

Saint Paul's College

Zoning Commission Public Hearing

July 17, 2008

ZONING COMMISSION
District of Columbia

CASE NO. 07-27

EXHIBIT NO. 40



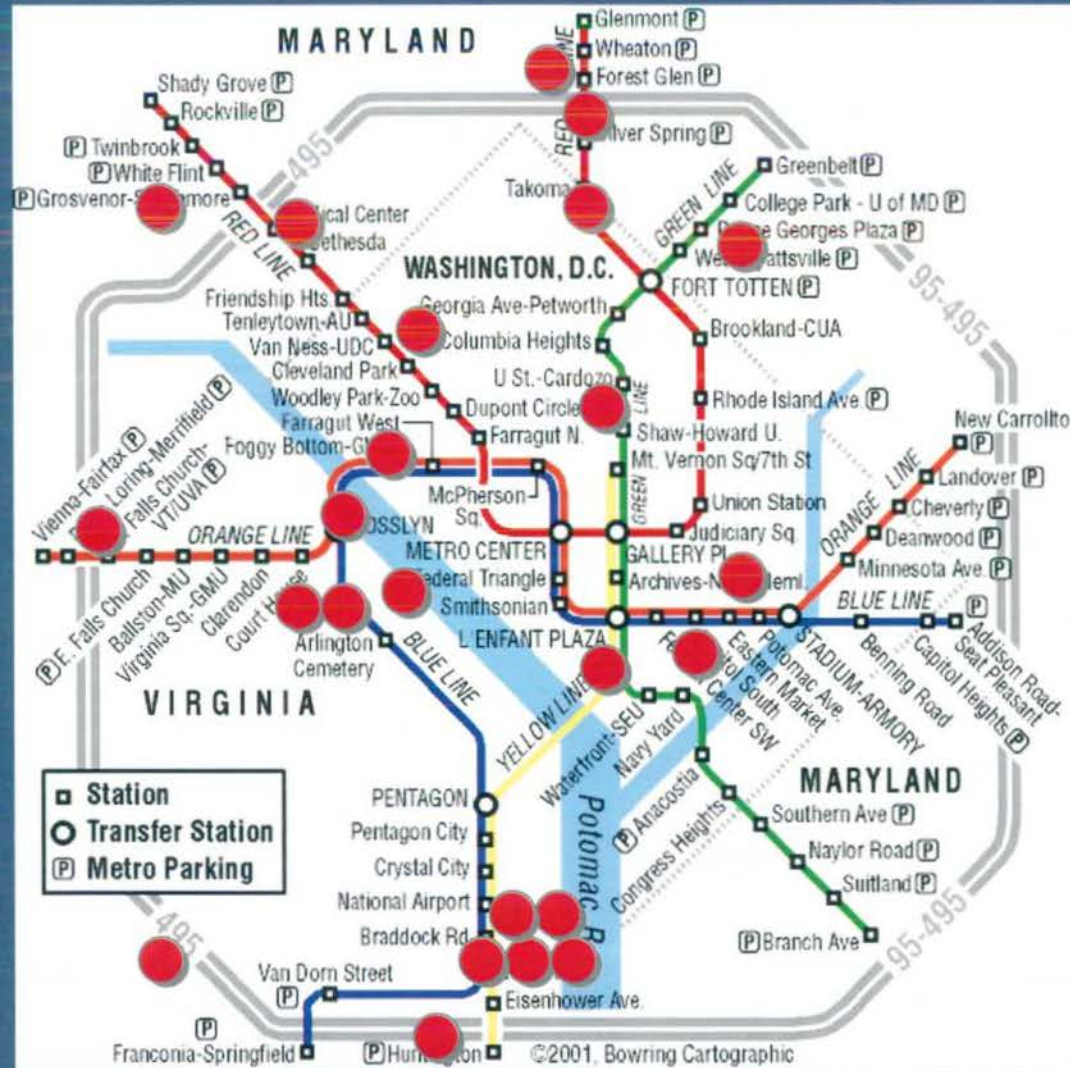
ZONING COMMISSION
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Introduction to EYA and the Paulist Fathers

Introduction to EYA

- Experience in Urban Residential Development
 - 16 year history
 - Over 3,500 homes / 26 communities
 - 180 local / national awards
 - Design / construction / sales integration
- Development Philosophy
 - Smart growth pioneer
 - Mixed use / mixed income expertise
 - Community Orientation
- Corporate Commitment to DC
 - Range of neighborhoods
 - Public / private partnerships
 - Community involvement

