

LandDesign.

<https://vimeo.com/user21409727/review/165329364/354a40536f>

FLY-THROUGH ANIMATION

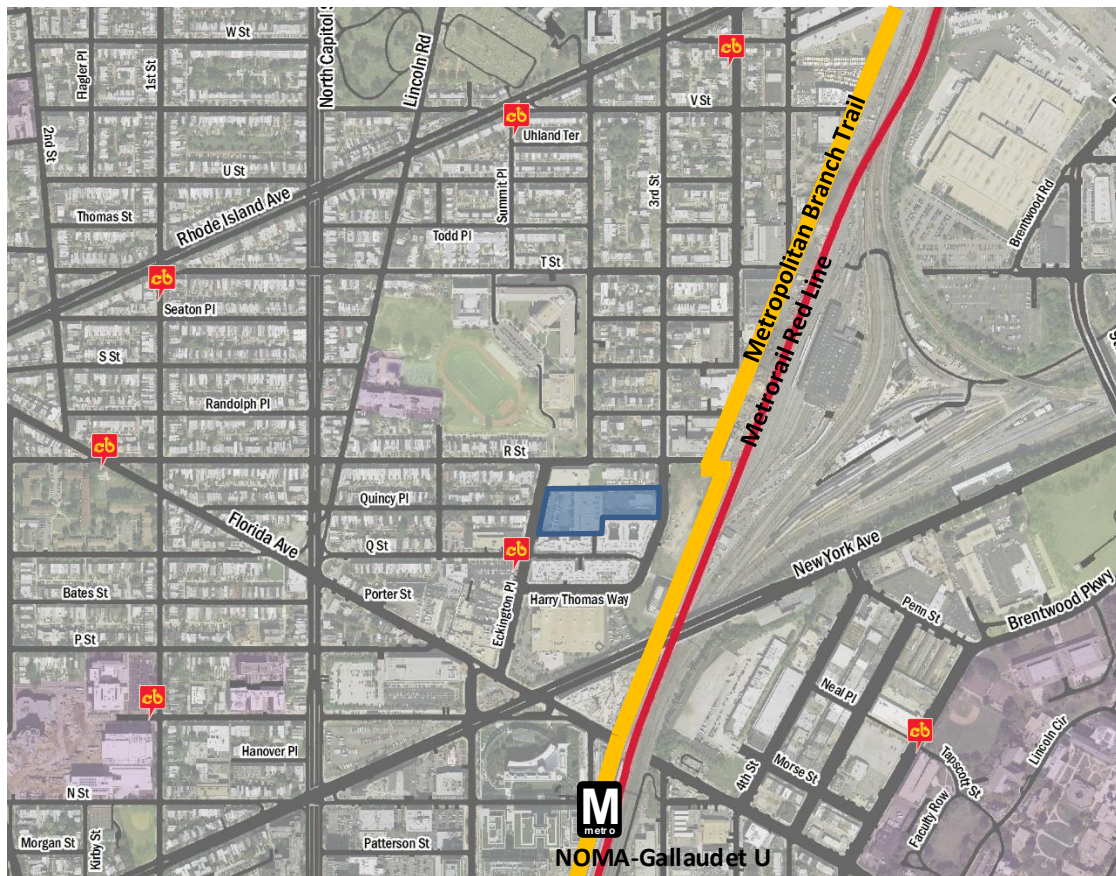
ZONING COMMISSION
District of Columbia
CASE NO.15-15
EXHIBIT NO.39A4

