

VIEW FROM SOUTHWEST (HARRY THOMAS WAY)



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VIEW FROM SOUTHWEST
ECKINGTON PARK
ZONING COMMISSION
District of Columbia
CASE NO. 17-09
EXHIBIT NO. 39A2



1. Facade Type 4 - Perspective View



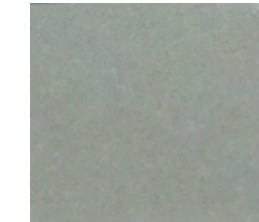
2. Facade Type 4 - South Elevation

MATERIALS LEGEND

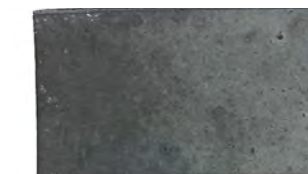
- 1 Metal Panel Color #1
- 2 Cementitious Panel Color #2
- 3 Windows, Doors and Railings
- 4 Retail Storefront by Others
- 5 Masonry Color #2



Cementitious Panel Color #2



Windows, Doors, Metal Panel Color #1, Railings, Metal Canopy, and Balconies



Masonry Color #2



Key Plan

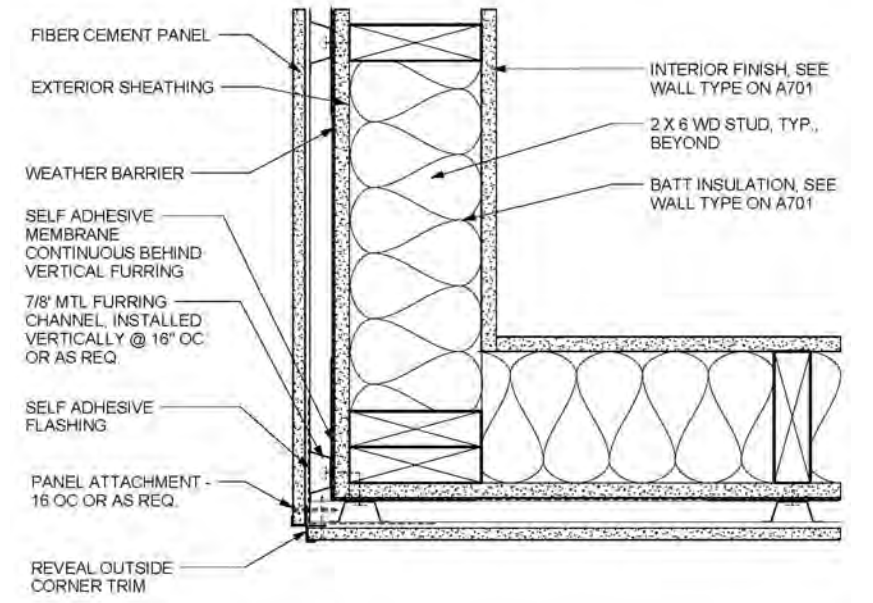




1. Facade Type 4 - South Elevation Zoom In



2. Facade Type 4 - Perspective View Zoom In

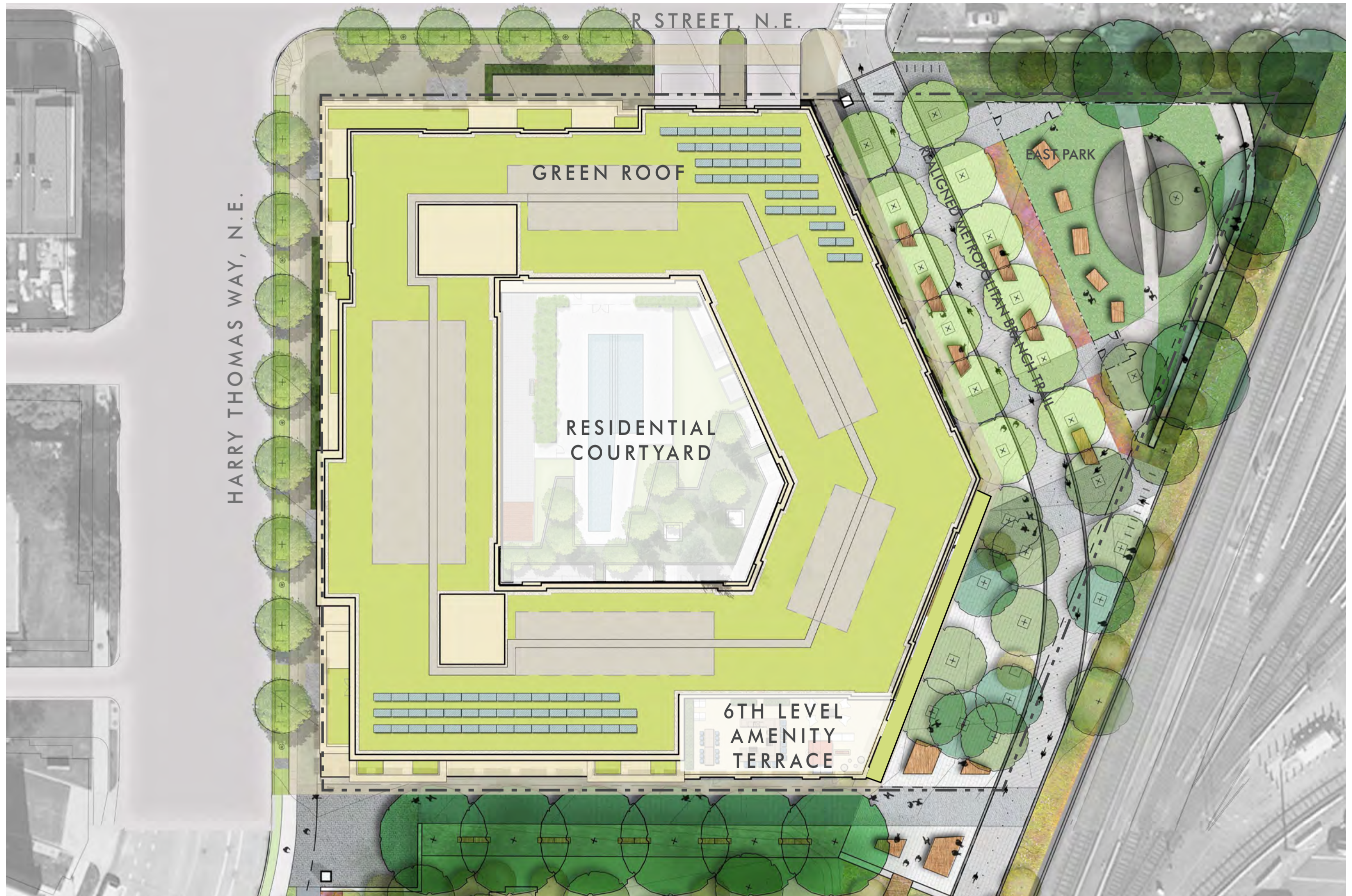


Aluminum Reglet Detail at Cementitious Panel
 1 1/2" = 1'-0"





South Park is conceptual, and not included in PUD.



E C K I N G T O N | W A S H I N G T O N , D C

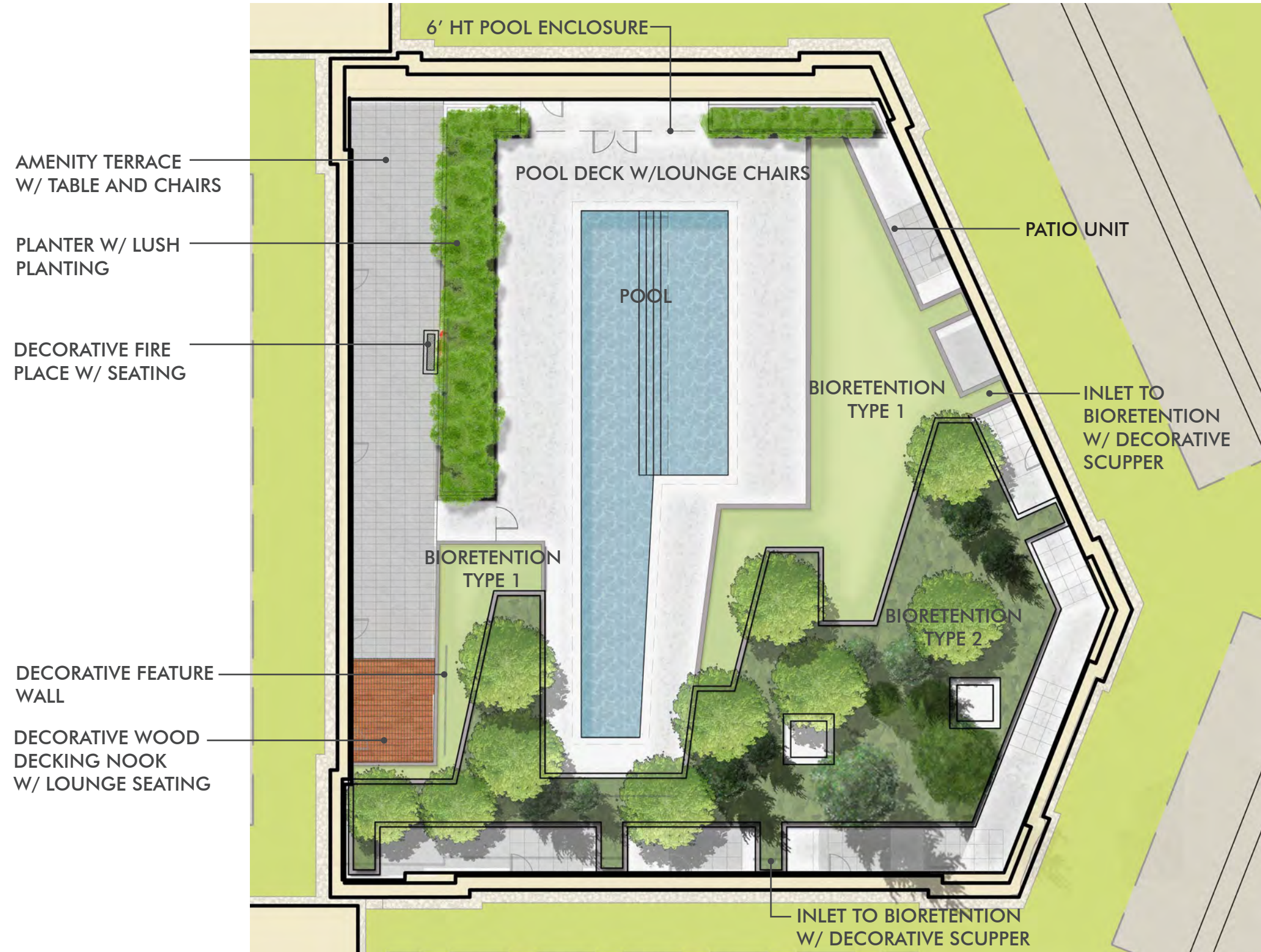
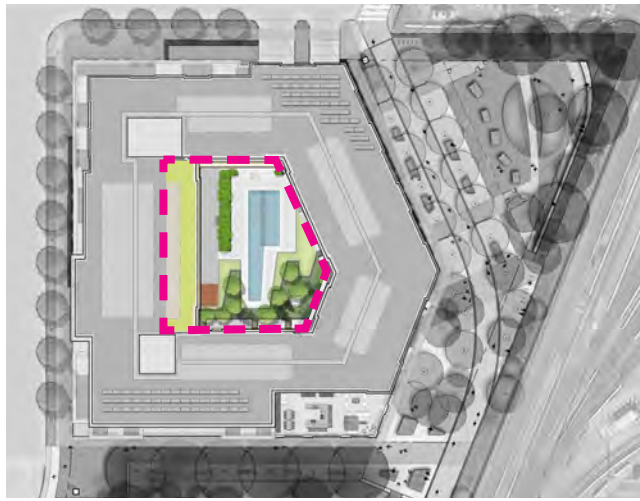


