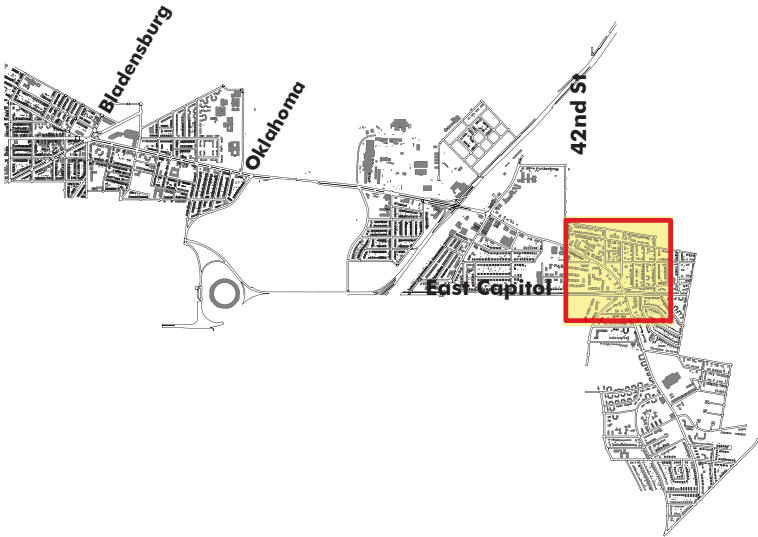
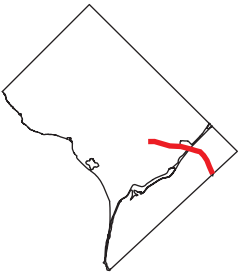


Opportunity Sites - Study Area 3 42nd Street NE to A Street SE



Opportunity Site 3A

This is the WMATA site that houses the Benning Metro stop and is located along Benning Road between 45th Street NE and Central Avenue NE. Current uses on the site include a Metro bus and rail stop with associated parking and a few temporary sheds. There is approximately 33550 sq.ft. of developable land available on this site with direct frontage onto Benning Road. The site is surrounded by existing retail parcels and restaurants to the west and single family row houses to the east. Opportunities for mixed use transit oriented development exist on this site. Ground floor retail with upper level residential or small professional office use combined with spill over residential can be accommodated on the site. While the site might be sufficient to accommodate retail/residential type mixed use and associated parking, for office/residential or office/retail type mixed use, a parking garage might be required. Current zoning on the site is R-2 (Single Family Detached Dwellings) allowing for low density single family detached residential development and C-3-A (Medium Bulk Major Businesses and Employment) allowing for medium density business center type and mixed use development.

Figure 4.19- Study Area 3 Opportunity Sites Existing Conditions Photos



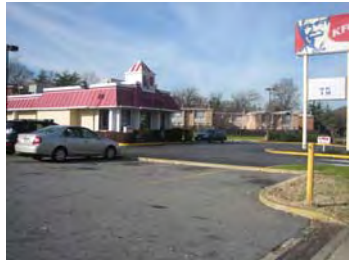
3A 4500 Benning Road and 0029 45th St NE



3B 4414 & 4430 Benning Road NE



3C 4501 & 4445 Benning Road NE



3D 4401-7, 4435, and 4443 Benning Road



3E 4519 & 4525 Benning Road SE



3F 4500 Benning Rd SE

Opportunity Site 3B

This site is located adjacent to the Benning Metro between 45th Street NE and 44th Street NE. Current uses on the site include the Kid's Universe Child Development Center and the Chef's Table restaurant that is not operational. There is about 57,850 sq.ft. of developable land available on this site with direct frontage onto Benning Road. The site has potential for mixed use transit oriented development similar to opportunity site 3A, however, it will mainly be spill over development and thus will have a longer term development horizon than site A. According to market analysis, the emphasis for redevelopment on this site should be more towards ground floor retail and residential type mixed-use development. The existing child development center can be incorporated within the suggested land use and the currently closed restaurant will need to be revived. Current zoning on the site is C-3-A (Medium Bulk Major Businesses and Employment), allowing for medium density business center type and mixed use development. No zoning change is required to accommodate the proposed redevelopment.