Project Locations



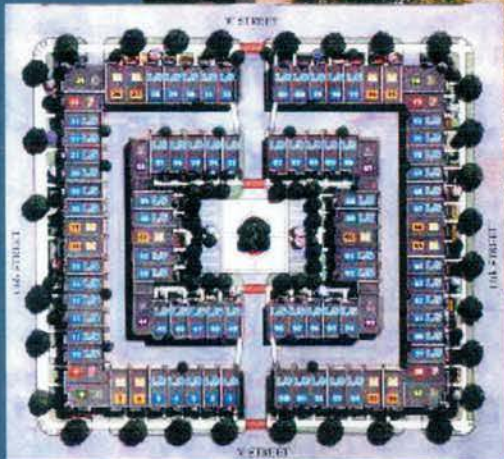
Bryan Square Washington, DC



14th , Independence, and
South Carolina, SE
in Capitol Hill
38 Townhomes
20 Condominiums



Harrison Square Washington, DC



13th and V Streets, NW
98 Townhomes

Capitol Quarter Washington, DC



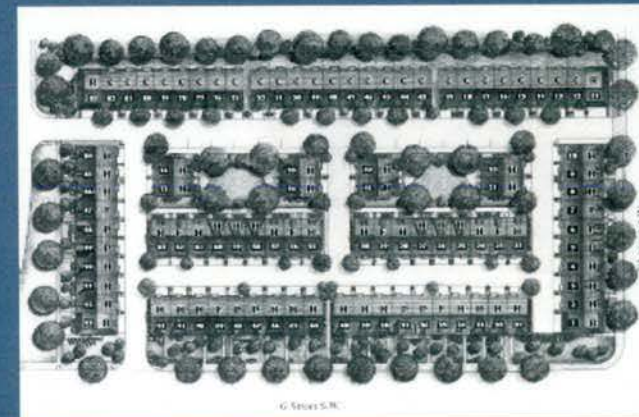
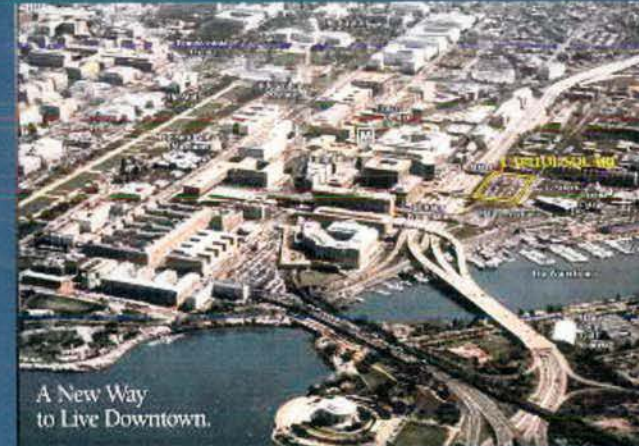
4th & L Streets, SE
212 Rowhomes
111 Public Housing



Capitol Square Washington, DC

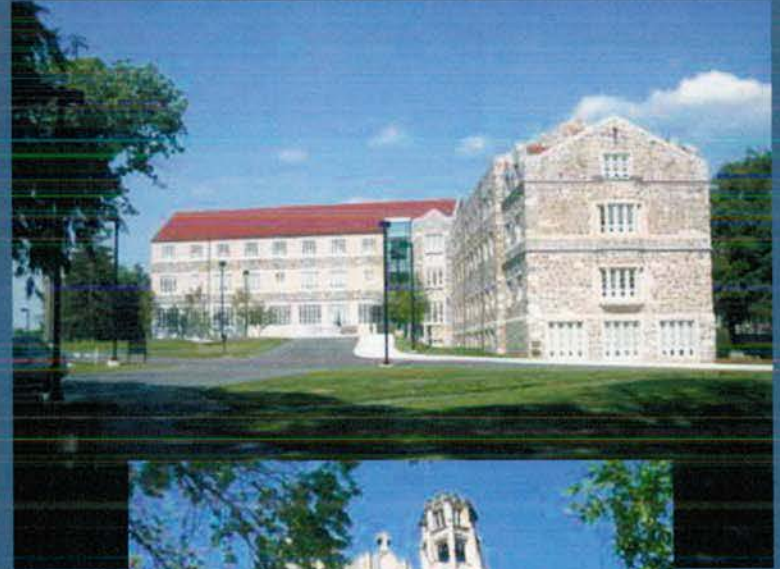


7th and G Streets, SW
93 Townhomes



The Paulist Fathers

- Paulist Fathers
 - Mission
 - DC History
 - Recent Reinvestment in DC Site
- Decision to Develop a Portion of Campus
 - RFP Process
 - Selection of EYA
- EYA as a Partner
 - Sensitivity to the Paulist Needs and Concerns
 - Strong Community Process
- Development in the Brookland Community