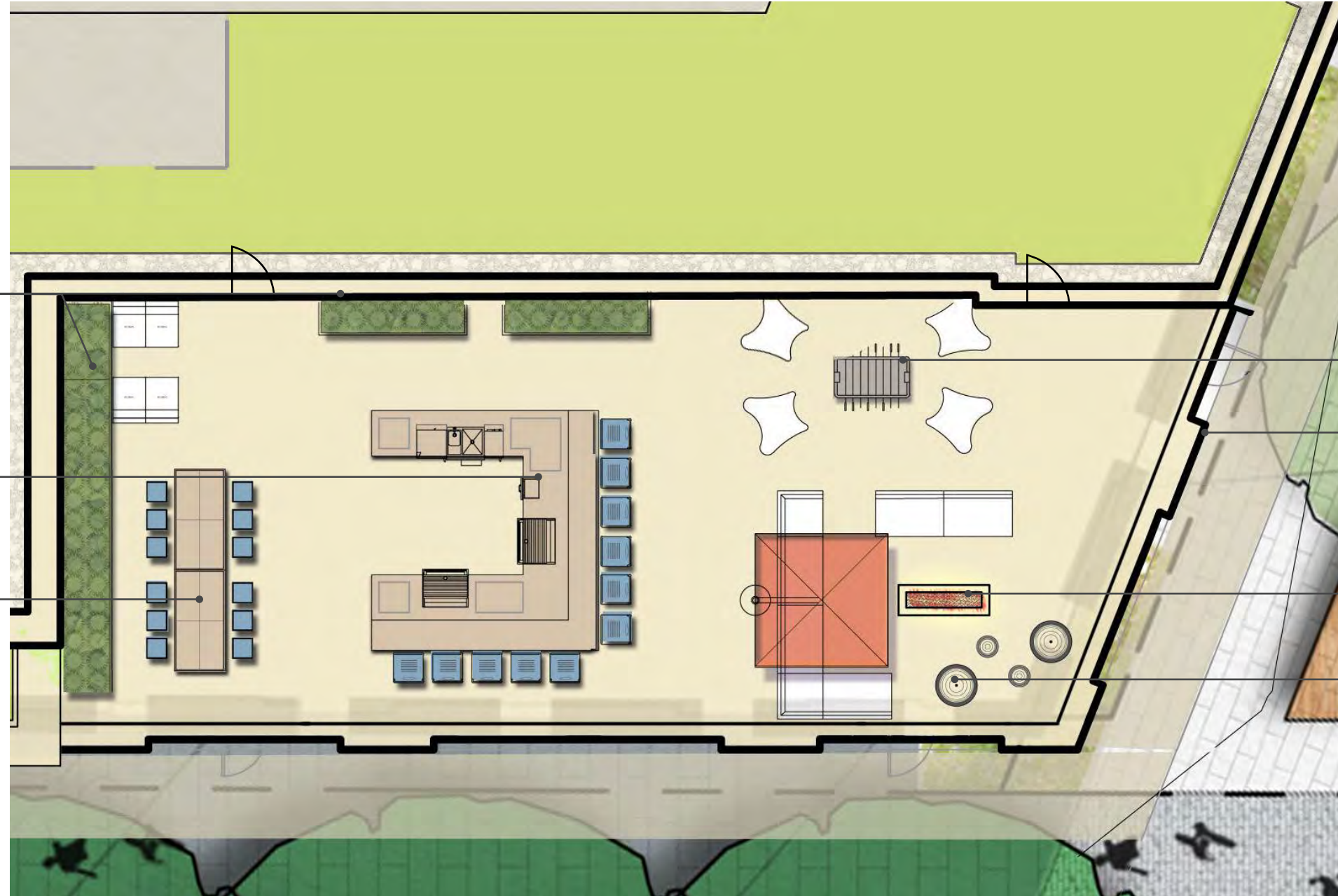
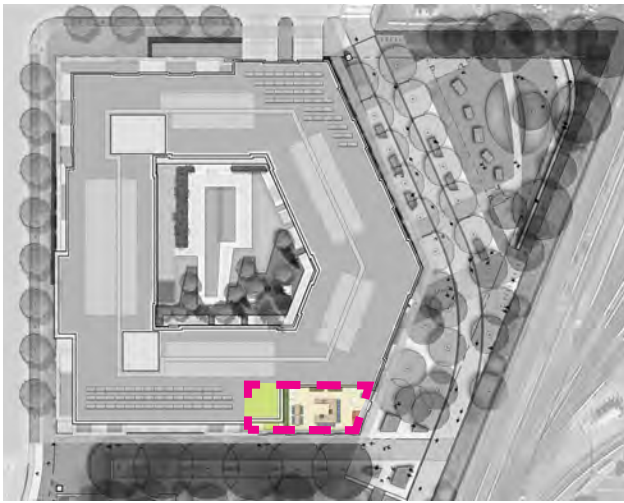
PARKER RODRIGUEZ, INC.
 Planning | Urban Design | Landscape Architecture

