Eastgate Senior Residences

Zoning Commission Public Hearing

May 23, 2005



A&R Development Corporation
The Henson Development Co.
D.C. Housing Authority

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ZONING COMMISSION
District of Columbia
CASE NO.04-37
EXHIBIT NO.31

EXHIBIT No. 31

Eastgate Senior Residences

I. Project Introduction

II. DCHA Perspective and Community Engagement

III. LSDBE and Section III Goals

IV. Development Team Project Description

V. Conclusion

LSDBE Requirements

- **Exceeded LSDBE requirements on all projects.**
- **Wheeler Creek HOPE VI**
  - **Goal: 35% participation**
  - **Actual: 52% participation**
- **Capitol Gateway HOPE VI**
  - **Current Utilization: Over 80%**

Section III Goals

- Capitol Gateway HOPE VI
  - Established Goal: 50 Section 3 Employees
  - Current Status:
    - 48 Category 1 and Category 2 hires already made (prior to start of vertical construction)
- First Source Agreement in place

Site Vicinity Map



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ILLUSTRATIVE AERIAL EXHIBIT
EASTGATE SENIOR RESIDENCES
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C.2

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TWO STORY SINGLE FAMILY RESIDENTIAL UNITS



VIEW LOOKING ACROSS ANACOSTIA ROAD



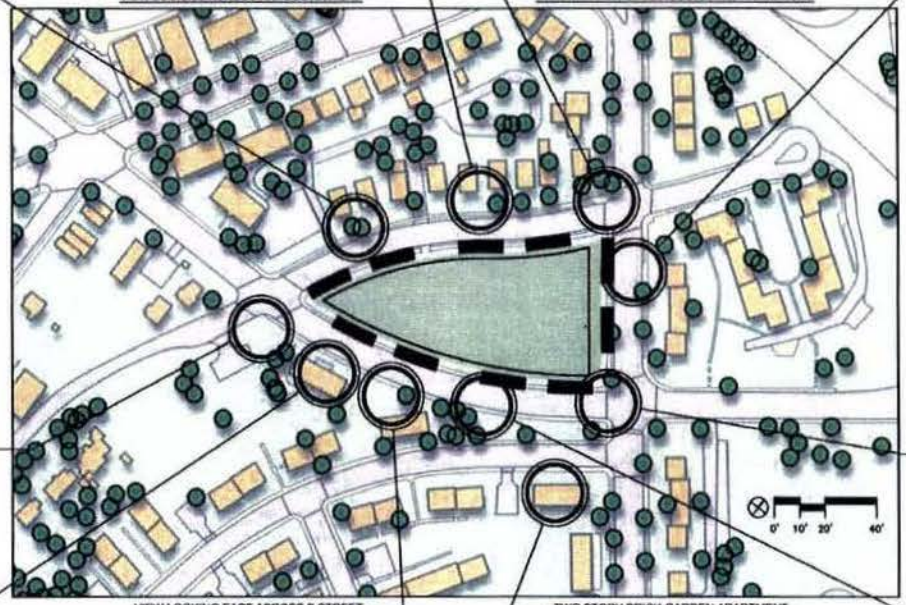
INTERSECTION OF ANACOSTIA AND RIDGE ROAD



