

An architectural rendering of a multi-story urban development. The central focus is a large, light-colored building with a prominent corner tower and classical architectural details like columns and pediments. To its left is a taller, red-brick building. The foreground shows a wide street with cars, a cyclist, and pedestrians. Trees and streetlights are scattered throughout the scene under a bright blue sky with scattered clouds.

# ECKINGTON PARK

Z.C. Case No. 17-09  
Lot 15, Square 3581  
1501 Harry Thomas Way, NE

Consolidated Planned Unit Development  
&  
Zoning Map Amendment

# Introduction to Project



South Park is conceptual, and not included in PUD.

# Community Engagement

<b>Date</b>	<b>Meeting</b>
October 25, 2016	NoMa Parks Community Conversation 5.0 at the Hyatt Place
December 16, 2016	Meeting with ANC 5E Commissioners, ECA President, and Capital Overlook Condo Assoc. rep.
January 4, 2017	Meeting with ECA President
January 9, 2017	ECA public meeting
March 21, 2017	ANC 5E public meeting
September 25, 2017	Meeting with ECA Development Committee
October 2, 2017	ECA public meeting
October 17, 2017	ANC 5E public meeting
October 28, 2017	“Eckington Day” information booth
October 31, 2017	Meeting with Shelley Vinyard of the ECA Development Committee
November 6, 2017	ECA public meeting
November 21, 2017	ANC 5E public meeting
December 2, 2017	Committee of the Whole meeting with ANC 5E commissioners
December 11, 2017	ANC 5E special public meeting

# Public Benefits / Project Amenities

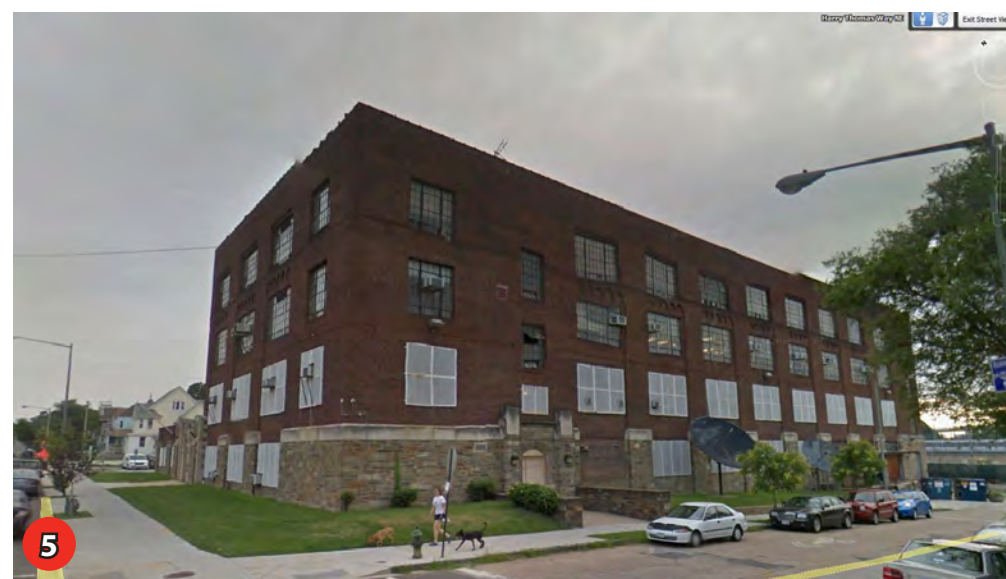
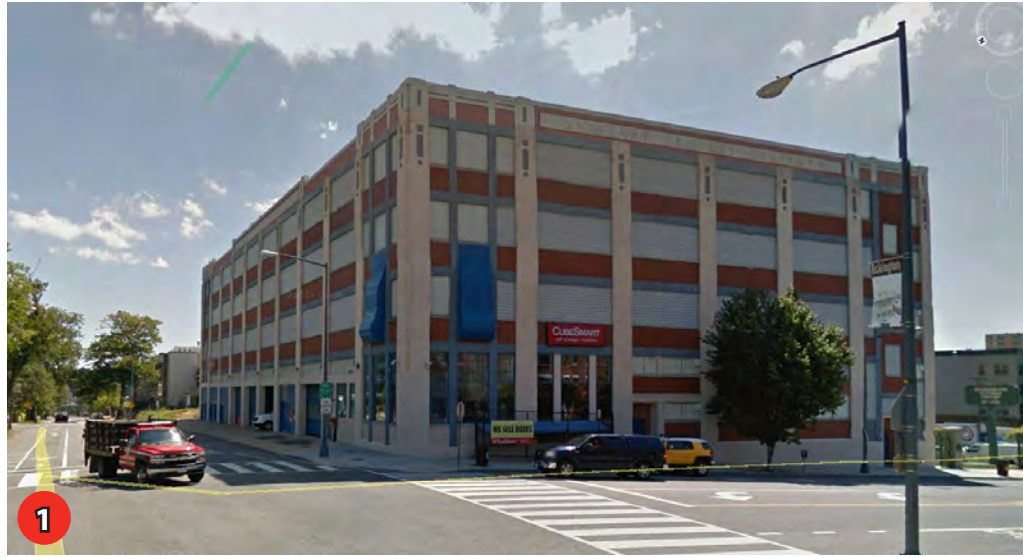
- Superior landscaping, or creation or preservation of open spaces
  - Conveyance of 20,050 square feet of site to NPF for East Park (25.7% of site)
  - Contribute \$165,000 for dog park improvements in East Park
- Superior urban design and architecture / site planning and efficient and economical land utilization
  - Replacement of vacant and underutilized site near Metrorail
  - Compatibility with surrounding context
  - Enhancement and security of East and South Park
- Commemorative works or public art
  - Two public art installations (ground floor facing MBT and roof deck)
  - Collaboration with No Kings Collective
- Affordable housing
  - 10.3% of total residential square footage devoted to affordable housing @ 60% MFI
  - 8% of residential square footage devoted to IZ @ 60% MFI with all square footage devoted to 2 & 3 bedroom units
  - Four (4) two-story lofts devoted to artist live-work spaces @ 60% MFI
- Housing
  - Approx. 328 new residential units, no residential currently permitted
  - Nine (9) three bedroom units
- Employment and training opportunities
  - Construction skills training to McKinley Tech High School students
- Streetscape plans
  - Construction of pedestrian-friendly streetscape
- Transportation infrastructure
  - Donation of \$80,000 for realignment of MBT through East Park
  - Approx. 174 secure, long-term bike parking spaces and bike repair station
  - Approx. 30 short-term bike parking spaces near MBT
- Environmental and sustainable benefits
  - LEED NC Gold (v2009)
  - Several sustainable features (incl. expansive green roof)
  - Approx. 1,500 square feet of solar panels (approx. 1% of building energy use)
- Uses of special value to the neighborhood or the District of Columbia as a whole
  - \$350,000 to NPF to assist with South Park improvements
  - \$60,000 to local schools, the Eckington Recreation Center, and Bloomingdale Civic Association
  - \$40,000 to Manna, Inc. / Latino Economic Development Center (LEDC) partnership for affordable housing training and assistance