Overall Illustrative Plan

L01

NOVEMBER 21, 2017





PLANTER W/ LUSH PLANTING

ENTERTAINMENT BAR AND GRILLING STATION

COMMUNAL DINING TABLE

OUTDOOR GAMING TABLE W/ LARGE SEATS

NOTE:
PARAPET TREATMENT IS ARTICULATED AS AN EXTENSION OF THE FAÇADE TREATMENT

DECORATIVE FIRE PLACE

DECORATIVE ACCENT SEATING

Eckington Park PUD

ZC Case #17-09

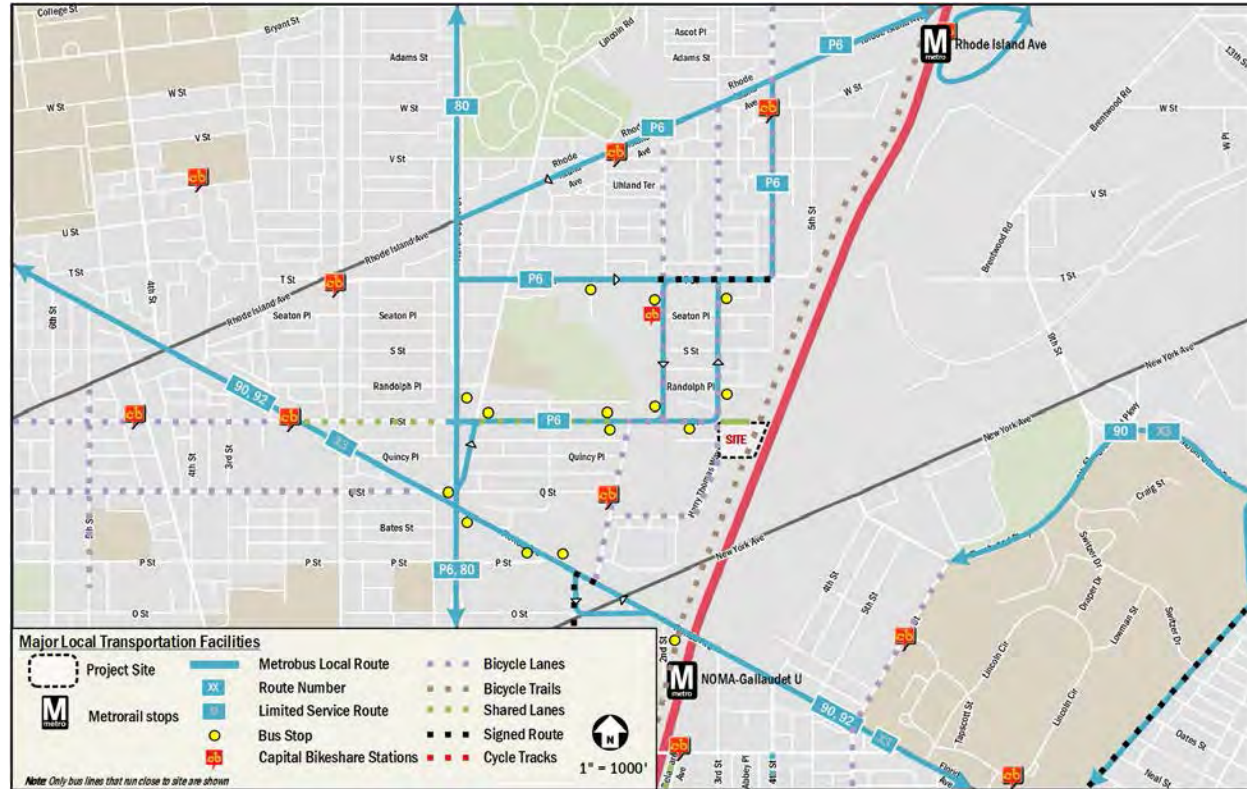
Transportation Discussion

December 14, 2017



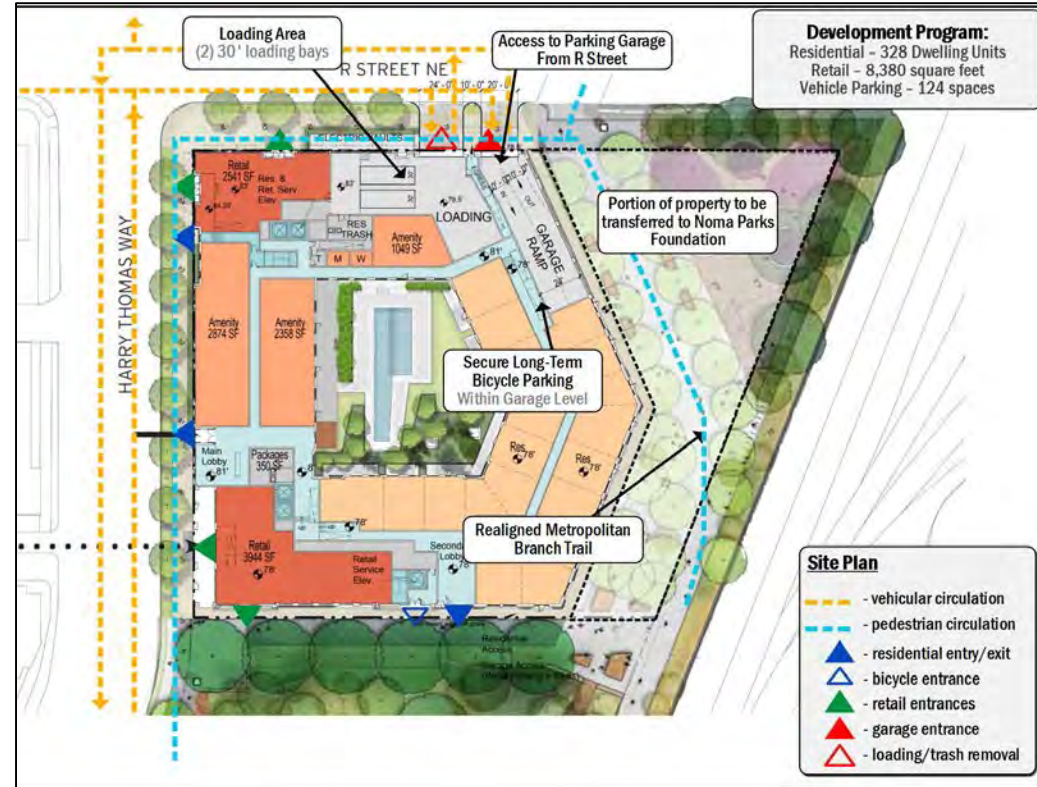
Major Local Transportation Facilities

- Metrorail (Red Line)
 - NoMa - Gallaudet U Station (0.4 miles)
- Metrobus
 - 80, 90, 92, P6, X3
- Bicycle Facilities
 - Metropolitan Branch Trail
 - 1st Street/M Street Cycle Track
 - Several roadways with bicycle lanes
- Capital Bikeshare
 - 2 stations within ¼ mile of the site



Site Plan

- Vehicular Access
 - One curb cut for parking access and one curb cut for loading access
 - Access plan determined in consultation with DDOT
 - Approved by Public Space Committee on 6/22/2017
- Non-Auto Accommodations
 - Long-term and short-term bicycle parking
 - New sidewalk on R Street
 - 20,500 sf park on the eastern portion of the site (East Park)
 - Funding for realignment of the Metropolitan Branch Trail



