

SHAPIRO RESIDENCES

1270 4th STREET NE



ZONING COMMISSION HEARING
ZONING COMMISSION CASE NO. 14-07
March 26, 2015

1250 4th St EDENS LLC

ZONING COMMISSION
District of Columbia
CASE NO.14-07
EXHIBIT NO.40A1



1250 4th St EDENS LLC - EDENS

- Jeff Kaufman
- Geoff Sharpe
- Alisa Brem

Goulston & Storrs

- Jeff Utz
- David Avitabile
- Maureen Dwyer

Shalom Baranes Associates

- Shalom Baranes

Gorove/Slade Associates

- Daniel Van Pelt

Bohler Engineering

- Dan Duke

Mahan Rykiel

- Mark Pelusi

SITE OVERVIEW

MAP OF UNION MARKET



SITE CONTEXT



SITE CONTEXT



SITE CONTEXT



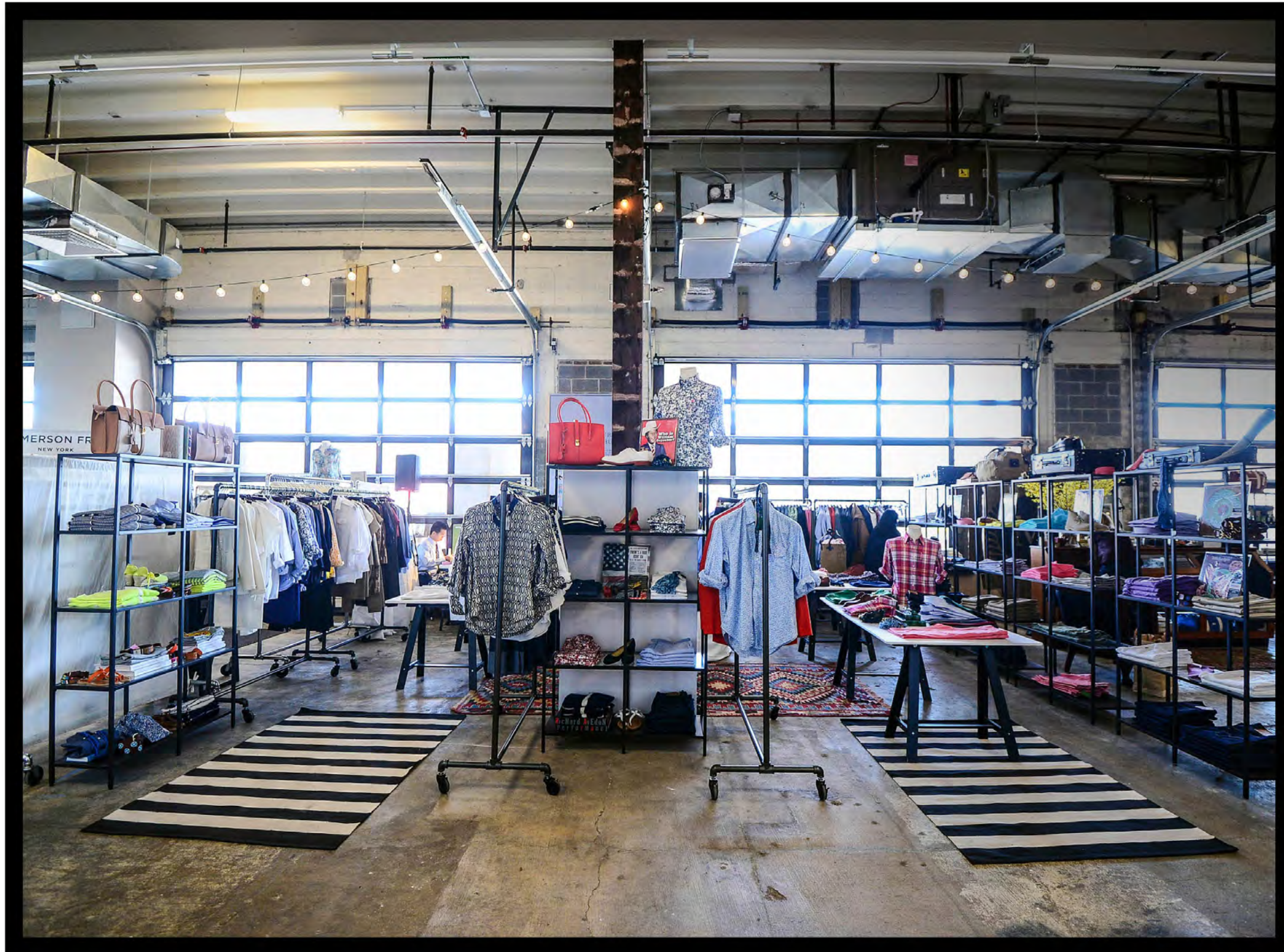
SITE CONTEXT



SITE CONTEXT



SITE CONTEXT



SITE CONTEXT



SITE CONTEXT



SITE CONTEXT



COMMUNITY MEETINGS

ANC AND NEIGHBORHOOD ASSOCIATION

ADVISORY NEIGHBORHOOD COMMISSION (ANC)

SMD 5D01

- 6/7/2014*
- 10/5/2014*
- 10/21/2014
- 11/24/2014*
- 12/4/2014*

ANC 5D

- 9/9/2014
- 11/11/2014*
- 12/9/2014 (received unanimous support)

