

An architectural rendering of a modern townhome community. The building is a long, multi-story structure made of red brick with large, multi-paned windows. It features a rooftop garden with greenery, trees, and lounge chairs. The sky is blue with scattered white clouds.

Eckington Mews: PUD Submission

A Townhome Community, 1710 First Street NE, Washington DC

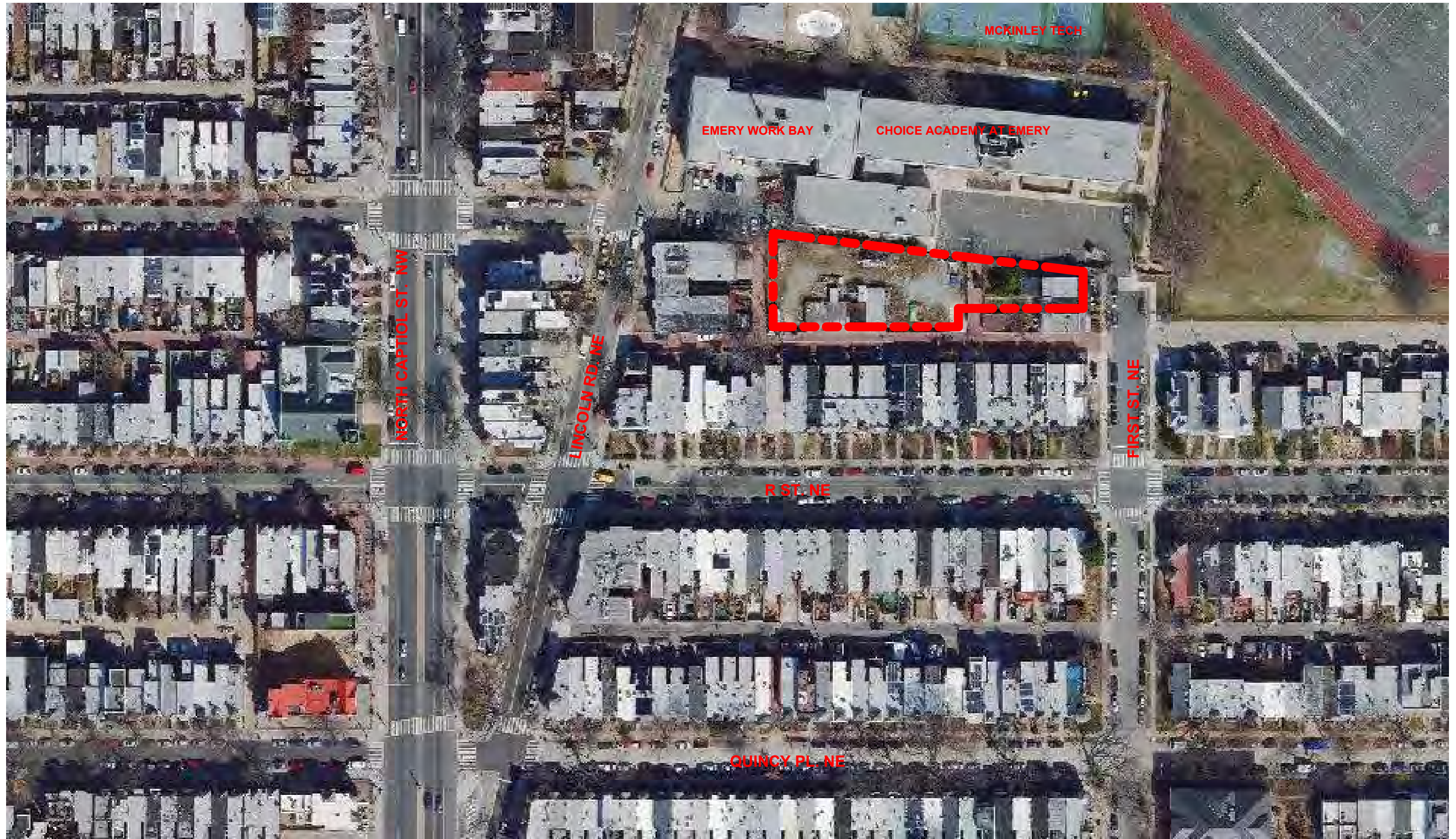
Developer: NextGen Development Architect: Powe Studio Architects PC Attorney: Goulston & Storrs July 18, 2024

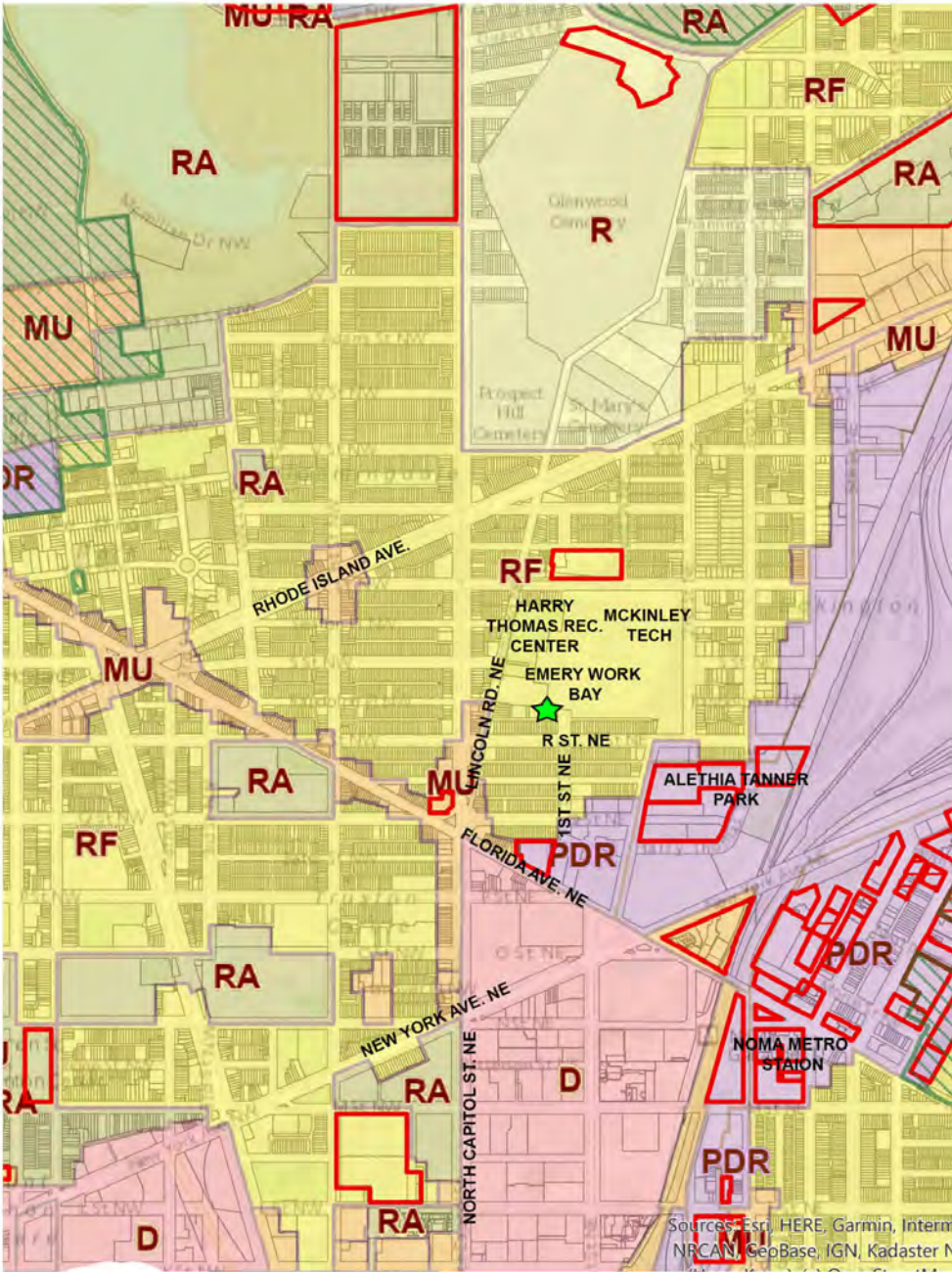
Community Outreach & Project Evolution

- **2015** – Initial outreach to neighbors, ANC Single Member District, and Eckington Civic Association for apartment redevelopment concept.
- **Fall 2015-2019** – Project on hold and further study.
 - **November 2019** – Discussion with ANC Single Member District of revised townhome-style redevelopment.
 - **2020-Spring 2022** – COVID-19 pandemic; Project on hold.
 - **Spring/Summer 2022** – Study townhouse schemes and resume community discussions with presentation coordinated by ANC
 - **September 2023** – Present to Eckington Civic Association. (ANC 5F presentation.)
 - **October 2023** – PUD Application filed; present to ANC 5F.
 - **June 2024** – Present again to Eckington Civic Association.
 - **July 15, 2024** – Present to ANC 5F; vote to support.

