

Stage 1 PUD Master Plan



ZONING COMMISSION
District of Columbia
CASE NO. 05-28E
EXHIBIT NO. 28

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EXHIBIT NO.28

Parkside



- 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

Parkside –Neighborhood Context



COMMUNITY PARTICIPATION

- Through early outreach and data collection, we have been able to incorporate community and stakeholder input into the formulation of a consensus-based plan.
- We led multi-day Focus Groups and a Public Meeting in April as well as a Community Design Workshop in May to facilitate participation from as many stakeholders as possible.
- We sent personal invitations to 340 stakeholders in addition to door-to-door flyer-ing the surrounding communities.
- 240 people attended and participated in the community planning process



For updates and more information check <http://www.parksidecd.com>. The website should be up and running soon!



PARKSIDE MIXED-USE DEVELOPMENT

MISSION

To work with the community and District government to create a mixed-use/mixed-income transit oriented development in Ward 7 that enhances the quality of life for existing residents and provides economic benefit to the District.

COMMUNITY DRIVEN PLANNING PROCESS

The Parkside Development Team spent the last year meeting with the community, city officials and design, market and transportation professionals to extract the elements that will make Parkside a "unique destination" east of the Anacostia River. In an effort to be as inclusive as possible, we hired the best, most community-minded site planning firm in the country, Urban Design Associates, to guide us through a community-based planning process. Through this participatory process, the concept and site plan presented in this application emerged. This plan reflects a neighborhood vision that aligns the interests of the city, the developer and the community.

VISION

The Parkside Mixed-Use Development represents the capstone of an urban revitalization effort that began over 20 years ago. Many Parkside area residents have waited much of their lifetimes to witness the completion of the 26-acre neighborhood. With the support of the community and the District of Columbia government, Parkside will become a model development – a mixed-use, mixed-income, transit-oriented community that will serve as a welcoming gateway to the Anacostia waterfront and its regional amenities, catalyze growth in "Downtown" Ward 7, and provide housing opportunities for current and future residents.



Barnes Street Before



Barnes Street After

DEVELOPMENT PROGRAM

The Parkside Mixed-Use Development will contain 1,500-2,000 for-sale and rental housing units of various product types. At least 20% of the units will be set aside to as affordable. The project will contain approximately 500,000-700,000 square feet of office space, 30,000-50,000 square feet of retail space including a proposed sit-down restaurant, new pedestrian paths, parks, streetscape, benches all developed with an eye for high quality architecture

Currently, we are encouraging first-time homebuyers and interested renters in contacting Marshall Heights Community Development Organization regarding the future availability of these units.

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.



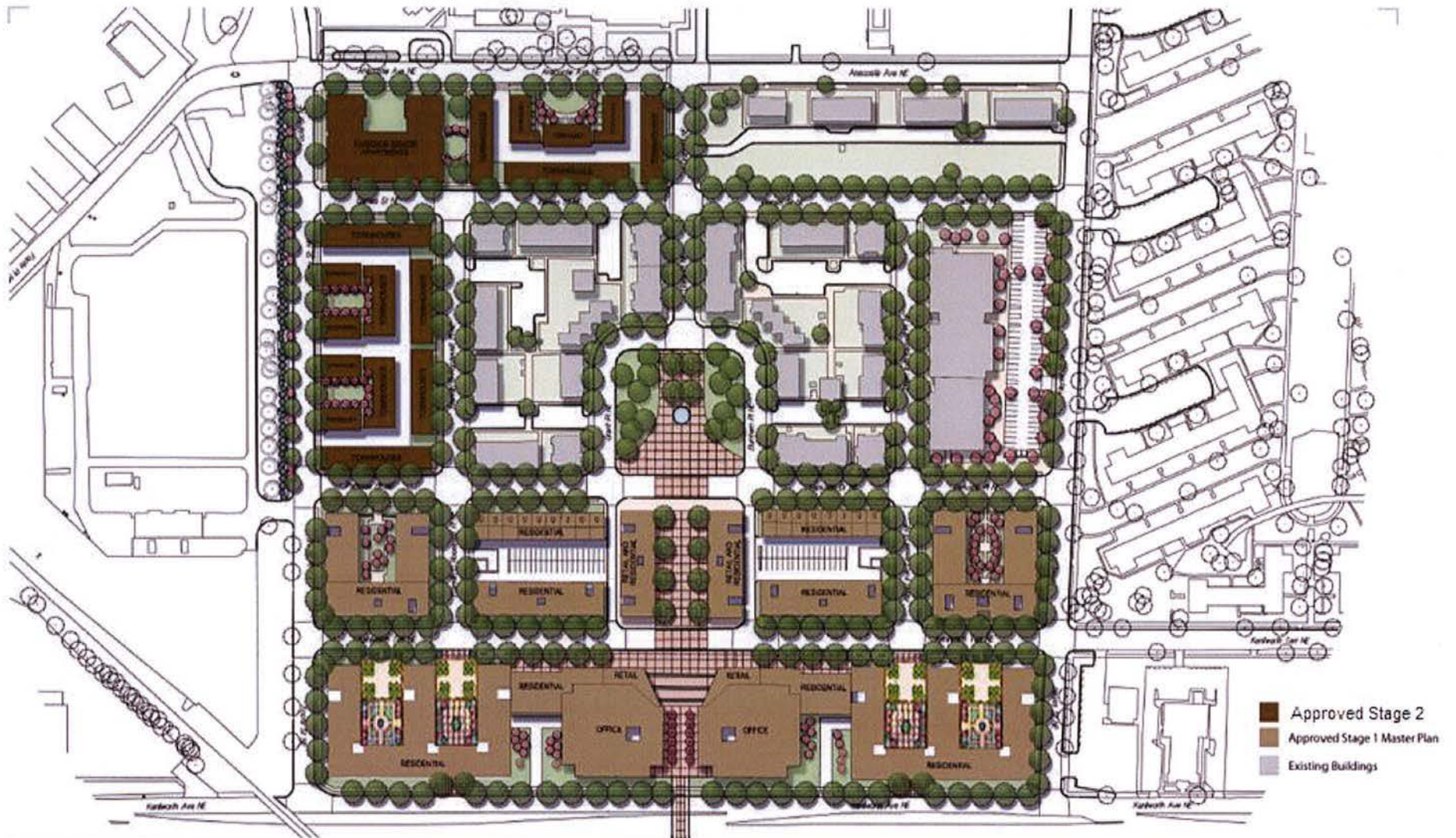
Development Vision



- Two important points from the Development Vision on the previous slide:
 - #4: Support education improvements from pre-school to adult education, including job training programs for neighborhood residents
 - #6: Provide health and recreation facilities and programs

Stage 1 PUD Master Plan





EDAW Inc.
405 Prince Street | Alexandria, VA 22314

P: 703.636.1434 | F: 703.349.5800 | www.edaw.com

DATE: 11/11/2008

Stage 1 & Partial Stage 2 Master Plan PLAN

FEBRUARY 11, 2008

PARKSIDE
WASHINGTON, D.C.



