



# Eckington Mews: PUD Submission

## A Townhome Community, 1710 First Street NE, Washington DC

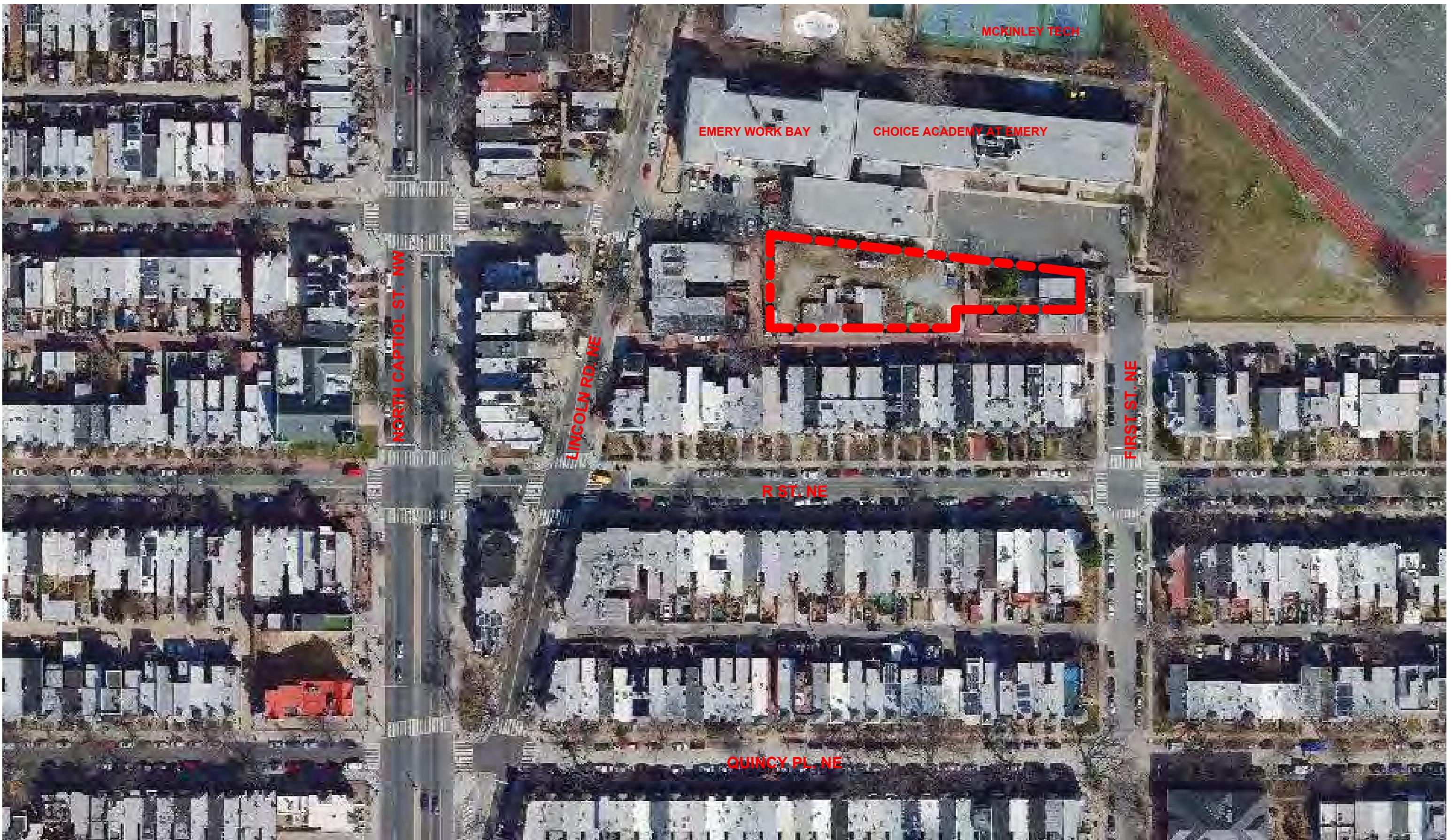
Developer: NextGen Development    Architect: Powe Studio Architects PC    Attorney: Goulston & Storrs    July 18, 2024

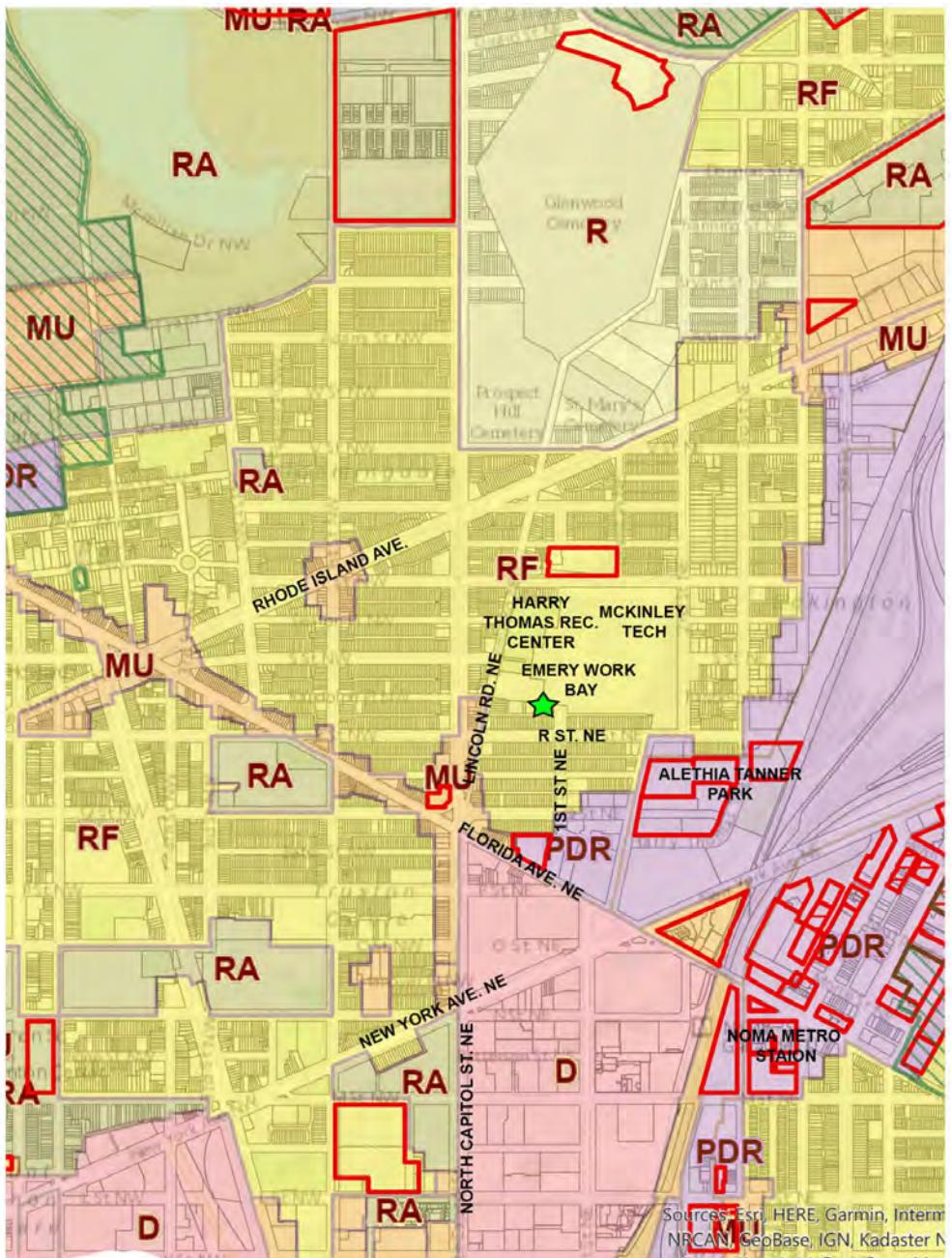
# Community Outreach & Project Evolution

