

# TOWNHOMES

ZC # 15-02  
Public Hearing  
October 29, 2015



Co-Applicant/Contract Purchaser:

MHI-Brookland, LLC, c/o Madison Homes

Co-Applicant/Owner:

The Redemptorists

Land Use Counsel:

Goulston & Storrs

Architect:

Lessard Design

Engineer:

VIKA Capitol

Landscape Architect:

Solutions IPEM

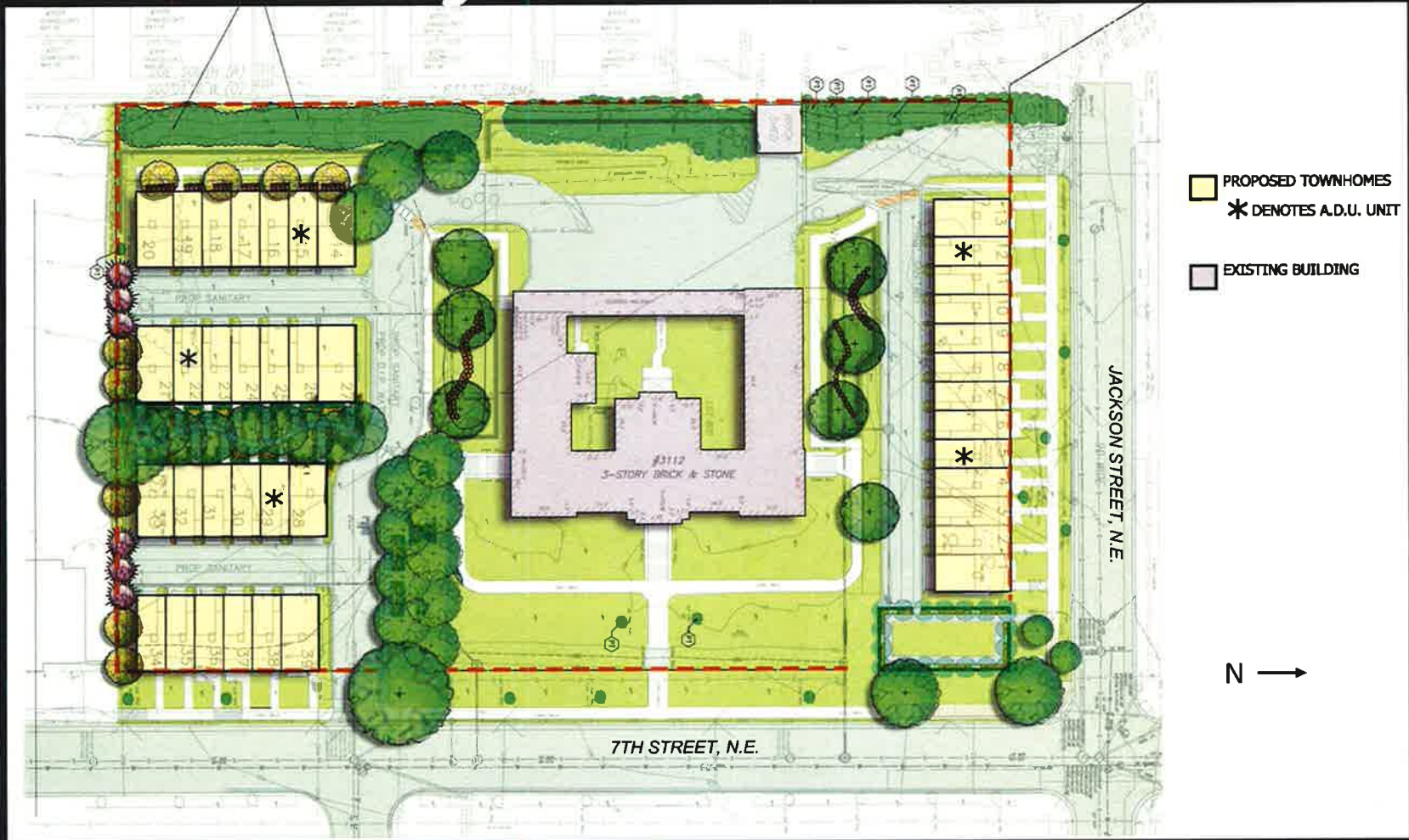
Transportation Consultant:

Gorove/Slade Associates





# Project Overview



# Context

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# Context



PROPOSED STREETScape ELEVATION OF CATHOLIC UNIVERSITY SOUTH CAMPUS REDEVELOPMENT



AT REAR OF 579 REGENT PINE N.E.