PUD Benefits

- Superior design and architecture, landscaping and site planning
- New housing, including 15 units with 3+ bedrooms
- 12.03% set-aside for IZ with two for-sale units at 60% of MFI and one for-sale unit at 80% MFI
- LEED Gold design
- Minimum 0.5 GAR (0.1 above requirement)
- Non-mitigation transportation improvements: traffic calming measures in adjacent east-west alley

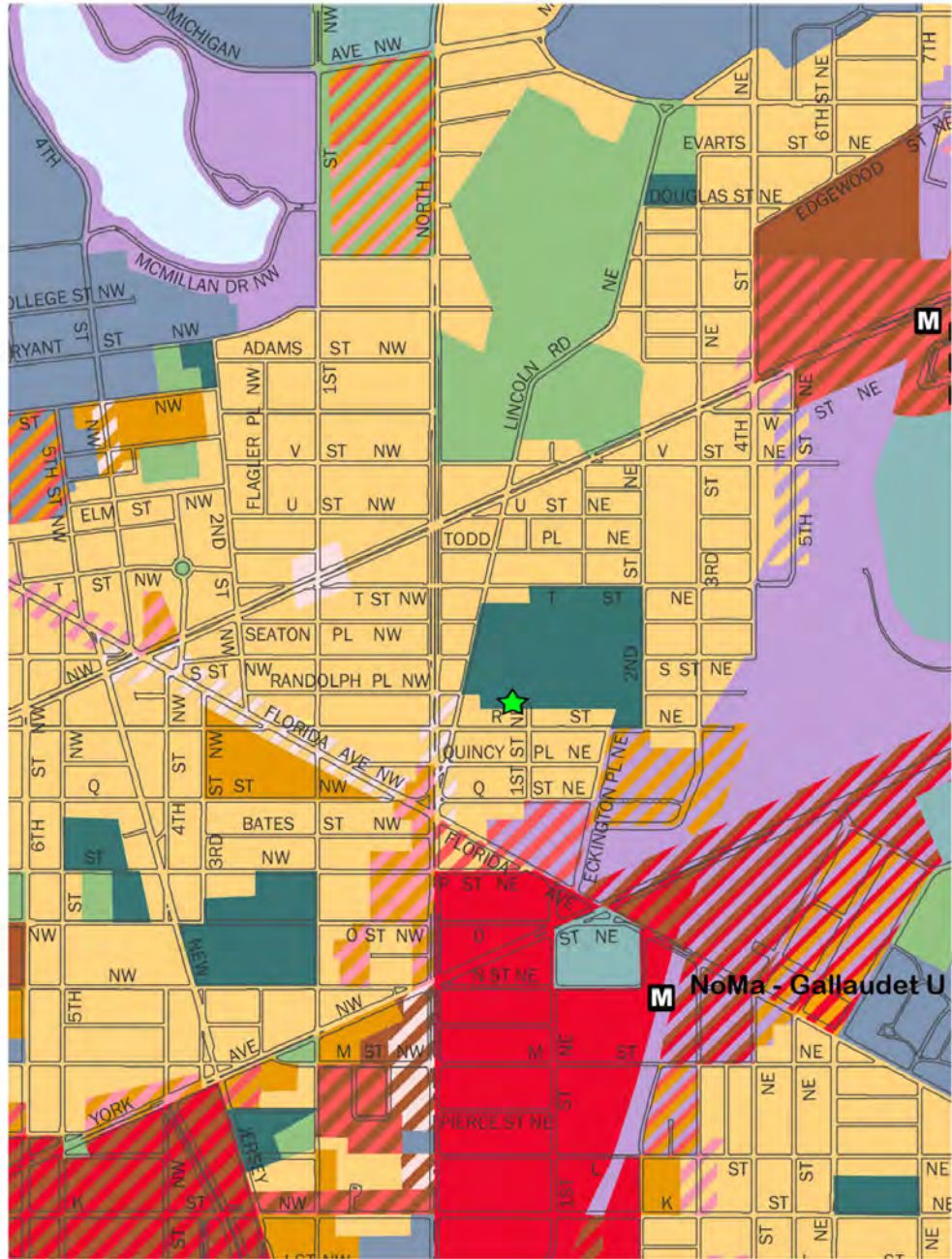




Zoning Map



General Policy Map (GPM):
Neighborhood Conservation Area



Comprehensive Plan Future Land Use Map (FLUM):
Local Public Facilities, Moderate Density Residential



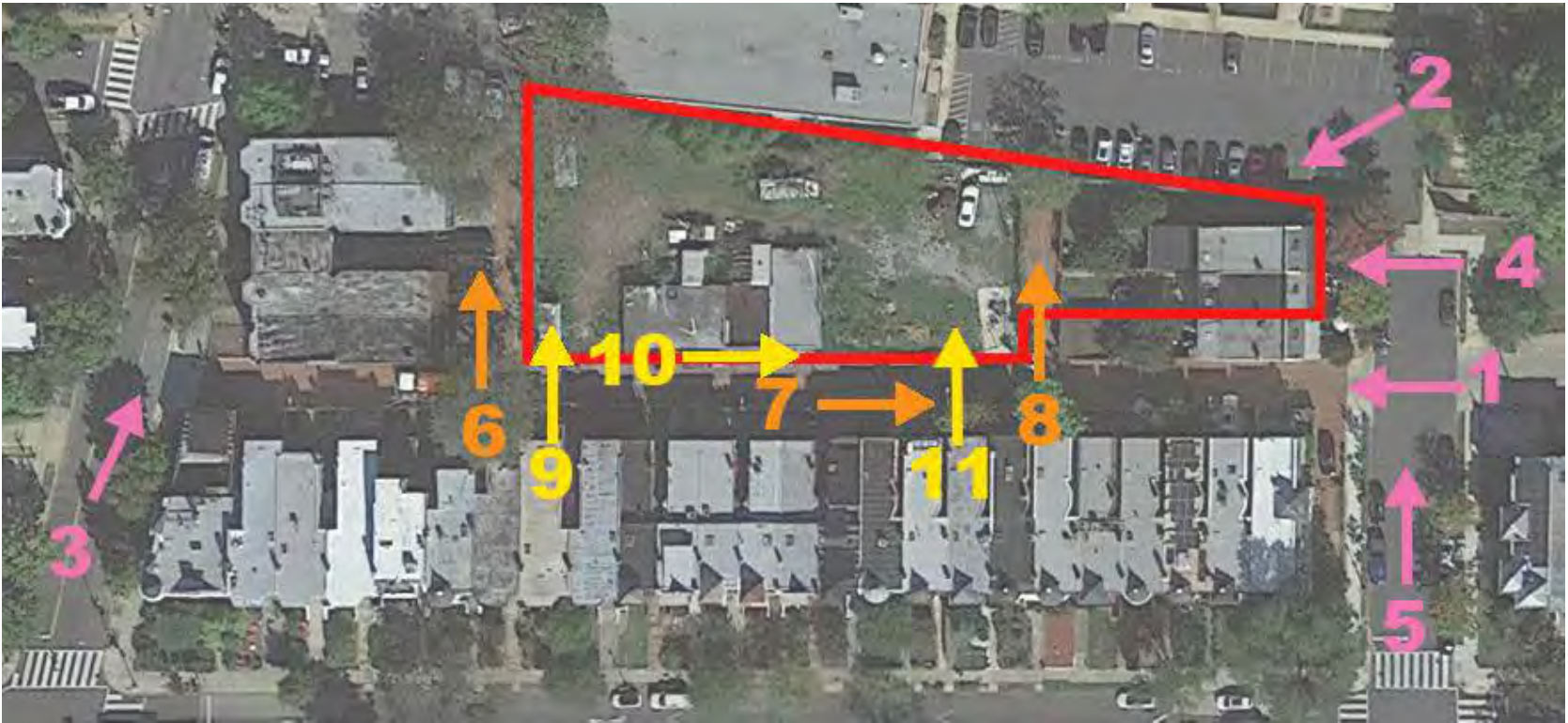
West Side of Property (9)



East Side of Property (11)



Structure on Property (10)



Context and Existing Photos Key Map



R Street Alley looking west from First Street NE (1)



