

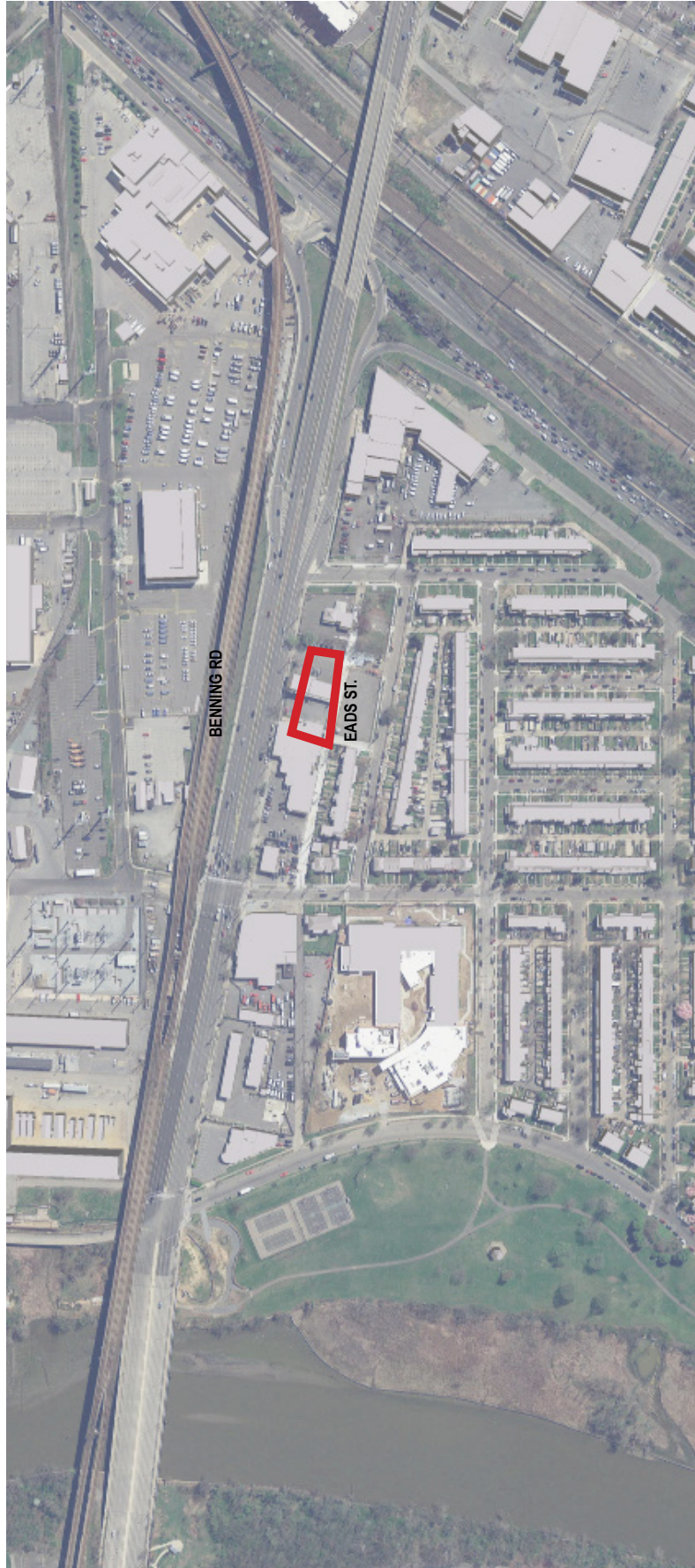
# Attachment A



PLANNED URBAN DEVELOPMENT  
STRATEGY @  
3450 EADS ST NE

PRESENTED TO THE DISTRICT OF COLUMBIA OFFICE  
OF PLANNING

MARCH 07, 2016



LOCATION AERIAL

A-01

3450 EADS ST. NE





## Benning Road Corridor Plan Redevelopment Framework Plan

"Development here should include mixed-use development consisting of retail and small office." Pg. 51

"Potential development of mixed income housing with small retail and services to support the existing residential community" Pg. 54



PG. 51



PG. 54

### Opportunity Site 2A, 2B, 2C, & 2D

These sites are located across the street from the Benning Road Pepco facility, between Anacostia Avenue and Kenilworth Avenue. Current uses on the sites include the Chateau nightclub, two liquor stores, a small strip mall, car service and filling stations, surface parking lots, etc. There is about 317,000 square feet of developable land with direct frontage onto Benning Road. These sites are between the River Terrace community to the south. River Terrace is physically isolated from all other surrounding neighborhoods, situated, as it is, between the Anacostia River, I-295, East Capitol Street (which takes on a highway quality at that point, and does not connect to local River Terrace streets), and Benning Road and the Pepco facility. Any redevelopment at these sites is limited by this isolation, and is therefore likely to occur in the longer term of 10-15 years or more. Development here should include mixed-use development consisting of retail and small office. Planned transportation initiatives, including new streetscaping, improved access over the viaduct and eventual streetcars will make it much easier for people outside River Terrace to utilize new retail and services there, and therefore make redevelopment more viable.

