Mixed-Use Town Center at the Rhode Island Metrorail Station

Zoning Commission Public Hearing

May 26, 2005

A&R Development Corporation

Mid-City Urban, LLC



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MID-CITY URBAN, LLC

Smart solutions for urban development

metro

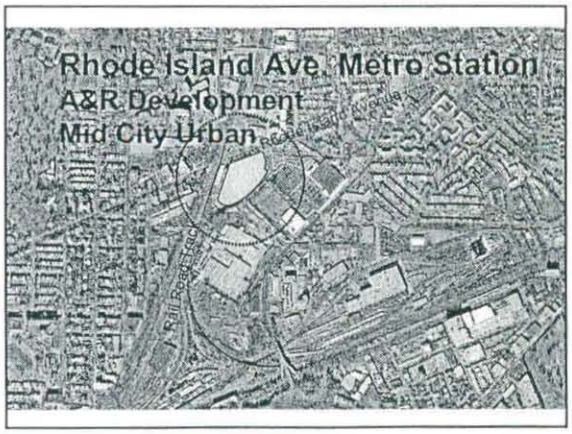
Companies Overview

A&R Development Corp.

- A&R was established in 1978 and has developed residential and commercial projects in both Washington, DC and Baltimore, MD. As a minority owned enterprise, one of A&R's primary endeavors is urban development and revitalization.

MID-CITY URBAN, LLC

- Mid-City Urban, LLC has a proud 40-year history of developing and owning urban, mixed-income, mixed use housing and commercial developments in the Washington DC metropolitan area.



ZONING COMMISSION
District of Columbia
CASE NO.04-24
EXHIBIT NO.27

Project Overview

	Total	Building 1	Building 2
Residential			
1-Bedroom	105	57	49
2-Bedrooms	140	71	77
3+ Bedrooms	17	11	6
Total units	271	139	132
Total number of affordable units	54	29	20
Retail, Service & Entertainment Space		62,300 Sq. Ft.	
Residential & Retail Garage Spaces	444	151	293
On street	53		
KissARide	10		
Taxi Drop spaces	6		
Total parking on site	517		
WMATA new garage (not included in PUD)	200		
Total site size	7.33 acres		

Rhode Island Unit Mix and Rental Rate Range Estimates

Affordable Units	SF/Unit	Rents/month	Income Limits (50% AMI)
1 Bedroom	720-820	$978	$33,475
2 Bedrooms	960-1,300	$1,174	$40,200
3 Bedrooms	1,440	$1,357	$46,425
Market Rate			
Units	**SF/Unit**	**Rents/month**	**Qualifying Income**
1 Bedroom	720-820	$1,295 - $1,475	$46,655 - $53,135
2 Bedrooms	960-1,300	$1,730 - $2,340	$62,205 - $84,240
3 Bedrooms	1,440	$2,590 - $2,650	$93,315



Potential Retail Types

- Sit-down restaurants
- Coffee shop
- Book store
- Clothing/Shoe stores
- Drug store
- Electronics store
- Bank
- Dry Cleaner
- Video store
- Specialty stores

Project Milestones

• Joint Dev. Agreement Executed	March 2005
• 1st Stage PUD Hearing	May 2005
• End of Feasibility Period	June 2005
• 2nd Stage PUD Hearing	Oct/Nov 2005
• File for Building Permits	Oct/Nov 2005
• Finance Closing	March 2006
• Construction Start-WMATA Garage	March/April 2006
• WMATA Garage Complete	March 2007
• Residential/Retail Bldgs Complete	June 2008
• Project Close-out	September 2008

Public Benefits - Neighborhood & City

- Construct new mixed-use Town Center with pedestrian-friendly Main Street
- Shopping and restaurant uses for neighborhood and Metrorail patrons
- Expand Ample but not excessive parking
- Housing supply with 271 apartments including 20% affordable units
- Attractive architecture and urban design in place of existing surface parking lot
- Shops and restaurants will reinforce and diversity the adjacent big box center