1710 First Street NE (2)



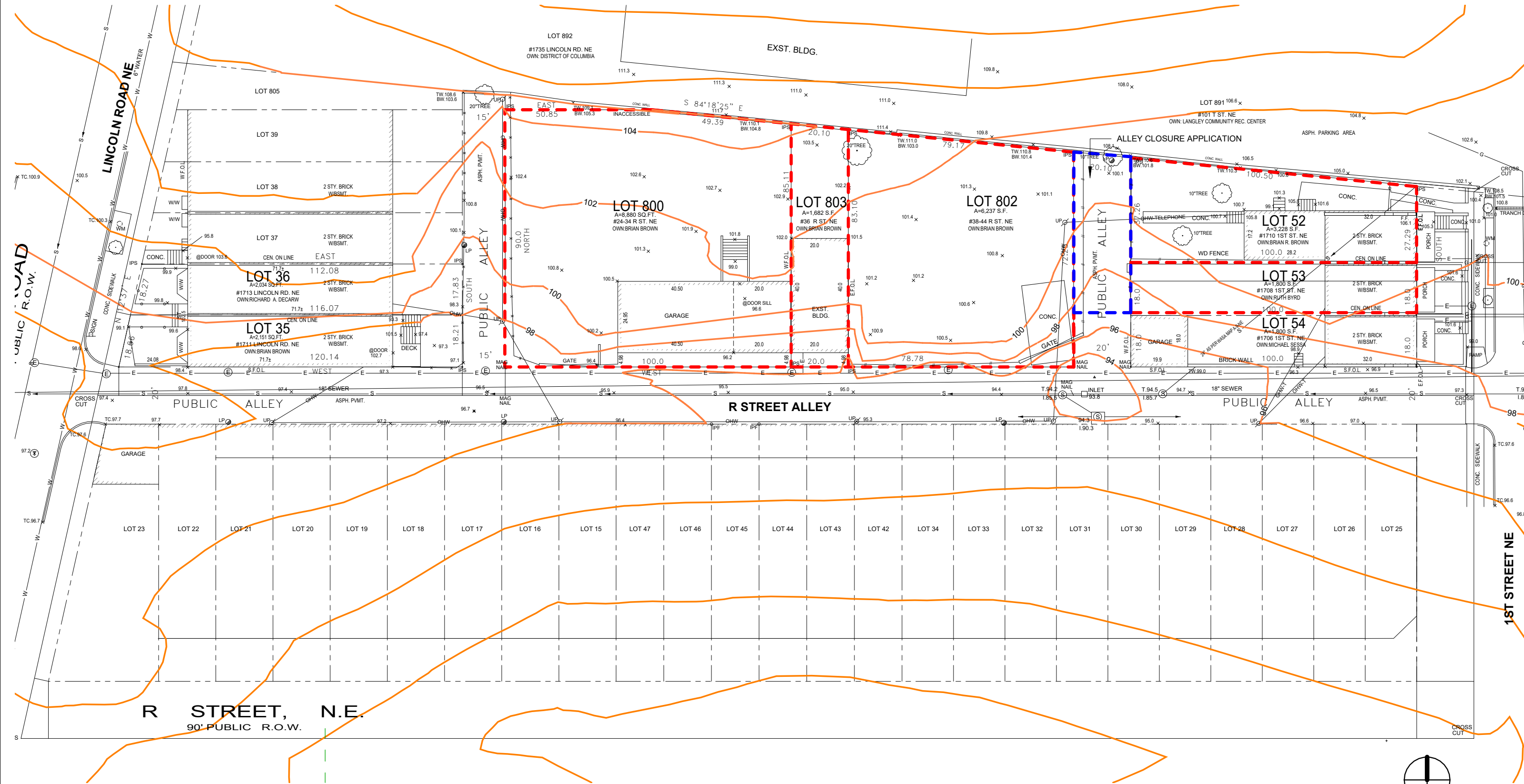
Lincoln Road NE looking North (3)