PG. 54

PG. 54

Address	Owner	Parcel Size (sqf)	Current Zoning	Current Land Use	Proposed Use	Proposed Development Scale
3443 - 3461 Benning Road NE, Eads Street NE	Sereso Coleman, Byong K Choi, Maurice Jones, & District of Columbia	65,000	C-2-A & R-3	Commercial	Potential development of mixed-income housing, with small retail and services to support the existing residential community	The current zoning will accommodate different types of residential and commercial use.

### 2 Anacostia Avenue to 42nd Street NE

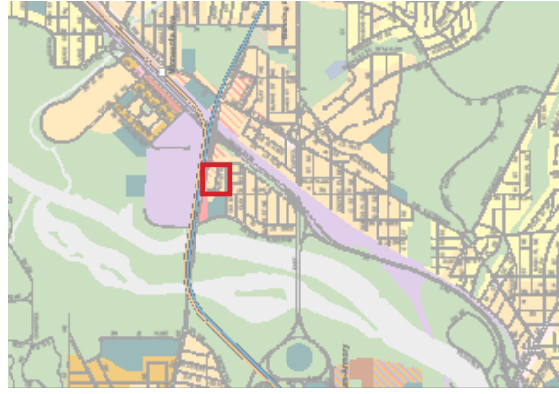
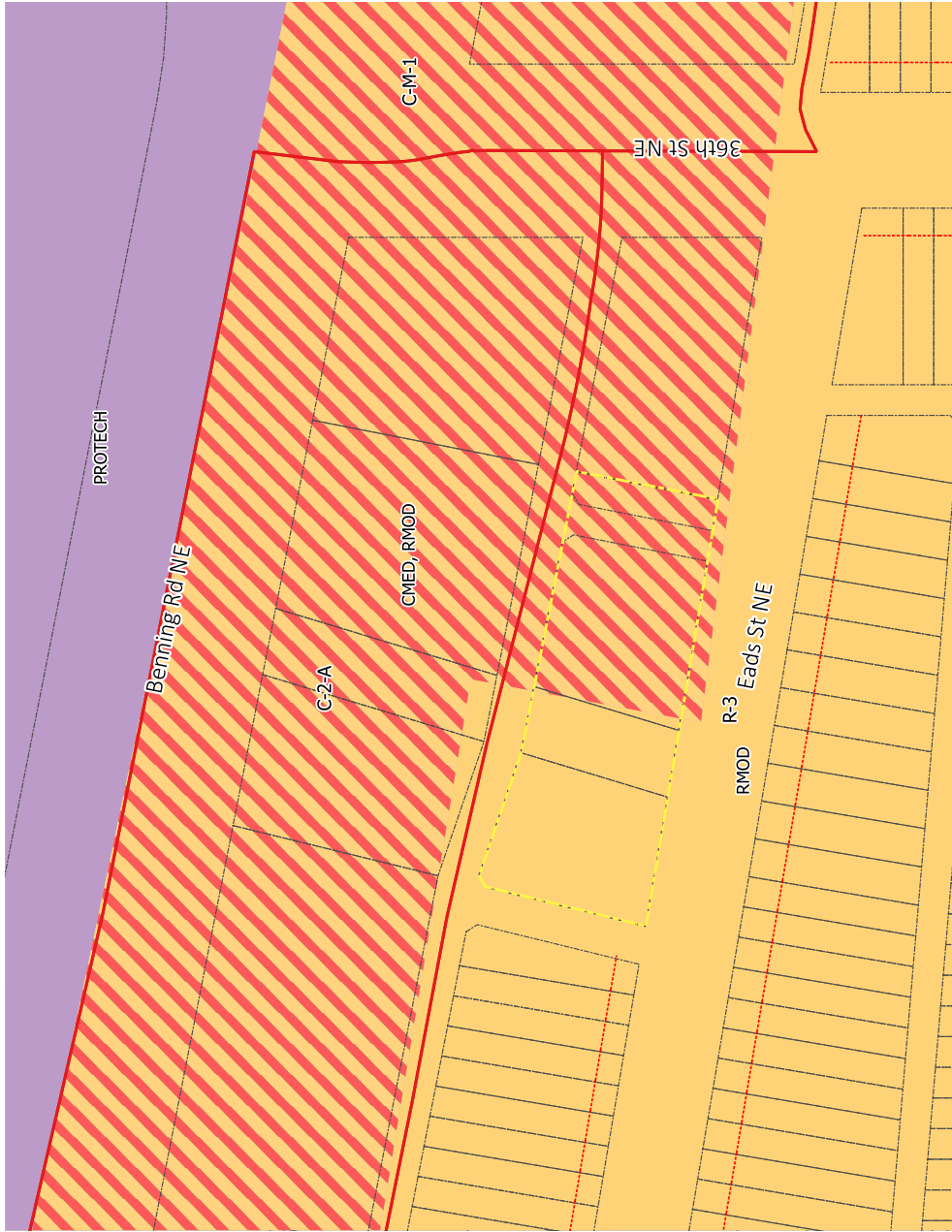
Study Area 2 Opportunity Sites Matrix

Address	Owner	Parcel Size (sqf)	Current Zoning	Current Land Use	Proposed Use	Proposed Development Scale
3443 - 3461 Benning Road NE, Eads Street NE	Sereso Coleman, Byong K Choi, Maurice Jones, & District of Columbia	65,000	C-2-A & R-3	Commercial	Potential development of mixed-income housing, with small retail and services to support the existing residential community	The current zoning will accommodate different types of residential and commercial use.