REQUIRED VS. PROPOSED PARKING - RHODE ISLAND AVENUE METRO STAGE I PUD

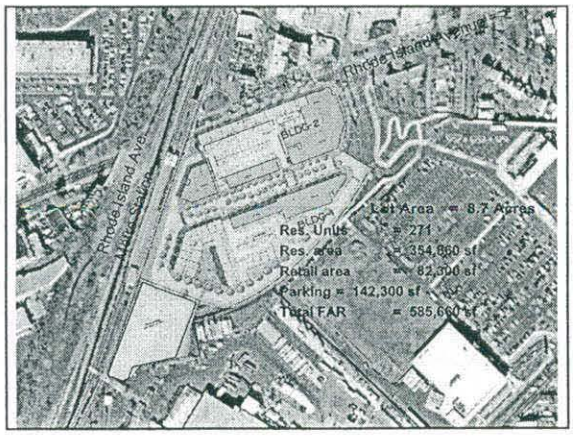
Category	Required Parking*	Proposed Parking
•271 Apartments	90	271**
•82,300 GSF Retail Space	106	226***
TOTAL	196	497

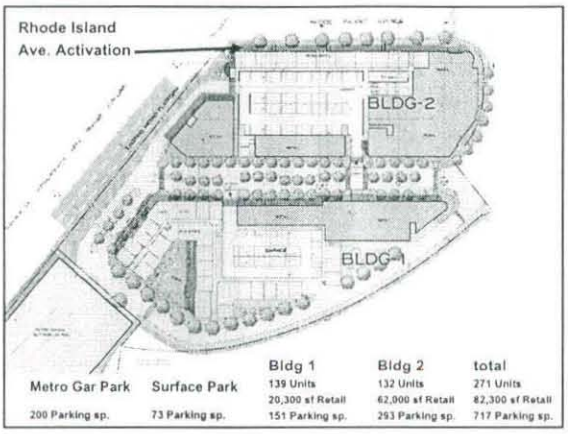
* As per DCMR - Title 11 (Zoning), with respect to the C-2-B Zoning District.
** Based on a 1: 1 ratio.
*** Consists of 173 garage spaces and 53 on-street spaces for retail use. Ratio is approximately 2.7 spaces per 1,000 GSF.
Source: DCMR - Title 11 (Zoning), Leeland Group and O. R. George & Associates.

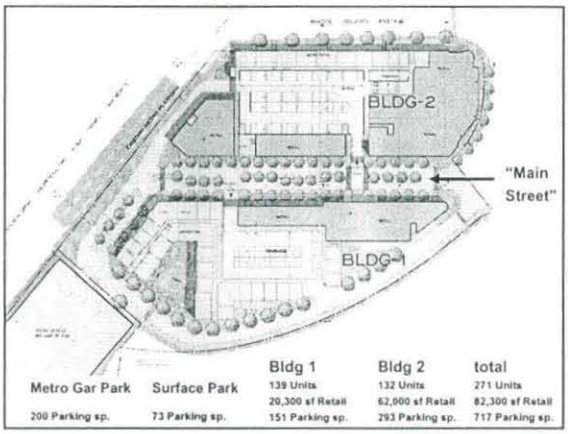
WMATA METRORAIL STATION PARKING INVENTORY – DISTRICT OF COLUMBIA

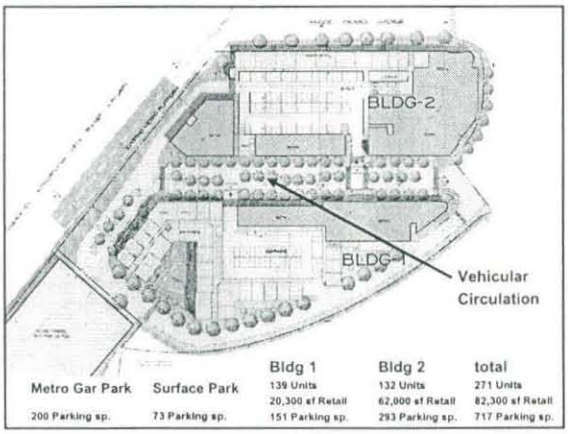
Station	Short-term/ Kiss-n-Ride Parking	Long-term Parking	Total	Ranking
•Anacostia	340	808	1148	1
•Fort Totten	37	408	445	2
•Minnesota Avenue	20	333	353	3
•Rhode Island Avenue	15	200	215	4**
•Deanwood	-	194	194	5
•Takoma	146	-	146	6
•Congress Heights	67	-	67	7
•Brookland	27	-	27	8
•Tenleytown	17	-	17	9
•All Other Stations*	0	0	0	10

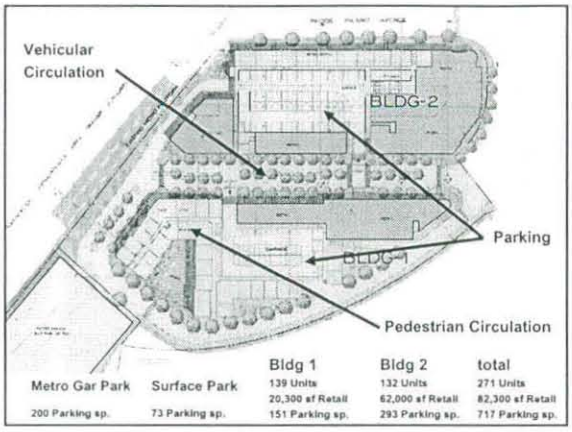
* Refers to 32 stations without any form of parking. A total of 41 stations are located within the City.
** Relers to proposed Rhode Island metro plan ranking.
Source: WMATA Office of Parking & O. R. George & Associates.

