



680 Rhode Island Avenue

ZONING COMMISSION
District of Columbia
CASE NO.15-16
EXHIBIT NO.74A1



Existing Site Rhode Island Avenue Center



Site Plan



Phase One Site Plan



Site Plan

Community Benefits and Amenities

1. Pedestrian Staircases to/from Edgewood Commons
2. Security Plan
 1. 24-hour Private Security Patrol Around Property
 2. Two Security Call Boxes – 8th Street and Bryant Street
 3. MPD Substation along Trail
 4. Extra Lighting and Security Cameras
3. Improvements to the MBT
 1. Realignment, Lighting, Wayfinding, Call Boxes
 2. \$10,000 for Pedestrian Path to Franklin St from MBT
4. 10' Wide Grade Separated Bike Lane Across Site
5. Capital Bikeshare Station along MBT

Community Benefits and Amenities (cont'd)

6. Improvements to Automobile Traffic

1. New Traffic Signal at 3rd Street and Rhode Island Ave
2. Realigned Intersection at 4th Street and Bryant Street
3. Improvements to Safety at Intersection of 5th Street and Rhode Island Ave
4. Combined Drive Aisle with Edgewood Commons and New Traffic Signal at 4th Street and Channing Street

7. Construction Management Plan

1. All Construction Traffic to Rhode Island Ave
2. Maintain through Access to MBT and Metro Bridge

8. Retain, Repair, or Replace In-Kind the Mural along the Back Wall and Mosaic along 4th Street

Community Benefits and Amenities (cont'd)

10. \$200,000 for Job Training Program Targeting Ward 5 Residents
11. \$10,000 for Small Business Outreach Program
12. Weekly Handicap Accessible Shuttle for Seniors at Edgewood Commons
13. Support for Non-Profits that Serve Community
 1. \$5,000 – Edgewood Adult Reading Program
 2. \$10,000 – Beacon House
 3. \$15,000 – CPDC Food Pantry Program
 4. \$10,000 – McKinley Tech Greenhouse Program
 5. \$10,000 – Edgewood Recreation Center Summer Program
14. \$16,000 to Establish Ward 5 Scholarship Fund

Community Benefits and Amenities (cont'd)

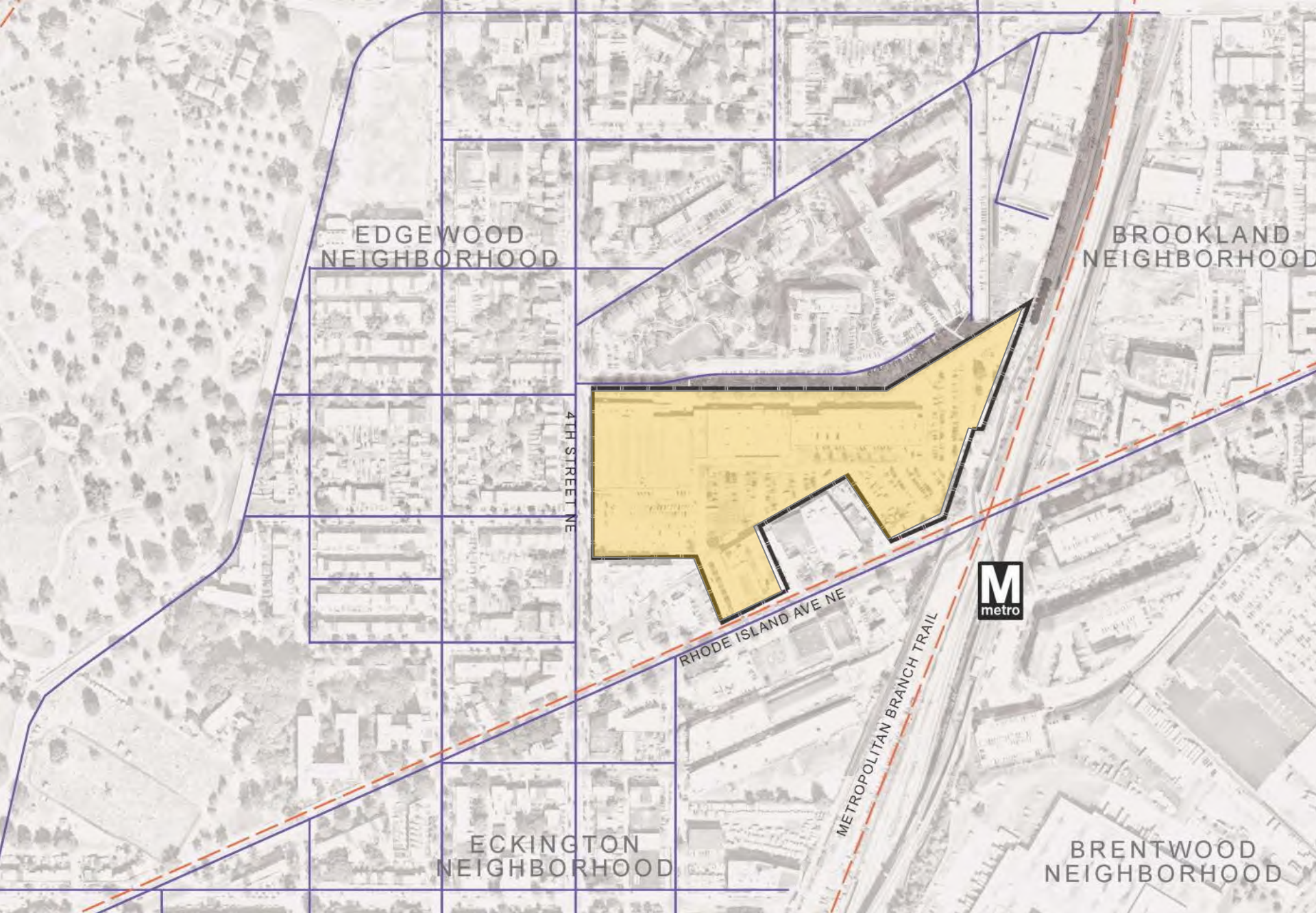
15. Use of Meeting Space Onsite for ANC 5E02
16. Use of Co-Working Office Space for ANC 5E02
17. Affordable Housing – 8% of Total SF
 10. 50% of Units at 80% AMI
 11. 50% of Units at 50% AMI

Community Outreach

- 15 Public Meetings over 11 Months
 - Four ANC 5E02 SMD Meetings
 - Three ANC 5E Meetings
 - Three Edgewood Civic Association Meetings
 - Two Eckington Civic Association Meetings
 - One Brentwood Civic Association Meeting
 - One ANC 5E10 SMD Meeting
 - One Edgewood Commons Networking Night
- December Outreach Event (1,000 attendees)
- Rhode Island Avenue Main Street Podcast
- Smart Growth Alliance Walking Tour
- Over 30 Additional Points of Contact with Public Officials, Business Leaders, Civic Leaders, Neighbors, and District Agencies