ANC 5D06

- 7/18/2014*
- 11/19/2014*
- 12/9/2014*

ANC 6C06/6C

- 11/5/2014
- 11/12/2014
- 2/4/2015
- 3/11/2015

NEIGHBORHOOD ASSOCIATIONS

TRINIDAD NEIGHBORHOOD ASSOCIATION

- 4/25/2014*
- 7/12/2014*
- 2/24/2014

* One on One meetings with President or Commissioners



ANC 5D presentation on December 9, 2014

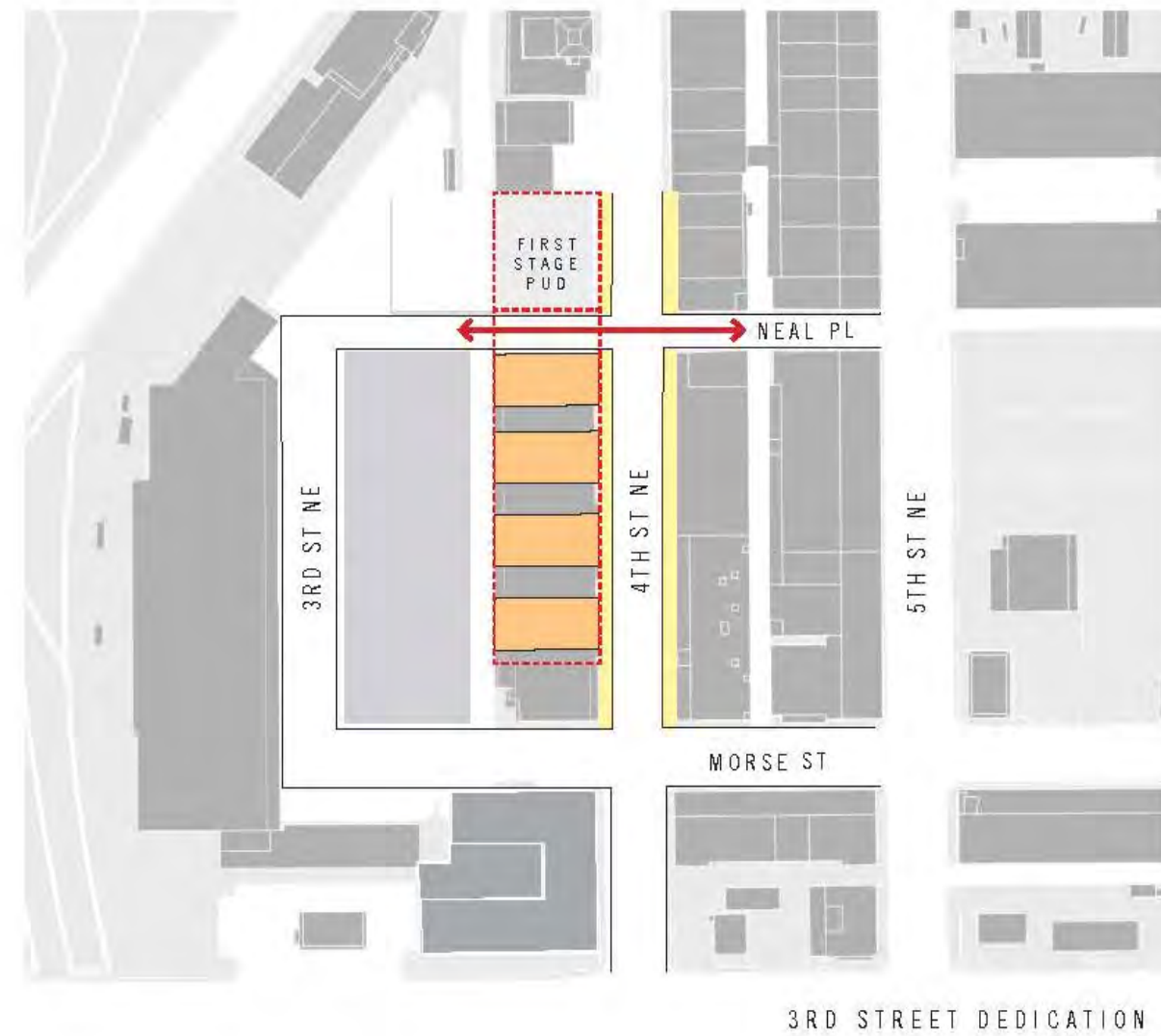
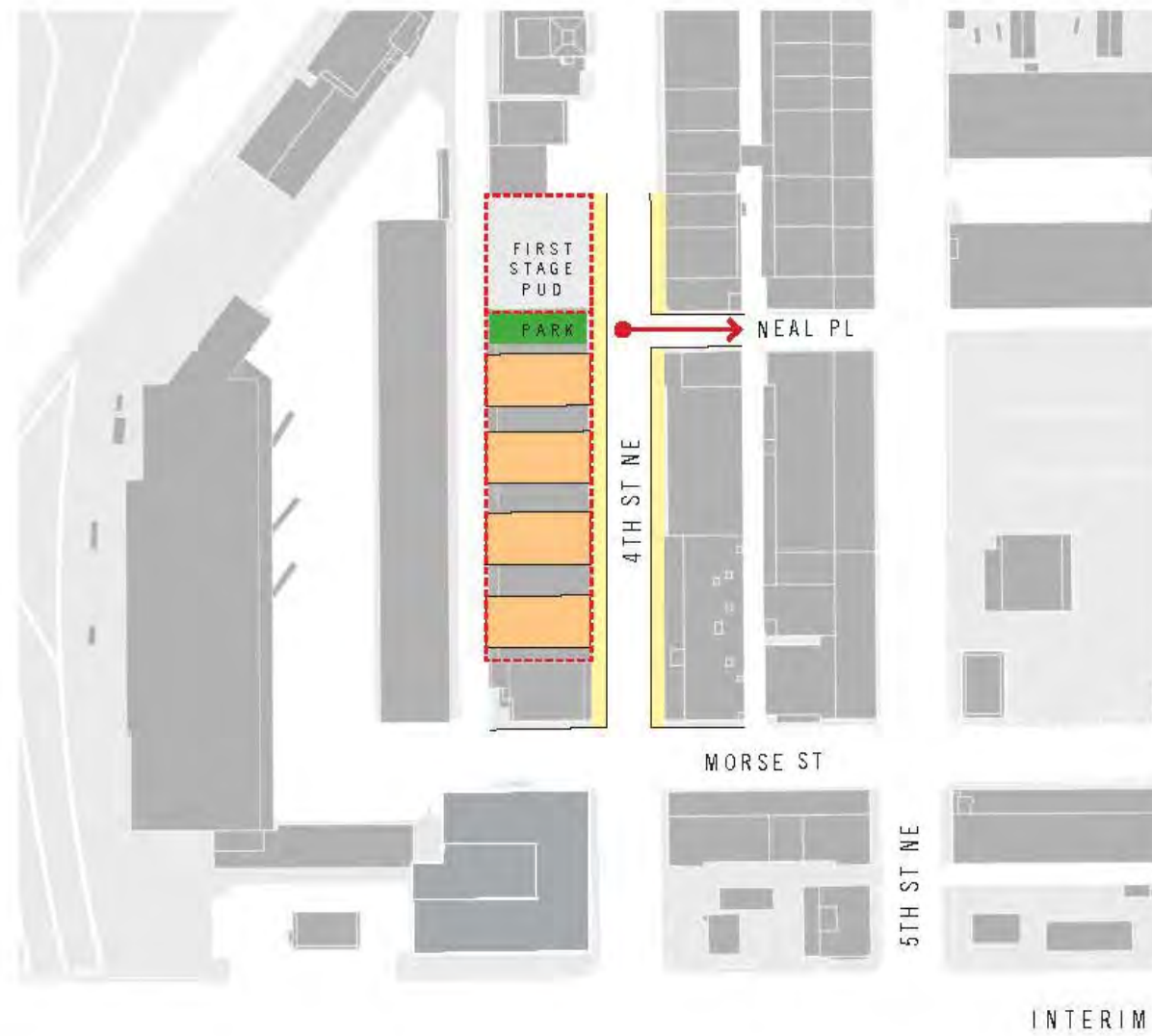