Parking and Loading Facilities

- Vehicular Parking
 - Required – 116
 - *Provided – 124*
 - *Residential allocated 110 (0.34 ratio)*
 - *Retail allocated 14*
- Long-Term Bicycle Parking
 - Required – 110
 - *Provided – 174*
- Short-Term Bicycle Parking
 - Required – 20
 - *Provided – 30*
- Loading
 - Two (2) 30' loading berths
 - Head-in/head-out maneuvering



Comprehensive Transportation Review

- Vehicular Traffic Impacts
- Multi-Modal Considerations
- No detrimental impact with defined mitigations
- DDOT Coordination
 - Scoping interaction
 - 14 study intersections
 - Vehicular access coordination
 - DDOT approval with conditions
- Applicant agrees to some conditions to appropriately balance mitigations and PUD impacts



Transportation Mitigations and Benefits

- All-way stop conversion at Eckington Place/Harry Thomas Way
- Curb extensions at Eckington Place/Harry Thomas Way
- Accommodation of space on-site for East Park and MBT realignment (20,050 SF)
- \$165,000 donation to East Park (resulting in improved safety along MBT)
- \$80,000 donation to realignment of MBT
- Exceeding zoning requirements for long- and short-term bicycle parking
- Two (2) electric vehicle charging stations in the garage
- Comprehensive TDM Plan



Transportation Demand Management

- TDM Leaders
- Yearly updates to goDCgo staff
- TDM information available to residents/employees
- Unbundled parking cost
- Annual Bikeshare or carshare memberships to each new residential lease for 3 years
- Bicycle repair station within long-term bike storage room
- Exceed zoning requirements for long- and short-term bicycle parking
- Transportation Information Center Display in lobby
- Two parking spaces in garage dedicated for car-sharing
- Restrict tenants from obtaining Residential Parking Permits
- 13 shopping carts for residents



An architectural rendering of a modern urban development. The central focus is a multi-story building with a prominent corner section featuring a grid of white columns and large glass windows. The building is surrounded by other multi-story structures in various colors (red brick, grey, white). The street in the foreground is busy with cars, a cyclist, and pedestrians. There are trees and a park area on the right side. The sky is blue with scattered white clouds.

ECKINGTON PARK

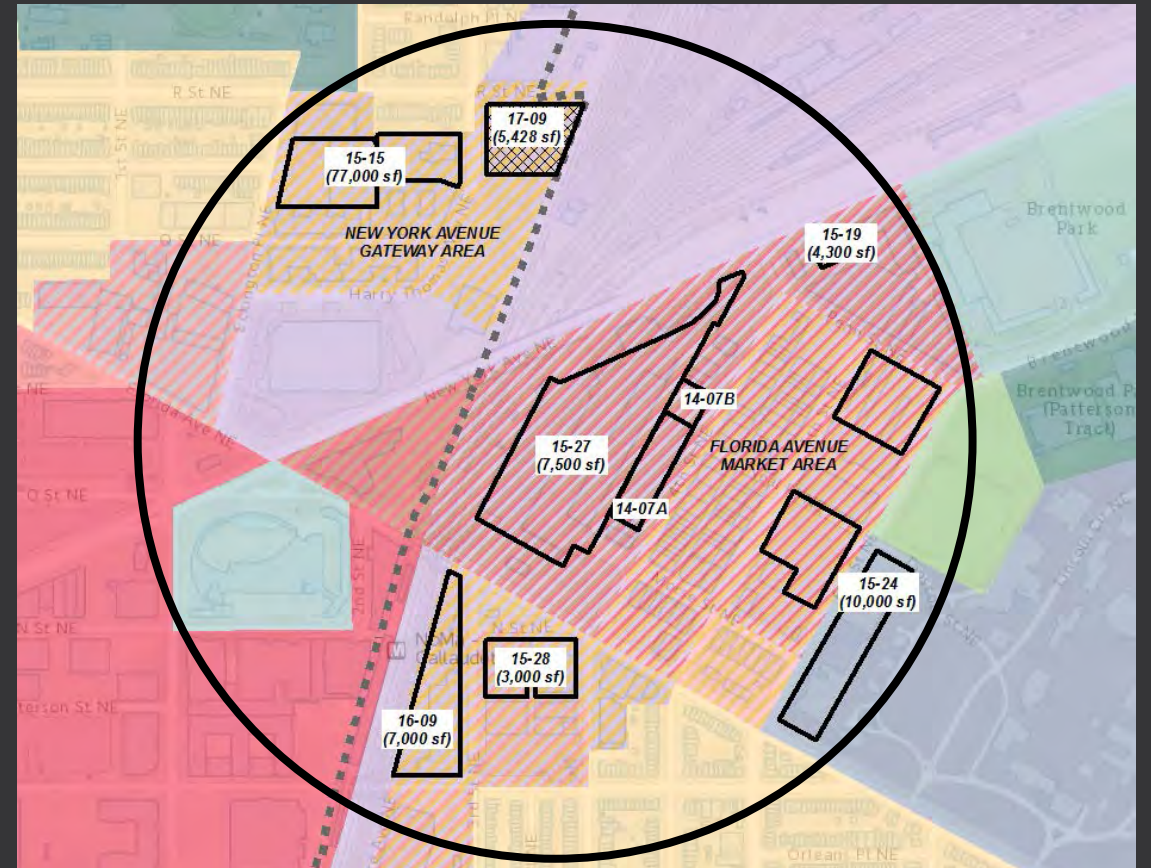
Comprehensive Plan
Future Land Use Map Consistency
Development Incentives / Flexibility
Public Benefits / Project Amenities