Eckington Yards PUD

Transportation Slides



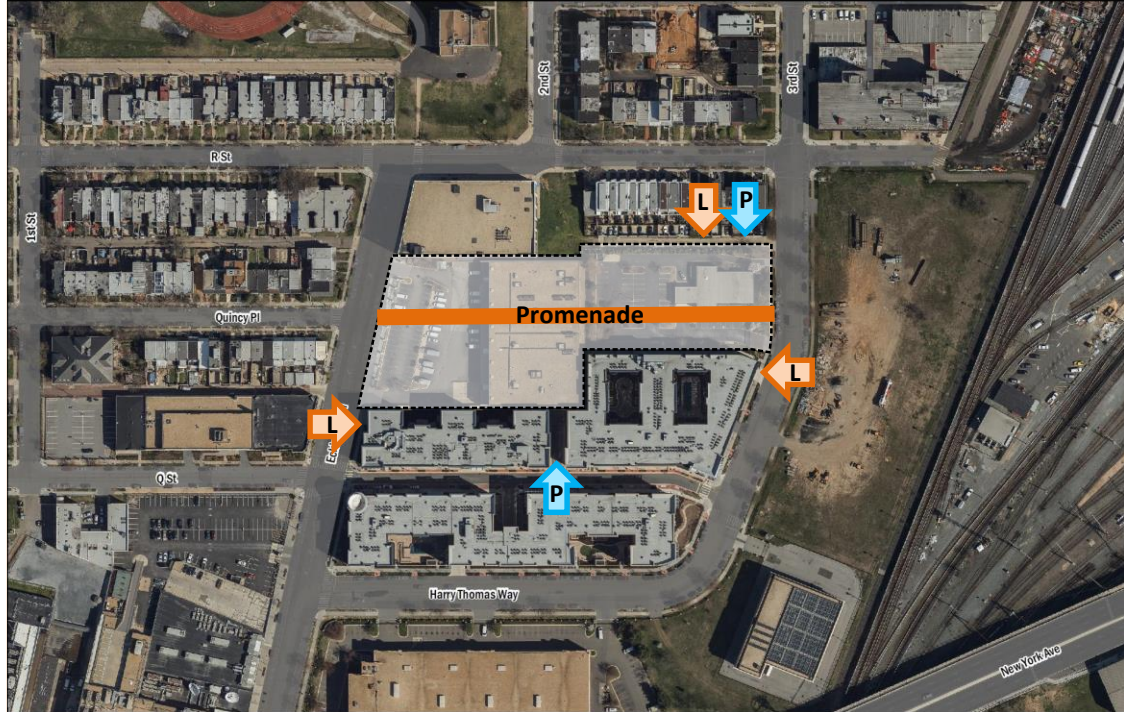
Transportation Context



Excellent Connectivity

- 0.35 miles from Metro
- Within walking distance of 7 Metrobus routes
- 580' to Metropolitan Branch Trail
- 400' to the nearest Capital Bikeshare station
- 4 zipcars located next door in The Gale