Site Plan



Site Context



A. The Vantage Residences



B. Metro Stairs



C. Site from Metro Stairs



D. Rhode Island Avenue Row Apartments



E. 4th and Rhode Island



F. Metro Bridge



G. Existing Retail



H. Greater Mt. Calvary Holy Church



J. Silos on Rhode Island Ave.

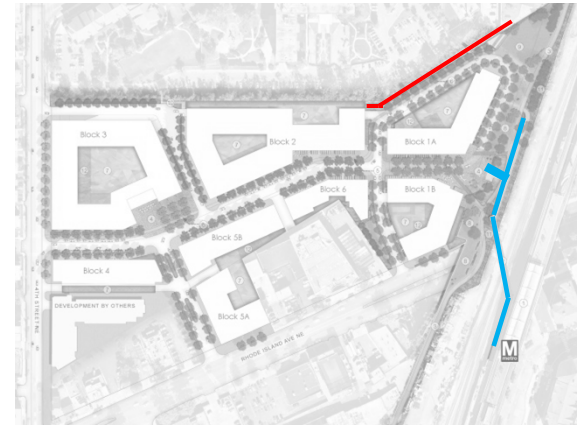
Site Context



Pedestrian Bridge to METRO

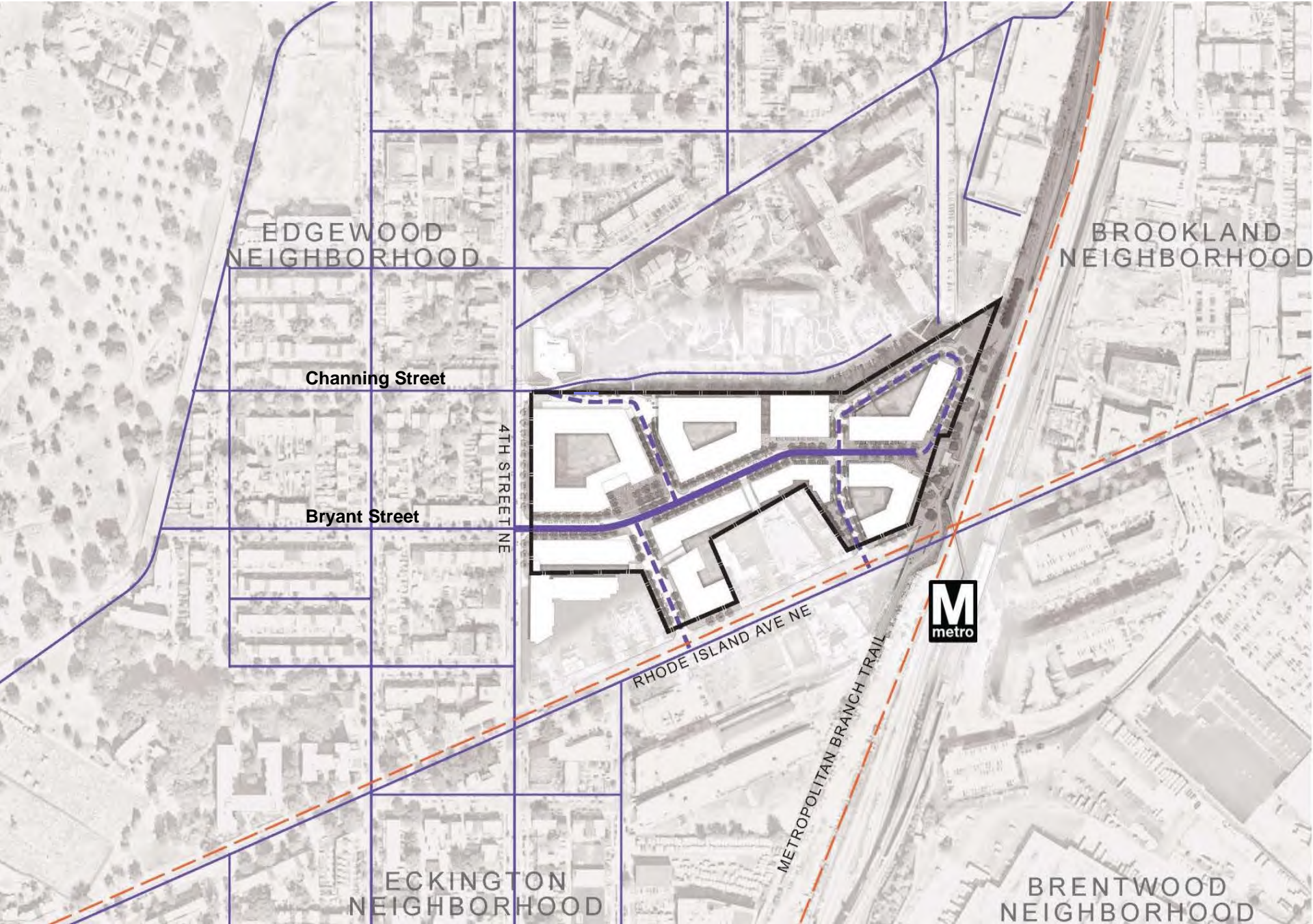


Existing Site Features

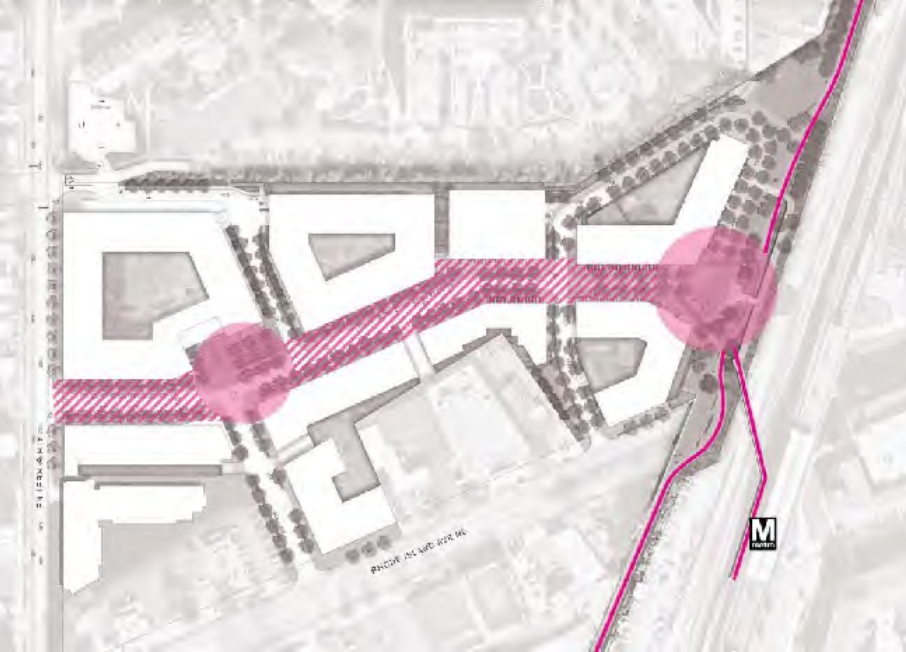


Community Mural





Urban Fabric Diagram

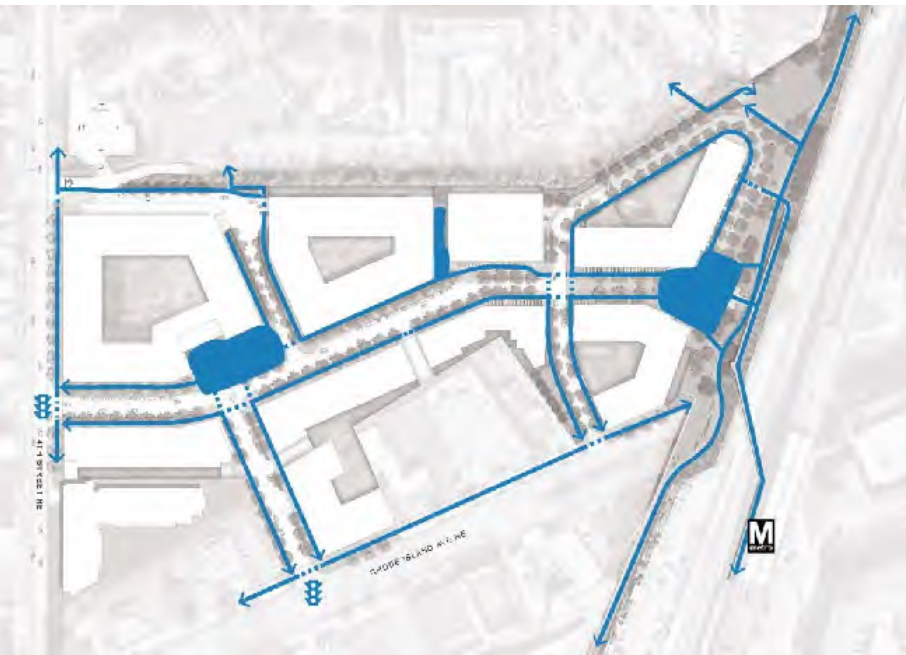


Public Framework Diagram