VIEW LOOKING NORTH ACROSS RIDGE ROAD



INTERSECTION OF B STREET AND ANACOSTIA ROAD





INTERSECTION OF RIDGE ROAD AND B STREET

TWO STORY BRICK GARDEN APARTMENT



VIEW LOOKING EAST ACROSS B STREET



TWO STORY BRICK GARDEN APARTMENT



VIEW LOOKING EAST ACROSS B STREET



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NEIGHBORHOOD IMAGE BOARD
EASTGATE SENIOR RESIDENCES
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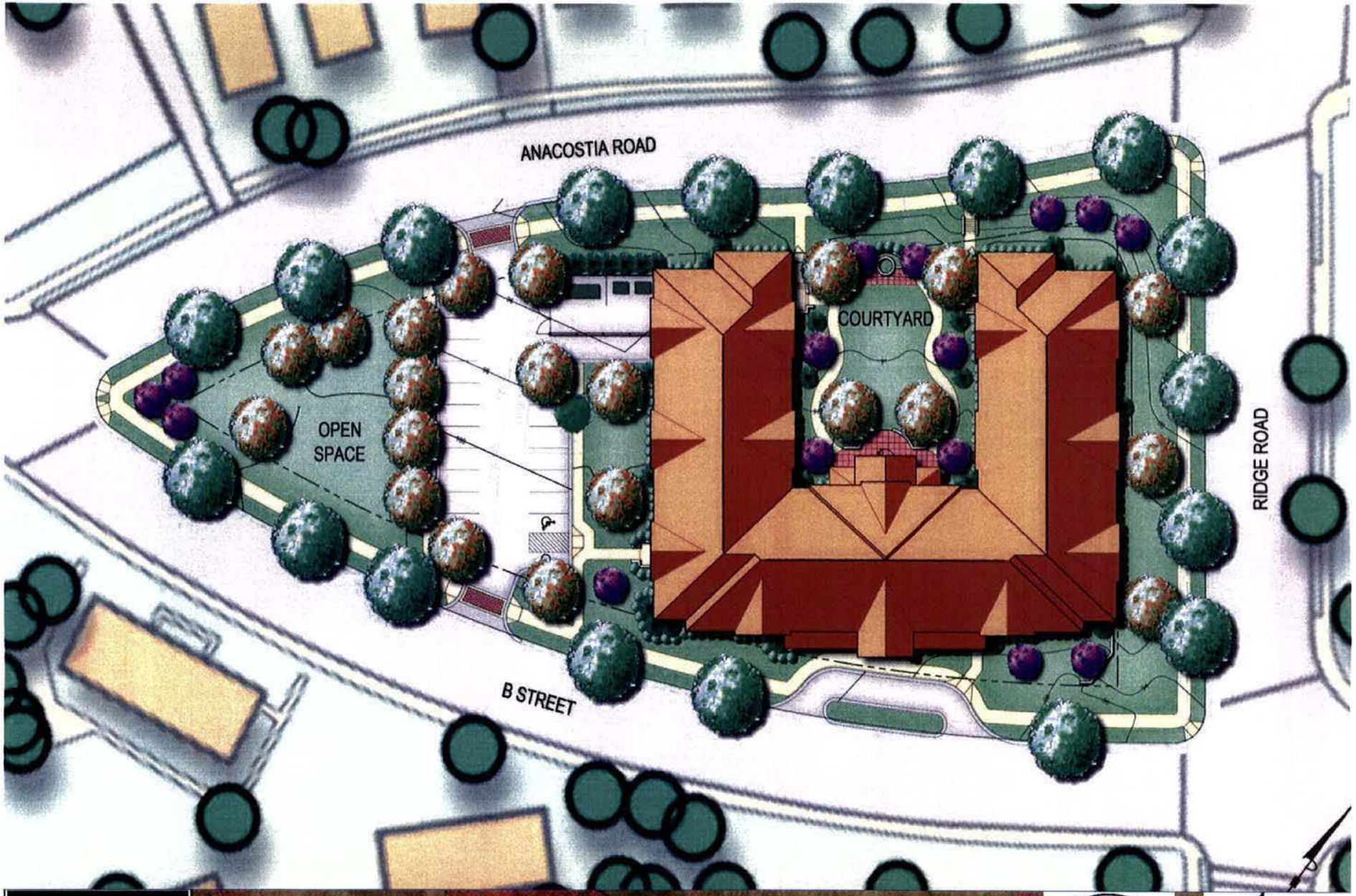
DATE	DESCRIPTION

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Perspective from B St. & Ridge Rd.



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Rear Courtyard Perspective



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African Influenced Design Elements