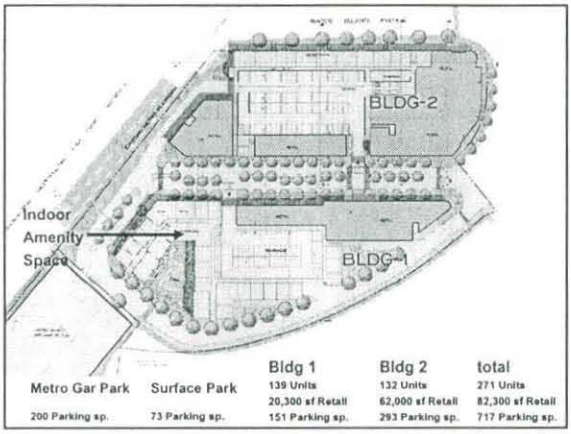


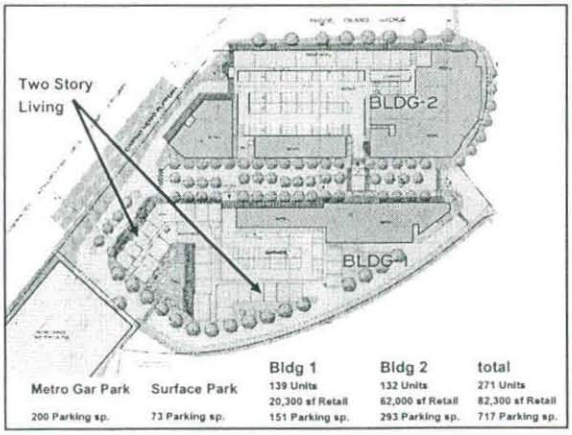

Rhode Island
Ave. Activation
BLDG-2
BLDG-1
Metro Gar Park
200 Parking sp.
Surface Park
73 Parking sp.
Bldg 1
139 Units
20,300 sf Retail
151 Parking sp.
Bldg 2
132 Units
62,000 sf Retail
293 Parking sp.
total
271 Units
82,300 sf Retail
717 Parking sp.

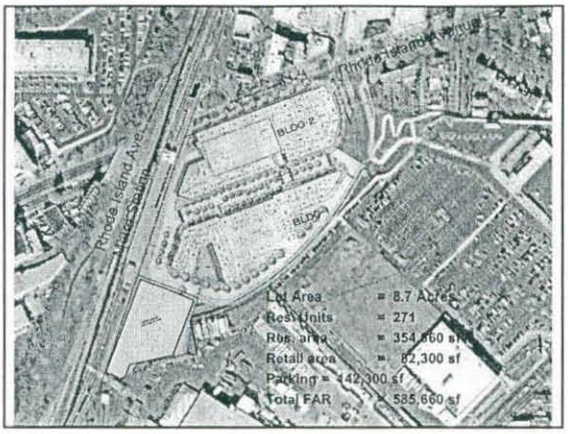

BLDG-2
"Main
Street"
BLDG-1
Metro Gar Park
200 Parking sp.
Surface Park
73 Parking sp.
Bldg 1
139 Units
20,300 sf Retail
151 Parking sp.
Bldg 2
132 Units
62,000 sf Retail
293 Parking sp.
total
271 Units
82,300 sf Retail
717 Parking sp.


