



3450 Eads Street NE
Zoning Commission Public Hearing – Case No. 16-20-05-04-2017

ZONING COMMISSION
District of Columbia
CASE NO. 16-20-05-04-2017
EXHIBIT NO. 45A1

Presentation Overview

- Project and development program overview
- Planning policy review and community outreach
- Architecture overview
- Transportation analysis
- Bases for PUD approval

Project Overview

- 70 unit multi-family residential
- 100% senior (55 years of age +) serving
- 1 Bedroom Units
- Affordable - 50% AMI/\$38 to \$44 K and below
- Neighborhood serving community room
- High quality exterior
- Alley closure

The Neighborhood Development Company

- DC based – founded in 1999
- Over 600 units and 700,000 sf of real-estate built in DC
- Develop market rate, affordable, and retail real estate
- Projects have been catalysts for future neighborhood reinvestment





4100 Georgia Ave.



4100 Georgia Ave.

- Moderate income housing
- Delivered in 2008
- Petworth Neighborhood
- Ground floor retail – Yes! Organic Market







3232 Georgia Ave.

- Moderate income housing
- Delivered 2015
- Park View Neighborhood
- Ground floor retail – NDC Head Offices, Local Small Businesses, and National Brands
- Partnership with MPD to establish community policing plan

3450 Eads Street NE – Development Strategy

- Another catalytic project
- Put underutilized land to use
- Implement planning guidance and policies
- Build on existing neighborhood assets
- Long term investment approach
- Secure affordable housing for future

Policy Review and Community Outreach

- Site and context
- Applicable geographic policy guidance
- Applicable general policy guidance
- Community outreach approach and outcomes