A-02



3450 EADS ST. NE



A-03  
3450 EADS ST. NE

SITE DIAGRAM W/COMPREHENSIVE PLAN OVERLAY



BENNING RD NE

+ 90'-0" ANTICIPATED

+ 90'-0" ANTICIPATED

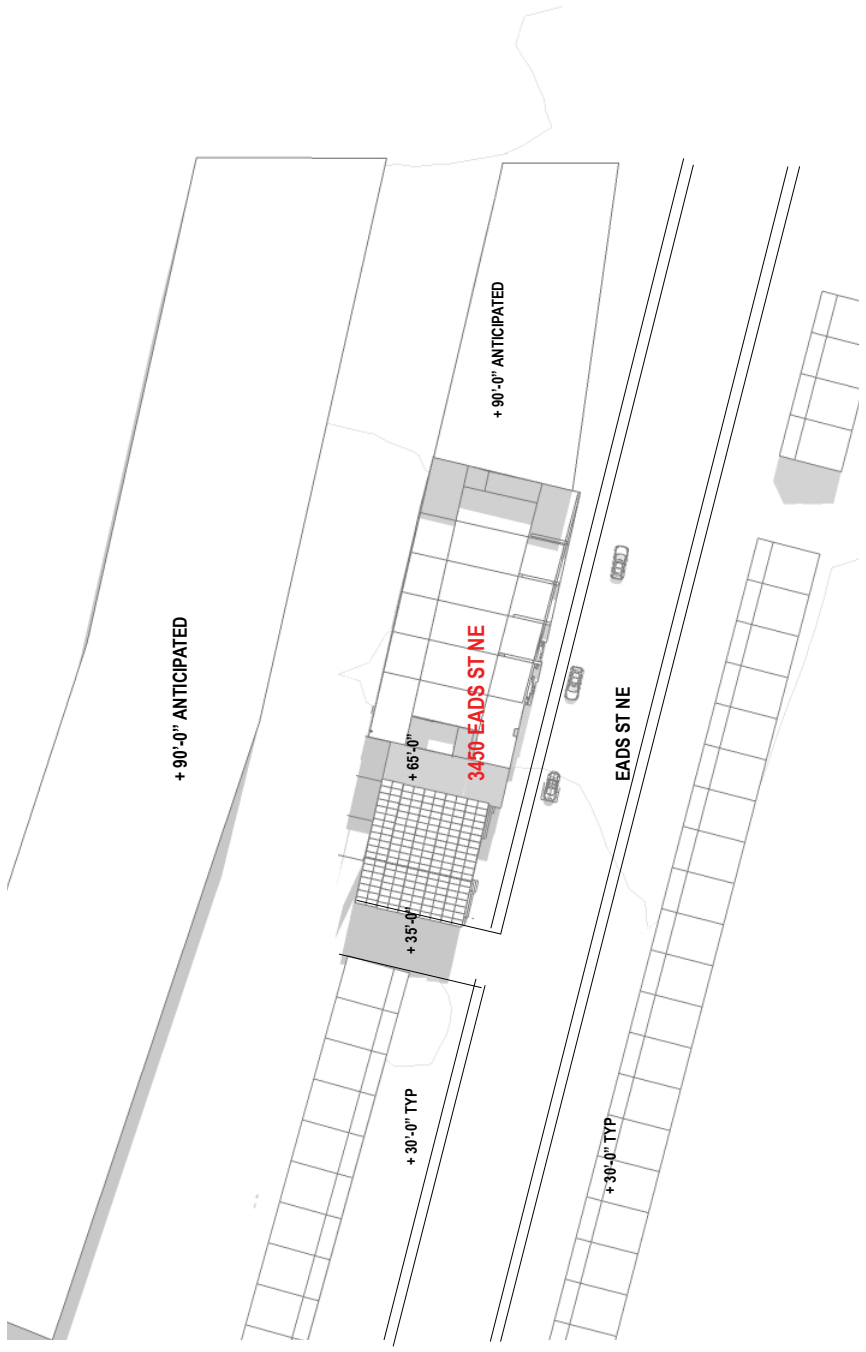
+ 30'-0" TYP

+ 65'-0"

