



Zoning Commission Case No. 22-08
NRP Properties LLC and Marshall Heights Community Development Organization
Voluntary Design Review

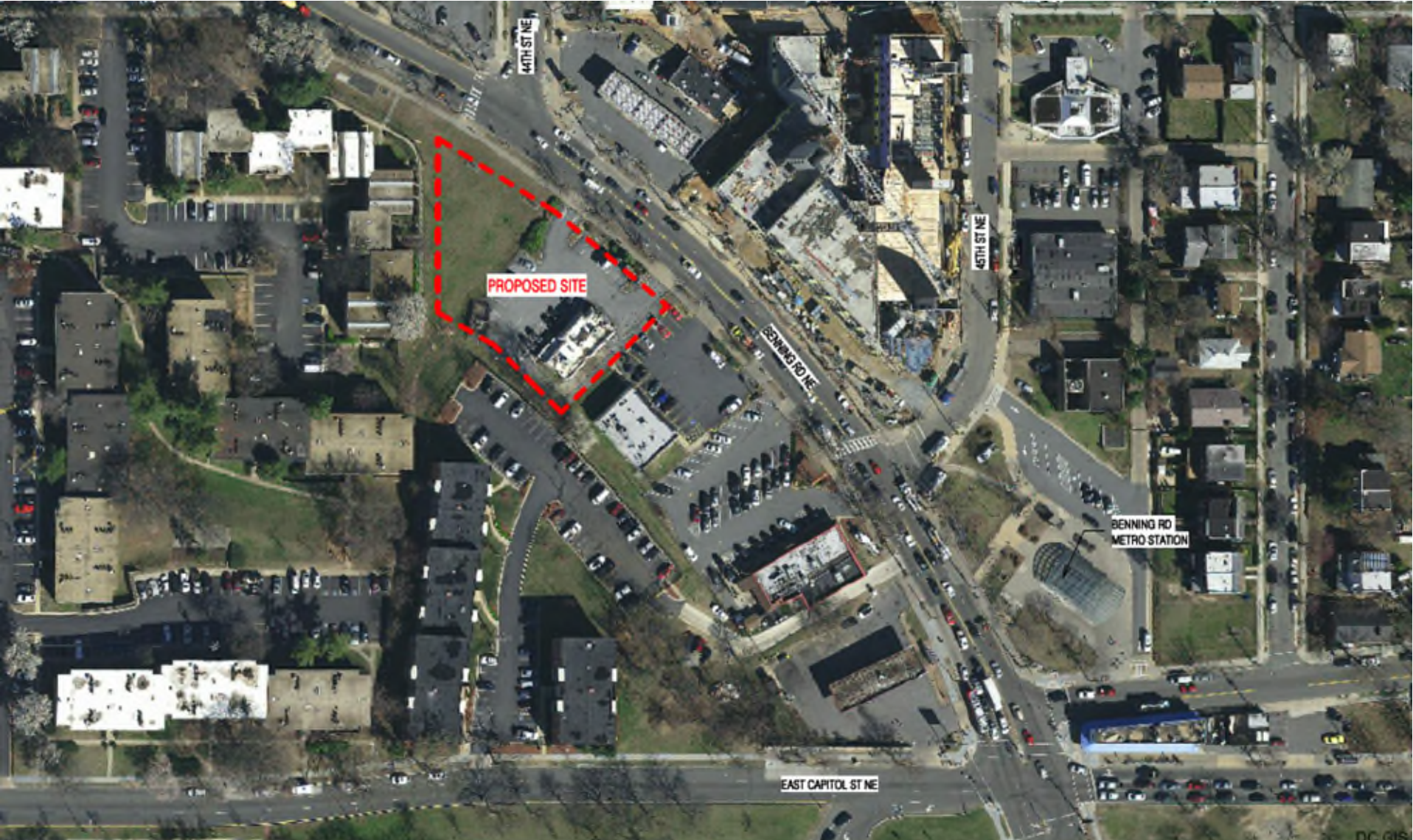
Applicant's Team

- Chris Marshall, NRP Group
- Babatunde Oloyedo, Marshall Heights Community Development Org.
- Jeff Goins, PGN Architects
- Sharon Bradley, Bradley Site Design
- Daniel Solomon, Gorove Slade
- Meridith Moldenhauer, Cozen O'Connor

The NRP Group

- National real estate development company that develops, builds and manages market-rate and affordable communities
- Developed 24,000 affordable homes in 200 properties
- Mission statement: To create exceptional rental opportunities for individuals and families, regardless of income
- Operates in 15 states and the District of Columbia
- DC-area affordable housing work focuses on transit-adjacent, high-opportunity locations

The Property – 4401-4435 Benning Road NE



Project Overview

- 9-story plus penthouse new construction – 109 units
- All affordable housing – 22 units at 80% AMI; 65 units at 50% AMI; 22 units at 30% AMI
- Family housing: 45% of units are 2 BRs and 3 BRs
- Emphasis on alternative transportation modes
 - 1 block to metro + planned streetcar
 - 46 long-term bicycle parking spaces
 - Reduced parking count (13 spaces)
- Amenities for residents
 - Large fitness center
 - Outdoor recreation and gathering space on ground level
 - Training and education space
- Resident services from MHCDO

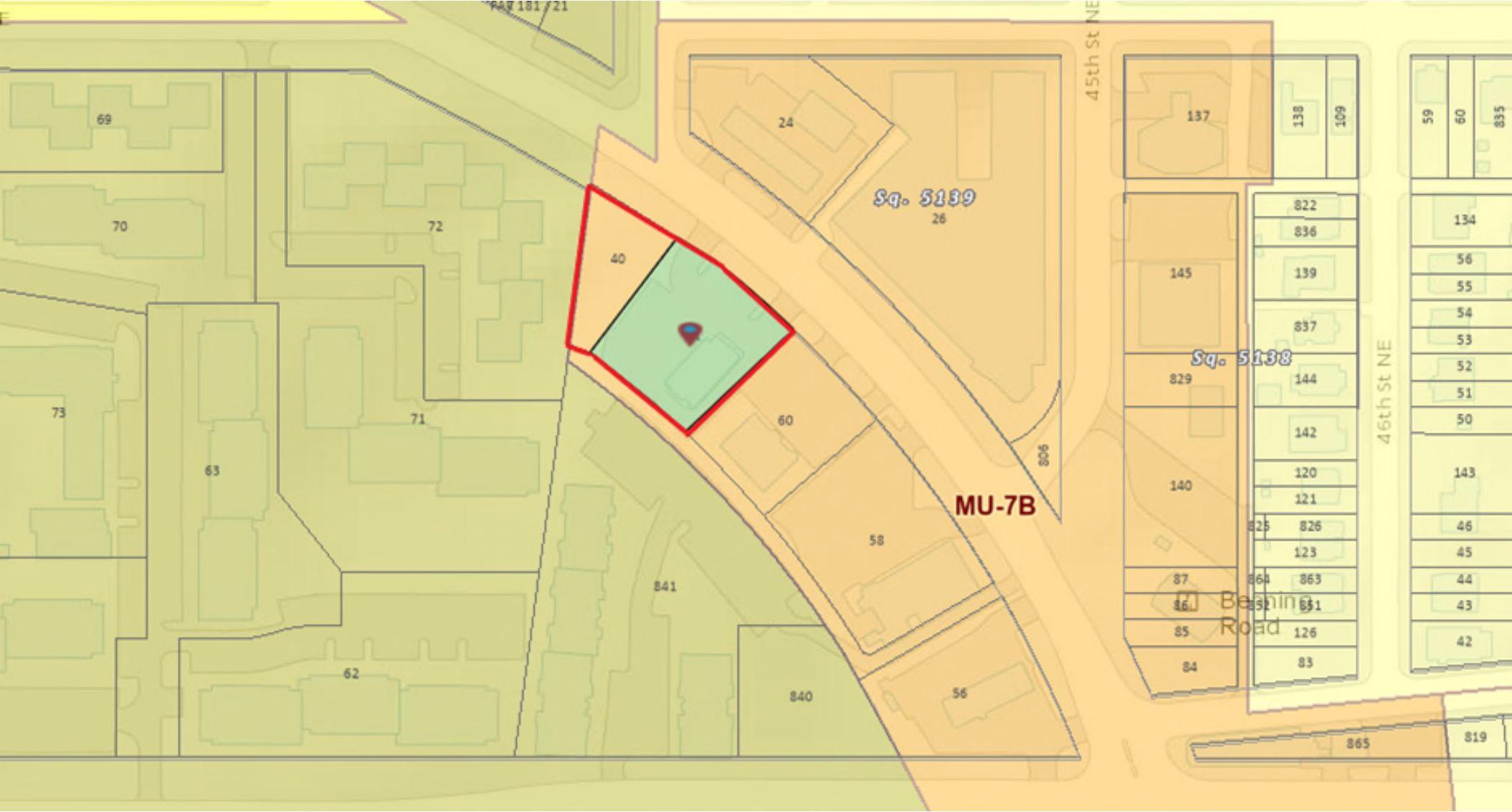
Marshall Heights Community Development Organization

- Largest and oldest African American community-based development organization in Washington, D.C.
- Provides services to increase access to affordable housing, expand economic opportunity and improve quality of life
- Resident Resource Center tailored to individuals and families living in the project
- Examples of training and educational programming includes
 - Financial planning
 - Workforce development skills
 - Environmental, health and wellness
 - Community building

Community Outreach

- October 12, 2021 – ANC 7D
- March 10, 2022 – Meeting with SMD Commissioner
- March 22, 2022 – ANC 7D Executive Committee
- April 12, 2022 – ANC 7D (unanimous support)