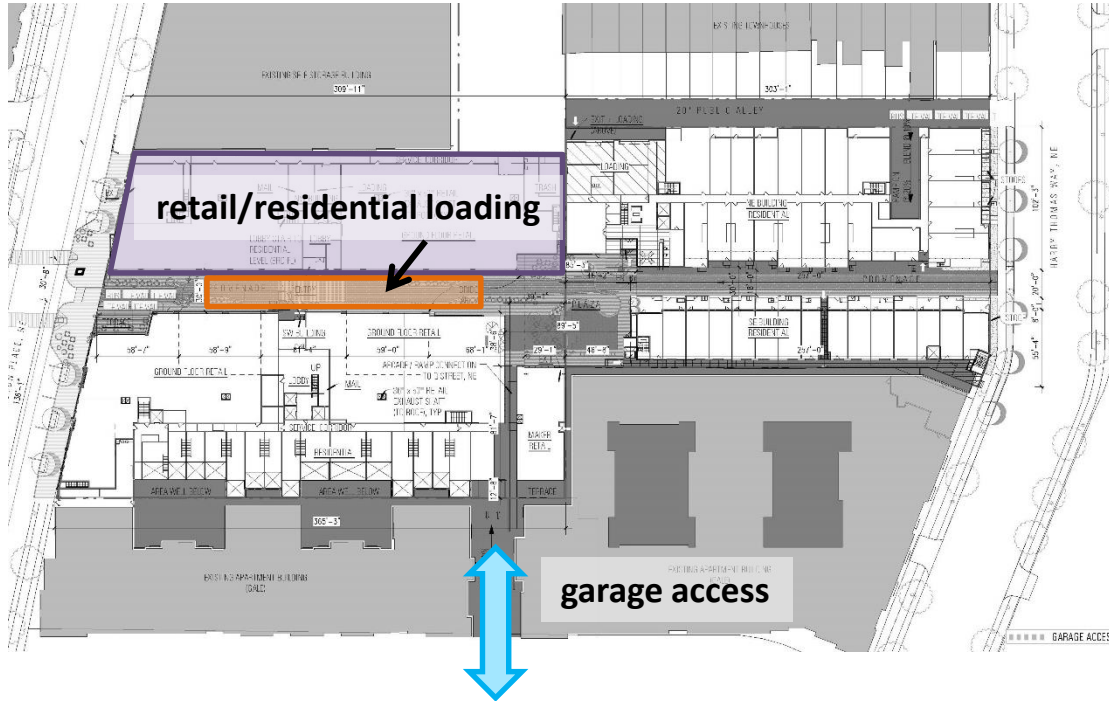
Site Design Highlights



- Adds porosity to network via new private alley/promenade
- Innovative loading strategy greatly reduces need for new curb cuts



Vehicular Access – NW Building

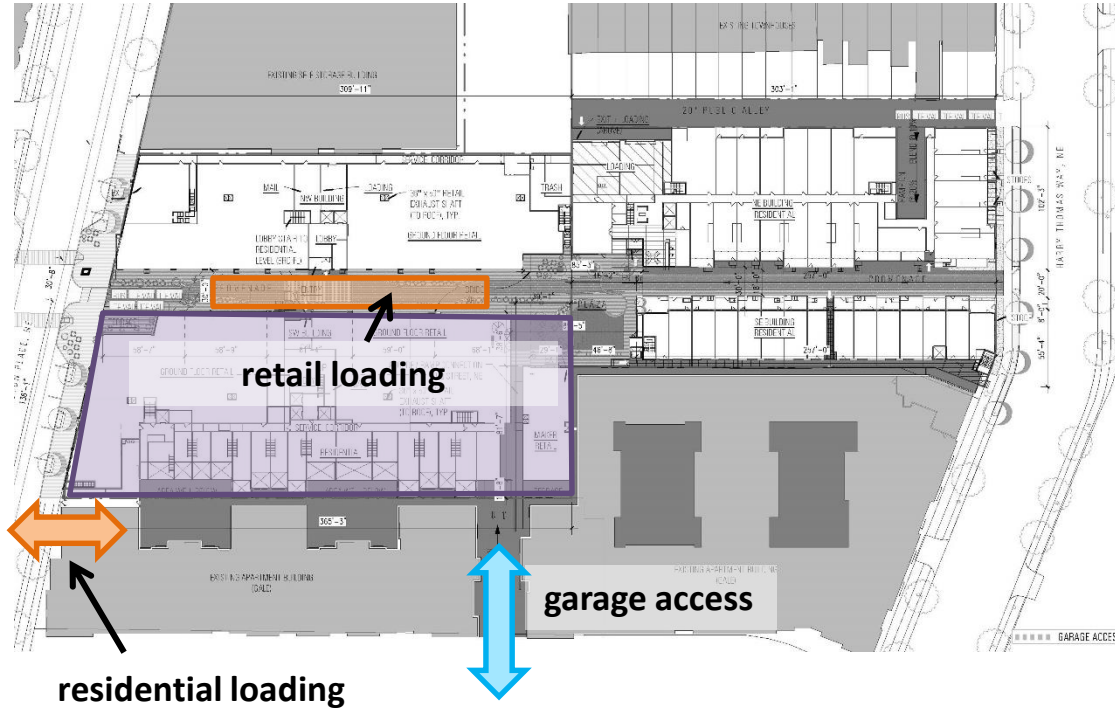


NW Building

- Parking Access
 - Shared with The Gale
- Loading
 - Residential and Retail from promenade



