

3450 Eads Street NE

ANC Post Hearing Presentation - 2017-06-13

Presentation Overview

- Neighborhood Development Company
- Project overview & history
- Post hearing CBA updates review
- Updated elevations and proposed height changes

The Neighborhood Development Company

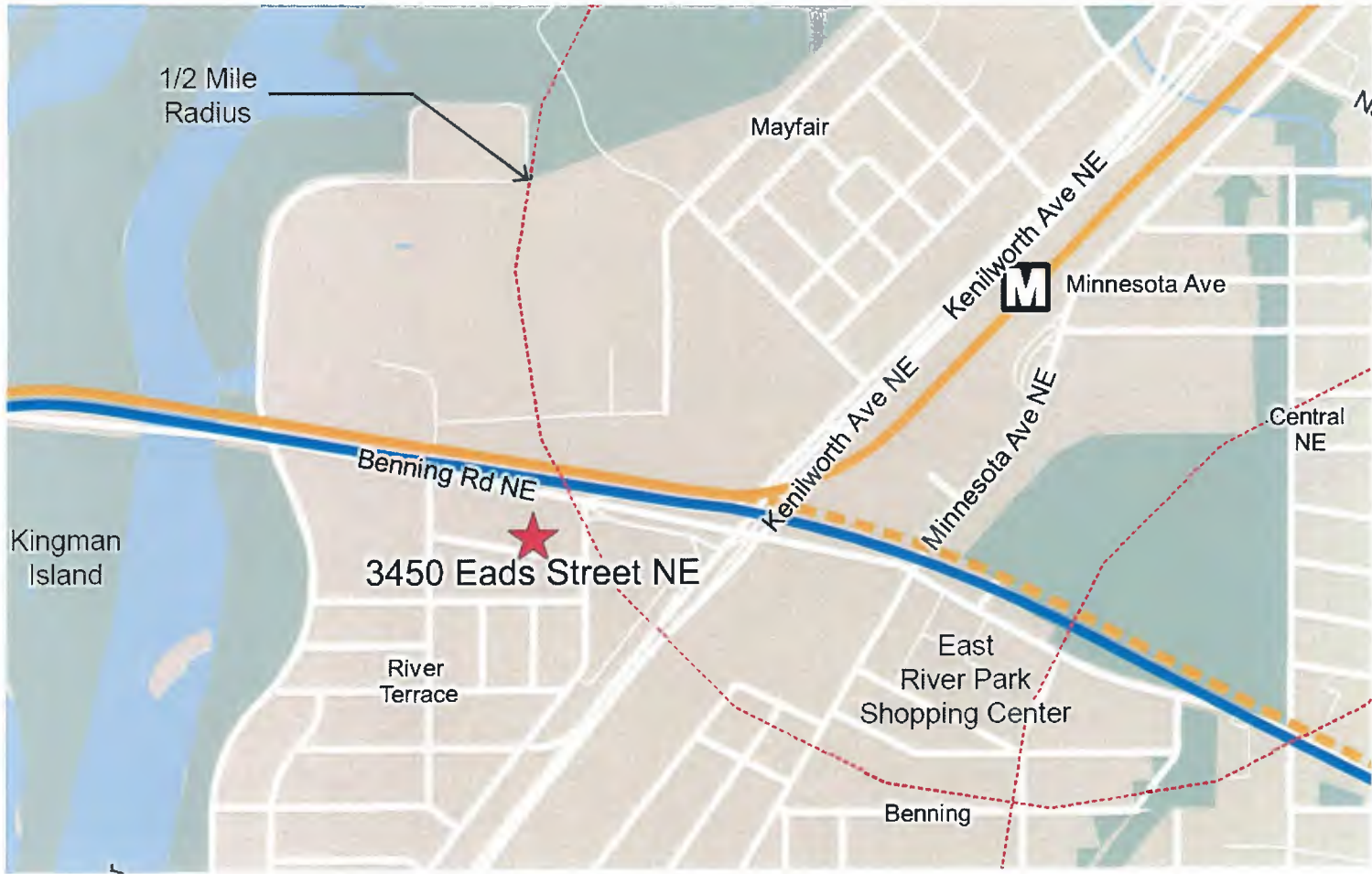
- DC based – founded in 1999
- Over 600 units and 700,000 sf of real-estate built in DC
- Develop market rate, affordable, and retail real estate
- Projects have been catalysts for future neighborhood reinvestment