# ECKINGTON PARK

ISSUED:  
CONSOLIDATED PUD APPLICATION  
PRE HEARING SUBMISSION

4/21/2017  
11/21/2017





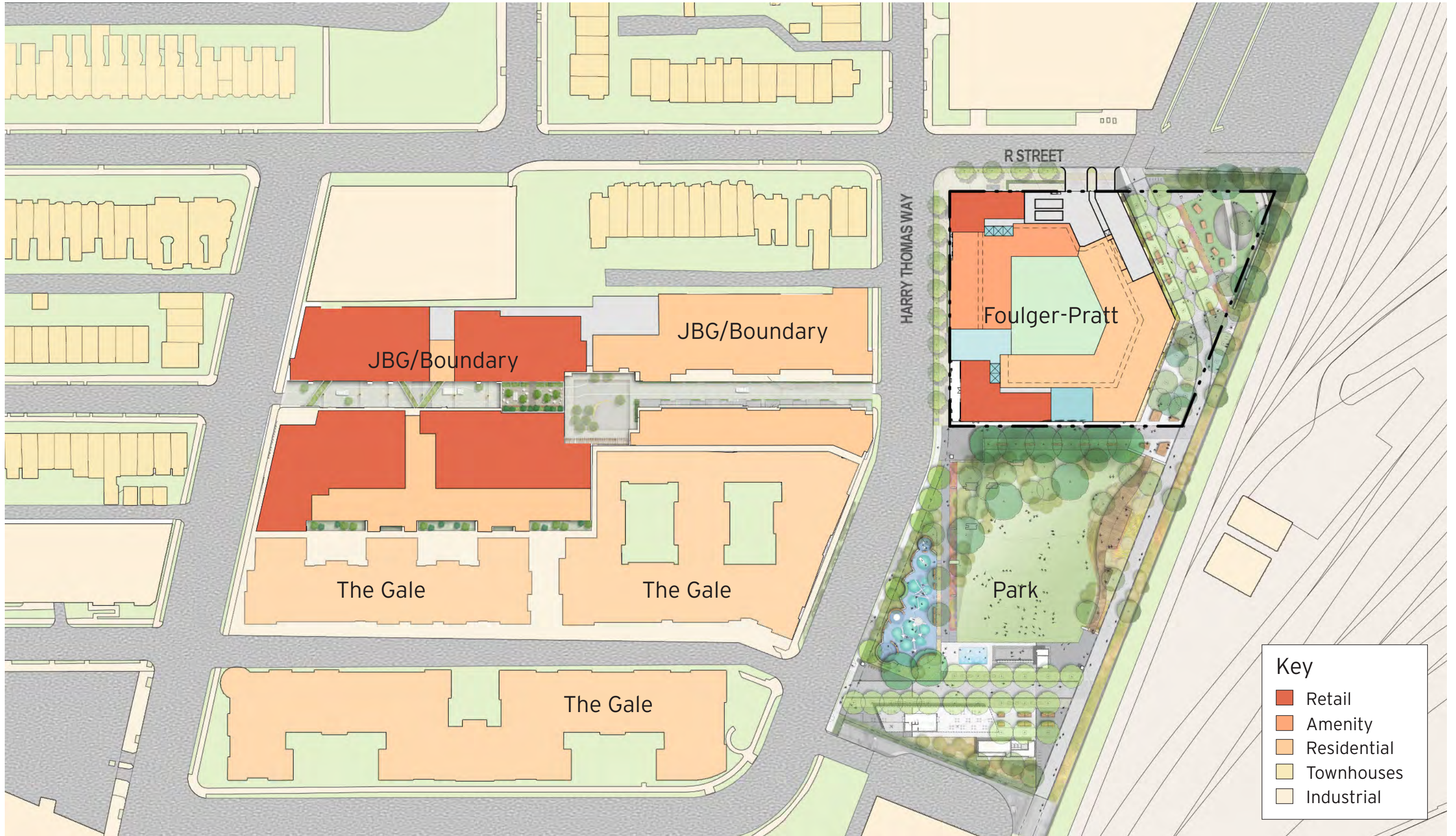
# PRECEDENTS



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