L1-8

1" = 48' Stage 1 Master Plan

Parkside – Promise Neighborhood

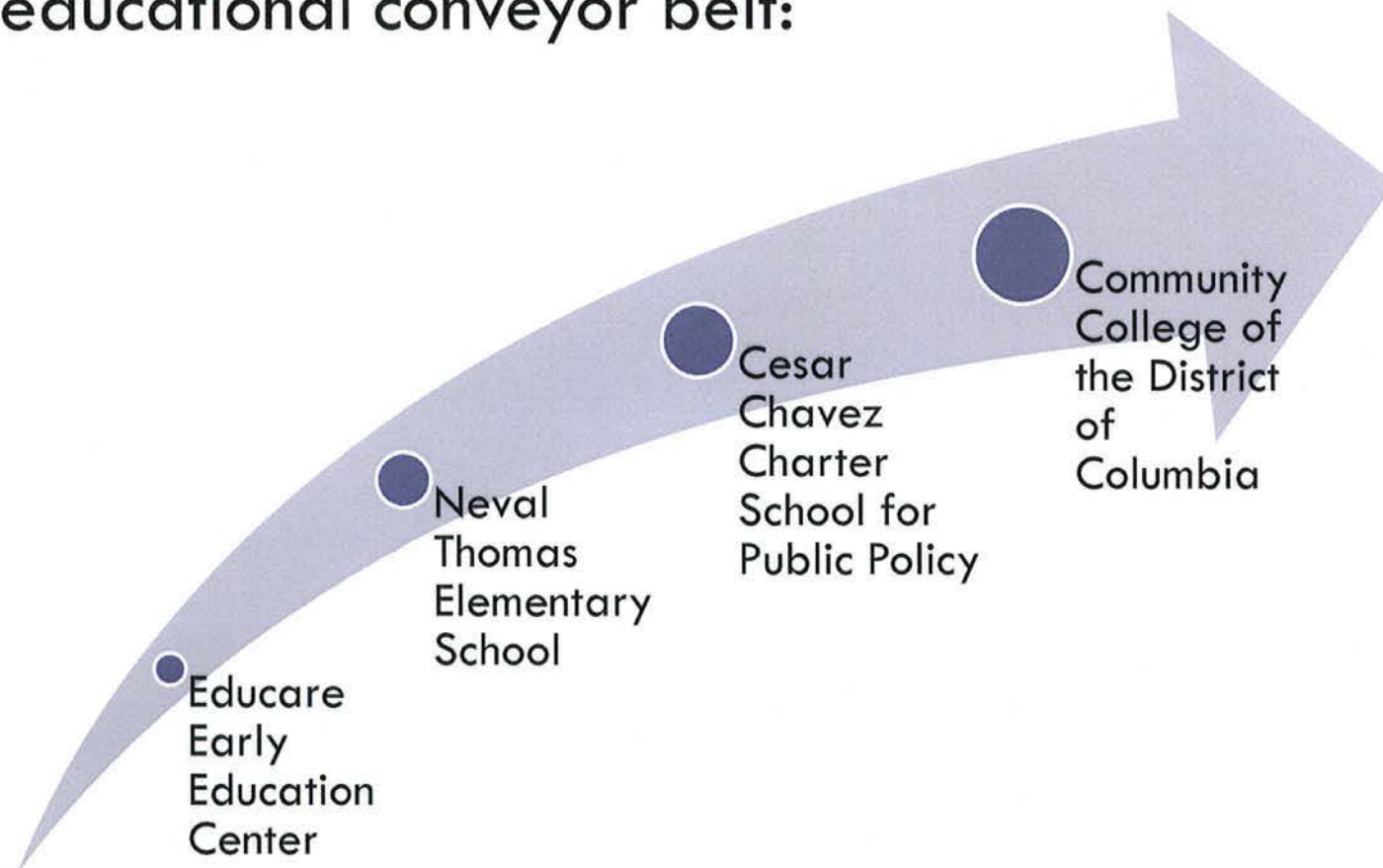


- The DC Promise Neighborhood is an exciting community-based effort that seeks to engage all resident children and their parents into an achievement program based on tangible goals, including:
 - ▣ Significantly improve educational outcomes for neighborhood children
 - ▣ Matriculation to college for 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:



Community Meetings (1 of 3)



- Since Oct. 2009, City Interests (CI) and DC Primary Care Association (DCPCA) have met with the community a combined total of 19 times:

Date	Organization	Notes
13 Oct. 2009	ANC 7D	DCPCA: Sharon Baskerville presented on DCPCA health care center
12 Nov. 2009	Parkside Civic Association	DCPCA: Health Center presentation
19 March 2010	Community: Design Committee Meeting	DCPCA: Meeting regarding Health Center design
29 March 2010	Community: Design Committee Meeting	DCPCA: Meeting regarding Health Center design
13 April 2010	ANC 7D	DCPCA: Provided updates from prior design meetings
18 May 2010	Lotus Square Tenants Association	DCPCA: Health Center presentation
8 June 2010	ANC 7D	CI: On the agenda, but time did not permit to present DCPCA: Health Center presentation

Community Meetings (2 of 3)



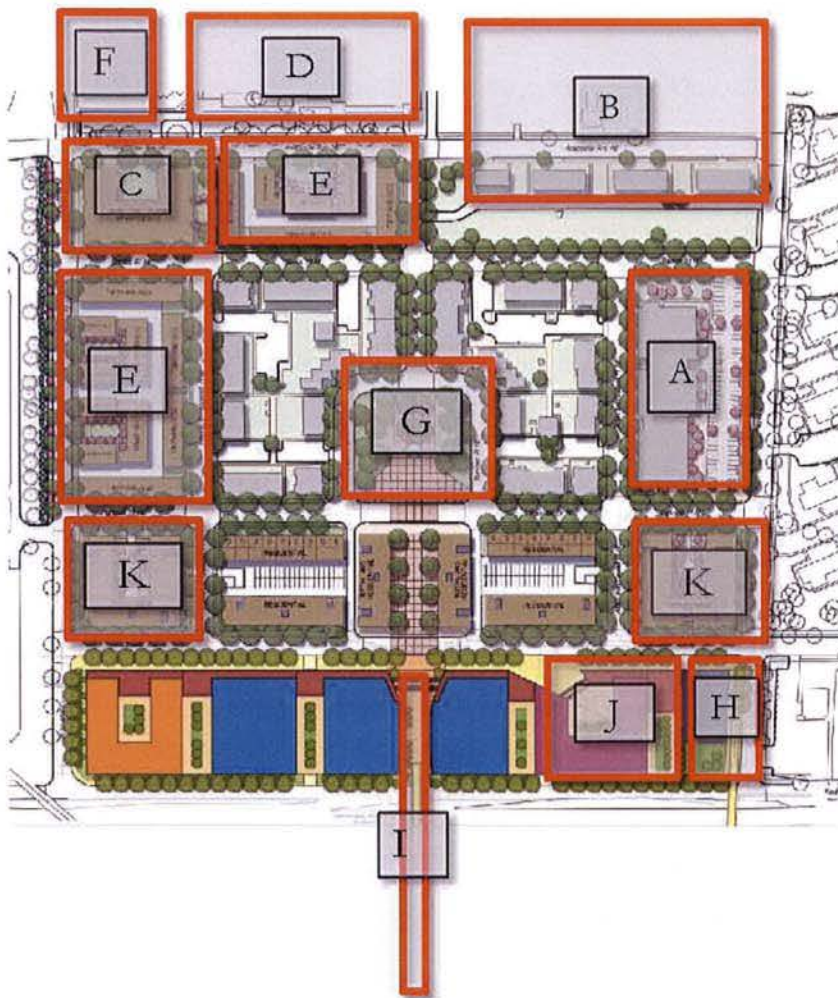
Date	Organization	Notes
10 June 2010	Parkside Civic Association	Cl: Presented specifically about Educare, brought a representative from Educare to meeting
14 Sept. 2010	ANC 7D	Cl: Comprehensive Parkside presentation, focused specifically on Educare, received ANC 7D vote of support for Educare DCPCA: Health Center presentation
14 Oct. 2010	Parkside Civic Association	Cl: Presented specifically about CCDC, brought a representative from CCDC to meeting
9 Nov. 2010	ANC 7D	Cl: Comprehensive Parkside presentation, focused specifically on traffic issues related to CCDC; brought a representative from traffic consultants Gorove/Slade to meeting
30 Nov. 2010	Lotus Square Tenants Association	Cl: Comprehensive Parkside Presentation
14 Dec. 2010	ANC 7D	Cl: Comprehensive Parkside presentation, focused specifically on CCDC