Zoning Map



Benning Road Context



A. THE CONWAY CENTER STREET VIEW NORTH BOUND



Benning Road Context



AERIAL VIEW



A. PERSPECTIVE

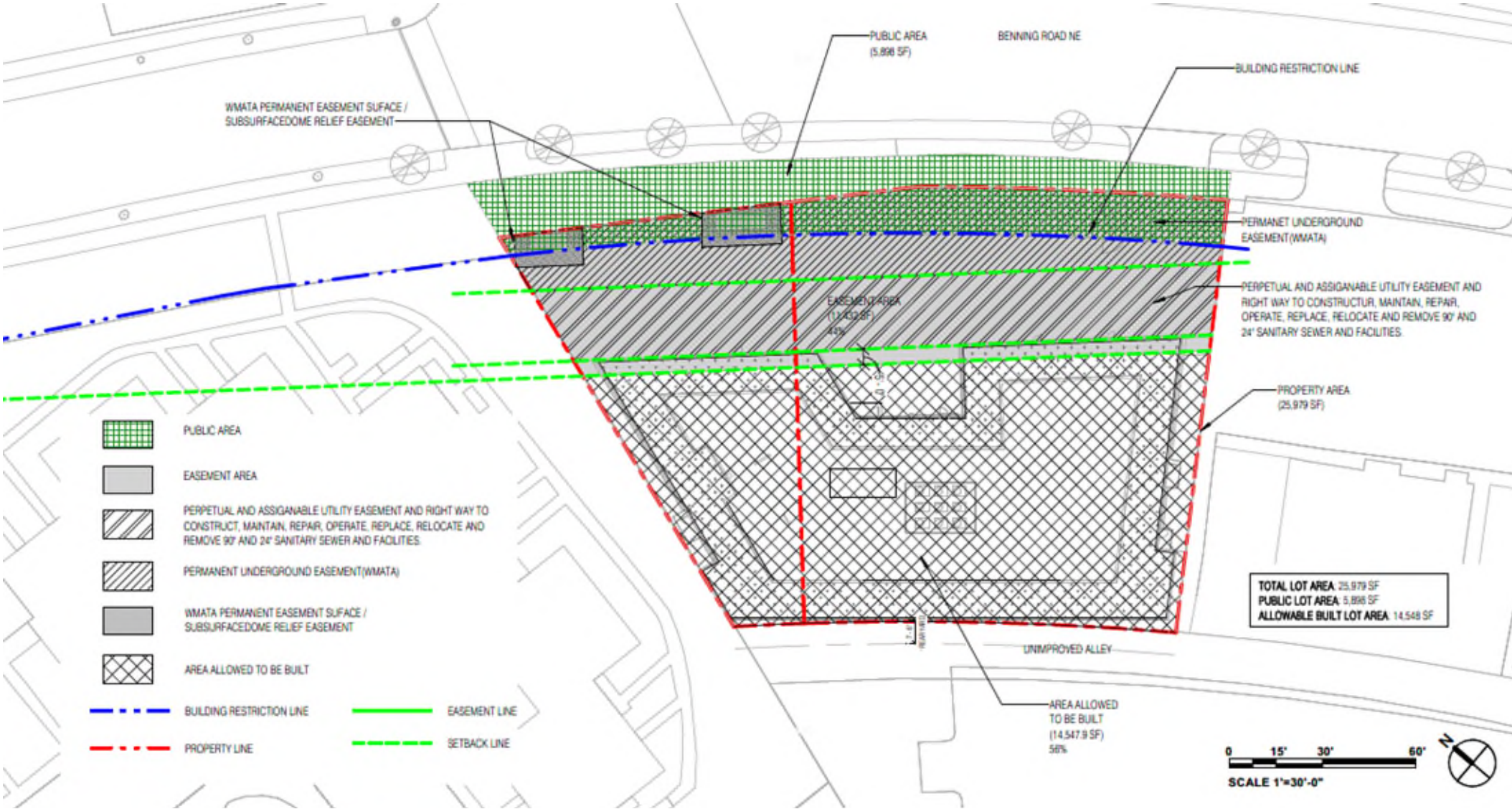


B. PERSPECTIVE

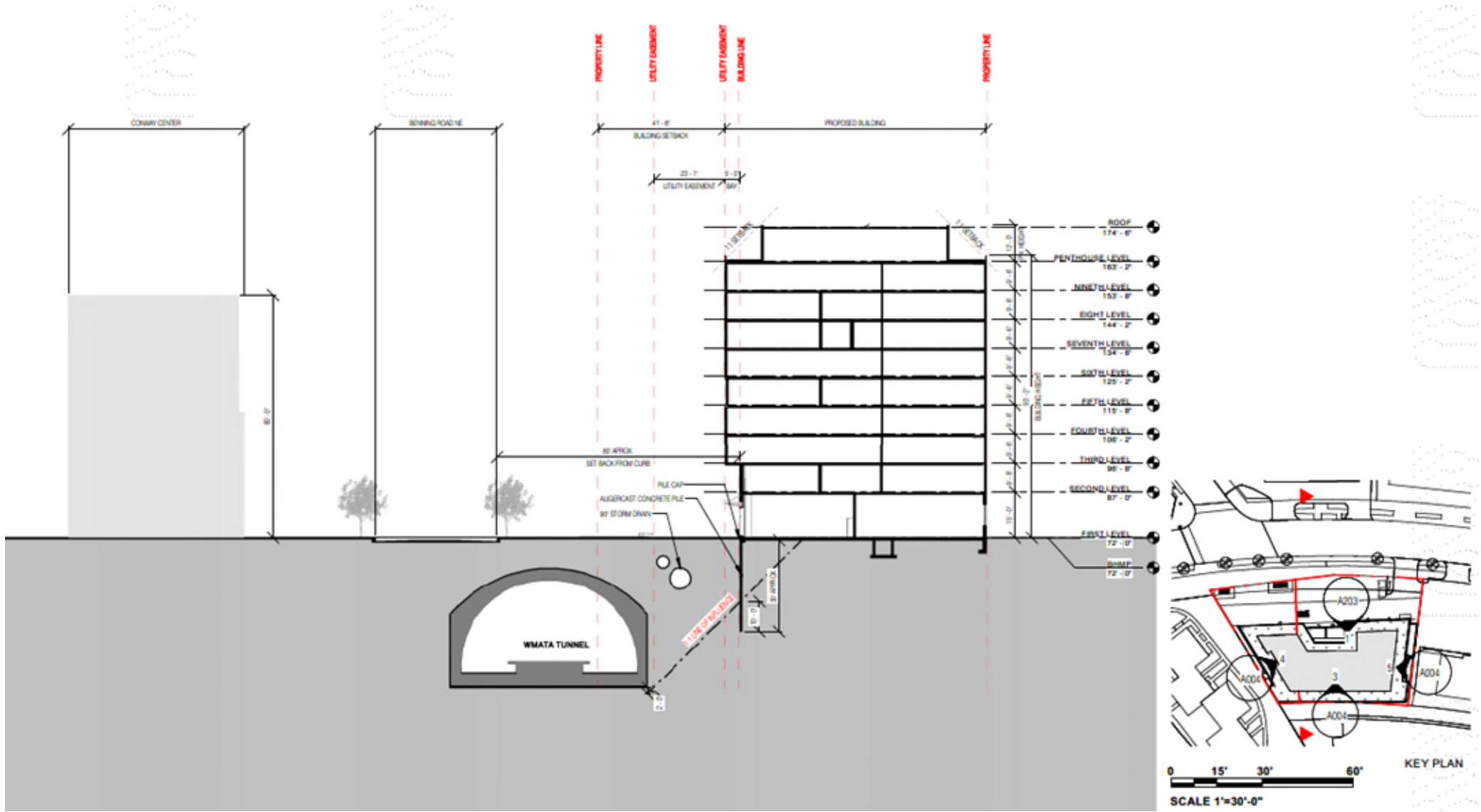


C. PERSPECTIVE

The Property – Encumbrances



Zone of Influence Diagram



Design Precedent



AFFORDABLE-HOUSING (535 CARLTON, BROOKLYN)



AFFORDABLE-HOUSING (THE EDDY, SAN FRANCISCO)



AFFORDABLE HIGH-RISE (ATMOSPHERE, SAN DIEGO)



RESIDENTIAL LOBBY INTERIOR (EDDY & TAYLOR FAMILY APARTMENTS)