- **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

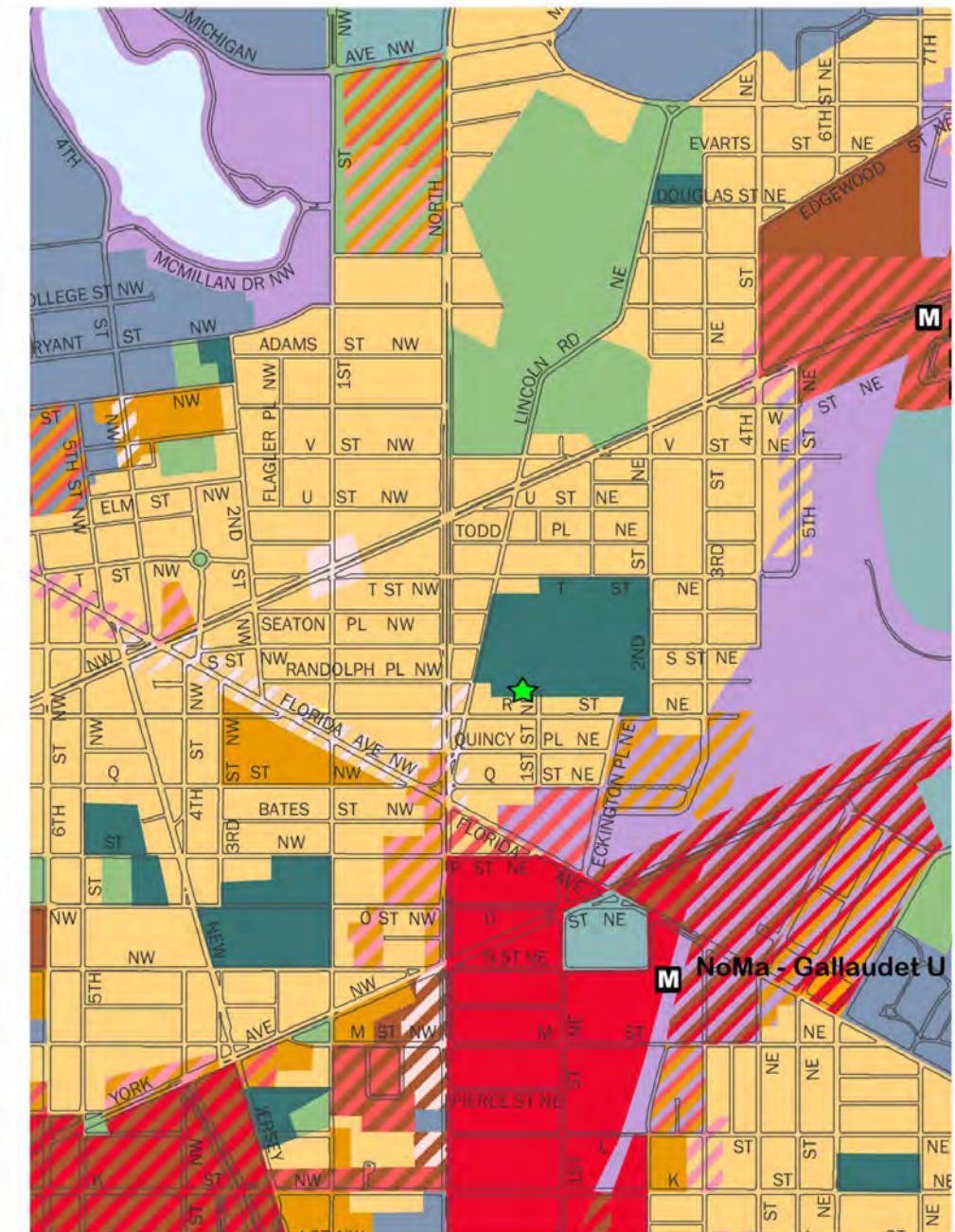




## Zoning Map



## General Policy Map (GPM): Neighborhood Conservation Area



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



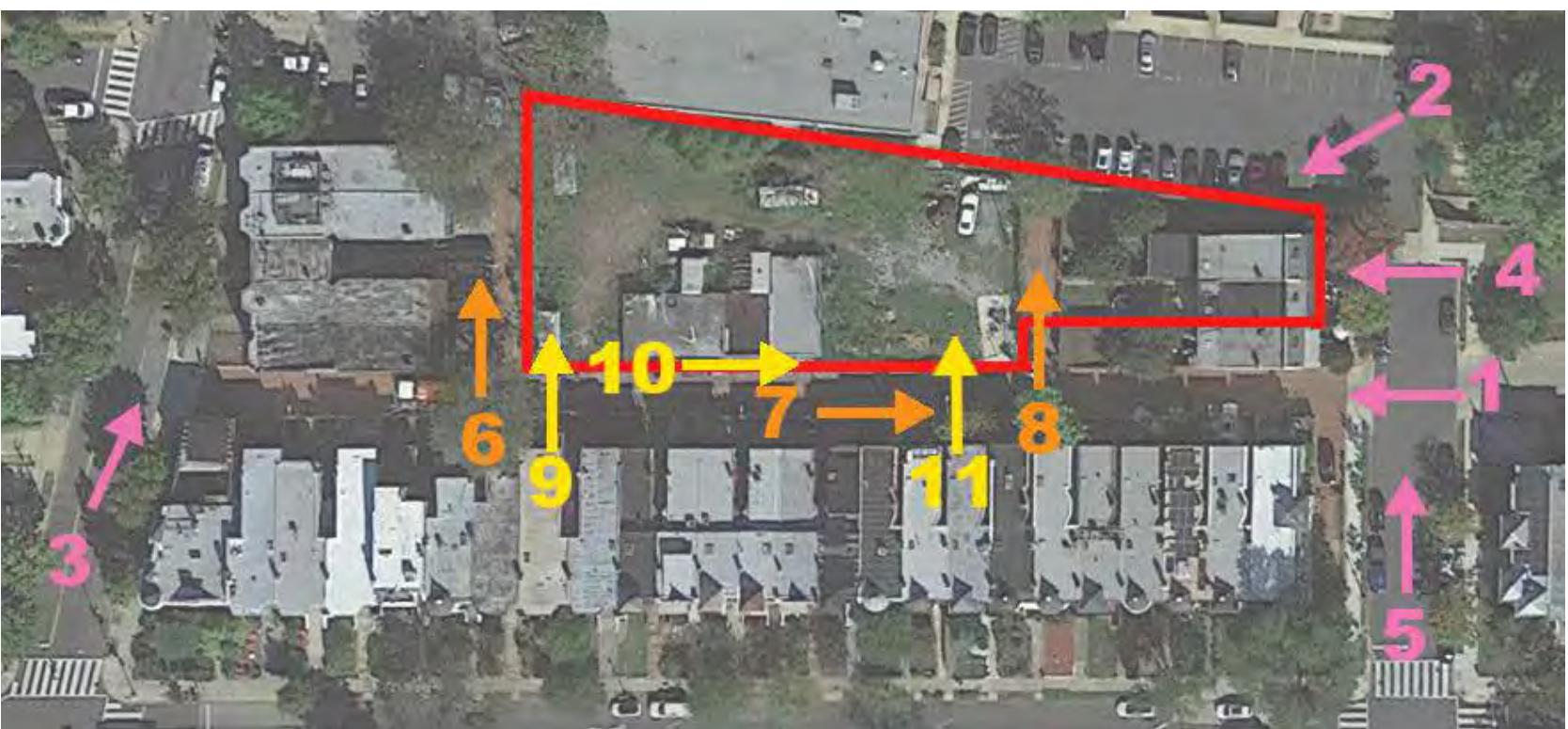
West Side of Property (9)



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)