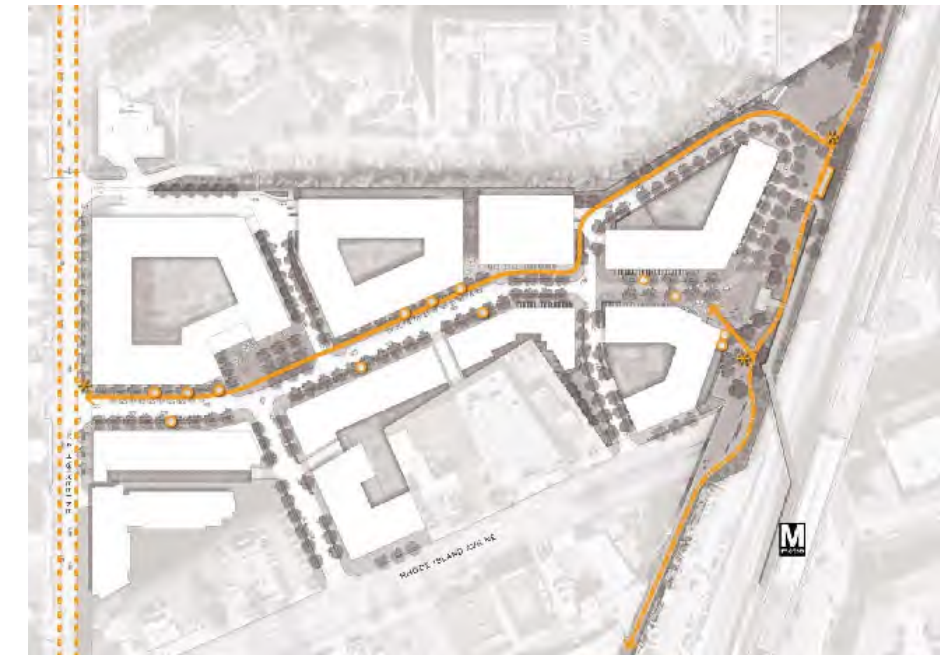


Vehicular Circulation

Pedestrian Circulation



Cycle Circulation





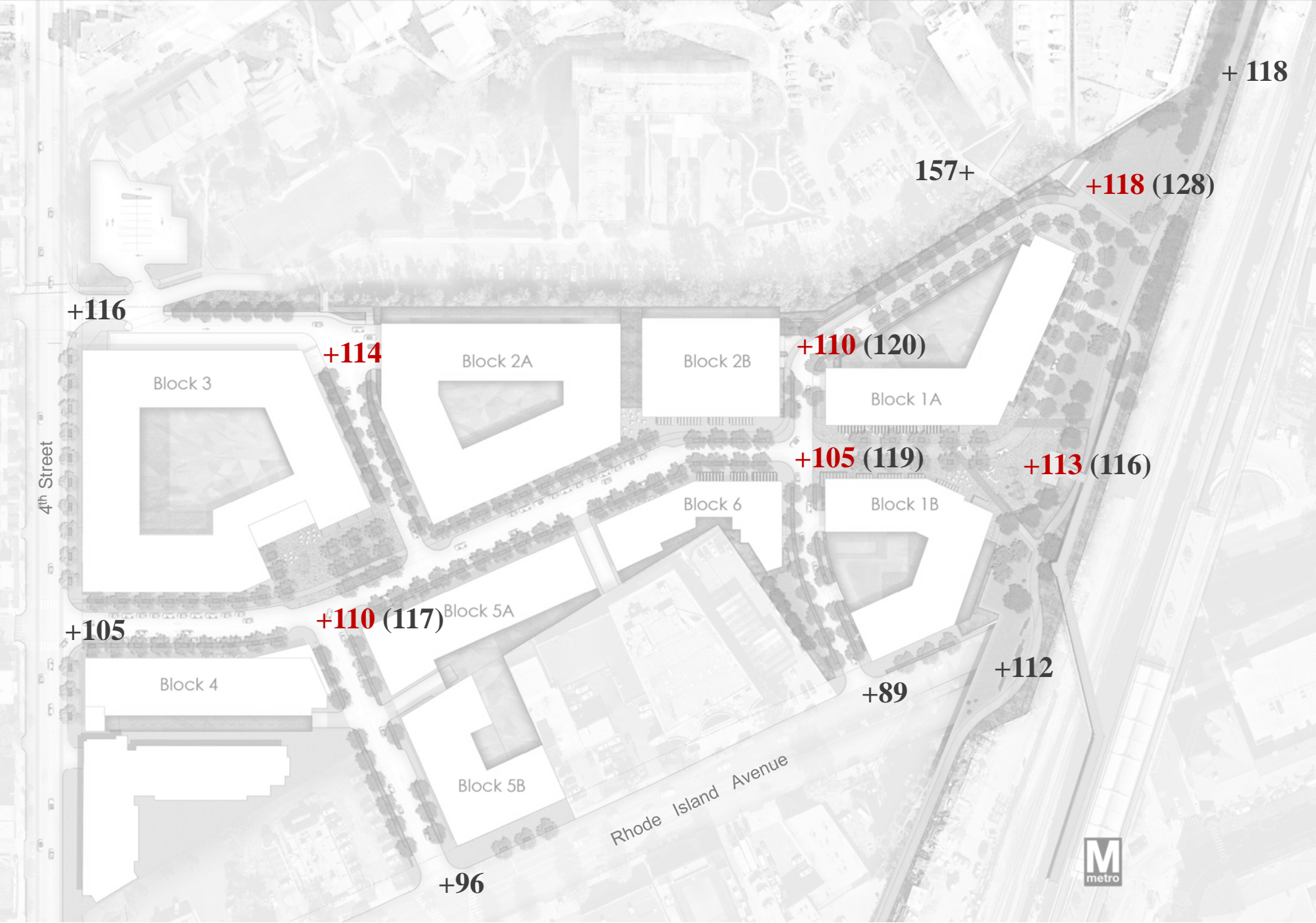
Site Plan

PUD Submission Initial Filing



Current Proposal





Site Topography



Catenary Lights



Recreation Scale Light Fixtures



Wall Up Lighting



Site Lighting



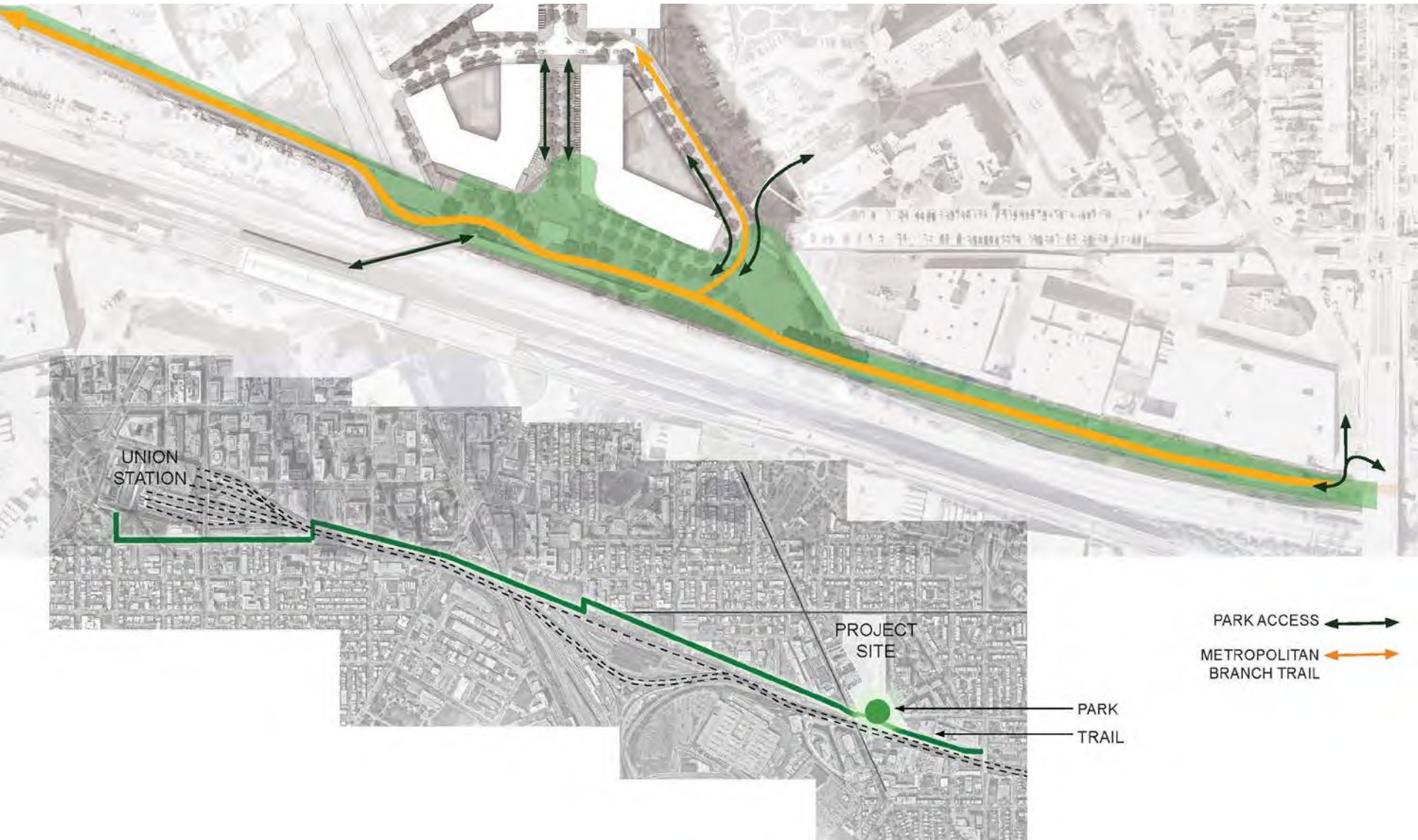
Phase One Site Plan



Bryant Plaza



Bryant Plaza



Metropolitan Branch Park



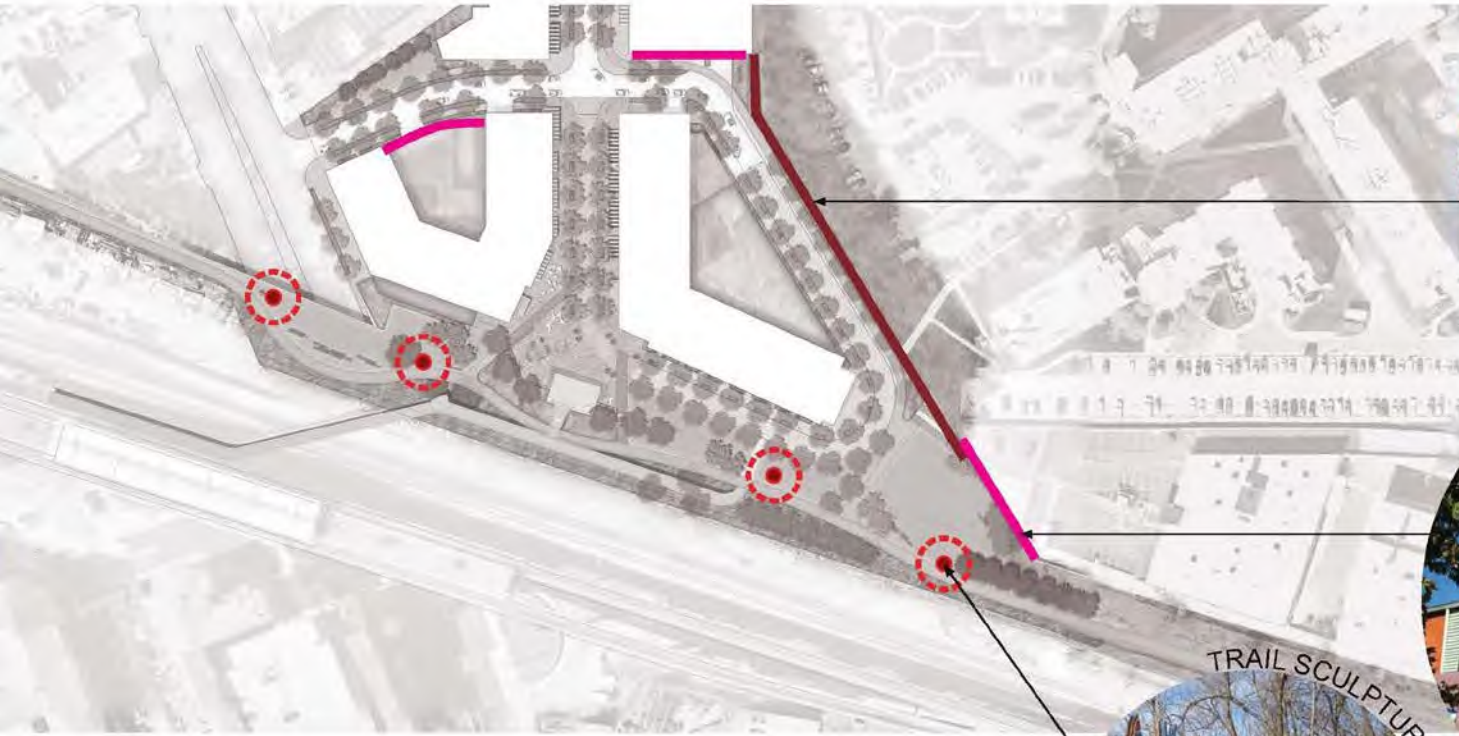
Metropolitan Branch Trail Park – Everyday Use