Community Meetings (3 of 3)



Date	Organization	Notes
21 Dec. 2010	Eastland Gardens Civic Association	CI: Comprehensive Parkside Presentation
24 Jan. 2011	Mayfair Mansions Tenants Association	CI: Presented extensive design docs for CCDC building, as well as thorough background on Educare
24 Feb. 2011	ANC 7D SMD 07	CI: Comprehensive Parkside presentation, focused specifically on CCDC, jobs, and retail DCPCA: Health Center presentation
8 March 2011	ANC 7D	CI: Presented specifically about Zoning Application Case Nos. 05-28E and 05-28C
17 March 2011	Community: Design Committee Meeting	DCPCA: Meeting regarding Health Center design
24 March 2011	ANC 7D SMD 07	CI: Discussed the current construction occurring in the SMD 07 neighborhood with a representative from Forrester Construction

Parkside – Development Timeline

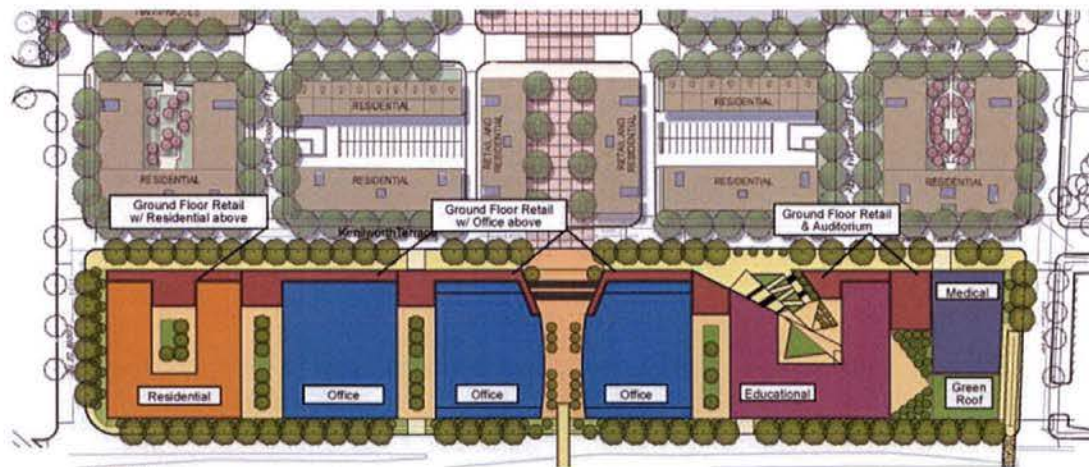


- A** Cesar Chavez Public Charter School for Public Policy - Parcel 5; new, state of the art 6-12 middle and high school with 800 students **(2005 completion)**
- B** Parkside Additions – \$35M new construction of 125 residential units by Pollin Development **(2011 groundbreaking)**
- C** Victory Square at Parkside – Parcel 1; 98 unit green seniors affordable apartment building **(2011 groundbreaking)**
- D** Neval Thomas Elementary – full renovation of Neval Thomas Elementary School **(Phase I – 2011, Phase II - 2012)**
- E** Parkside Townhomes – Parcels 1 & 2; 112 work-force and market-rate, fee-simple townhomes **(2011 groundbreaking)**
- F** Early Childhood Education – state-of-the-art \$15M early childhood education facility funded by a consortium of foundations **(2011 groundbreaking)**
- G** Parkside Central Park – Parcel 6; one-acre park developed by Groundwork Anacostia River DC **(2011 groundbreaking)**
- H** District of Columbia Primary Care Association – Parcel 12; 43,000 SF building with primary medical care services **(2012 groundbreaking)**
- I** Parkside Pedestrian Bridge – iconic \$8 million pedestrian bridge linking Parkside/Anacostia Waterfront with the Minnesota Avenue Metro Station/Downtown Ward 7 **(2012 groundbreaking)**
- J** Community College of the District of Columbia – Parcel 12; 270,000 SF adult education facility **(2012 groundbreaking)**
- K** Mixed-Income Apartments - Parcel 7 & 11; 300-unit market-rate/workforce apartment buildings priced to be developed by CityInterests **(2012 groundbreaking)**