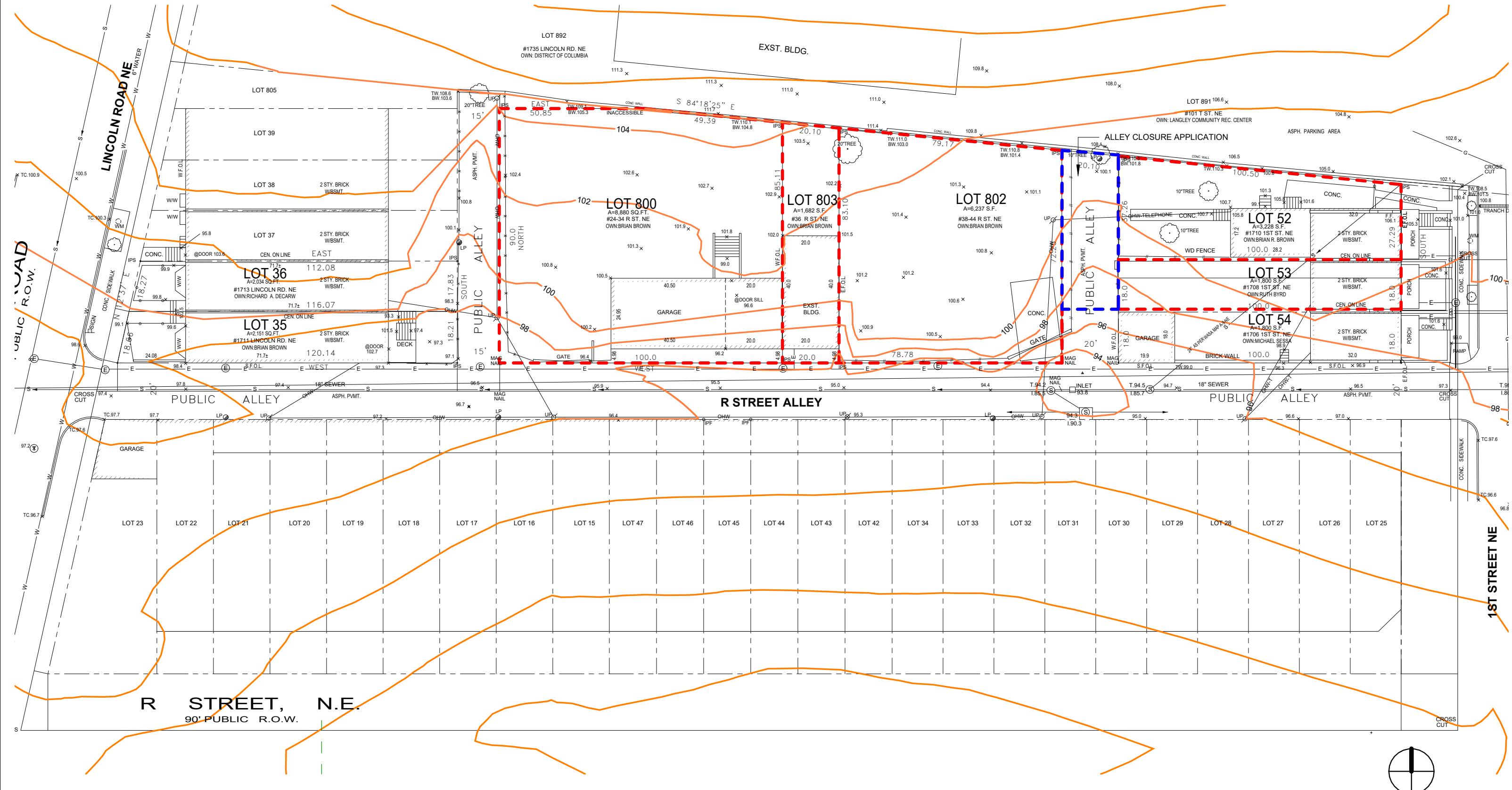
Lincoln Road NE looking North (3)

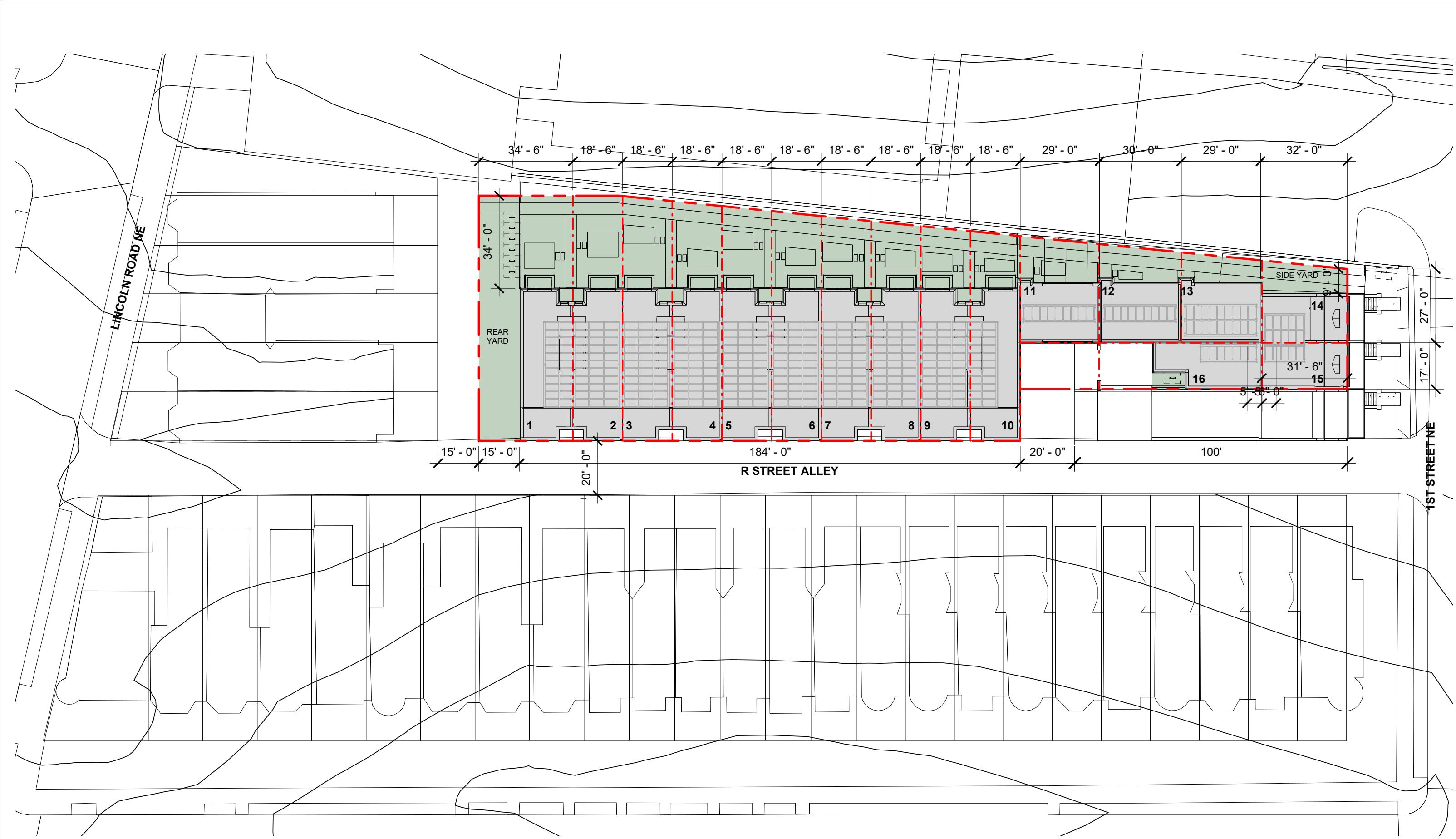


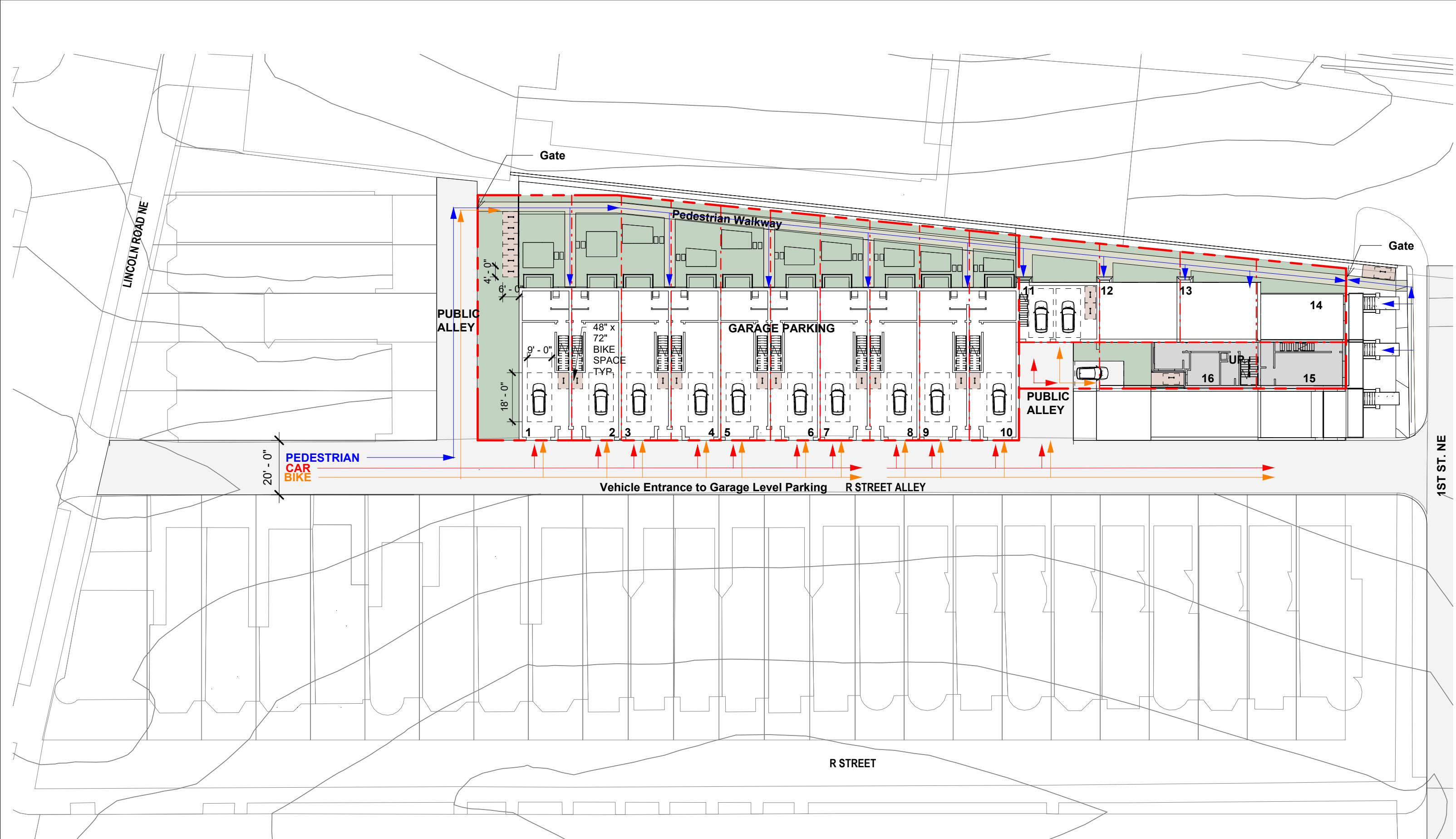
1706, 1708, and 1710 First Street NE (4)