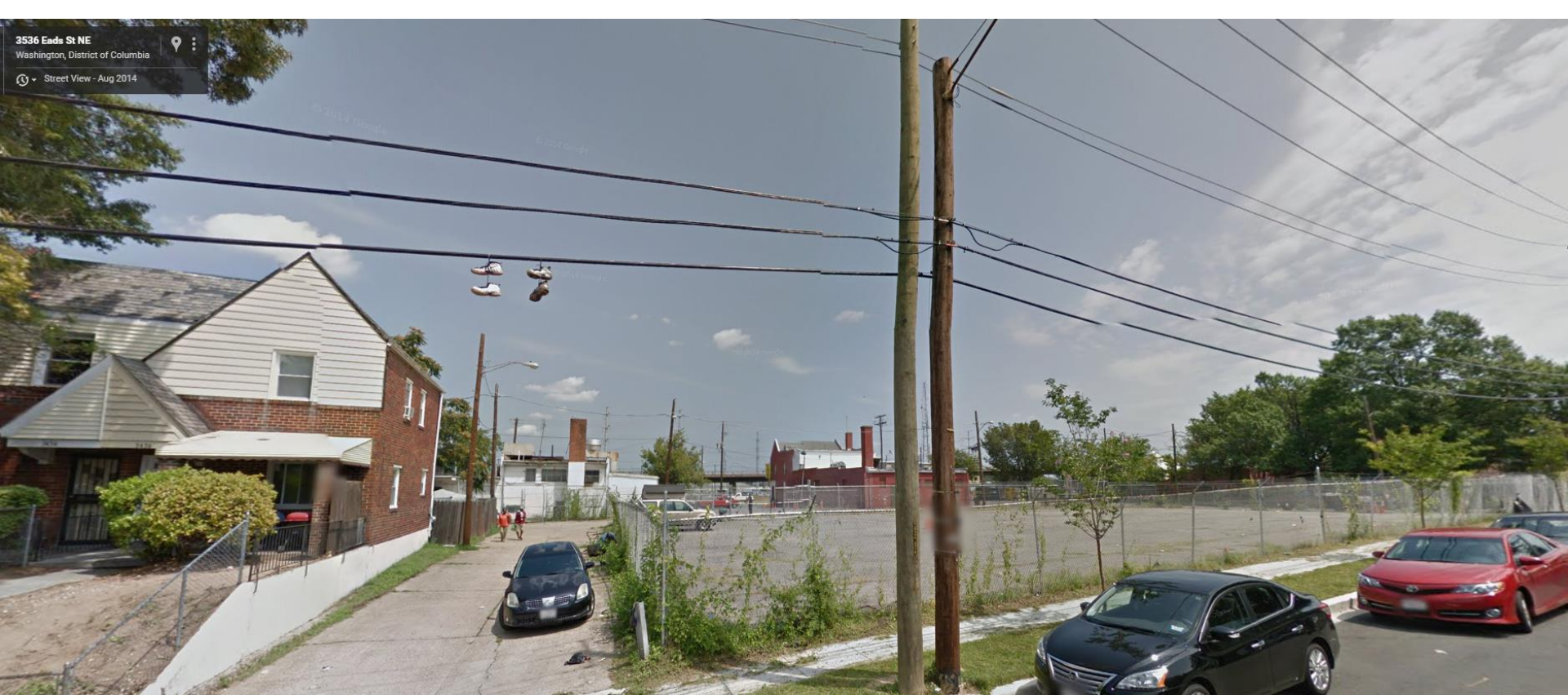




Site Context Plan – A-0.3





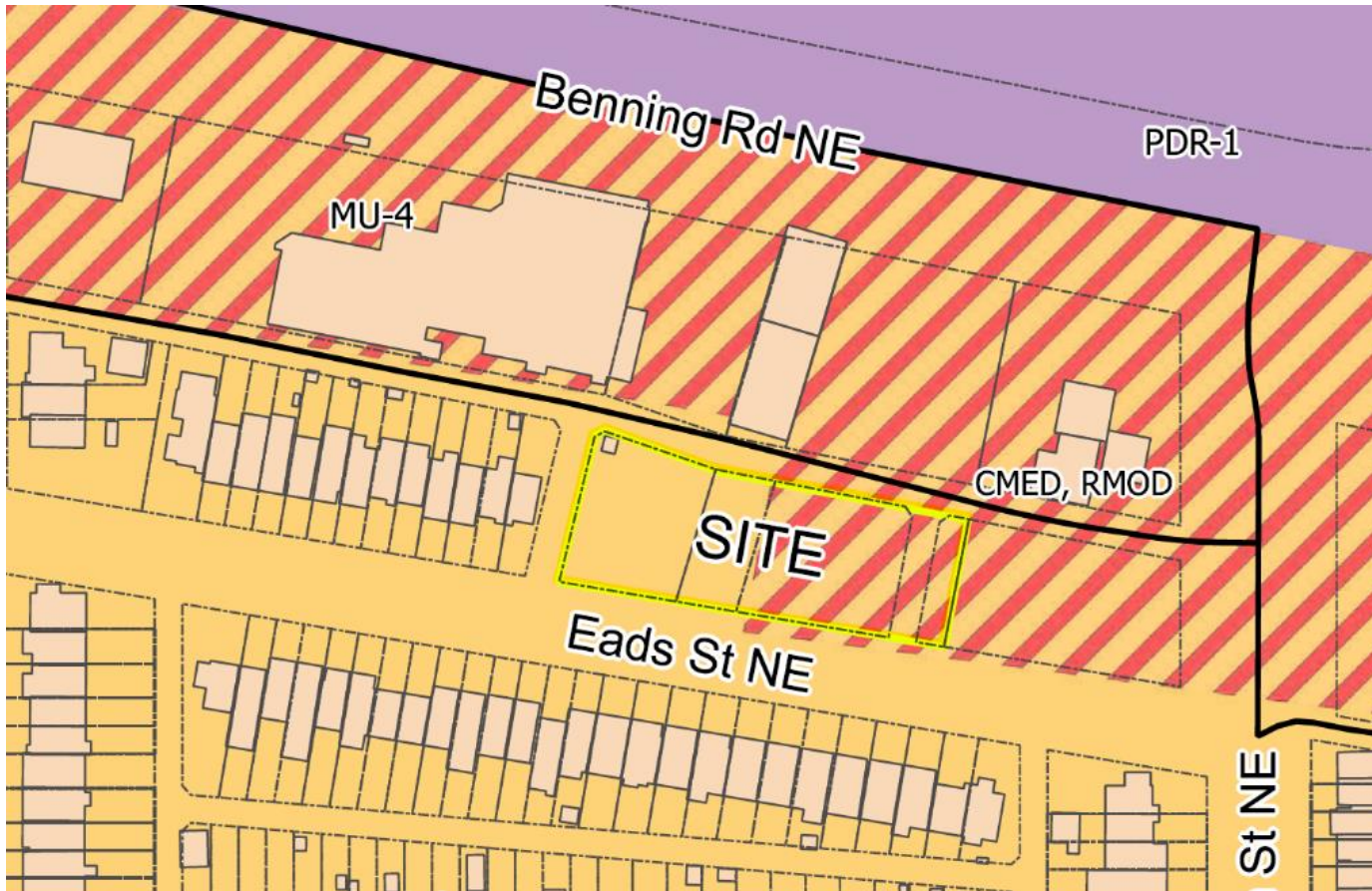


3450 Eads Street NE – SW Corner of Site Looking
NE





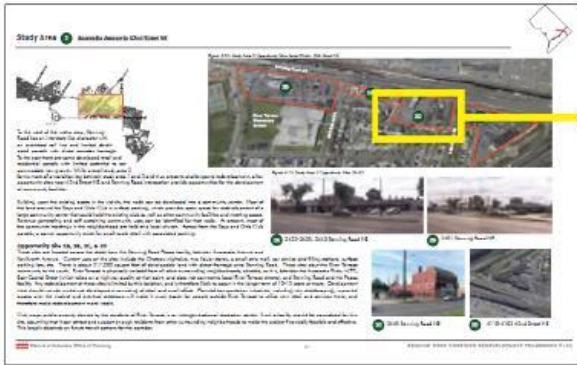






Benning Road Corridor Plan Redevelopment Framework Plan

PG. 51



PG. 54



Opportunity Site 2C - Proposed Use: "Potential development of mixed income housing with small retail and services to support the existing residential community" Pg. 54

Small Area Plan – A-0.5

General Policy Guidance

- Transit-Oriented and Corridor Development – LU-1.3
- Infill Development – LU-1.4.1
- Neighborhood Beautification – LU-2.2.4
- Using Landscaping and Green Roofs to Reduce Runoff – E-3.1.2
- Creating Attractive Facades – UD-2.2.5
- Development of New Housing – FNS-1.1.2
- Affordable housing as a civic priority – H-1.2
- Affordable housing choices for seniors – H-4.2.2 & Maintenance of local residency for seniors – H-4.2.3

**Applicant Statement Regarding Meetings and Discussions by 3443 Benning, LLC
Related to 3450 Eads Street NE Planned Unit Development Proposal
Zoning Commission Case No. 16-20**

May 1, 2017

Outlined in the table below are meetings and discussions that have occurred between 3443 Benning, LLC, through its operating entity, the Neighborhood Development Company ("Applicant") and the Office of Planning (OP), the District Department of Transportation (DDOT), the affected ANC, and other individuals and community groups the Planned Unit Development (PUD) proposed to occur at 3450 Eads Street NE. Included in the summary are relevant topics of conversation, feedback received, and/or issues resolved or changes that occurred to the project.

Tables Summarizing Meetings and Discussions Regarding 3450 Eads Street NE

Item	Item
Date	02/30/2016
Meeting Participants	Applicant NC Commissioner SMD 7B04
Type of Interaction	Personal Meeting at Development Site
Purpose, Content and Outcomes	<ul style="list-style-type: none"> - Applicant's agent had one-on-one meeting with Single Member District (SMD) Commissioner for ANC 7B04 at the project site to provide a general overview of the project proposal and discuss issues with the site and considerations being factored into the development plan. - The commissioner was generally supportive of the intent to redevelop the site but desired more details regarding the project. In terms of the final building proposal for the site, the commissioner indicated that it should be a "step-up" from the surroundings, ensuring that it adds to the existing character in terms of building quality. - Discussion's also occurred regarding Applicant's desire to establish a plan for interacting with the community, in accordance with the PUD process. - It was resolved that an initial step would be for the Applicant to attend the next ANC 7B meeting to introduce the project to the ANC.

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Proposal

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**3450 Eads Street NE – Draft Community Outreach Plan
2016-03-06**

Outline in the table below is a draft community outreach plan in relation to the Planned Unit Development (PUD) project being pursued by the Neighborhood Development Company at 3450 Eads Street NE, Washington, DC. This version is intended for discussion purposes and is subject to modification in partnership with the Advisory Neighborhood Commission (ANC), its members, members of the local community and its neighborhood association.

ID	Task	Date or Date Range
1.	Attend ANC meeting to introduce NDC and project during community announcements	2016-03-08
2.	Conduct neighborhood meeting to introduce project to the River Terrace neighborhood and begin to identify issues and options	2016-03-23 to 2016-03-31
3.	NDC attend ANC Meeting as official agenda item to present results from neighborhood meeting discussions	2016-04-12
4.	NDC Filing of PUD Set-down Application with the Zoning Commission	2016-04-22
5.	NDC and River Terrace community Working Group meeting to discuss and resolve project design elements and community benefits	2016-05-09 to 2016-05-15
6.	NDC attend ANC Meeting as official agenda item to present results from community Working Group	2016-06-14
7.	Zoning Commission Set Down Public Meeting	2016-07-11
8.	Revise drawings in response to ANC, Office of Planning and Zoning Commission Comments	2016-07-12 to 2016-08-24
9.	Submission of Final Pre-Hearing Statement for Review by the ANC	2016-08-26
10.	ANC Formal Vote	2016-09-12
11.	Zoning Commission Public Hearing	2016-11-14

ington@neighborhooddevelopment.com or call 202-307-3215. RSVP is not required, but would be appreciated, so appropriate arrangements can be made based on the total number of participants.

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Date	Interaction	Purpose and Outcomes
February 30, 2016	ANC SMD Comm. one on one	<ul style="list-style-type: none"> - Orient to intentions - Initial design guidance - Initiate interaction with ANC
March 8, 2016	ANC meeting	<ul style="list-style-type: none"> - Review of site and intent - Identified key stakeholders from River Terrace / RTCO
March 22, 2016	NDC meeting with RTCO president	<ul style="list-style-type: none"> - Reviewed NDC proposed community outreach plan - Received RTCO Pres. feedback
April 12, 2016	ANC meeting	<ul style="list-style-type: none"> - Provided update related to proposed RTCO coordination plans
April 20, 2016	RTCO Meeting	<ul style="list-style-type: none"> - Provide overview of project - RTCO proposed working group - 6th District MPD and council member constituent representative introduction
April 27, 2016	Meeting with 6 th District MPD	<ul style="list-style-type: none"> - Project security plan and crime prevention review - Building design and security system recommendations
June 20, 2016	ANC Meeting	<ul style="list-style-type: none"> - Official notice in accordance with PUD regulations - ANC recommended convening open houses in coordination with SMD
August 17 and 27, 2016	RTCO / Neighborhood Open Houses	<ul style="list-style-type: none"> - Provide more in-depth information about project and hear concerns - Identified and development preliminary list of benefits - Received feedback on the project design and development concerns

