



GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 7D

CENTRAL NORTH EAST, DEANWOOD, EASTLAND GARDENS, KENILWORTH, KINGMAN PARK, MARSHALL HEIGHTS,
MAYFAIR/PARKSIDE, AND RIVER TERRACE

April 11, 2019

Mr. Anthony J. Hood, Chairman
D.C. Zoning Commission
D.C. Office of Zoning
441 Fourth Street N.W., Suite 200S
Washington, D.C. 20001

Re: Letter of Support for The Residences at Kenilworth Park | Affordable Assisted Living Community Project [as presented by the Gragg Cardona Partners, The Carding Group and Brick & Story]

Dear Chairman Hood and Zoning Commissioners:

On March 26, 2019, at a duly-noticed, appropriately planned Special Meeting called by ANC 7D Commission (“Commission”), with an established quorum of commissioners and the public present, ANC 7D voted unanimously (6-0-0) in favor of providing a letter of support regarding *The Residences at Kenilworth Park | Affordable Assisted-Living Community Project* as presented by applicants Gragg Cardona Partners and The Carding Group in collaboration with Brick & Story. The Commission’s Special Meeting, was second of a two-part extensive presentation to review the affordable, assisted-living housing community project, with particular focus on the Medicaid Application Process and the criteria for occupancy. The applicants had requested a letter of support to pursue a voluntary Design Review Process with the Zoning Commission.

The development team has reviewed the design and site plan of the project with ANC 7D throughout their engagement, and we find that the project meets the Design Review zoning standards [as noted in Title 11 Subtitle X, Chapter 6], more specifically, for a voluntary design review as well as the special exception standards for new residential development in the RA-1 zone and to locate parking in the front yard. The project will enhance the neighborhood and be a community asset through the development of a site that has long been used for illegal dumping such activity. The project will provide ample outdoor recreation space for residents and the community, such as access to the parkland to the west and a large outdoor terrace for residents. In addition, the site plan, including the location of parking in the front yard, will ensure that parking and traffic will be well managed and will not adversely impact nearby streets while being sufficiently visually buffered. The architecture of the building and its landscaping are attractive and high-quality, so the project will add to the visual environment of the neighborhood. The height of the building is necessary to accommodate its programmatic requirements, and the building will be sufficiently separated from other properties and at a lower elevation so that the height will be appropriate for the neighborhood context. Overall, the development of the site

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into a new residential building, especially as an affordable assisted living facility, will not overburden the neighborhood's infrastructure, will be a positive addition to the community, and will serve a population that strongly needs such a facility.

Since October 2018, the Gragg Cardona Partners, The Carding Group and Brick & Story have consistently and intentionally engaged ANC 7D as well as the greater community in apprising us of the plans, details and community benefits of *The Residences at Kenilworth Park*, a 155-unit private, affordable assisted-living apartments with associated amenities to eligible senior-aged and/or age-qualifying disabled residents of the District of Columbia. In addition to providing full service rental apartments, the community will include amenity spaces and comprehensive menu of assisted living services to cater to resident needs.

The Commission intends to continue its engagement with the applicants on the following:

- The progression of the future phases of *The Residences at Kenilworth Park*
- Communicating those project phases (progression) to the constituency and the Ward 7 Councilmember
- Continuance of our mutually endeavored ANC 7D Community Benefits Agreement, of which we will capture the accomplishments and previously initiated action items by the applicants in the preliminary project work

The Commission has been thoroughly impressed with the applicants' forethought, consideration of the community needs, and implementation of "good neighbor" practices in their approach to this project. To date, it has been refreshing to observe the laser-focused attention given to the handling of questions and concerns from the Commission as well as the community members. We look forward to working with the applicants and are delighted to provide this letter of support for *The Residences of Kenilworth Park*. Chairman Hood, we hope that you will render great weight to this recommendation and thereby promptly approve the Cardona Gragg Partners and The Carding Group application.

Should you have any questions of the Commission, please do not hesitate to contact us at (202) 318-5336 (direct) or via email at 7D06@anc.dc.gov.

Respectfully,



Sherice A. Muhammad

Chair

cc: Councilmember Vince Gray, Ward 7 (Email)
Eastland Gardens Civic Association (Email)