Metropolitan Branch Trail Park – Special Events



Metropolitan Branch Trail Park – Entertainment

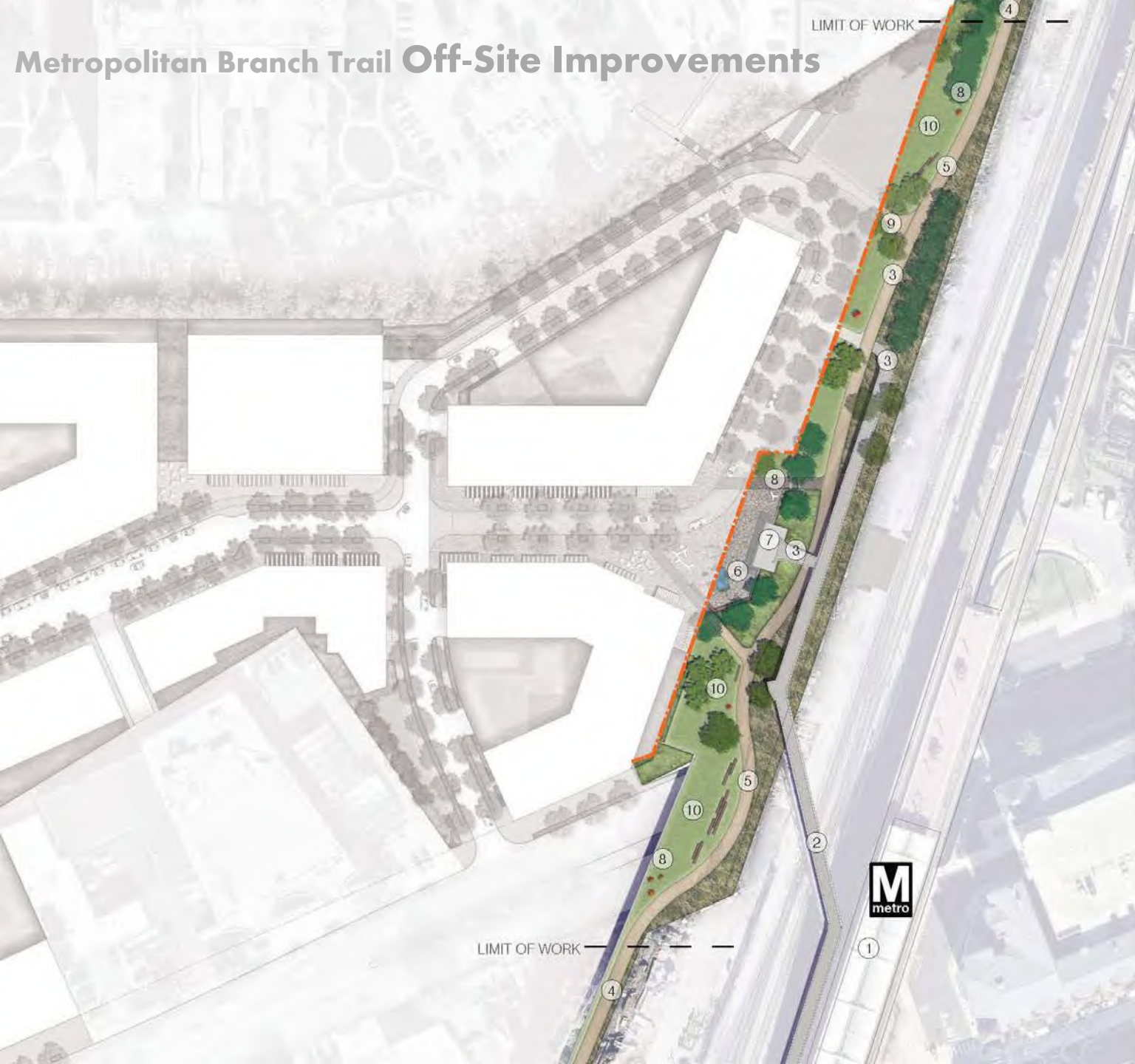


Metropolitan Branch Trail Park – Art in the Park

LIMIT OF WORK

4

Metropolitan Branch Trail Off-Site Improvements



LIMIT OF WORK

4

- EXISTING**
- ① RHODE ISLAND AVE. METRO STATION
 - ② PEDESTRIAN BRIDGE
 - ③ STAIR-RAMP CONNECTION
 - ④ METROPOLITAN BRANCH TRAIL

- PROPOSED**
- ⑤ RE-ALIGNED METROPOLITAN BRANCH TRAIL
 - ⑥ PEDESTRIAN PLAZA
 - ⑦ LANDING AND GRAND STAIR
 - ⑧ RELOCATED PUBLIC ART
 - ⑨ CYCLE LANE CONNECTION
 - ⑩ FLEXIBLE OPEN SPACE