FIBER CEMENT BOARD

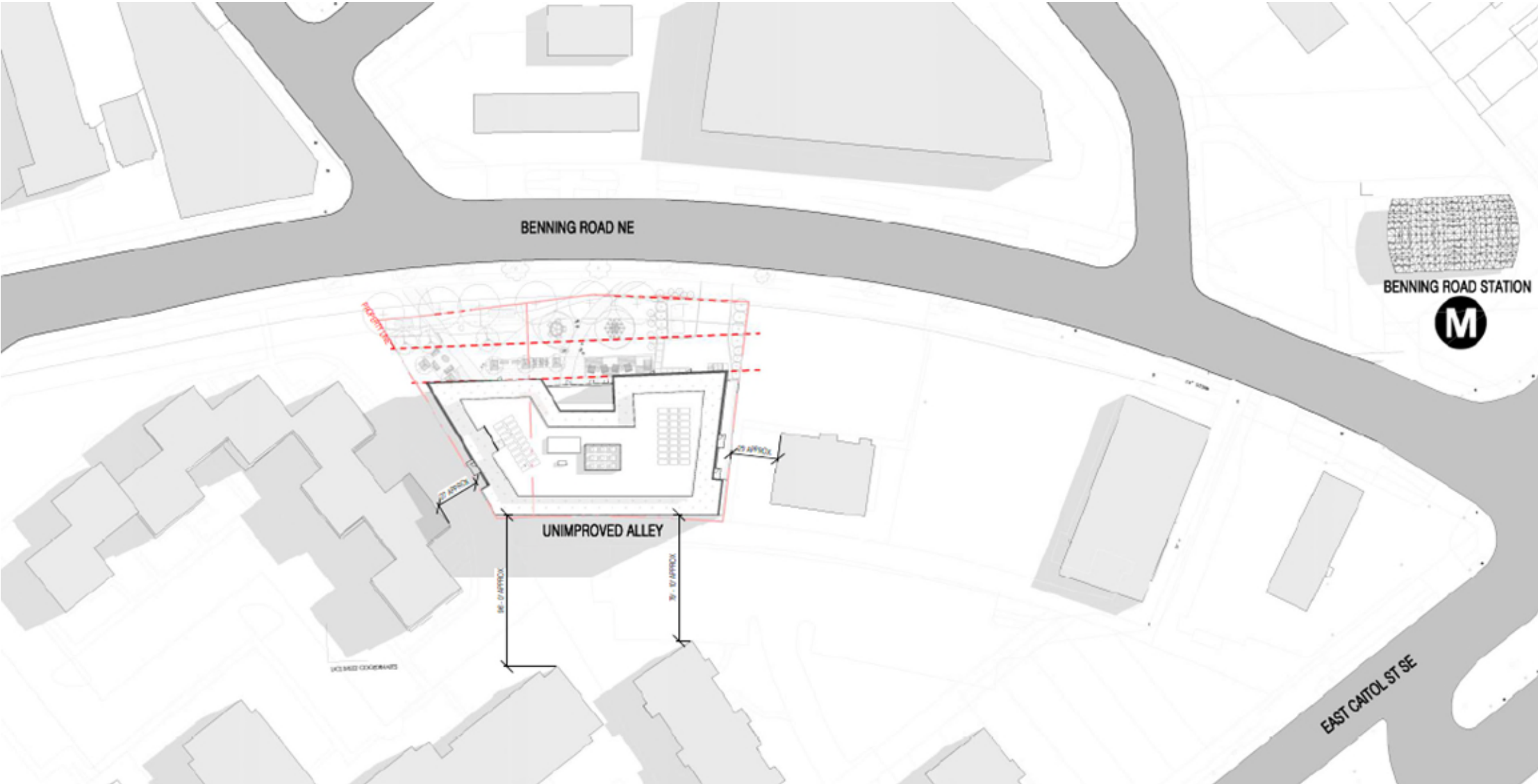


FIBER CEMENT BOARD

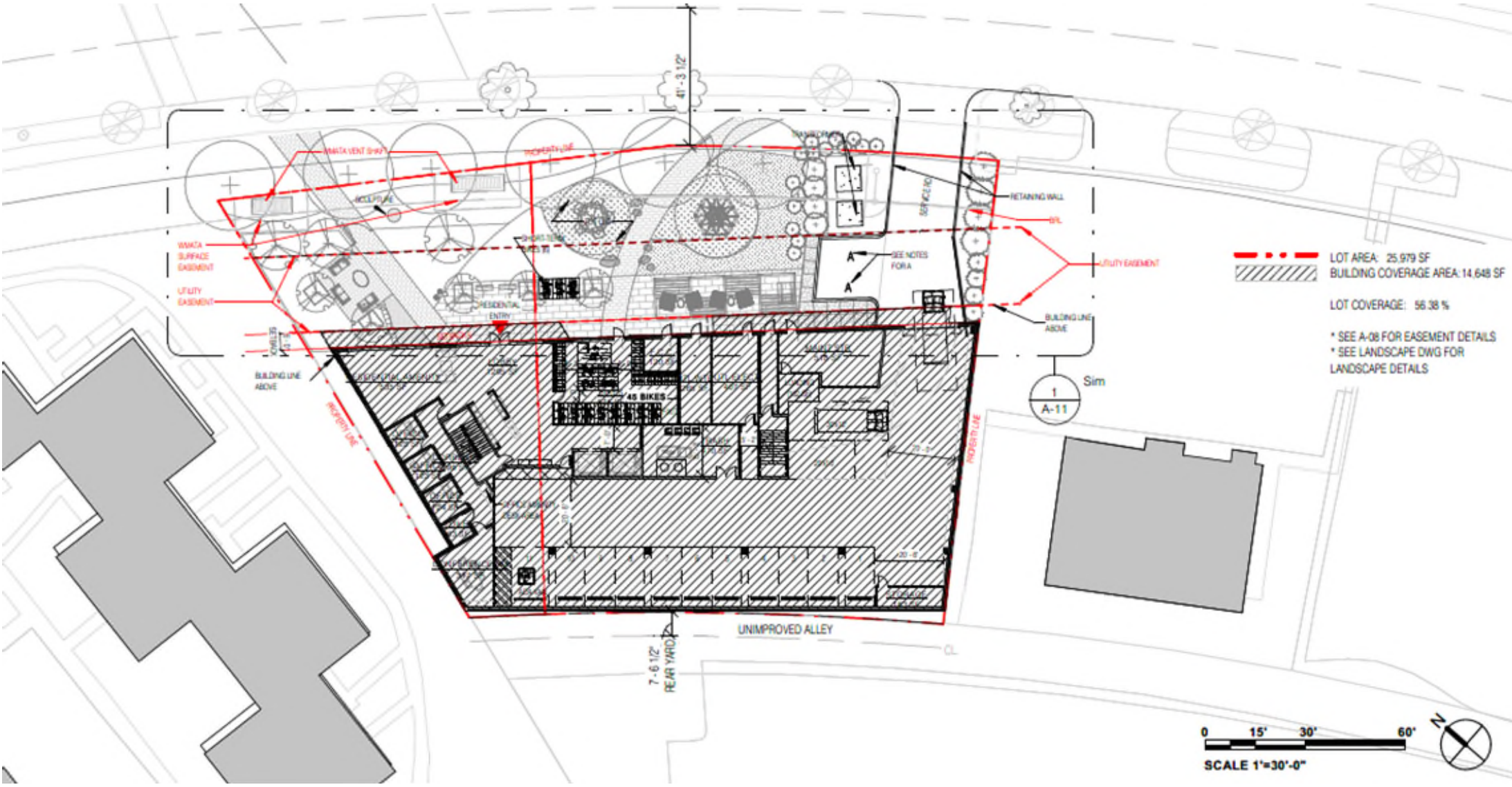


BRICK

Site Plan - Enlarged



Site Plan



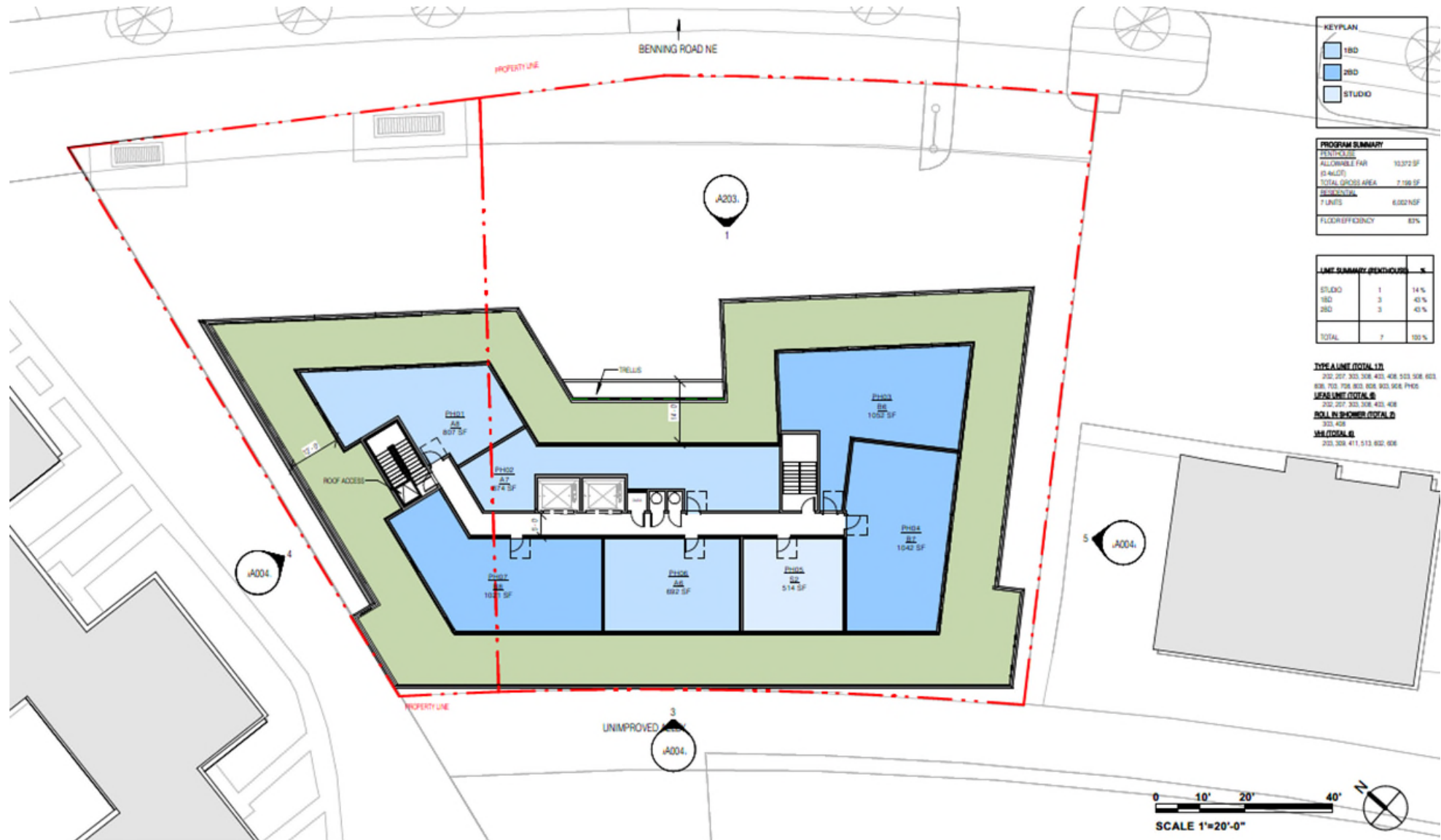
Floorplans – Second Floor



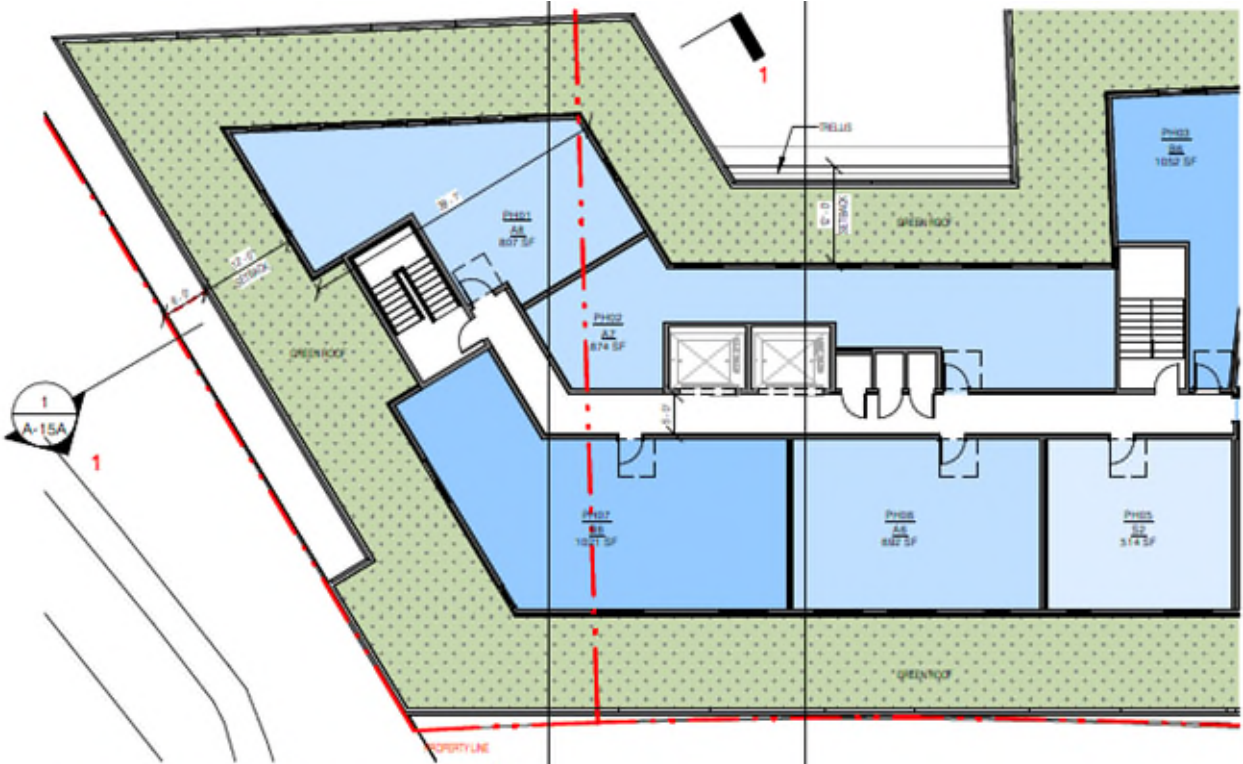
Floorplans – Third – Ninth Floor



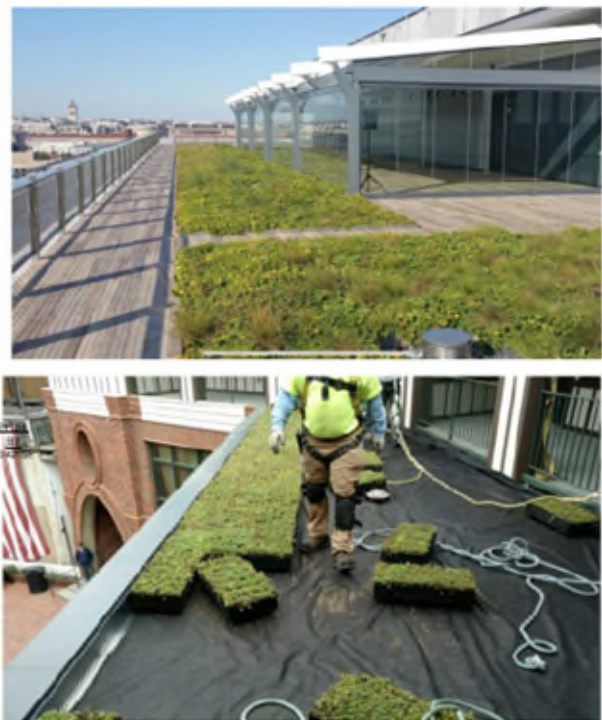
Floorplans – Penthouse



Penthouse Plan Enlarged and Section