BLDG-2
BLDG-1
Vehicular
Circulation
Metro Gar Park
200 Parking sp.
Surface Park
73 Parking sp.
Bldg 1
139 Units
20,300 sf Retail
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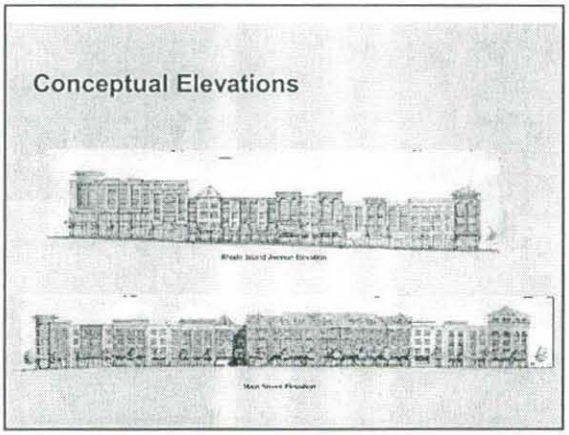

Vehicular Circulation
BLDG-2
Parking
BLDG-1
Pedestrian Circulation
Metro Gar Park
200 Parking sp.
Surface Park
73 Parking sp.
Bldg 1
139 Units
20,300 sf Retail
151 Parking sp.
Bldg 2
132 Units
62,000 sf Retail
293 Parking sp.
total
271 Units
82,300 sf Retail
717 Parking sp.

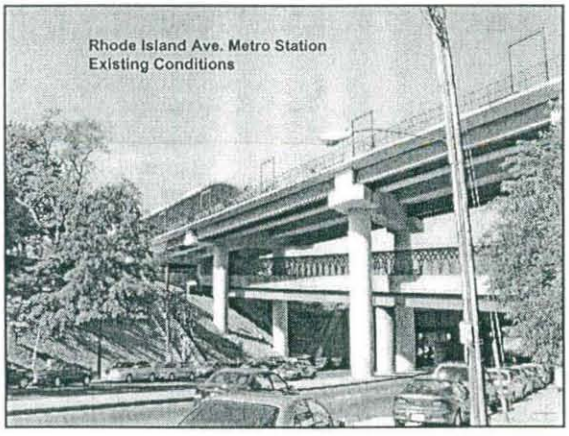

BLDG-2
Indoor Amenity Space
BLDG-1
Metro Gar Park
200 Parking sp.
Surface Park
73 Parking sp.
Bldg 1
139 Units
20,300 sf Retail
151 Parking sp.
Bldg 2
132 Units
62,000 sf Retail
293 Parking sp.
total
271 Units
82,300 sf Retail
717 Parking sp.


Two Story Living
BLDG-2
BLDG-1
Metro Gar Park
200 Parking sp.
Surface Park
73 Parking sp.
Bldg 1
139 Units
20,300 sf Retail
151 Parking sp.
Bldg 2
132 Units
62,000 sf Retail
293 Parking sp.
total
271 Units
82,300 sf Retail
717 Parking sp.