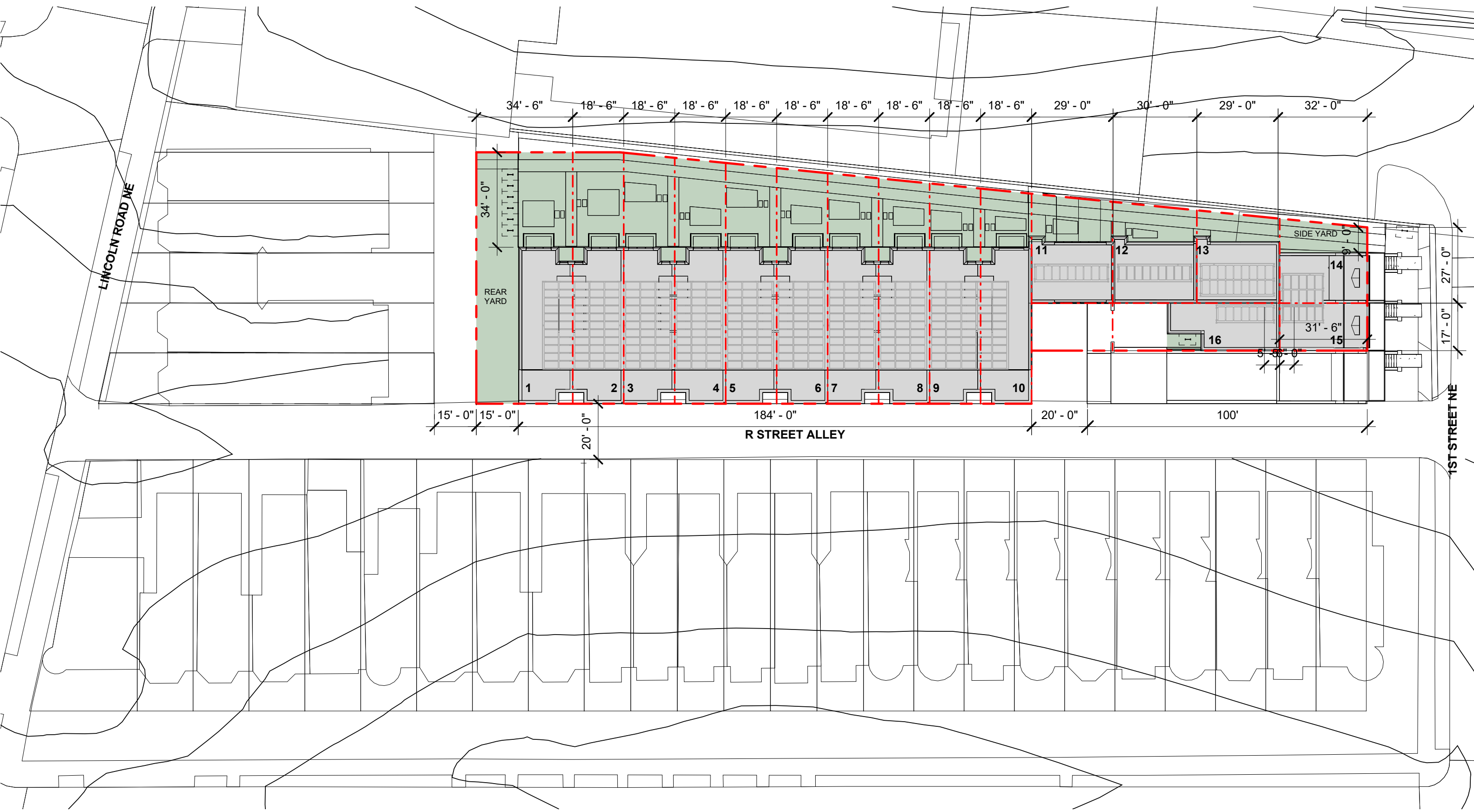


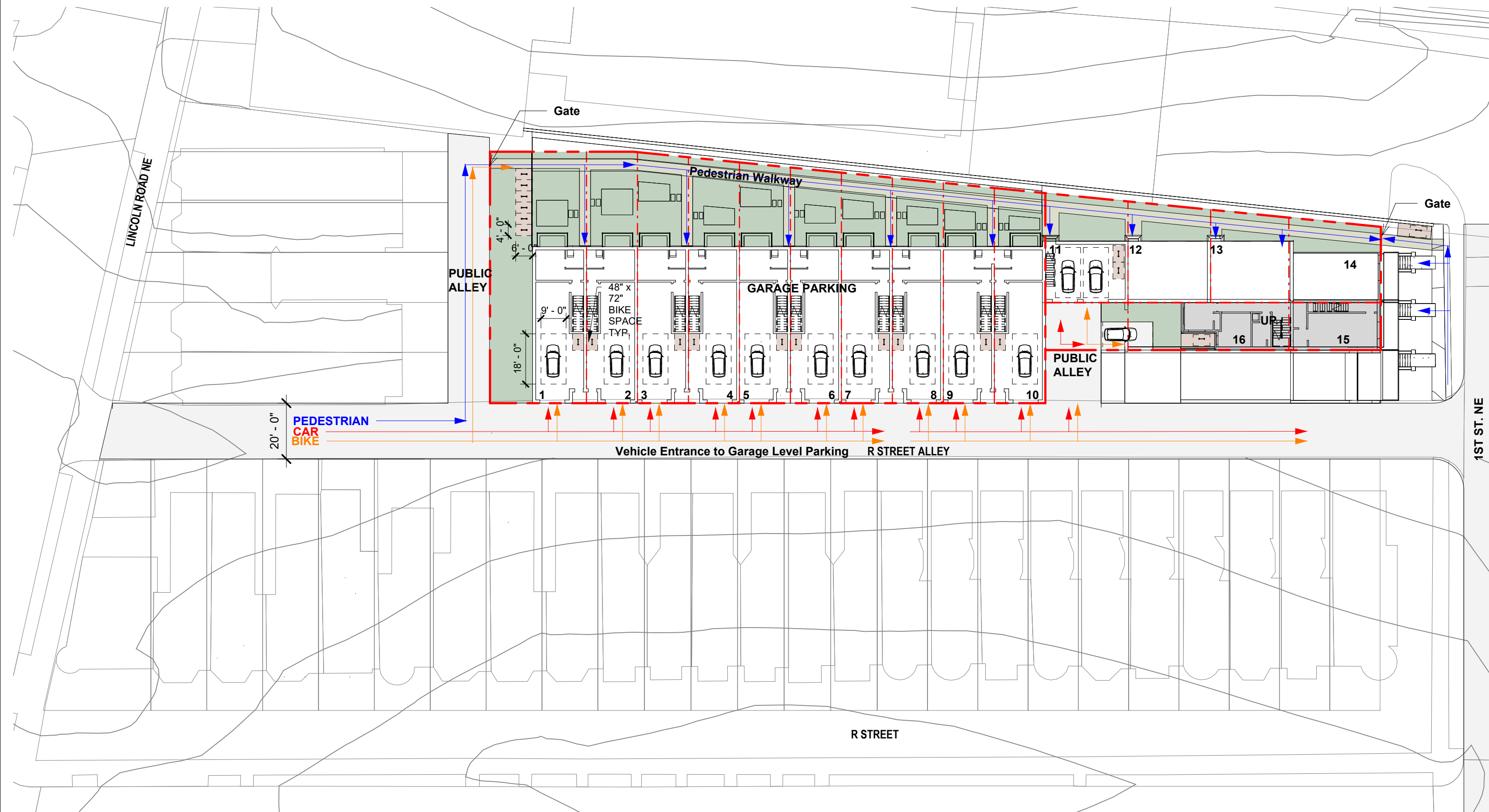
1706, 1708, and 1710 First Street NE (4)

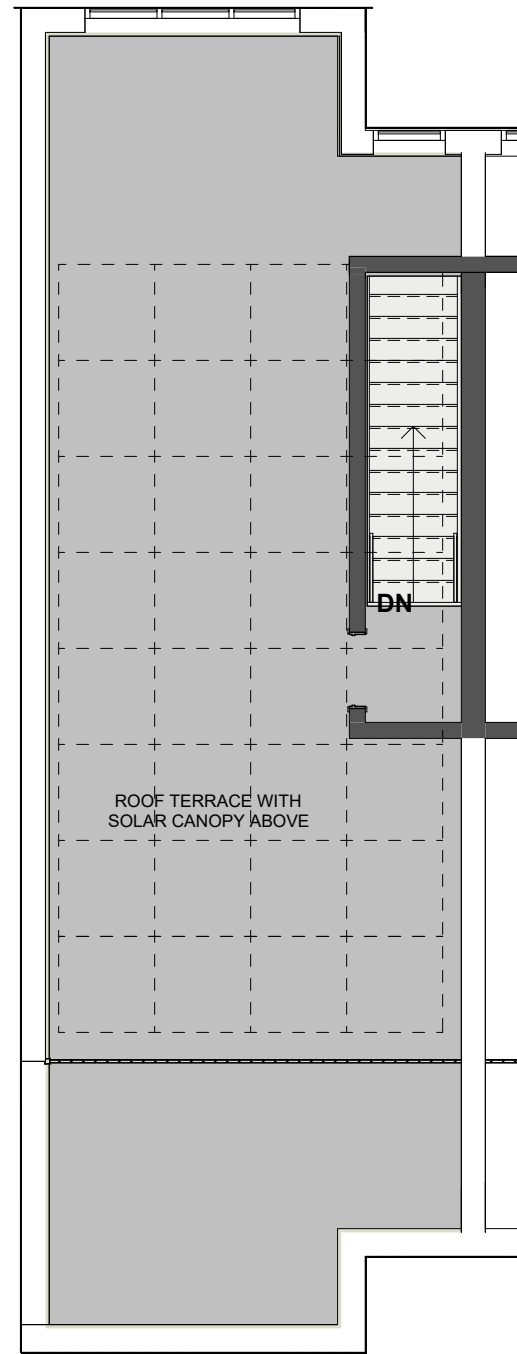
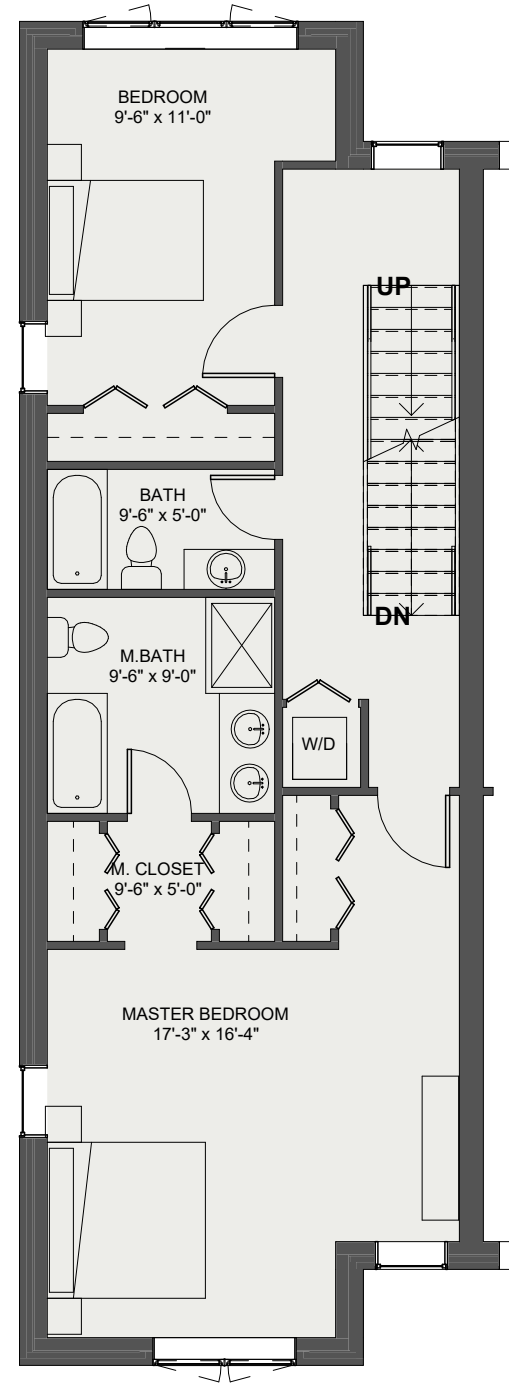
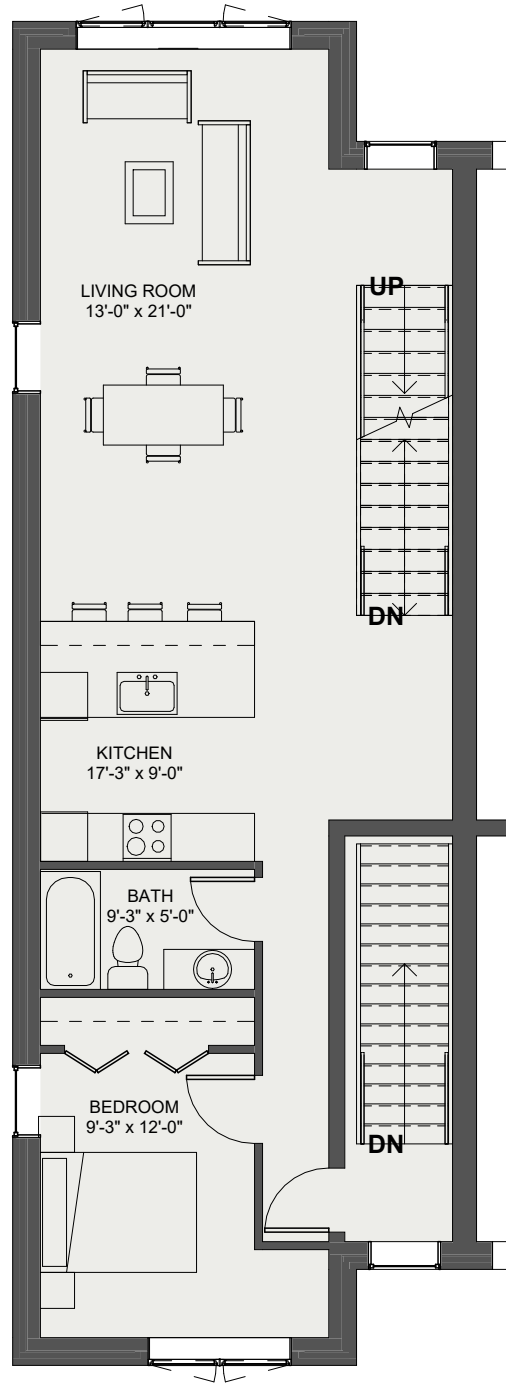
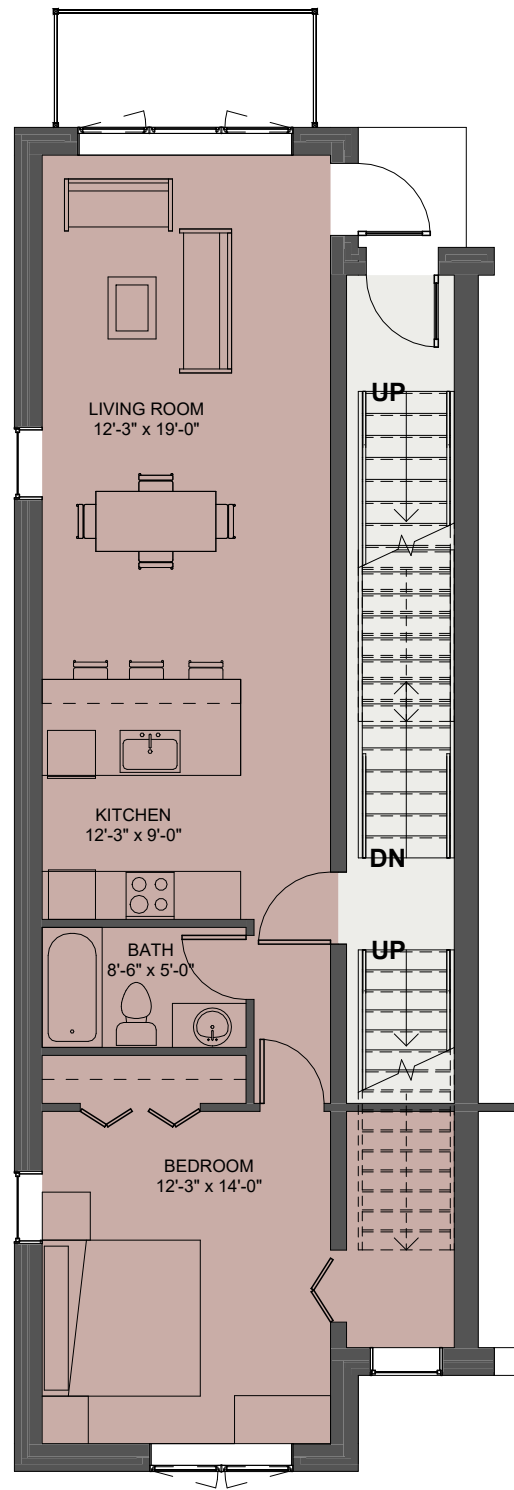
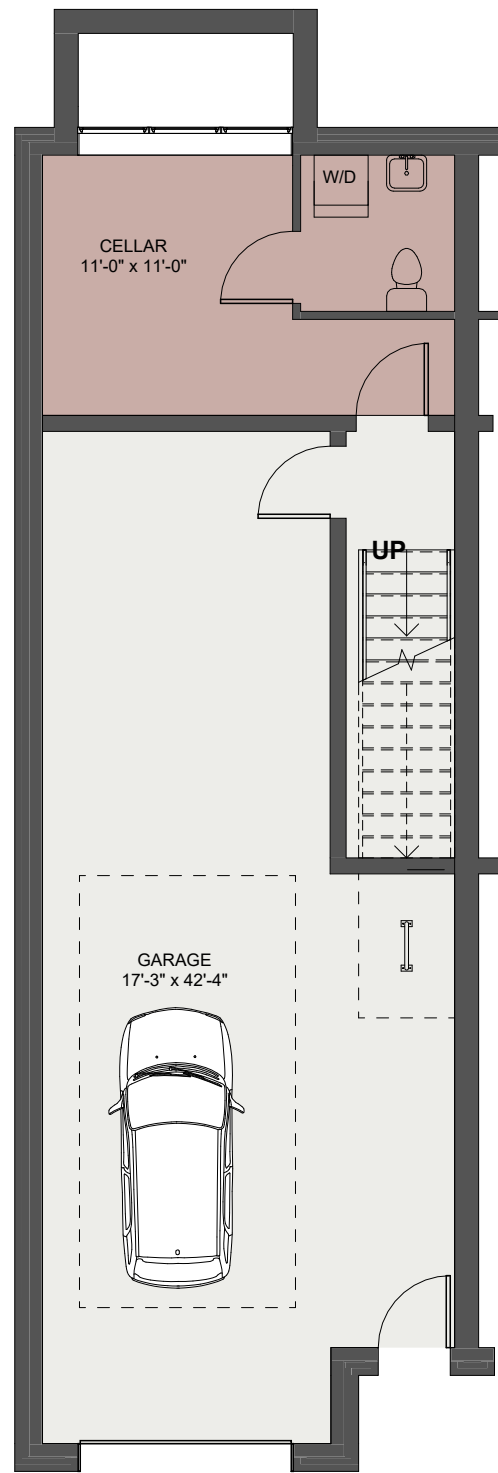