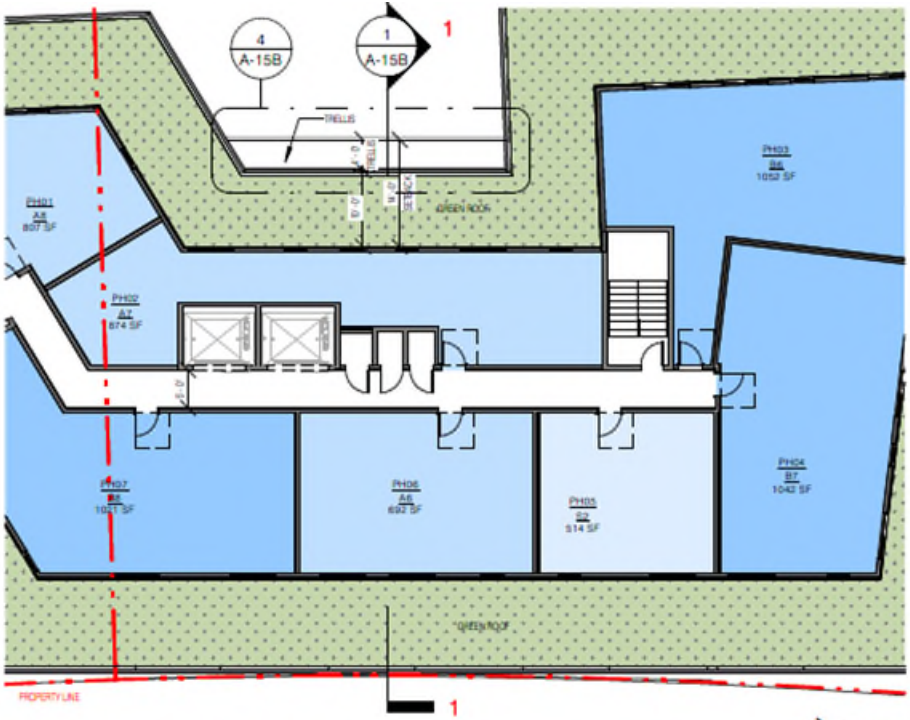
2 ENLARGED PENTHOUSE PLAN 1
1/16" = 1'-0"



MODULAR PLANT TRAYS GREEN ROOF REFERENCE



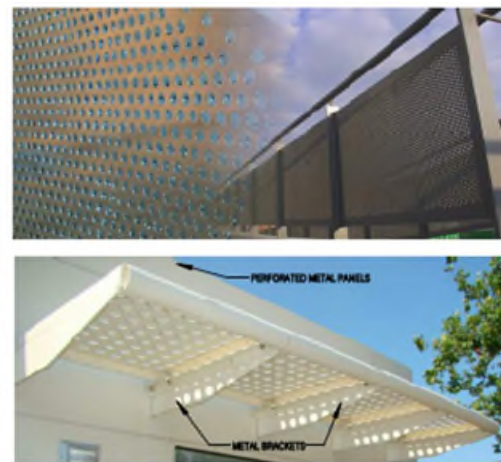
Penthouse Plan Enlarged and Section



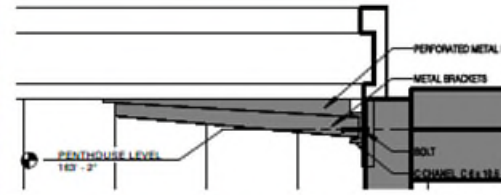
2 ENLARGED PENTHOUSE PLAN 2
1/16" = 1'-0"



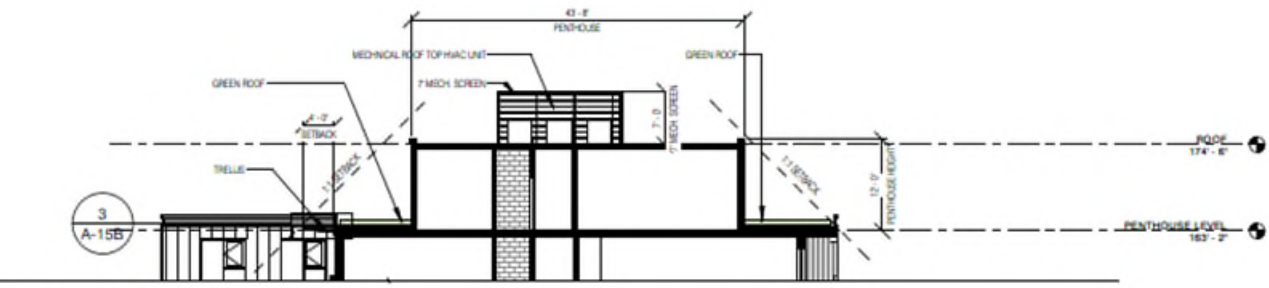
GREEN ROOF REFERENCE



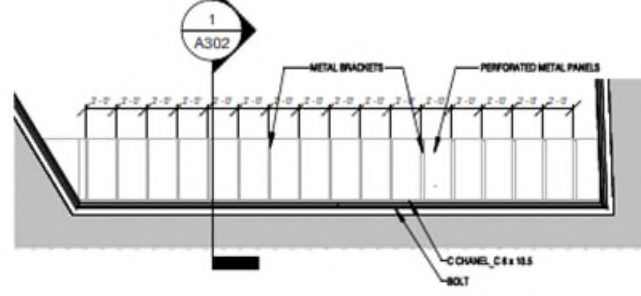
METAL TRELLIS DETAIL REFERENCE PERFORATED METAL PANELS



