

Parkside



Site for CCDC

- 26 acre LEED-ND Pilot Project development with streets and infrastructure in-place
- Largest contiguous, privately controlled development opportunity within 1/2 mile walk of Metro in DC
- Acquired in 2004
- Approved Stage 1 PUD Development Program (2007)
 - ▣ 30,000 – 50,000 SF retail
 - ▣ 500,000 – 750,000 SF office
 - ▣ 1,500-2,000 residential units
 - ▣ New pedestrian bridge
 - ▣ 1 acre park
- Submitted modification of Stage 1 PUD and two Stage 2 PUD approvals in May 2010

DEVELOPMENT VISION

DEVELOPMENT PRINCIPLES - The following development principles are the culmination of 13 focus group sessions, 2 public meetings and three months of intensive work

1. Provide neighborhood serving retail
2. Develop mixed-income housing (both rental and homeownership) in a variety of housing types with at least 20% affordable
3. Create permanent jobs
4. Support education improvements from pre-school to adult education, including job training programs for neighborhood residents
5. Identify, preserve, and celebrate the African American Heritage of the site and its environs
6. Provide health and recreation facilities and programs
7. Connect to the open space amenities of the District and region, including the Anacostia Waterfront Initiative
8. Make safe and attractive pedestrian connections across 295 to the Metro station and to Ward 7 "Downtown"
9. Provide multiple use of parking
10. Improve vehicular access
 - a. Improve 295 access
 - b. Provide access to Benning Road
 - c. Improve Nannie Helen Burroughs underpass and intersections
 - d. Use Great Streets program to improve safety
11. Buffer from the PEPCO plant and waste transfer station
12. Make the development memorable through high quality buildings, streetscape, landscaped open space, and public art from local artists

DEVELOPMENT PARTNERSHIP

Parkside Residential LLC is a joint venture between Banc of America Community Development Corporation, Lano International, and Marshall Heights Community Development Organization

CONSULTANT TEAM

Our consultant team consists of a land planner (Urban Design Associates), market consultant (Zimmerman/Volk Associates), traffic consultants (Gorove/Slade and Walter Kulash), a landscape architect (EDAW) and legal counsel Phil Feola (Pillsbury Winthrop Shaw Pittman LLP)

The Parkside Mixed-Use Development will be a model for building "smart" in urban infill locations by providing transit oriented development, mixed-income residential, a mixture of uses, and connections to regional park networks. Parkside buffers and shields the community from the PEPCO plant and a Waste Transfer station as well as from Kenilworth Avenue, Interstate-295 and the CSX railroad tracks. Parkside will be constructed with an eye towards high quality, memorable urban design. The site design includes harmonious transitions to existing townhomes, so that all existing townhomes face new buildings of the same scale creating a richness of expression appropriate to the existing townhouses and the neighborhood. Parkside will create a park-like atmosphere reminiscent of a small town, incorporating a community park at its core. The unique design of the Project encourages movement towards the center where residential and commercial will often converge. Parkside will provide affordable, workforce and market rate housing, bring retail establishments, office space and jobs to the community.