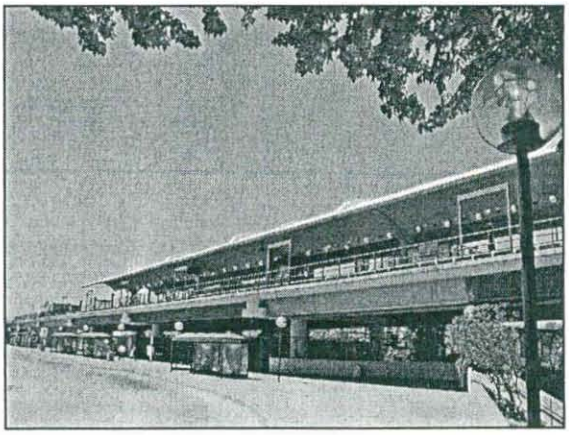
Conceptual Elevations



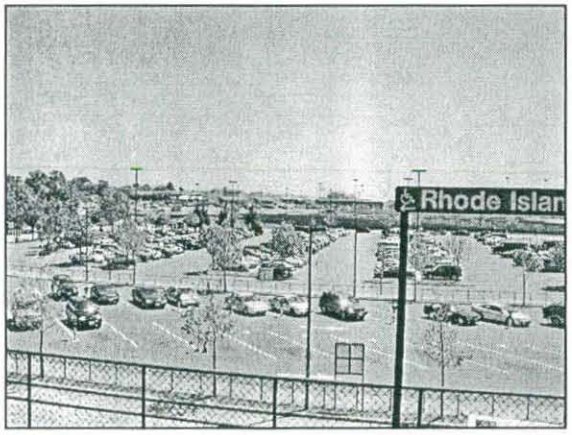


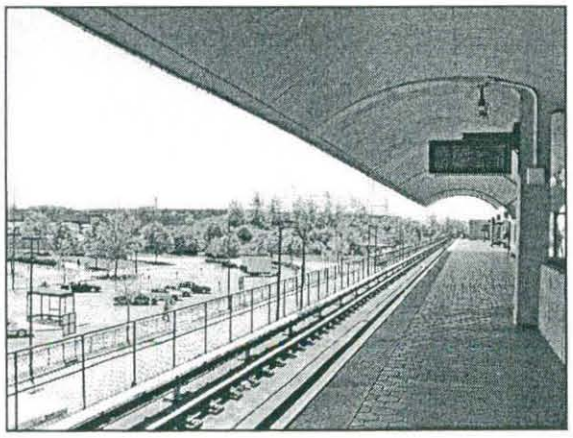









Rhode Islan



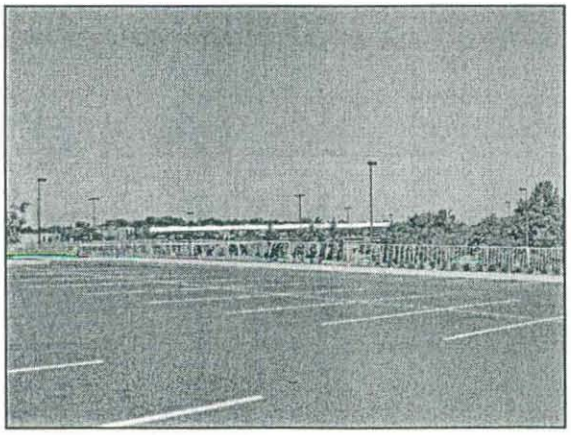

Rhode Island Ave-Brentwood

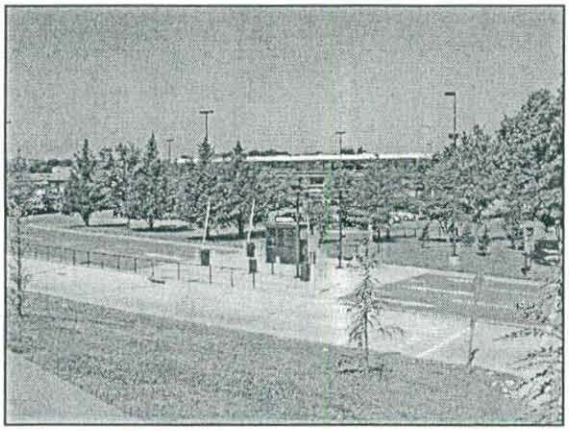




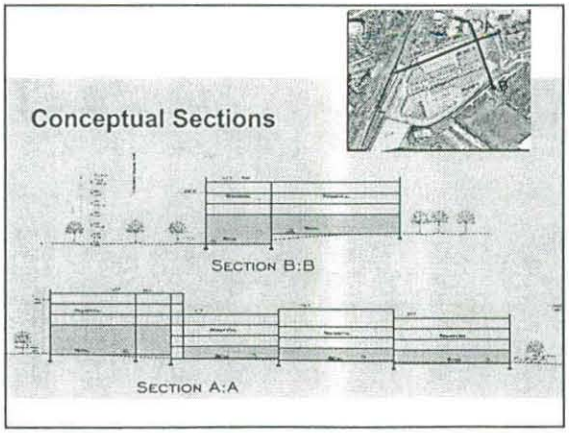






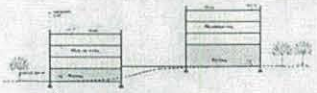




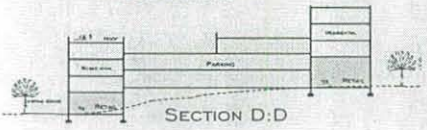

Conceptual Sections
SECTION B:B
SECTION A:A

Conceptual Sections



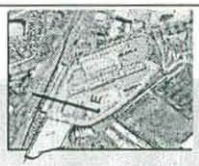


SECTION C:C



SECTION D:D

Conceptual Sections





SECTION E:E



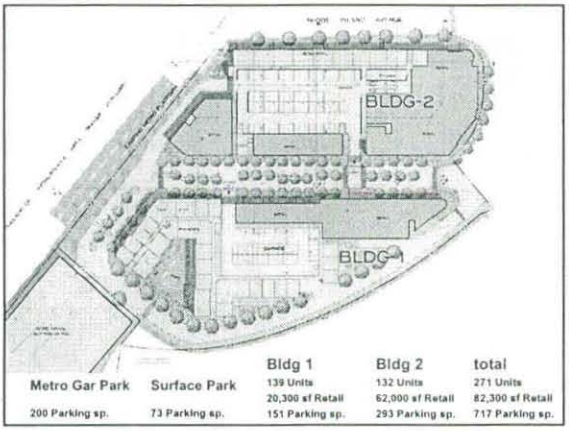


Vehicle, Pedestrian & Parking Elements

- Relocated & reduced Metro commuter parking per City TOD goals
- "Main Street" free of bus traffic
- Minimize conflicts between pedestrians & vehicular traffic
- Secure 1:1 residential parking
- Convenient 3 spaces per 1000sf retail
- Short-term "Main Street" parking
- Discrete loading & service