Connection to Edgewood Commons



Primary Plants, Companion Plants, Accents...and Trees



Acer rubra - Tree Maple



Quercus phellos - Willow Oak



Liquidambar styraciflua - Sweetgum



Gleditsia inornata - Honey Locust

NATIVE GARDEN PLANTING



Service Berry



Oak Leaf Hydrangea



Dwarf Fothergilla



Spicebush



Hardy Asterum



Autumn Spice Hackberry

New Trees Planted: 206

GAR Required: 0.250

GAR Provided: 0.379

Planting Character

Native and Naturalized Plants



Shenandoah Switch Grass



Winterberry Holly

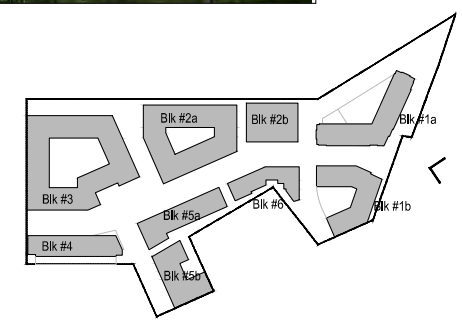


Schizachyrium Blue Stem



Goldenrod

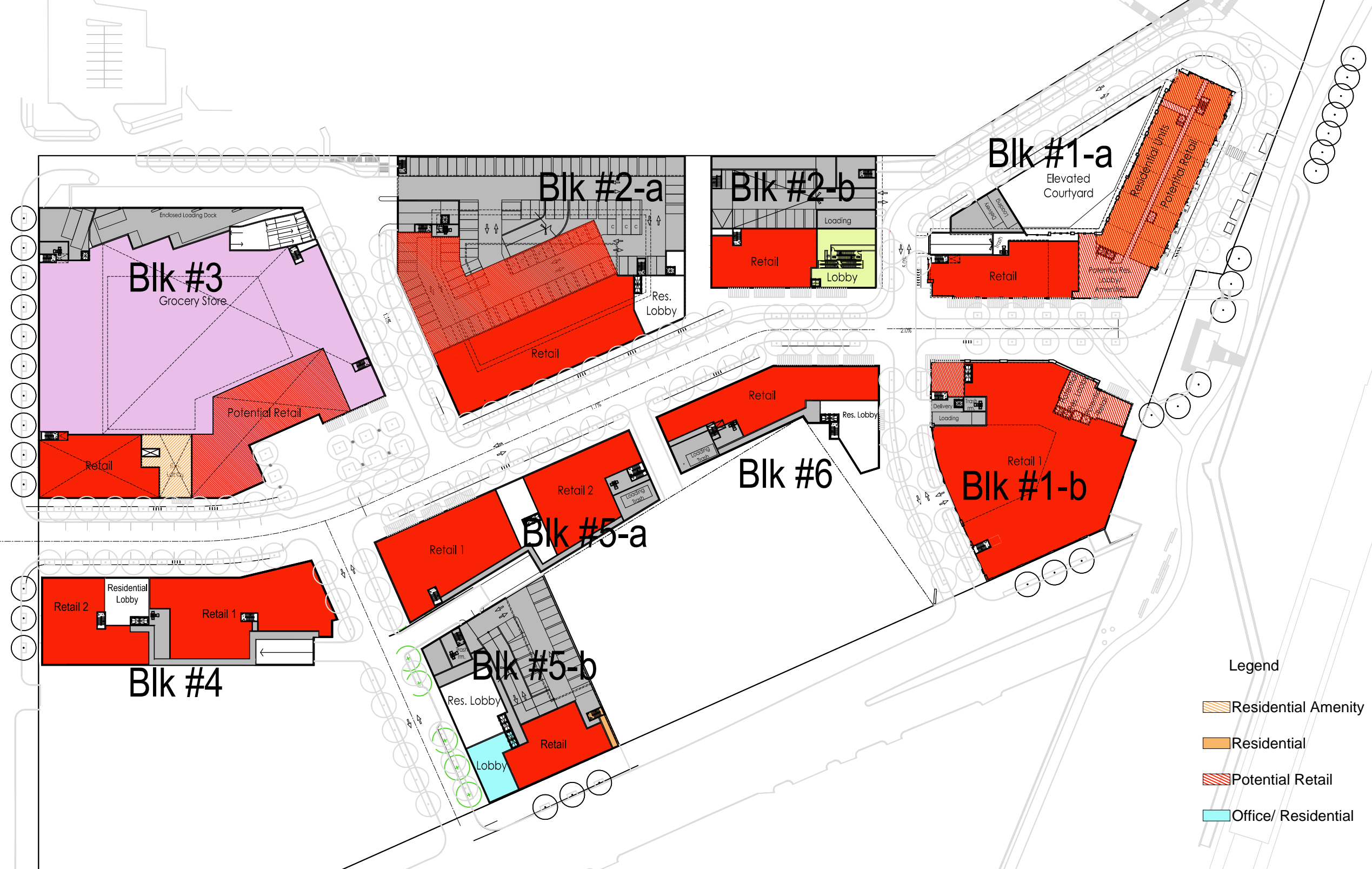


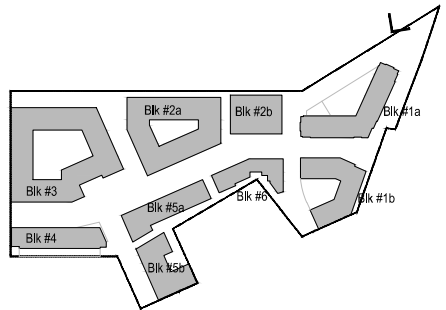


KEY PLAN

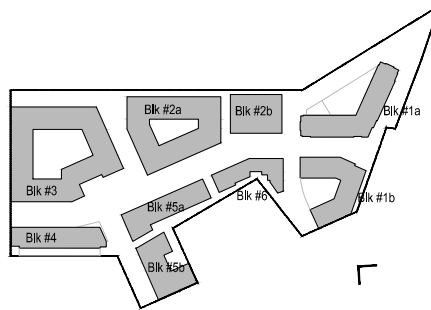
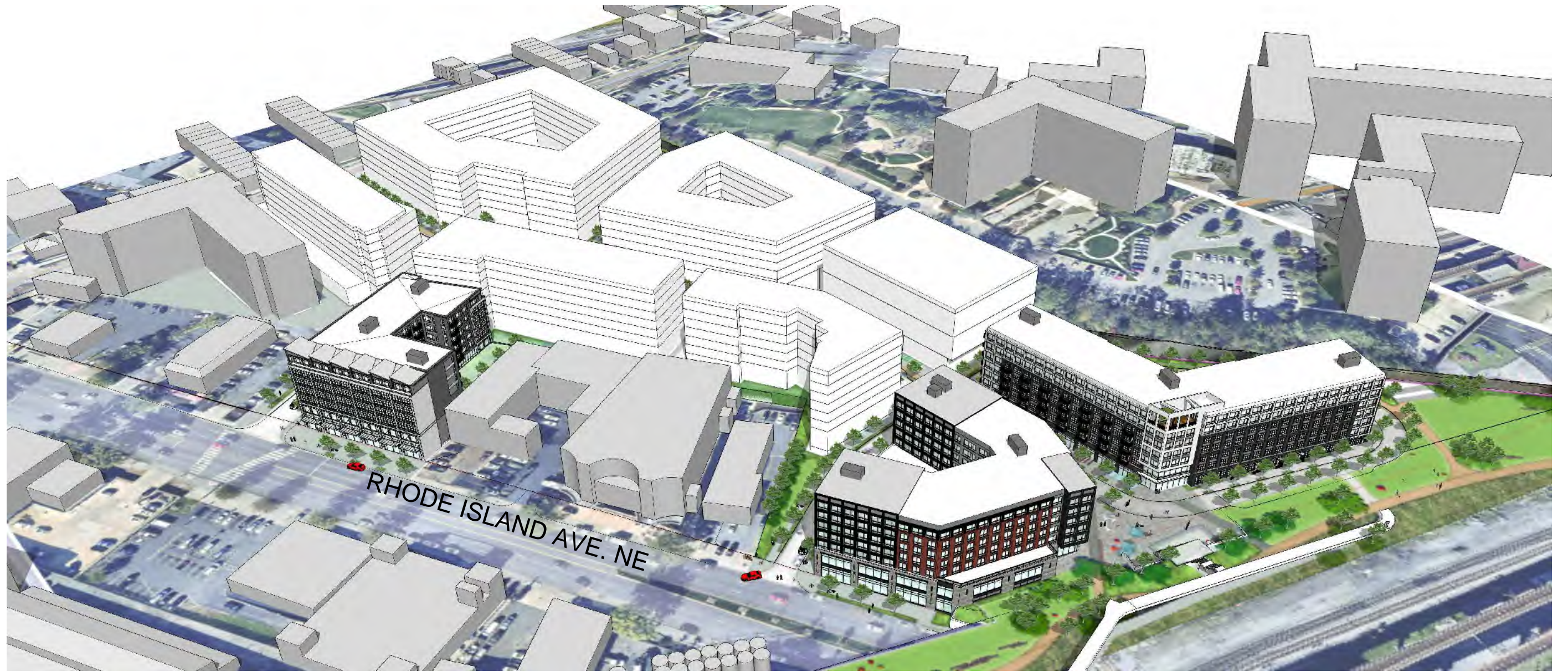