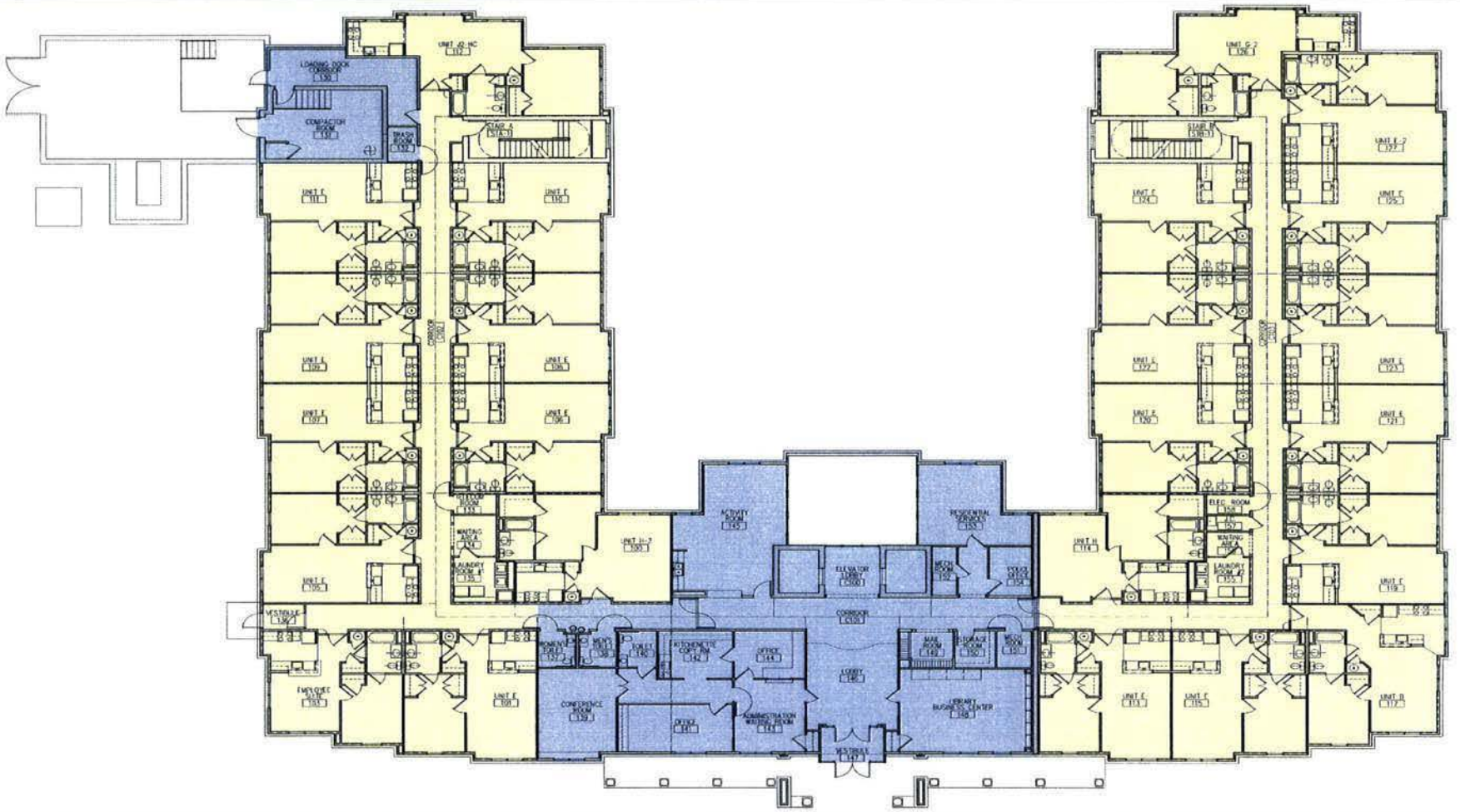


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Entry Level Floor Plan



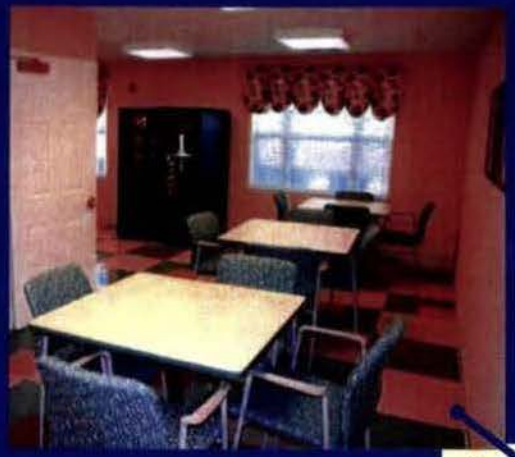
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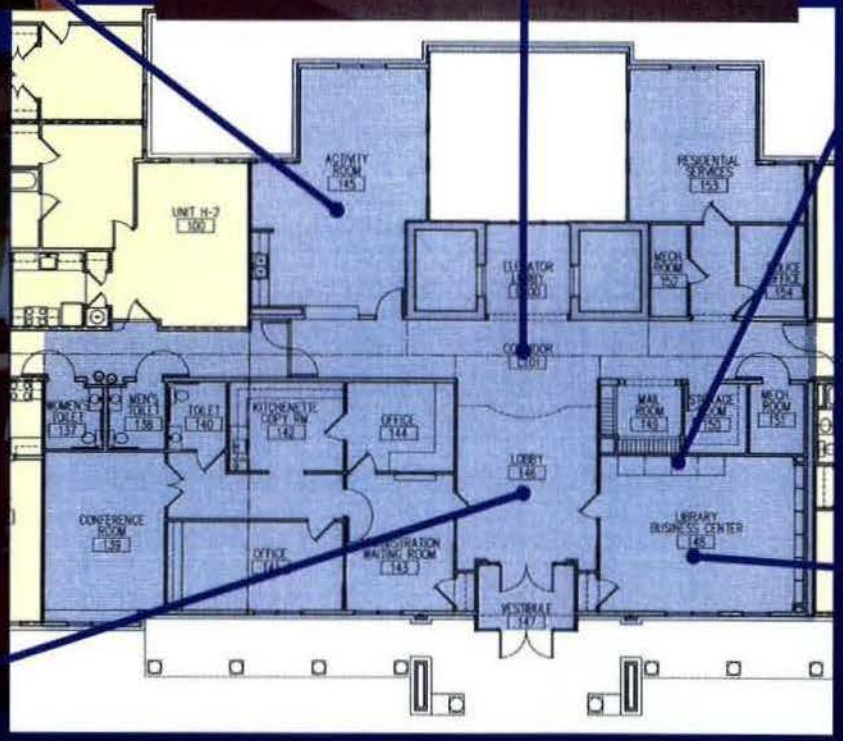
Entry Level