EDENS' annual Service Day where 40 employees cleaned up, provided basic landscaping, litter patrol and clean up with particular focus on the Ivy City and Trinidad neighborhoods.

BENEFITS AND AMENITIES

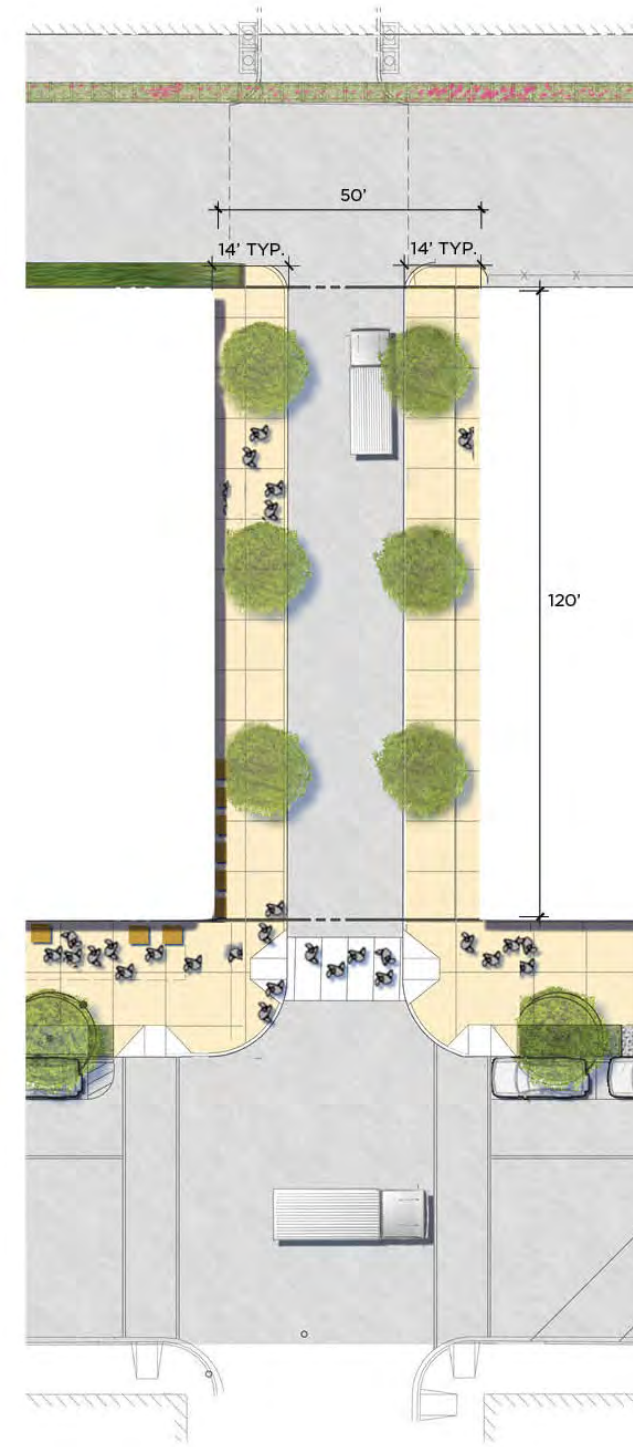
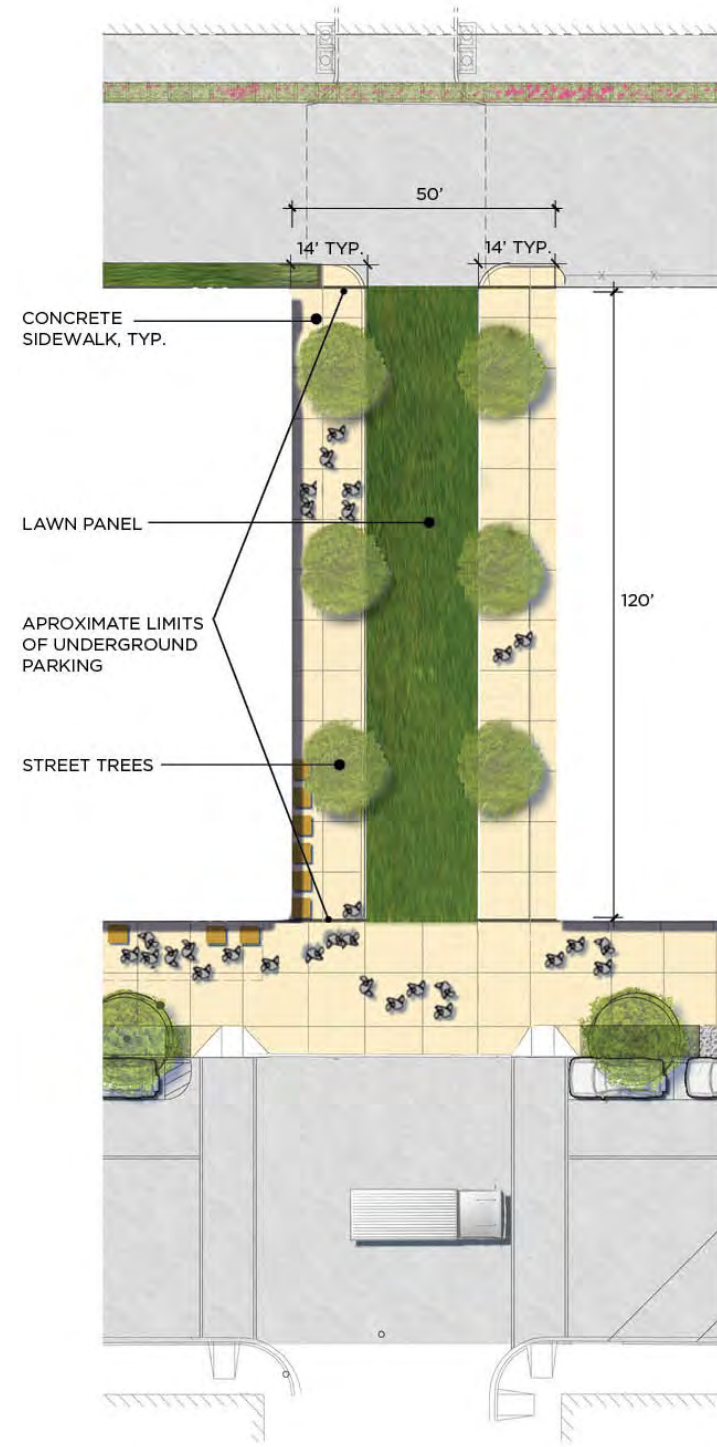
1. Neal Place Extension –
 - Value of cut-through
 - Interim Pocket Park – construction maintenance and operation of temporary park
 - Permanent Road – construction maintenance and operation of the road
2. Exemplary Architecture
3. Integration of Portions of the Existing Façade
4. Street Engaging Retail
5. Site Planning and Efficient Land Utilization
6. Street Network Improvements
7. Employment Opportunities – First Source Agreement
8. Housing/ Affordable Housing
9. Transportation Demand Management
10. Parking , Loading, and Curbside Management Plans

NEAL PLACE EXTENSION



NOTE:
REFER TO WRITTEN PREHEARING STATEMENT
FOR EXPLANATION OF TRIGGER FOR OPENING
OF NEAL PLACE EXTENSION.