Site Plan - Comparison



APPROVED PUD STAGE 1



Kenilworth Avenue

PROPOSED AMENDMENT

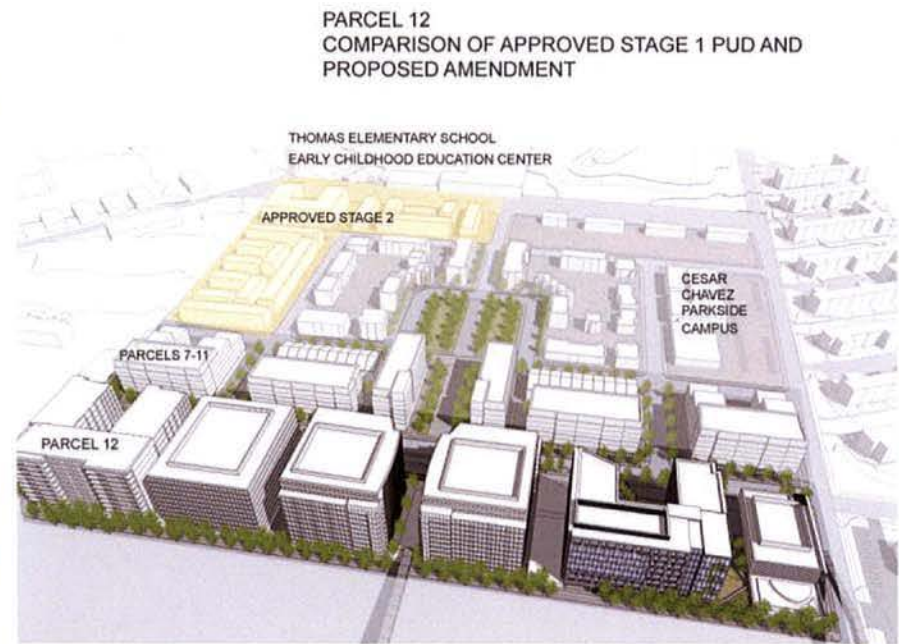
PARCEL 12
COMPARISON OF APPROVED STAGE 1 PUD
AND
PROPOSED AMENDMENT



Aerial View – Comparison of Approved Stage 1 and Proposed Amendments



APPROVED STAGE 1 PUD

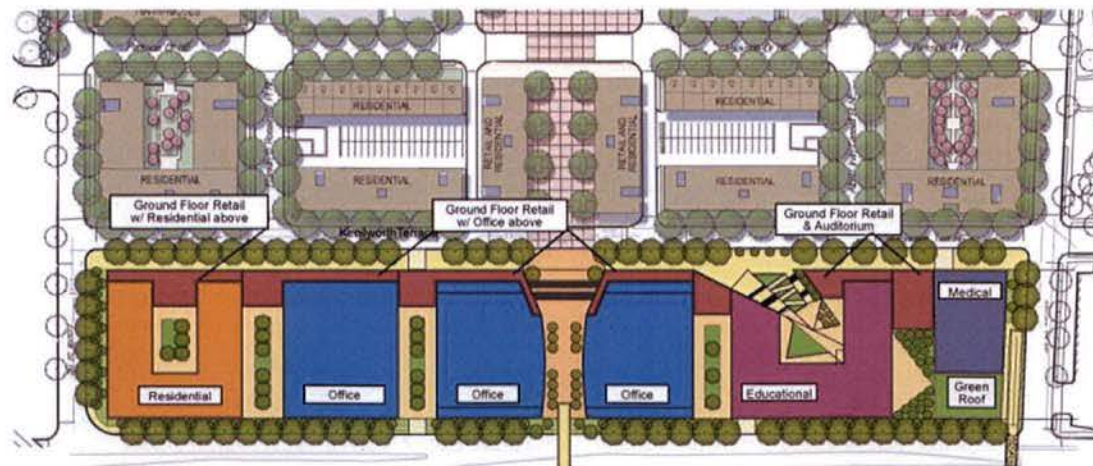


PROPOSED AMENDMENT

Site Plan - Comparison



APPROVED PUD STAGE 1



PROPOSED AMENDMENT

PARCEL 12
COMPARISON OF APPROVED STAGE 1 PUD
AND
PROPOSED AMENDMENT



Site Plan – Building Analysis



Kenilworth Avenue

PROPOSED AMENDMENT

BUILDING ANALYSIS

APPROVED STAGE 1 PUD
FEBRUARY 27, 2006 SUBMISSION

Building	Footprint Area	Building Dimensions	Gross Floor Area
G	59,500 sf	320' x 210'	504,700 sf
H	76,400 sf	472' x 210'	700,400 sf
I	59,500 sf	320' x 210'	504,700 sf
<u>Approved G-H-I Totals</u>			1,709,800 sf
195,400 sf			

PROPOSED AMENDMENT*

Building	Footprint Area	Building Dimensions	Gross Floor Area
G1	30,000 sf	175' x 202'	306,100 sf
G2	33,000 sf	155' x 202'	400,656 sf
H	62,000 sf	446' x 202'	700,400 sf
I1	37,000 sf	270' x 202'	260,000 sf
I2	17,024 sf	98' x 202'	42,644 sf
<u>Proposed G-H-I Totals</u>			1,709,800 sf

*Notes:

Proposed Amendment site dimensions based on updated survey
Parcel I has been subdivided into 2 parcels.



Site Plan – Block Coverage and FAR



Kenilworth Avenue

PROPOSED AMENDMENT

BLOCK COVERAGE AND FAR ANALYSIS

APPROVED STAGE 1 PUD - FEBRUARY 27, 2006 SUBMISSION

Block	Block Dimensions	Block Area	Building Footprint	Block Occupancy Percentage	Gross Building Area	FAR	Open Space	Residential Units	Parking
GHI	1,112' x 218'	242,416' sf	195,400' sf	80.6%	1,709,800' sf	7.05	64,100' sf	785 - 875 units	1,400 spaces

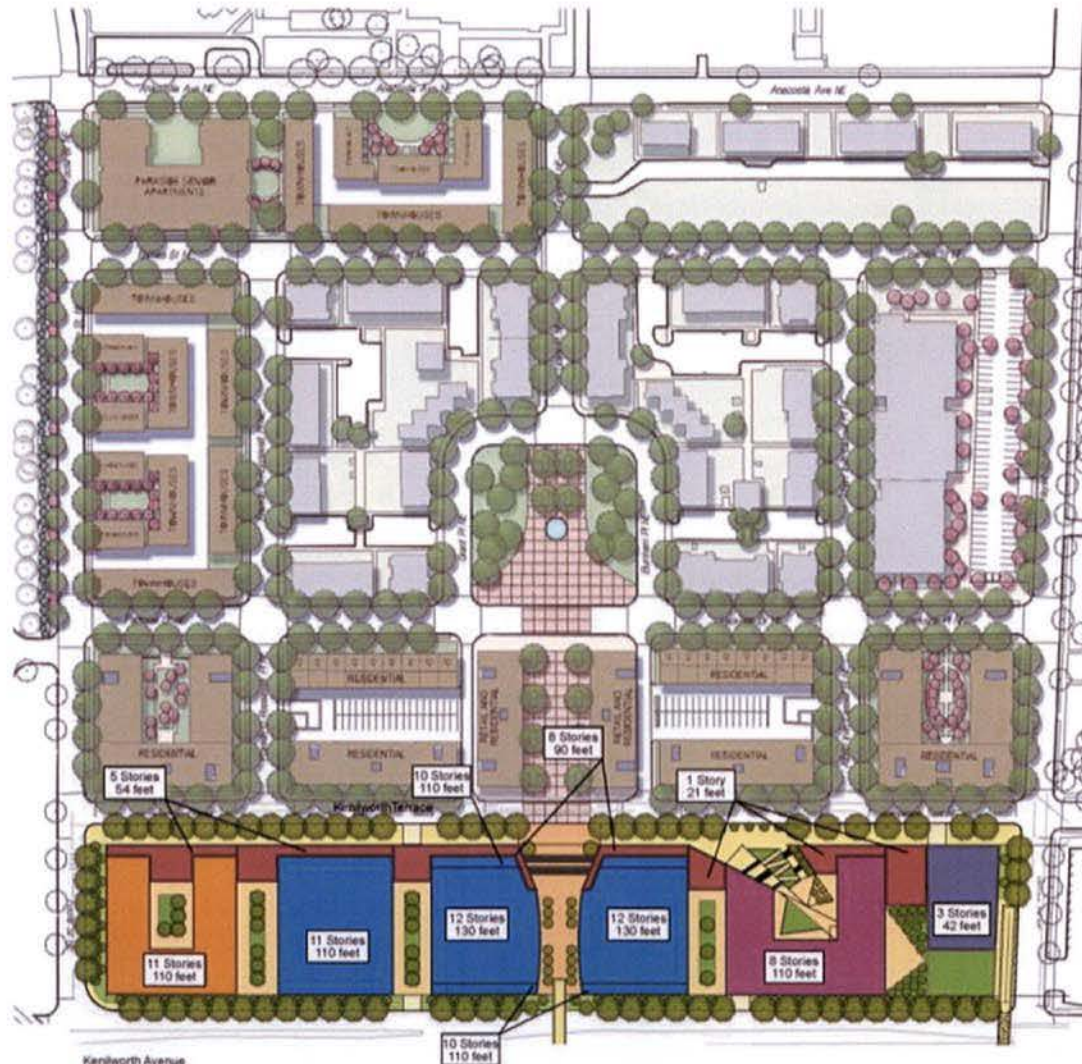
PROPOSED AMENDMENT*

Block	Block Dimensions	Block Area	Building Footprint	Block Occupancy Percentage	Gross Building Area	FAR	Open Space	Residential Units	Parking
GHI	1,199' x 212'	254,188' sf	205,900' sf	81%	1,709,800' sf	6.72	65,700' sf	325 - 375 units	1,400 spaces

*Note: Proposed Amendment site dimensions based on updated survey.