First Street NE Looking North (5)









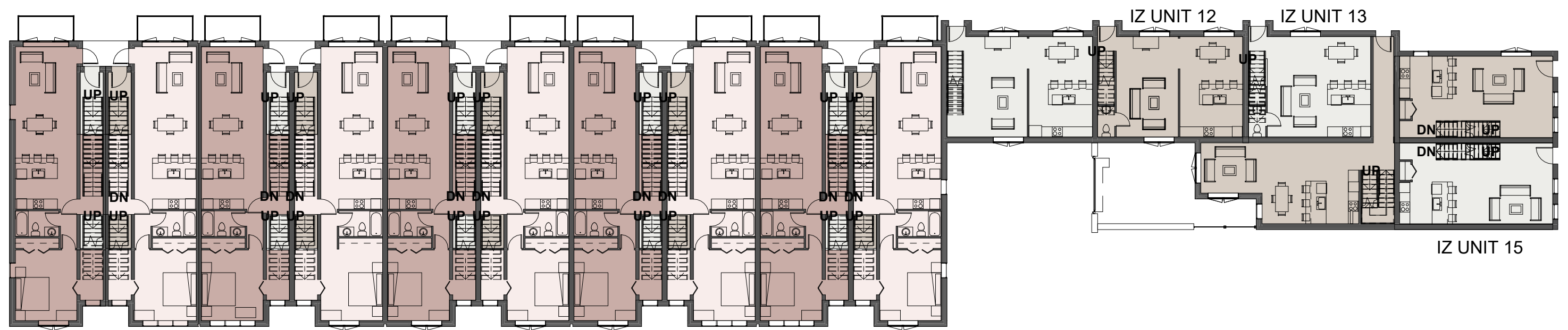
1 Garage Level1
1/8" = 1'-0"

2 01 - Ground Floor
1/8" = 1'-0"

3 02 - Second Floor
1/8" = 1'-0"

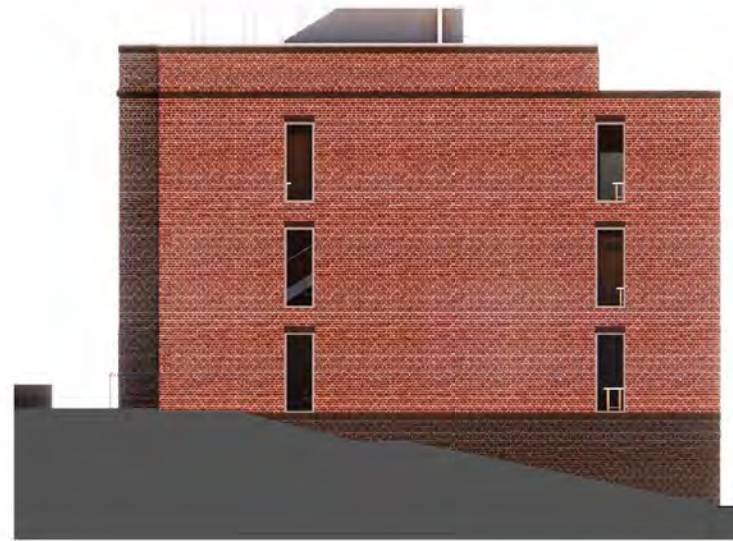
4 03 - Third Floor
1/8" = 1'-0"

