Associates

Rob Schiesel, P.E.

Site Access & Circulation | Project Location



Site Access & Circulation | Near-Term



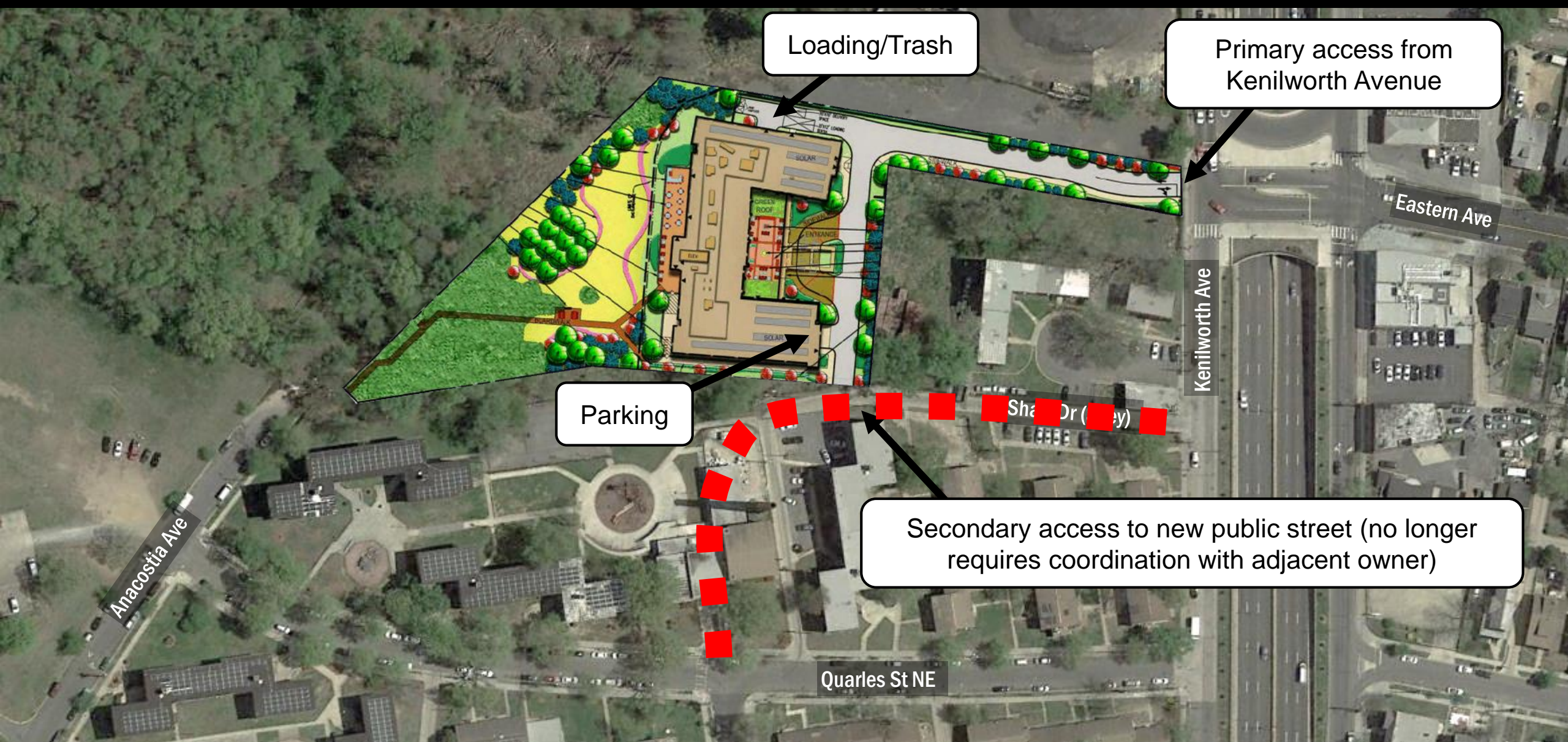
Site Access & Circulation | Kenilworth Courts PUD



Kenilworth AALC Site

Alley upgraded to public street

Site Access & Circulation | With Kenilworth Courts PUD



Pedestrian Facilities



New walkways provide porosity through site

0.4-mile walk to Deanwood Metrorail station

DDOT Coordination

- Met with DDOT several times, starting July 2018
- Most discussion centered around site circulation and connectivity
- Scoped and prepared Comprehensive Transportation Review (CTR)
- Continued coordination after CTR submittal on remaining issues/concerns
- Participated in one PDRM meeting