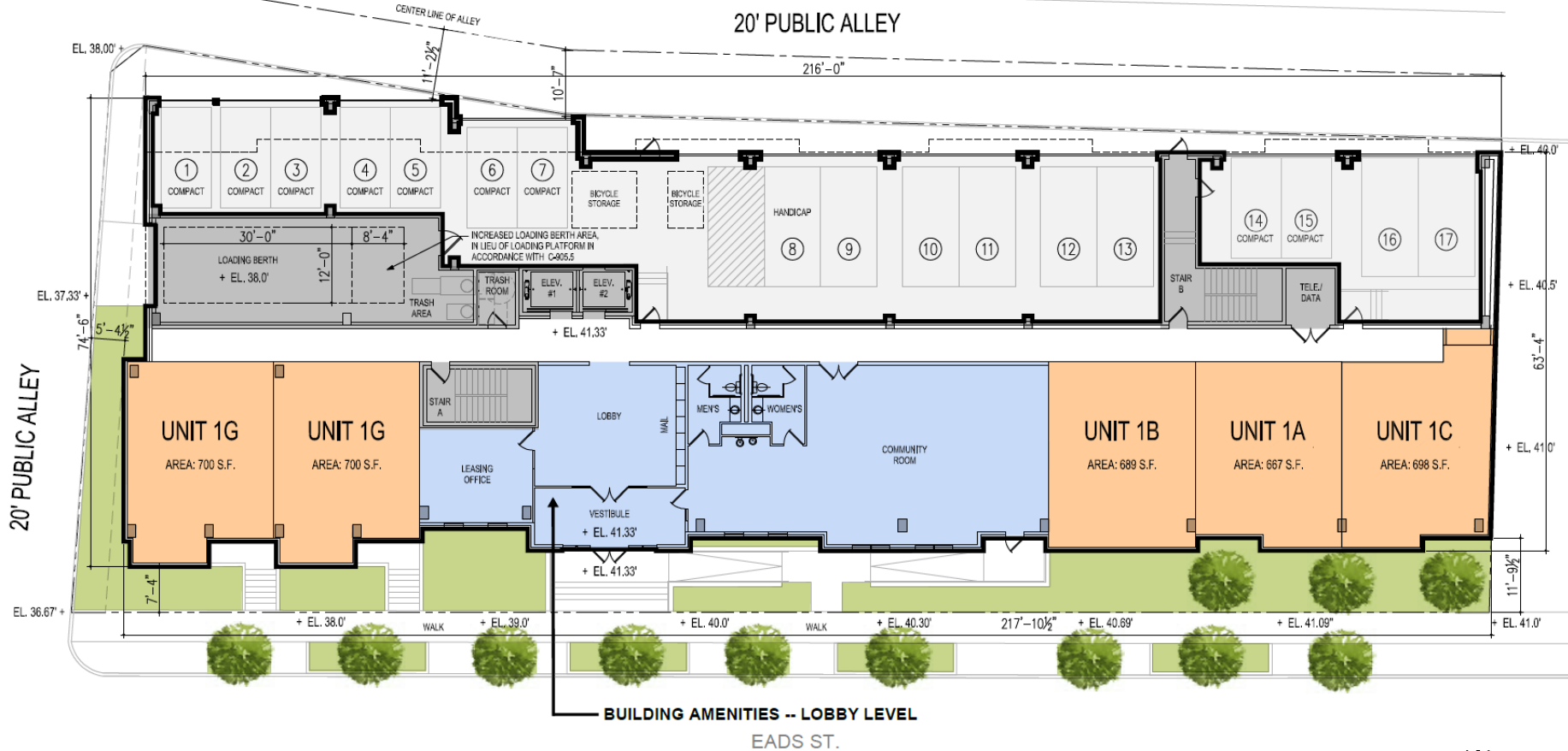
Date	Interaction	Purpose and Outcomes
September 22, 2016	RT Community Member and ANC SMD	<ul style="list-style-type: none"> - Reviewed outcomes of open houses - Provided submission information re: forthcoming set-down and project schedule - Established plan for resolution of community benefits
October 6, 2016	E-mails to RT Community Members and ANC SMD	<ul style="list-style-type: none"> - Discussions regarding community benefits - Proposal from community & feedback from NDC - Information re: PUD public benefits
October 11, 2016	ANC Meeting	<ul style="list-style-type: none"> - Presented and discussed set-down application
December 28, 2016	E-mail from ANC SMD and River Terrace community member	<ul style="list-style-type: none"> - Provide NDC with community survey responses regarding public benefits
February 15, 2017	RTCO Meeting	<ul style="list-style-type: none"> - NDC responded directly to the survey with project changes consistent with benefit goals - Reviewed proposed community room
March 28, 2017	ANC Executive Session	<ul style="list-style-type: none"> - Review project and answered questions - Affirmed project elements - Q & A informed additional project elements
April 11, 2017	ANC Meeting	<ul style="list-style-type: none"> - Project review and request for ANC support
April 19, 2017	ANC & RTCO Joint Meeting	<ul style="list-style-type: none"> - Presented project to ANC and RTCO for support

- Community Open Houses
 - Design feedback which informed future design
 - Agreed to provide community room for local use
 - Established clear list of issues
- Community Survey
 - Committed to set-aside 60 % of project as senior housing
 - Cash disbursement to RTCO
 - Removed underground level to address construction concerns
 - Commitment to monitoring and correction
- ANC Discussions
 - Agreed to set-aside 100 % as senior housing
 - Need for passenger drop-off and pick-up area
 - Addressed questions and concerns

