

Figure 4.14- Study Area 2 Opportunity Site 2G



**2G** 4202 Benning Road NE



Pepco Site



Boys & Girls Club Site

**Opportunity Site 2G**

The site comprises a small area located at the intersection of Benning Road and 42nd Street NE adjacent to the Fort Mahan Park. Current uses on the site include a small mixed use building with ground floor retail and top floor residential and a small temporary structure. The majority of the site is empty with about 7,600 sq.ft. of developable land with direct frontage onto Benning Road and 42nd Street NE. Opportunity site 2G is conveniently located in a primarily residential neighborhood and can be appropriately developed into a small retail type use with associated parking. The existing use on the site is neighborhood retail that can be developed further to support the community center type use on opportunity site A across the street. In addition to serving the local neighborhoods and the community center, the retail use can be carefully chosen to even target morning and evening commuter traffic on Benning Road. The current zoning in the area is R-5-A (Low Density Apartments), allowing for development of general residential districts with low height and density requirements. This zoning allows for convenience store type adjunct use near an apartment complex, however, a more developed retail use with associated parking might require a zoning change to mixed-use. Opportunity site 2G is a unique corner site with small frontage on Benning Road hidden partially behind a metro bus stop at the intersection of Benning road and 42nd Street NE. In addition, it is located at the road bend where the corridor character changes suddenly from primarily being forested open space on the west to residential on the east. Proposed transportation improvements around opportunity site 2B will need to include significant and unique curbside improvements, signage, street furniture, and landscaping to make it stand out on the one hand and on the other successfully marry the two different corridor experiences that exist on either side. This site has significant urban design potential to lend identity to not only the surrounding residential neighborhoods it serves but also to the proposed community center on opportunity site 2A.

**Pepco Site**

The industrial land north of Benning Road between Anacostia Avenue and Kenilworth Avenue is currently used by Pepco. It is slated to remain industrial in the future land use map of the Comprehensive Plan. Pepco is scheduled to discontinue use of the property in 2012. While major redevelopment is unlikely after this time, the departure of Pepco is an opportunity to improve the property’s street frontage on Benning. New users of the site should aim to place non-industrial office functions along Benning Road. While the adjacent Metro tracks will make it impractical, if not impossible, for buildings to actually front Benning Road, their presence can serve as a buffer between the River Terrace neighborhood and the industrial uses to the north. New users should also make every effort to mask industrial uses with trees, flowers and other plantings.

**Boys & Girls Club Site and Adjacent Green Space**

This site, while not suitable for major private redevelopment, can be better utilized to serve the surrounding community. It is surrounded by residential uses, a church, a police sub-station, and Fort Mahan Park. The site has ample vacant space than can be used to expand the club into a community center for the greater neighborhood, including more active outdoor recreation space. The current zoning in the area is GOV (government), R-2 (Single-family detached dwellings), and combination GOV/R-2. Community Center type uses are not allowed in these zones. A zoning change to R-1 residential or a mixed-use zone would allow such a use as a special exception with prior approval from the Board of Zoning Adjustments. The GOV zoned parcels might also need a zoning change to mixed-use if the community center needs to build structures there, but it is recommended that this land be formalized for active recreation uses, and not used for new buildings unless they are ancillary for outdoor recreation.

Study Area 2 Anacostia Avenue to 42nd Street NE

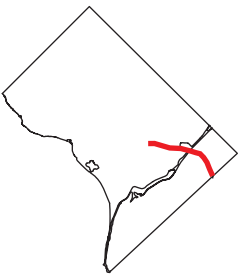


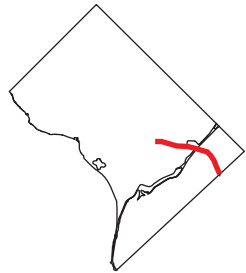
Table 4.3- Study Area 2 Opportunity Sites Matrix

STUDY AREA 2	Address	Owner	Parcel Size (sqf)	Current Zoning	Current Land Use	Proposed Use	Proposed Development Scale	Redevelopment Timeframe
	2A 3401 Benning Road NE, 3423-3435 Benning Road NE	1915 New York Ave LP & Boulevard Housing Corporation	40,250	C-2-A	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.	10-15 years
	2B 3355 - 3399 Benning Road NE, 0502 - 0506 34th Street NE	Washington Benning Road LTD & Margaret A Pemberton	90,750	C-2-A	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.	10-15 years
	2C 3443 - 3461 Benning Road NE, Eads Street NE	Seresa 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.	10-15 years
	2D 3621 Benning Road NE	3621 Benning Road LP	121,000	C-M-1	Commercial	Potential development of mixed-income housing with small retail and services to support the existing residential community	A zoning change from current light industrial uses to support low-moderate density mixed use development is recommended.	10-15 years
	2E 3919 Benning Road NE	East River Park LP	391,256	C-3-A	Commercial	Proposed transit-oriented development with civic, shopping, and entertainment uses and associated parking.	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.	5-15 years
	2F 0110-4103 42nd Street NE	US of America & the District of Columbia	49,000	GOV & R-2	Commercial	The existing Boys & Girls Club could benefit from new facilities or community uses could co-locate with MPD next door.	A zoning change to support low-moderate density mixed use will be required to expand community uses or add minimal retail or office uses. The current zoning allows for outdoor recreation and low-density residential use	5-15 years
	2G 4202 Benning Road NE	Howard Mabry	7,600	R-5-A	Commercial	Potential for small retail development with associated parking	A zoning change to support low-moderate density mixed use will be required to accommodate the proposed retail use.	5-15 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.