3 TRELLIS SECTION DETAIL
1/2" = 1'-0"

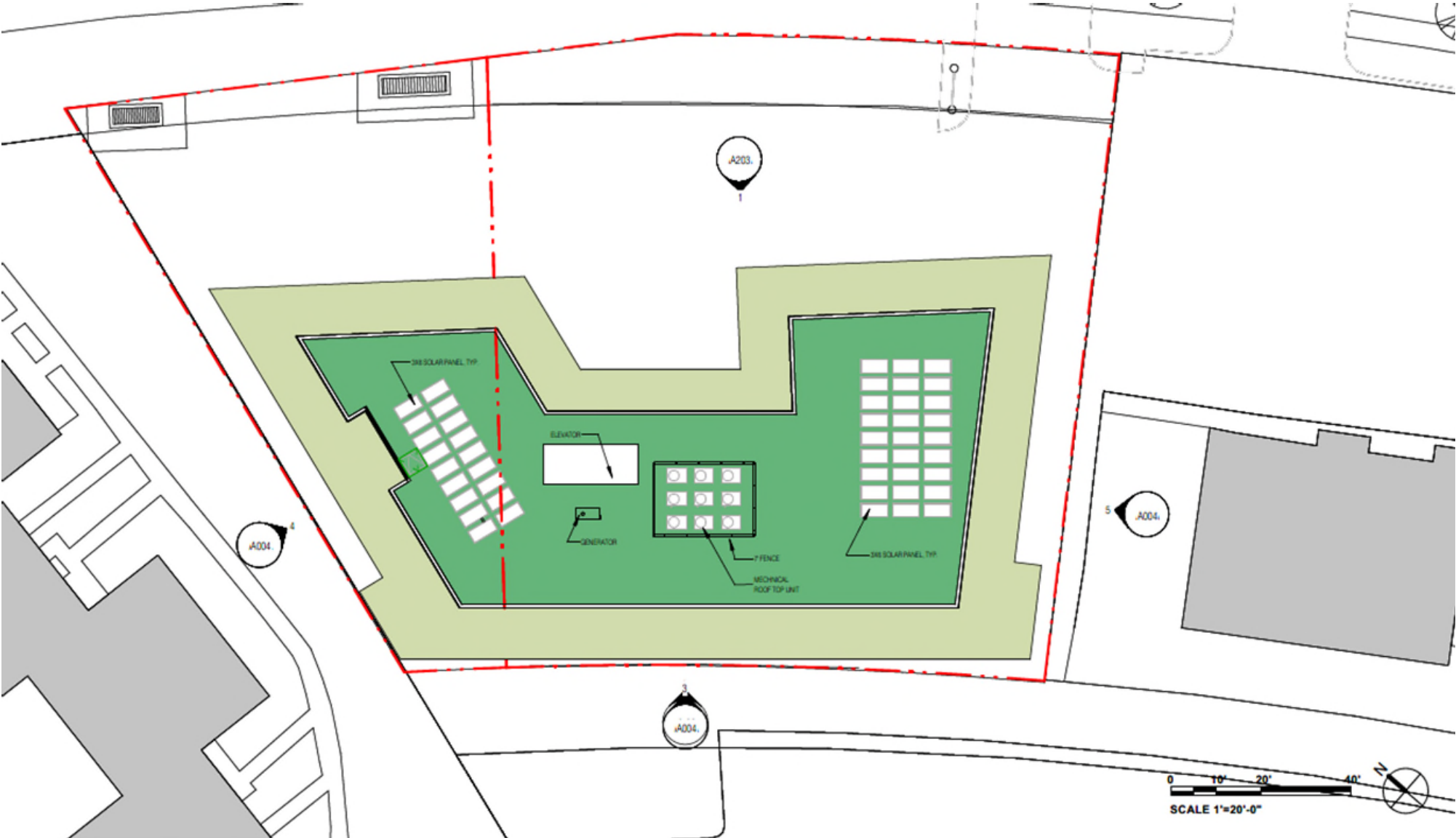


1 ENLARGED PENTHOUSE SECTION 2
1/16" = 1'-0"



4 ENLARGED TRELLIS PLAN
1/8" = 1'-0"

Roof Plan



Elevation – North



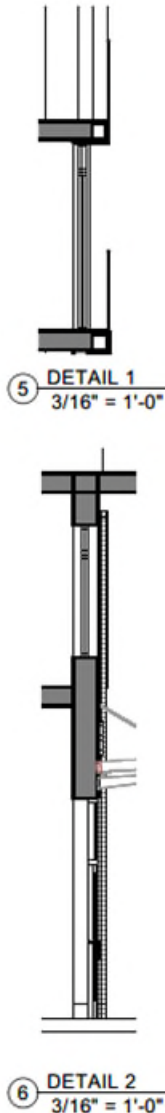
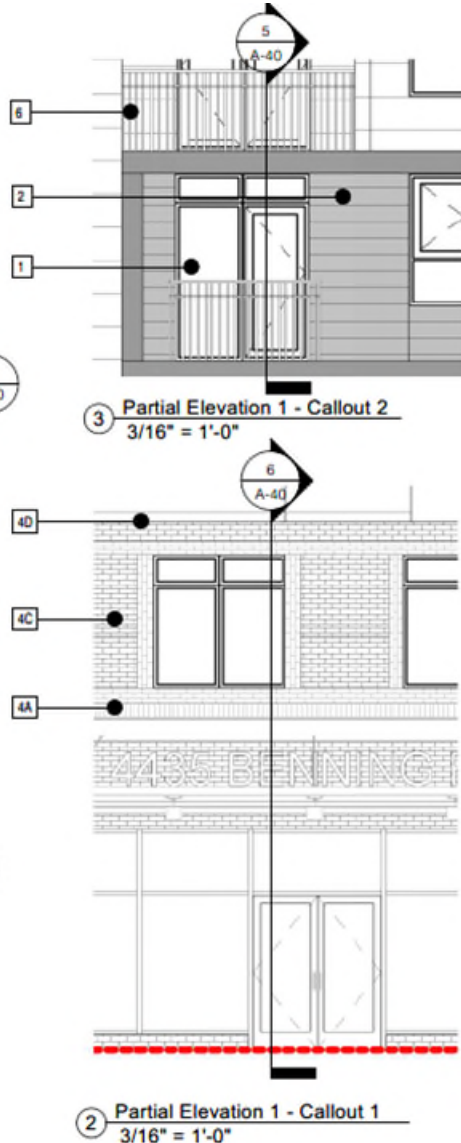
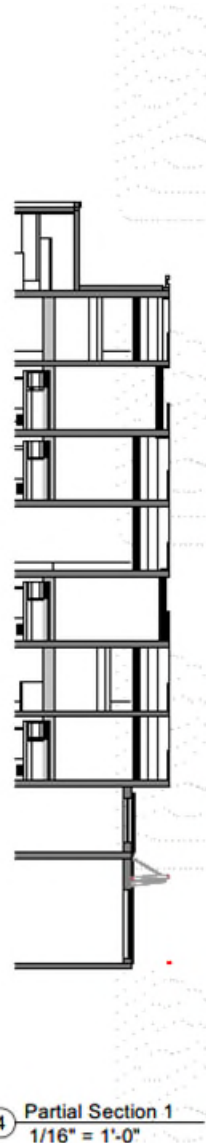
Elevation – East and West



Elevation – South



Material Detailing



1. METAL VERTICAL RAILING



2. NICHIBA_GREY SMOOTH NICHIPANEL

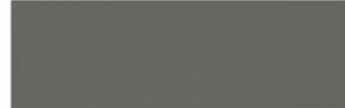


3. NICHIBA_MULTIFAMILY DESIGN PANEL



4. BELDEN _ ASHBERRY VELOUR BRICK

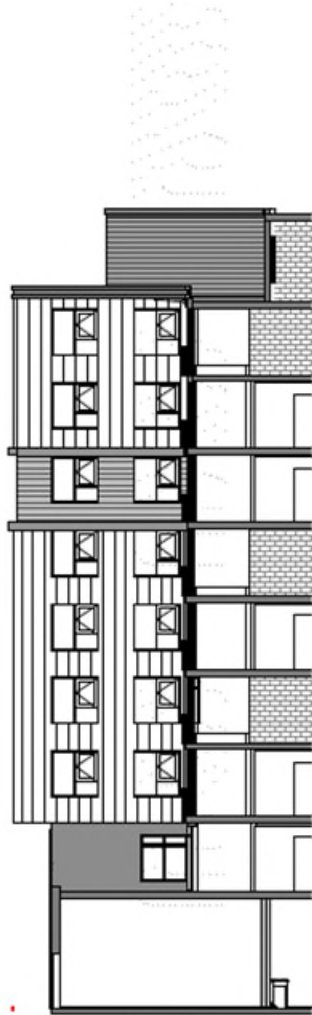
- A. SOLDIER BRICK PATTERN
- B. STACK BRICK PATTERN
- C. RUNNING BOND STANDARD BRICK
- D. BRICK CORNICE



6. DECORATIVE METAL

- 1. Flexibly is requested to vary the final selection of the exterior materials within the color range and material types as proposed without reducing the quality of the materials and to make minor adjustments to exterior details and dimensions.
- 2. Flexibly is requested to vary the approved signage provided if it is consistent with the indicated dimensions and materials.
- 3. Flexibly is requested to vary the non-residential storefront and associated features and fixtures in public space subject to individual brand modifications.
- 4. Flexibly is requested to vary exterior ornamentation based on comments from National Park Service.
- 5. Flexibly is requested to vary the window frames to light grey, grey or black.

Material Detailing



2 Partial Section 2
1/16" = 1'-0"



1 Partial Elevation 2
1/16" = 1'-0"



4 Partial Elevation 2 - Callout 2
3/16" = 1'-0"



3 Partial Elevation 2 - Callout 1
3/16" = 1'-0"



1. METAL VERTICAL RAILING



2. NICHHA_GREY SMOOTH NICHIPANEL



3. NICHHA_MULTIFAMILY DESIGN PANEL



4. BELDEN_ ASHBERRY VELOUR BRICK

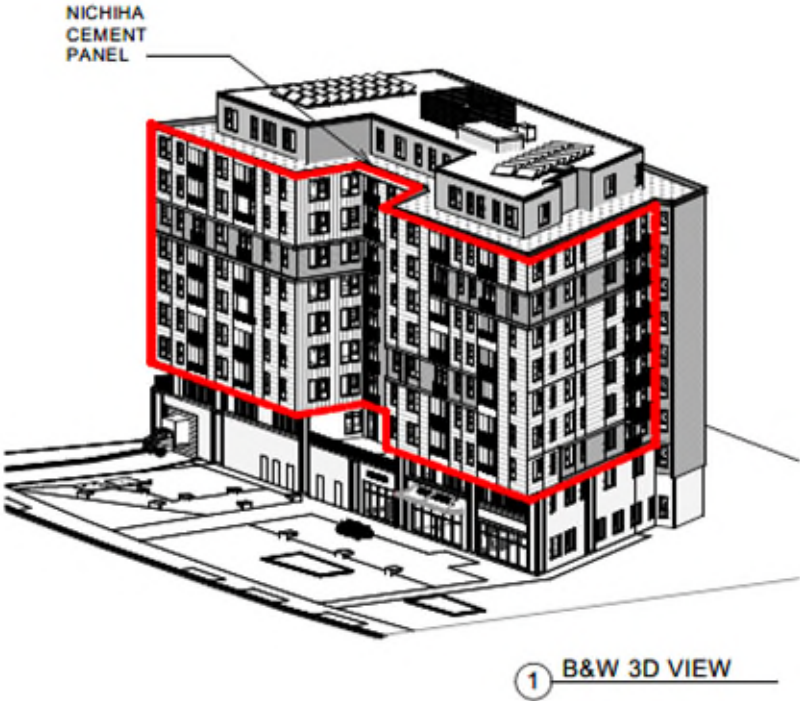
- A. SOLDIER BRICK PATTERN
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- D. BRICK CORNICE



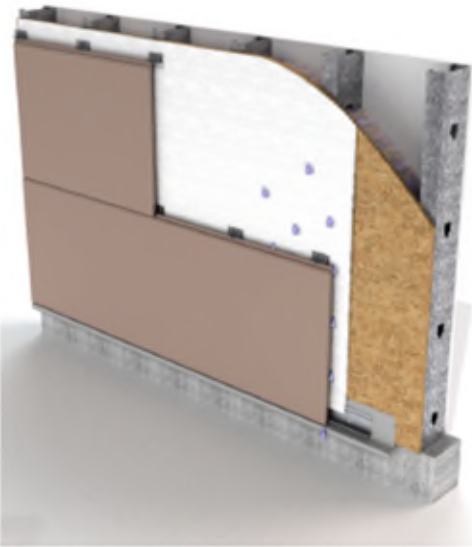
6. DECORATIVE METAL

- 1. Flexibility is requested to vary the final selection of the exterior materials within the color range and material types as proposed without reducing the quality of the materials and to make minor adjustments to exterior details and dimensions.
- 2. Flexibility is requested to vary the approved signage provided it is consistent with the indicated dimensions and materials.
- 3. Flexibility is requested to vary the non-essential storefront and associated features and fixtures in public spaces subject to individual tenant modifications.
- 4. Flexibility is requested to vary exterior ornamentation based on comments from National Park Service.
- 5. Flexibility is requested to vary the window frames to light grey, grey or black.

Material Detailing



NICHHA CEMENT PANEL APPLICATION

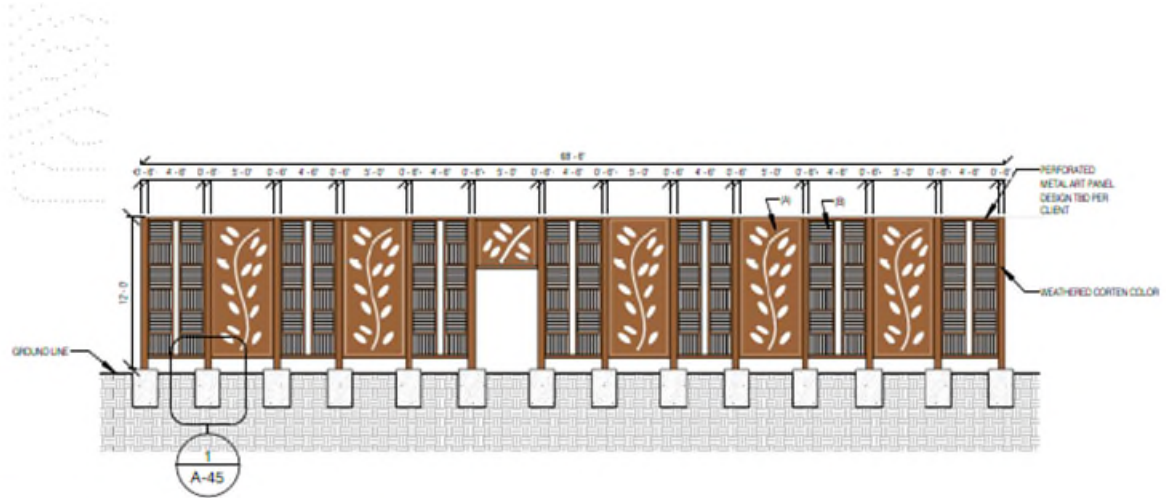


TYPICAL HORIZONTAL PANEL DETAIL



HORIZONTAL REDGRADATION PATTERN

Material Detailing – Decorative Screen



② PROPOSED STRUCTURE FRONT PIECE
1" = 10'-0"