LANO
INTERNATIONAL

Development Vision

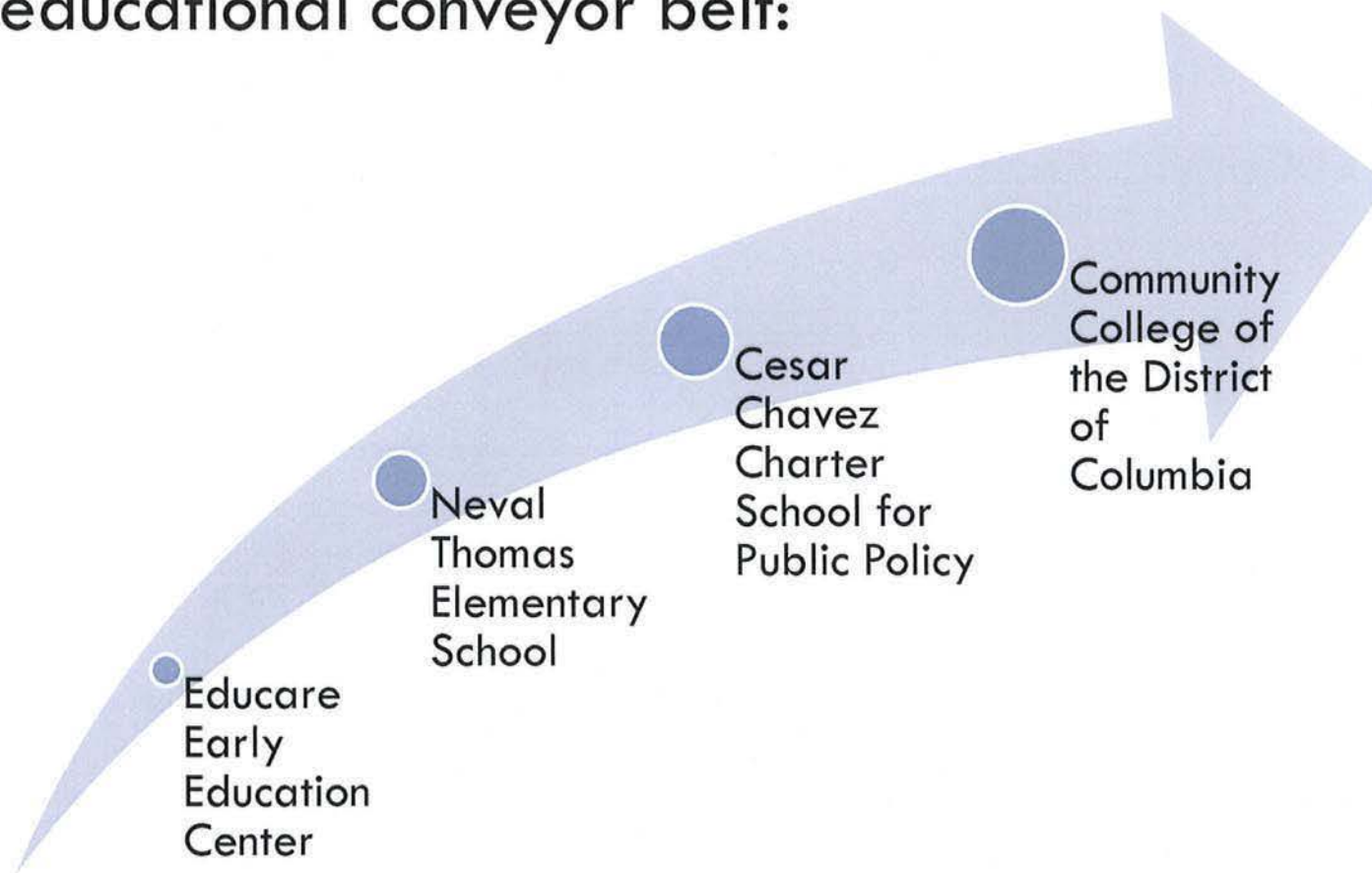
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- ❑ 3. Create permanent jobs
- ❑ 4. Support education improvements from pre-school to adult education, including job training programs for neighborhood residents
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- ❑ 10. Improve vehicular access: a) Improve 295 access; b) Provide access to Benning Rd; c) Improve Nannie Helen Burroughs underpass and intersections; d) Use Great Streets program to improve safety
- ❑ 11. Buffer from the Pepco plant and waste transfer station
- ❑ 12. Make the development memorable through high quality buildings, streetscape, landscaped open space, and public art from local artists

Parkside – Promise Neighborhood

- The DC Promise Neighborhood is an exciting community-based effort that seeks to engage all resident children and their parents into an achievement program based on tangible goals, including:
 - ▣ Significantly improve educational outcomes for neighborhood children
 - ▣ Matriculation to college for each participating student
 - ▣ Positive physical and mental health outcomes for children
 - ▣ Parenting classes
 - ▣ Employment training and counseling for the parents.
- Led by the Cesar Chavez Charter School at Parkside
- Awarded a \$500,000 planning grant from the new Promise Neighborhood Program at the U.S. Department of Education. Only twenty such grants were awarded nationwide.