Site Plan



Illustrative Site Plan



Site Plan Design Goals

- Compatibility
- Connectivity
- Smart Growth principals

Illustrative Site Plan

Site Plan

Changes

- More generous open space
- Realignment of connection to 5th & 6th Streets
- Realignment of internal roadway
- Reduction in density



Architecture

Typical 3½ Story Elevation



Typical Neo-Gothic Elevation



Typical 2½ Story Elevation



Typical Rear Elevation



Open Space

Open Space Plan



Corner Park



Typical Courtyard



5th & 6th Street Revisions



Similar Existing EYA Courtyards



Private Open Space



Similar Existing EYA Private Open Space



Environmental Details



- Reuse of existing storm pond
- LEED ND
- Energy Star
- Bio swales
- Rain gardens

Environmental Details



Bio swales



Rain gardens

Purpose of Traffic Impact Study

- Evaluate Existing Conditions
- Determine Impact of Proposed Development
- Recommend Improvements to Offset Impact of Proposed Development

Study Area



Site Circulation



Site Trip Generation

	<u>AM</u>	<u>PM</u>
Total Person-Trips	111	132
Non-Auto (35%) *	-39	-46
Vehicle Trips	72	86

- 1.2 vehicles/min during the AM peak hour
- 1.4 vehicles/min during the PM peak hour

* Census data indicates 44.5% non-auto trips

AM Peak Hour Site Trips



PM Peak Hour Site Trips



Traffic Mitigation Recommendations

- Optimize Traffic Signal Timings at
 - Michigan Ave / Harewood Rd
 - Michigan Ave / 4th St
 - Monroe St / 7th St
- Install Signs / Update Pavement Markings on Franklin St
- Transportation Demand Management
 - \$20 SmartTrip cards
 - Metro maps and bus schedules
 - Metropolitan Branch Trail Maps
 - \$25 Zip car application fee
 - Map of nearby retailers and service providers
 - Metropolitan Branch Trail directional signs, subject to approval by DDOT
 - Bike kiosk