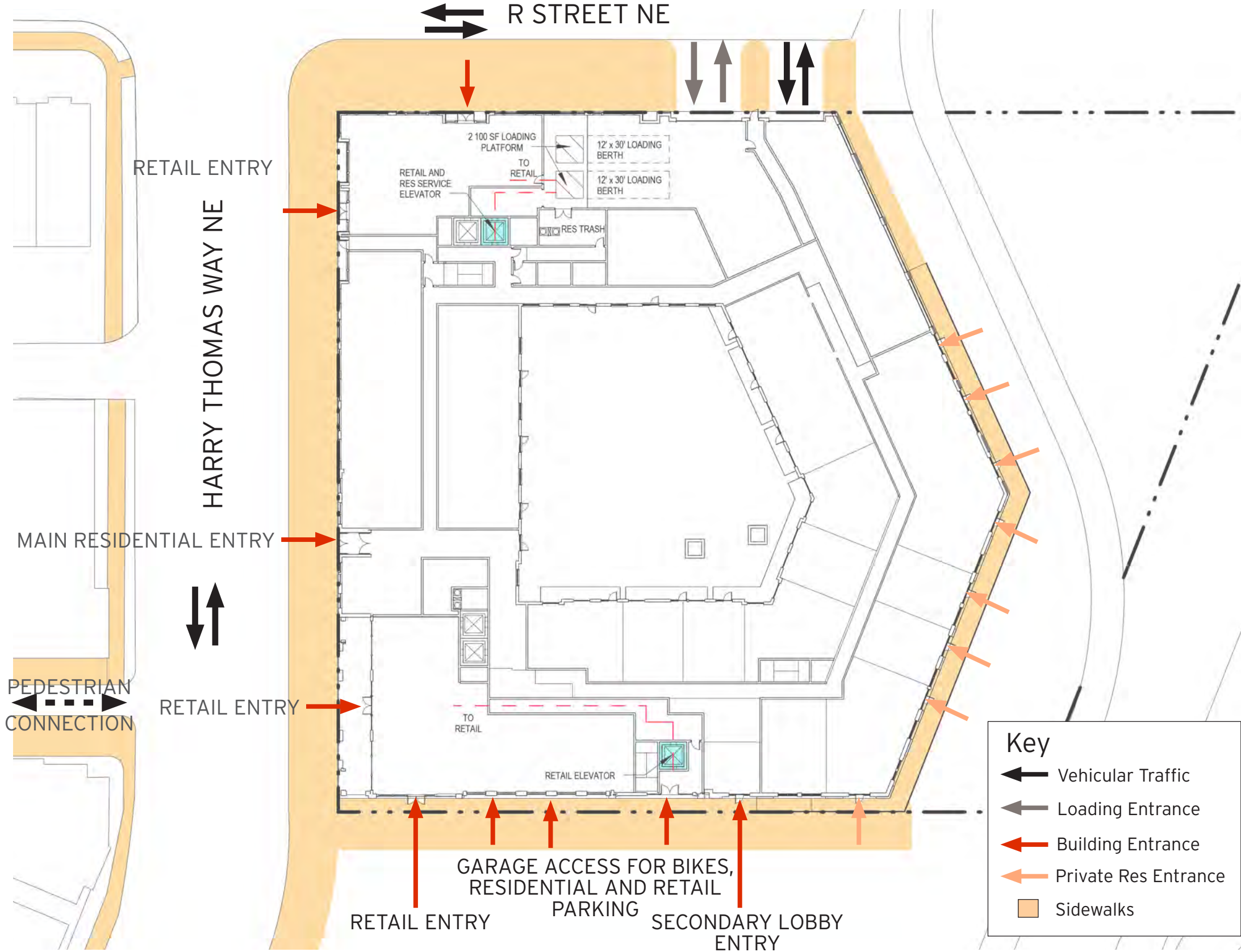
# Ground Floor Plan



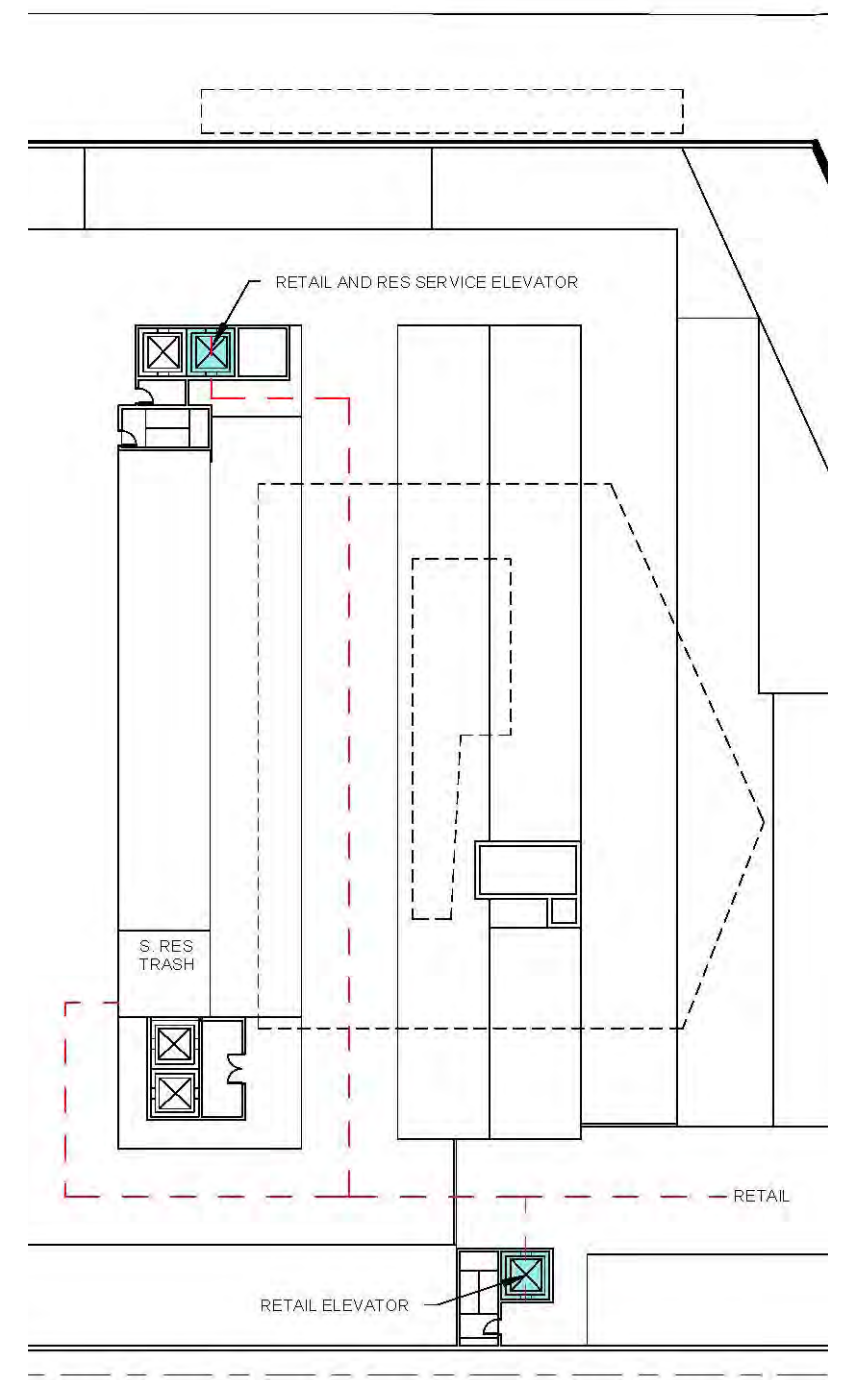
Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. For additional dimensions see sheet A05