Parkside – Educational Conveyor Belt

- As a part of its Promise Neighborhood application, the Parkside neighborhood showcased its unique educational conveyor belt:



History and Origins



- University of the District of Columbia was created in 1977 by consolidating post-secondary institutions in the city
 - Washington Technical Institute – 2 year vocational school
- For the past 10 years, stakeholders across the city have advocated for a community college
 - Only major city without a Community College

About CCDC



□ Vision

Serving as a benchmark for excellence, the Community College of the District of Columbia (CCDC) provides opportunity for District residents to access high-quality, affordable, learner-focused and market-driven programs that advance their individual and the community's economic, social and educational goals.

Who We Are

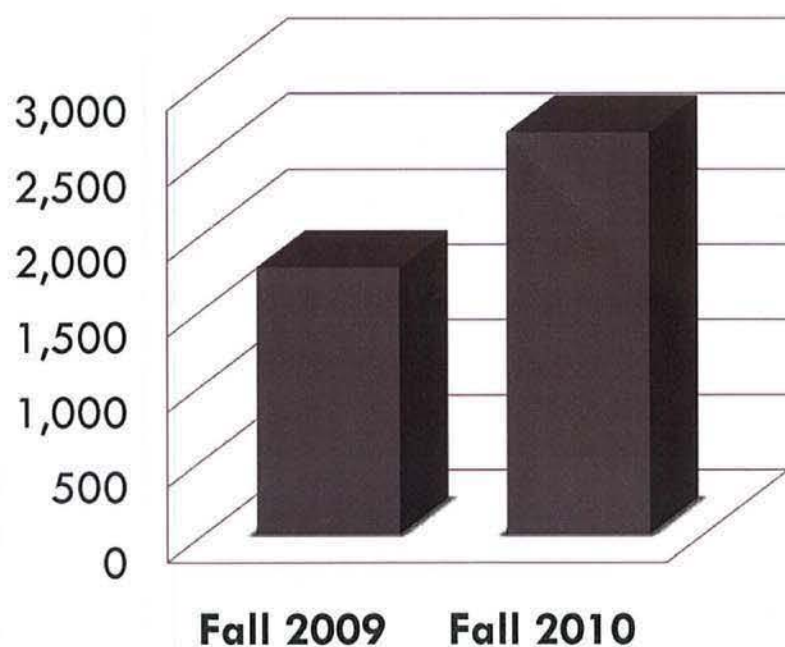


- Offer more than 40 programs
 - 22 Associate's Degrees
 - 3 Certificate Programs
 - 22 Workforce Development and CTE courses
- Students from in and around Washington, DC:
 - In '09-'10 school year, 1,700 students enrolled in academic programs (2,335 total, academic + workforce development)
 - By Fall 2010, academic enrollment increased to 2,400
 - In Spring 2011, 2,700 academic students were enrolled and about 2,200 workforce development students were enrolled

Academic Enrollment



Increased Enrollment by 50%



Identifying Local Issues



- ❑ Multiple populations with different needs
- ❑ Knowledge-based economy – analysis, critical thinking and problem solving
- ❑ Innovative Community College that meets 21st Century Needs

Student Achievement



- Reshaping Student Achievement
 - Student Success Team and Student Success Center
 - Supporting students from recruitment to degree completion
 - Developmental Education Task Force
 - Rethinking approach to developmental education
 - Pathways
 - Creating seamless pathways from workforce development programs to bachelors degrees

Technology/Innovation



- Offering online courses and creating more
- Putting more systems and services online
- Developing CCDC based on a strategic plan that calls for innovation
 - Using best practices to shape our practice
 - Using forward thinking approaches in our programs and development

Job and Career Readiness



- ❑ Strong workforce development programs
- ❑ Industry councils participate and inform new programs
- ❑ Industry partners match graduates to jobs

CCDC at Parkside



- Planning for up to 260,000 square feet of space
- Offering academic programs, workforce programs and continuing education
- Site would include a one-stop job center, outdoor plaza space, food court, all of which are available to the community

Value of CCDC at Parkside: Education



- Complete the educational pipeline
 - Elementary to postsecondary education in one location
- Promote greater educational opportunities
 - Workforce development
 - Continuing education
 - Academic programs

Value of CCDC at Parkside: Partnerships



- Partnership opportunities
 - Dual enrollment offerings
 - Internships at nearby organizations
 - Collaborations with Promise Neighborhood partners to better serve the community and students