Architecture

20' PUBLIC ALLEY

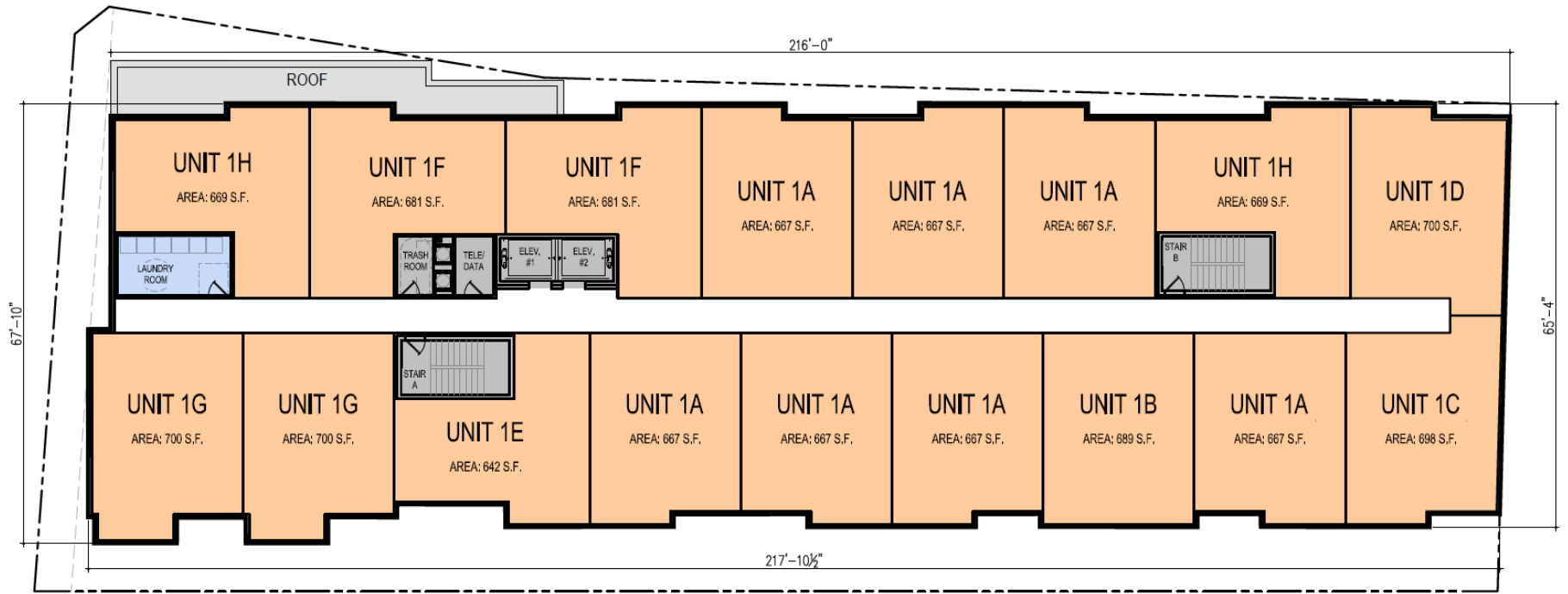
20' PUBLIC ALLEY

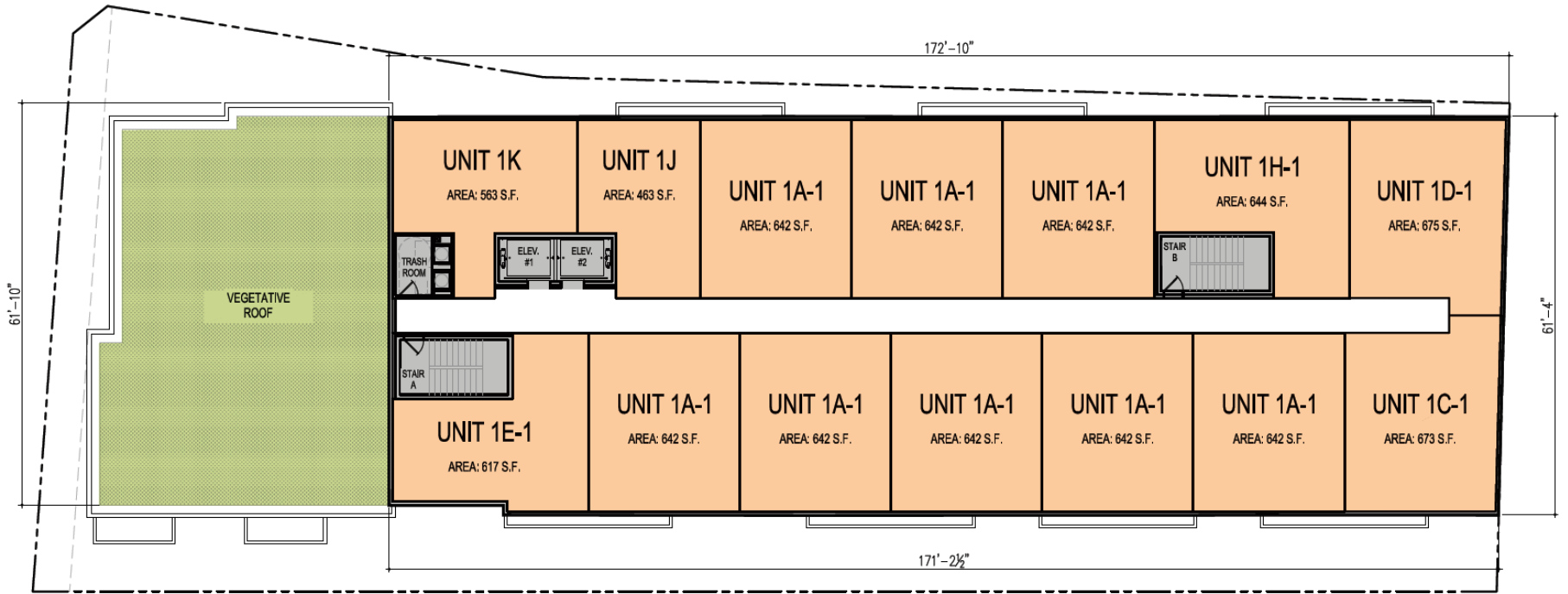


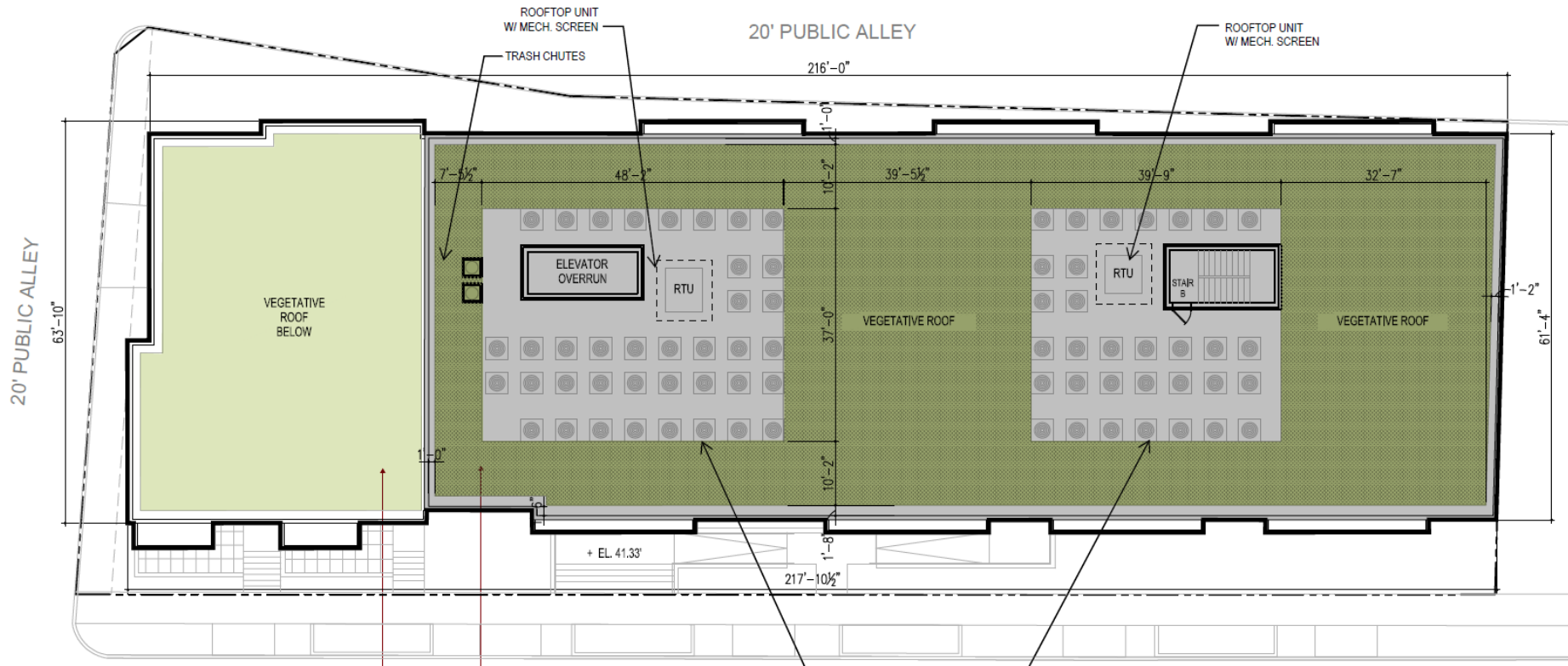
BUILDING AMENITIES -- LOBBY LEVEL

EADS ST.