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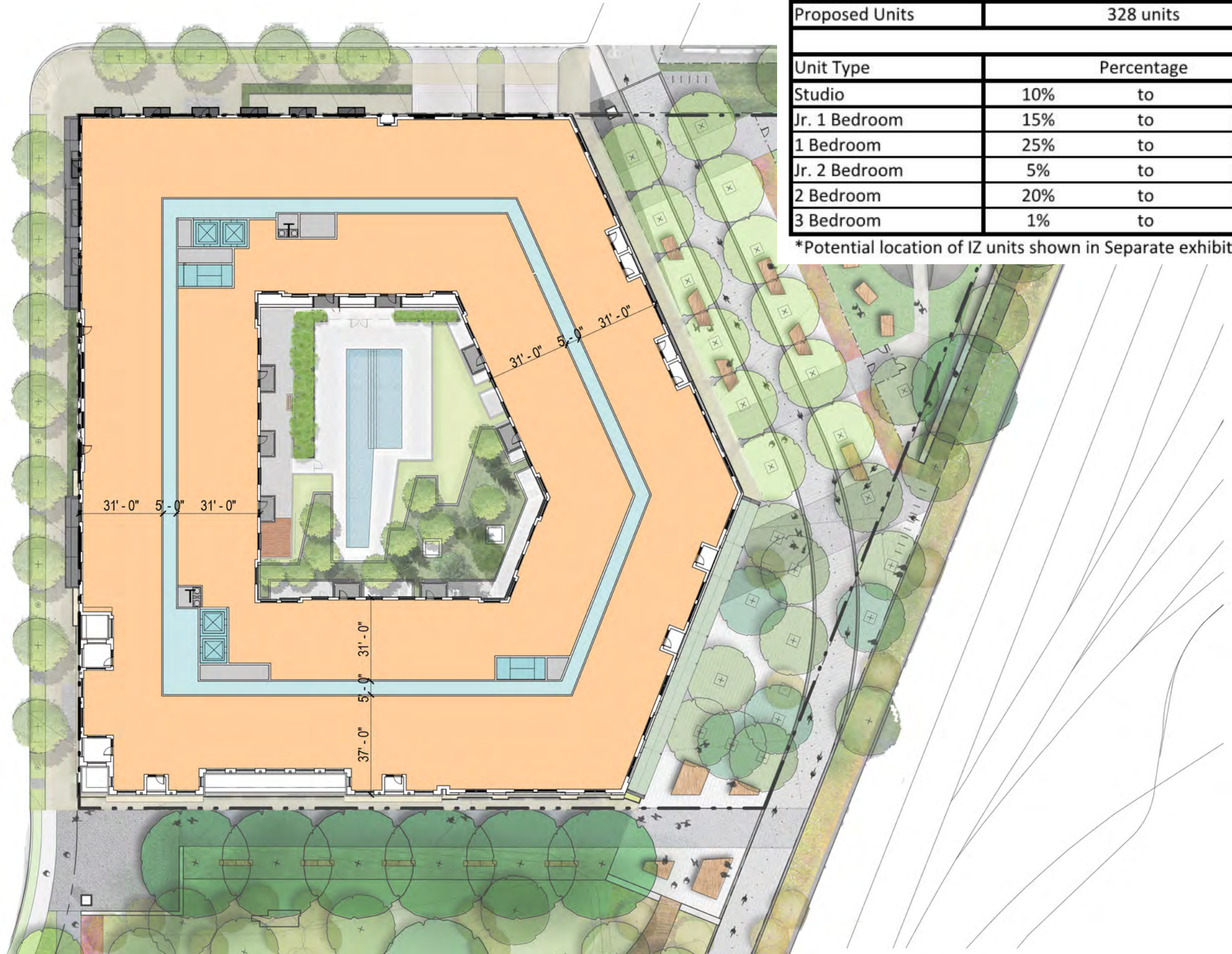
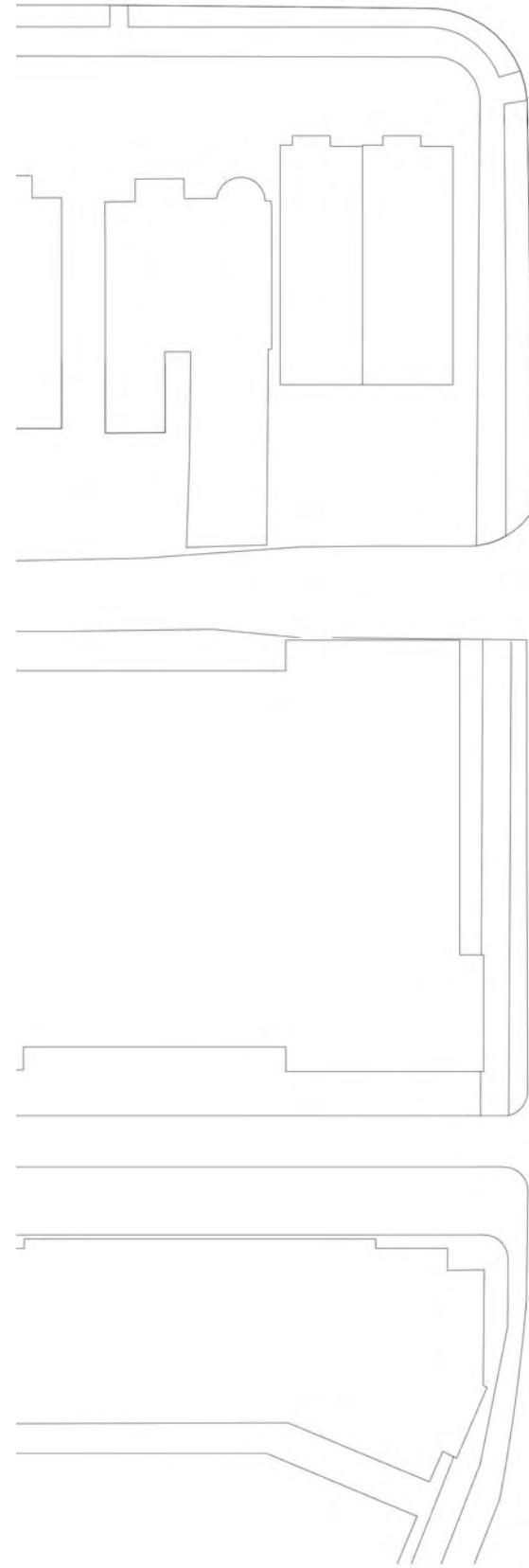
# Circulation and Loading (Ground Floor Plan)