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.





**Introduction & Vision**

This portion of the corridor runs from 42nd Street to East Capitol Street, NE. This study area contains the Benning Road metro station and is within close proximity to the Minnesota Avenue metro station. As a result, this area lends itself to the creation of mixed-use development. Proper citing of any new development, in conjunction with adequate streetscape improvements, should aim to foster pedestrian mobility. This in turn will aid in fostering a walkable community with less reliance on the automobile. The broader vision for this area includes:

- Improvement of pedestrian crossings at areas with major traffic problems (i.e. Benning/Minnesota and Benning/East Capitol.)
- More neighborhood-serving retail, restaurants and specialty shops that provide a walkable community.
- Increased density at the Benning Road metro station with a mix of land uses that cater to the existing population.
- Distinctive streetscape elements and signage that aid in developing a sense of ‘place’ for the community.
- Historic preservation of distinctive buildings that help protect the character of the neighborhood.

What follows is a description of the existing conditions in the study area, an analysis of existing zoning, and recommendations for opportunity sites.

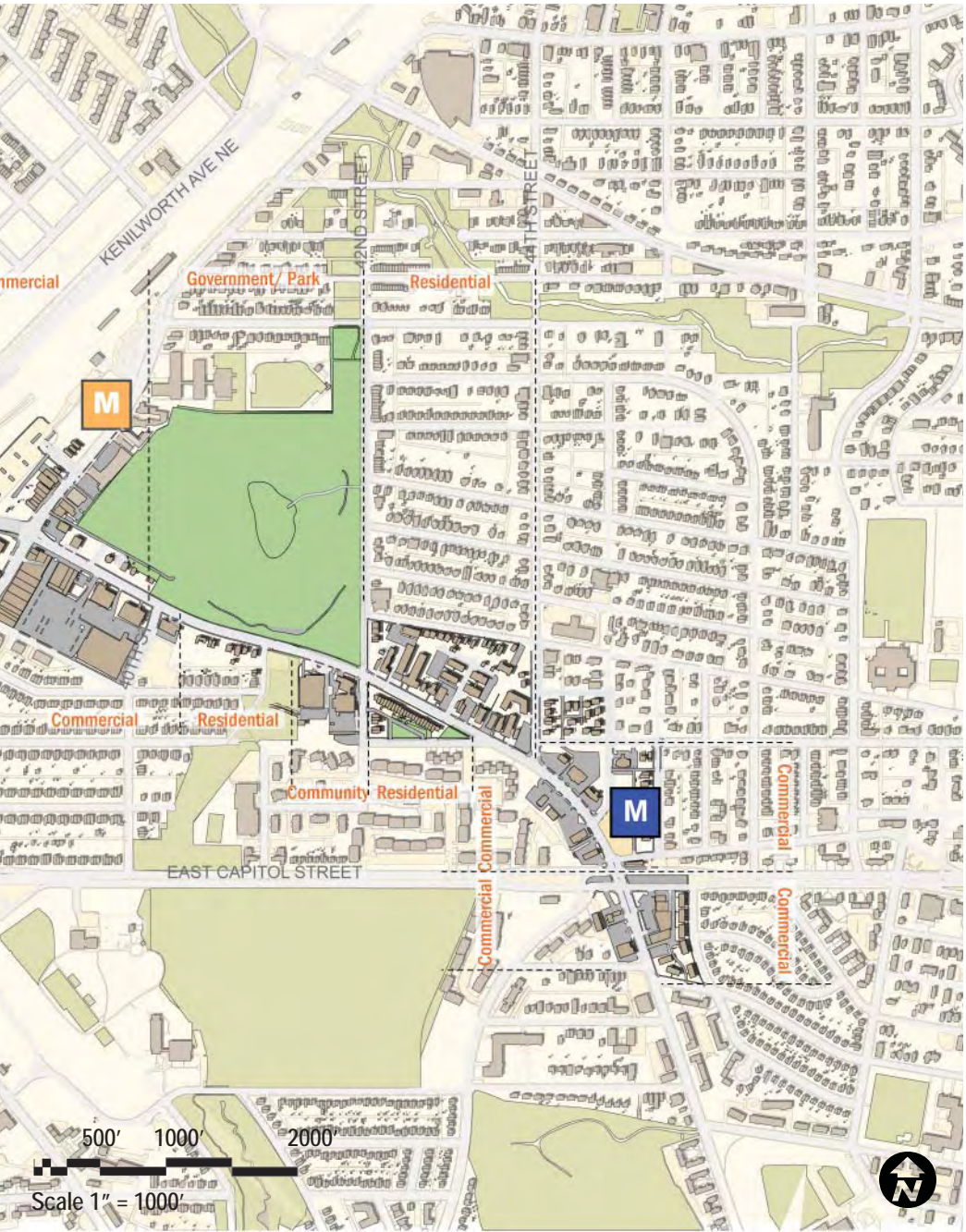
*42nd Street NE to the intersection of 44th Street NE*