Future Land Use Map (FLUM) Consistency

- Office of Planning (OP) Report: *By the hearing*: Further clarify the proposal's consistency with the Comprehensive Plan's direction that the site is appropriate for a mix of uses including Production, Distribution and Repair (PUD)
 - Site is designated Mixed Use: Medium Density Residential / Production Distribution and Repair (PDR)
 - Proposal consists of a mixed use project containing a mix of uses including multi-family residential, retail, parks and open space, and artist live-work space
 - Comprehensive Plan legislative history describes mixed-use areas on the FLUM as being “areas where a variety of uses is encouraged but is not required” (emphasis added) (Committee Report, Bill 5-507, District of Columbia Comprehensive Plan Act of 1984 Land Use Element Amendment Act of 1984, dated December 4, 1984)
 - Existing Comprehensive Plan Framework Element contains similar language “The [FLUM] indicates areas where the mixing of two or more land uses is encouraged (emphasis added) (10-A DCMR § 225.18).
 - Artist live-work space falls within the “Arts, Design, and Creation” use category (11-B DCMR § 200.2(e)), and is permitted as a matter of right within the existing PDR zones and the proposed MU-5-A zone.
 - Artist live-work space has been previously accepted by OP and the Commission as being consistent with the FLUM PDR land use category (Z.C. 16-09).

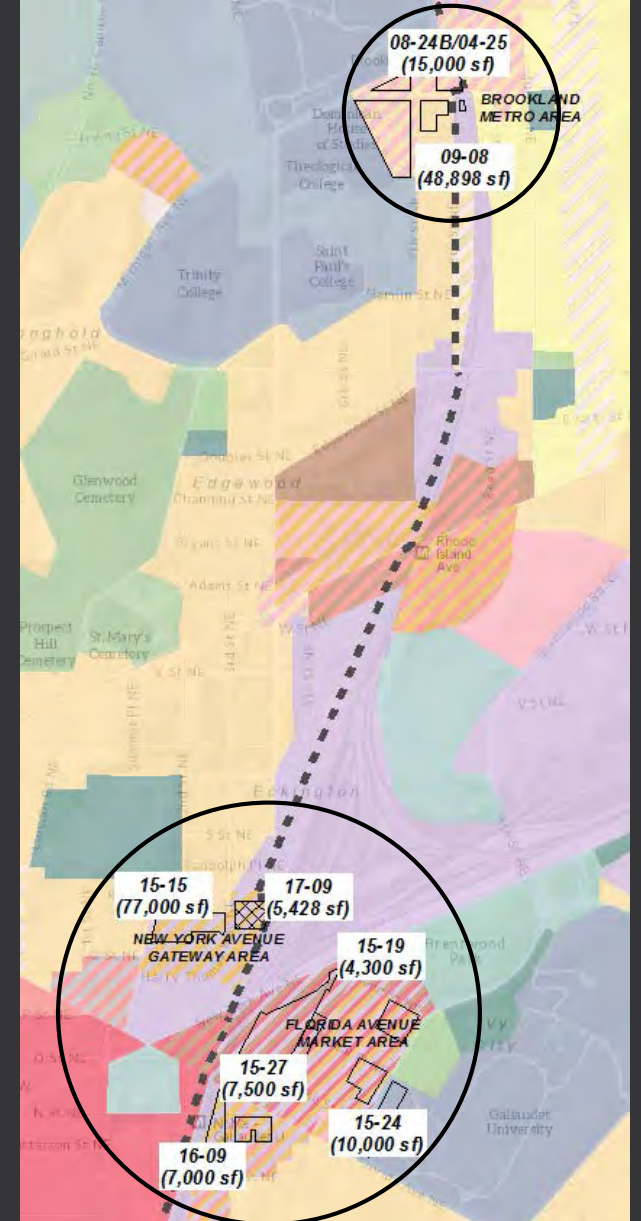
Future Land Use Map (FLUM) Consistency

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 - The FLUM is not a zoning map and is intended to be interpreted broadly (10-A DCMR § 226).
 - The proposed amount of artist live-work space is appropriate when considering it within the guidance for compliance with the Comprehensive Plan and the broader context of the area.
 - Commission has approved approximately 77,000 square feet of “maker-space” for the project to the immediate west.
 - Approximately 105,000 square feet of PDR-related uses / maker-spaces has been approved within the New York Avenue Gateway / Florida Avenue Market area.



Future Land Use Map (FLUM) Consistency

- Office of Planning (OP) Report: *By the hearing*: Further clarify the proposal's consistency with the Comprehensive Plan's direction that the site is appropriate for a mix of uses including Production, Distribution and Repair (PUD)
 - Node of PDR-related uses / maker spaces is a complement to the more than 63,000 square feet of artist / maker spaces located to the north near the Brookland Metrorail Station, and along the Metropolitan Branch Trail ("MBT") corridor.



Development Incentives / Flexibility

In deciding a PUD application, the Zoning Commission shall judge, balance, and reconcile the relative value of the public benefits and project amenities offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case (11-X DCMR 304.3).

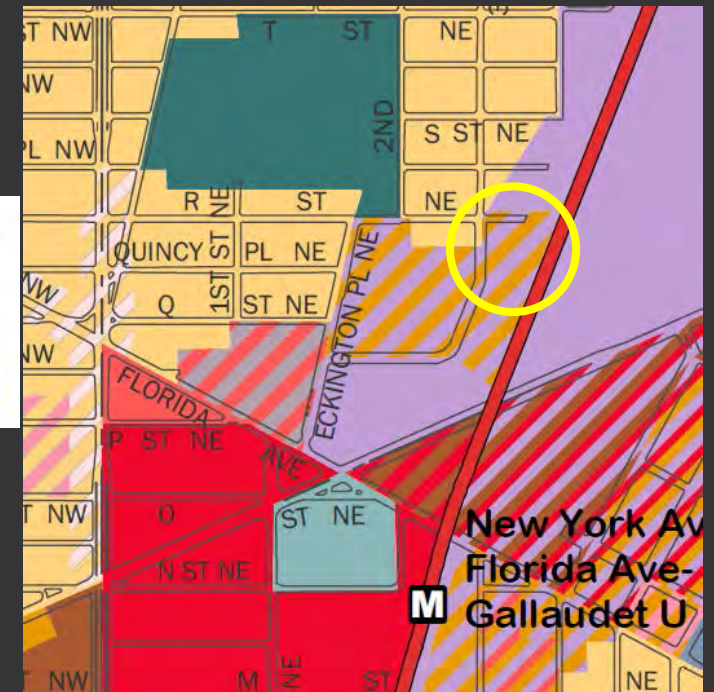
A PUD-related zoning map amendment shall be considered flexibility against which the Zoning Commission shall weigh the benefits of the PUD (11-X DCMR 303.12).