TDM Welcome Package



Community Amenities

Community Amenities

ADU Location Plan

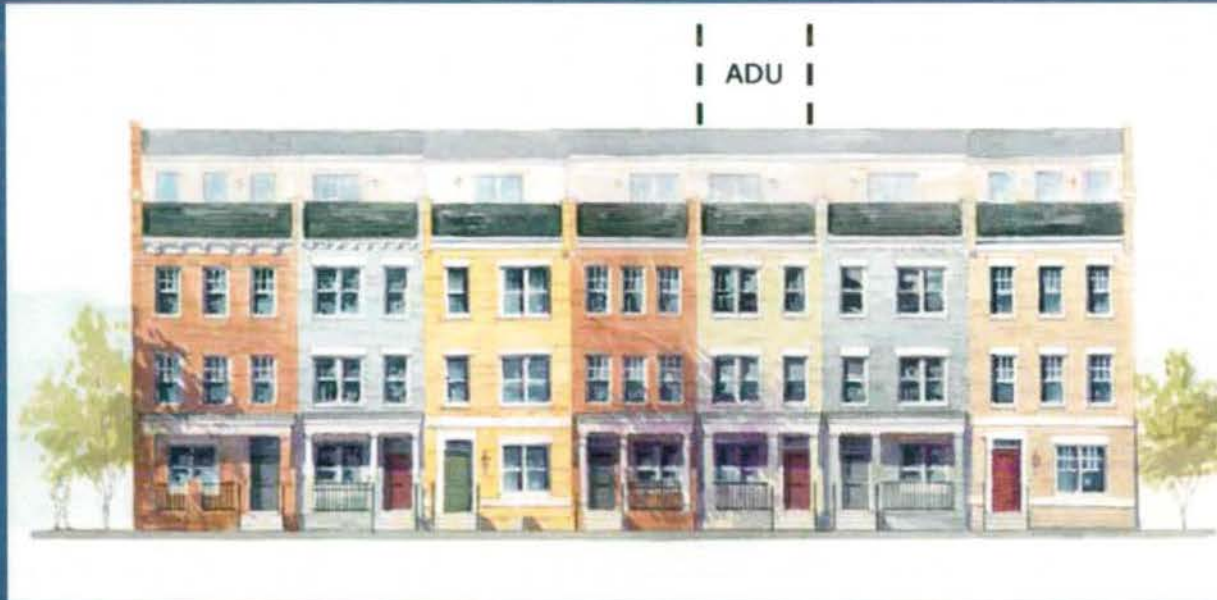
➤ Affordable Housing



Community Amenities

ADU Designation

➤ Affordable Housing



Community Amenities

Homeownership Training

- Affordable Housing
- Homeownership Training



Community Amenities

Neighborhood Public Park



- Affordable Housing
- Homeownership Training
- Public Park

Community Amenities

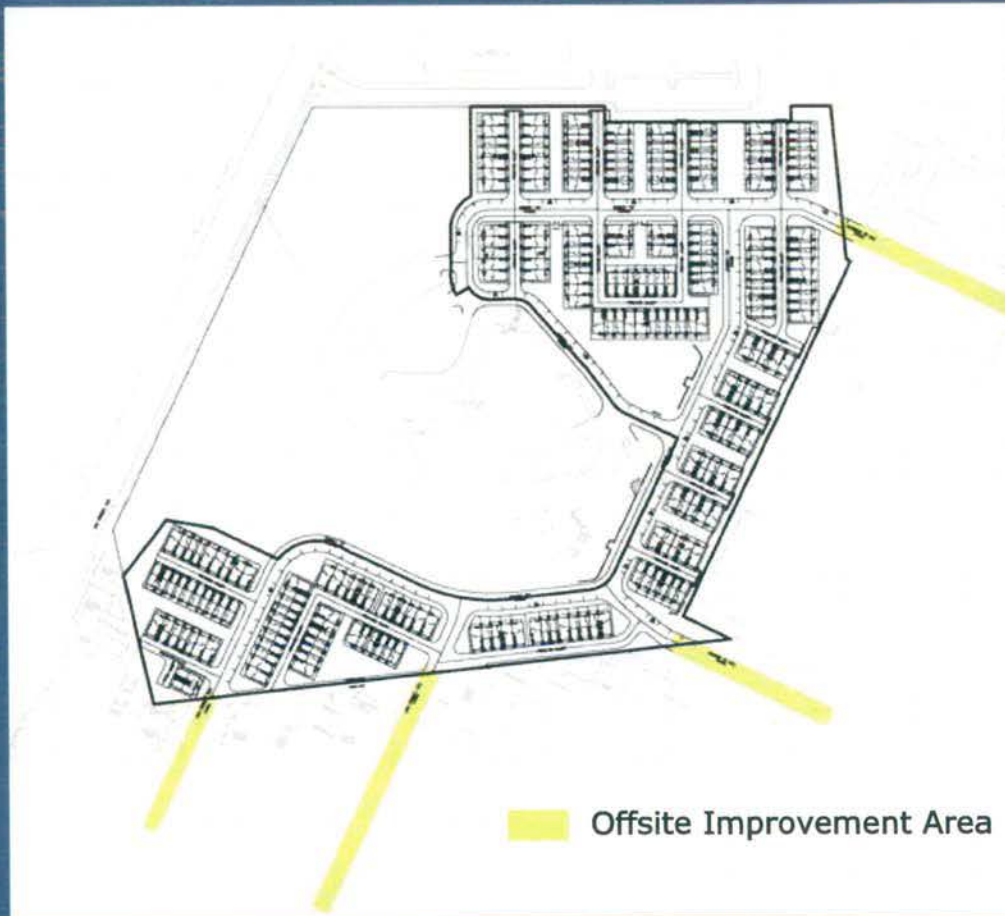
Neighborhood Public Park

- Affordable Housing
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- Public Park



Community Amenities

Offsite Improvements Plan



- Affordable Housing
- Homeownership Training
- Public Park
- Offsite Improvements Plan

Community Amenities

Offsite Improvements Plan



- Affordable Housing
- Homeownership Training
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Community Amenities

Offsite Improvements Plan



- Affordable Housing
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Community Amenities