# Garage Service Plan R Street NE



# Typical Floor Plan

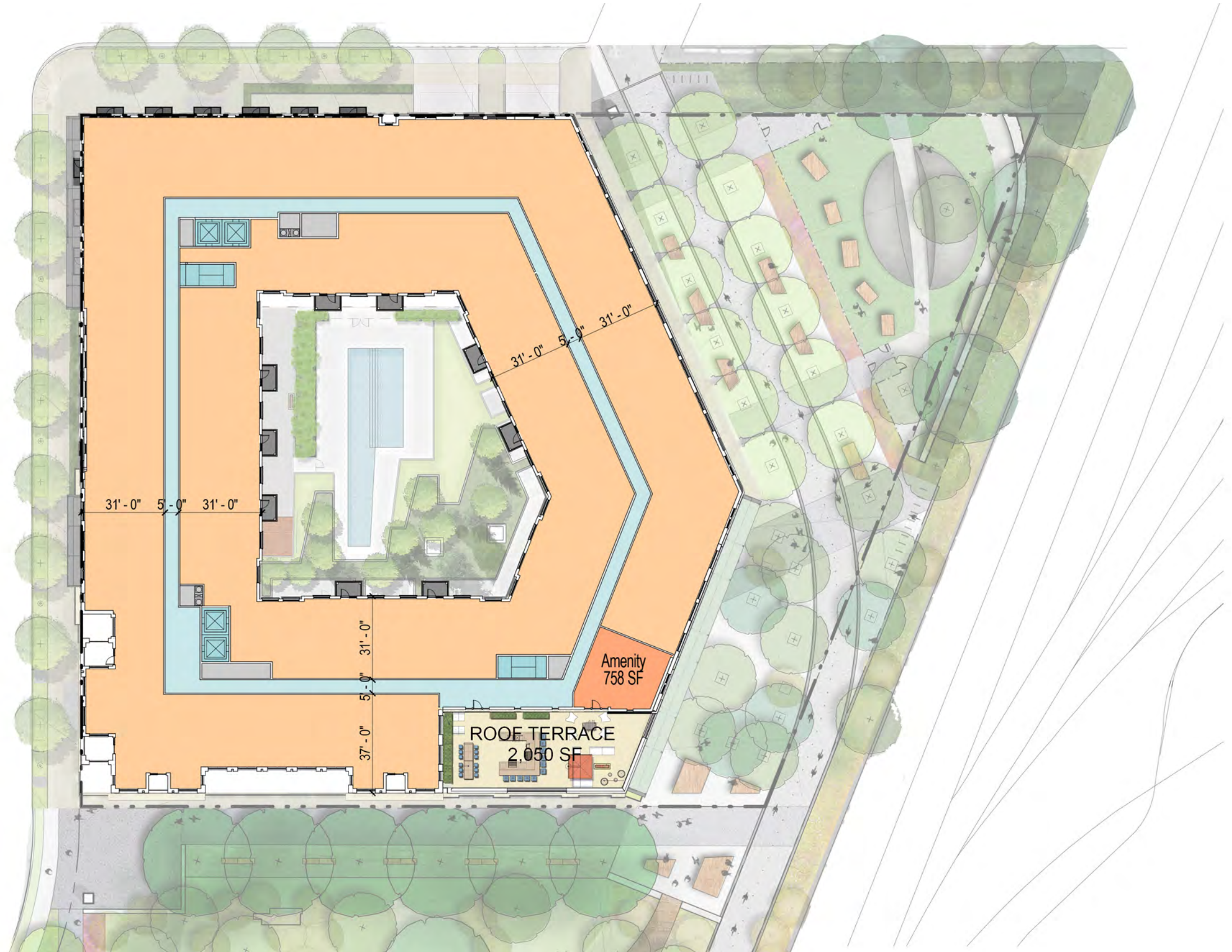
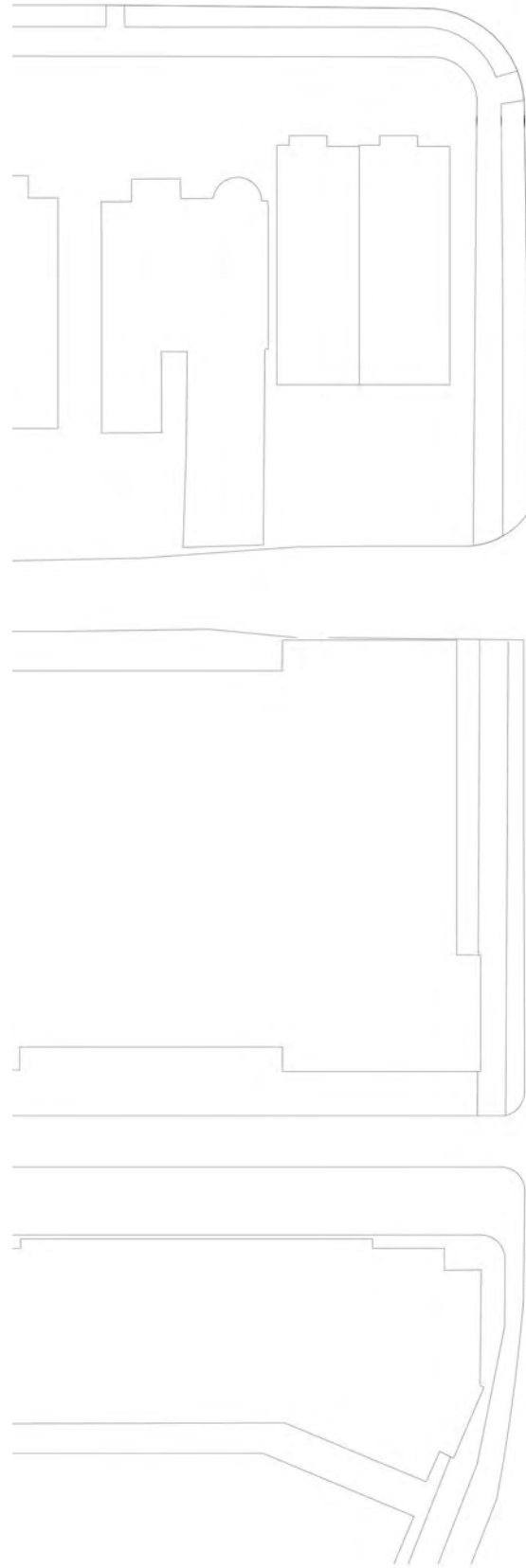