5 04 - Roof
1/8" = 1'-0"





① East Elevation
1" = 20'-0"



② West Elevation
1" = 20'-0"



MISSION PINK

BRICK COLOR 1



NAPA VALLEY

BRICK COLOR 2



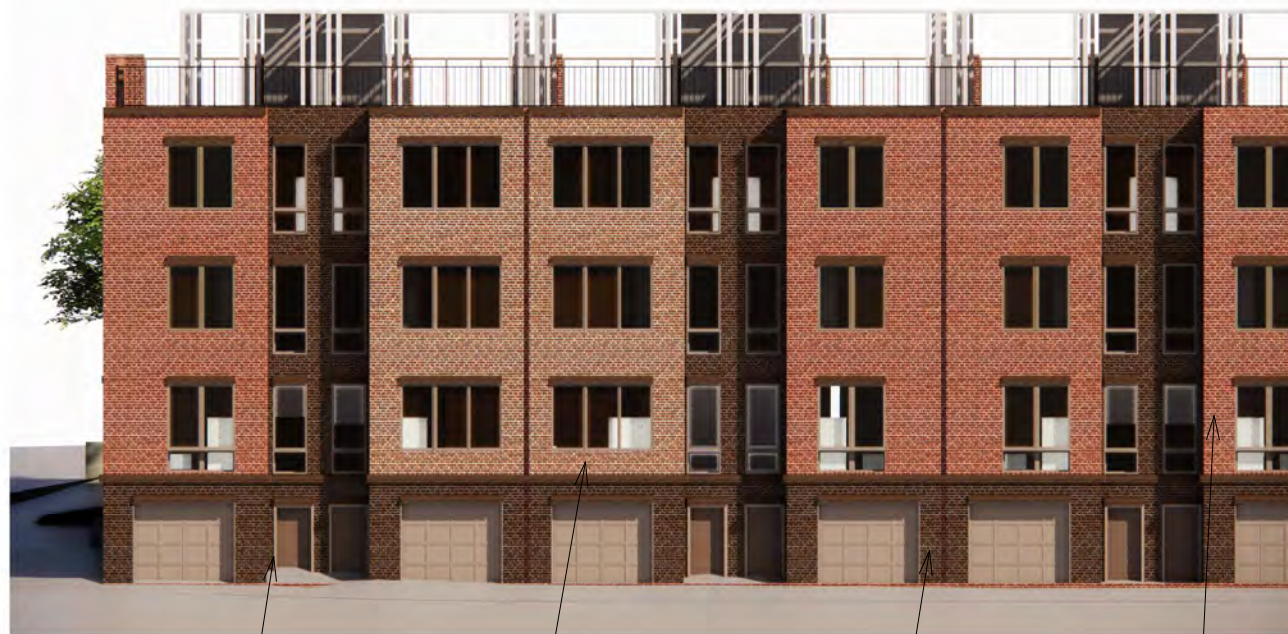
GARNET

BRICK COLOR 3



Portobello

TAUPE COLOR TRIM
FOR ALL WINDOWS
AND DOORS



TAUPE COLOR TRIM FOR
ALL WINDOWS AND
DOORS

BRICK COLOR 1

BRICK COLOR 2

BRICK COLOR 3



TAUPE COLOR TRIM FOR
ALL WINDOWS
AND DOORS

BRICK COLOR 1

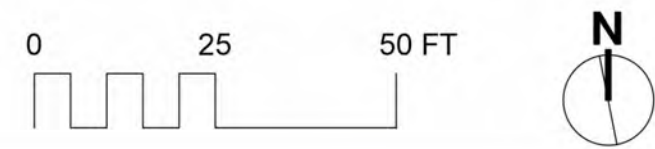
BRICK COLOR 2

BRICK COLOR 3









1 Eckington Mews Overall Site Landscape Plan
Scale: 1:300







LEGEND

- 1 Tiered Stormwater Management Gardens with Native Perennials and Grasses
- 2 Garden Area
- 3 Six Bike Racks, Parking for Twelve
- 4 Gate for Pedestrian Alley Access
- 5 Shared Access Path with Benches and Native Shrubs
- 6 Patios set in Garden
- 7 Roof Planters

-  Tree, Canopy > 40'
-  Tree, Canopy < 40'
-  Flowering Shrub
-  Shrubs, < 4'
-  Perennials and Groundcovers
-  Lawn
-  Bioretention



TREES AND SHRUBS



RED MAPLE
Acer rubrum



WILLOW OAK
Quercus phellos



EASTERN REDBUD
Cercis canadensis



SERVICEBERRY
Amelancier canadensis



FRINGE TREE
Chionanthus virginicus



ARBORVITAE
Thuja occidentalis



SWEETSPIRE
Itea virginica



BUTTONBUSH
Cephalanthus occidentalis



DOGHOBBLE
Leucothoe fontanesiana



MOUNT AIRY FOTHERGILLA
Fothergilla major 'Mount Airy'

NOTE: SPECIES ARE SHOWN AS POSSIBLE CANDIDATES FOR THE DESIGN, SUBJECT TO CHANGE BASED ON SITE CONDITIONS, SOIL CONDITIONS, AND PLANT AVAILABILITY.

STUDIO AKA LLC
Landscape Architecture

2023
1



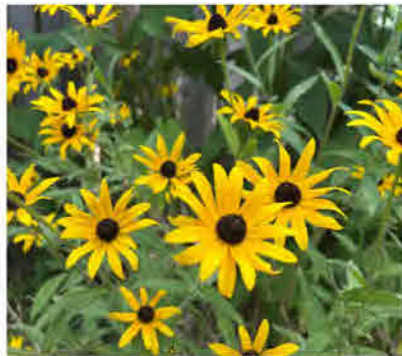
GROUNDCOVERS AND PERENNIALS



COMMON YARROW
Achillea millefolium



CREEPING PHLOX
Phlox stolonifera



BLACK-EYED SUSAN
Rudbeckia fulgida



BUTTERFLY WEED
Asclepias tuberosa



BLUE FLAG IRIS
Iris virginica



TUFTED HAIR GRASS
Deschampsia cespitosa



PINK MUHLY GRASS
Muhlenbergia capillaris



PENNSYLVANIA
SEDE
Carex pensylvanica



CHRISTMAS FERN
Polystichum acrostichoides



WHITE WOOD ASTER
Eurybia divaricata

NOTE: SPECIES ARE SHOWN AS POSSIBLE CANDIDATES FOR THE DESIGN, SUBJECT TO CHANGE BASED ON SITE CONDITIONS, SOIL CONDITIONS, AND PLANT AVAILABILITY.

STUDIO AKA LLC
Landscape Architecture

2023



★ ★ ★

Address

R St Alley and 1st St

Other

Eckington Mews

Square

Lot

Zone District

TBD

TBD

RA-2

Lot area (sf)

Minimum Score

Multiplier

GAR Score

Lot size (enter this value first) *

22,939

.4

SCORE:

0.533

Landscape Elements

Square Feet

Factor

Total

A

Landscaped areas (select one of the following for each area)

1

Landscaped areas with a soil depth < 24"

square feet

0

0.30

-

2

Landscaped areas with a soil depth ≥ 24"

square feet

2,500

0.60

1,500.0

3

Bioretention facilities

square feet

522

0.40

208.8

B

Plantings (credit for plants in landscaped areas from Section A)

1

Groundcovers, or other plants < 2' height

square feet

1,354

0.20

square feet

270.8

2

Plants ≥ 2' height at maturity
- calculated at 9-sf per plant

of plants

2,000

18000

0.30

of plants

2,000

5,400.0

3

New trees with less than 40-foot canopy spread
- calculated at 50 sq ft per tree

of trees

14

700

0.50

of trees

14

350.0

4

New trees with 40-foot or greater canopy spread
- calculated at 250 sq ft per tree

of trees

4

1000

0.60

of trees

4

600.0

5

Preservation of existing tree 6" to 12" DBH
- calculated at 250 sq ft per tree

of trees

0

0.70

of trees

-

6

Preservation of existing tree 12" to 18" DBH
- calculated at 600 sq ft per tree

of trees

0

0.70

of trees

-

7

Preservation of existing trees 18" to 24" DBH
- calculated at 1300 sq ft per tree

of trees

0

0.70

of trees

-

8

Preservation of existing trees 24" DBH or greater
- calculated at 2000 sq ft per tree

of trees

0

0.80

of trees

-

9

Vegetated wall, plantings on a vertical surface

square feet

0.60

square feet

-

C

Vegetated or "green" roofs

1

Over at least 2" and less than 8" of growth medium

square feet

0.60

square feet

-

2

Over at least 8" of growth medium

square feet

0.80

square feet

-

D

Permeable Paving***

1

Permeable paving over 6" to 24" of soil or gravel

square feet

0

0.40

-

2

Permeable paving over at least 24" of soil or gravel

square feet

0

0.50

-

E

Other

1

Enhanced tree growth systems***

square feet

0.40

-

2

Renewable energy generation

square feet

3,850

0.50

1,925.0

3

Approved water features

square feet

0.20

-

F

Bonuses

1

Native plant species

square feet

19,700

0.10

1,970.0

2

Landscaping in food cultivation

square feet

0.10

-

3

Harvested stormwater irrigation

square feet

0.10

-

sub-total of sq ft =

27,926

Green Area Ratio numerator =

12,225

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.