Site Plan – Building Heights



BUILDING HEIGHTS

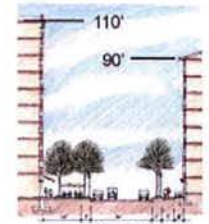
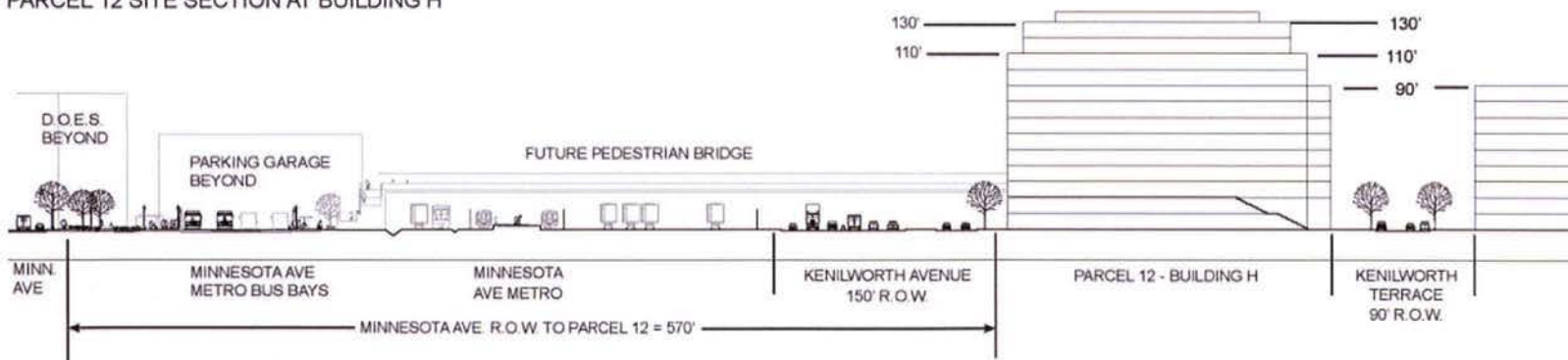
PROPOSED AMENDMENT