Site

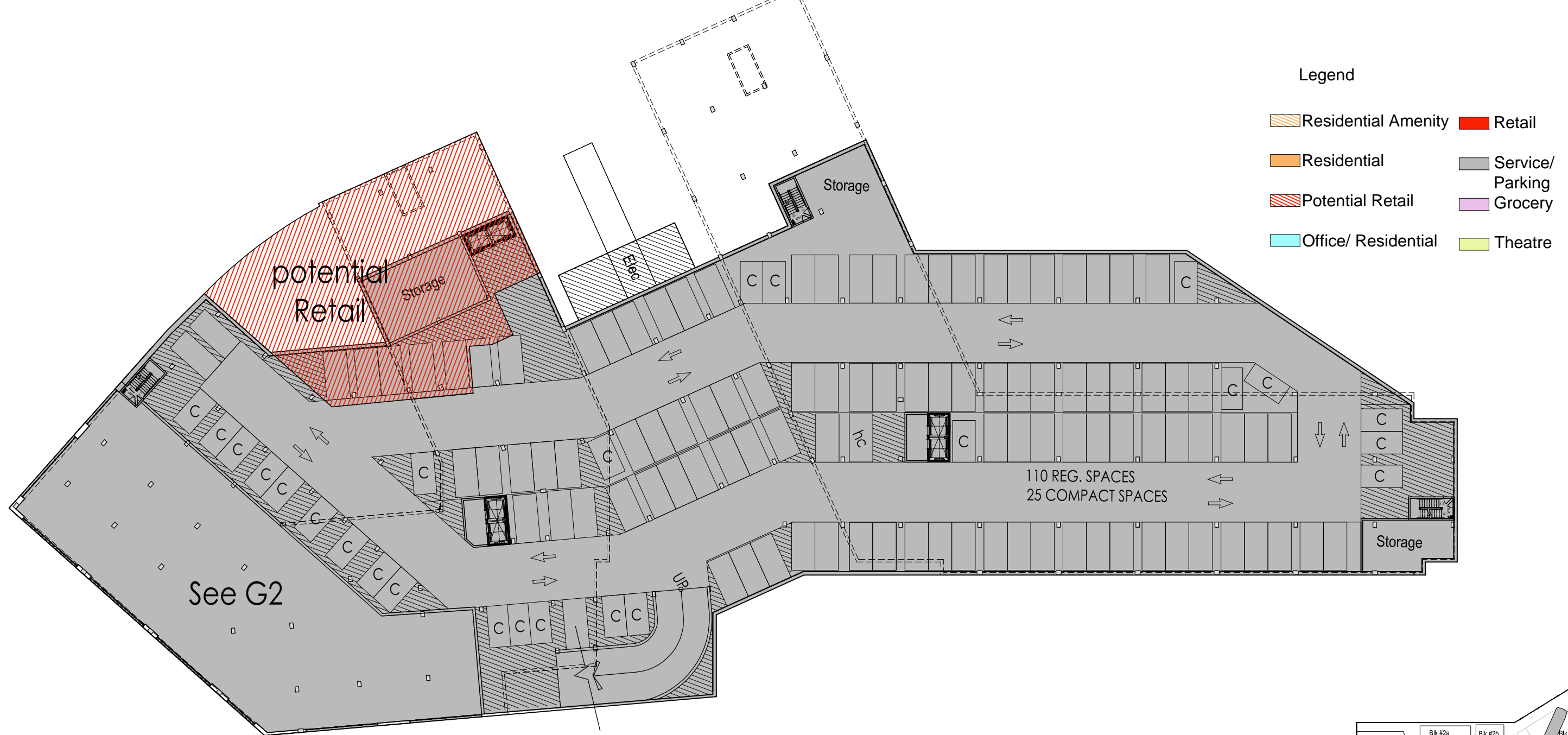




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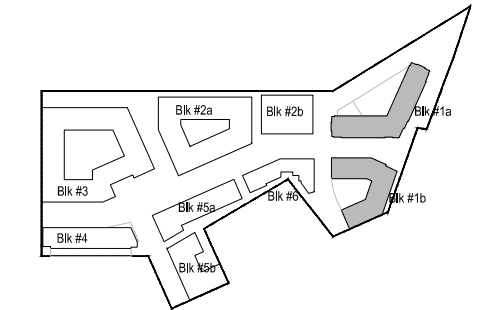


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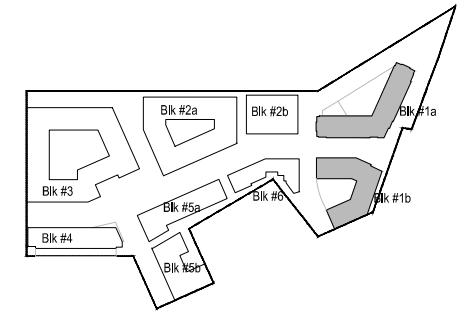
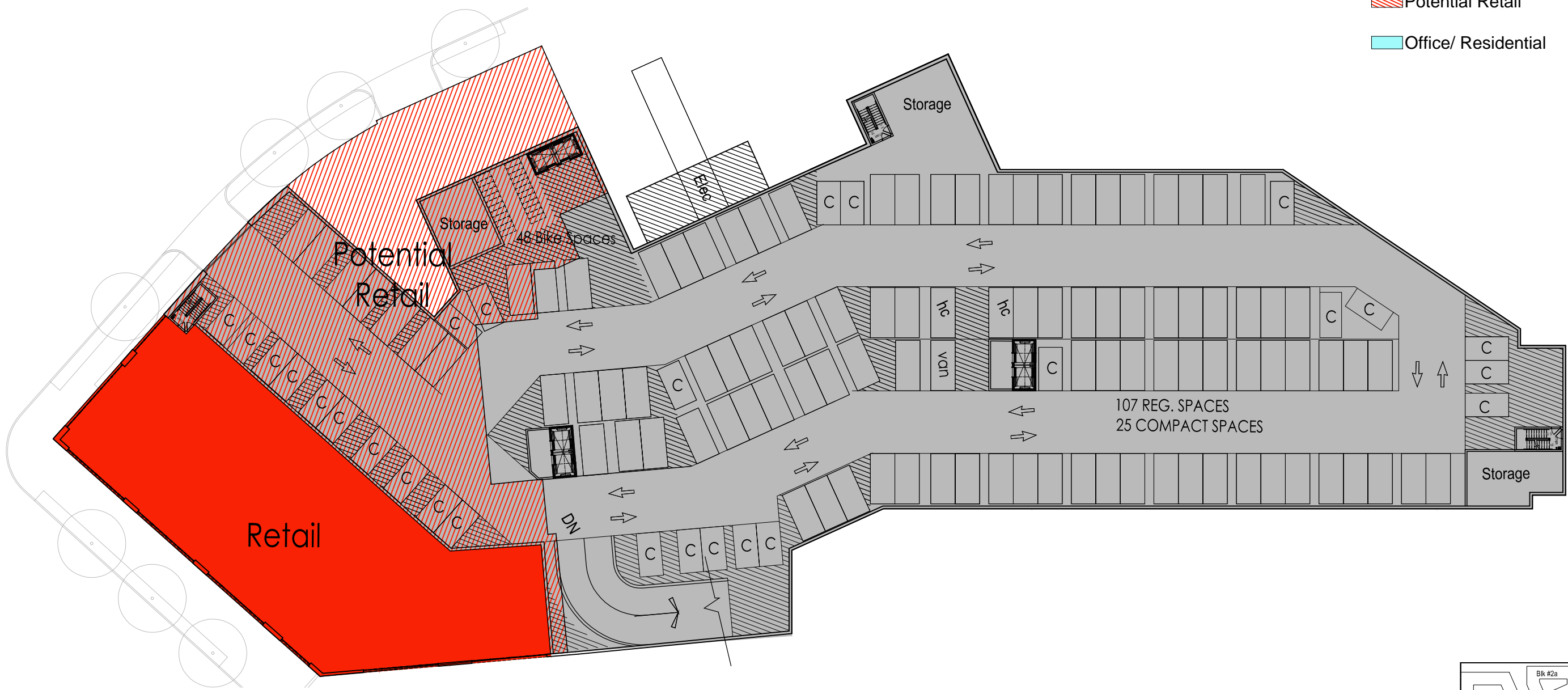
Legend

- Residential Amenity
- Residential
- Potential Retail
- Office/ Residential
- Retail
- Service/ Parking
- Grocery
- Theatre