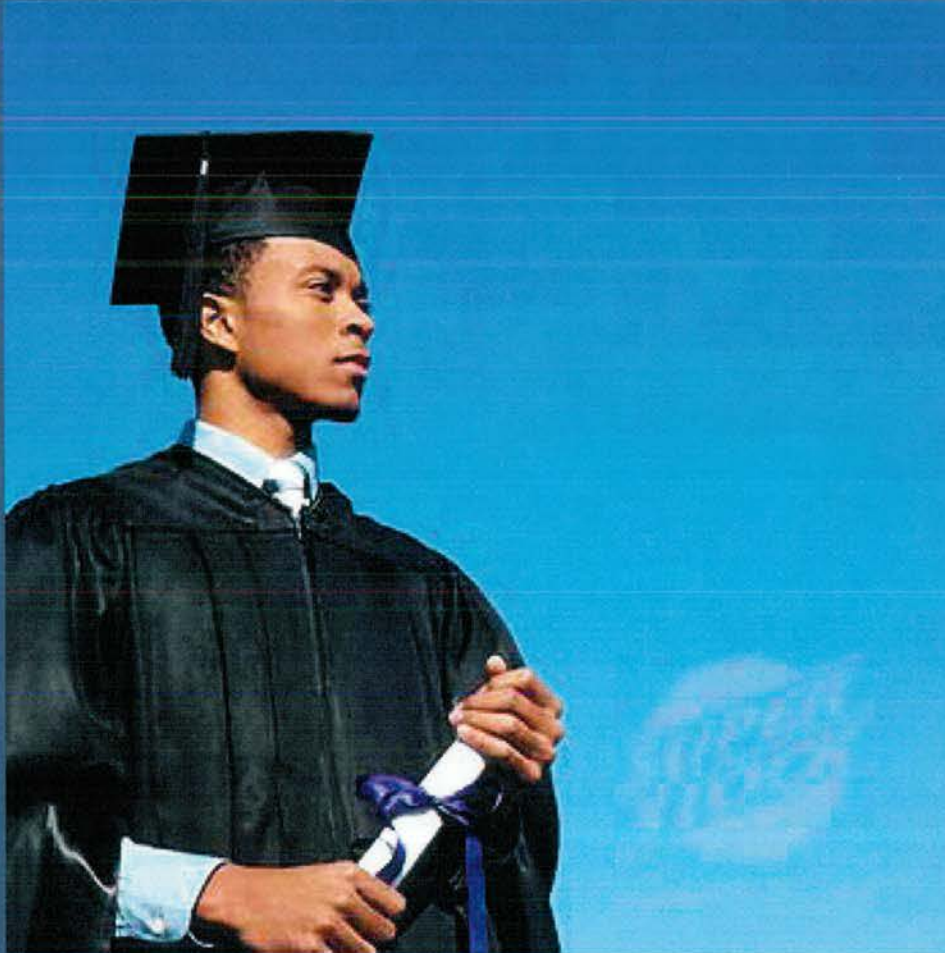
Shaed Elementary School Improvements



- Affordable Housing
- Homeownership Training
- Public Park
- Offsite Improvements Plan
- Shaed Elementary School Improvements

Community Amenities

Collegiate Scholarship



- Affordable Housing
- Homeownership Training
- Public Park
- Offsite Improvements Plan
- Shaed Elementary School Improvements
- **Collegiate Scholarship**

Community Amenities

Employment Opportunities and Small Business Support



- Affordable Housing
- Homeownership Training
- Public Park
- Offsite Improvements Plan
- Shaed Elementary School Improvements
- Collegiate Scholarship
- **Employment Opportunities and Small Business Support**

Community Based Process

Community Presentations

- July 9, 2007 ANC 5C09 Community Meeting
- August 6, 2007 ANC 5C09 Community Meeting
- September 17, 2007 ANC 5C09 Community Meeting
- September 29, 2007 Brookland Day Festival
Sponsor/Information Booth
- November 14, 2007 ANC 5C09 Community Meeting
- November 20, 2007 ANC 5C Monthly Meeting
- February 6, 2008 ANC 5C09 Community Meeting
- February 20, 2008 Ward 5 Economic Summit
Sponsor/Information Booth
- March 18, 2008 ANC 5C Monthly Meeting
- March 24, 2008 Edgewood Civic Association
- June 17, 2008 ANC 5C Monthly Meeting
- July 1, 2008 ANC 5C09 Community Meeting
- July 15, 2008 ANC 5C Monthly Meeting



eya.com

THE NEIGHBORHOODS OF
EYA