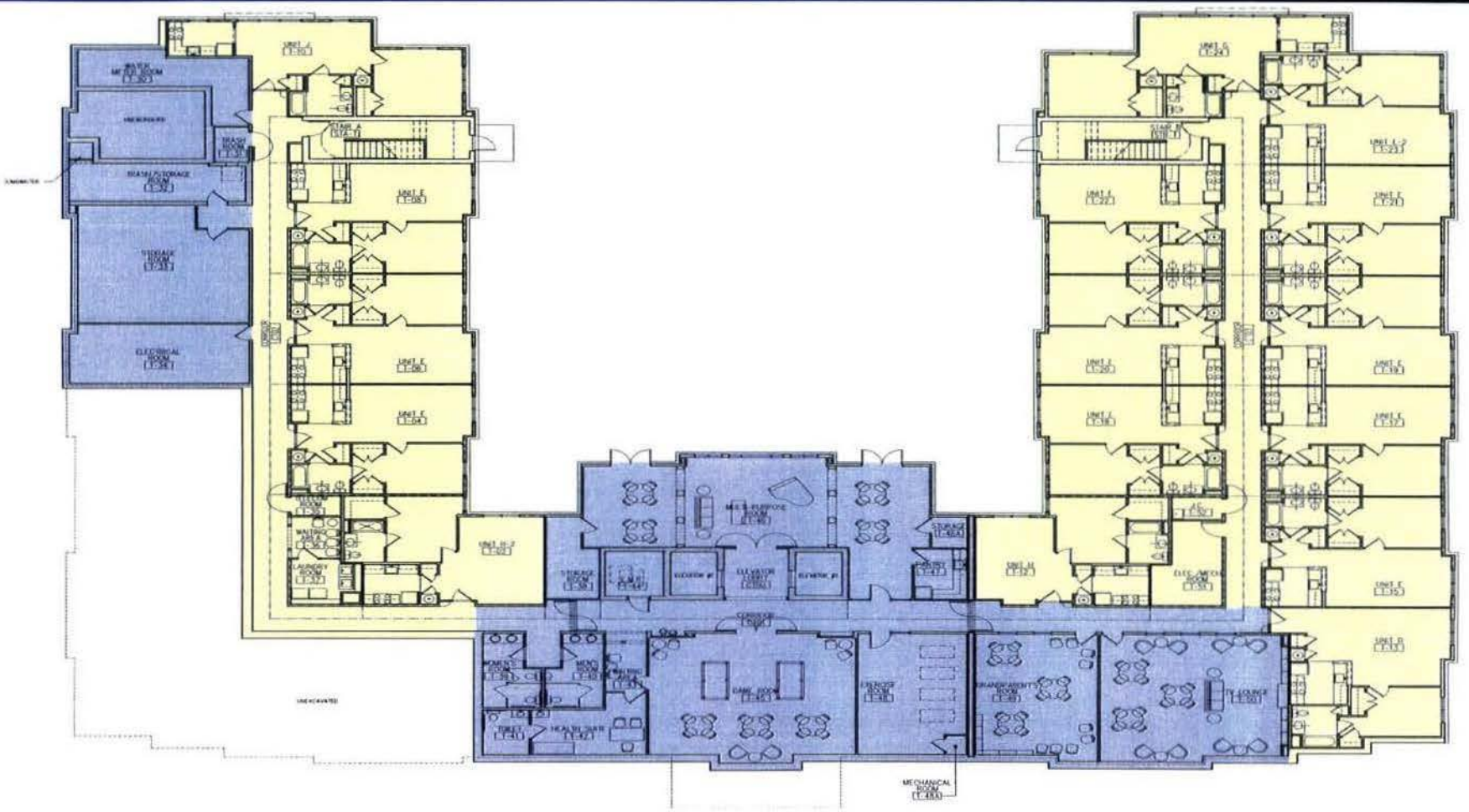


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Terrace Level Floor Plan



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Terrace Level











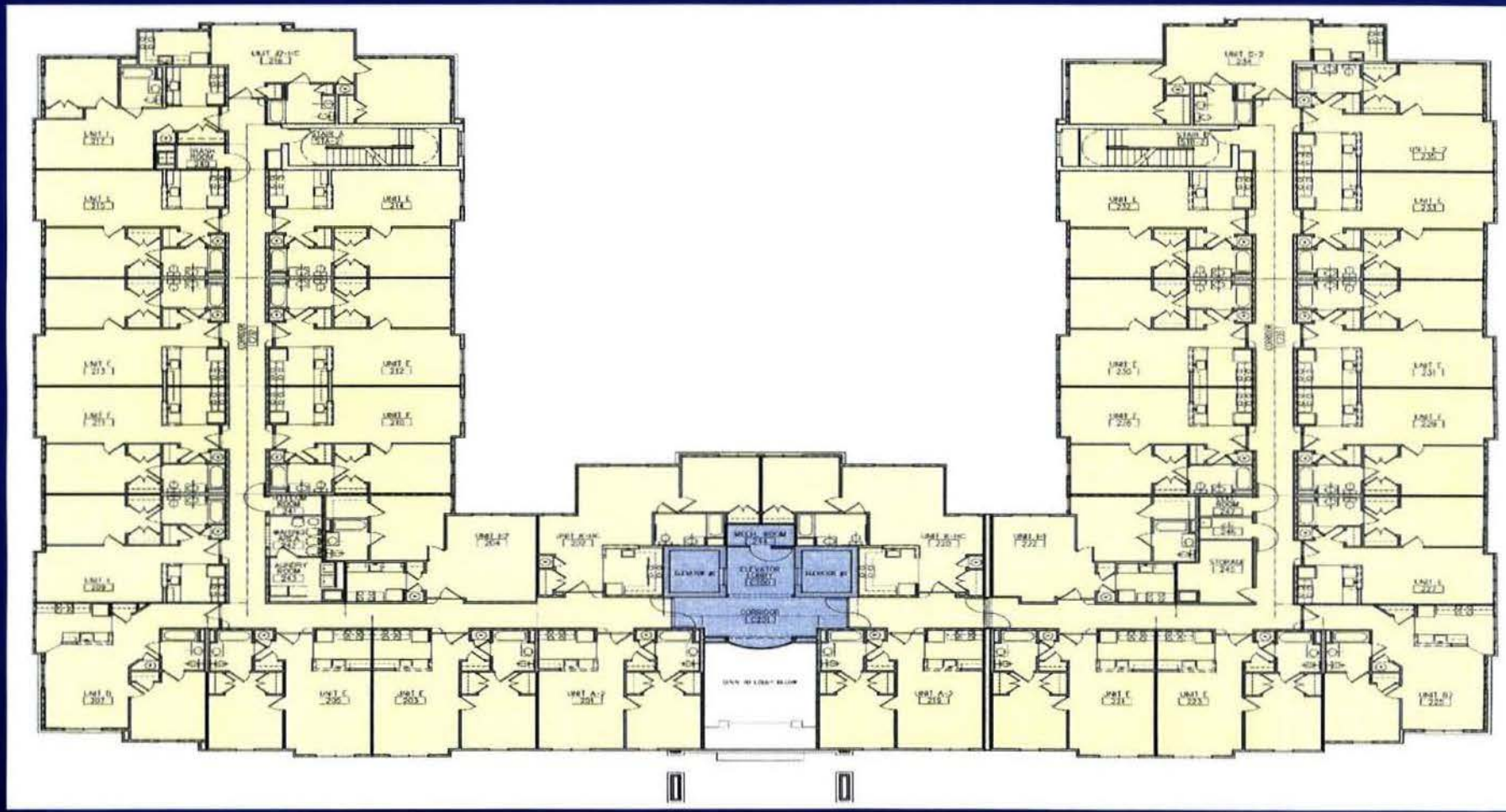
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Second and Third Floor Typical Plan