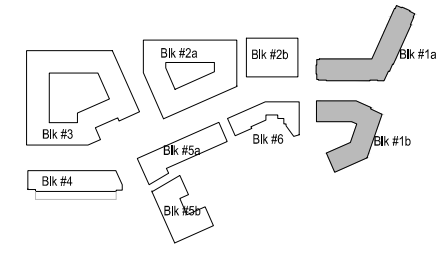
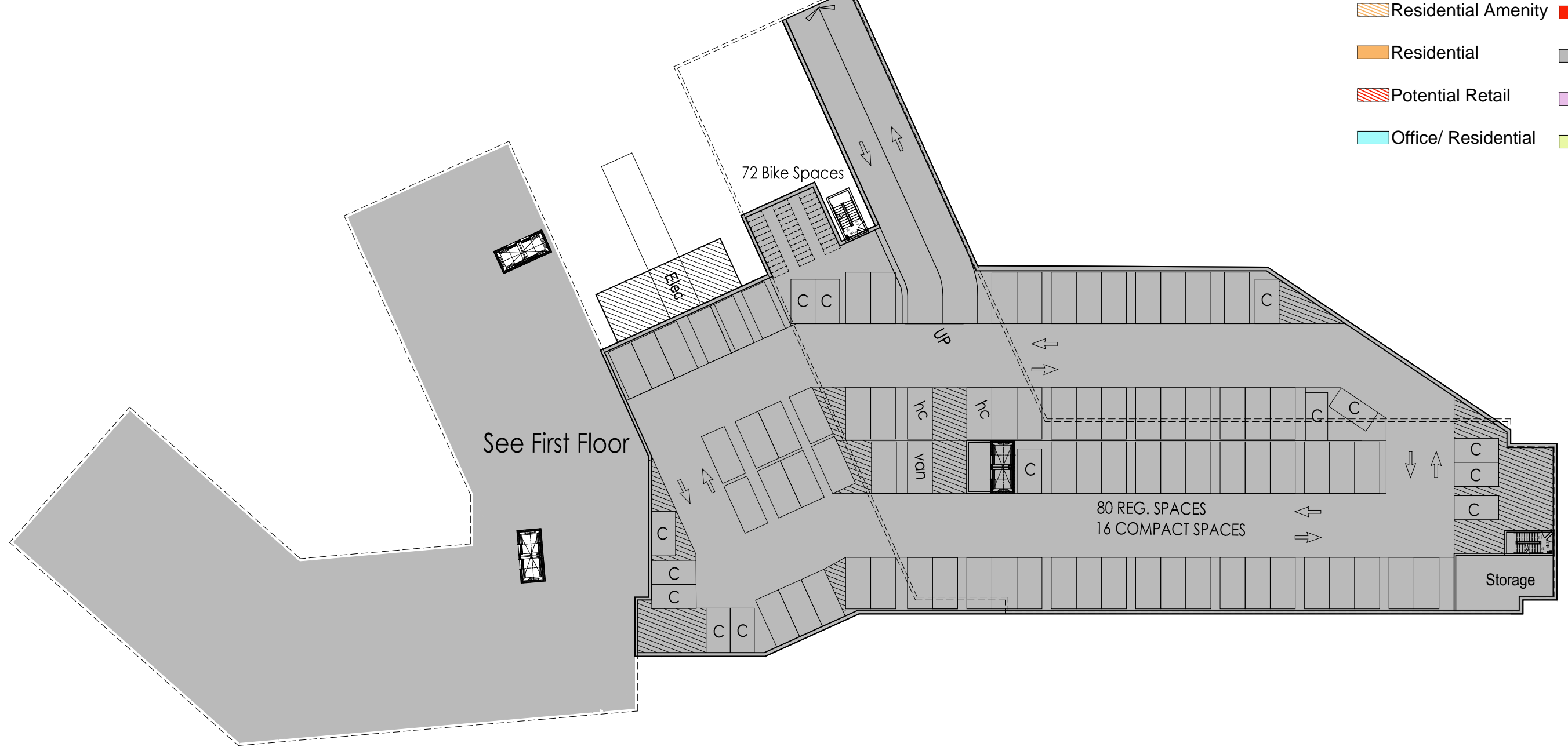
KEY PLAN

-  Residential Amenity
-  Retail
-  Residential
-  Service/ Parking
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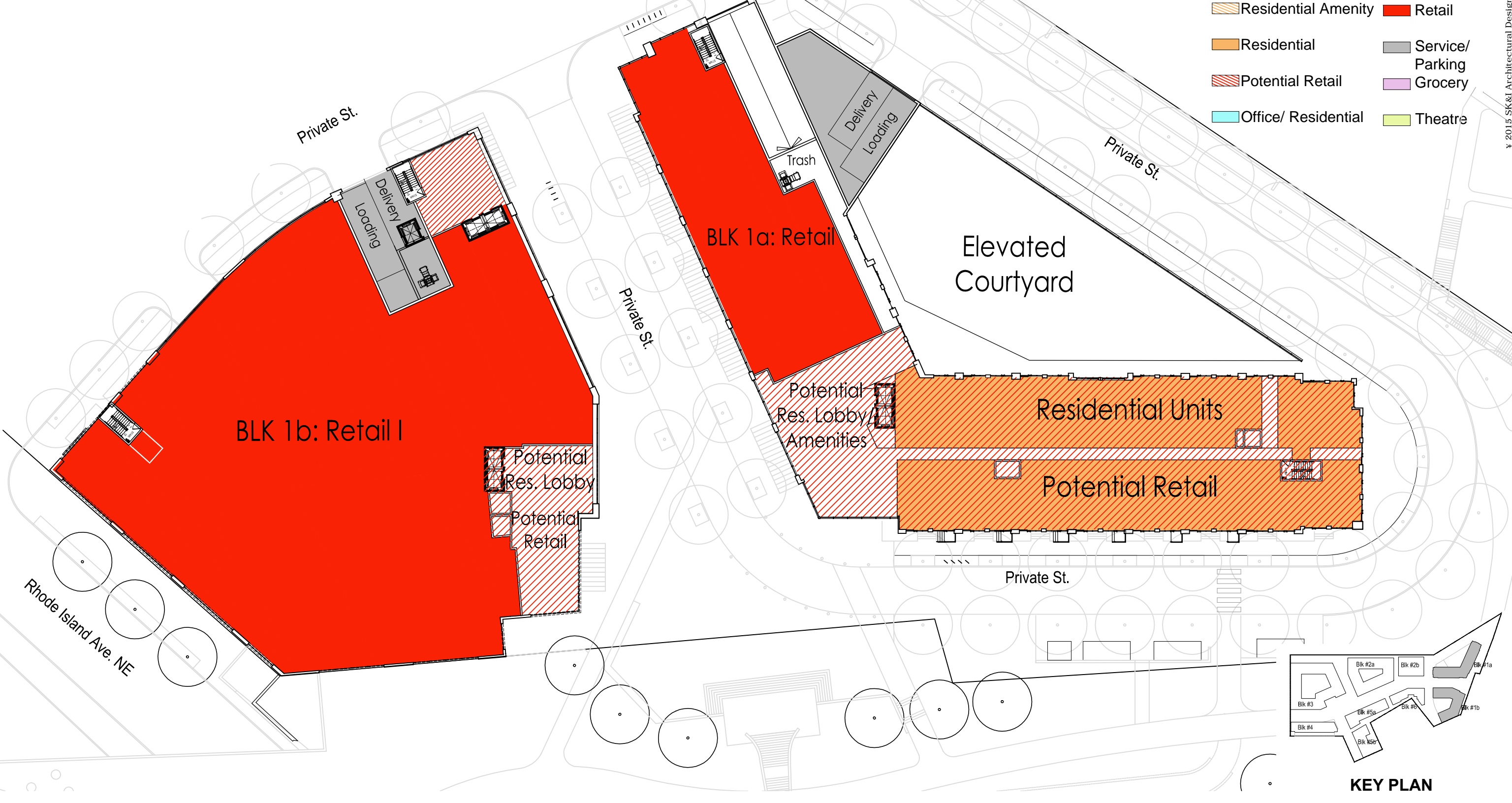


KEY PLAN

-  Residential Amenity
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KEY PLAN



- Residential Amenity
- Residential
- Potential Retail
- Office/ Residential
- Service/ Parking
- Grocery
- Theatre
- Retail

Private St.

Private St.

Private St.

Elevated
Courtyard

BLK 1a: Retail

Potential
Res. Lobby/
Amenities

Residential Units

Potential Retail

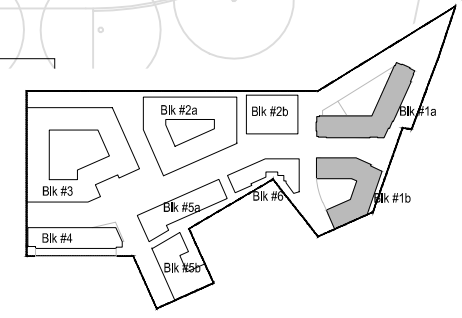
BLK 1b: Retail I

Potential
Res. Lobby

Potential
Retail

Private St.

