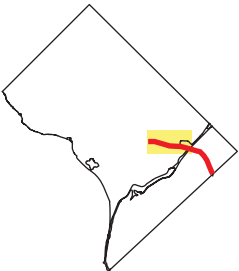


Study Area

1

Bladensburg Road to Anacostia Avenue



Zoning

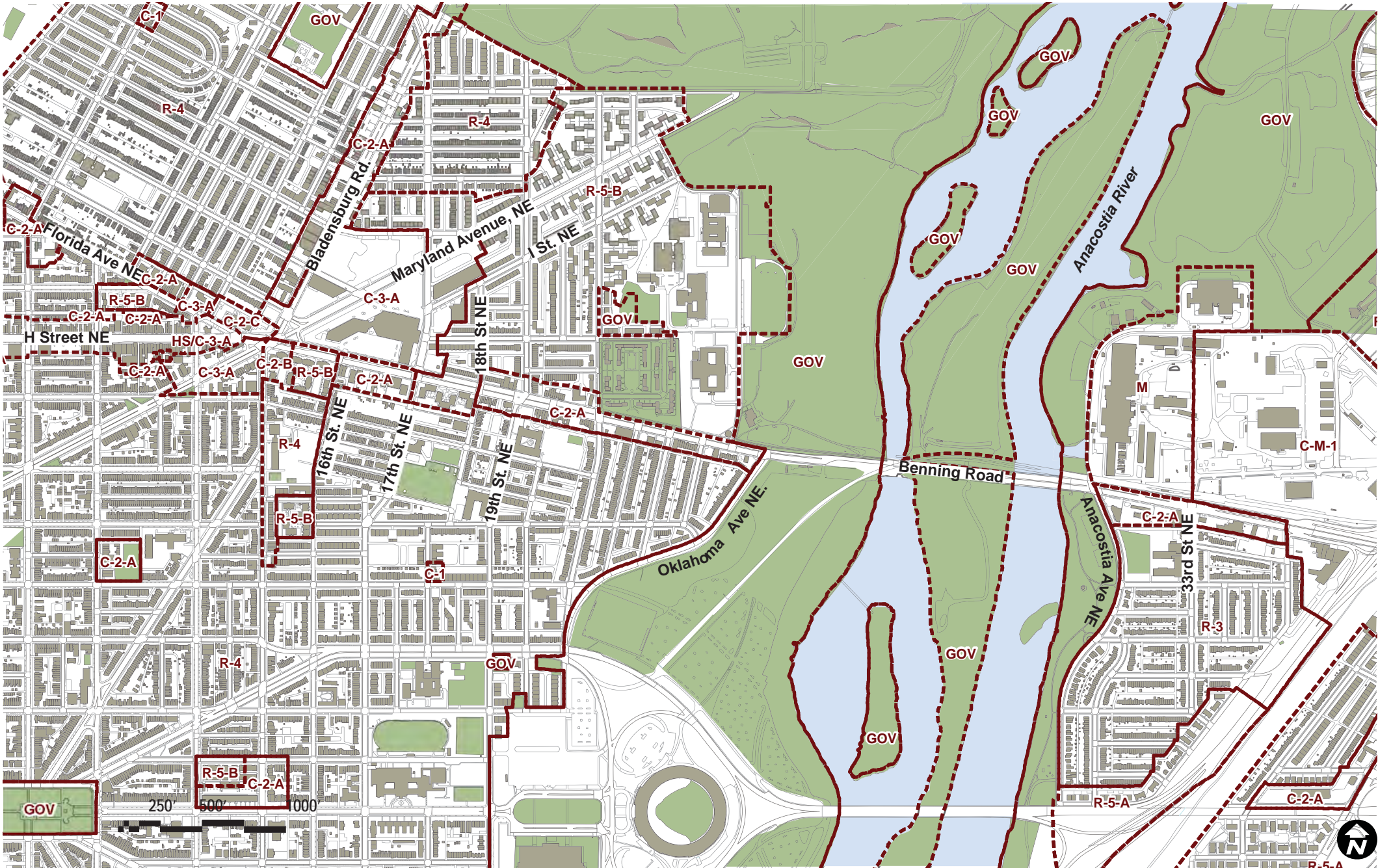
The map on the right shows zoning categories for Study Area 1. A description of the zoning codes is provided in the adjoining table.

The areas immediately along the Benning Road corridor are zoned community business center - low moderate density. The density is zoned to be higher towards the Bladensburg intersection and in the Hechinger Mall area. Beyond the corridor, in the neighborhoods towards the north and south, the zoning is exclusively residential allowing for row dwellings, flats and moderate density apartment houses. The zoning densities allows for infill type residential development in the neighborhoods. The residential support base will be required to bring in the community business center type uses in the areas immediately lining the Benning Road corridor.