Building Heights and Setbacks

APPROVED
2006 PUD STAGE 1



PROPOSED AMENDMENT -
PARCEL 12 SITE SECTION AT BUILDING H

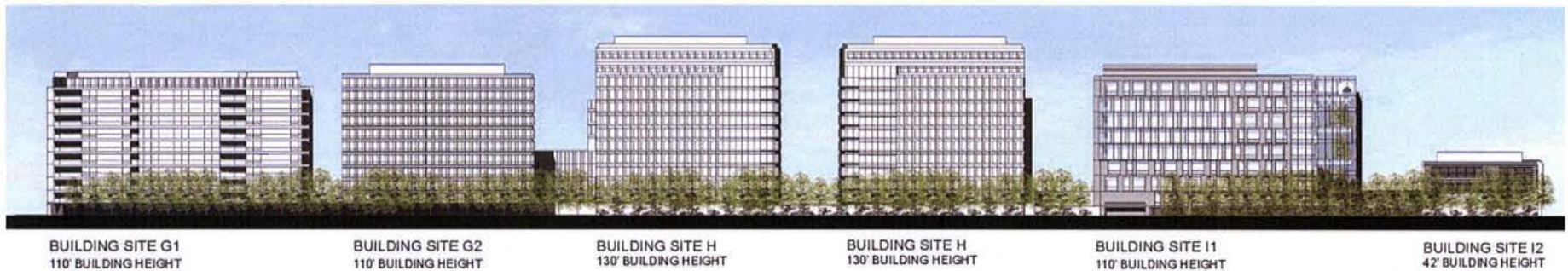


2006 STAGE 1 PUD
KENILWORTH TERRACE

Parcel 12 Elevations – Kenilworth Avenue and Kenilworth Terrace

PARCEL 12 ELEVATIONS

KENILWORTH AVENUE ELEVATION



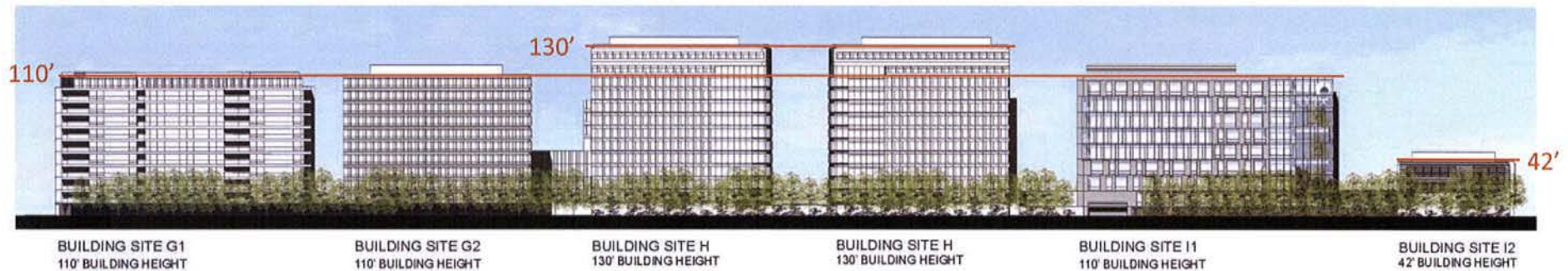
KENILWORTH TERRACE ELEVATION



Parcel 12 Elevations – Building Height Setbacks

PARCEL 12 ELEVATIONS

KENILWORTH AVENUE ELEVATION



KENILWORTH TERRACE ELEVATION



Street Views – Kenilworth Avenue



KENILWORTH AVENUE - VIEW FROM NORTH



KENILWORTH AVENUE - VIEW FROM SOUTH

Aerial View – From Park toward Kenilworth Avenue



APPROVED STAGE 1 PUD



PROPOSED AMENDMENT

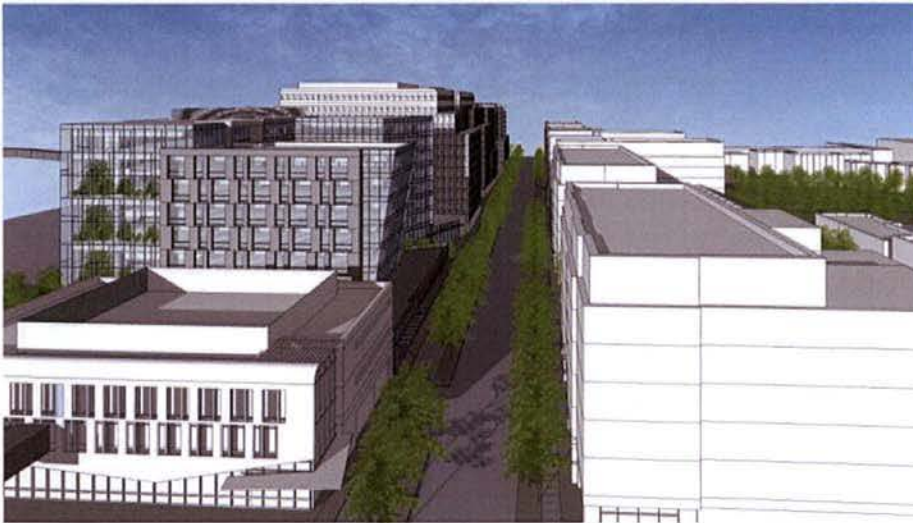
PARCEL 12
COMPARISON OF APPROVED STAGE 1 PUD AND
PROPOSED AMENDMENT

Aerial View – From Kenilworth Avenue toward Park



VIEW FROM ABOVE KENILWORTH AVENUE TOWARD PARK

Kenilworth Terrace - Street View from North



KENILWORTH TERRACE - VIEW FROM NORTH / ABOVE



KENILWORTH TERRACE - VIEW FROM NORTH / STREET LEVEL

Kenilworth Terrace - Street View from South

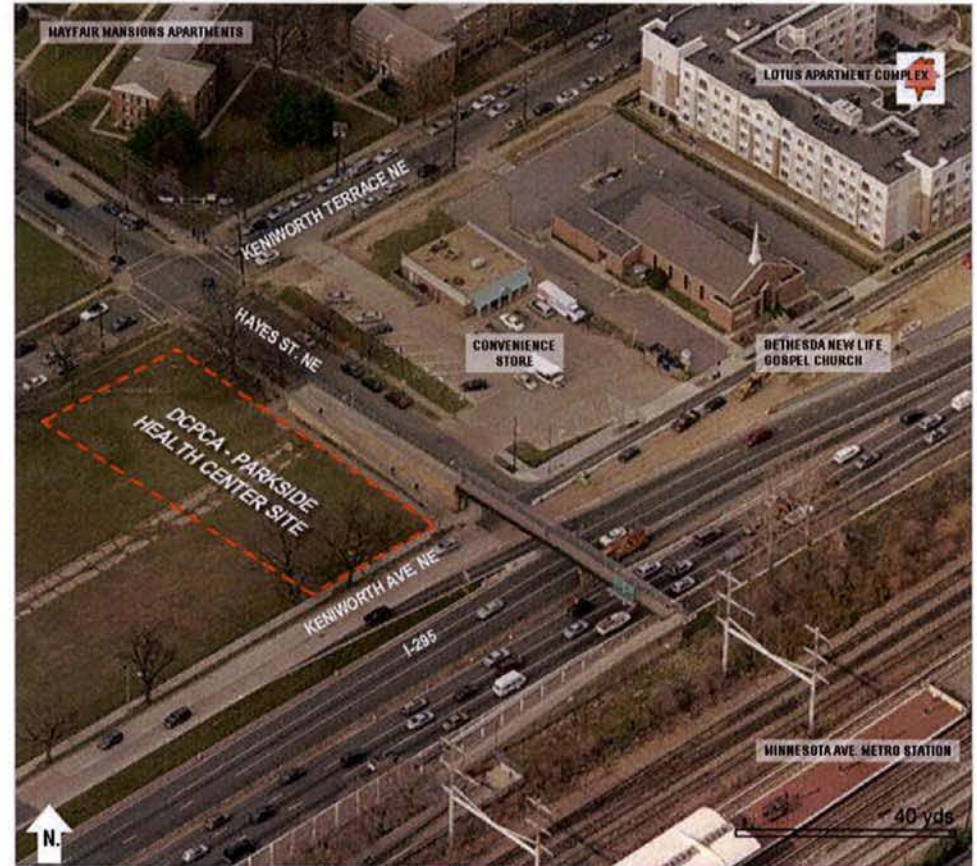
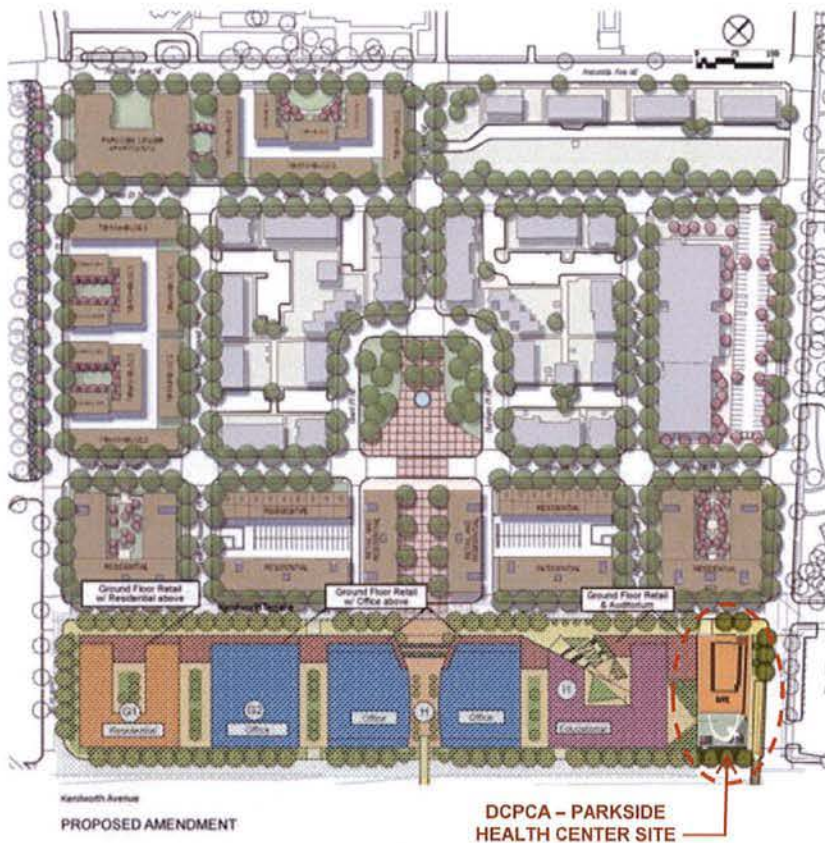