NEAL PLACE TEMPORARY PARK



EXEMPLARY ARCHITECTURE / INTEGRATION OF FAÇADE

BENEFITS AND AMENITIES



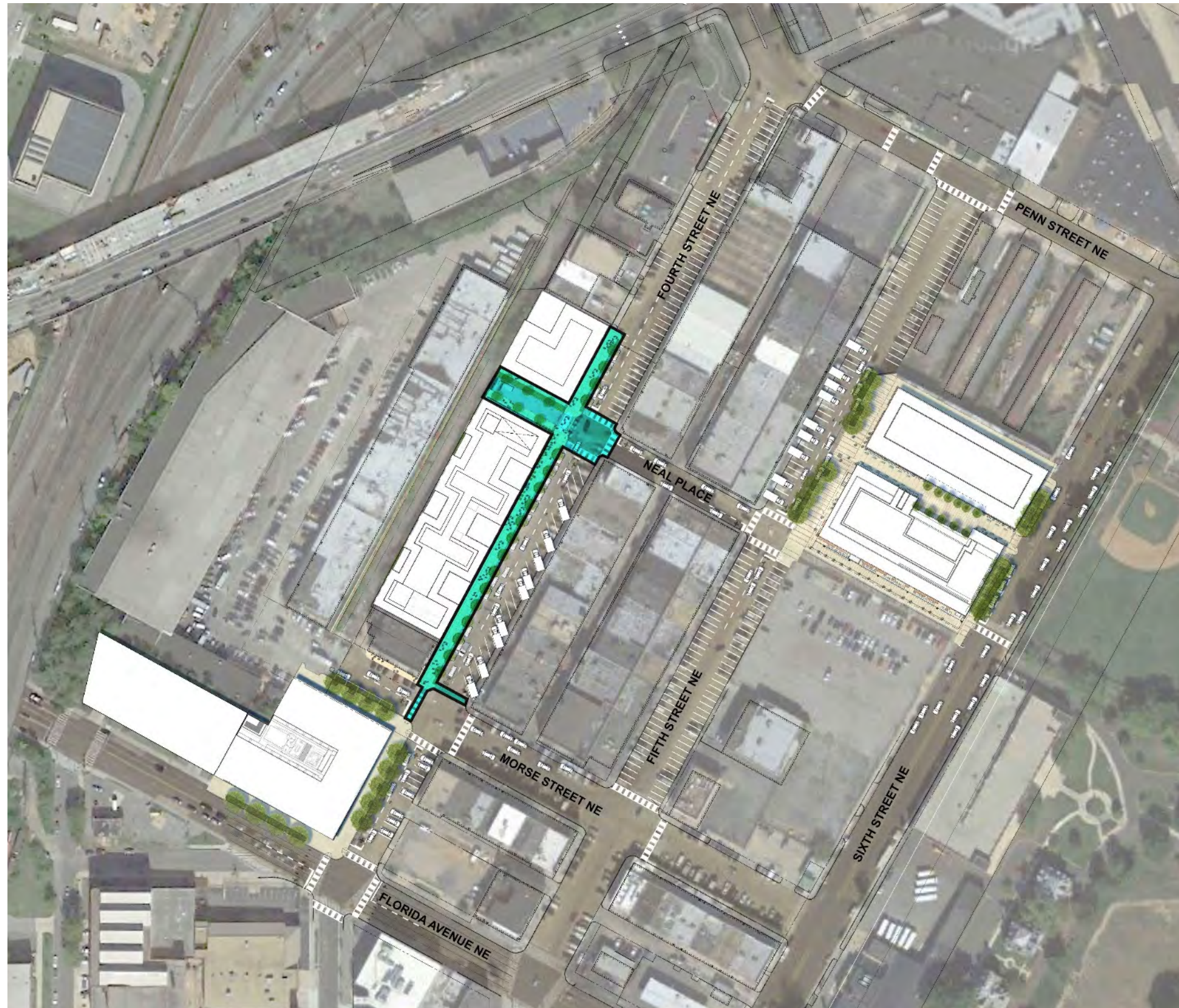
STREET ENGAGING RETAIL OFFERINGS