Unit Summary			
Proposed Units	328 units		
Unit Type	Percentage		
Studio	10%	to	20%
Jr. 1 Bedroom	15%	to	25%
1 Bedroom	25%	to	35%
Jr. 2 Bedroom	5%	to	10%
2 Bedroom	20%	to	30%
3 Bedroom	1%	to	5%

\*Potential location of IZ units shown in Separate exhibit

Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. For additional dimensions see sheet A05

# 6TH Floor Plan



Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. For additional dimensions see sheet A05

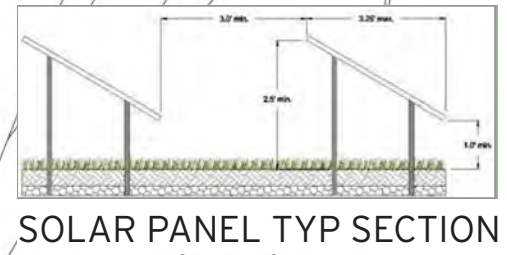
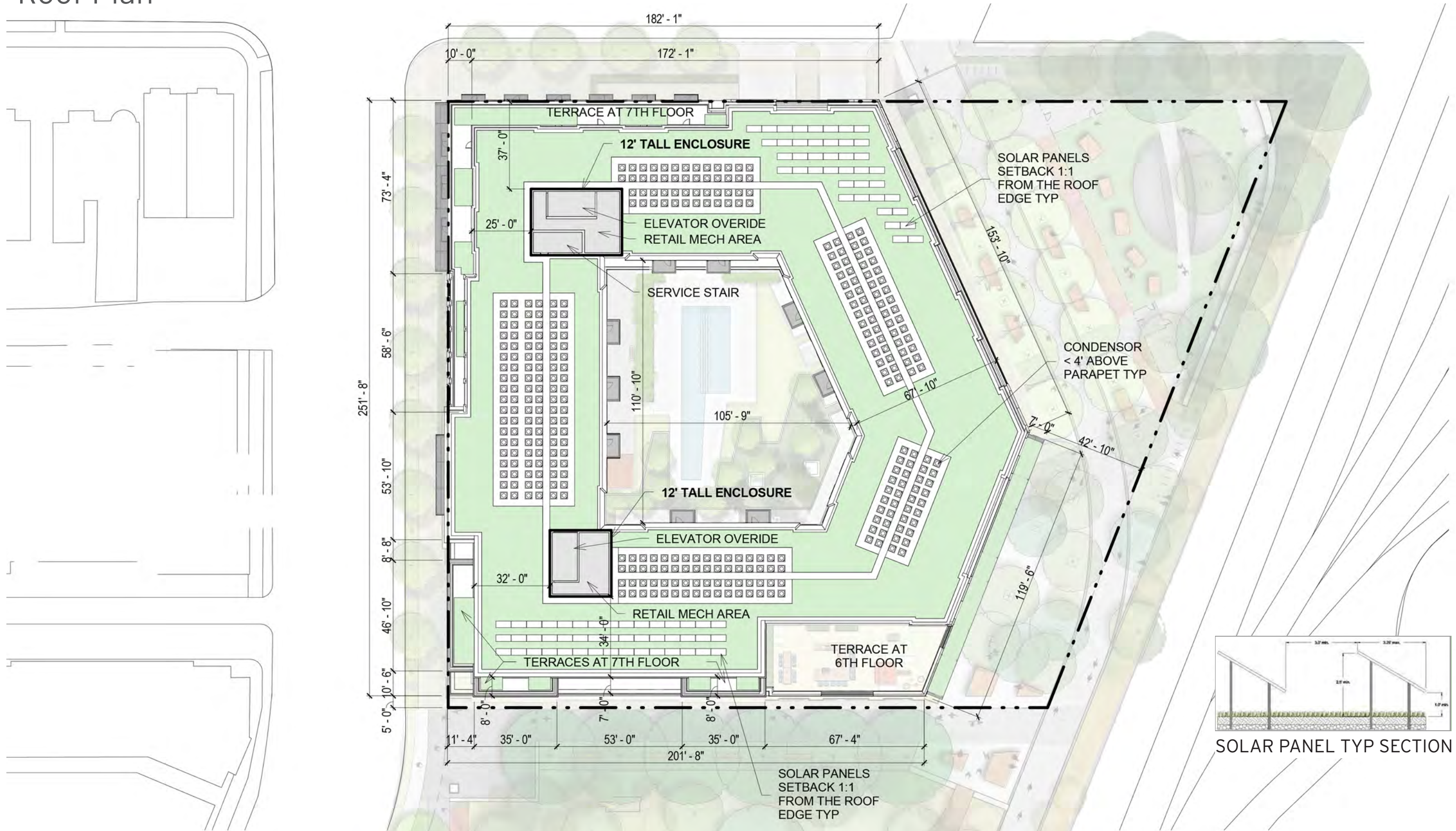