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Typical Unit











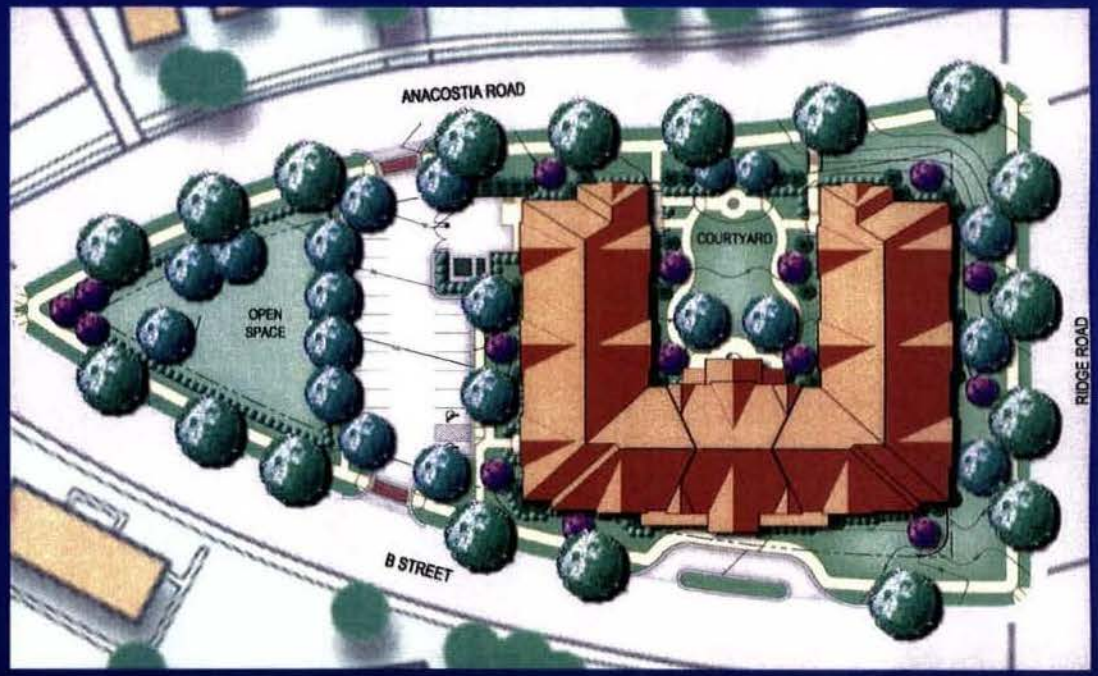
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Landscape Design Plan Overview

- Purpose
- Courtyard
- Community Space
- Site Perimeter
- Public Streetscape
- Site Plan Elements
- Summary



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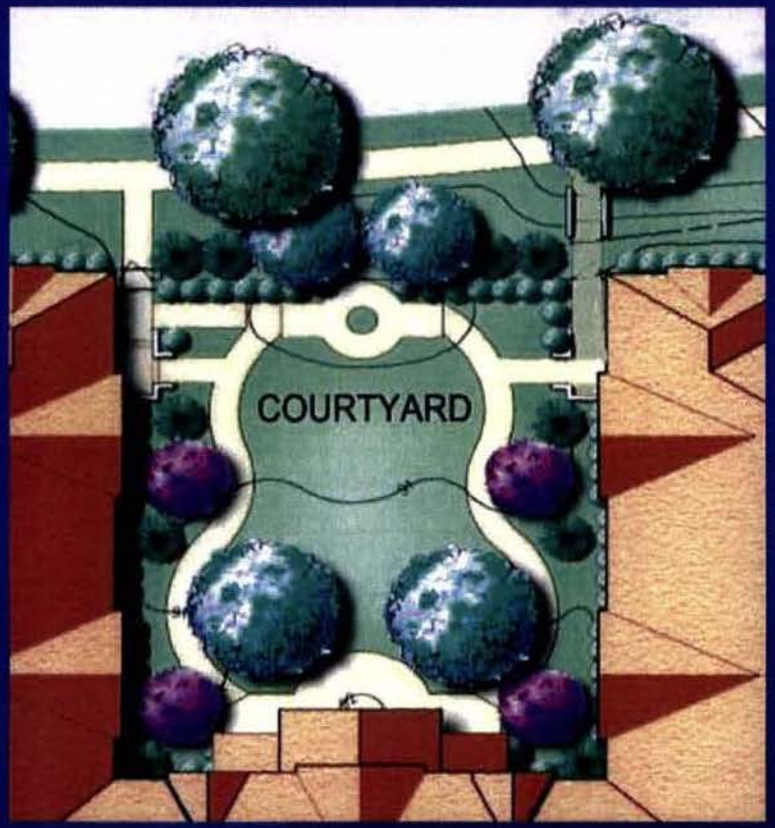
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Purpose of Landscape Plan