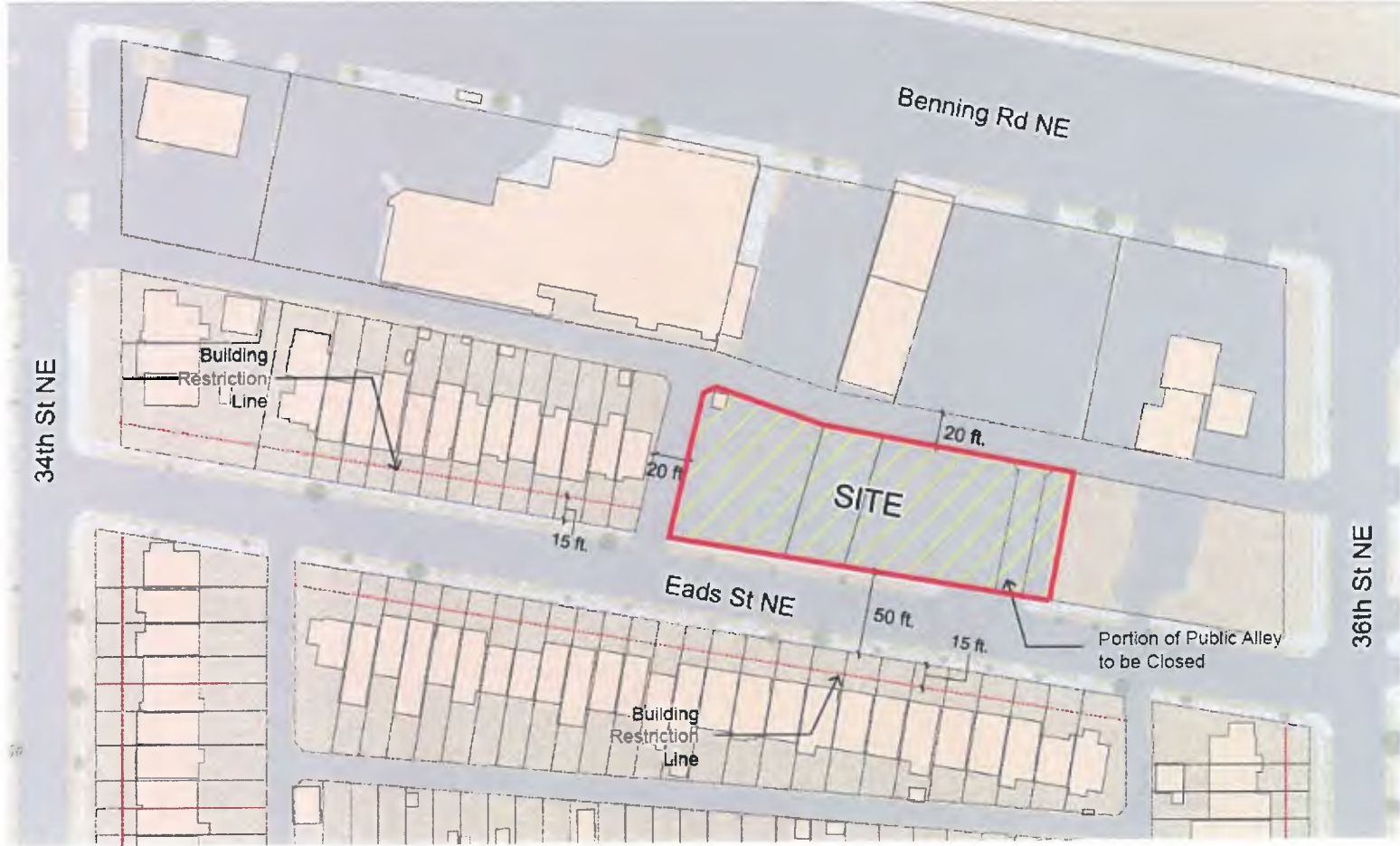


3232 Georgia Ave.



3542 Warder St. NW





Site Context Plan – A-0.3

3450 Eads Street NE – Development Strategy

- Another catalytic project
- Put underutilized land to use
- Implement planning guidance and policies
- Build on existing neighborhood assets
- Long term investment approach

Project Overview

- 70 unit multi-family residential
- 100% senior (55 years of age +) serving
- 1 Bedroom Units
- Neighborhood serving community room
- High quality exterior
- Alley closure

Date	Interaction	Purpose and Outcomes
February 30, 2016	ANC SMD Comm. one on one	<ul style="list-style-type: none"> - Orient to intentions - Initial design guidance - Initiate interaction with ANC
March 8, 2016	ANC meeting	<ul style="list-style-type: none"> - Review of site and intent - Identified key stakeholders from River Terrace / RTCO
March 22, 2016	NDC meeting with RTCO president	<ul style="list-style-type: none"> - Reviewed NDC proposed community outreach plan - Received RTCO Pres. feedback
April 12, 2016	ANC meeting	<ul style="list-style-type: none"> - Provided update related to proposed RTCO coordination plans
April 20, 2016	RTCO Meeting	<ul style="list-style-type: none"> - Provide overview of project - RTCO proposed working group - 6th District MPD and council member constituent representative introduction
April 27, 2016	Meeting with 6 th District MPD	<ul style="list-style-type: none"> - Project security plan and crime prevention review - Building design and security system recommendations
June 20, 2016	ANC Meeting	<ul style="list-style-type: none"> - Official notice in accordance with PUD regulations - ANC recommended convening open houses in coordination with SMD
August 17 and 27, 2016	RTCO / Neighborhood Open Houses	<ul style="list-style-type: none"> - Provide more in-depth information about project and hear concerns - Identified and development preliminary list of benefits - Received feedback on the project design and development concerns