3450 EADS ST NE

EADS ST NE

+ 30'-0" TYP

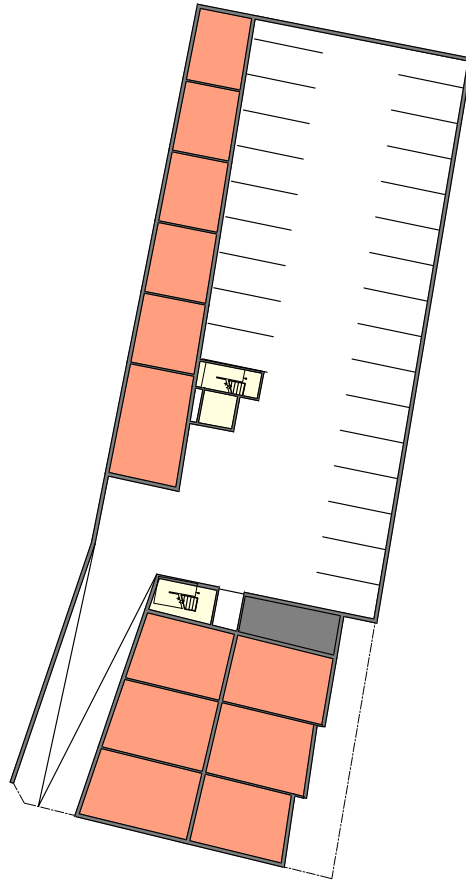











SITE PLAN

A-05

3450 EADS ST. NE





 LOBBY/APPHENTY	 PARKING
 2 OVER 2 TOWNHOUSE 3 BR	 LOADING
 1/2 BR APARTMENTS	 PEDESTRIAN
 GREEN AREA	 R-2 COMPARABLE DENSITY
	 C-2A COMPARABLE DENSITY

PROJECT GSF (TOWARDS F.A.R.) 57,090 GSF  
 TOTAL GSF (CELLAR/PARKING) 68,000 GSF  
 LOT COVERAGE @ ALONG B.L. 78%  
 F.A.R. 3.4  
 MAX. BLDG. HEIGHT 50'-0"  
 PENTHOUSE HEIGHT 18'-0"  
 SIDE YARD 0'-0"  
 FRONT YARD MIN. 10'-0", MAX 15'-0"  
 REAR YARD COMPLIANT FROM C.L. OF 20' ALLEY  
 LOADING 1000 SF  
 UNITS PROVIDED 70  
 PARKING PROVIDED 24-70 UNITS



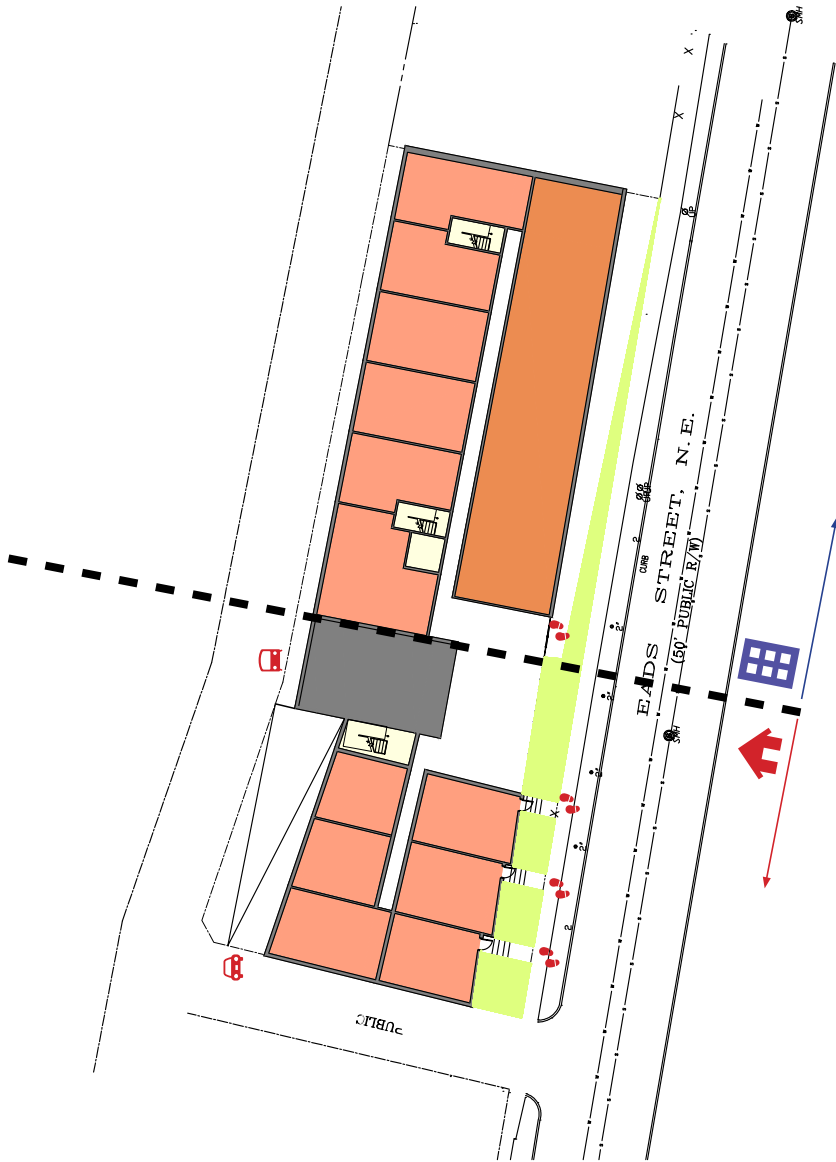
A-06

PARKING PLAN W/CELLAR UNITS

3450 EADS ST. NE







- LOBBY/APARTMENT
  - 2 OVER 2 TOWNHOUSE
  - 3 BR
  - 1/2 BR APARTMENTS
  - GREEN AREA
- PARKING
  - LOADING
  - PEDESTRIAN
  - R2 MASSING TYPE
  - C2A MASSING TYPE