First Floor Plan – A-1.2







Roof Plan – A-1.6

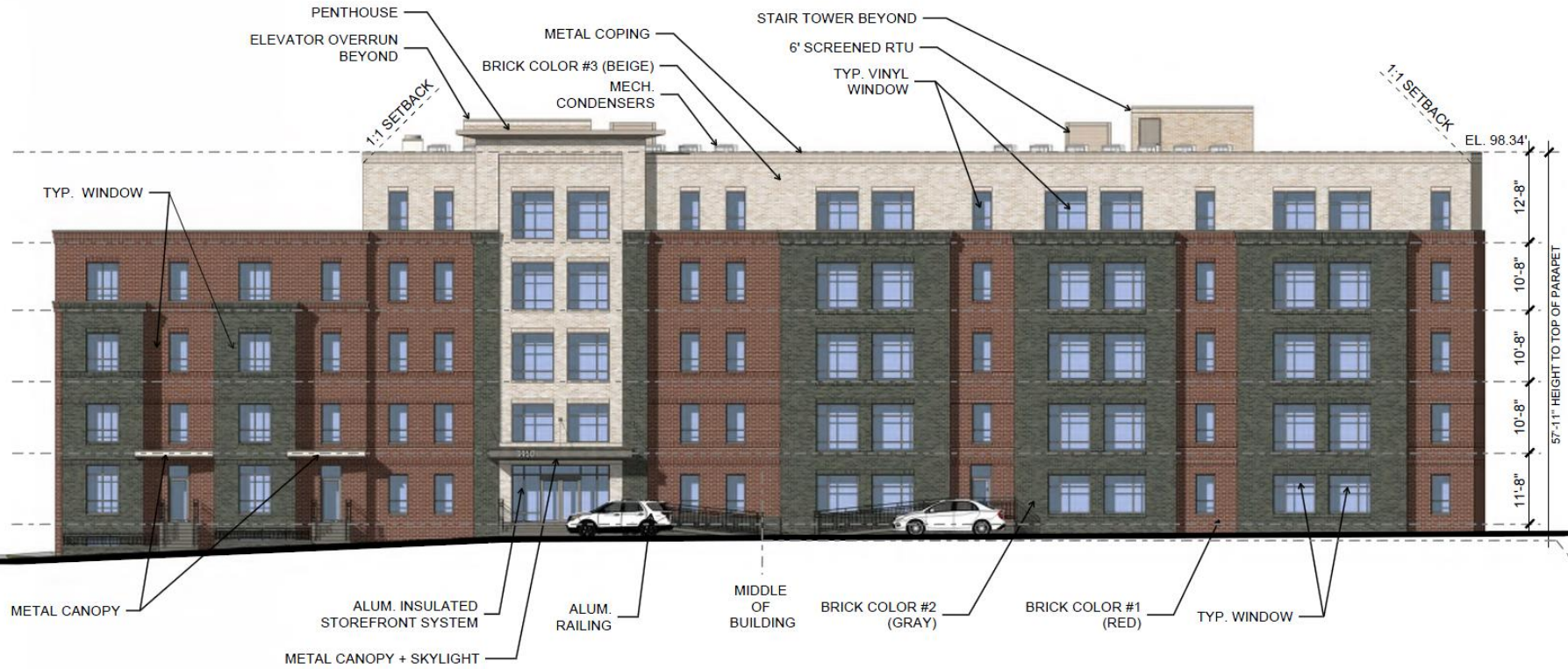


Perspective 1 – A-3.1

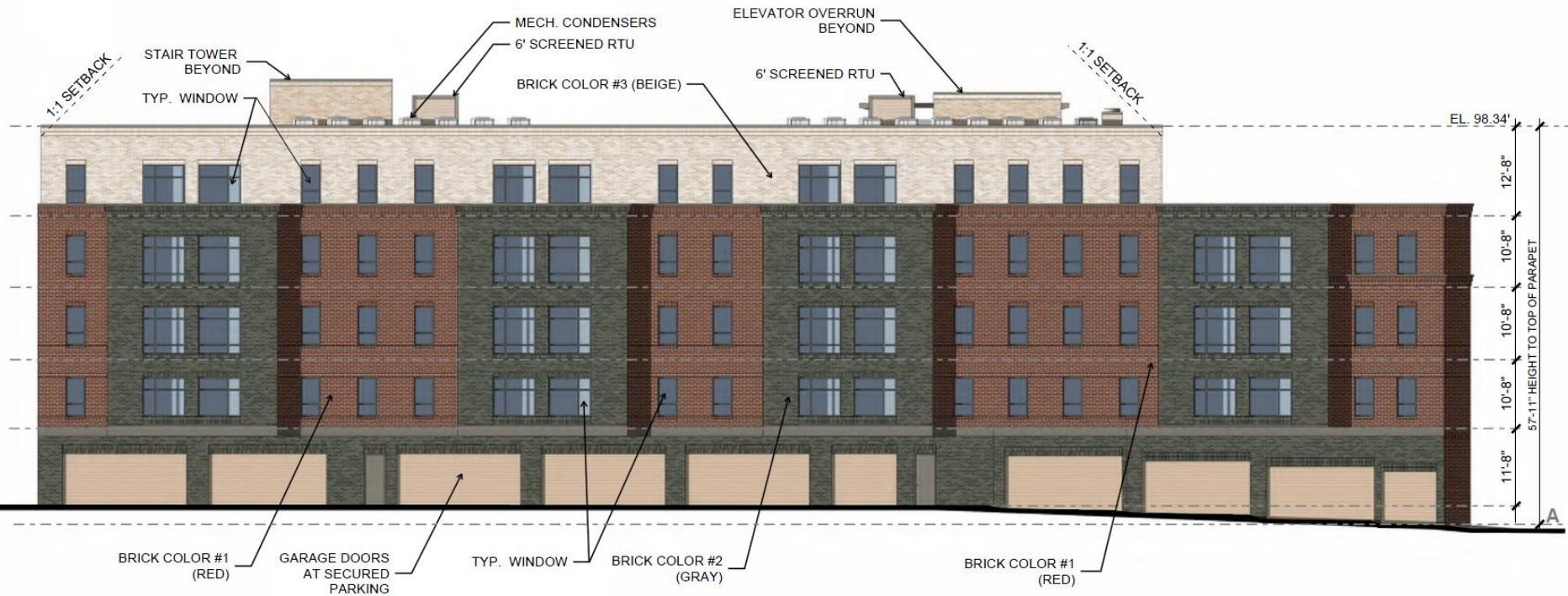


Perspective 2 – A-3.2

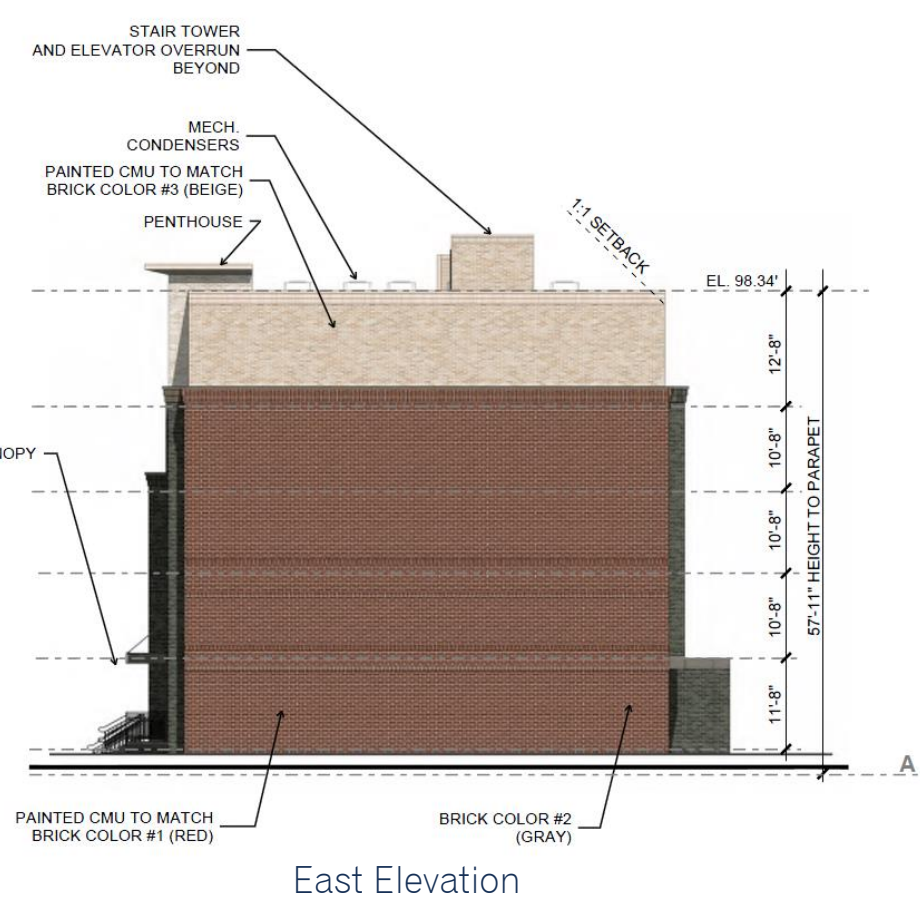
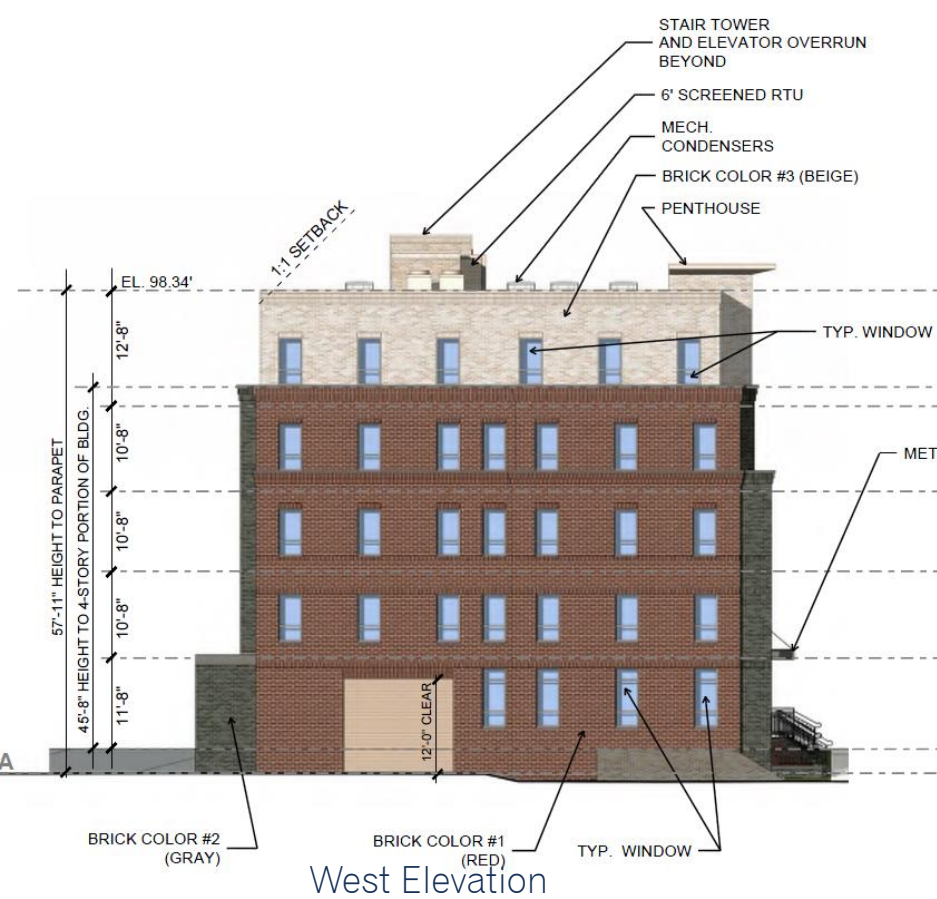