(A) METAL ART WALL DESIGN EXAMPLES



① PROPOSED STRUCTURE FRONT
1" = 10'-0"



(B) PERFORATIVE METAL PANEL DESIGN EXAMPLES





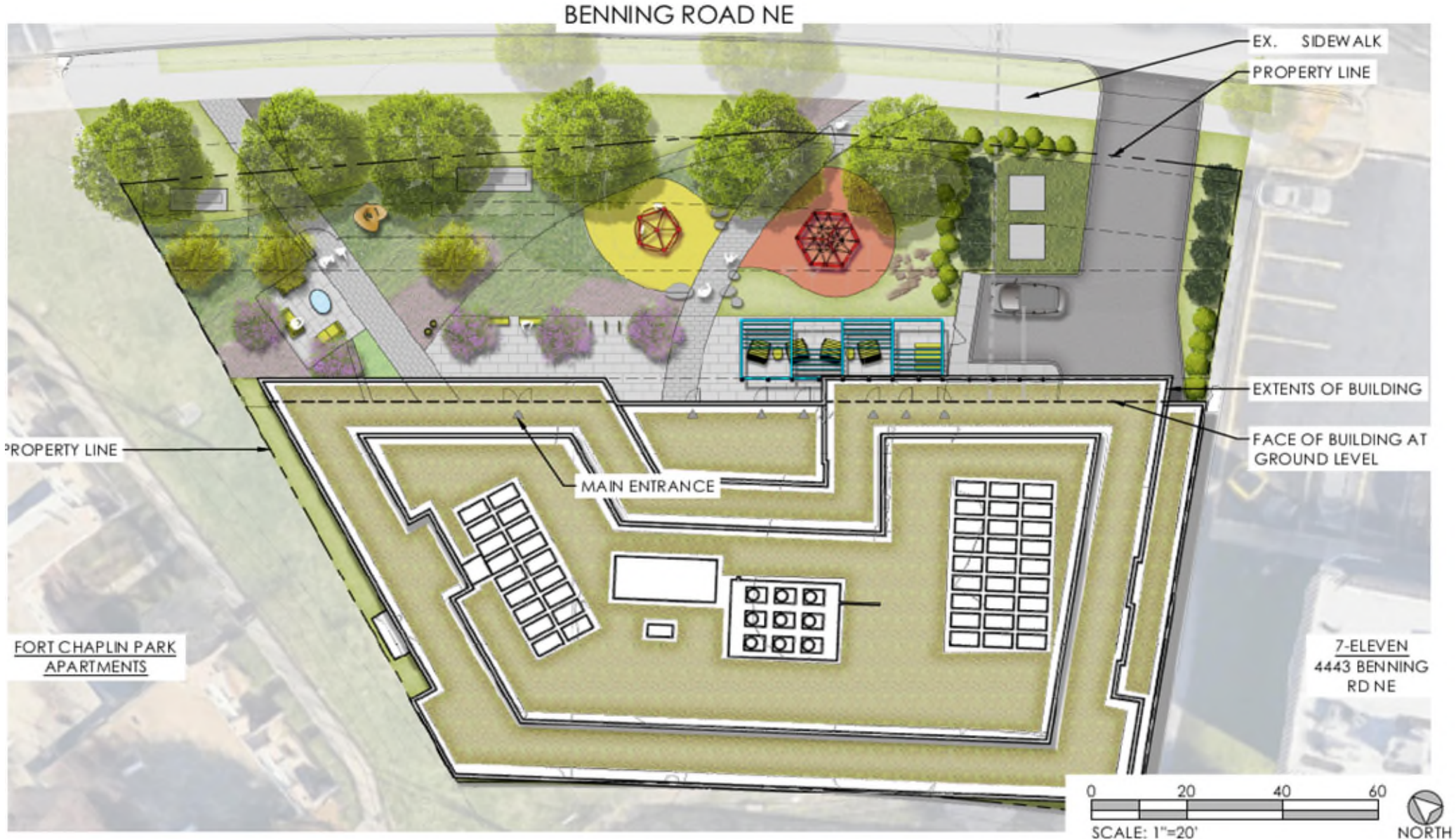




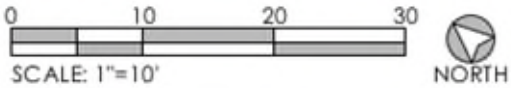
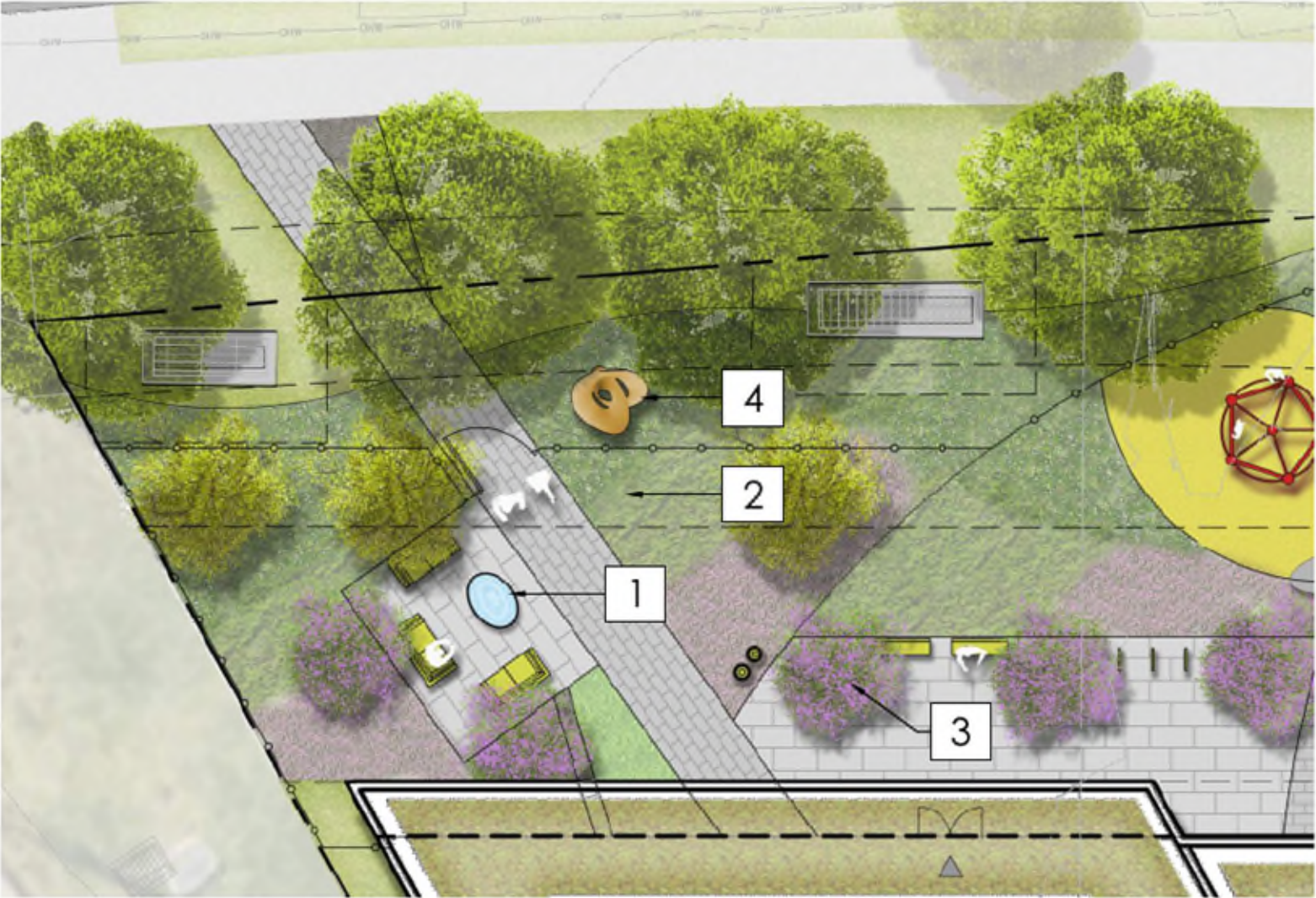




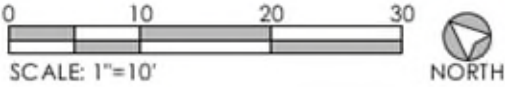
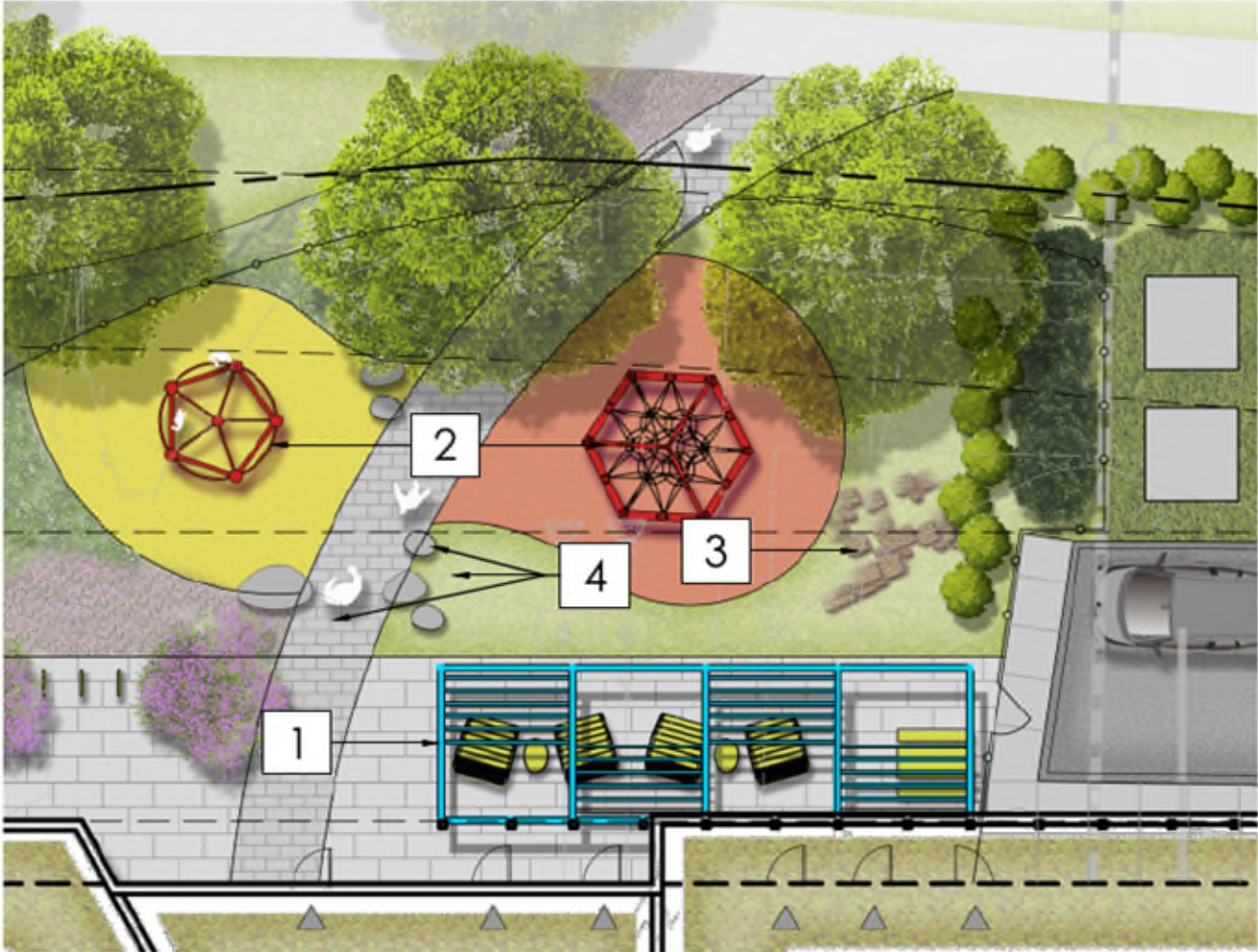
Landscape Plan