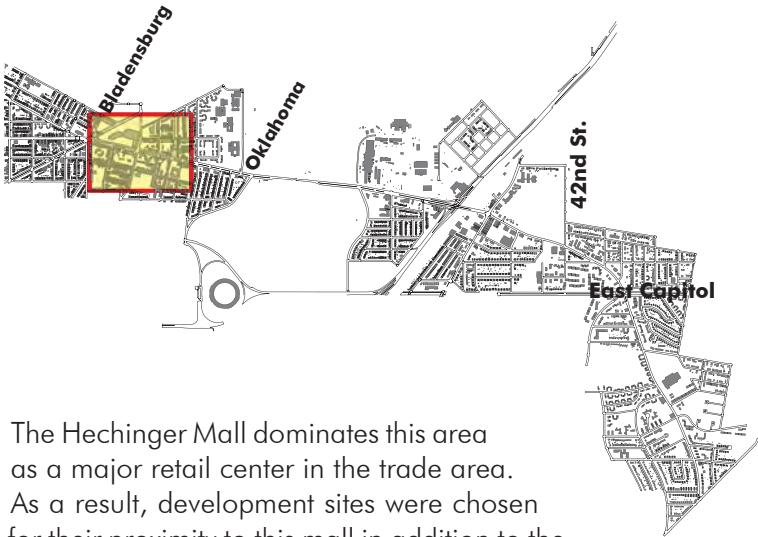
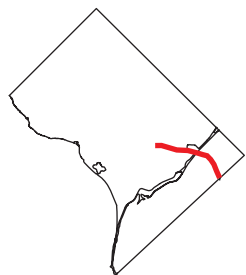
Zoning	Code Description
C-1	Neighborhood Shopping
C-2-A	Community business center-low moderate density
C-2-B	Community business center-medium density
C-2-C	Community business center-high density
C-3-A	Medium bulk major business and employment
C-3-B	Medium bulk major business and employment
C-3-C	High bulk major business and employment
C-4	Central business district
C-5	(PAD) Pennsylvania Avenue Development
C-M-1	Low bulk commercial and light manufacturing
C-M-2	Medium bulk commercial and light manufacturing
C-M-3	High bulk commercial and light manufacturing
CR	Mixed residential, retail, offices & light industrial uses
M	General industry
R-1-A	Single family detached dwellings
R-1-B	Single family detached dwellings
R-2	Single family detached dwellings
R-3	Row dwellings and flats
R-4	Row dwellings and flats
R-5-A	Low density apartments
R-5-B	Moderate density apartment houses
R-5-C	Medium density apartment houses
R-5-D	Medium-high density apartment houses
R-5-E	High density
SP-1	Medium density residential/limited office
SP-2	Medium density residential/limited office
W-1	Low density mixed residential-commercial
W-2	Medium density mixed residential-commercial
W-3	High density mixed residential-commercial

Table 4.1-
DC Zoning
Classifications

Figure 4.4 Study Area 1 Zoning Map



Study Area 1 Bladensburg Road to Anacostia Avenue



The Hechinger Mall dominates this area as a major retail center in the trade area. As a result, development sites were chosen for their proximity to this mall in addition to the other corridor wide criteria listed in the previous section. These sites appear to present opportunities largely for residential or small office type development and have the shortest horizons for redevelopment potential, focusing from the Office of Planning point of view, given their proximity to the eastern redevelopment movement along the H Street corridor. The Starburst intersection has been redesigned as a public plaza and landscape, public art and street furniture elements have been incorporated to improve the urban design and public realm in the area. The northern leg of Maryland Avenue NE is proposed to be closed for vehicular traffic and a street car will be incorporated along the Benning Road corridor. Construction for this redesign effort is scheduled to start in 2007. There is a strong development momentum to the east from H Street that could catalyze redevelopment in Study Area 1 in the next five or more years.

The rest of the Study Area 1 is characterized by poor-quality local serving retail, large industrial and underutilized parcels, and surrounding income-constrained neighborhoods. While this area might be appropriate for infill residential and supporting neighborhood serving retail development in the long term, in the near and mid-term this area is likely to see limited development activity.