Value of CCDC at Parkside: Community



- Community involvement
 - Wide range of class offerings
 - Community service programs
 - Space for community events
 - Flexibility to respond to community needs

Parkside – Community College of District of Columbia



Parkside – Community College of District of Columbia



Parkside Neighborhood



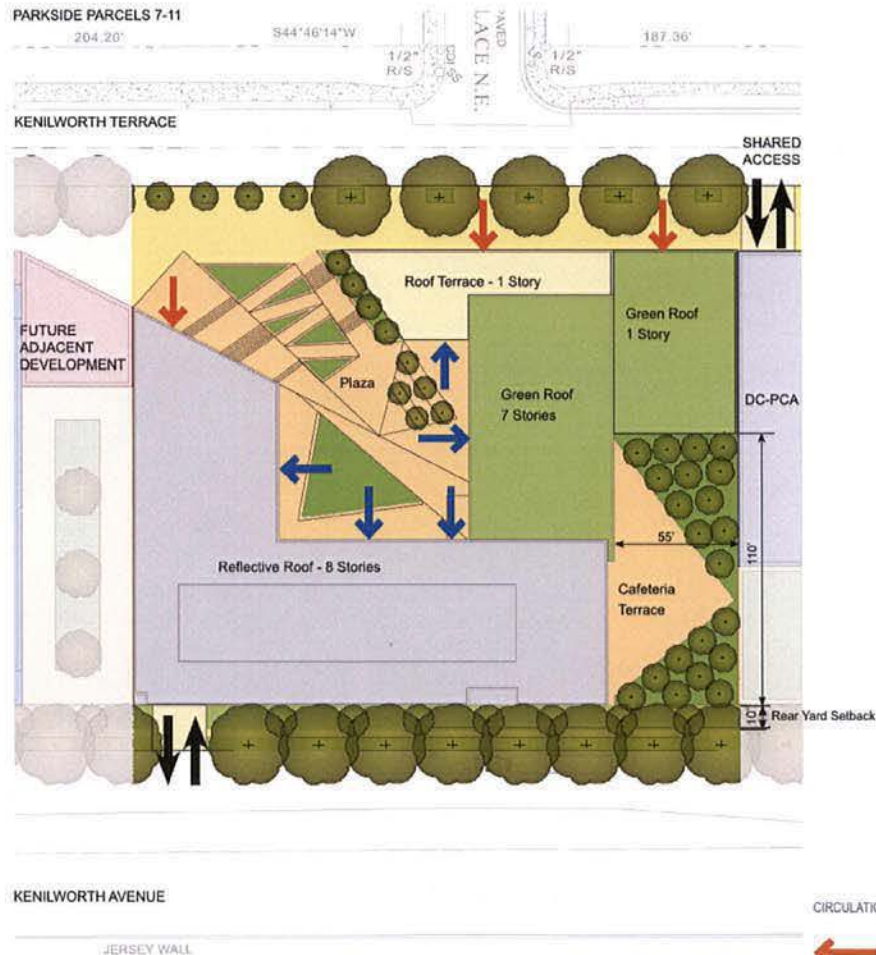
Kenilworth Avenue

PROPOSED AMENDMENT

PARCEL 12
PROPOSED STAGE 1 PUD AMENDMENT



CCDC – Site Plan



SITE PLAN CCDC DEVELOPMENT SUMMARY

PARCEL 12 SITE I1	270' X 212' / 57,240 SF
KENILWORTH AVENUE SETBACK	10'
CCDC BUILDING SITE AREA	270' X 202' / 54,540 SF
BUILDING / PLAZA & TERRACE FOOTPRINT	52,700 SF
BUILDING	35,700 SF
OPEN SPACE	18,000 SF
LOT OCCUPANCY	52,700 SF / 57,240 SF = 92%
REAR YARD	REQUIRED - NONE / PROVIDED - 10'
SIDEYARD	NONE - BUT IF PROVIDED - 27.5'
COURTS	4
PLAZA, CAFETERIA TERRACE, GREEN ROOF, ROOF TERRACE	

PROPOSED FACILITY DEVELOPMENT:

GROUND LEVEL	13,000 GSF
PLAZA LEVEL	25,000 GSF
SECOND LEVEL	27,000 GSF
LEVELS 3 THRU 7	28,200 GSF
	= 141,000 GSF
LEVEL 8	21,000 GSF
PARKING	
GROUND LEVEL PODIUM	33,000 GSF
PARTIAL SUBGRADE PARKING	
TOTAL FACILITY PROGRAM	260,000 GSF
SITE FAR	4.54

CCDC PARKING SUMMARY:

25 FACULTY / 50-75 ADJUNCT FACULTY
 50 ADMINISTRATION / STAFF EMPLOYEES
 500 CLASSROOM SEATS
 POTENTIAL PARKING REQUIREMENT = 116 SPACES
 PROPOSED PARKING WITH METRO REDUCTION = 87 SPACES
 GARAGE BIKE PARKING - 5 SPACES REQUIRED / 40 PROPOSED

CIRCULATION KEY



CCDC — Kenilworth Terrace View



Health Center

Auditorium

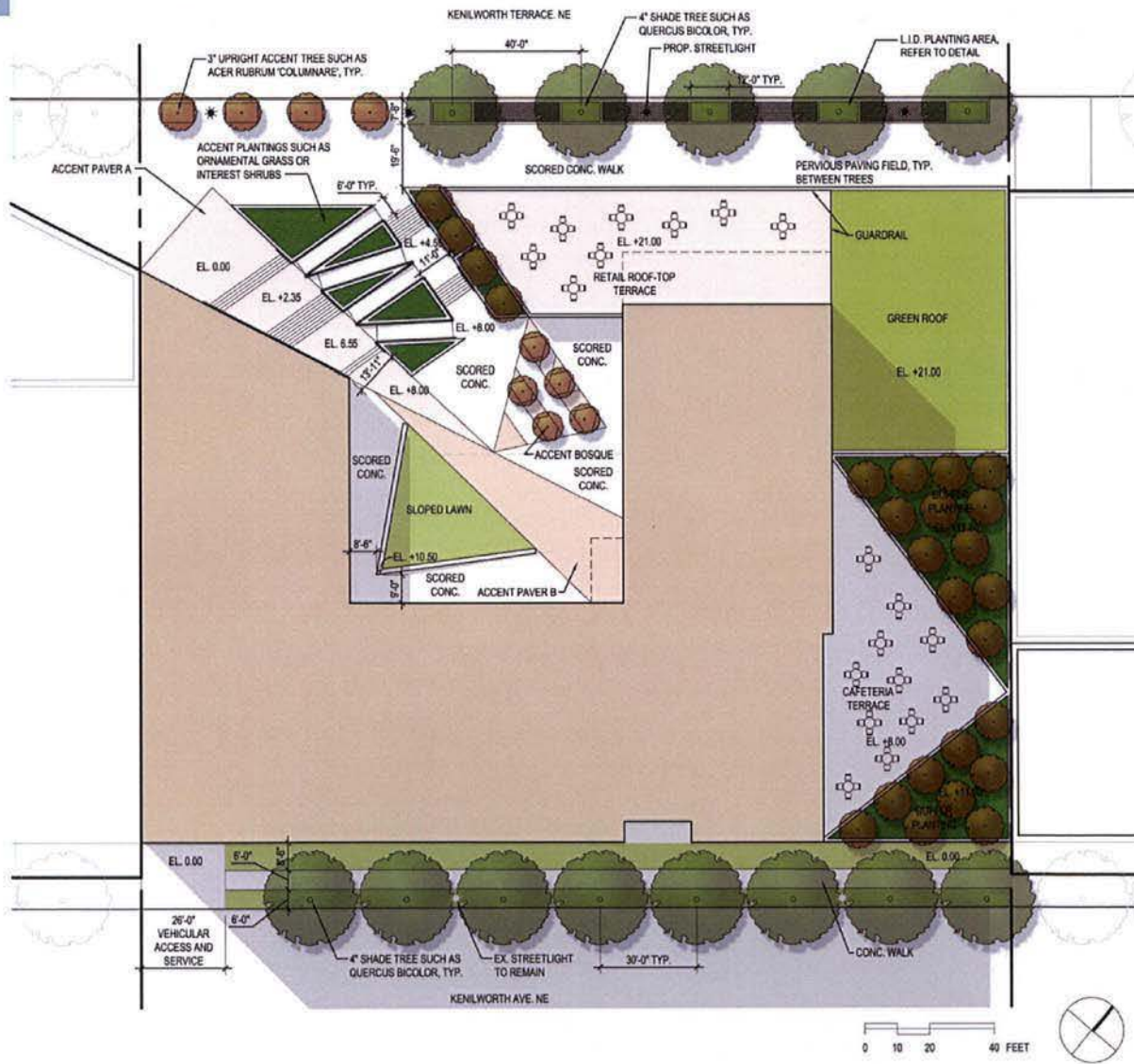