INTERSECTION OF JACKSON STREET N.E. AND REGENT PINE N.E. AT CHANCELLOR'S ROW TOWN HOMES



BROOKLAND METRO STATION



CENTRO MARIA INC. OF WASHINGTON



AT INTERSECTION OF JACKSON STREET N.E. AND 7TH STREET N.E.

# Architecture



Intersection of 7<sup>th</sup> Street, NE and Jackson Street, NE

# Architecture



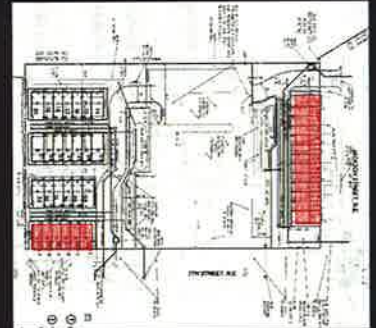
Mews between lots 21-27 (right) and 28-33 (left)

# Architecture



↑ Lots 1-13, Jackson St Frontage

← Lots 34-39, 7<sup>th</sup> Street Frontage





# Architecture



18' UNIT SIDE ELEVATION



18' UNIT REAR ELEVATION

14' UNIT REAR ELEVATION

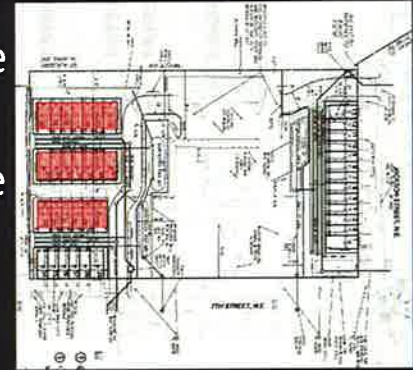
# Architecture



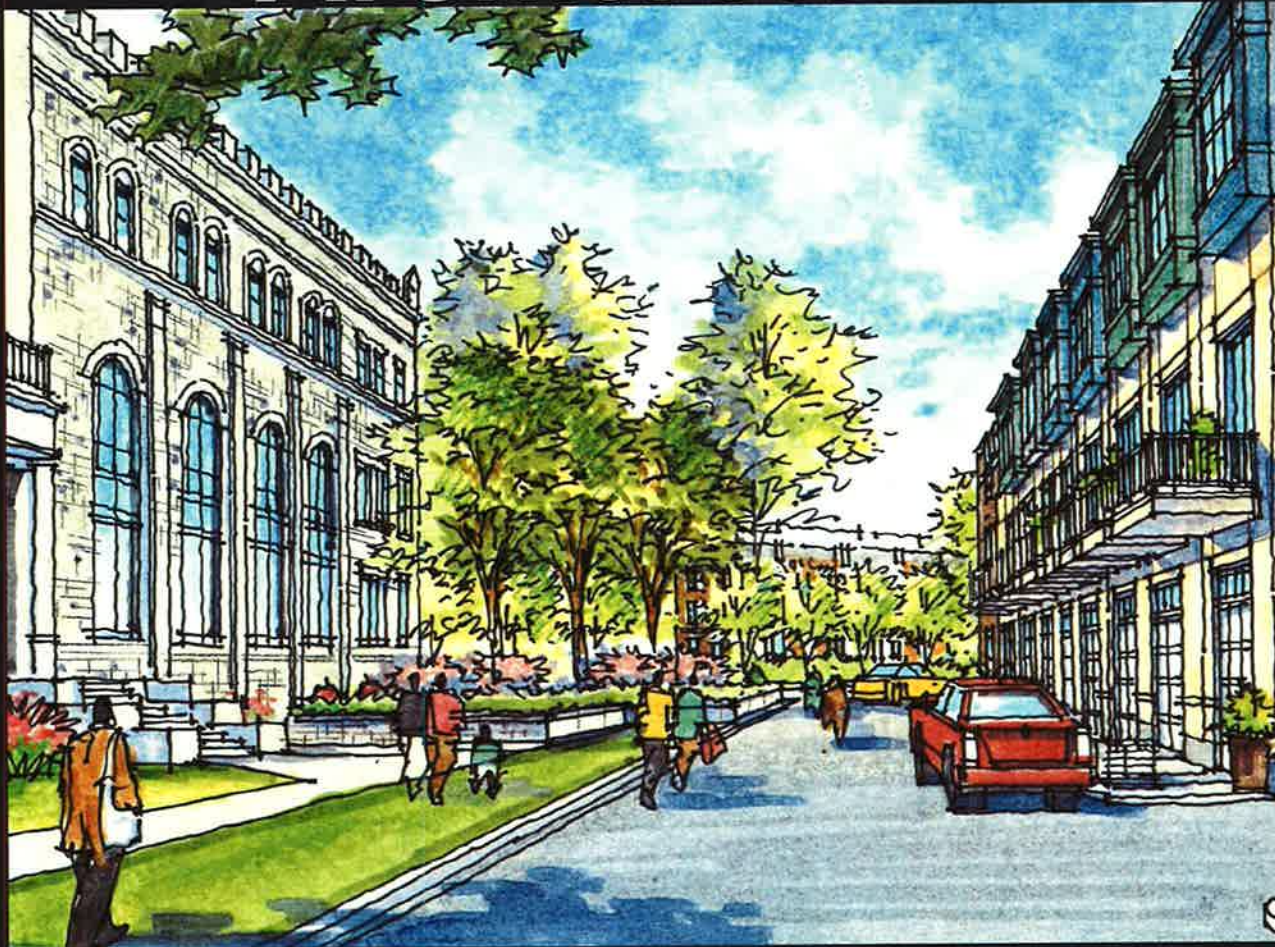
← Lots 21-27, Mews Frontage

↙ Lots 28-32, Mews Frontage

↓ Lots 14-20, West Facing



# Architecture



Alley between Holy Redeemer College (left) and lots 1-13 (right)

# Architecture

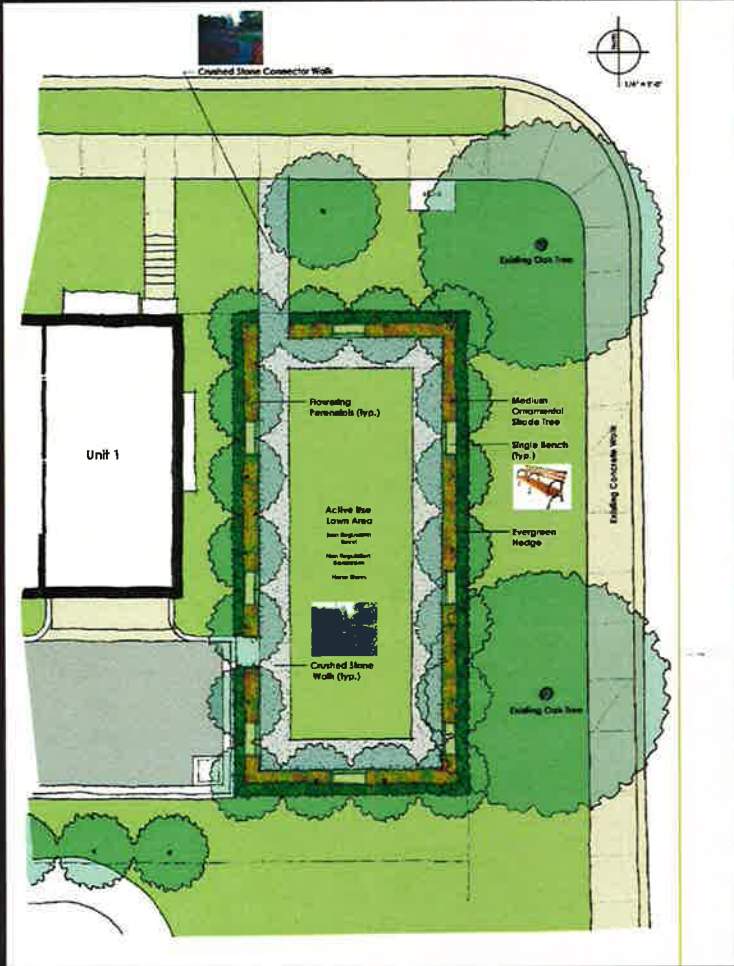


Looking West from 7<sup>th</sup> Street NE Entrance



Looking Down Alley between lots 14-20  
(right) and lots 21-27 (left)