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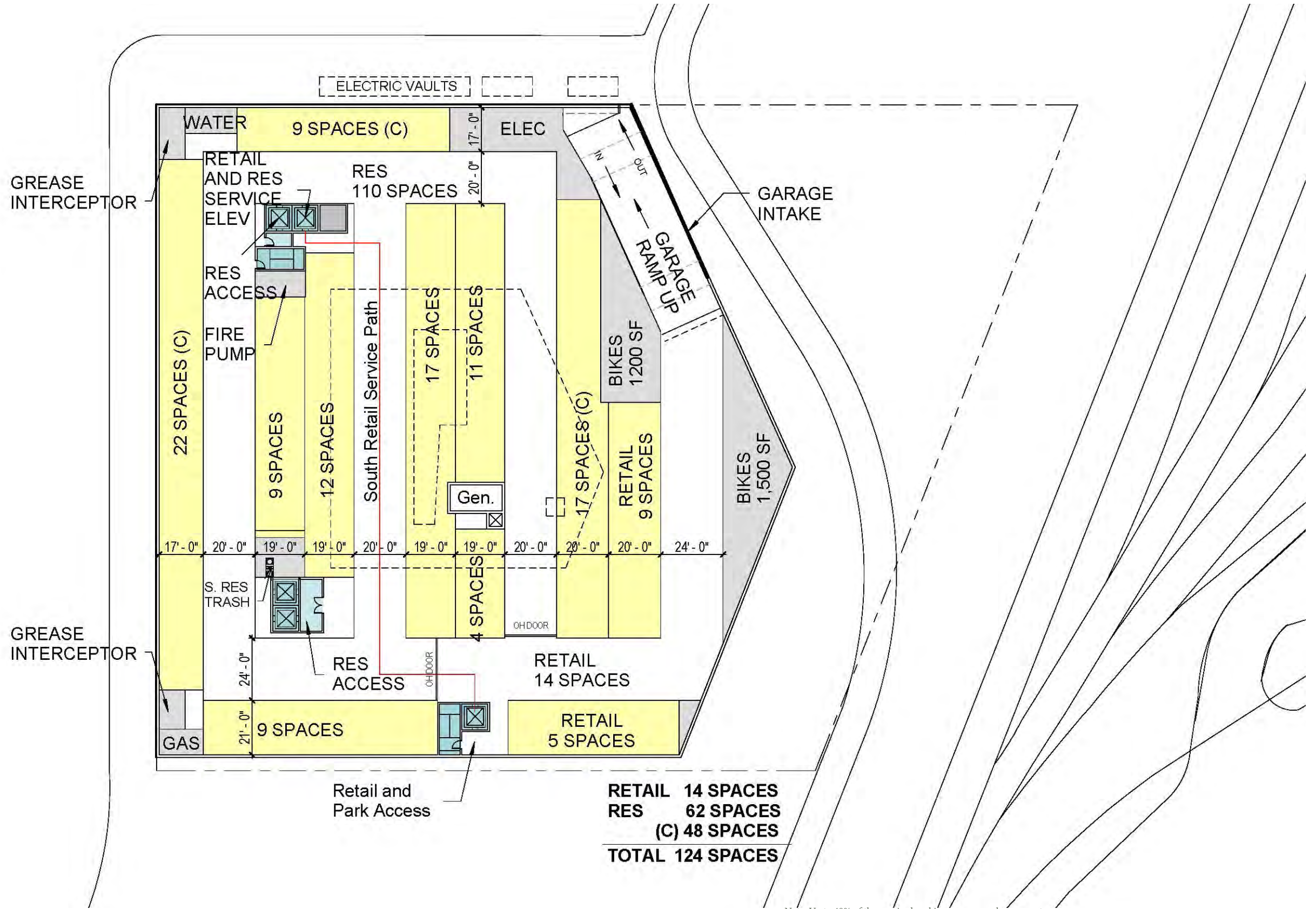
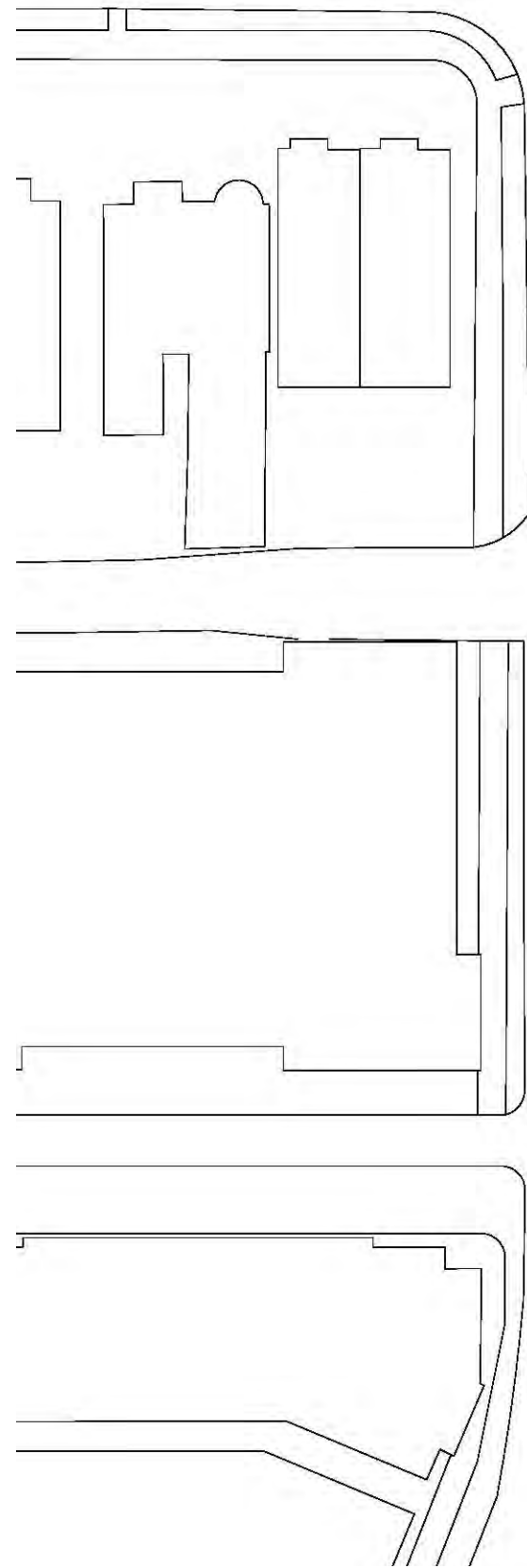
6TH FLOOR  
ECKINGTON PARK

A04

# Roof Plan



# Garage Plan



Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur. For additional dimensions see sheet A05

Note: Up to 40% of the required parking spaces may be compact spaces, a min. of 8 feet wide by 16' deep. All other parking spaces shall be a min. of 9' wide by 19' deep. All drive aisles shall be a min. of 20' wide.