Date	Interaction	Purpose and Outcomes
September 22, 2016	RT Community Member and ANC SMD	<ul style="list-style-type: none"> - Reviewed outcomes of open houses - Provided submission information re: forthcoming set-down and project schedule - Established plan for resolution of community benefits
October 6, 2016	E-mails to RT Community Members and ANC SMD	<ul style="list-style-type: none"> - Discussions regarding community benefits - Proposal from community & feedback from NDC - Information re: PUD public benefits
October 11, 2016	ANC Meeting	<ul style="list-style-type: none"> - Presented and discussed set-down application
December 28, 2016	E-mail from ANC SMD and River Terrace community member	<ul style="list-style-type: none"> - Provide NDC with community survey responses regarding public benefits
February 15, 2017	RTCO Meeting	<ul style="list-style-type: none"> - NDC responded directly to the survey with project changes consistent with benefit goals - Reviewed proposed community room
March 28, 2017	ANC Executive Session	<ul style="list-style-type: none"> - Review project and answered questions - Affirmed project elements - Q & A informed additional project elements
April 11, 2017	ANC Meeting	<ul style="list-style-type: none"> - Project review and request for ANC support
April 19, 2017	ANC & RTCO Joint Meeting	<ul style="list-style-type: none"> - Presented project to ANC and RTCO for support

- Community Open Houses
 - Design feedback which informed future design
 - Agreed to provide community room for local use
 - Established clear list of issues
- Community Survey
 - Committed to set-aside 60 % of project as senior housing
 - Cash disbursement to RTCO
 - Removed underground level to address construction concerns
 - Commitment to monitoring and correction
- ANC Discussions
 - Agreed to set-aside 100 % as senior housing
 - Need for passenger drop-off and pick-up area
 - Addressed questions and concerns