1992 Generalized Land Use Map
(Med-High Density Commercial / PDR)

"(87) The mixed-use medium-high density commercial and production and technical employment area contained in that portion of the Northeast Number 1/Eckington Yards special treatment area generally bounded on the south by Florida Avenue, N.E., then following New York Avenue, N.E., to where New York Avenue, N.E., passes over the railroad tracks and then returning south to Florida Avenue, N.E., on the west by Eckington Place, N.E., on the north by R Street, N.E., and Penn Street, N.E., and on the east by 6th Street, N.E., Neal Place, N.E., and 4th Street, N.E., is included in the production and technical employment land use category;

Comprehensive Plan Amendments Act of 1994
(D.C. Law 10-193)



2006 Future Land Use Map
(Medium Density Residential / PDR)

Development Incentives / Flexibility

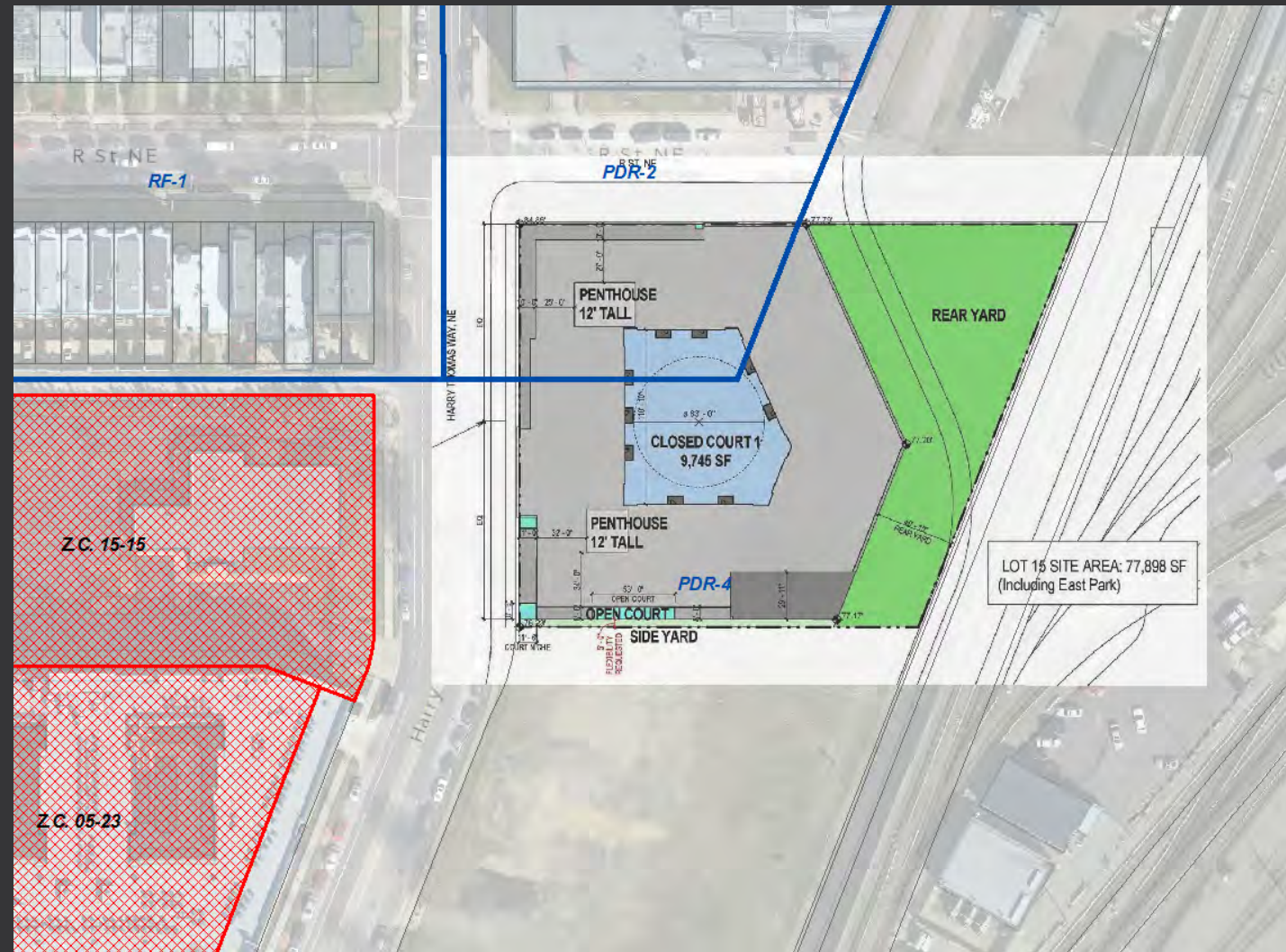
In deciding a PUD application, the Zoning Commission shall judge, balance, and reconcile the relative value of the public benefits and project amenities offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case (11-X DCMR 304.3).

A PUD-related zoning map amendment shall be considered flexibility against which the Zoning Commission shall weigh the benefits of the PUD (11-X DCMR 303.12).