- Assess Existing Site Conditions
- Preservation vs. Replacement
- Landscape Design Standardization and Performance Controls
- Visual Unity
- Horticultural Consulting
- Coordinate with Architectural Design

Landscape Design - Courtyard





Crepe Myrtle



Red Japanese Maple



Colorful Perennials



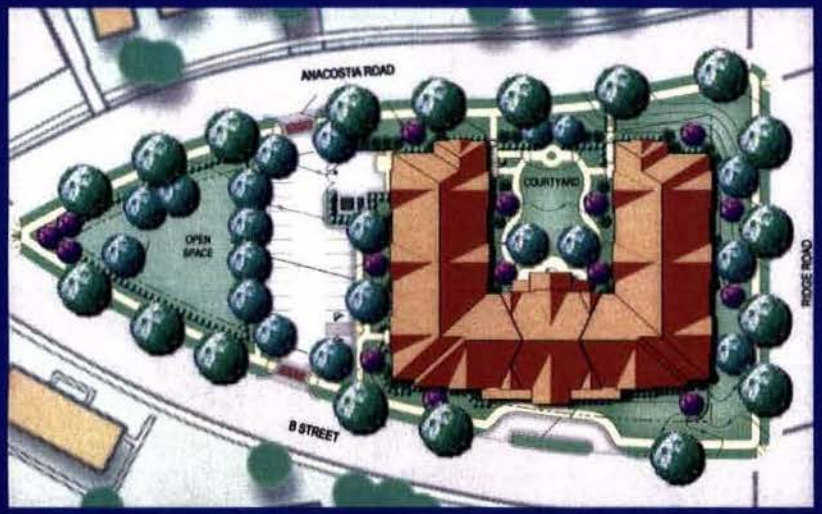
Saucer Magnolia

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Landscape Design – Site Perimeter





Japanese Zelkova



Washington Hawthorne



Red Evergreen Azalea



Stellata Magnolia



Service Berry



Kwansaan Cherry

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Landscaping for Site Interior



Ornamental Trees



Landscape Screening



Flowering Shrubs



Ground Cover



Foundation Shrubs



Colorful Perennials



Colorful Shrubs



Flowering Trees

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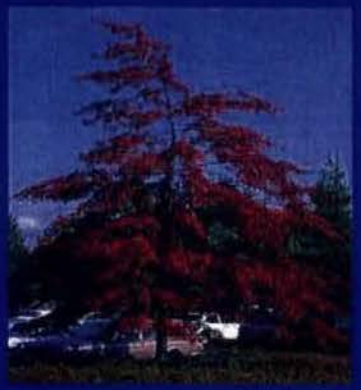
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Public Streetscape Standards

- New species approved by DC Urban Forestry Admin.
- Shade trees 35-45' apart where no overhead wires.
- Ornamental trees 23-25' apart with 18' height limit.
- Adequate distances from driveways, fire hydrants, street lights, and signs.



Japanese Zelkova



Pin Oak



Homestead Elm



Washington Hawthorne

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Site Plan Elements



Bollards



Tubular Steel Fencing



Site Lighting



Steel Ribbon Bench



Steel Ribbon Litter Receptacle



Patterned Concrete Feature

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Summary of Landscape Elements