Post Hearing Changes Review

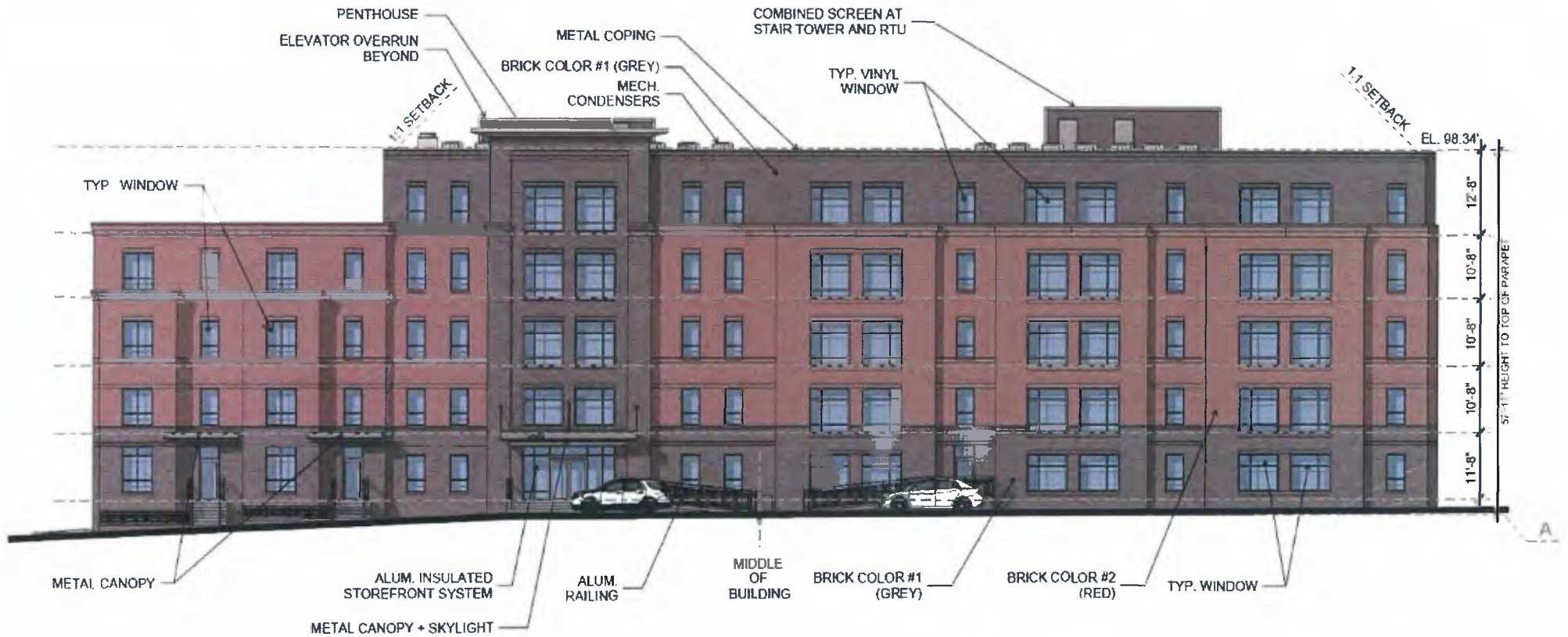
Issue	Modification/Commitment in the CBA
Wellness Center for Neighborhood	<ul style="list-style-type: none"> - Partnership with health and wellness service provider to be established, to offer community review and advisory services - Services offered to residents of building will be offered to community - Community room may be used for events programmed by River Terrace Residents
Zoning Category	<ul style="list-style-type: none"> - Zoning category to be changed to MU-5-A
Parking	<ul style="list-style-type: none"> - Solicit car sharing participation X - Project will offer shuttle service for residents ? <i>Vehicle?</i> - Prohibit residents from RPP through lease ? <i>effectiveness???</i> - Benning lot to be available as surplus parking till sale or development