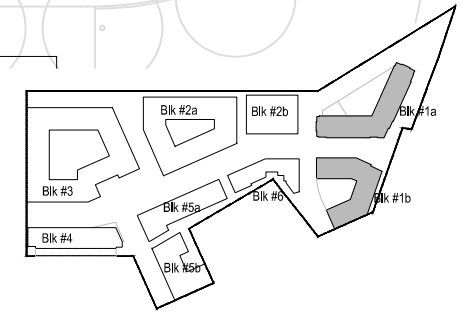
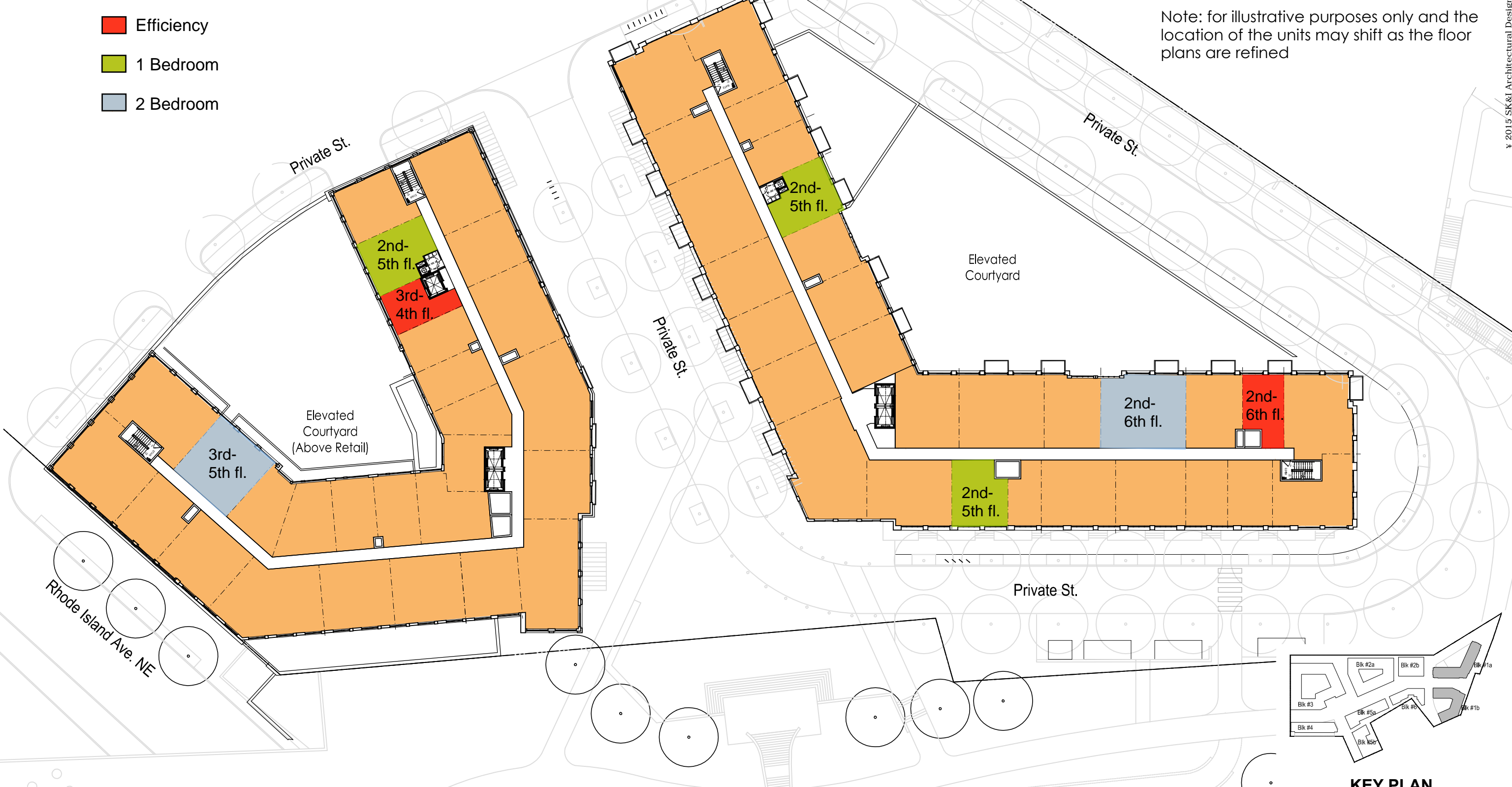
Rhode Island Ave. NE



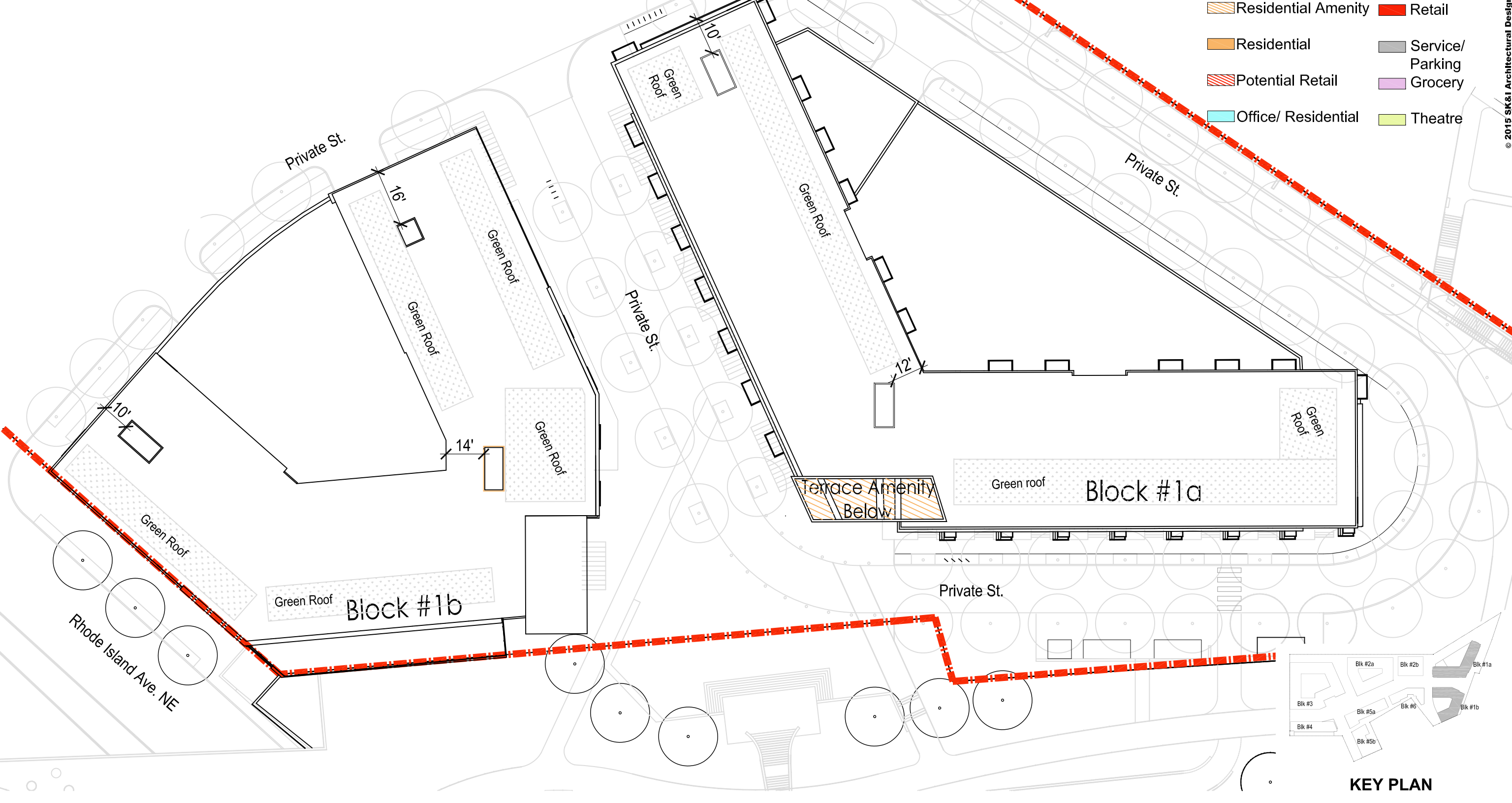
KEY PLAN

- Efficiency
- 1 Bedroom
- 2 Bedroom

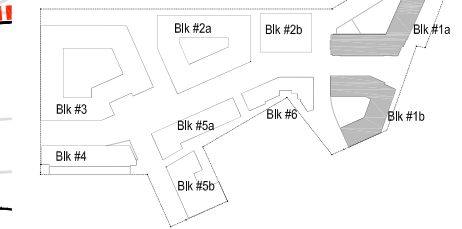
Note: for illustrative purposes only and the location of the units may shift as the floor plans are refined



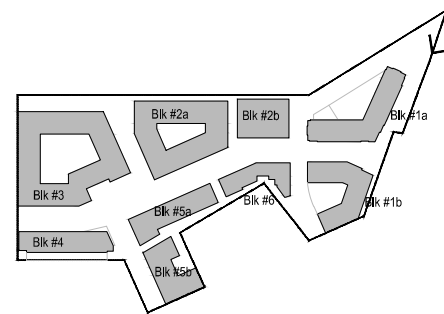
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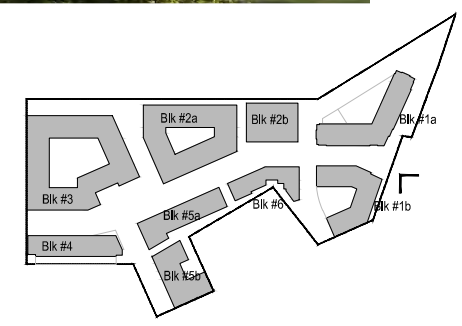
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