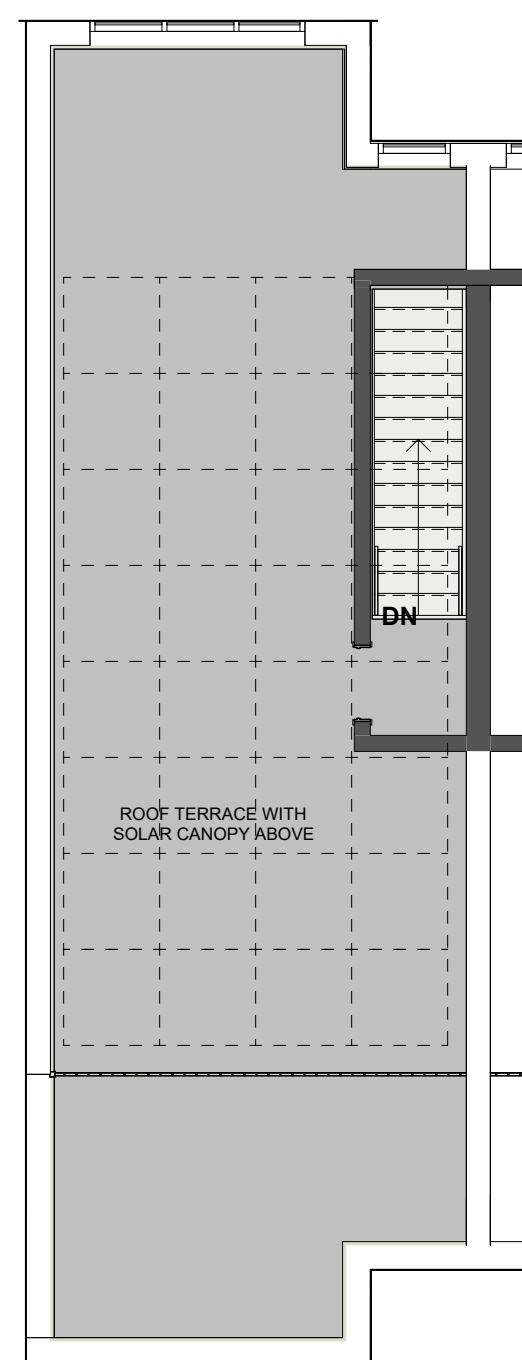
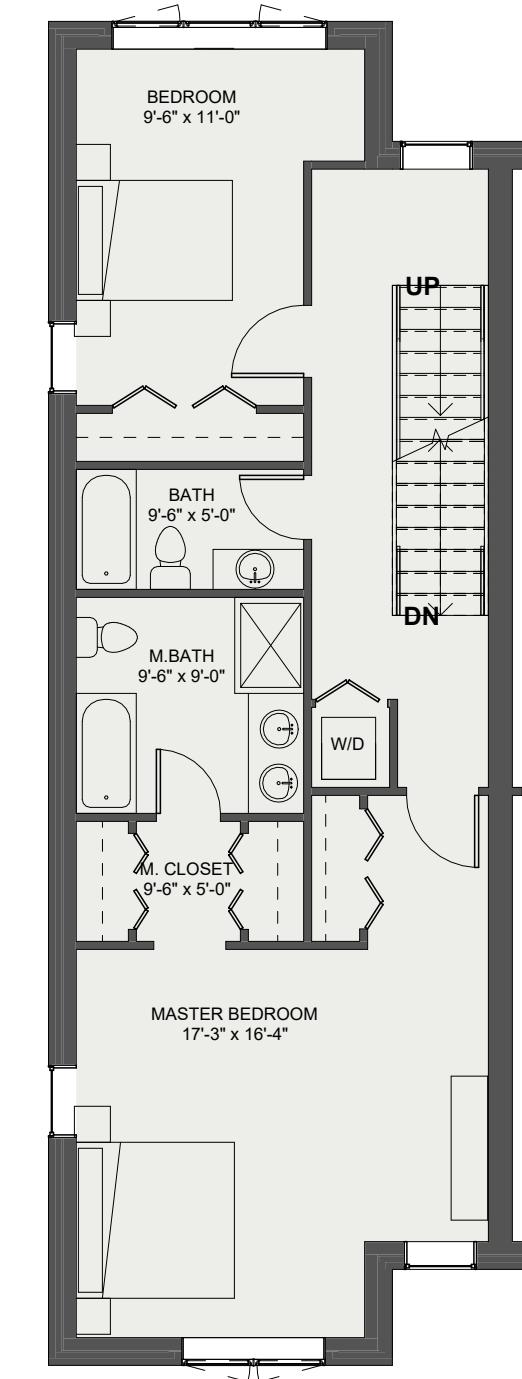
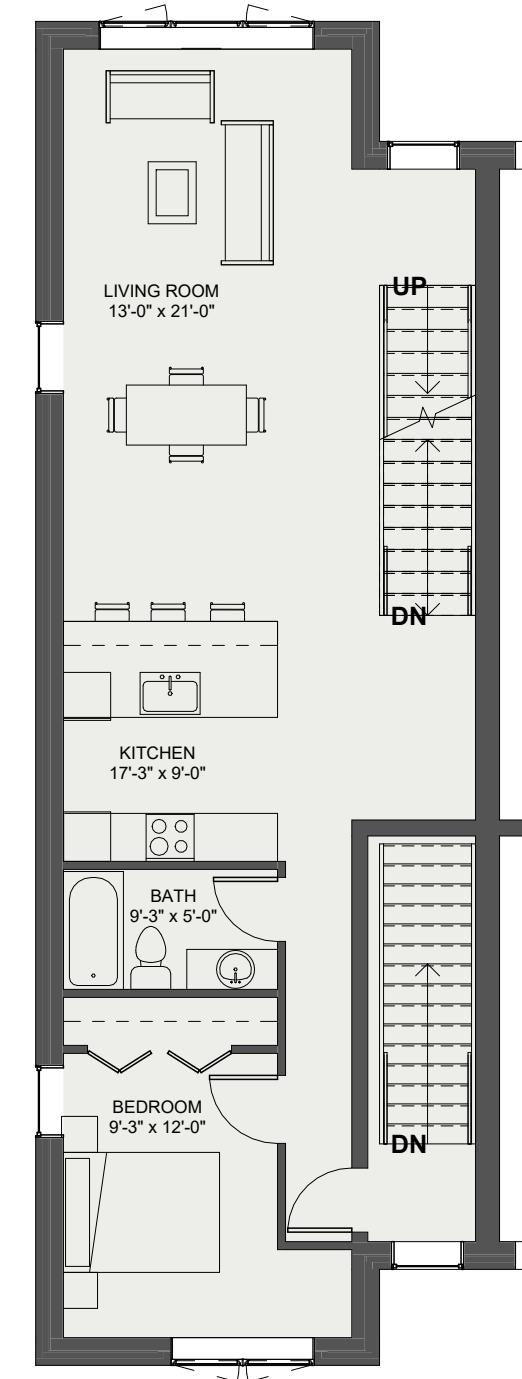
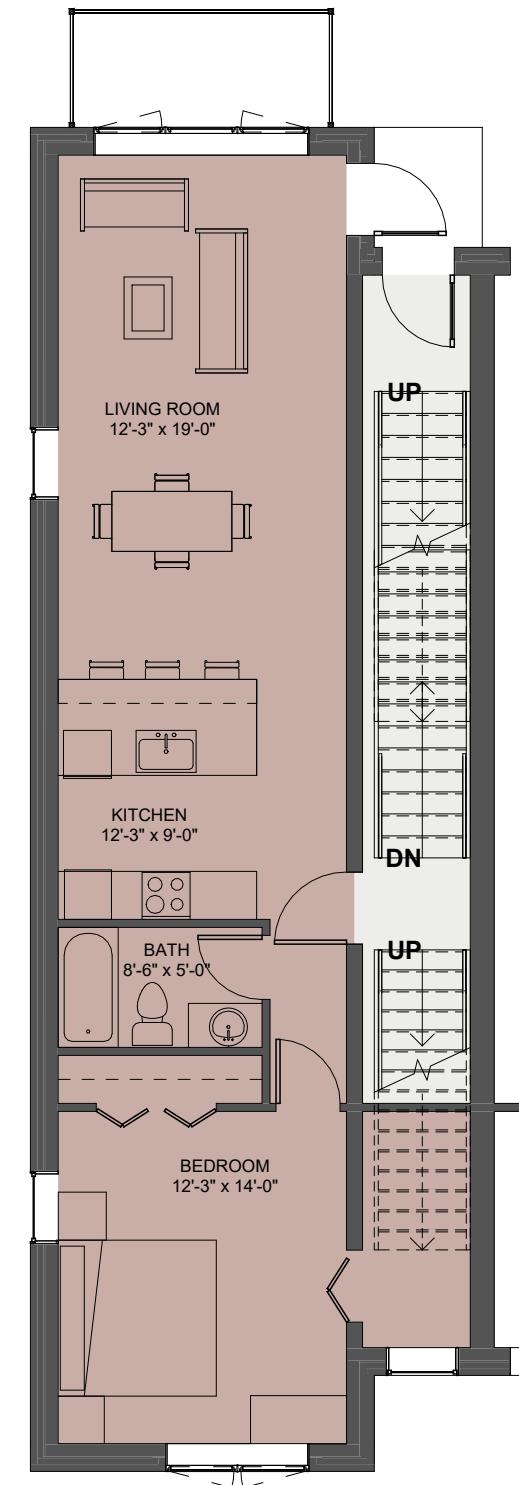
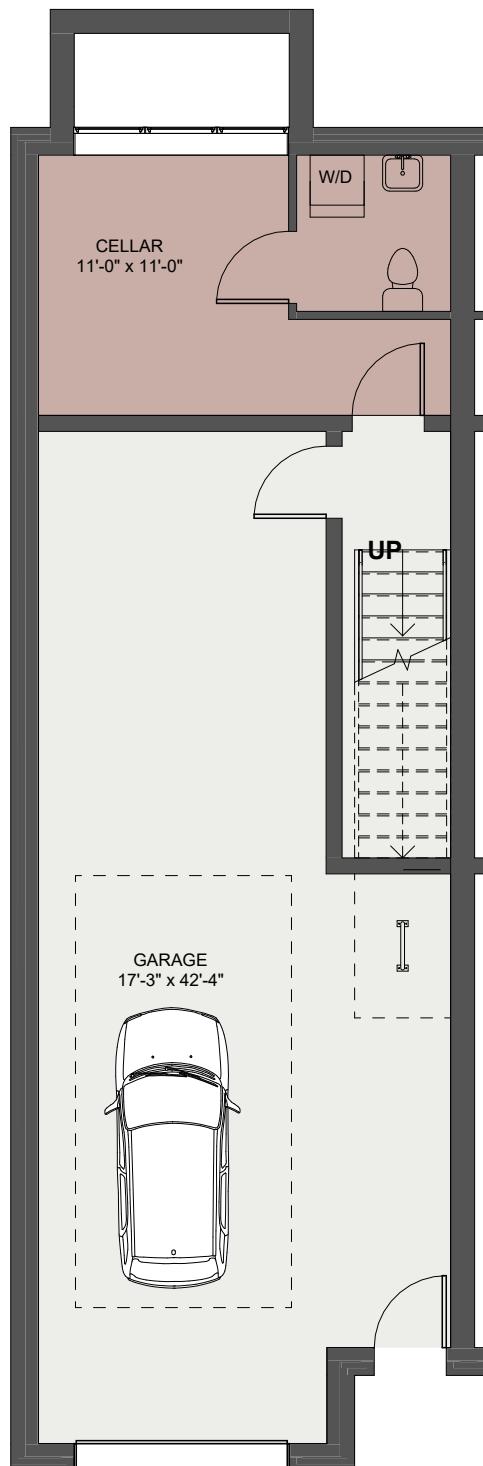