Vehicular Access – SW Building

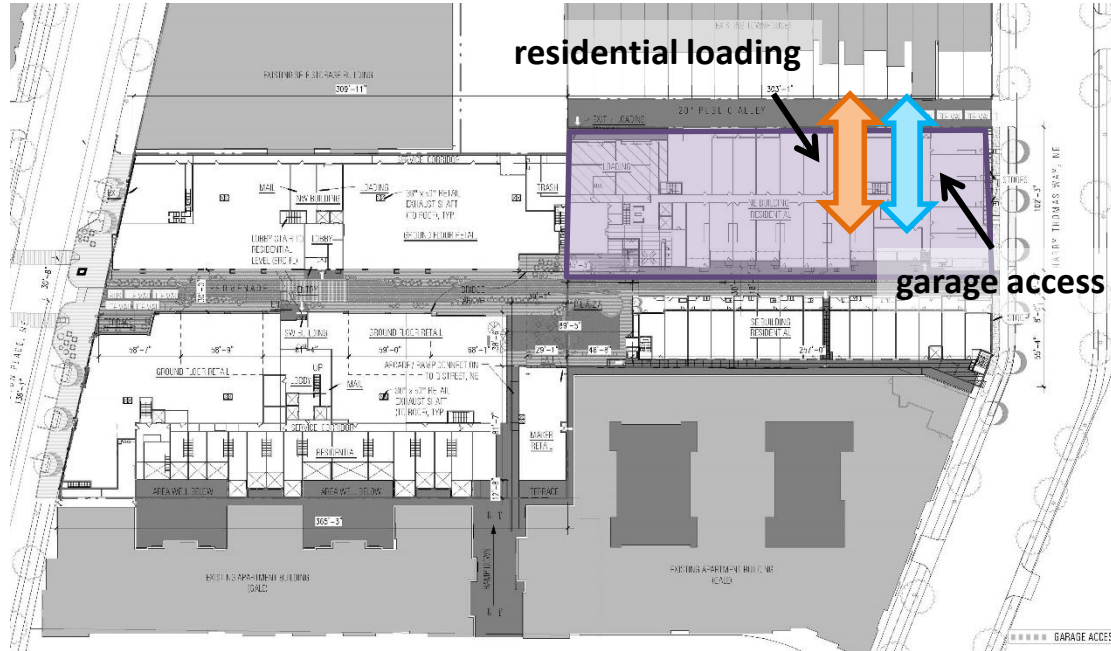


SW Building

- Parking Access
 - Shared with The Gale
- Loading
 - Retail from promenade
 - Residential shared with The Gale