# Landscape Design

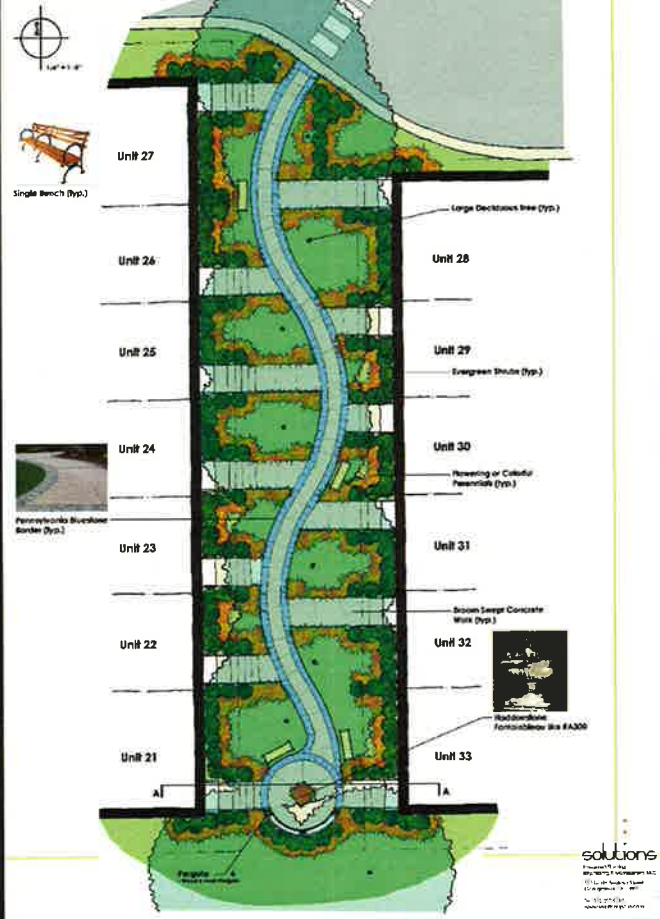


Brookland Park at Corner of 7<sup>th</sup> Street and Jackson Street

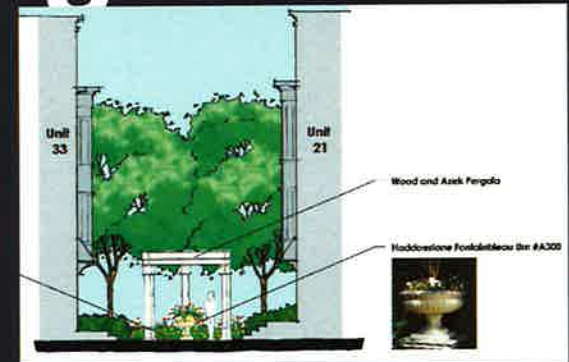
# Landscape Design

## THE MEWS

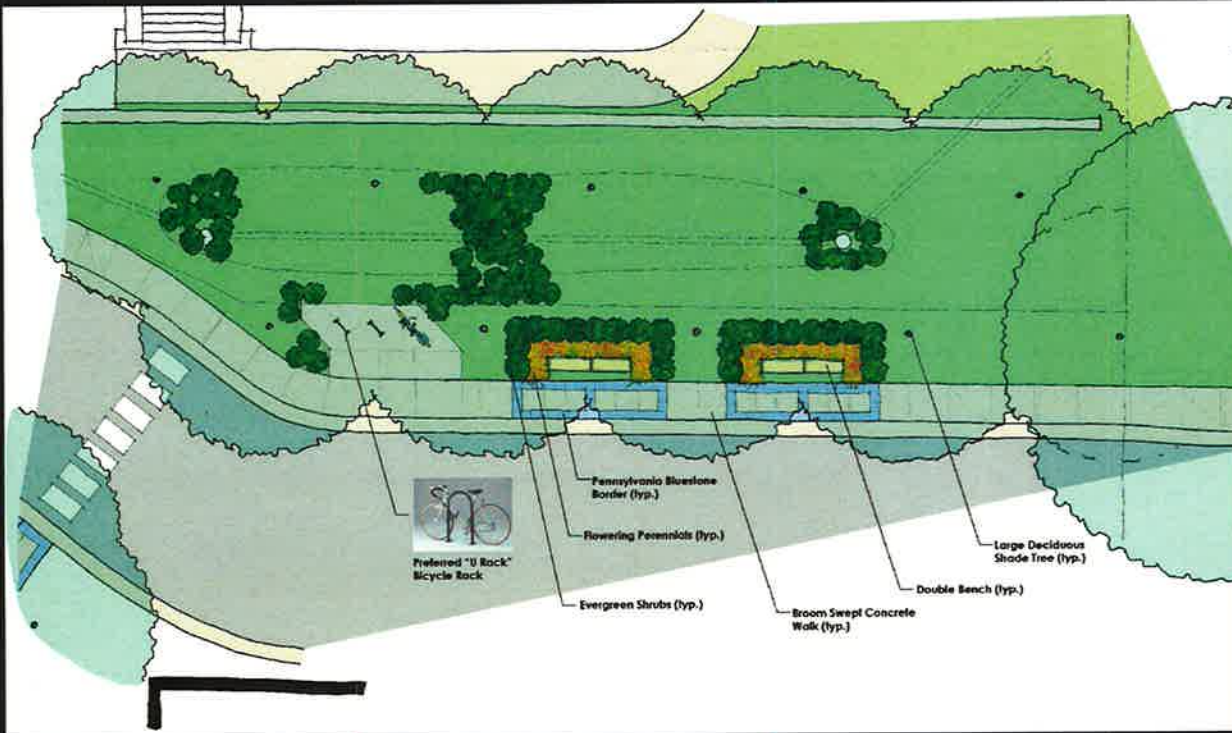
Brookland Townhomes  
Madison Homes



## The Mews



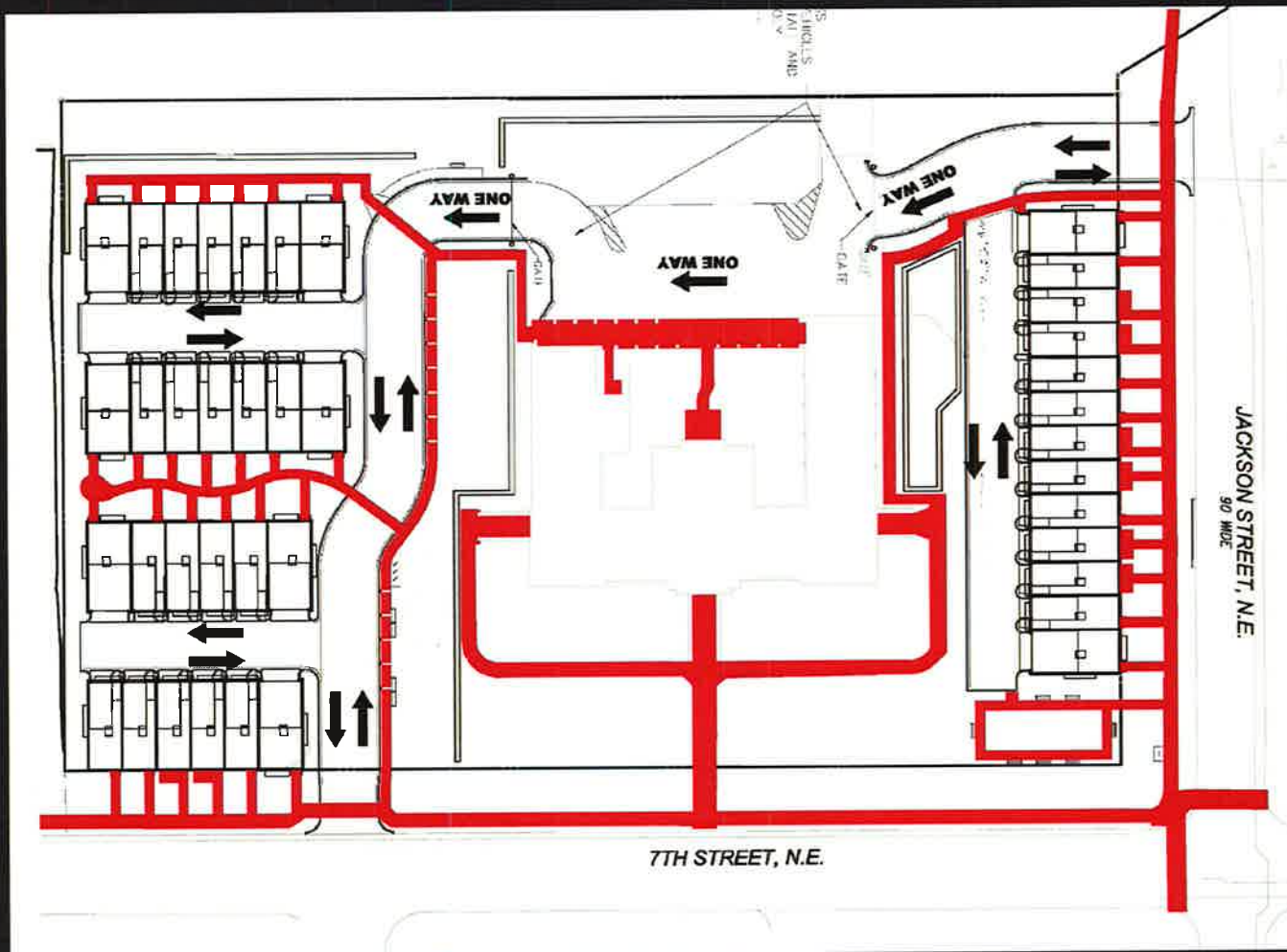
# Landscape Design



Mini Parks



# Site Circulation





# Parking

- Vehicular
  - Townhomes
    - Required – 40 spaces
    - Provided – 48 spaces
  - Holy Redeemer
    - Required if redeveloped – 23 spaces
    - Provided – 23 spaces
- Bicycle
  - Short-term – at least 5 spaces provided in public areas around site
  - Long-term
    - Townhomes – inside units
    - Holy Redeemer – to be determined if/when redeveloped

# Transportation Review

- Trip generation
  - Vehicles
    - AM Peak Hour – 28 veh/hr