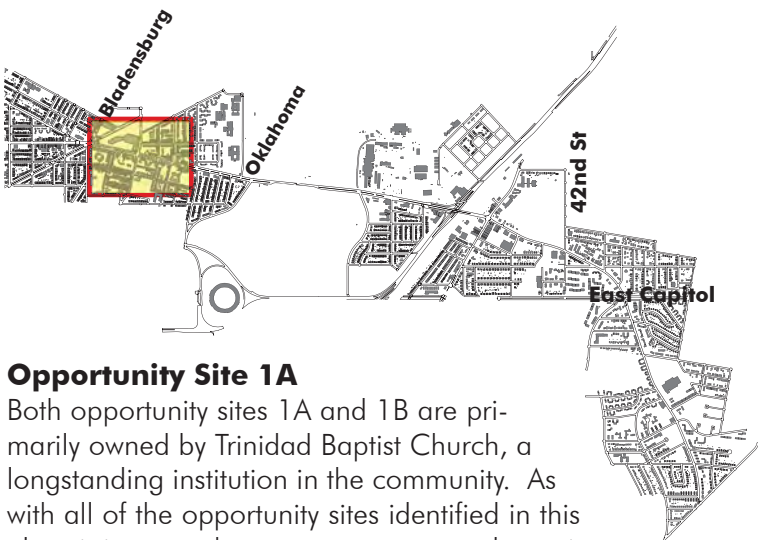
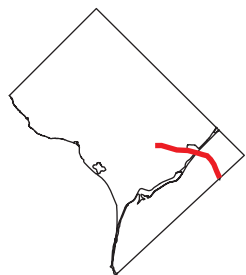
Figure 4.5- Study Area 1 Aerial Photo



Figure 4.6- Study Area 1 Opportunity Sites Existing Conditions Photos



Study Area 1 Bladensburg Road to Anacostia Avenue



Opportunity Site 1A

Both opportunity sites 1A and 1B are primarily owned by Trinidad Baptist Church, a longstanding institution in the community. As with all of the opportunity sites identified in this plan, it is up to the property owner to determine whether or not to pursue redevelopment that is supported through this plan. Current uses on the site include an apartment building with surface parking at the back and a few town houses along 16th Street NE. There is about 18,200 sq.ft. of developable land available on this site with direct frontage onto Benning Road. Proximity to townhouses along 16th street NE and the on site apartment building make the site ideal for infill residential development. Direct frontage on Benning Road can also be used to develop front row small office type uses instead of residential. The current zoning in the area is C-2-A, allowing for a low to moderate density mix of commercial and residential uses. The Hechinger Mall center and other small existing retail centers and structures in the area are adequate to support the retail needs of the surrounding areas. In addition, with the development of the Starburst intersection and the upcoming retail development along H street NE corridor, proposing additional retail on this opportunity site might be redundant.

Opportunity Site 1B

Current uses on the site include an apartment building, several row houses, and a large parking lot. There is about 11,450 sq.ft. of developable land available on this site with direct frontage onto Benning Road. Development potential for opportunity site 1B is similar to that for opportunity site A. Located between a potential residential development area and existing commercial land use, market analysis suggests

Figure 4.7- Study Area 1 Opportunity Sites Existing Conditions Photos



1A 1601-1611 Benning Rd NE



1B 1613-1625 Benning Rd NE



1C 1704 Benning Road NE



1D 1E- 845 Bladensburg Road Arboretum Place



1E 1D- 5001 Upton St NE (20th St & Benning NE)

a residential or a small service based office type use for this site. Adjoining parcels to the east of opportunity site B currently have a McDonald's, a few hardware shops and a small tax service office. Proximity to the office buildings and direct frontage on Benning Road is ideal for front row small office type uses with second level residential. While intuitively this site seems ideal for retail development, the market analysis for this area suggests saturation due to the presence of the Hechinger Mall center and other small existing retail within the surrounding neighborhoods. While additions and improvements to the existing retail centers can add value to the neighborhood shopping experience, for comprehensive revitalization and expansion of the economic base, other uses need to be accommodated on the site.

Opportunity Site 1C

Most of the site is vacant with a small temporary structure. A single- story commercial structure is located on the site along H Street NE adjacent to the row houses. There is about 14,800 sq.ft. of developable land available on this site with direct frontage onto Benning Road and 17th Street NE. Development potential for opportunity site 1C is primarily retail or mixed use residential and retail with associated parking. The current zoning in the area is C-3-A (allowing for medium density development with a density incentive for residential development within a general pattern for mixed-use development. Unlike the other two opportunity sites in this study area, this site is more likely to accommodate spill over retail from Hechinger Mall due to its adjacency to the retail center and 17th Street NE that has a narrower street section than Benning Road. Visually, it forms part of the Hechinger Mall retail cluster and can be developed to accommodate retail that can lend character and identity to the shopping experience. Conversely, this site can form a transition and buffer zone between the changing land uses. To the east of opportunity site C are clusters of row houses, thus there is also opportunity for mixed-use development with front row retail and infill row houses.