BENEFITS AND AMENITIES

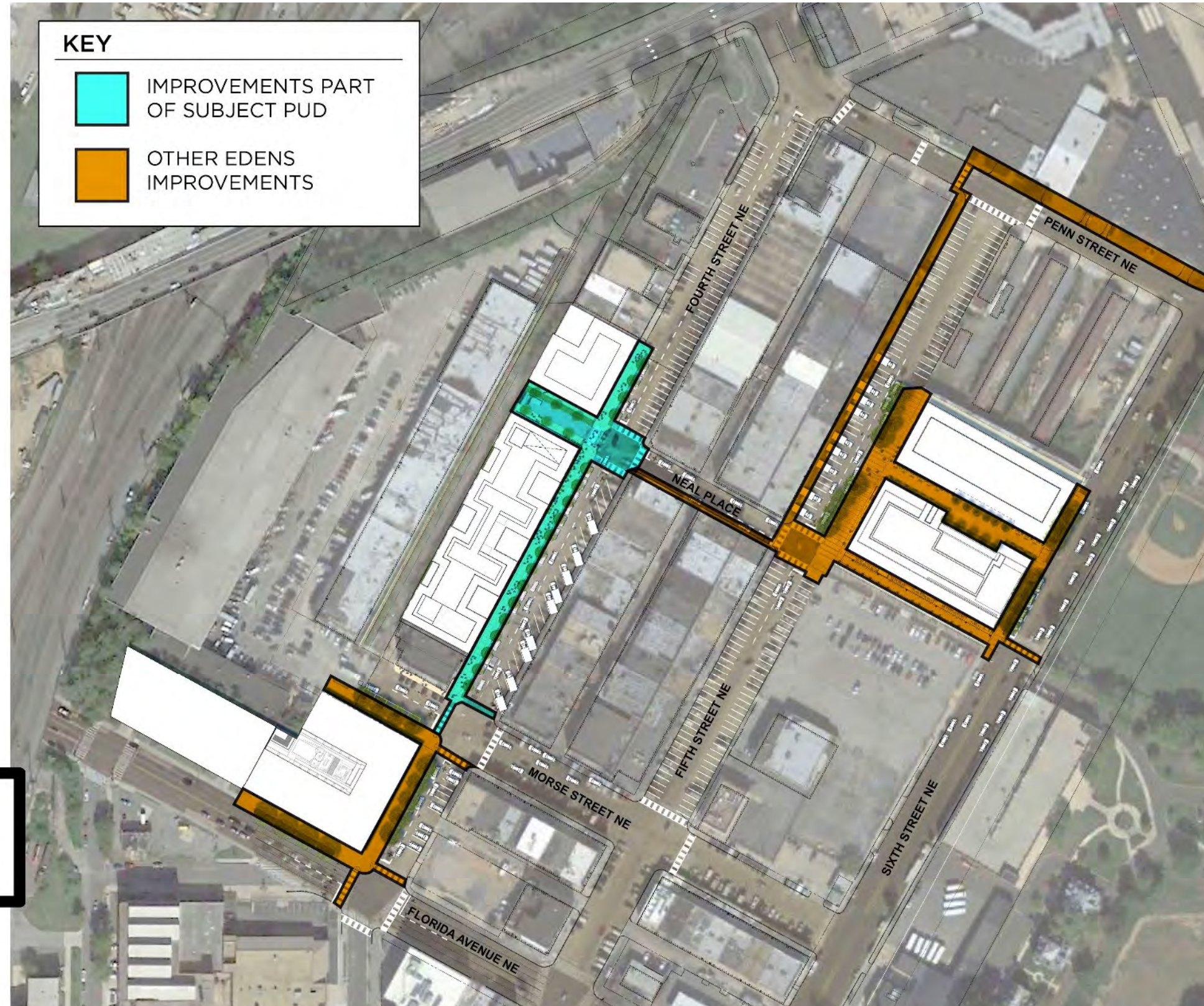


- 41,000 SF OF STREET ENGAGING RETAIL
- RETAIL THAT WILL ACTIVATE THE PUBLIC REALM AND GERMINATE OTHER DEVELOPMENTS IN THE VICINITY