Total square footage of all permeable paving and enhanced tree growth.

-

Site Location

Metrorail (Red Line)

- NoMa-Gallaudet U (within 0.4 miles or a 13-minute walk)

Bus

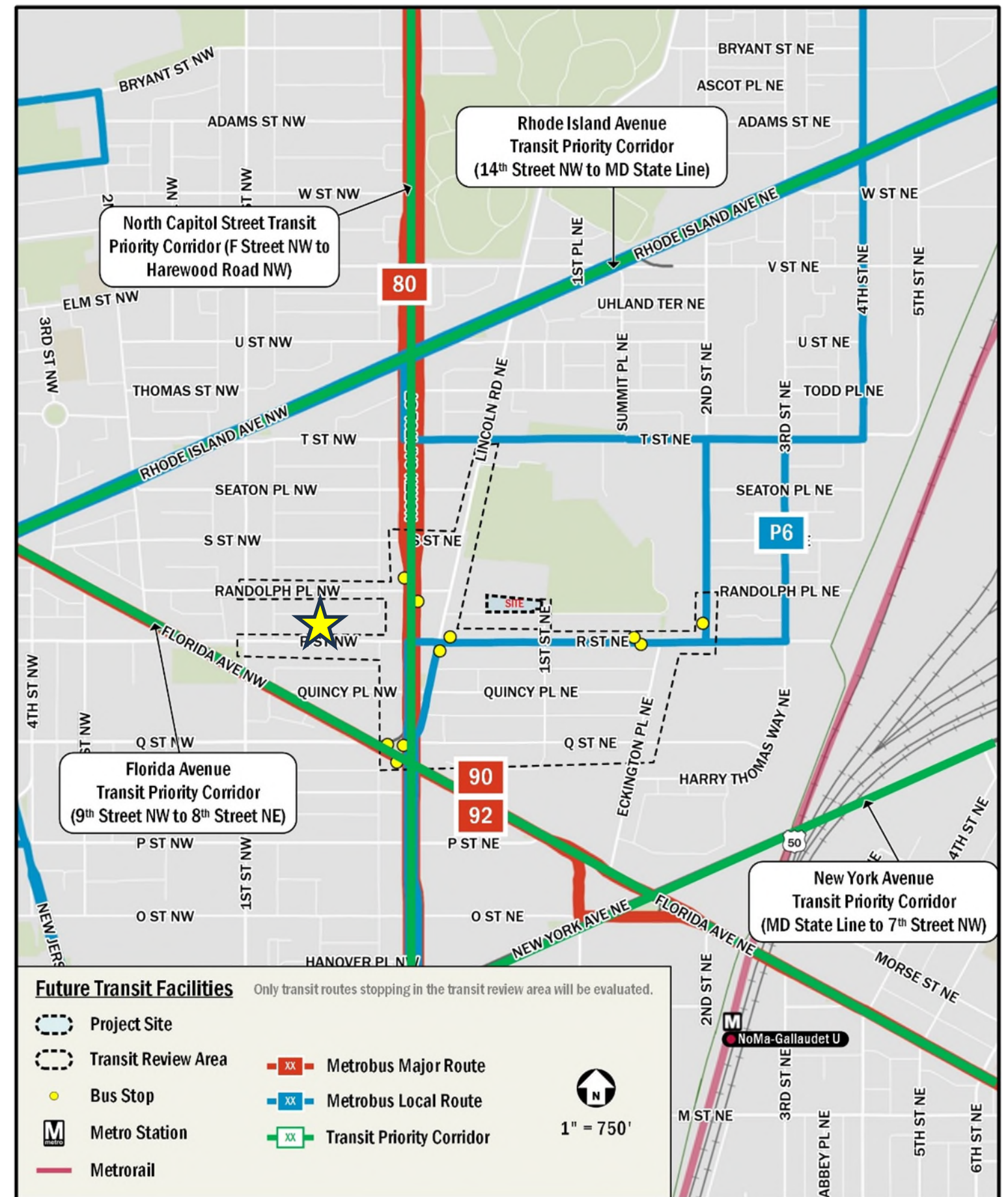
- Metrobus Major Routes: 80, 90/92
- Bus-only lanes proposed on Florida Avenue NE/NW
- Additional transit priority corridors on North Capitol Street NW, New York Avenue NE, and Rhode Island Avenue NE

Bicycle Facilities

- Off-Street Trails: Metropolitan Branch Trail
- Protected Bicycle Lanes: Harry Thomas Way NE, Florida Avenue NE
- Capital Bikeshare (two (2) stations, 28 docks total) within 3-minute walk

Vehicular Facilities

- Proximity to several principal arterial streets including Florida Avenue, Rhode Island Avenue, New York Avenue, and North Capitol Street



Access, Circulation, and Parking

Vehicular Access & Parking

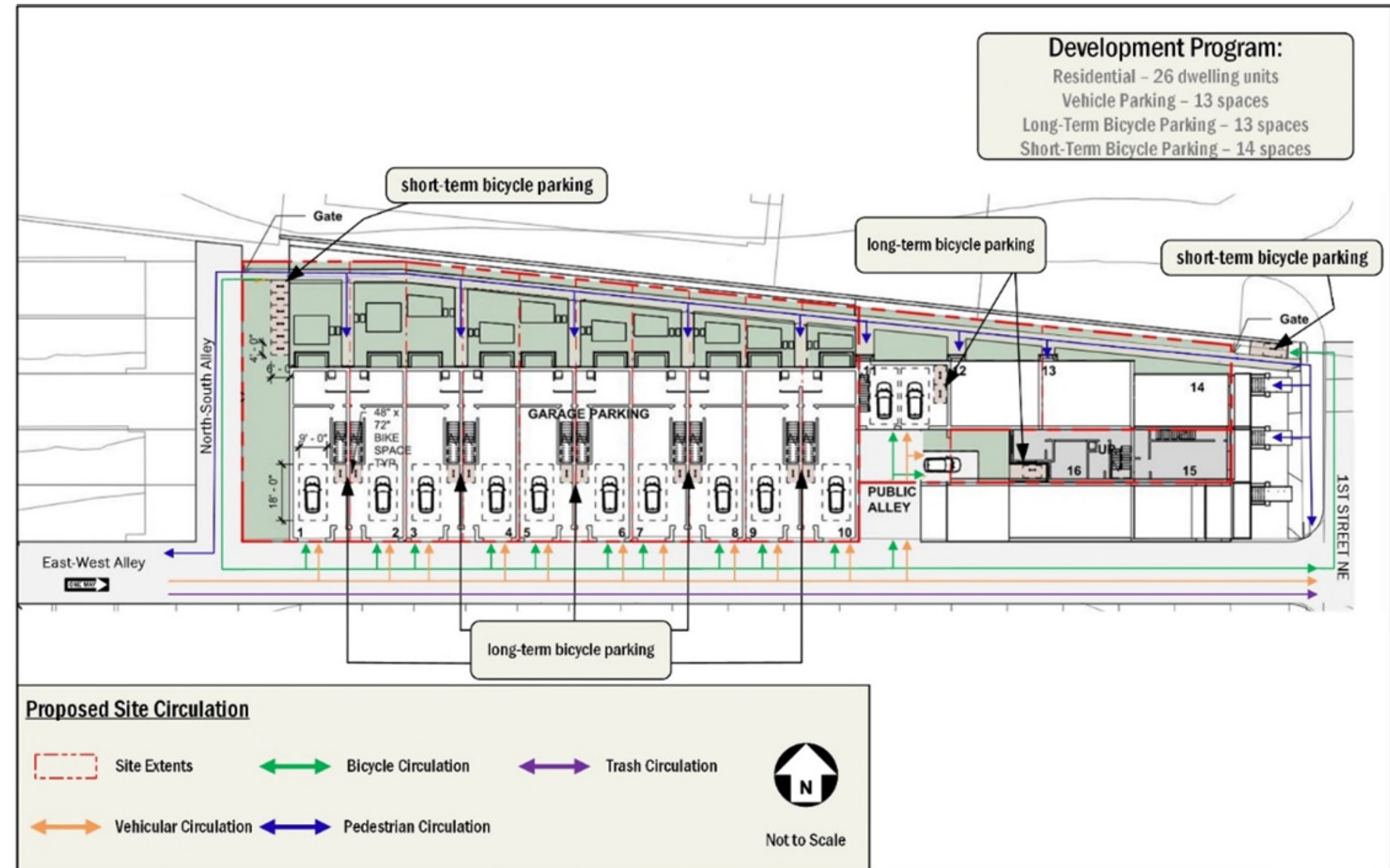
- No new curb cuts along 1st Street NE
- All vehicular access occurs via the east-west public alley to the south
- 13 vehicular parking spaces proposed in private garages
- Trash collection to occur within the alley