Bookstore/Retail

Plaza Entrance

Student Center

Future Retail

CCDC – Landscape

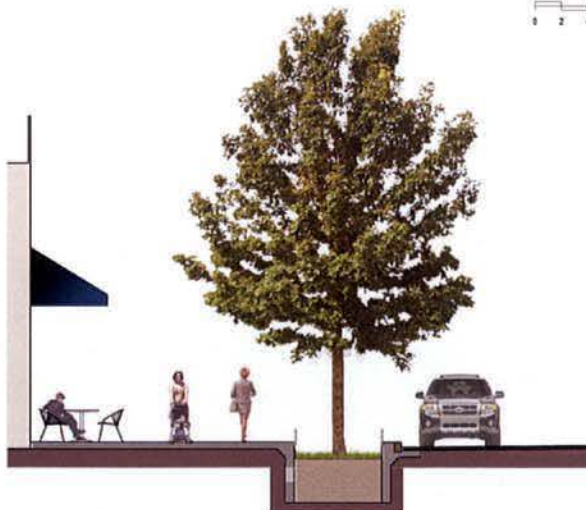
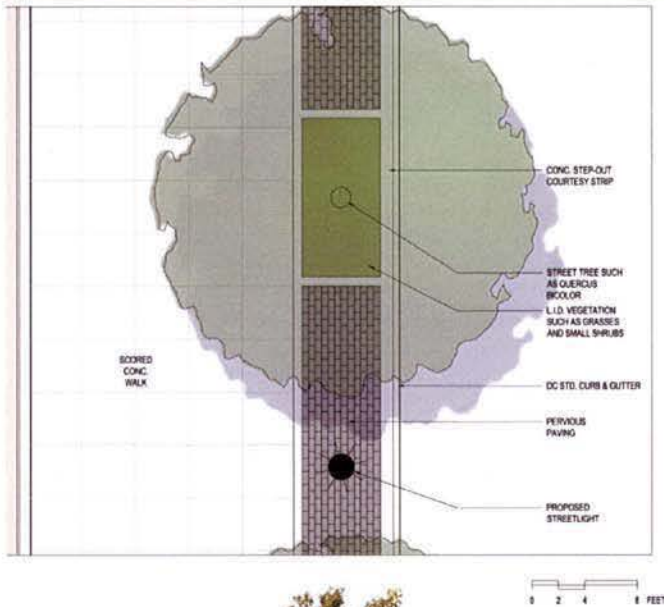


LANDSCAPE PLAN

0 10 20 40 FEET



CCDC – Streetscape



CCDC – Landscape



Acer rubrum 'columnare'



Quercus bicolor



Cercis canadensis



Dwarf Fothergilla



Hydrangea quercifolia



Taxus x media



Hypericum hidcote



Cornus alba



Green screen



Illustrative section - LID planting area

Note:
This section is referred to explain mechanical system of LID treatment only.



Schizachyrium scoparium
'MinnBlueA'



Juncus 'Blue Arrow'