First Street NE Looking North (5)









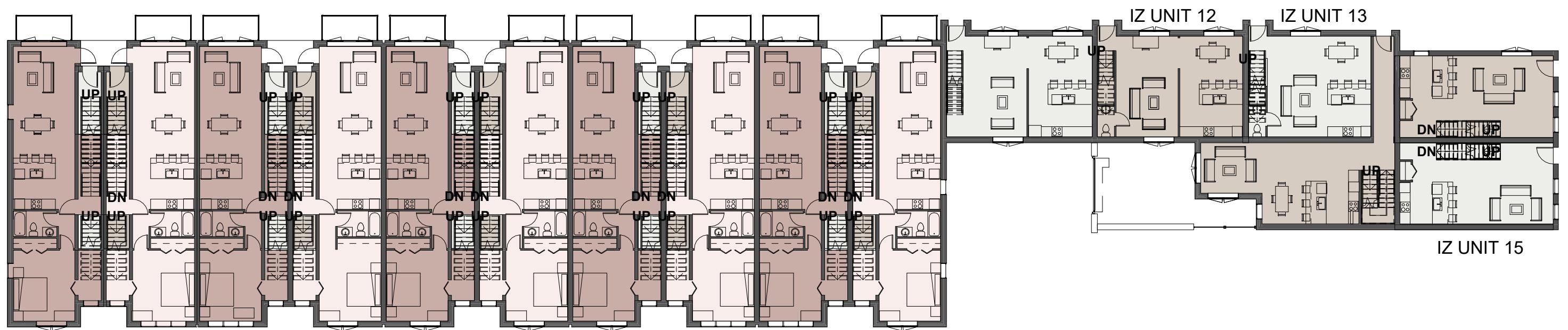
1 Garage Level1  
1/8" = 1'-0"

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

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

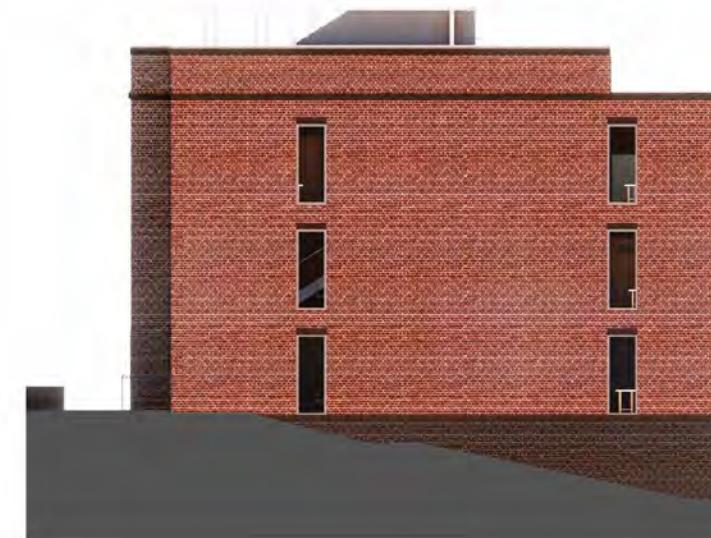
4 03 - Third Floor  
1/8" = 1'-0"