Vehicular Access – NE Building

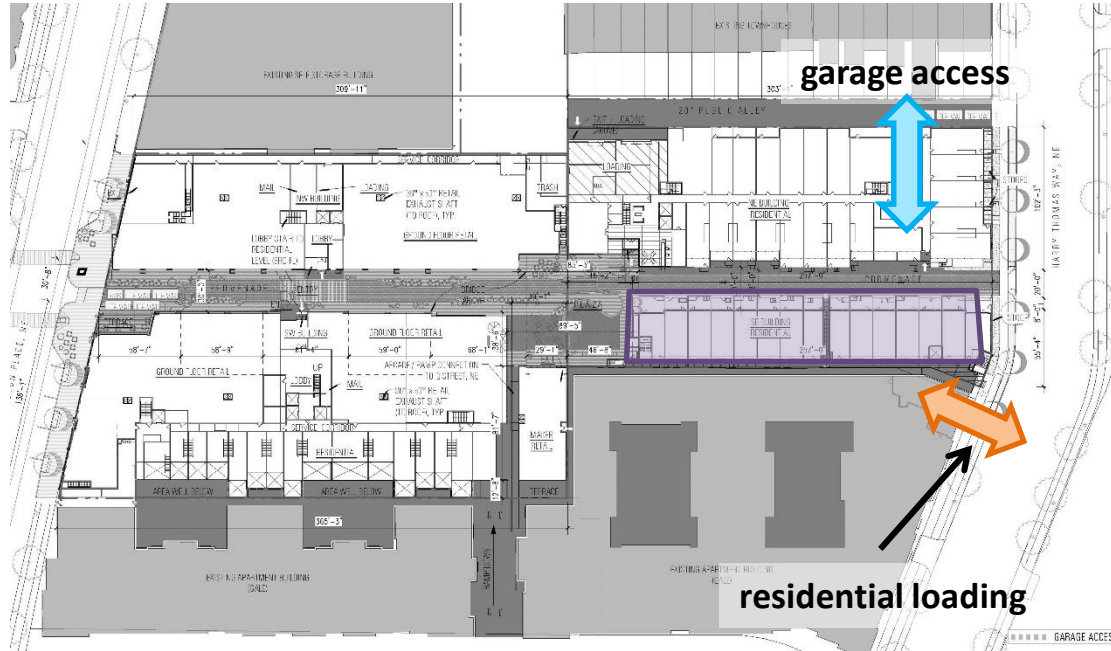


NE Building

- Parking Access
 - From improved NE public alley
- Loading
 - From improved NE public alley (residential only)