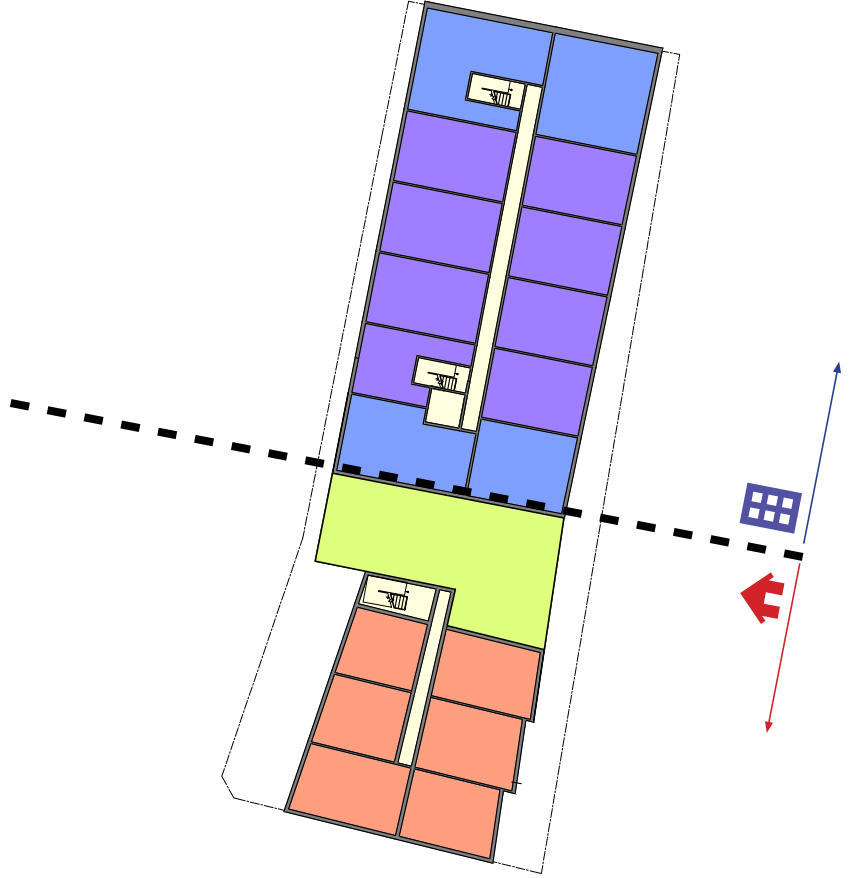


A-07  
3450 EADS ST. NE

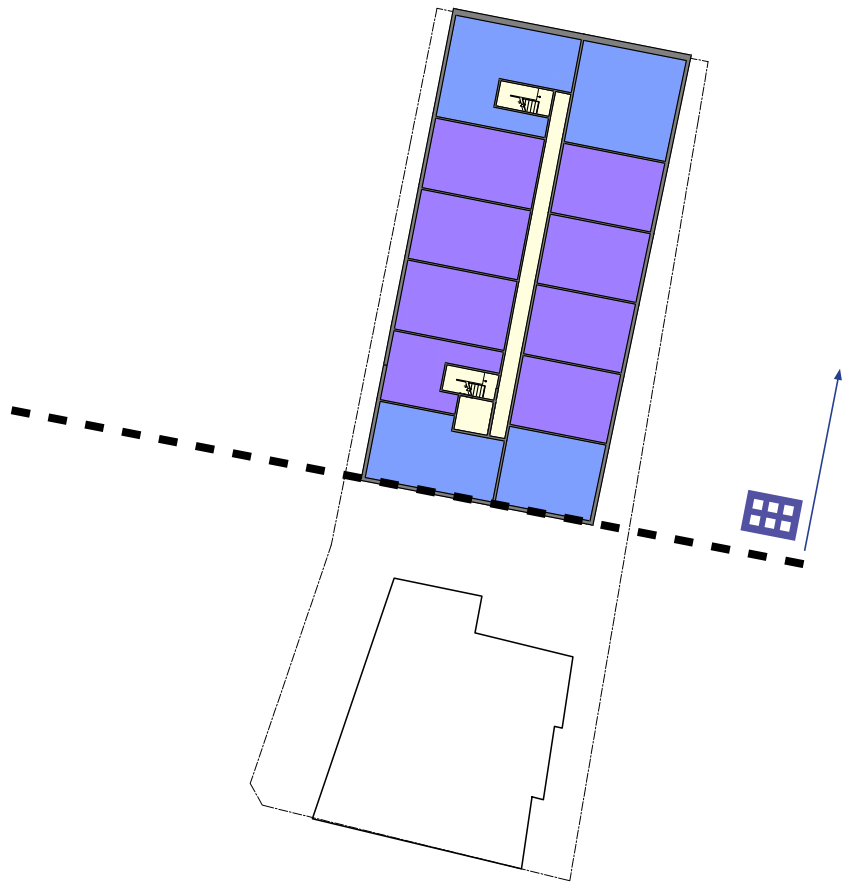
GROUND FLOOR PLAN/ACCESS POINTS



- LOBBY/APARTMENT
- 3 OVER 2 TOWNHOUSE  
3 BK
- 1/2 BK APARTMENTS
- GREEN AREA
- PARKING
- LOADING
- PEDESTRIAN
- R-2 PASSING TYPE
- C-2A PASSING TYPE