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

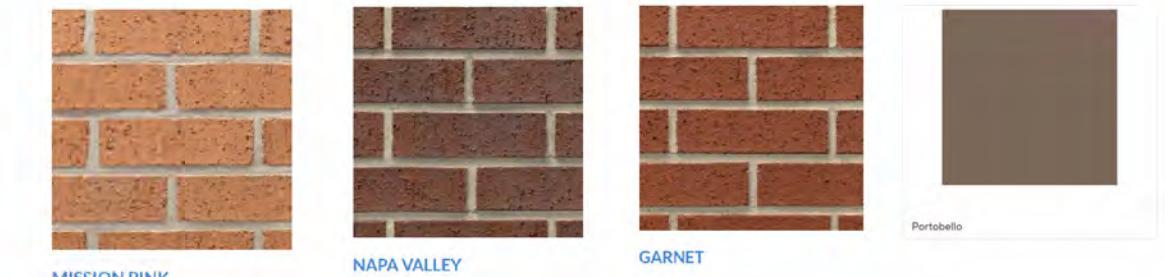




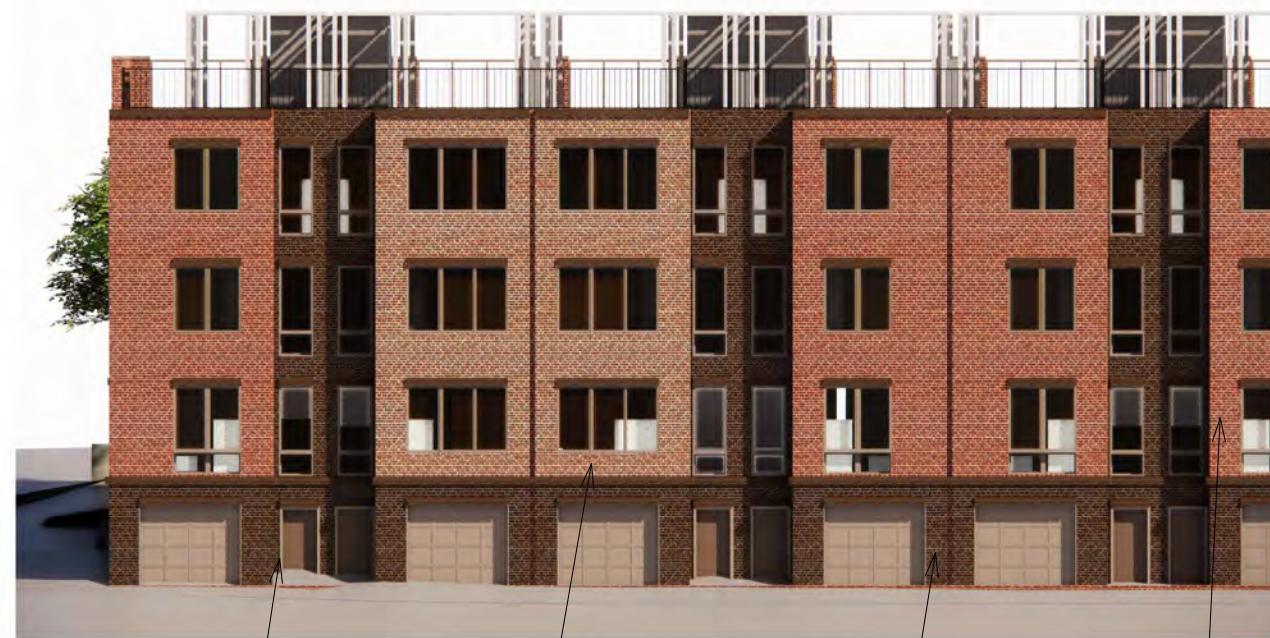
① East Elevation  
1" = 20'-0"



② West Elevation  
1" = 20'-0"



BRICK COLOR 1      BRICK COLOR 2      BRICK COLOR 3      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



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**Eckington Mews**  
1708-1710 First St. NE  
Washington DC

LOOKING SOUTHWEST

NextGen Development  
© Powe Studio Architects PC  
4.5.24







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

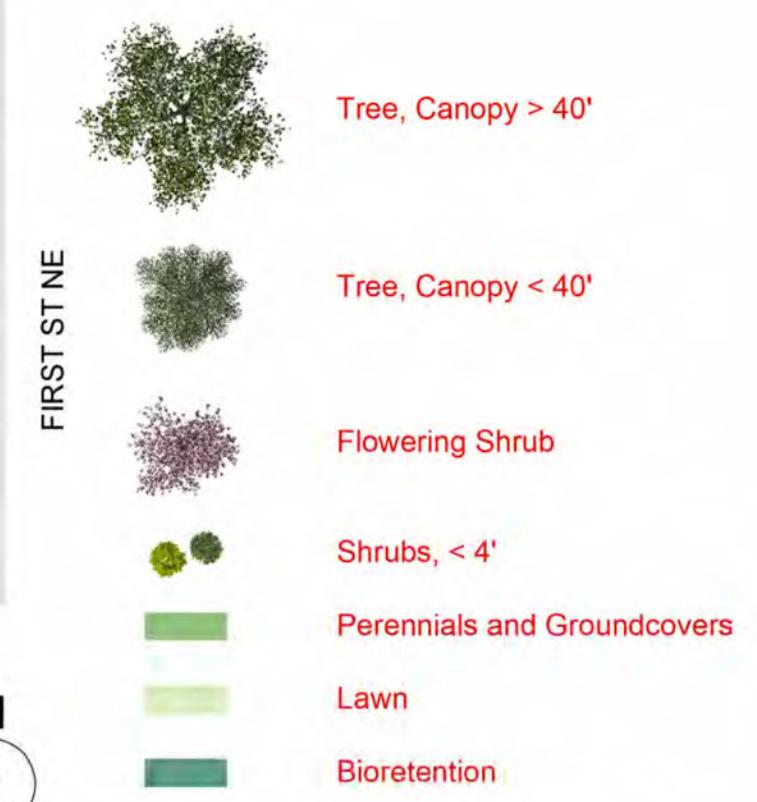
 STUDIOAKA

17



### LEGEND

- 1 Gate for Pedestrian Access
- 2 Shared Access Path with Benches and Native Shrubs
- 3 Patios Set in Garden
- 4 Roof Planters
- 5 Alley Paving to Garage
- 6 Parking Space for 1708



 STUDIOAKA



### 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

 STUDIOAKA

# TREES AND SHRUBS



RED MAPLE  
*Acer rubrum*



WILLOW OAK  
*Quercus phellos*



EASTERN REDBUD  
*Cercis canadensis*



SERVICEBERRY  
*Amelanchier canadensis*



FRINGE TREE  
*Chionanthus virginicus*



ARBORVITAE  
*Thuja occidentalis*



SWEETSPIRE  
*Itea virginica*



BUTTONBUSH  
*Cephaelanthus occidentalis*



DOGOBBLE  
*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.

# 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  
SEDGE  
*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.

<b>Green Area Ratio Scoresheet</b>																																																												
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#	Description	# of trees	# of trees	
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	0	0.80	
9	Vegetated wall, plantings on a vertical surface	square feet	square feet	
<b>C Vegetated or "green" roofs</b>				
1	Over at least 2" and less than 8" of growth medium	square feet	square feet	
2	Over at least 8" of growth medium	square feet	square feet	
<b>D Permeable Paving***</b>				
1	Permeable paving over 6" to 24" of soil or gravel	square feet	0.60	
2	Permeable paving over at least 24" of soil or gravel	square feet	0.80	
<b>E Other</b>				
1	Enhanced tree growth systems***	square feet	0.40	
2	Renewable energy generation	square feet	0.50	
3	Approved water features	square feet	0.20	
<i>sub-total of sq ft = 27,926</i>				
<b>F Bonuses</b>				
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	
<i>Green Area Ratio numerator = 12,225</i>				
<small>*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.</small> <small>Total square footage of all permeable paving and enhanced tree growth.</small>				