Liriope spicata

CCDC — Kenilworth Terrace View



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Auditorium

Bookstore/Retail

Plaza Entrance

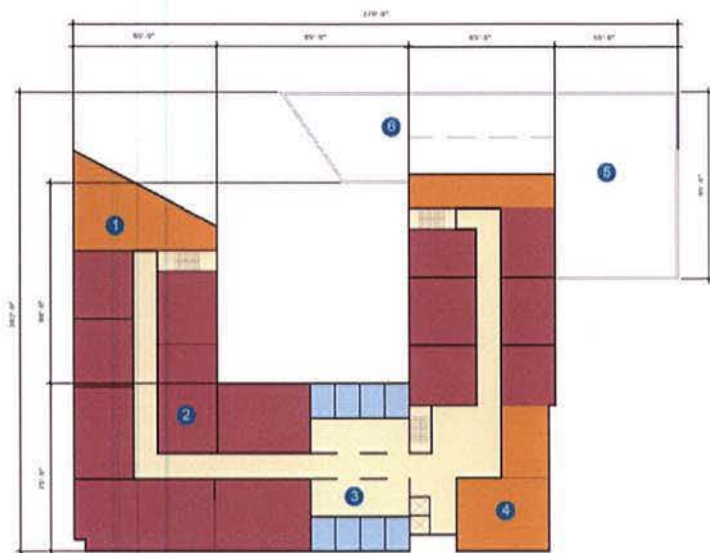
Student Center

Future Retail

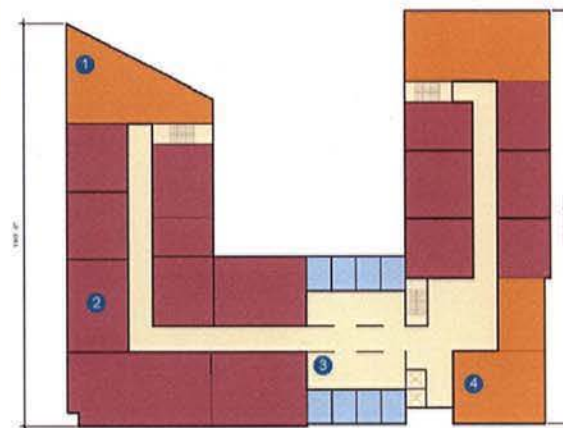
CCDC – Typical Floor Plans

BUILDING FLOOR PLANS

SECOND LEVEL FLOOR PLAN



LEVELS 3 THRU 7 FLOOR PLANS

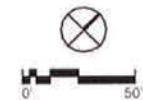


FLOOR PLAN KEY

- COMMON AREA
- CLASSROOM / LAB
- OFFICE
- CIRCULATION
- PARKING
- STREET LEVEL RETAIL

FLOOR PLAN PROGRAM

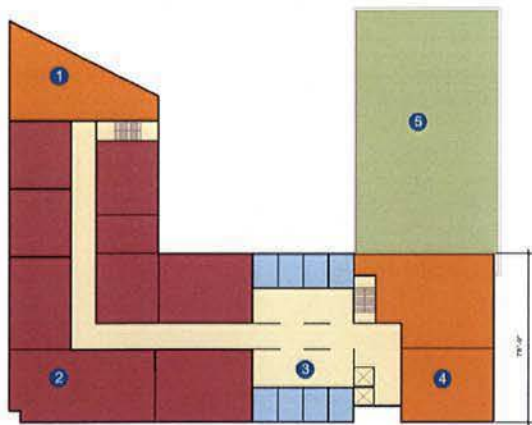
1. STUDY / LOUNGE AREA
2. CLASSROOM / LAB
3. OFFICES
4. WINTER GARDEN
5. POTENTIAL GREEN ROOF
6. TERRACE



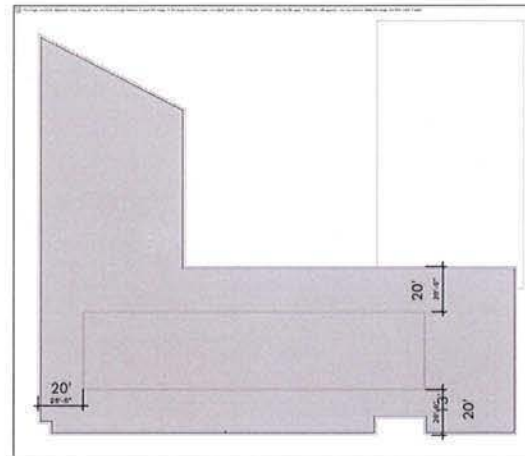
CCDC – Level 8 Floor Plan and Roof Plan

BUILDING FLOOR PLANS

LEVEL 8 FLOOR PLAN



ROOF PLAN



FLOOR PLAN KEY

- COMMON AREA
- CLASSROOM / LAB
- OFFICE
- CIRCULATION
- PARKING
- STREET LEVEL RETAIL

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CCDC — Kenilworth Avenue View