Response to ZC Setdown Recommendations

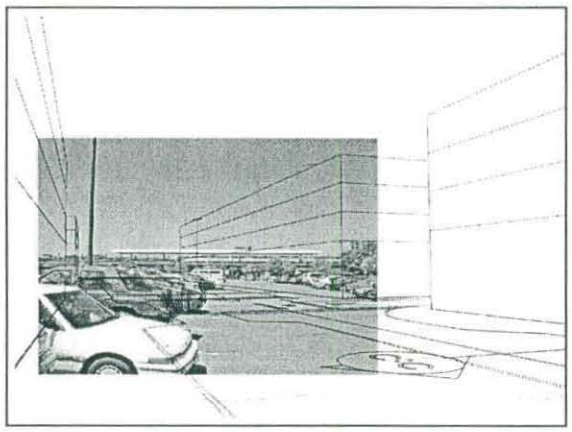
- Animation of Rhode Island Ave. frontage
- Reduced parking ratio consistent with TOD goals
- Study height of project relative to Metro platform
- Phasing of project components
- Impact of parking garage on resid. light & air
- Traffic circulation plan



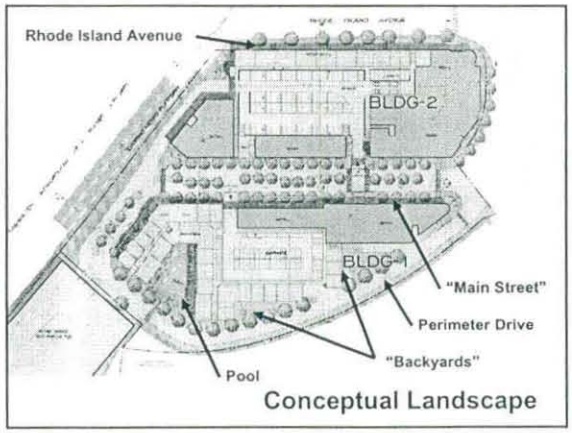
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- Animation of Rhode Island Ave. frontage
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- Phasing of project components
- Impact of parking garage on resid. light & air
- Traffic circulation plan
- Illustrate relationship between "Main Street" and Metro station







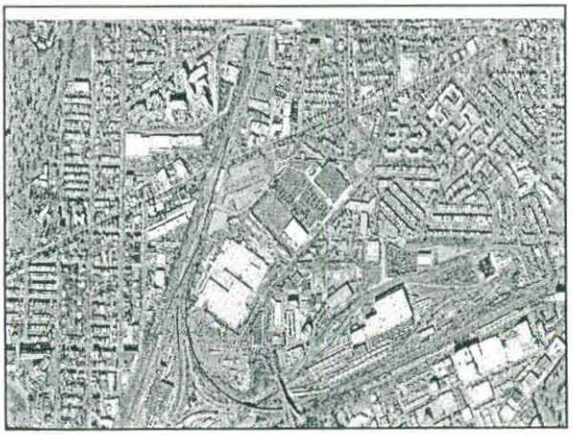


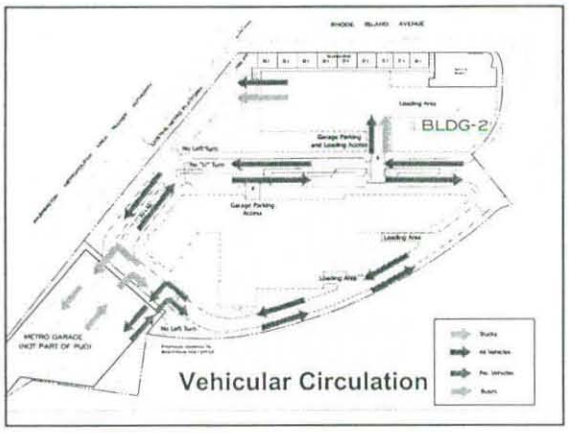
Conceptual Landscape



Questions?






BLDG-2
Vehicular Circulation