- ADDITIONAL RETAIL HEIGHTS

CONNECTIVITY



CONNECTIVITY



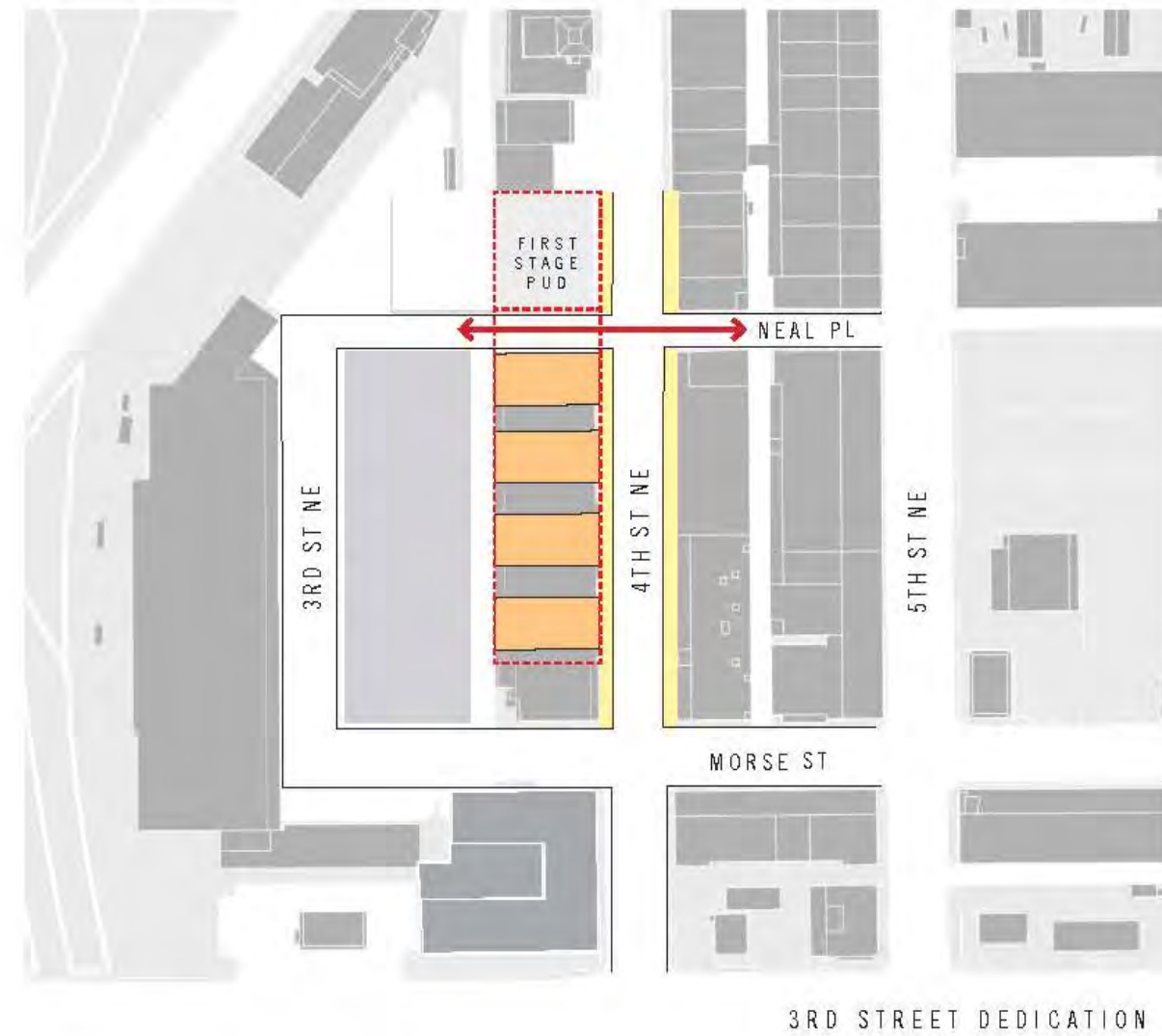
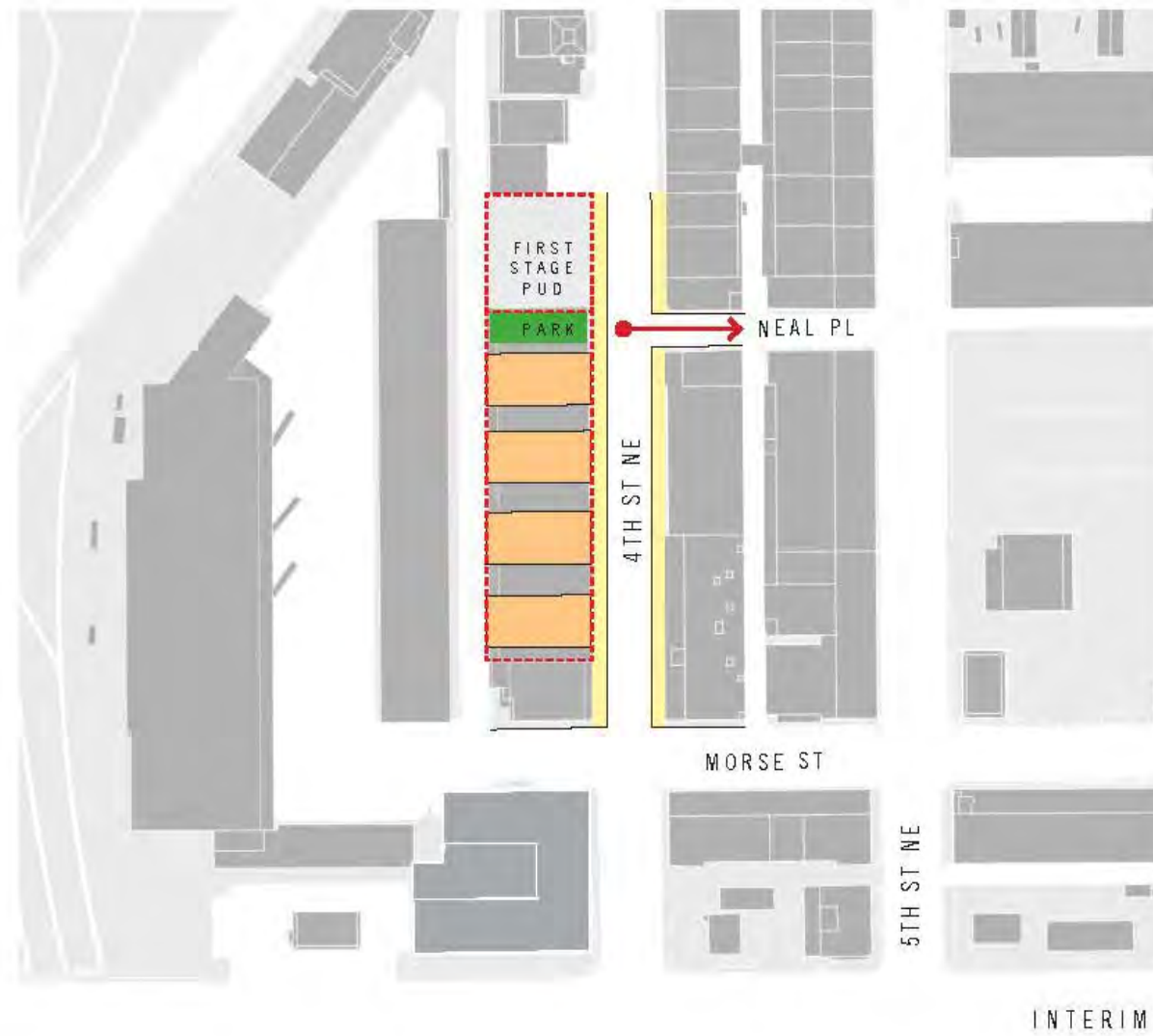
RETAIL CONNECTIVITY