This stretch of Benning Road is entirely residential varying in density and type from single family row homes to medium density apartment buildings. The quality and age of the residential area varies widely, however, this stretch of Benning Road is lined with mature trees and sidewalks that complete and enhance its residential neighborhood character.

*44th Street NE to the A Street SE*

Overall, this zone can be characterized as commercial/retail and industrial. The Benning Road Metro rail stop is located in this zone, yet is surrounded with vacant or underutilized properties. There are ideal opportunities within this commercially zoned area for transit oriented development opportunities and economic growth. On either side of the Benning road corridor are largely multifamily residential neighborhoods interspersed with small-scale retail that can be densified and improved to support new commercial/retail development in this zone.

Figure 4.15- Study Area 3





Existing Zoning - Study Area 3 42nd Street NE to A Street SE



Zoning

The map on the right shows zoning categories for Study Area 3. A description of the zoning codes is provided in the adjoining table.

Study Area 3 is zoned for medium businesses along the Benning Road corridor and in the periphery, for low and moderate density residential.

The zoning densities along Benning Road in Study Area 3 allow for tremendous commercial/retail and office type opportunities. The zoning allows for transit oriented development opportunities along majority of the Benning Road stretch within the Study Areas and specifically around the Benning Metro station. Peripheral residential zoning will allow for increased density and improvements in the residential clusters which will in turn support some of the retail and community business center type uses along the corridor.

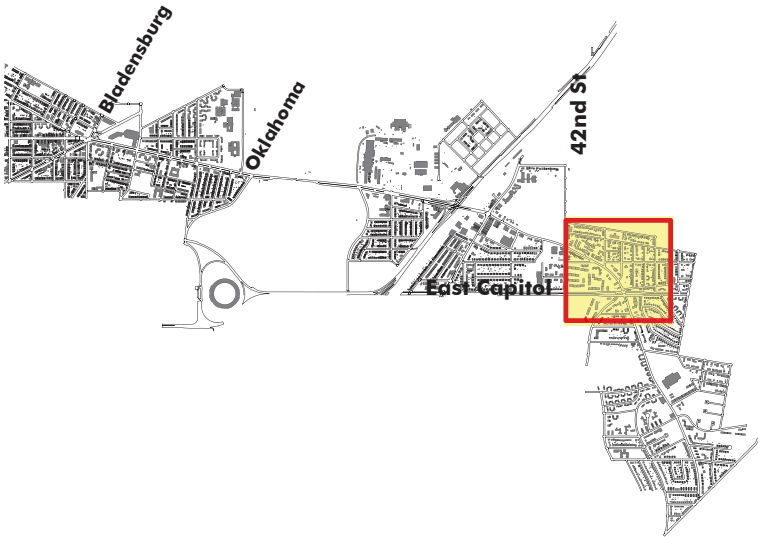
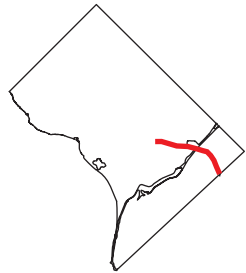
Zoning	Code Description
C-1	Neighborhood Shopping
C-2-A	Community business center-low moderate density
C-2-B	Community business center-medium density
C-2-C	Community business center-high density
C-3-A	Medium bulk major business and employment
C-3-B	Medium bulk major business and employment
C-3-C	High 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

Figure 4.16- Study Area 3 Zoning Map





Opportunity Sites - Study Area 3 42nd Street NE to A Street SE



According to the Benning corridor market analysis, this neighborhood presents the only clear transit-oriented redevelopment potential in the entire corridor. Recent efforts by WMATA to redevelop their land at the Benning Road Metro have presented significant challenges; however, this neighborhood still holds long-term potential for redevelopment. In the shorter term, retail redevelopment could occur by building upon the existing retail base in the area supported by pedestrian traffic created by the Metro location, significant vehicular volume from daily commuter traffic, and sufficient unmet retail demand. In addition, some of the neighborhood parcels have potential to accommodate residential and mixed-use redevelopment, particularly affordable housing units, given its proximity to the Benning road Metro and easy commutes into the downtown. Office development is a longer-term goal for this neighborhood and would require significant retail and residential redevelopment.

The six opportunity sites that were identified in study area 3 can be seen in the adjacent map and include: opportunity sites 3A, 3B, 3C, 3D, 3E, & 3F.

Figure 4.17- Study Area 3 Aerial Photo



Figure 4.18- Study Area 3 Opportunity Sites Existing Conditions Photos