Responses to DDOT Staff Report | Recommendations

DDOT Comment	Applicant Response
“Fund, design, and construct any new or relocated traffic signal equipment and all required geometric modifications at the intersection of Kenilworth Avenue NE and Eastern Avenue, as required by and subject to approval by DDOT.”	Applicant agrees
“Implement the revised Transportation Demand Management (TDM) plan proposed in the Applicant’s May 21, 2019 CTR, for the life of the project, with the minor additions requested by DDOT”	Applicant agrees with one change: Replace: “Will meet the ZR16 requirements for showers and lockers for use by employees. Applicant should clarify the number that will be provided” with: “Provide a minimum of 2 showers and 20 lockers for use by employees.”
“Dedicate the right-of-way necessary to accommodate extensions of both Eastern Avenue and Anacostia Avenue through the site, as called for in the Plan of a Permanent System of Highways for the District of Columbia.”	Applicant agree with the following change: “The Applicant will not obstruct nor ask for compensation for the land required for the right-of-way necessary to accommodate extensions of both Eastern Avenue and Anacostia Avenue through the site, as called for in the Plan of a Permanent System of Highways for the District of Columbia.”



Responses to DDOT Staff Report | Additional DDOT Comments

DDOT Comment	Applicant Response
<p>“Provide a detailed curbside management and signage plan consistent with current DDOT policies since the signage along Kenilworth Avenue will need to change to accommodate the Applicant’s new curb cut”</p>	<p>Applicant agrees – will coordinate during Public Space</p>
<p>“Public space, including curb and gutter, street trees and landscaping, street lights, sidewalks, curb ramps, and other features within the public right-of-way are expected to be designed and built to DDOT standards”</p>	<p>Applicant agrees – will coordinate during Public Space</p>
<p>“The curb cut to Kenilworth Avenue should be a maximum of 24-feet wide (currently shown as 28-feet), have a maximum of 15-foot curb radii, be at-grade with the existing street, and include pedestrian curb ramps and a crosswalk across the new intersection leg”</p>	<p>Applicant agrees – will coordinate during Public Space</p>
<p>“The curb radii for the connection to the alley to the south (Shaw Drive NE) should be reduced from 15-feet to 6-feet”</p>	<p>Applicant agrees – will coordinate during Public Space</p>
<p>“Typically, short-term bicycle parking racks are installed in public space. However, given the minimal amount of public space touching the site, the Applicant should install them on private property and follow the design requirements of ZR16 Subtitle C § 804. They should be moved from the garage and rear of the building to near the front door”</p>	<p>Applicant agrees – design has been updated to reflect this change</p>



Responses to DDOT Staff Report | Additional DDOT Comments

DDOT Comment	Applicant Response
<p>“The Applicant participated in a Preliminary Design Review Meeting (PDRM) on June 4, 2019 with the Office of Planning and DDOT to discuss and resolve the public space issues noted above”</p>	<p>Applicant looks forward to continued coordination</p>
<p>“The Applicant should coordinate with the Ward 7 arborist to determine if there are any Heritage or Special Trees on-site that need to be protected or preserved. If so, it may impact the design of the proposed project.”</p>	<p>Noted</p>
<p>“The Kenilworth Courts PUD (ZC 15-21) will widen and extend Shaw Drive in the last phase of the development. The widening of Shaw Drive’s right-of-way will allow the Applicant’s driveway stub to connect to the street. In the meantime, the Applicant should continue discussions with the owner of the sliver of land between the subject property and Shaw Drive to obtain an easement and expedite the connection;”</p>	<p>Applicant will continue to coordinate with the adjacent owner</p>
<p>“DDOT recommends the Applicant install at least one (1) electric vehicle (EV) charging station and conduit for future EV stations.”</p>	<p>Applicant agrees to install a minimum of one (1) electric vehicle (EV) charging station</p>





QUESTIONS? |



RAIN SCREEN
FIBROUS CEMENT PANELS



STACKED STONE VENEER



RAIN SCREEN
SOLID PHENOLIC PANELS



ALUMINUM
CURTAIN WALL
STOREFRONT



RAIN SCREEN
CENTRIA METAL PANELS

GRAGG CARDONA PARTNERS
THE CARDING GROUP

THE RESIDENCES AT KENILWORT
EXTERIOR FINISHES