South Elevation – Eads Street - A-2.1



North Elevation – Alley – A-2.2

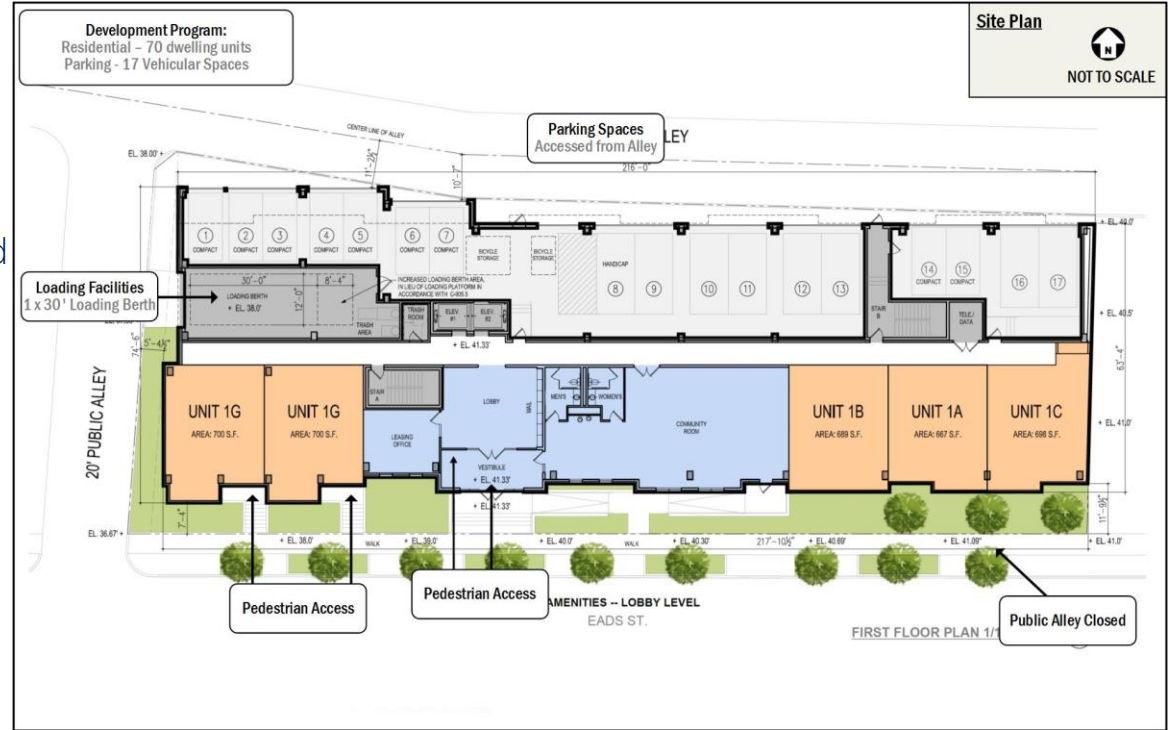


Transportation



Site Location

- Vehicular parking
 - Required - 12 spaces
 - Provided - 17 spaces
- Bicycle Parking
 - Long Term Required/Provided
 - 23 spaces
 - Short Term Required/Provided
 - 4 spaces
- Loading
 - Required
 - 1 - 30' loading berth
 - 1 - 20' service berth
 - Provided
 - 1 - 30' loading berth



Parking and Loading

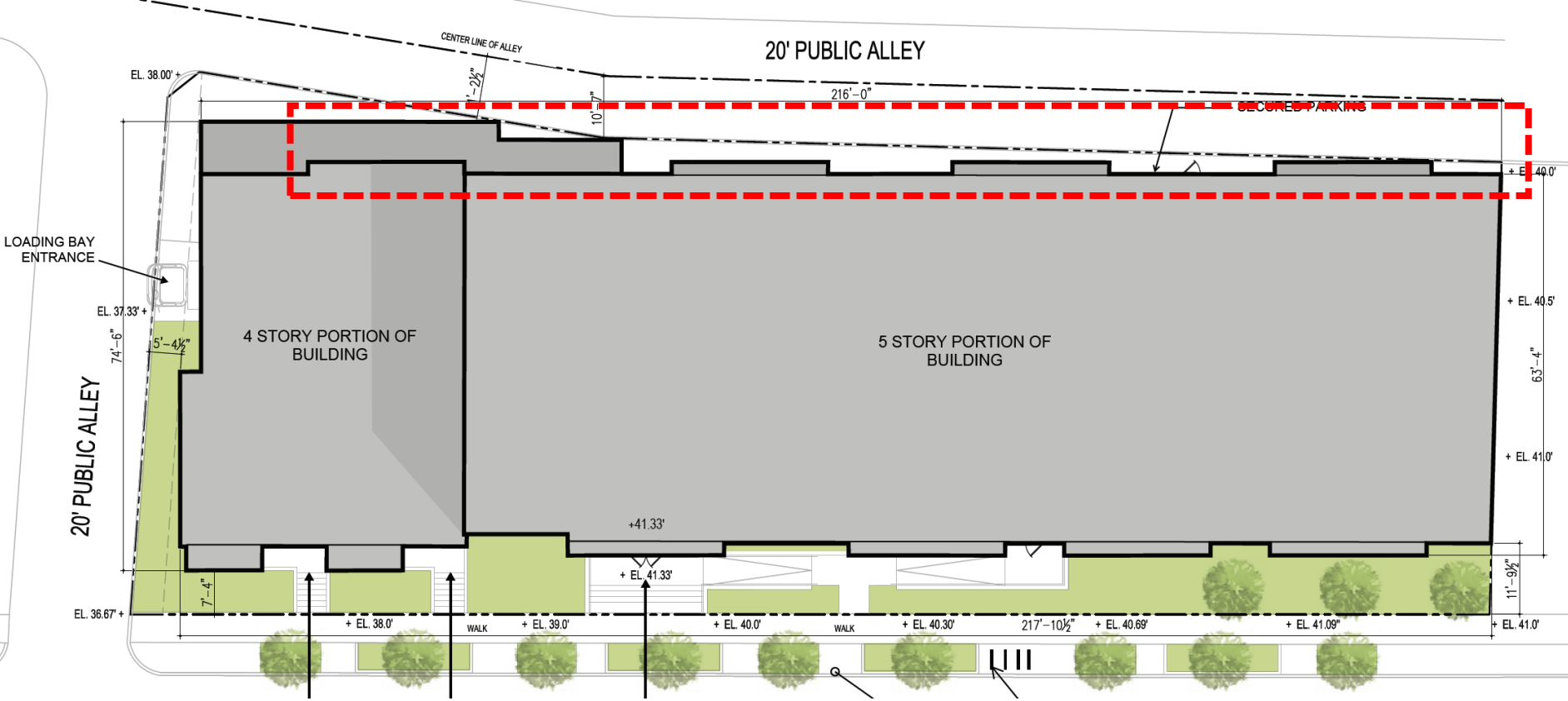
Loading Management Plan

- Trucks limited to 30' – including trash trucks
- Loading coordinator
- Deliveries scheduled
- Not block the alley
- Follow District requirements
- Any truck taller than 12' will be required to obtain temporary parking restrictions along Eads Street from the District