Vehicular Access – SE Building

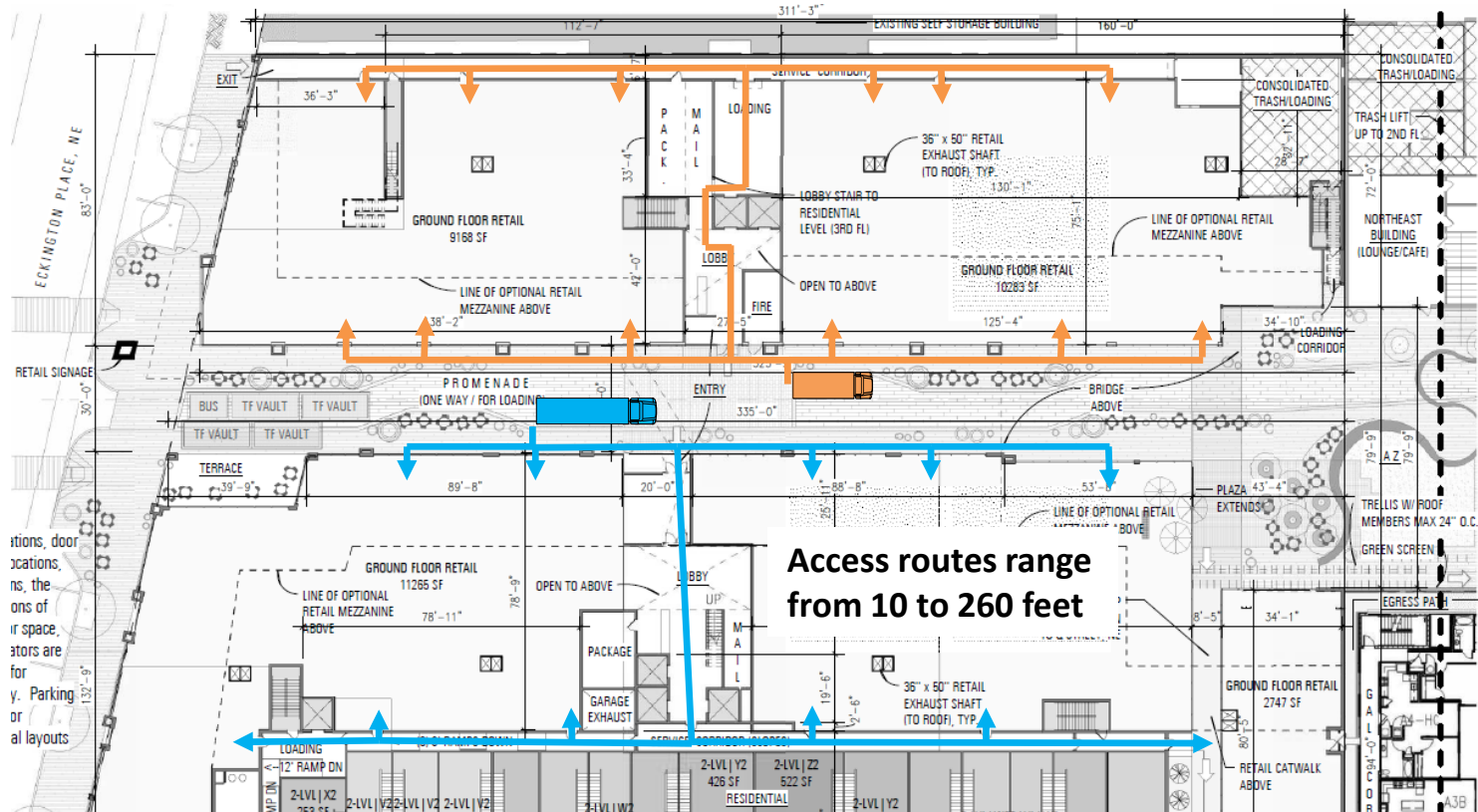


SE Building

- Parking Access
 - From improved NE public alley
- Loading
 - Shared with The Gale (residential only)



Retail Loading



Promenade Operations



Illustration of pedestrian only condition

Flexibility

- All pavement is drivable
- Movable planters/café seating
- Area designated for deliveries near building lobbies and commercial space
- Loading management plan
- Will be closed to vehicles during high retail activity times and during events



Loading Management Plan

- Designated loading and promenade operations manager
- All deliveries scheduled with loading manager
- Loading hours 7am-10pm, plus promenade loading restrictions during high retail activity times and special events
- Promenade will be monitored during loading hours to make sure no vehicles are parked or blocking other vehicles
- At shared loading docks, loading manager will open/close doors and assist vehicles backing into docks to avoid conflicts with cyclists and pedestrians



Parking



- Vehicular parking
 - 187 spaces in the west garage
 - 144 spaces in the east garage
- Bicycle parking
 - 195 secure spaces in the west garage
 - 76 secure spaces in the east garage
 - Approx. 29 bicycle racks within and along the perimeter of the site
 - Bicycle maintenance facility



Analysis and coordination with DDOT

- CTR submitted into record
- Scoped and reviewed by DDOT
- Mitigations identified at several study area intersections
- Continued coordination with DDOT
- Memo submitted into record today



Public Benefits and Mitigations

- Convert Eckington/Harry Thomas Way to All-way stop
- \$115,000 contribution to traffic signal at Rhode Island Ave/3rd St
- Construct Livability improvements adjacent to site
- If traffic signal (at RI Ave and 3rd) not warranted, further contribution to Livability improvements
- \$25,000 contribution to safety improvements on MBT
- \$88,000 towards new Capital Bikeshare station
- TDM package including \$59,075 of bikeshare/carshare subsidies



Transportation Demand Management

- Transportation coordinator
- Unbundled parking costs
- Bicycle parking/storage facilities
- Transportation information center displays in the residential lobbies
- Two dedicated carshare spaces
- Installation of a Capital Bikeshare station
- Bikeshare/carshare subsidy to residents
- Bicycle maintenance facility in the promenade
- Shower facilities for retail employees



Conclusions

- New pedestrian connectivity/porosity
- Innovative shared parking and loading with neighboring building – reduction in curb cuts
- Robust public benefits/mitigations and TDM plan
- No detrimental impact with improvements



- Sustainability strategy overview
- Responses to 5/3/16 DOEE Report
- Energy Efficiency: Several of the recommended strategies are incorporated
 - Continuous, rigid insulation outboard of structure or equivalent higher R-value cavity insulation
 - High efficiency mechanical systems
 - Perimeter air sealing
 - Apartment unit compartmentalization
 - LED lighting in several areas
- DC PACE financing: Eligibility and suitability is being evaluated.
- Solar Electricity – Space for solar vs. vegetated roofing systems.
- Stormwater Management:
 - GAR being met with vegetated roof, landscape at grade & tree canopy.
 - Design anticipates reuse of storm water for landscape irrigation, make-up water for cooling tower and operational-water uses.