# Site Location

## Metrorail (Red Line)

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

## Bus

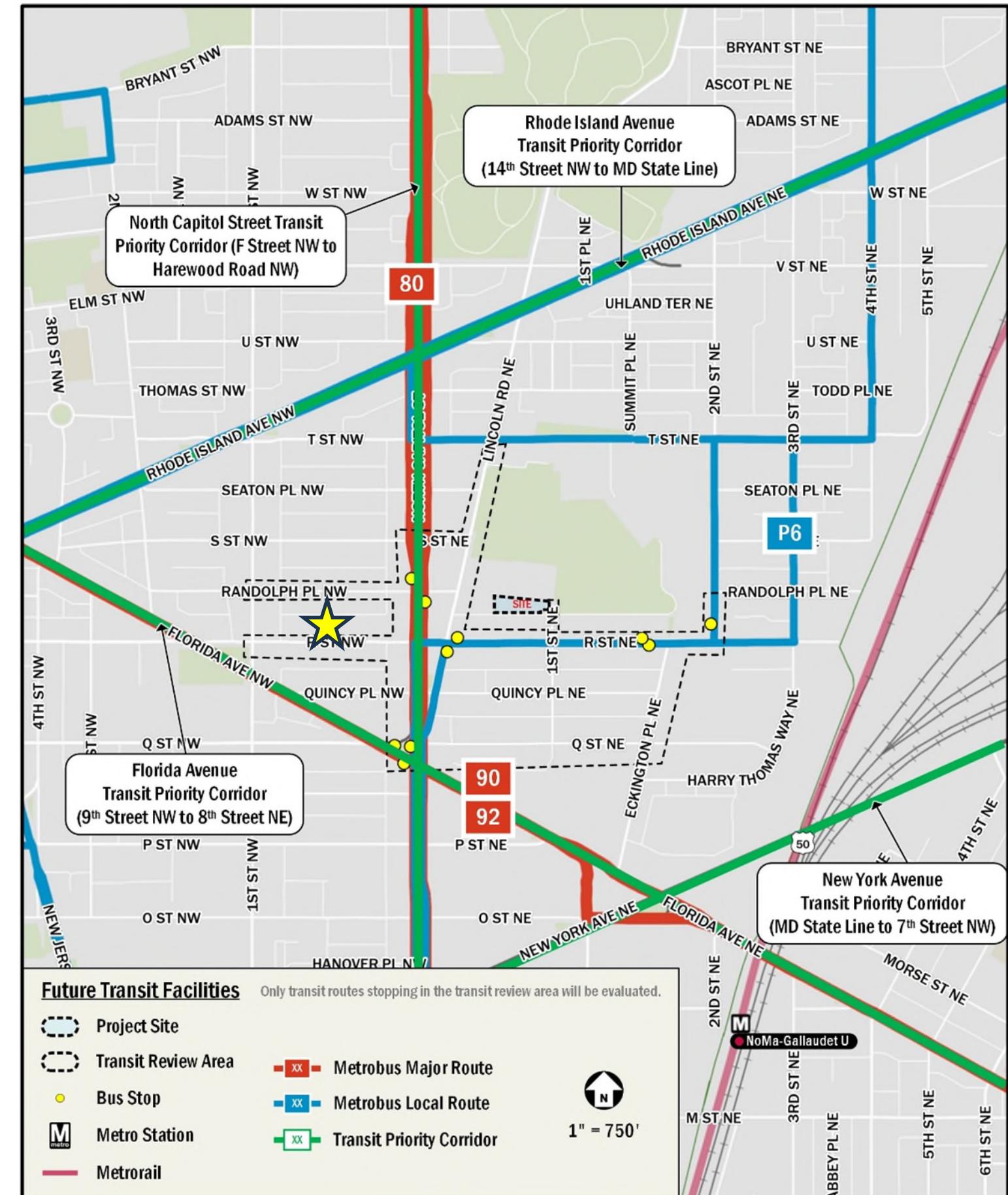
- Metrobus Major Routes: 80, 90/92
- Bus-only lanes proposed on Florida Avenue NE/NW
- Additional transit priority corridors on North Capitol Street NW, New York Avenue NE, and Rhode Island Avenue NE

# 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

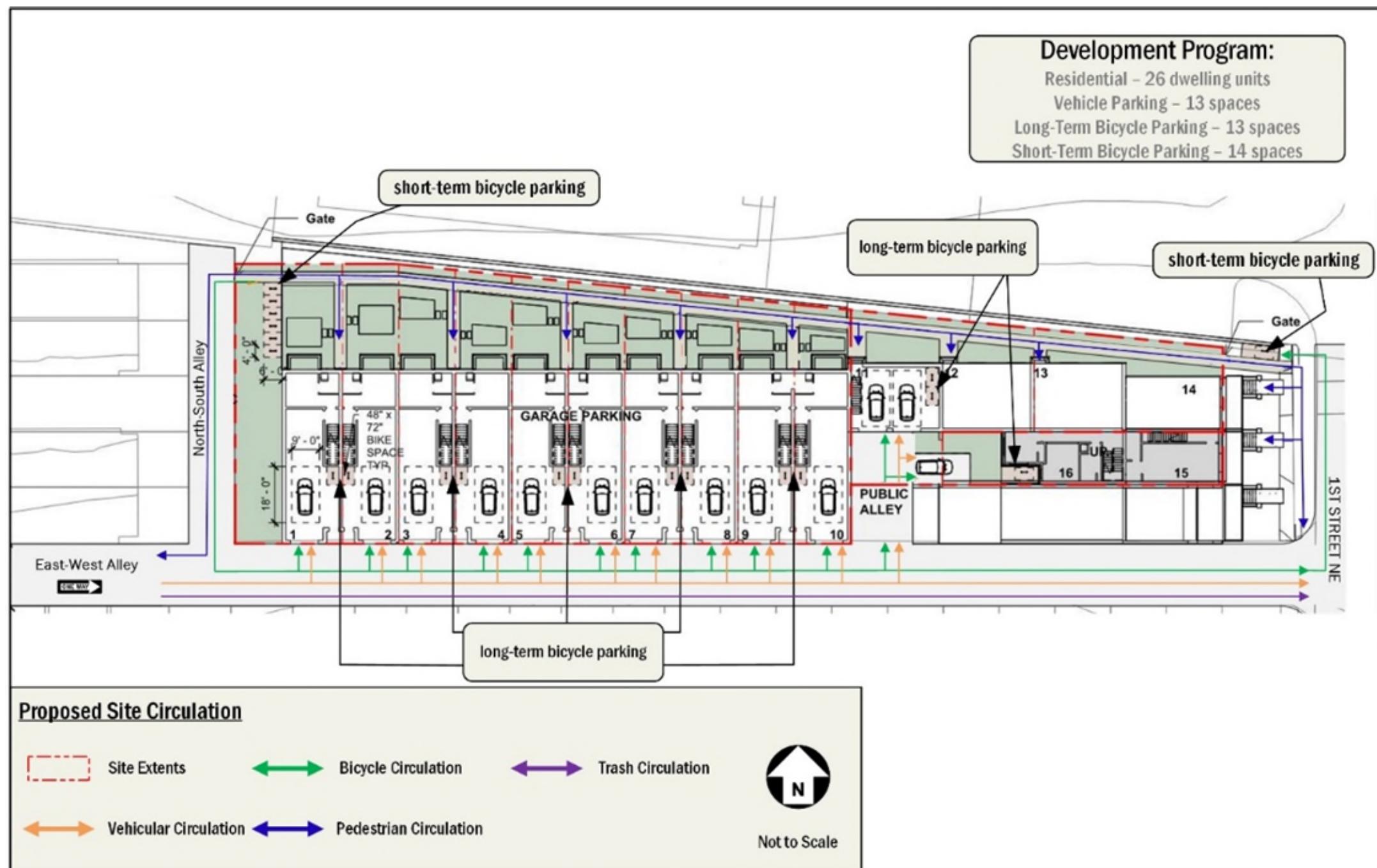
- No new curb cuts along 1<sup>st</sup> Street NE
- All vehicular access occurs via the east-west public alley to the south
- 13 vehicular parking spaces proposed in private garages
- Trash collection to occur within the alley

## 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 1<sup>st</sup> Street NE
- Pedestrian access provided from 1<sup>st</sup> Street NE or north-south alley to gated pedestrian walkway north of the site