KENILWORTH TERRACE - VIEW FROM SOUTH / ABOVE

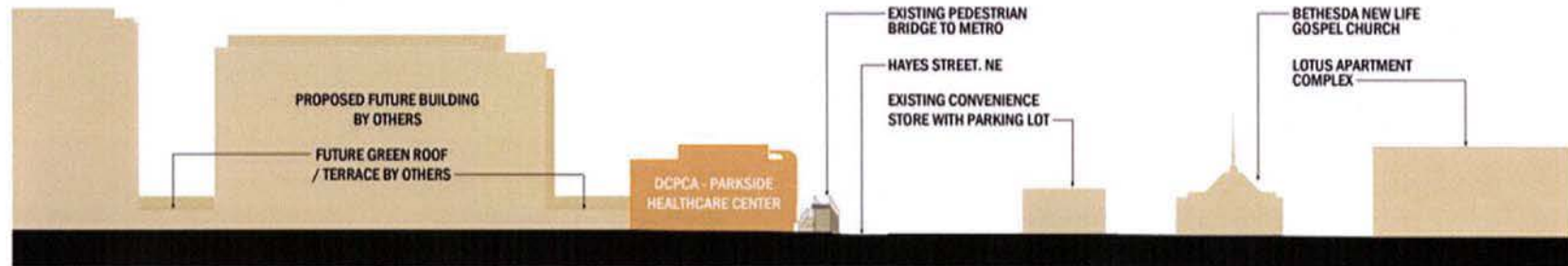


KENILWORTH TERRACE - VIEW FROM SOUTH / STREET LEVEL

DCPCA – PARKSIDE HEALTH CENTER



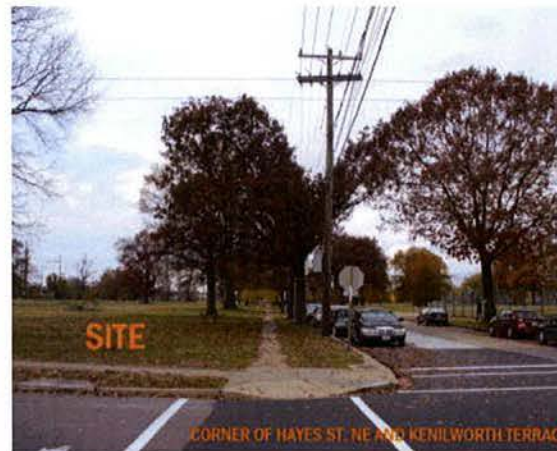
DCPCA – PARKSIDE HEALTH CENTER



SITE SECTION VIEW WEST - EAST KENILWORTH AVENUE NE.



DCPCA – PARKSIDE HEALTH CENTER



DCPCA – PARKSIDE HEALTH CENTER



View from Kenilworth Ave. NE and Hayes St. NE intersection.



CONNECTION

- *Unique architectural presence / introduction to Parkside neighborhood from I-295 at the south end of the site.*
- *Thoughtful integration of existing pedestrian metro ramp access.*
- *Recognizable beacon for health care in the DC metro region.*
- *Sustainable / green approach visible from metro ramp.*

DCPCA – PARKSIDE HEALTH CENTER



View from Kenilworth Terrace NE and Hayes St. NE intersection.



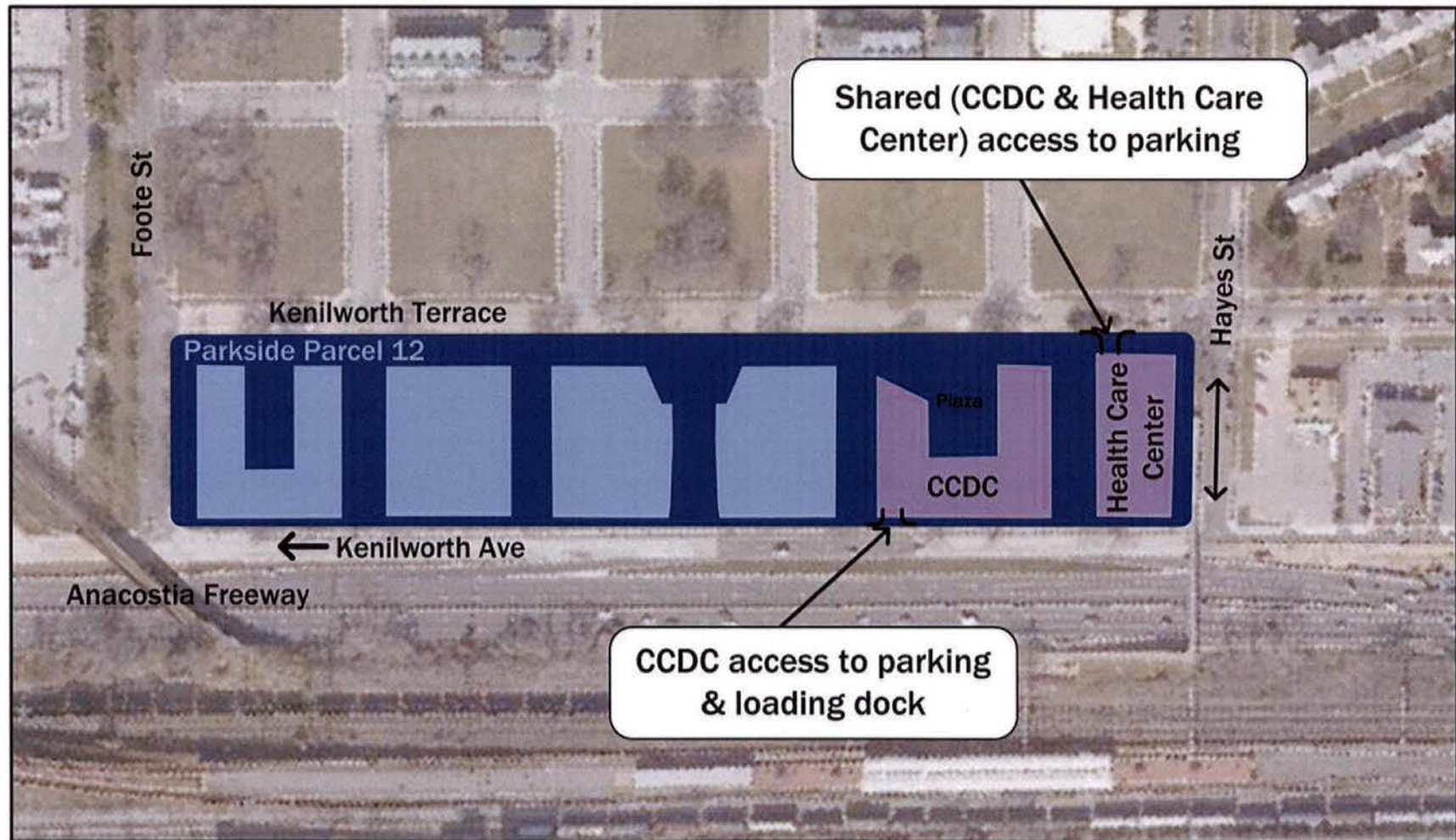
CONNECTION

- *Main entrance connection with the neighborhood.*
- *Presence on Kenilworth Terrace NE and Hayes St. NE intersection.*
- *Recognizable beacon for health care in the community.*
- *Improved access with safer sidewalks and unobtrusive landscaping.*