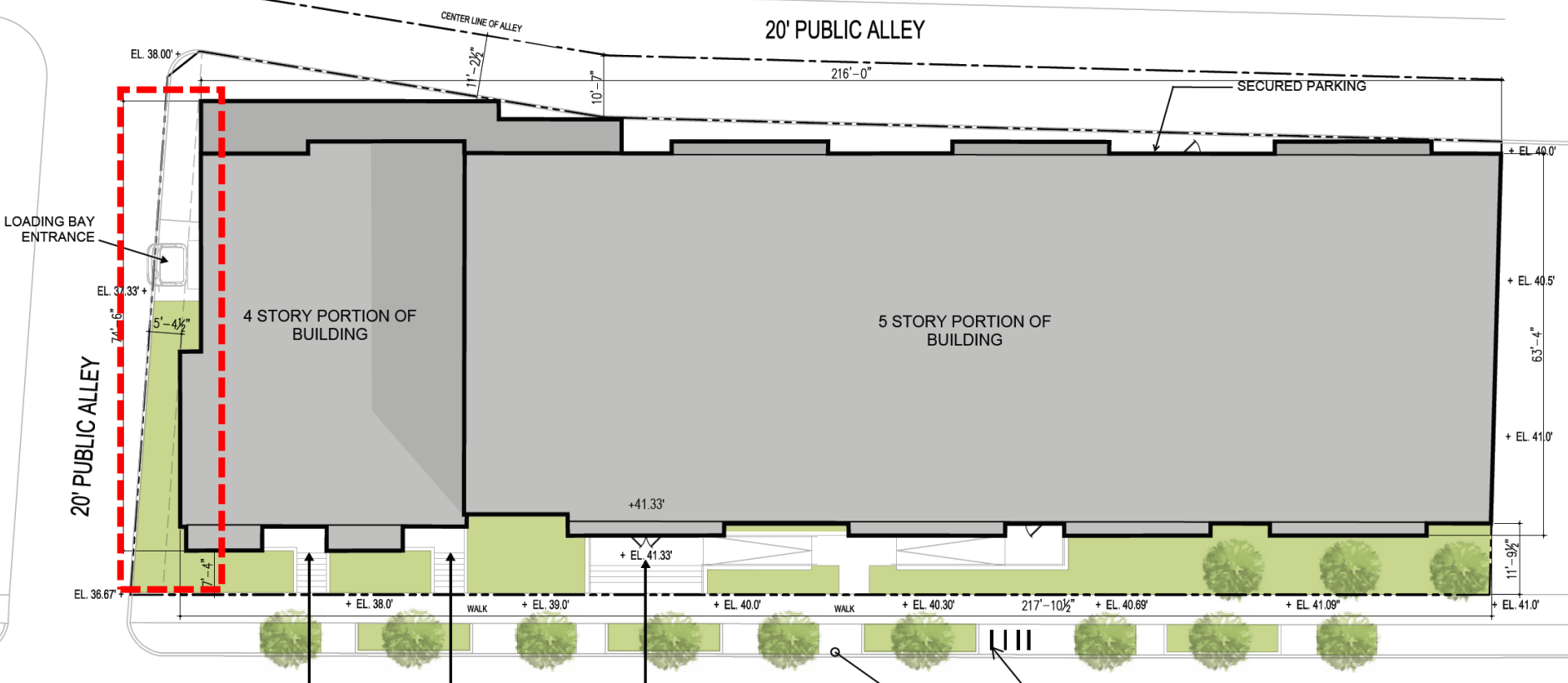
Transportation Demand Management

- TDM Coordinator
- Marketing program
- Real-time transit screen
- Offer each unit's incoming residents for the first three years with either:
 - One-year membership to Capital Bikeshare, or
 - Credit towards a commuter shuttle service equal to the value of an annual Capital Bikeshare membership
- Bicycle repair facility
- Unbundled cost of parking
- TDM Coordinator to report TDM efforts to goDCgo staff annually