Opportunity Site 1D

Clark Construction received Large Tract Review approval from the Office of Planning in August 2007 for the parcel called Arboretum Place. The current proposal generally furthers the goals and objectives for this area as it will provide new housing units and

retail on what is currently a derelict site. The current design of this project, based on feedback from the surrounding community, Office of Planning, and other District agencies includes: 430 units in 670,029 sq. ft (3.09 FAR); 4,728 sq. ft. of at-grade commercial retail facing Bladensburg Road (0.02 FAR); and 560 parking spaces in a four story garage structure located at the interior of the site and accessed from Maryland Avenue. The overall lot occupancy is 72.28% for a total FAR of 3.11 and height of 45 feet, measured from the mid point of the elevation along 17th Street. The residential component of the development would include 270 one-bedroom units, 125 two bedroom units and 35 units split between studio and three-bedroom units. This project will be a major catalyst for positive redevelopment near the west end of Benning Road. Arboretum Place is part of the LEED for Neighborhood Development Pilot

Opportunity Site 1E

The site is located at 20th St NE and Benning Road. Current uses on the site include a industrial use garage and smokestack with an adjacent BP gas station. There is about 8,750 sq.ft. of developable land with direct frontage onto Benning Road.

Critical Long Term Redevelopment Opportunity

While not considered an opportunity site here due to the long term nature of likely redevelopment, Hechinger Mall is a major presence on Benning Road. From an urban design perspective, future redevelopment of Hechinger Mall and the current CVS site should contribute to the public realm by providing at least two sides of active storefronts apiece and presenting quality building elevations that respect other new development on Benning Road, Bladensburg Road, Maryland Avenue and 17th Street. The sites, particularly Hechinger Mall, should define a gateway between H Street and Benning Road. Parking, wherever possible, should be placed in the rear or be structured.

Redevelopment Framework Matrix - Study Area 1 Bladensburg Road to Anacostia Avenue

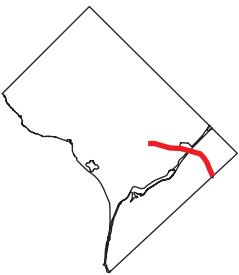


Table 4.2- Study Area 1 Opportunity Sites Matrix

STUDY AREA 1	Address	Owner	Parcel Size (sqf)	Current Zoning	Current Land Use	Proposed Use	Proposed Development Scale	Redevelopment Timeframe
	1A 1601-1611 Benning Rd NE	Wen De Zhang & Trinidad Baptist Church	18,200	C-2-A	Commercial & Unimproved Land	Potential development of some residential units due to nearby residential uses or small office development	A zoning change to support medium density mixed use development is recommended to accommodate the proposed office and residential uses on this opportunity site.	5-10 years
	1B 1615-1617 Benning Rd NE	Trustees of Trinidad Baptist Church	11,450	C-2-A	Commercial & Residential Single Family	Potential development of some residential units due to nearby residential uses or small office development	A zoning change to support medium density mixed use development is recommended to accommodate the proposed office and residential uses on this opportunity site.	5-10 years
	1C 0777 17th Street NE	HE/DC No. 4	14,800	C-3-A	Commercial & Unimproved Land	Rowhouses to retail only mixed use with retail and associated parking. Retail development due to adjacency to Hechinger Mall	Potential retail or mixed use residential with retail is strong at this site due to adjacency to Hechinger Mall site.	5-10 years
	1D 1E- 845 Bladensburg Road NE Sears Site	1600 Maryland Ave LLC,	217,000	C-3-A	Garage & Unimproved Land	Potential retail and small office development to link into current redevelopment activities along H Street and the concentration for retail activities in the area.	The existing zoning is sufficient to achieve the stated goals; however some additional height and density may be considered through the public process of a Planned Unit Development within the existing zoning.	5-10 years
	1E 1816 - 1826 Benning Road NE	Basil C Gogos, Sylvia F Williams, & Mulligan Myrl W	8,750	C-2-A	Garage & Unimproved Land	Potential retail and small office development to link into current redevelopment activities along H Street and the concentration for retail activities in the area.	The existing zoning is sufficient to achieve the stated goals; however some additional height and density may be considered through the public process of a Planned Unit Development within the existing zoning.	5-10 years

This table summarizes the development opportunities for each of the opportunity sites in the study area within the context of a redevelopment framework timeline. Existing onsite and surrounding land uses were analyzed along with existing and projected trends for population, housing, offices, and retail and a proposed land use for each of the opportunity sites was developed. In addition, market analysis was used to prioritize the redevelopment potential, based on a time frame of development, for each of the opportunity sites within the study area. The opportunity sites are prioritized chronologically.

Each opportunity site combines numerous parcels to form a larger lot for redevelopment purposes. Detailed information in terms of ownership, zoning, size, and address is available upon request for each of the parcels; however, for ease of discussion, the information has been combined in the adjacent table according to individual opportunity site boundaries. GIS data provided by DCOP (Dec 2006) has been used to gather ownership, size, and zoning information for each parcel.