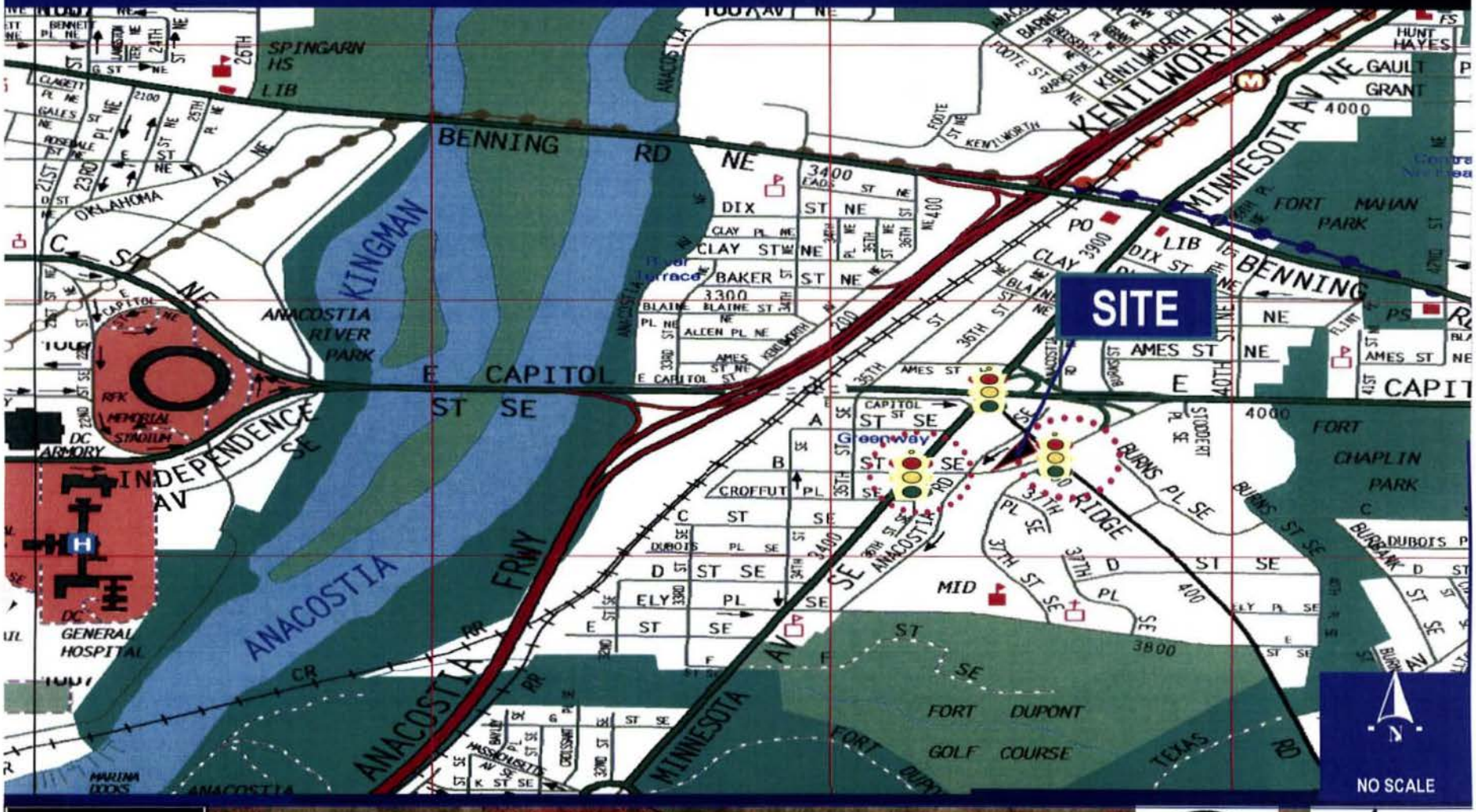
Plant Elements

- Shade trees
- Ornamental trees
- Specimen trees
- Large shrubs
- Foundation shrubs
- Perennials
- Ground cover
- Turf Grass

Construction Elements

- Building Signage
- Fencing and gates
- Bollards / Lighting
- Paving Materials
- Slopes and Berms
- Stairs and Ramps
- Site Furnishing
- Special Equipment