RETAIL CONNECTIVITY



NEAL PLACE EXTENSION

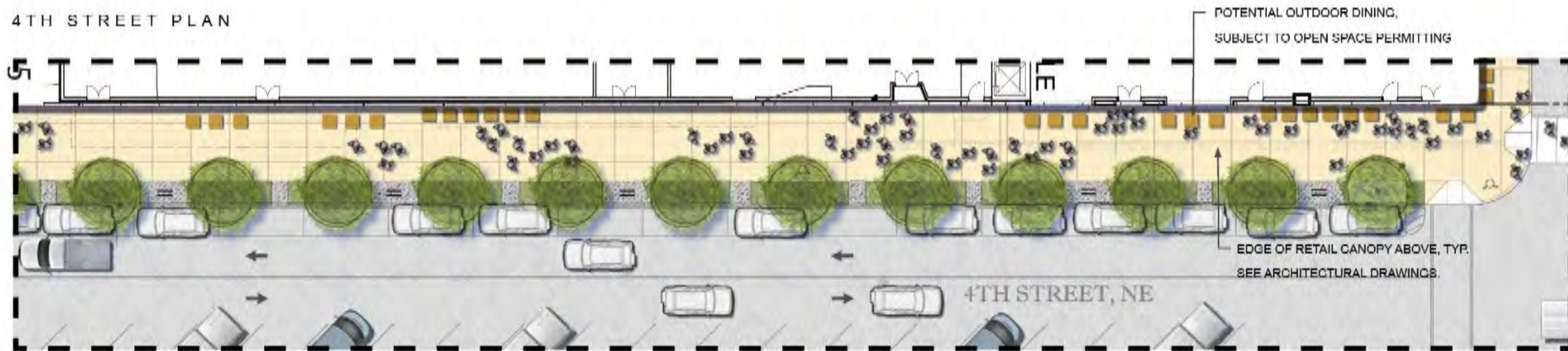


NOTE:
REFER TO WRITTEN PREHEARING STATEMENT
FOR EXPLANATION OF TRIGGER FOR OPENING
OF NEAL PLACE EXTENSION.