2ND/3RD FLOOR PLAN



- LOBBY/AMENITY
  - 2 OVER 2 TOWNHOUSE
  - 3 BR
  - 1/2 BR APARTMENTS
  - GREEN AREA
- PARKING
  - LOADING
  - PEDESTRIAN
  - R-2 MASSING TYPE
  - C-3A MASSING TYPE



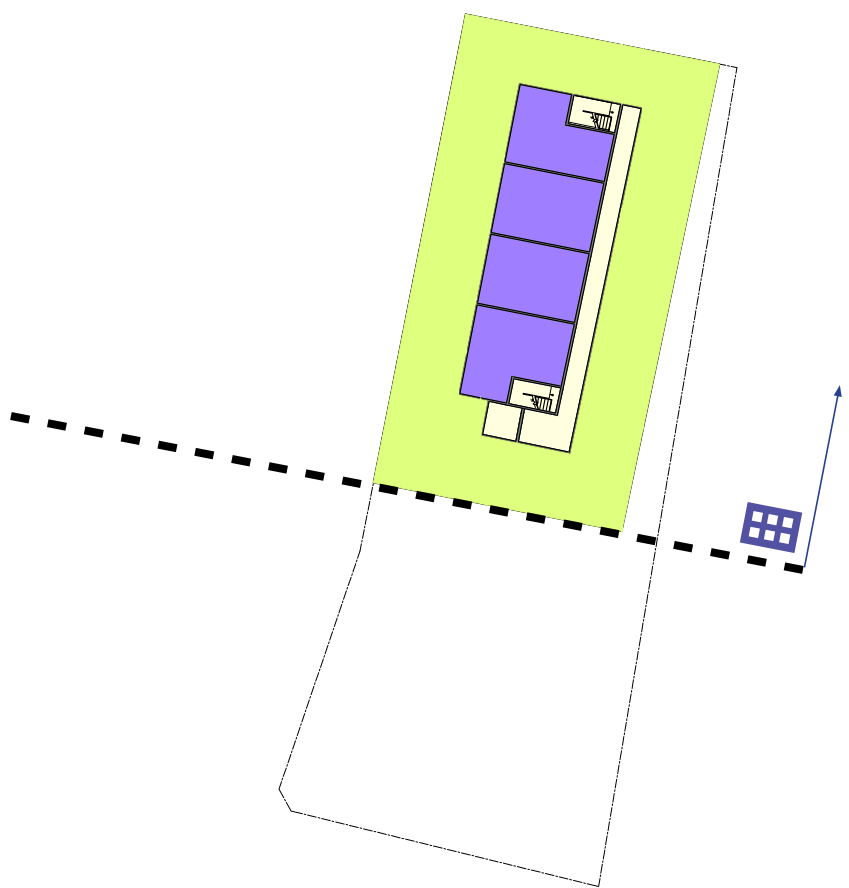
A-09  
 3450 EADS ST. NE

4TH/5TH FLOOR PLAN

LOBBY/AMPHITHEATRE  
 2 CKR 2 TOWNHOUSE  
 3 BK  
 1/2 BR APARTMENTS  
 GREEN AREA

PARKING  
 LOADING  
 PEDESTRIAN

R-2 PASSING TYPE  
 C-2A PASSING TYPE



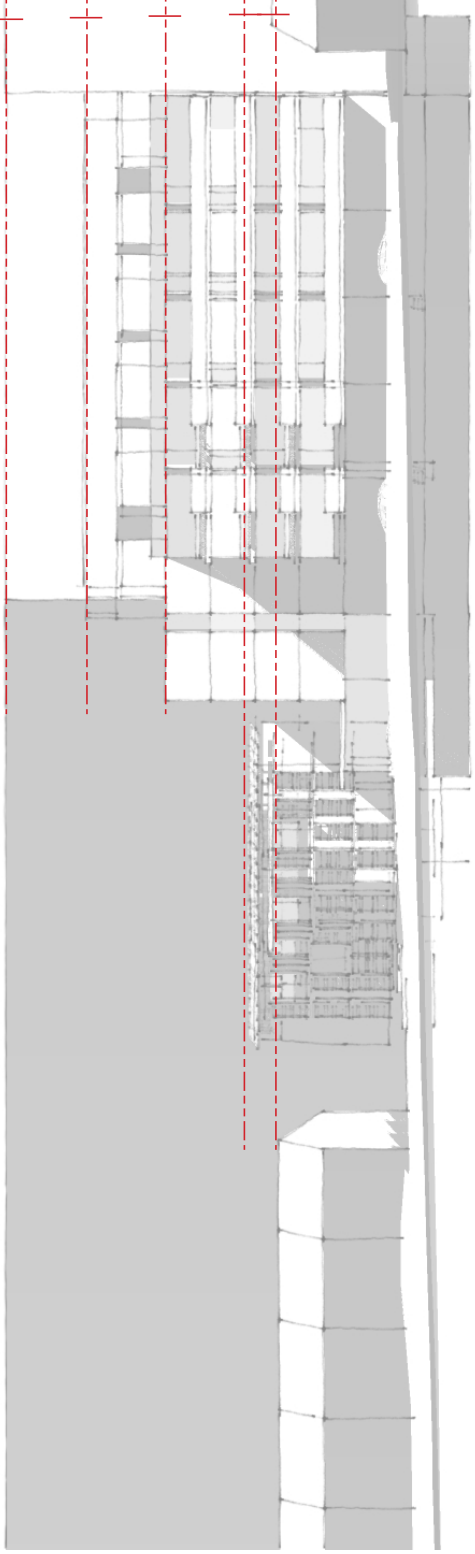
90' BY RIGHT FUTURE DEV'T

65'-0" PENTHOUSE  
W/RESIDENTIAL

50'-0" (5) STORY PROPOSED  
MULTI-FAMILY DEV'T

35'-0" (3) STORY PROPOSED  
ROW HOUSE DEV'T

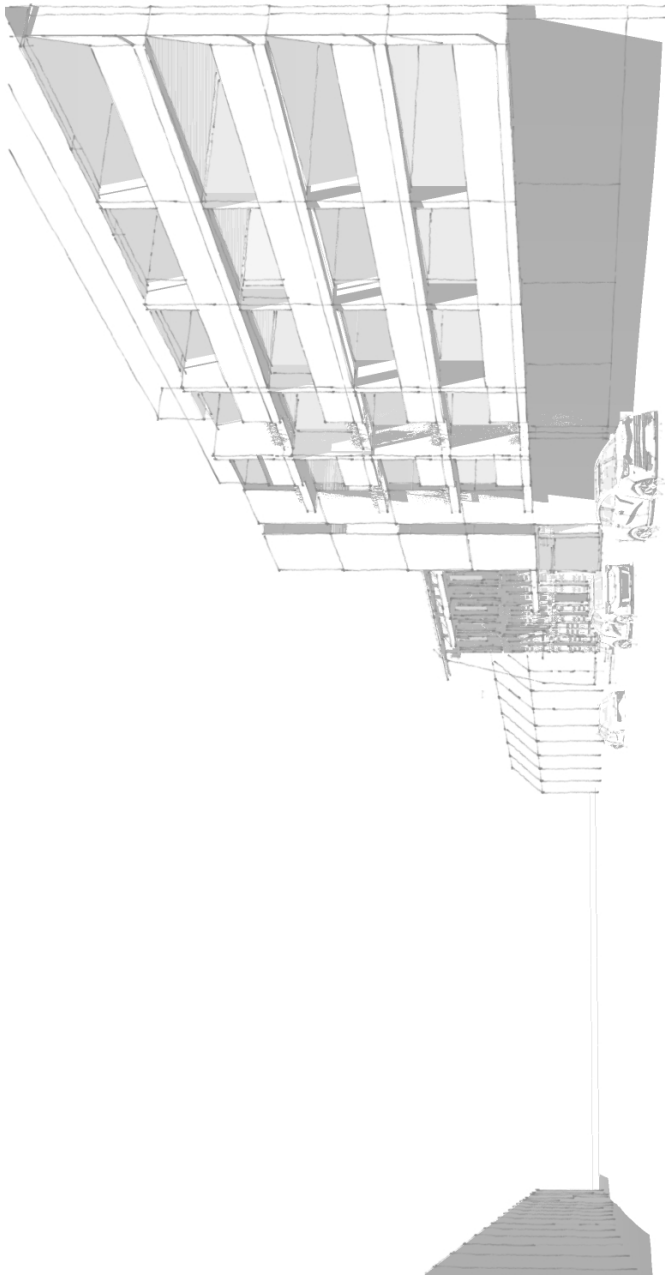
(2) STORY EXISTING ROW  
HOMES



A-11

3450 EADS ST. NE



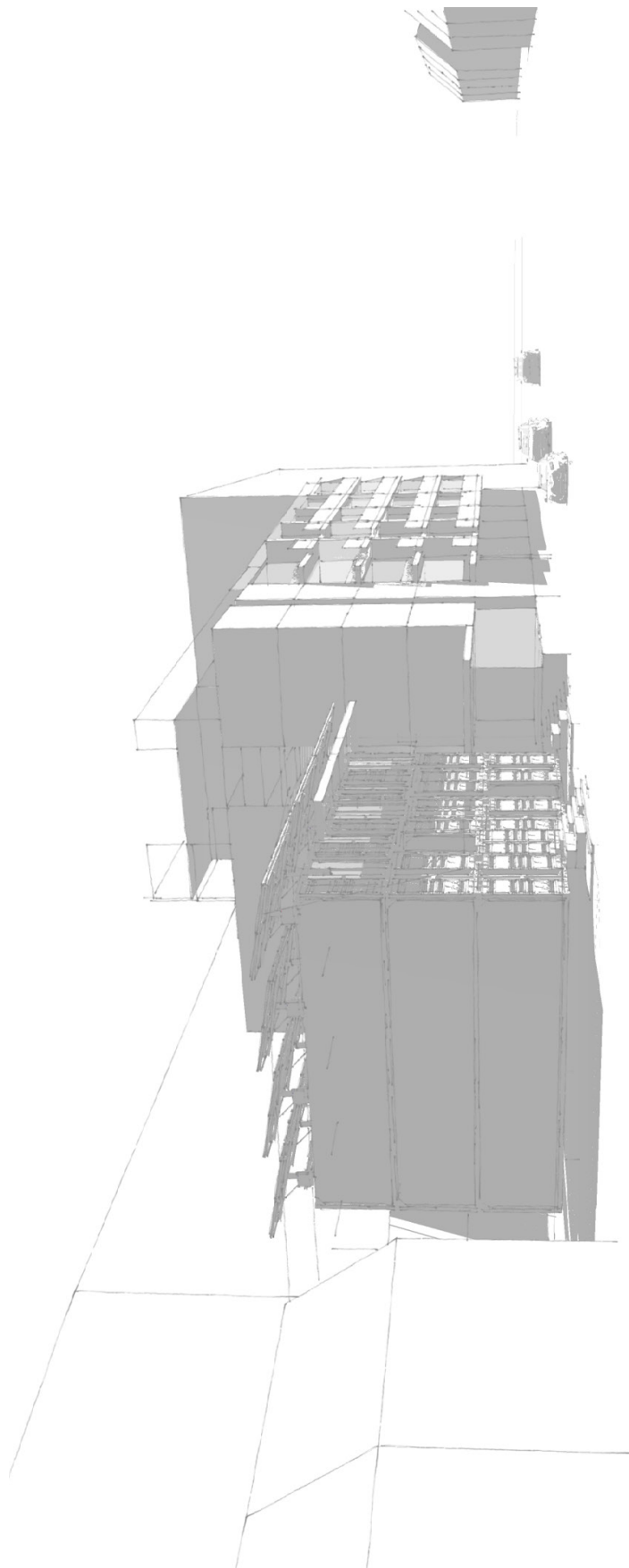


EADS ST LOOKING WEST

A-12



3450 EADS ST. NE



EADS ST LOOKING EAST

A-13

3450 EADS ST. NE



ARCHITECTS

## Attachment B



**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.

<b>ID</b>	<b>Task</b>	<b>Date or Date Range</b>
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.	<i>NDC Filing of PUD Set-down Application with the Zoning Commission</i>	<i>2016-04-22</i>
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.	<i>Zoning Commission Set Down Public Meeting</i>	<i>2016-07-11</i>
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.	<i>Zoning Commission Public Hearing</i>	<i>2016-11-14</i>