Comparison of Density and Height Under Existing PDR-2/PDR-4 Zoning Versus Requested MU-5-A Zoning								
	Existing Zoning							
	Height (feet)		Density (FAR)		Density (GFA)		Blended Density	
	PDR-2	PDR-4	PDR-2	PDR-4	PDR-2	PDR-4	GFA (Total)	FAR
Matter of Right	60	90	4.5 (3.0 restricted)	6.0 (1.0 restricted)	66,605 (44,403)	378,582 (63,097)	445,187 (107,500)	5.7 (1.3)
PUD	60	90	5.4 (3.6 restricted)	7.2 (1.2 restricted)	79,925 (53,284)	454,298 (75,716)	534,223 (129,000)	6.9 (1.7)
	Proposed Zoning (MU-5-A)							
	Height	Density (FAR)		Density (GFA)				
Matter of Right	65		3.5 (1.5 nonres)		272,643 (116,847)			
Matter-of-Right (w/ IZ)	70		4.2 (1.5 nonres)		327,172 (116,847)			
PUD	90		5.04 (2.01 nonres)		392,606 (156,575)			
Proposed	83		4.03 (0.14 nonres)		313,916 (11,062)			
Proposed (w/o East Park)	83		5.4 (0.19 nonres)		313,916 (11,062)			

Development Incentives / Flexibility

- Side yard:
 - 5'-0" side yard proposed to accommodate egress adjacent to South Park
 - 13'-10" side yard is required
- Zoning Map amendment:
 - Ability to construct residential
 - No additional density compared to existing zoning
 - Locate a portion of the building within an area of the site that currently permits 60 feet (approximately only 19% of the site)



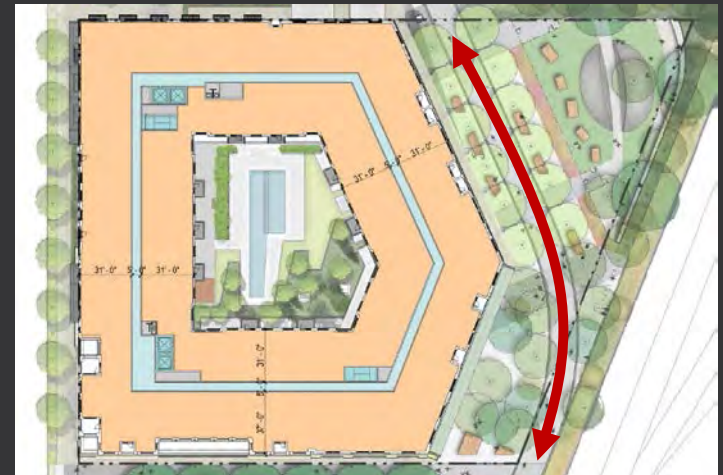
Public Benefits / Project Amenities

- Superior landscaping, or creation or preservation of open spaces (11-X DCMR § 305.5(b))
 - Conveyance of 20,050 square feet of site to NPF for East Park (25.7% of site)
 - Contribute \$165,000 for dog park improvements in East Park
- Superior urban design and architecture / site planning and efficient and economical land utilization (11-X DCMR § 305.5(a) & (c))
 - Replacement of vacant and underutilized site near Metrorail
 - Compatibility with surrounding context
 - Enhancement and security of East and South Park
- Commemorative works or public art (11-X DCMR § 305.5(d))
 - Two public art installations (ground floor facing MBT and roof deck)
 - Collaboration with No Kings Collective
- Housing (11-X DCMR § 305.5(f)(1) and (3))
 - Approx. 328 new residential units, no residential currently permitted
 - Nine (9) three bedroom units



Public Benefits / Project Amenities

- Affordable housing (11-X DCMR § 305.5(g))
 - 10.3% of total residential square footage devoted to affordable housing @ 60% MFI
 - 8% of residential square footage devoted to IZ @ 60% MFI with all square footage devoted to large units
 - 14 two (2) bedroom units
 - Four (4) two-story, three bedroom units
 - Four (4) two-story lofts devoted to artist live-work spaces @ 60% MFI
- Employment and training opportunities (11-X DCMR § 305.5(h))
 - Construction skills training to McKinley Tech High School students
- Streetscape plans (11-X DCMR § 305.5(l))
 - Construction of pedestrian-friendly streetscape
- Transportation infrastructure (11-X DCMR § 305.5(o))
 - Donation of \$80,000 for realignment of MBT through East Park
 - Approx. 174 secure, long-term bike parking spaces and bike repair station
 - Approx. 30 short-term bike parking spaces near MBT



Public Benefits / Project Amenities

- Environmental and sustainable benefits (11-X DCMR § 305.5(k))
 - LEED NC Gold (v2009)
 - Several sustainable features (incl. expansive green roof)
 - Approx. 1,500 square feet of solar panels (approx. 1% of building energy use)
- Uses of special value to the neighborhood or the District of Columbia as a whole (11-X DCMR § 305.5(q))
 - \$350,000 to NPF to assist with South Park improvements
 - \$60,000 to local schools, the Eckington Recreation Center, and Bloomingdale Civic Association
 - McKinley Technology High School: \$25,000
 - Harmony Elementary: \$8,500
 - Langley Elementary: \$15,000
 - Eckington Recreation Center: \$8,500
 - Bloomington Civic Association Scholarship Fund: \$3,000
 - \$40,000 to Manna, Inc. / Latino Economic Development Center (LEDC) partnership for affordable housing training and assistance

Conclusion



- Project is not inconsistent with the FLUM Mixed Use: Medium Density Residential / PDR land use designation
 - Provides approximately 5,428 sf of artist live-work space which is considered a PDR-related use.
 - Amount of artist live-work space is appropriate considering:
 - Amount of other PDR, “maker,” and arts, design, and creation type uses either existing or approved within surrounding context, and
 - Recognized potential of the area for new residential and commercial development given proximity to transit.
- The proffered public benefits and project amenities far outweigh the relatively minor degree of development incentives requested
 - Side yard (required for egress and adjacent to South Park)
 - Ability to construct residential use (not permitted under existing zoning / encouraged under Comprehensive Plan)
 - No additional density (less than allowed as matter of right under existing zoning)
 - No additional height (only the ability to locate higher height in limited area)

An architectural rendering of a multi-story urban development. The central focus is a large, light-colored building with a prominent corner tower and classical architectural details like columns and pediments. To its left is a taller, red brick building. The foreground shows a wide street with cars, a cyclist, and pedestrians. Lush green trees and a clear blue sky with scattered clouds complete the scene.

ECKINGTON PARK

Z.C. Case No. 17-09
Lot 15, Square 3581
1501 Harry Thomas Way, NE

Consolidated Planned Unit Development
&
Zoning Map Amendment