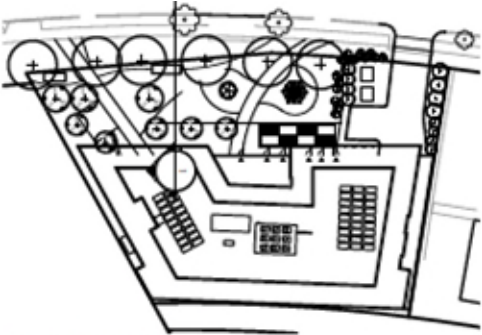
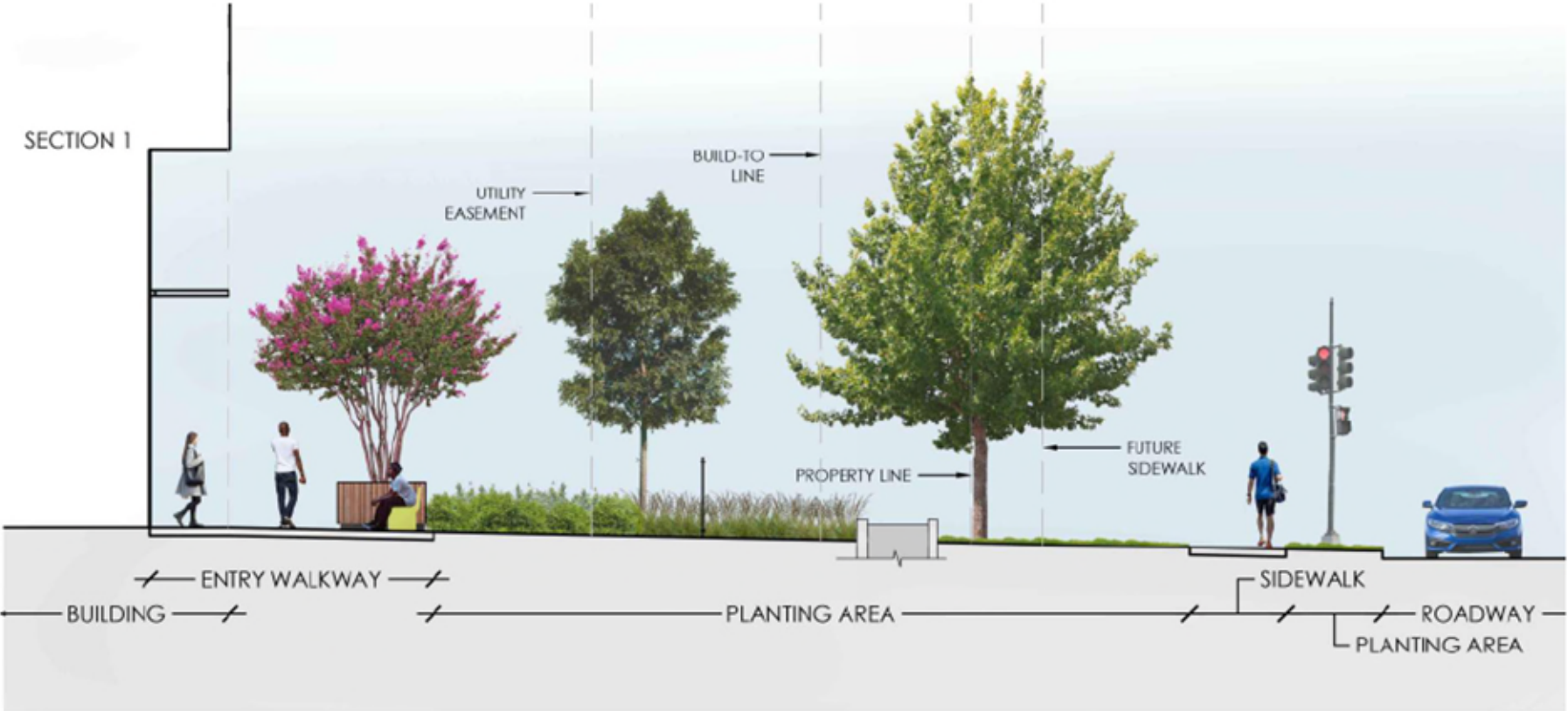
Landscape Plan



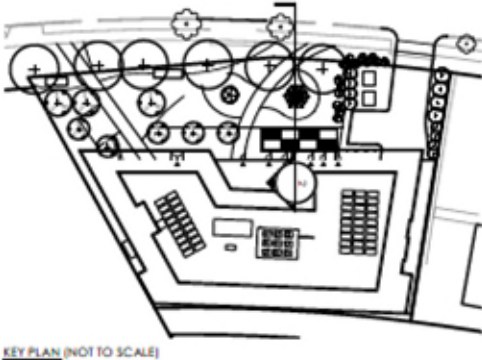
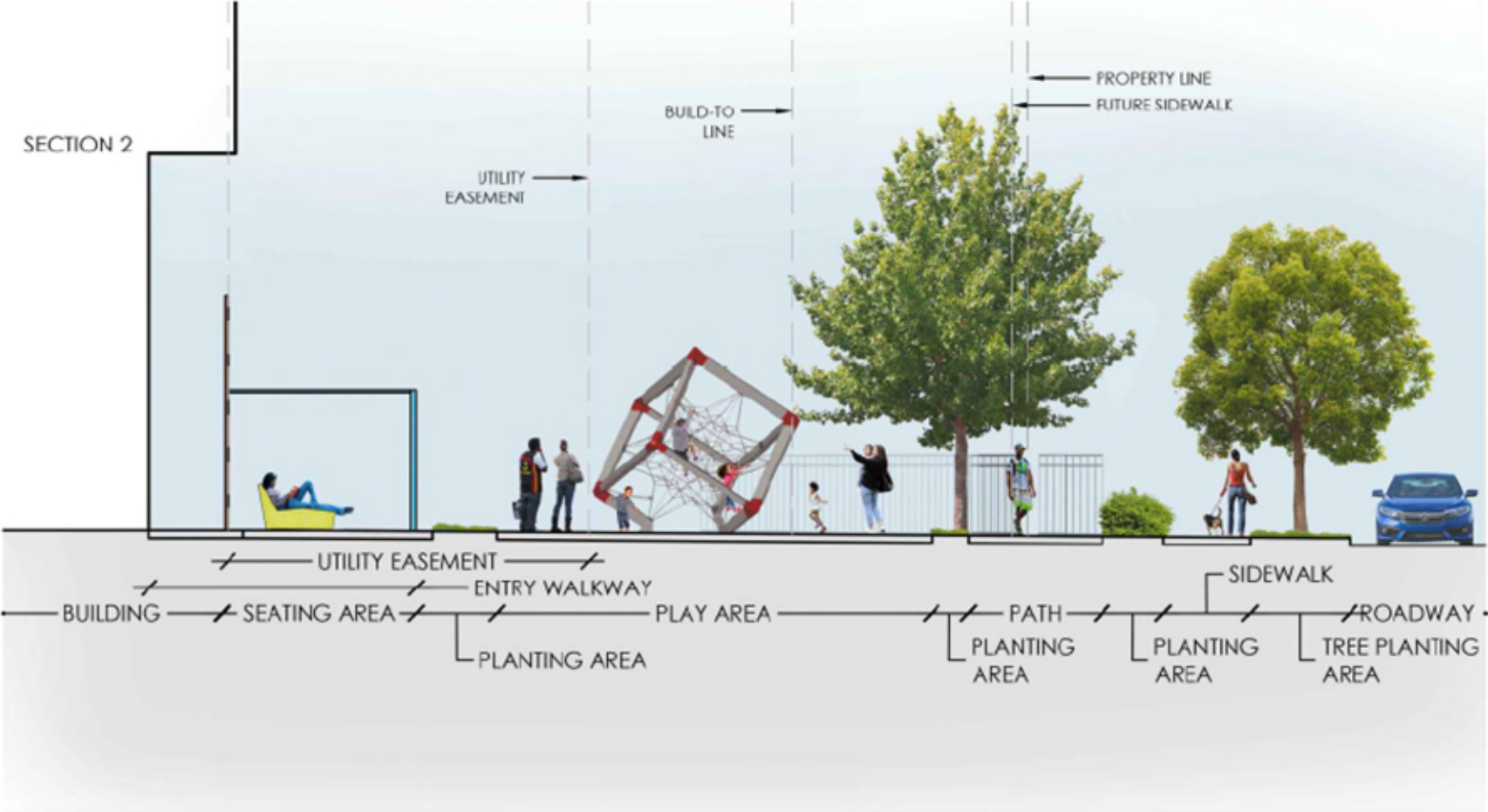
Landscape Plan



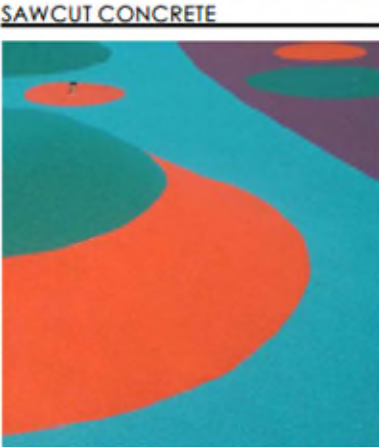
Landscape Plan - Section



Landscape Plan - Section



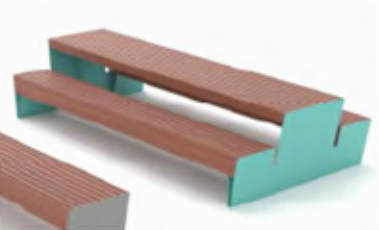
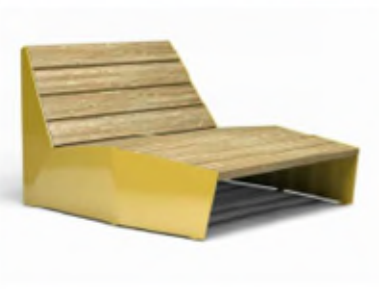
Landscape Plan – Material Palette