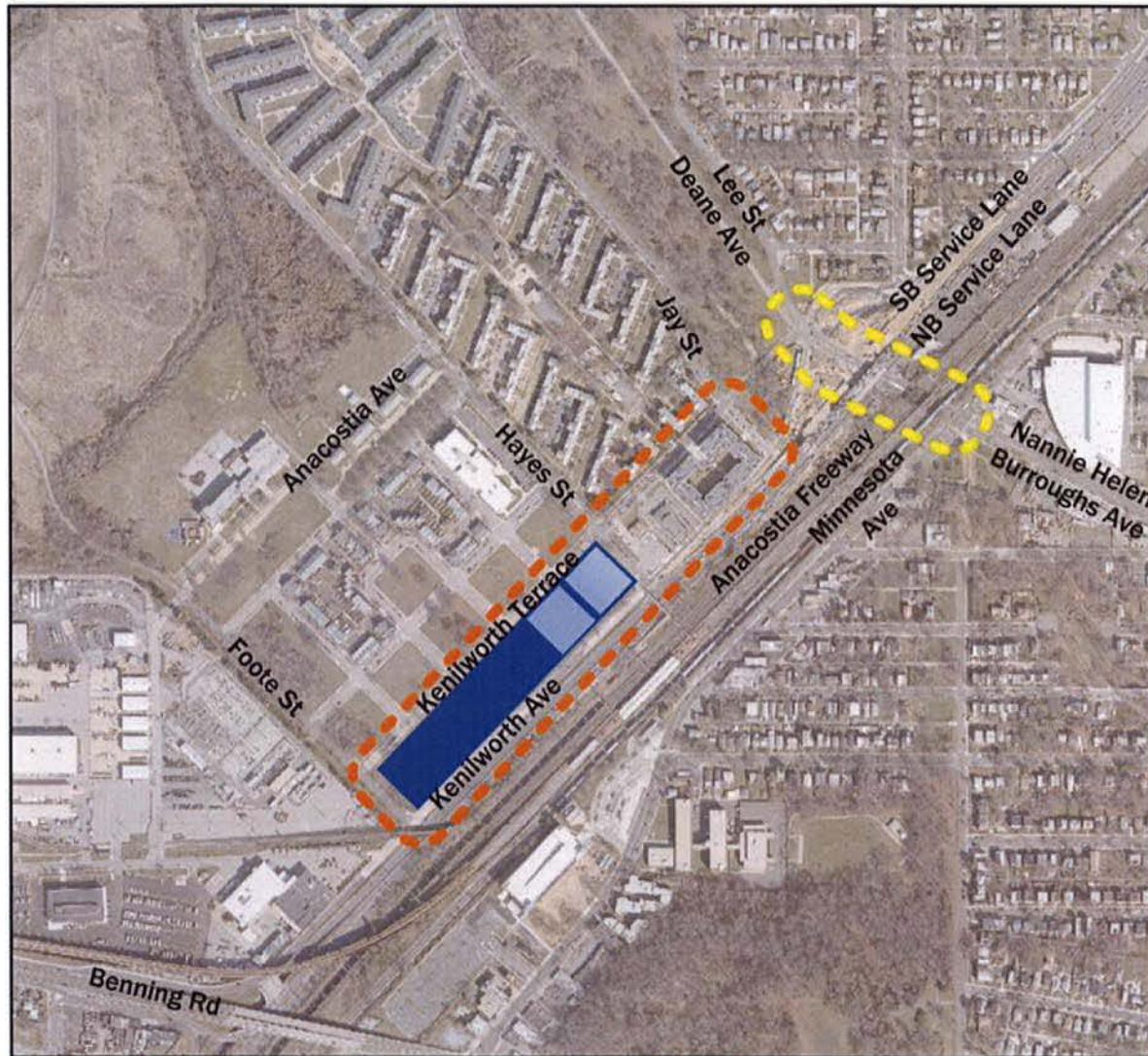
Traffic Analysis

- Traffic Impact Study included in application
 - Counts performed last fall
 - Includes traffic from all of Parcel 12
- Study for Stage 1 modification contains similar findings as original study for Stage 1 approval
 - Square footage for Parcel 12 is same
 - Number of parking spaces on Parcel 12 is same
- Stage 2 application contains details on site plan, including vehicle & bike parking and TDM programs

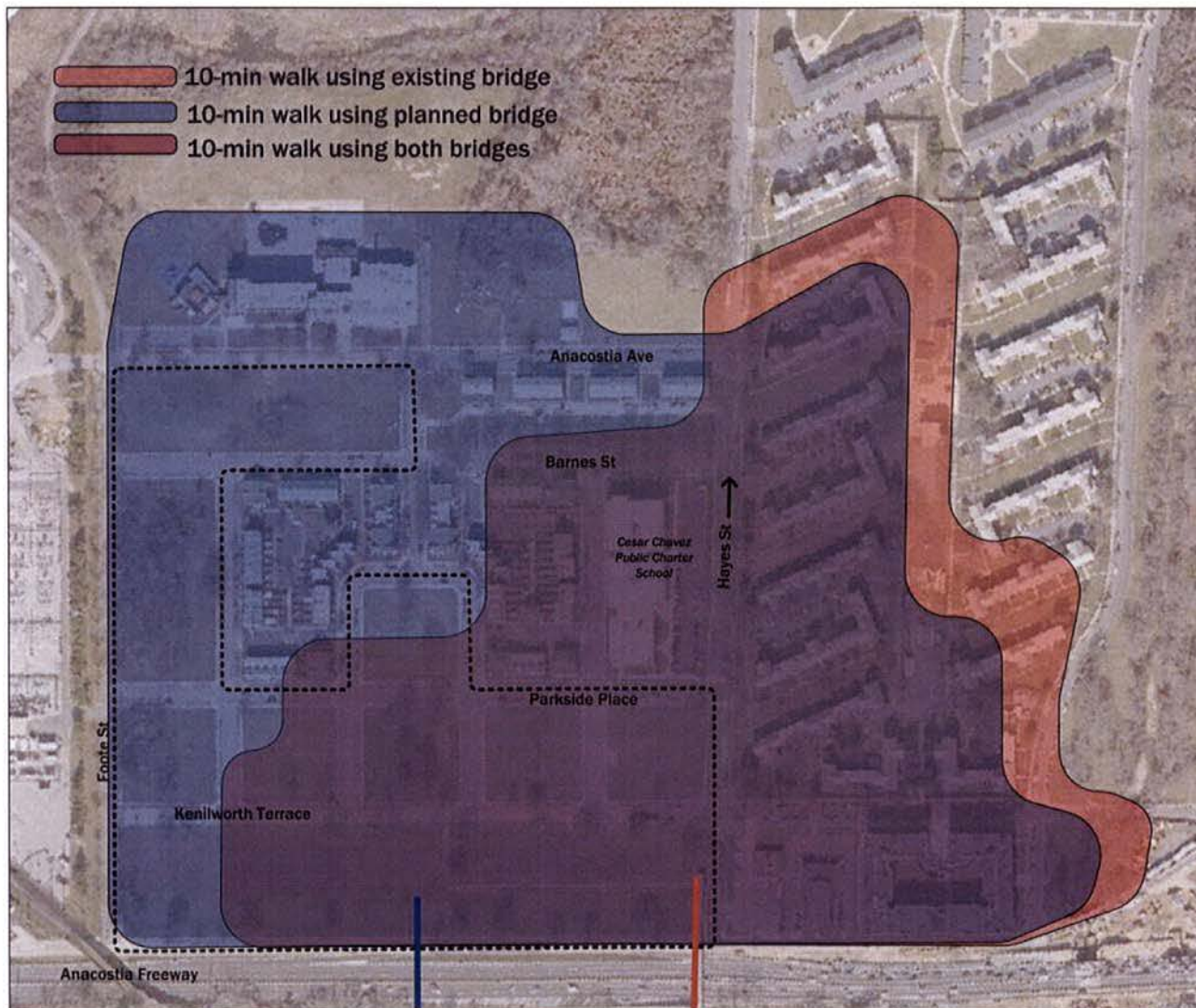
Access



Study Results



Pedestrian Bridges



Sustainability



Sustainability will be pursued at all scales of development – the neighborhood, the buildings, and the public realm

- 26 acre LEED-ND Pilot Project development with streets and infrastructure in-place
- Parking will be reduced due to proximity to Metro
- Individual Buildings will be designed to a minimum of LEED Silver
- Design of buildings will incorporate green roofs
- Streetscape design will incorporate Low Impact Development (LID) techniques

Stage 1 PUD Master Plan