    - PM Peak Hour – 40 veh/hr
  - Transit, Bike and Walking
    - AM Peak Hour – 27 ppl/hr
    - PM Peak Hour – 38 ppl/hr
- All adjacent intersections operate at acceptable levels
- No significant impact to the adjacent transportation network

# Transportation Demand Management

- TDM Leader/Coordinator
- TDM Marketing program
- Promotion of cycling
- Welcome packages for initial residents that includes:
  - Information on neighborhood transportation options;
  - A \$50 preloaded SmarTrip card;
  - A one-year membership to Capital Bikeshare; and
  - A one-year membership to carshare with a \$50 credit.

# DDOT Review/Coordination

- Site access and circulation was reviewed with DDOT prior to submission
- Comprehensive Transportation Review was scoped with DDOT
- Study performed per DDOT requirements
- DDOT has no objection to PUD provided that:
  - Adhere to TDM commitments;
  - Provide at least 5 short-term bicycle spaces;
  - Provide required long-term bicycle spaces for Redemptorist Building prior to occupancy
- Applicant agrees to all of the DDOT conditions

# Community Benefits

- Edgewood Recreation Center - \$35,000 to DPR to outfit new center with equipment
- Edgewood/Brookland Family Support Collaborative - \$25,000 to the Workforce Development Program
- William E. Doer, Jr. (WEDJ) Charter School - \$10,000 for educational equipment
- OCASE Foundation - \$12,000 to Backpack School Supply program
- Transit Welcome Package to Purchasers
- Affordable Housing – 12% of GFA. 3 homes at 50% of AMI and 2 homes at 80% of AMI. All 3 bedroom units.
- Landmark Application – for existing Holy Redeemer College Building

# BROOKLAND TOWNHOMES