## Attachment C



Michael Giulioni &lt;mgiulioni@neighborhooddevelopment.com&gt;

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**3450 Eads Street NE - Neighborhood Development Company (NDC) Project Meeting**

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Michael Giulioni &lt;mgiulioni@neighborhooddevelopment.com&gt;

Mon, Mar 7, 2016 at 3:06 PM

To: "McKay, Claude B. (SMD 7D04)" &lt;7D04@anc.dc.gov&gt;

Cc: Juan Powell &lt;jpowell@neighborhooddevelopment.com&gt;

Claude,

I'm following up on our conversations last week (and our e-mail exchange this morning) regarding NDC's project at 3450 Eads Street NE.

As discussed, I have attached a draft plan for interacting with the ANC through the Zoning Commission approval process, starting with our attendance at tomorrow's meeting, to introduce ourselves during the community announcements portion of the meeting, through to the formal action of the ANC and the Zoning Commission.

I would like to set a time over the next day or two to review the plan and discuss certain items where we are hoping to get your help (e.g., where to host a meeting in River Terrace). If possible, I was hoping we might be able to have a discussion before the meeting with Juan Powell, Principal and COO with NDC, and myself to review and discuss the plan?

I've also attached a copy of the current stage of diagrammatic plans we have developed for the site. This is the information we would like to present at the neighborhood meeting (Item 2 in the Community Outreach Plan) to start a conversation about our project. We will be reviewing this information today with the Office of Planning, and we would like the community to see the same stage of drawing development so we can consolidate everyone's comments in the next stage of design development.

Also, I have talked to one of our analysts about your desire to identify community development data related to River Terrace. Once the information required is clarified, we shouldn't have any problem collecting information from CoStar. However, we do not use Claritas in our day to day work. But, I think I have an alternative that would provide equivalent, if not better information, by working with the State Data Center, with the Office of Planning: <http://planning.dc.gov/page/dc-data>

They actually maintain the data that third party companies more than likely use for their products/services. I'm sure with a little effort we could get all the information you need.

Please feel free to give me call if you have any questions in the interim.

Take care,

Michael

Desk: [202-567-3215](tel:202-567-3215)Cell: [202-352-2233](tel:202-352-2233)

[Quoted text hidden]

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**2 attachments****3450 Eads Street NE - Community Outreach Plan - 2016-03-06.docx**

14K

**2016.03.07.pdf**

8834K