# VIEW FROM NORTHWEST (R ST and HARRY THOMAS WAY)



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VIEW FROM NORTHWEST  
ECKINGTON PARK



# HARRY THOMAS WAY STREETScape



# VIEW FROM NORTHEAST (FROM TRACKS)



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VIEW FROM NORTHEAST  
ECKINGTON PARK

# MBT MURAL PRECEDENTS



1 East Elevation

Location of Mural



# VIEW FROM SOUTHEAST (FROM TRACKS)

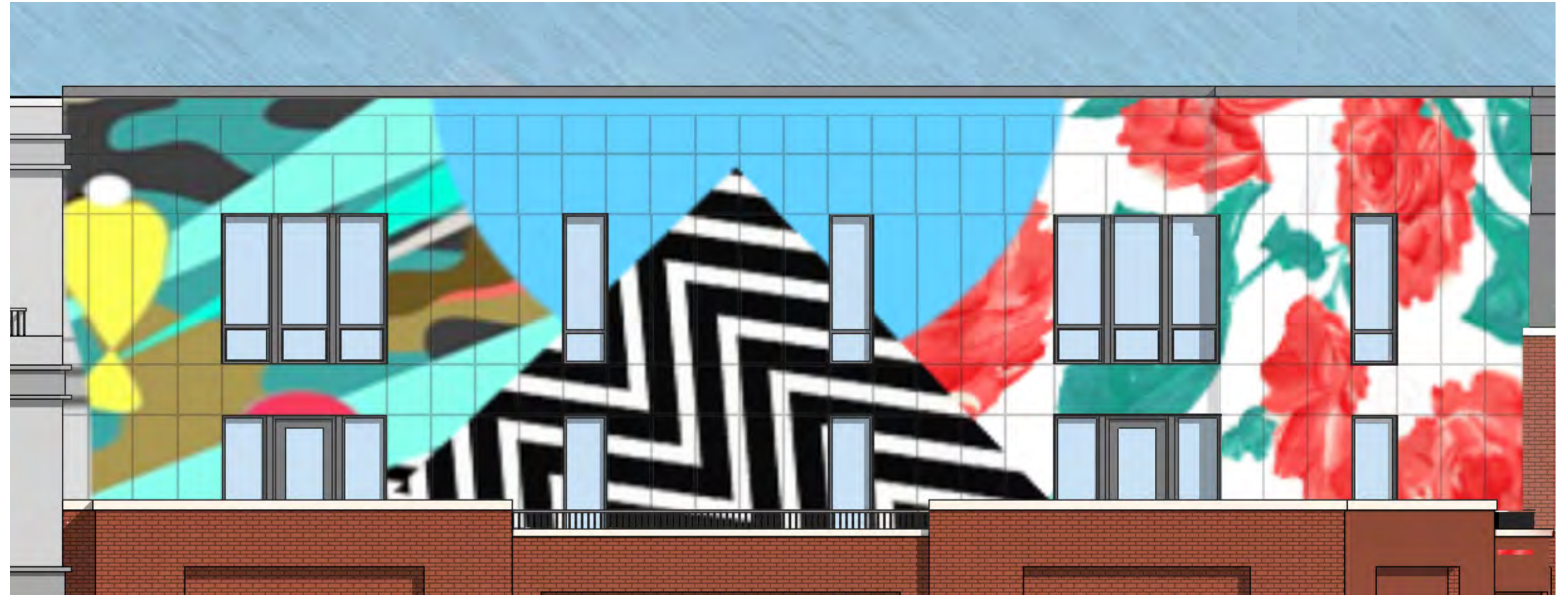


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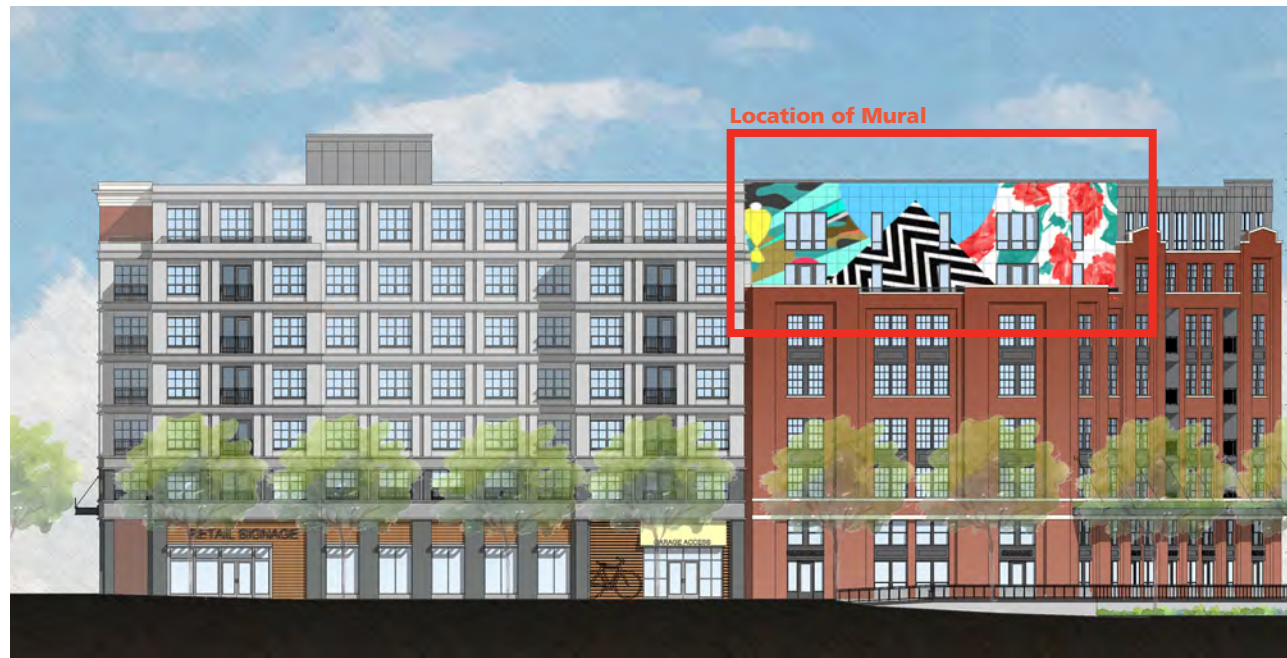


VIEW FROM SOUTHEAST  
ECKINGTON PARK

# MURAL CONCEPT

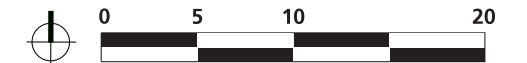


1.South Elevation Zoom In



1.South Elevation

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MURAL CONCEPT SOUTHEAST CORNER  
ECKINGTON PARK