Non-Auto Access

- Long-term bicycle access provided to each garage via the east-west public alley
- Short-term bicycle access provided via the north-south alley and 1st Street NE
- Pedestrian access provided from 1st Street NE or north-south alley to gated pedestrian walkway north of the site

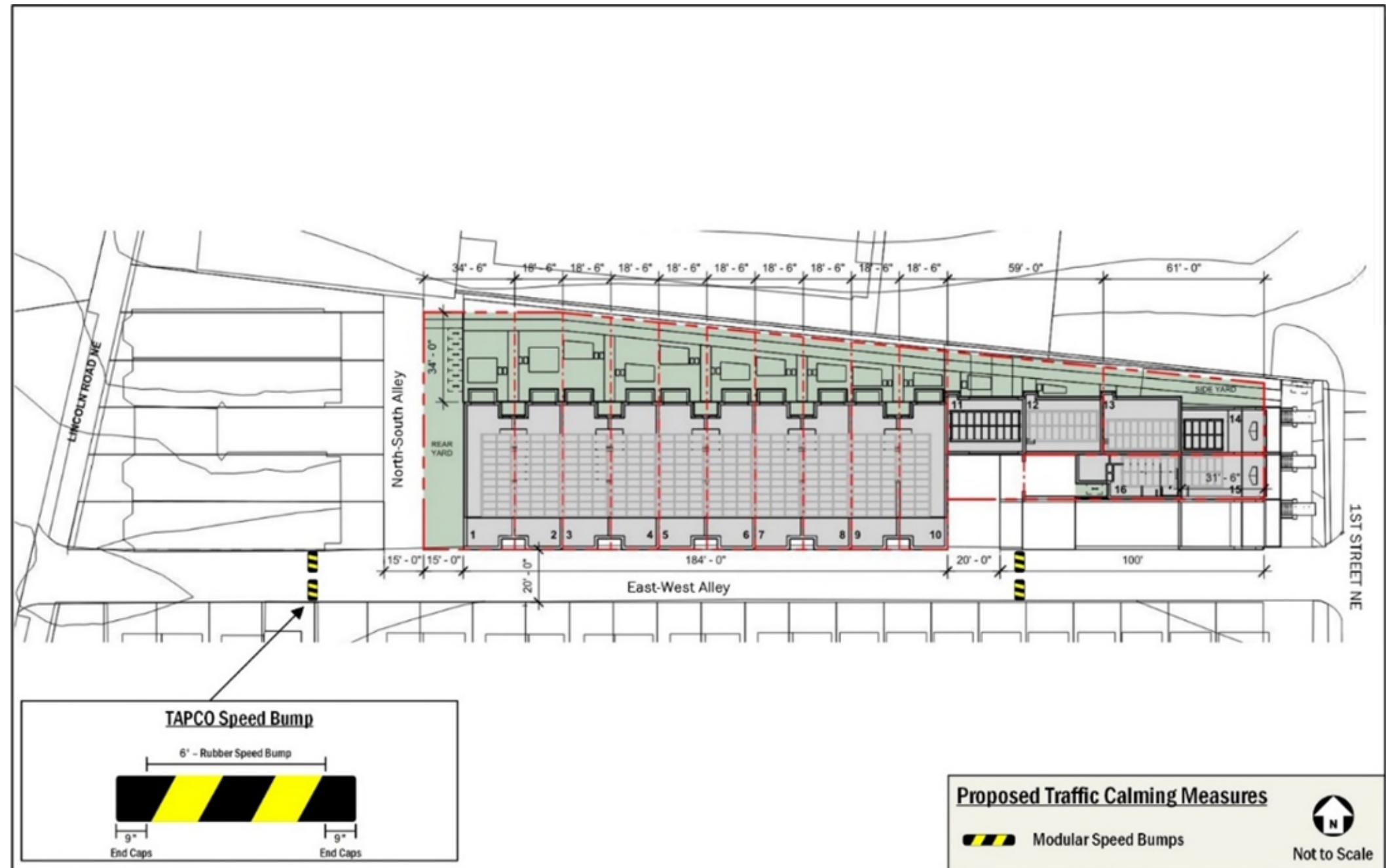
Bicycle Parking

- Long-Term: 13 spaces (9 required)
 - Minimum of 10% with electrical outlets
- Short-Term: 14 spaces (1 required)



Traffic Calming & Safety Measures

- Two (2) TAPCO speed bump assemblies proposed within east-west alley to discourage speeding
 - A gap of at least two (2) feet will be provided between the speed bumps
 - Will not be placed directly in front of an existing or future driveway
- Striped parking boxes will be provided along the east side of Lincoln Road
- Intersection daylighting will be provided at the crosswalks at R Street NE and Randolph Street NE
- Additional one-way sign will be provided at the alley entrance on Lincoln Road NE
- Design and placement will be finalized during Public Space Permitting



DDOT Coordination

Transportation Statement

- Multimodal assessment performed
- Scoping document finalized on November 3, 2024
- CTR submitted on March 26, 2024

DDOT has no objection to the approval of the application with the following conditions:

- Implement the Transportation Demand Management (TDM) plan for the life of the project – **Agree**
 - Provide welcome packets to all new residents.
 - Provide a SmarTrip card and one (1) complimentary Capital Bikeshare coupon at sale or lease-up.
 - Provide short- and long-term bicycle parking spaces in accordance with ZR16 minimums. The current plan exceeds these minimums.
- Add community benefit enhancements as included in the DDOT Staff Report – **Agree**
 - Provide traffic calming measures in the east-west alley.
 - Ensure proper placement of speed bumps.
 - Add additional one-way sign at entrance to alley on Lincoln Road.
 - Install parking striping and intersection daylighting on Lincoln Road.

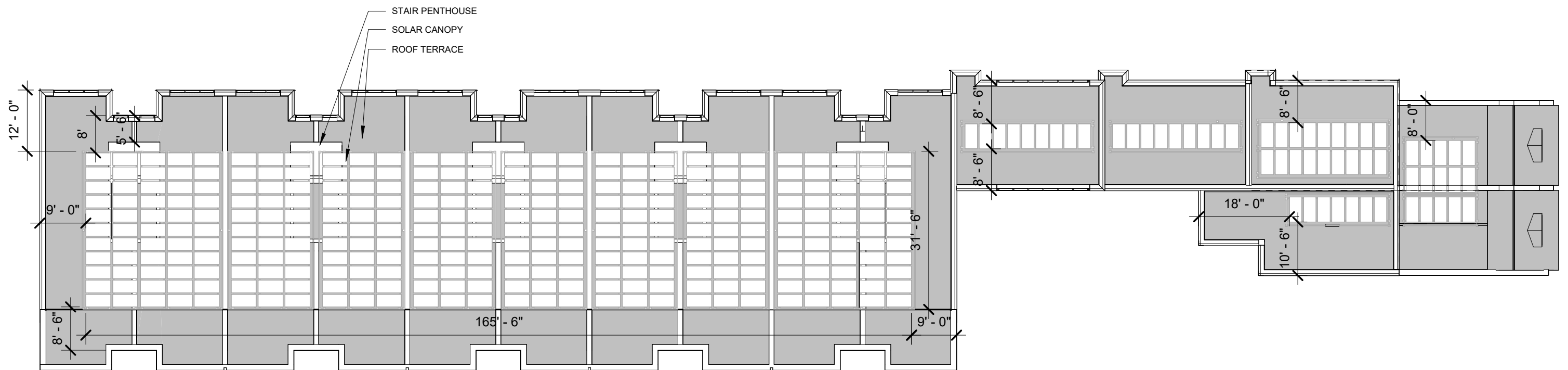
Applicant will engage in continued coordination with DDOT as part of Public Space permitting.



THANK YOU









2 North Elevation
1" = 20'-0"



1 South Elevation
1" = 20'-0"



West Stub Alley (6)



Main Alley (7)



East Stub Alley (8)

Parking Striping & Intersection Daylighting