STONE PEBBLE SEATS



OUTDOOR TABLE TENNIS



BENCHES AND SEATING



FREESTANDING PLANTERS



TRASH & RECYCLING RECEPTACLES



BICYCLE RACKS



POST-TOP LIGHT FIXTURES



FENCING

GOROVE SLADE

Transportation Planners and Engineers

4401-4435 Benning Road NE
Transportation Presentation
ZC 22-08

May 16, 2022

Site Location

Metrarail (Blue and Silver Lines)

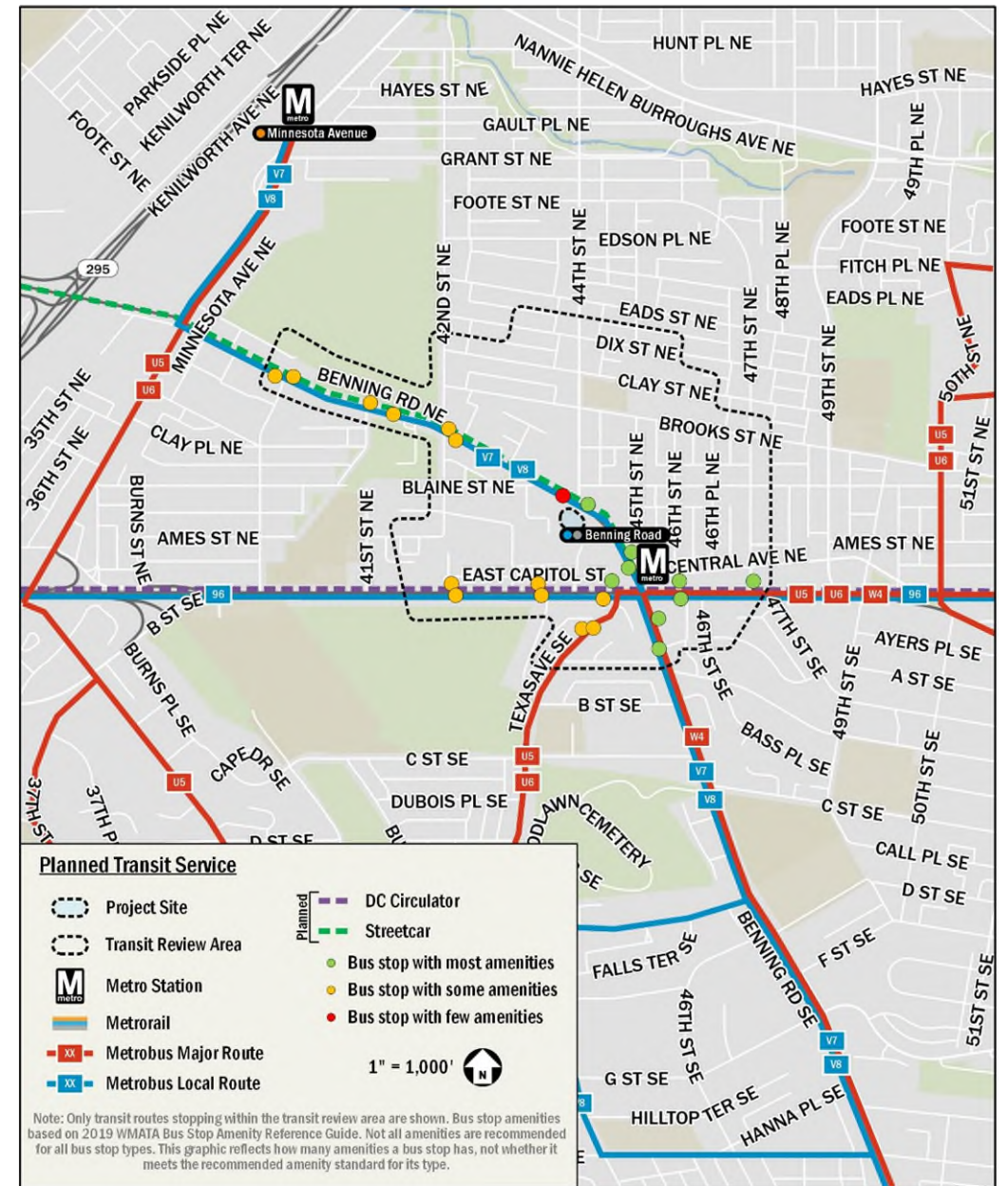
- Benning Road Station (within ¼ mile)

Bus/Streetcar

- Metrobus Local: 96, V7, V8
- Metrobus Major: U5, U6, W4
- DC Circulator: DW-US (planned)
- DC Streetcar: Benning Road extension (planned)

Bicycle Facilities

- Benning Road Trail (planned)
- Capital Bikeshare (19 docks) within 3-minute walk



Parking and Loading

Vehicle Parking

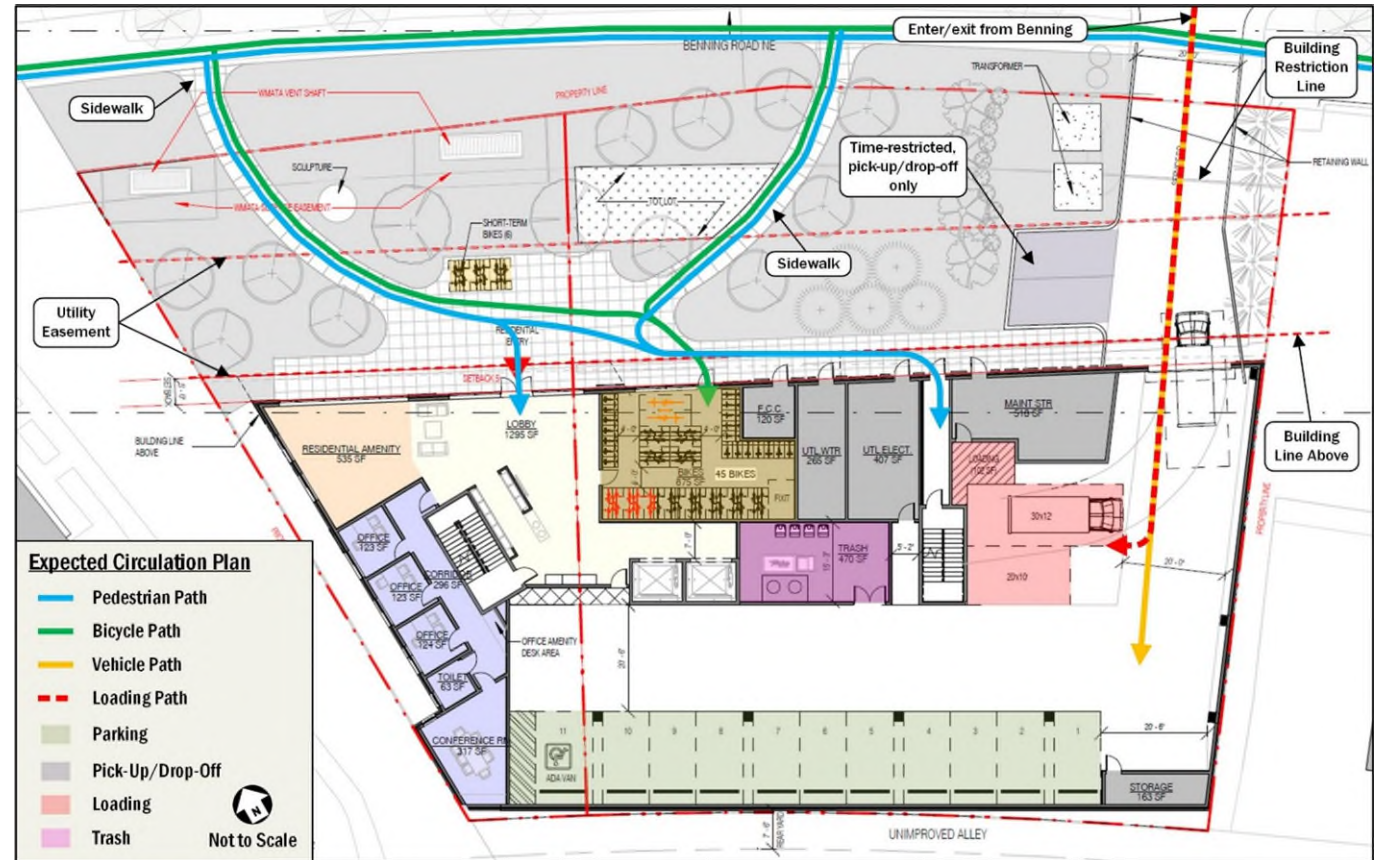
- 13 spaces (18 required)
 - 11 standard, 1 ADA van, and 2 PUDO-only spaces
 - Project generates minimal vehicle trips and takes advantage of nearby transit

Bicycle Parking

- Long-Term: 45 spaces (36 required)
 - Minimum of 10% of spaces will have access to electric outlets
- Short-Term: 6 spaces (5 required)

Loading

- Internal loading in the garage
- One 30-ft loading berth and one 20-ft service/delivery space
- Head in/head out access from Benning Road
- Trash room near loading area in garage



Transportation Demand Management Plan

- TDM Coordinator
- TDM marketing program
- Work with and coordinate with goDCgo (DDOT's TDM program)
- TDM Coordinator to receive TDM training from goDCgo
- Provide TDM materials to new residents
- Provide TDM materials to employees
- Exceed zoning requirements for bicycle parking
- Accommodate non-traditional sized bicycles (cargo, tandem, kids bikes, etc.)
- Provide an EV charging station

DDOT Coordination

Comprehensive Transportation Review

- Multimodal assessment performed
- Scoping document finalized on August 25, 2021
- CTR submitted on April 1, 2022

DDOT no objection with conditions

- Unbundle vehicle parking from residential leases and charge average market rate for vehicle parking – ***Agree***
- Revise long-term bicycle bullet to state that at least 50% of spaces will be provided horizontally and located on the ground – ***Agree***
- Include signage for the two (2) parking spaces in the front yard of the development noting that the area is only for pick-up/drop-off purposes. The two (2) spaces will also be screened with landscaping to minimize visibility from the public sidewalk on Benning Road NE – ***Agree***

Zoning Flexibility/Relief

- Flexibility

- Building Height – 93'6" provided; 65 ft. maximum
 - Subtitle X § 603.3 – Commission may grant flexibility for building height equivalent to PUD in the zone
 - Subtitle X §§ 303.7; 303.10 – PUD maximum height in MU-7B
- Rear Yard – None provided; 23 ft. required
 - Subtitle X § 603.1 – Commission may grant flexibility for yards

- Special Exception Relief

- Parking – 13 spaces provided; 18 required
 - Subtitle C § 703.2
- Location of Parking Spaces – 2 “PUDO” spaces in front setback
 - Subtitle C § 710.3