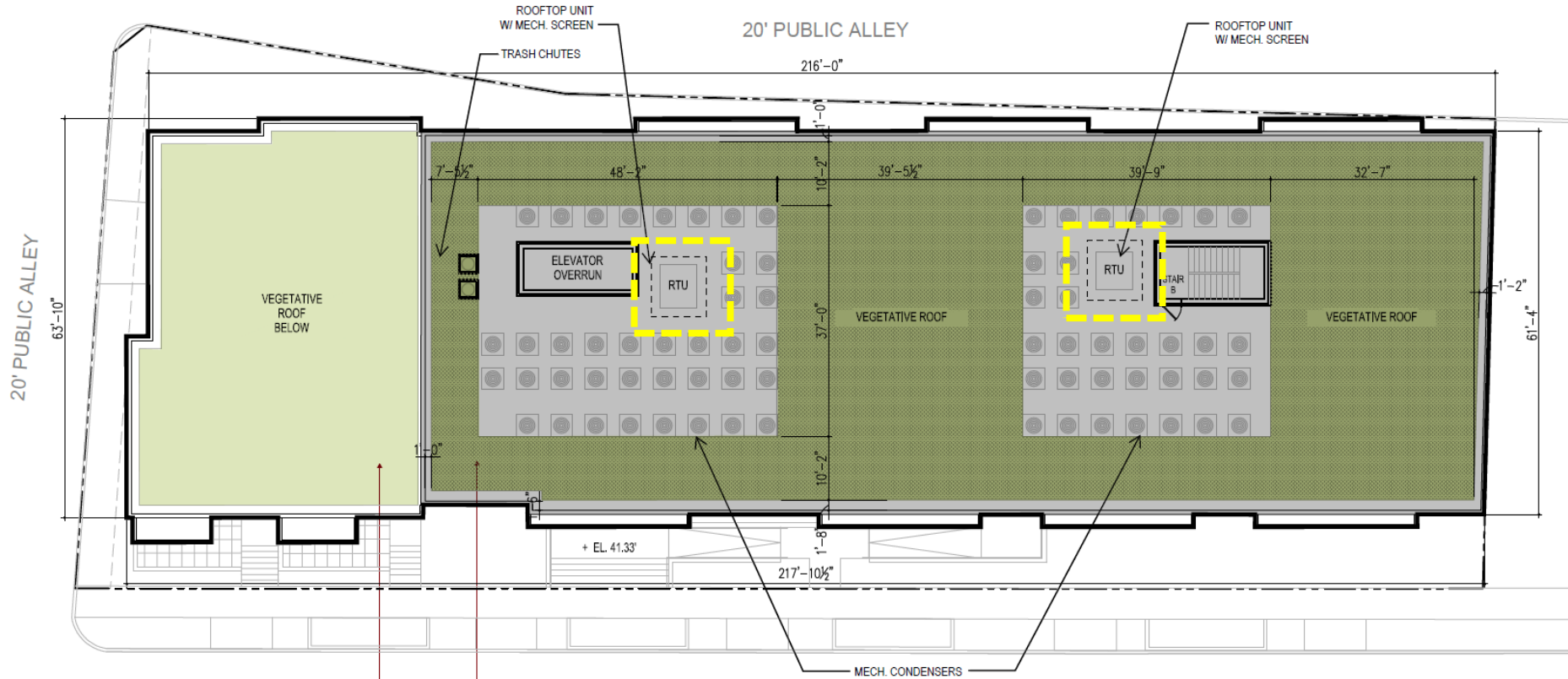
Areas of Flexibility



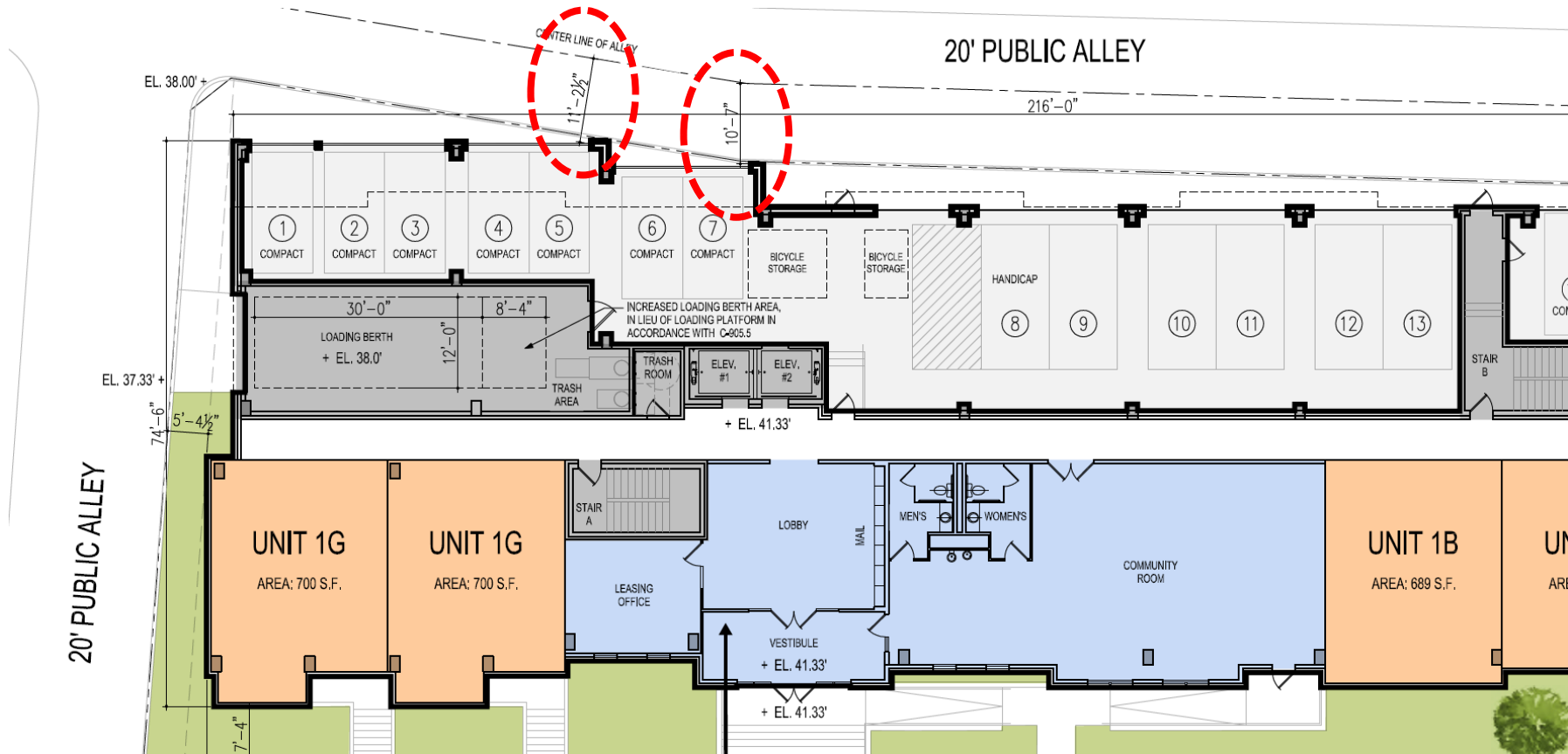
Rear Yard – Site Plan - A-0.7

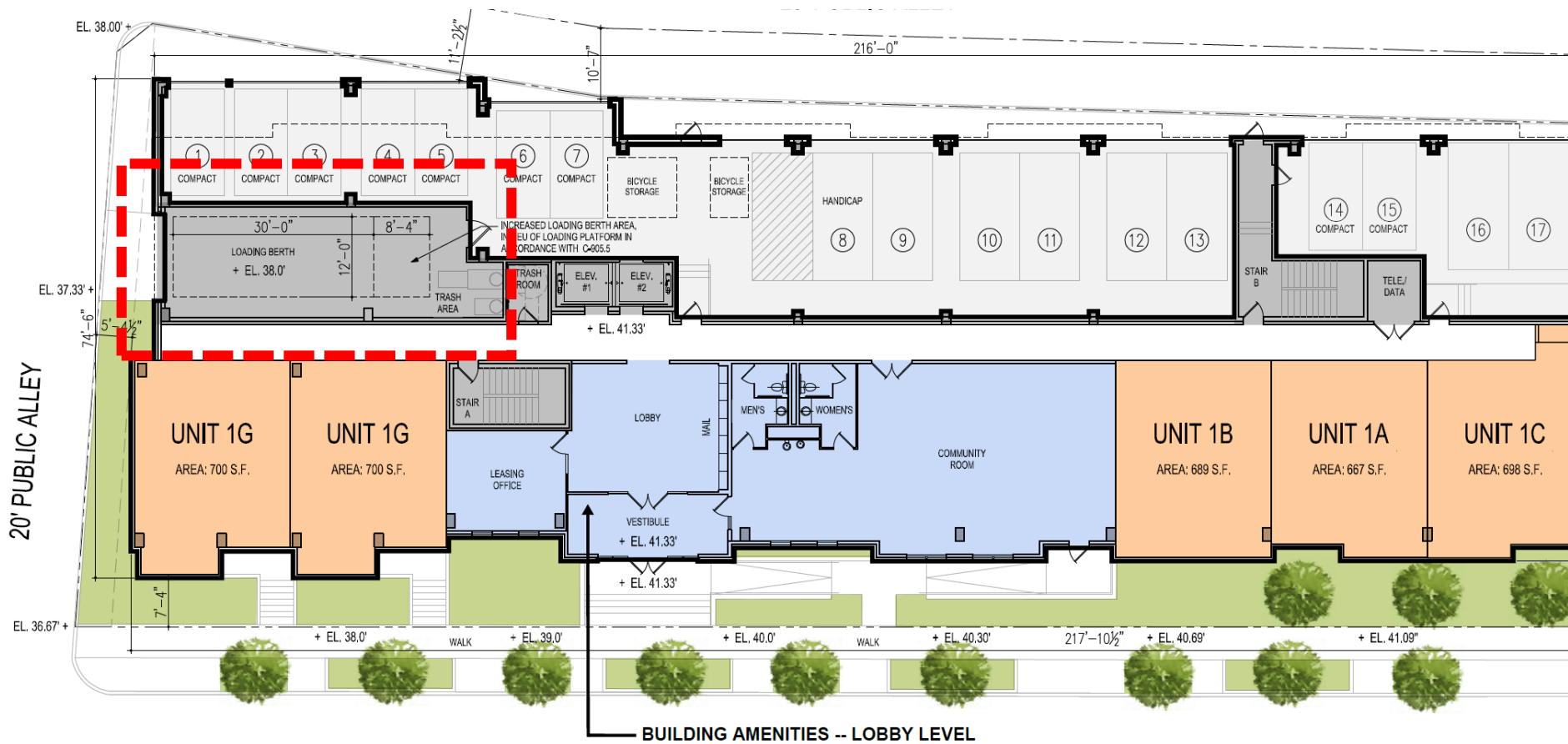


Side Yard – Site Plan - A-0.7



Penthouse Regulations – Roof Plan – A-1.6





BUILDING AMENITIES -- LOBBY LEVEL