- LEED® for Neighborhood Development (LEED-ND) (OP Report)
 - o Pursuit of LEED-ND certification at the Certified level:
 - Provides additional rigor and third-party review to community-level and site-related elements.
 - Would be in addition to LEED-NC (Silver) for the buildings.
 - o LEED-ND evaluates strategies and accomplishments (e.g. infrastructure efficiency, building massing) in ways that LEED-NC evaluation of the buildings does not.

Benefits and Amenities

1. Promenade – Connectivity and permeability of neighborhood; continues Quincy Place
2. Quality and diversification of architecture
3. Affordable housing – 8% of units (~56) at 60% AMI; including family style units
4. Innovative retail and maker space with double height space.
5. Public access to community room within the project of approx. 1,200 SF.
6. First Source Agreement
7. BikeShare docking station and one year of operating costs
8. 2 car share spaces
9. Contribution of \$115,000 towards light at 3rd and Rhode Island Avenue, NE; excess funds go to Livability study and upgrade of east side of Eckington Place.

Benefits and Amenities (with clarifications)

11. \$10/SF subsidy below market rent for maker space for a minimum of 10,000 GSF at initial lease-up.
12. Adopt-a-Block – 2 square blocks in accordance with Mayor’s program for 6 years
13. \$25,000 contribution to DDOT towards improving nearby Metropolitan Branch Trail safety measures – examples include cameras, lighting, and call boxes
14. \$25,000 contribution to NoMA BID towards design and implementation of NoMA Park
15. \$15,000 contribution to a nonprofit organization currently operating in Eckington, devoted to substance abuse prevention and/or ending or combating homelessness
16. \$20,000 contribution towards the design and installation of Eckington streetlight banners; excess to the nonprofit noted above
17. Up to \$20,000 contribution towards public art on Eckington Place
18. Location and installation of a community garden within ANC 5E03 for 6 years; ECA to manage
19. Repave NE alley and provide a 2’ setback for increased alley maneuverability

Already discussed/submitted:

1. DDOT reviews of traffic mitigation, TDMP, loading alternatives, and vehicular entrances / Comparison of alternative loading proposals
2. Clarification of routes and distances between loading platforms and commercial
3. Plans showing location and unit type of the IZ units
4. Additional information to assess The Gale and Eckington Yards
5. More information regarding proffers within the community benefits package
6. Design of the western façade and the building faces on the east side of the plaza
7. Submission of complete landscaping and hardscaping plans
8. LEED ND discussion

Further information:

9. Maker/innovative retail space discussion
 - a. Adaptability of maker/innovative retail spaces
 - b. Relationship to other nearby uses
10. Views from residential areas to the north and west
11. Discussion of levels of affordability proffered in conjunction with the IZ requirement to comport with DHCD's administrative guidelines, including levels of AMI
 - a. 2603.2 relief requested
12. Affordable units will have access to all project amenities as other market units in same component
13. Additional information about the management and programming of the pedestrian promenade and plaza
14. Safety measures for the passageway and plaza

ECKINGTON YARDS

1611-1625 ECKINGTON PLACE + 1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002
PUD | PRE-HEARING SUBMISSION

<http://www.boundaryco.com/>

February 5, 2016



"ECKINGTON YARDS WEST"
1611-1625 ECKINGTON PLACE, NE
SQUARE: 3576 LOT: 0805 (2001-2008)

"ECKINGTON YARDS EAST"
1500 HARRY THOMAS WAY, NE
SQUARE: 3576 LOTS: 0814

OWNER/APPLICANT:
JBG/Boundary 1500 Harry Thomas Way, LLC
JBG/Boundary Eckington Place, LLC
Joint Ventures between
The Boundary Companies
The JBG Companies

LAND USE COUNSEL:
Goulston & Storrs PC

ARCHITECT:
Eric Colbert & Associates

LANDSCAPE ARCHITECT:
LandDesign

CIVIL ENGINEER:
Bowman Consulting

TRAFFIC CONSULTANT:
Gorove/Slade Associates

LEED CONSULTANT:
Sustainable Design Consulting