SITE PLAN – 4TH STREET

STREETScape DESIGN

4TH STREET PLAN

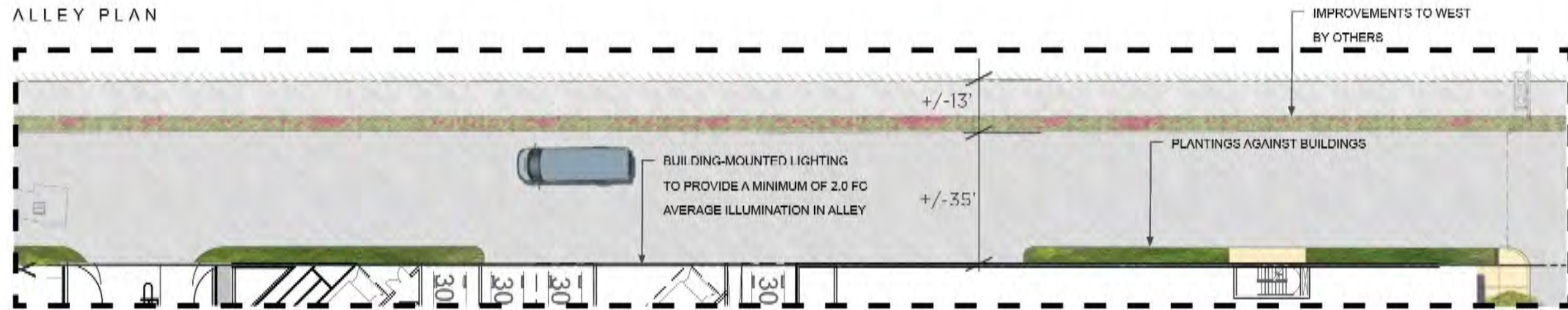


SEE CIVIL DRAWING FOR PROPOSED
LIMIT OF DISTURBANCES.

SITE PLAN - ALLEY

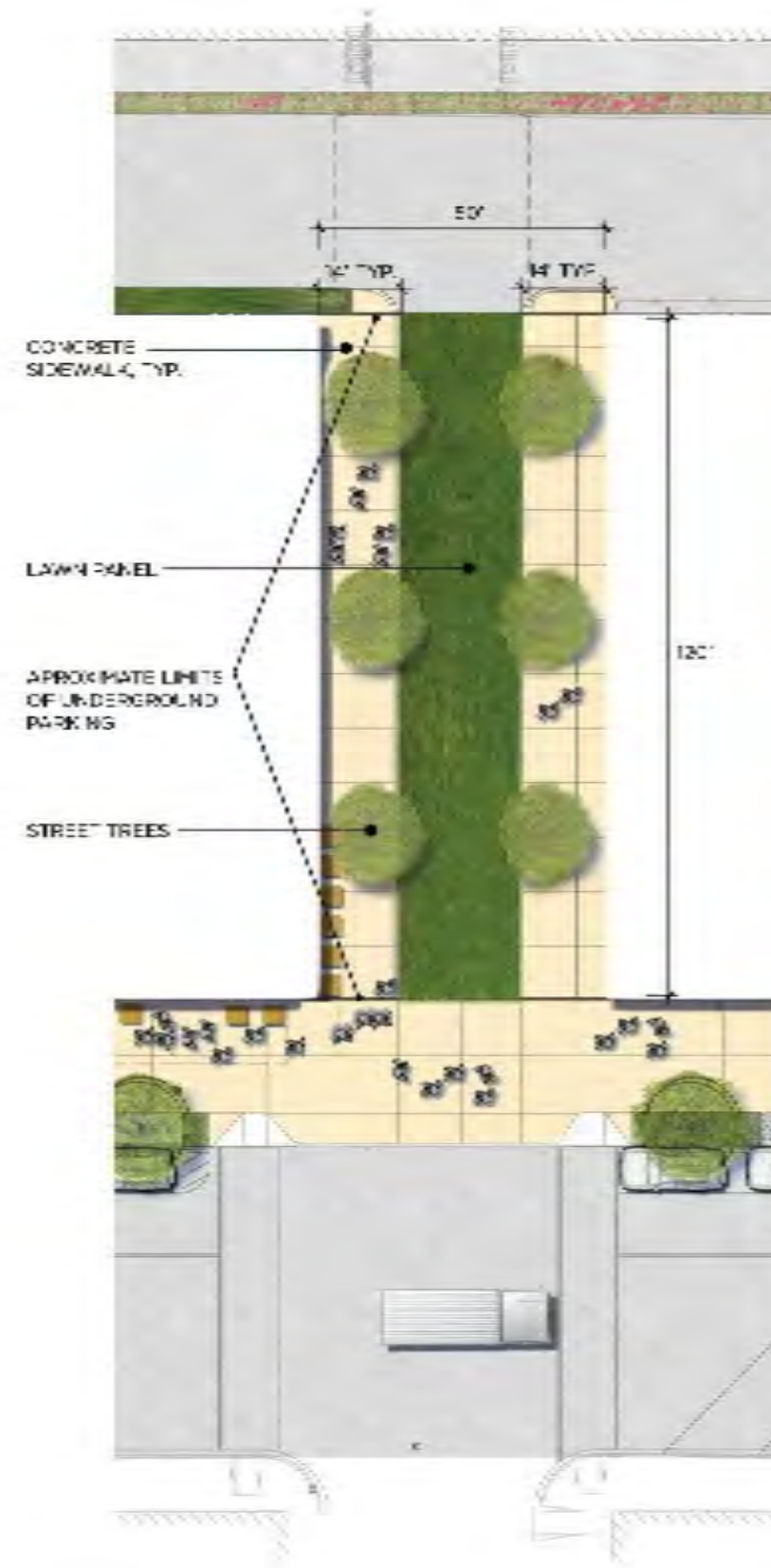
STREETSCAPE DESIGN

ALLEY PLAN



NEAL PLACE – INTERIM PARK

STREETScape DESIGN



NEAL PLACE – FINAL ROAD CONDITION

STREETSCAPE DESIGN