Post Hearing Changes Review

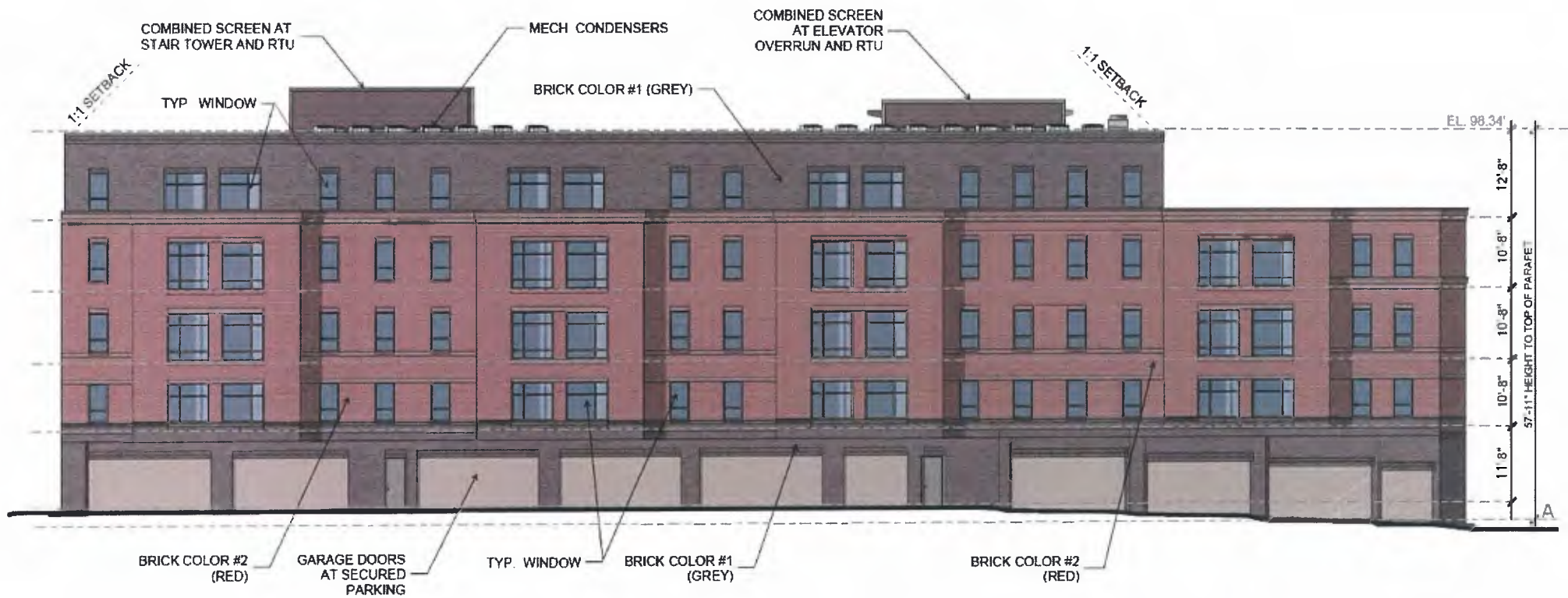
30-50% AMI → *improved??
to homeowners
value*

Issue	Modification/Commitment in the CBA
Resident Incomes	<ul style="list-style-type: none"> - We'll minimize concentration of 30% AMI and increase proportion of higher income band or band where feasible based on DHCD criteria ✓
Construction Impacts	<ul style="list-style-type: none"> - Traffic to be concentrated on Benning Road NE and alley. - ANC and RTCO to review Site Utilization Plan?
Security and Public Safety	<ul style="list-style-type: none"> - Security and lighting plan focused on the neighborhood shall be developed - ANC and RTCO shall review plan - Information to be provided to MPD
Building Scale	<ul style="list-style-type: none"> - Have studied reducing the building's height by 4 ft.

is this the threshold?



South Elevation - Eads Street



North Elevation – Alley



















Question and Answers