Study Area Intersections

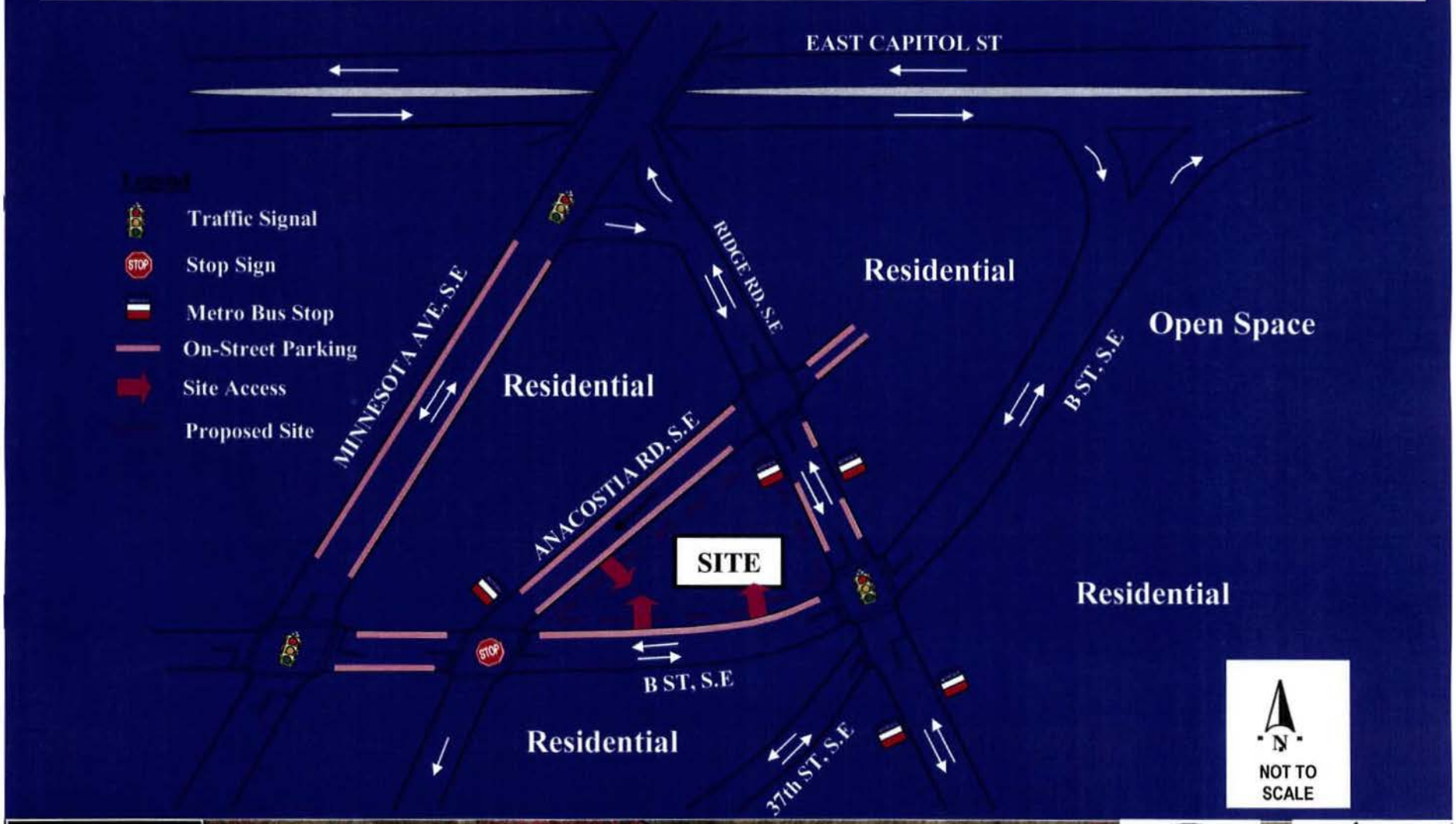


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Local Roadway Network

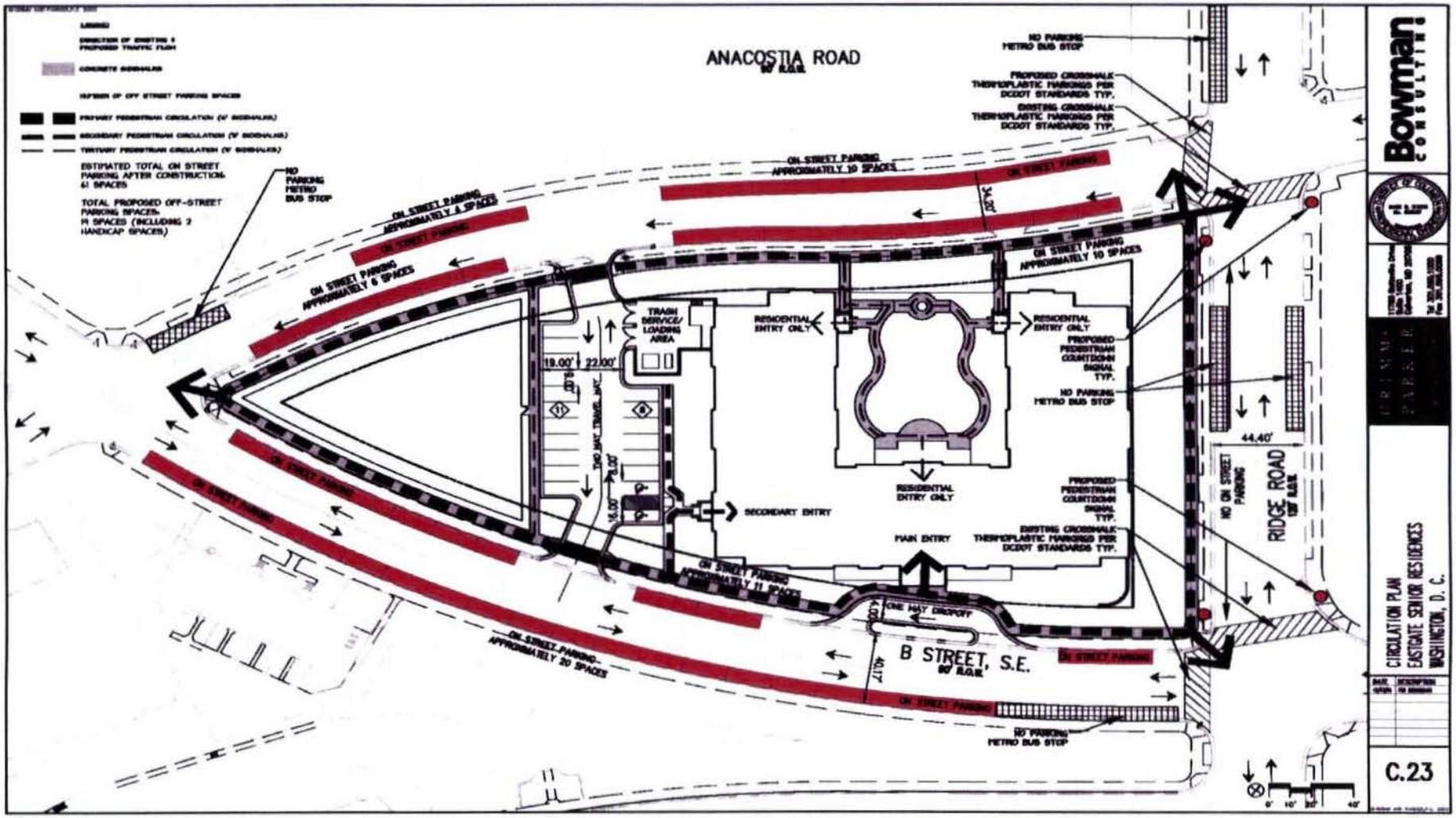


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Parking and Circulation Study



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Transportation Considerations

- Favorable site location; used previously for multi-family residential.
- Levels of Service within immediate area are quite acceptable (LOS C or better with no safety deficiencies).
- PUD Use
  - Very low trip generation.
  - Easy access to public transit.
  - Potential for multi-nodal access.
  - Parking adequate per City requirements.
  - Loading adequate per City requirements.

Public Benefits/Potential Enhancements

- Renewal of Crosswalks.
- Provision of pedestrian crossing signal
- Re-timing of lights (as necessary)