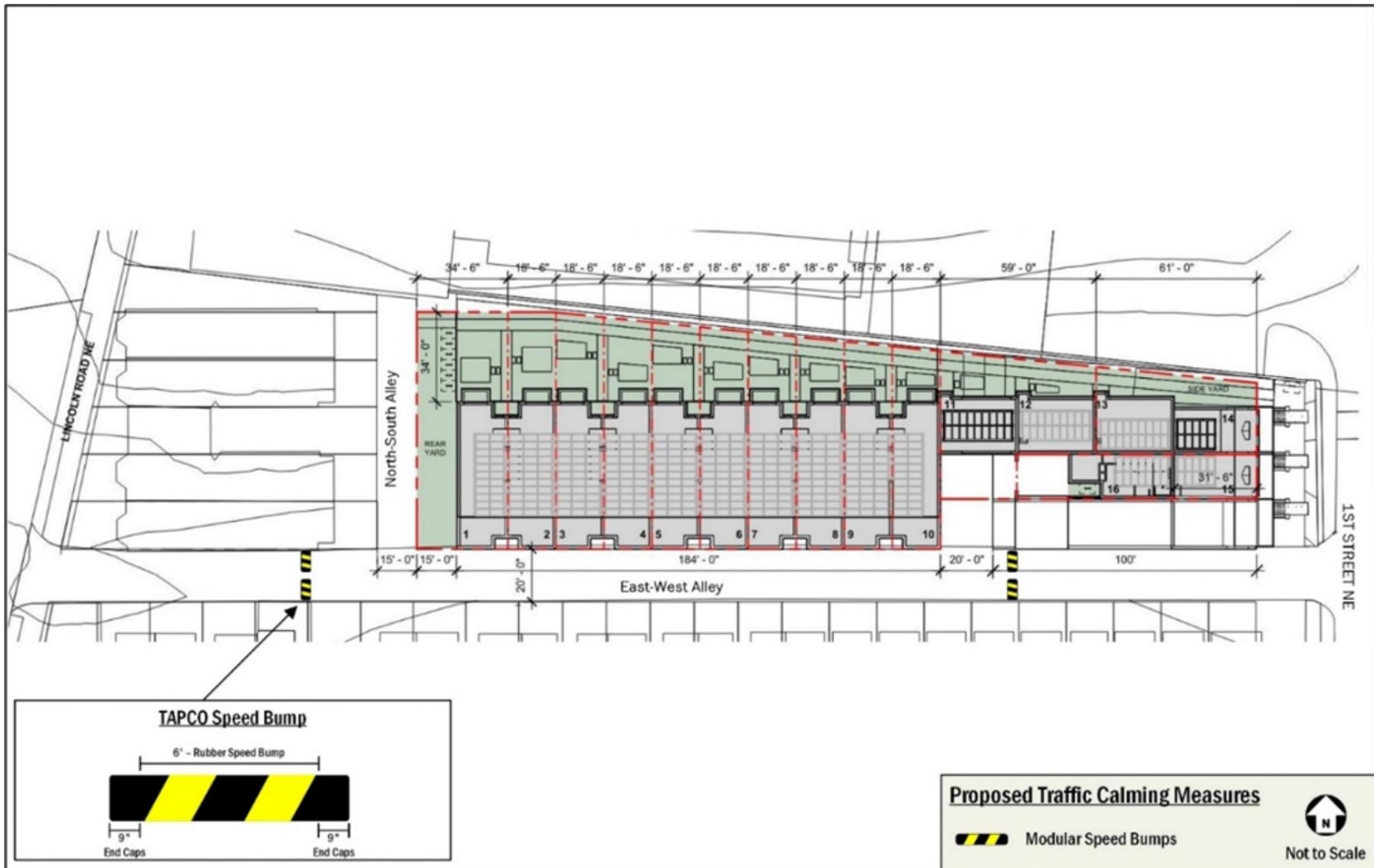
## Bicycle Parking

- 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.**

A 3D architectural rendering of a modern apartment complex. The buildings are constructed from reddish-brown brick and feature large windows and glass railings on the upper levels. The complex is set against a backdrop of a blue sky with scattered white clouds. In the foreground, there is a landscaped area with green grass, small trees, and a paved walkway. The text "THANK YOU" is overlaid in large, white, sans-serif capital letters, centered in front of the buildings.

THANK YOU



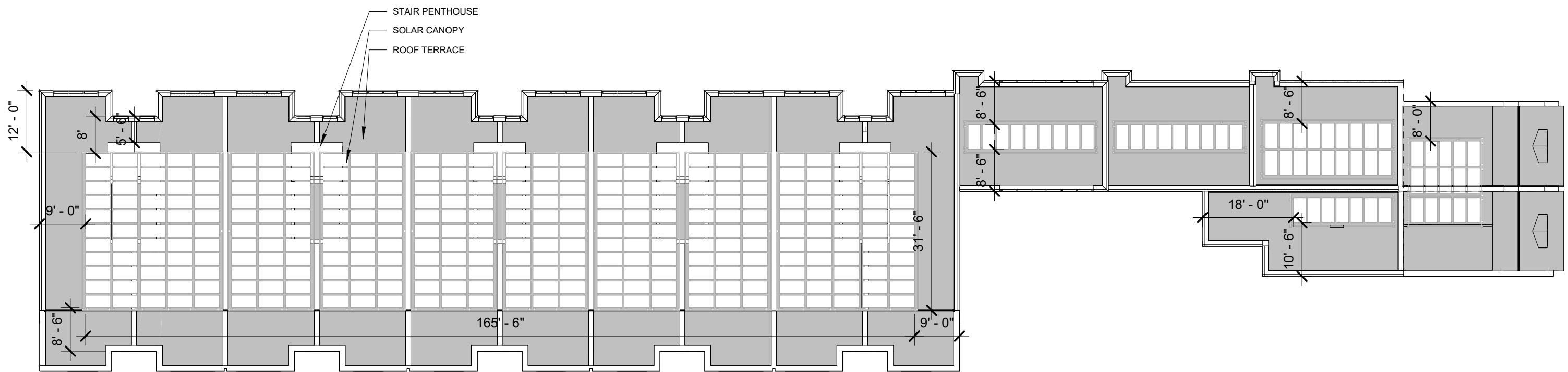


1

**Eckington Mews**  
1708-1710 First St. NE  
Washington DC

BIRDSEYE LOOKING NORTH

NextGen Development  
© Powe Studio Architects PC  
4.5.24





2 North Elevation  
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1 South Elevation  
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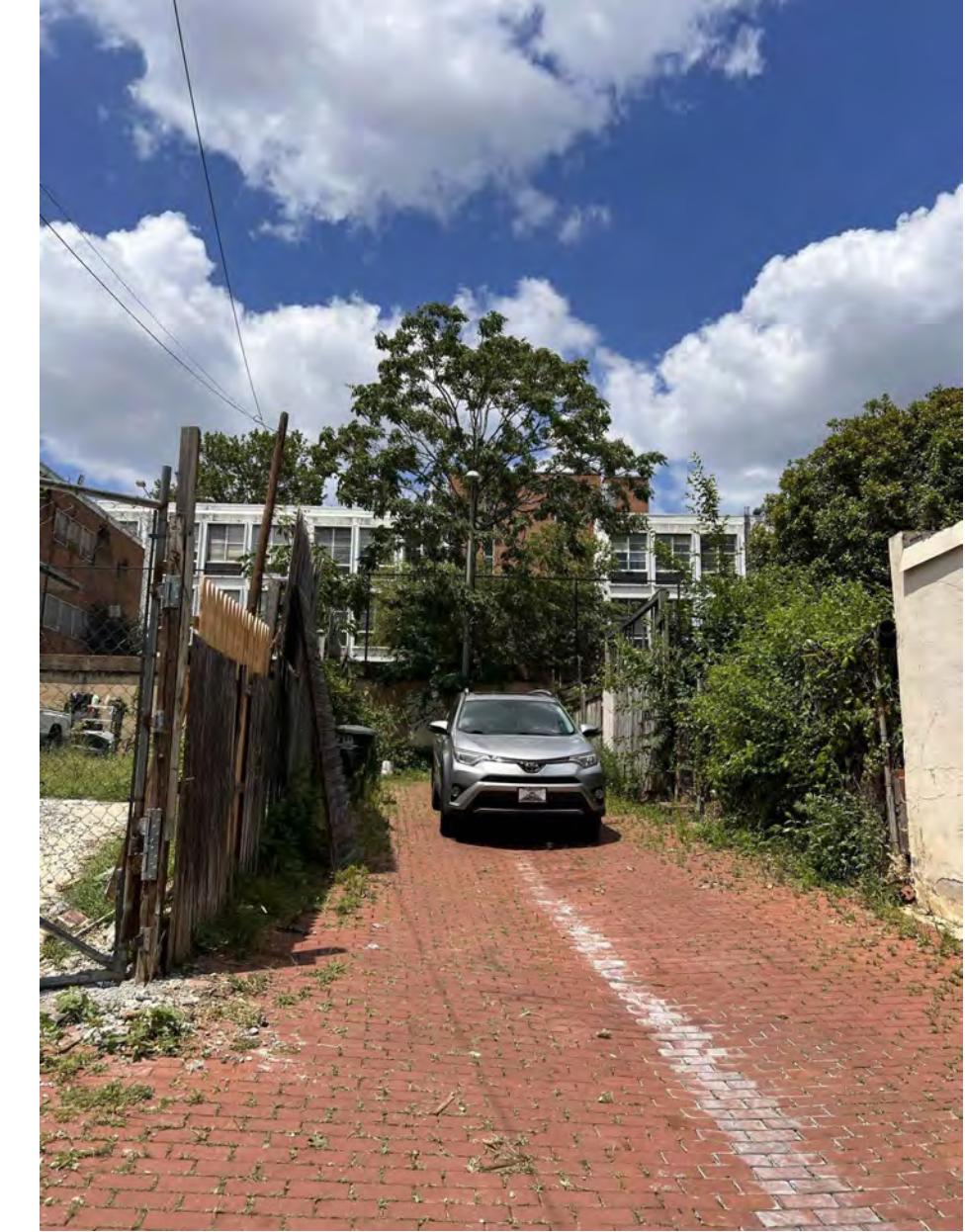
22



West Stub Alley (6)



Main Alley (7)



East Stub Alley (8)

# Parking Striping & Intersection Daylighting