Opportunity Sites 3C and 3D

These sites are located opposite the Benning Road Metro at the intersection of East Capitol Street and Benning Road. Current uses on opportunity site 3C include an Exxon gas station and a Denny's restaurant and on opportunity site 3D a Food Mart and a KFC are located. There is about 16,000 sq.ft. of vacant land, currently used as Denny's parking, available on site C. Site D has about 8,000 sq.ft. of WMATA owned vacant developable land and about 20,000 sq.ft. of vacant land, currently used as associated parking. Both development sites have direct frontage onto Benning Road and site 3C has East Capitol Street frontage as well. Opportunity site 3C combines two existing commercial parcels and in the medium term has the potential to develop into mixed use or retail only uses. Opportunity site 3D on the other hand has potential to develop into retail and residential use in the long term. Opportunity site 3C sits on a corner plot and is closer to the Metro station opportunity site 3A; thereby making it a more advantageous development opportunity than opportunity site D with a closer development horizon. Current zoning on opportunity site 3C and 3D is C-3-A (Medium Bulk Major Businesses and Employment) allowing for medium density business center type and mixed use development.

Opportunity Site 3E

This site is located at the junction of three major roads; Benning Road, Texas Avenue, and the East Capitol Street, at the opposite corner from Benning Road Metro station. Current uses on the site include a gas station and a Popeye's restaurant and associated parking. There is about 25,000 sq.ft. of vacant land, currently used as parking, available on this site with direct frontage onto Benning Road and Texas Avenue. The site is surrounded by medium-to-low density residential consisting of apartment buildings and single family row houses. The site's frontage and current association to non residential uses can be explored in the future to developed commercial mixed use with front row retail and peripheral residential. Market analysis suggests a longer term, ten to fifteen year, development horizon for this site due to its dependence on other transit oriented development in the vicinity, particularly to the north of East Capitol Street. Current zoning on the site is C-3-A (Medium Bulk Major Businesses and Employment) allowing for medium density business center type and mixed use development. No zoning change is required to accommodate the proposed redevelopment on site 3E.

Opportunity Site 3F

This opportunity site includes the Benco Shopping Center and a small vacant lot immediately to the south that serves as a parking lot for the adjacent apartment building. This small vacant lot includes about 6,800 sq.ft. with direct frontage onto Benning Road. The site is surrounded on three sides by medium to low density residential consisting of apartment buildings and single family row houses. It is adjacent to a medium scale neighborhood and has future potential to accommodate spill over retail development associated with the Benco Shopping Center. The development horizon for this site is between five and ten years. The current zoning in the area is C-3-A (Medium Bulk Major Businesses and Employment) and 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.

Redevelopment Framework Matrix- Study Area 3 42nd Street NE to A Street SE

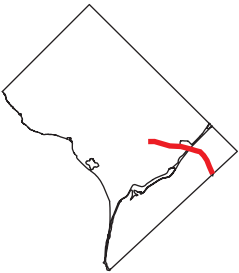
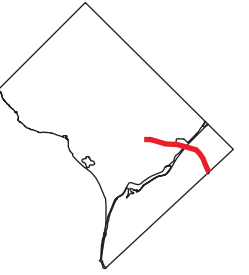


Table 4.4- Study Area 3 Opportunity Site Matrix

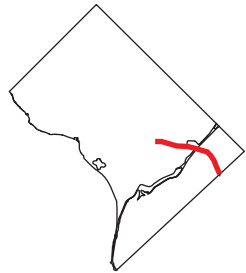
STUDY AREA 3	Address	Owner	Parcel Size (sqf)	Current Zoning	Current Land Use	Proposed Use	Proposed Development Scale	Redevelopment Timeframe
	3A 4500 Benning Road and 0029 45th St NE	WMATA	33,550	R-2 & C-3-A	Commercial & Unimproved Land	Potential development of mixed-use residential and/or professional office space with ground-level retail. Parking structure will likely be required.	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
	3B 4414 & 4430 Benning Road NE	Westbrook Albert	57,850	C-3-A	Commercial & Unimproved Land	Potential development of concentrated ground-level/commuter and neighborhood-targeted retail with residential above.	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
	3C 4501 & 4445 Benning Road NE	EXXON & Raphael Ehlien	44,200	C-3-A	Commercial	Potential development of mixed-use and ground-floor retail with a strong presence on the street corner.	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
	3D 4401-7, 4435, and 4443 Benning Rd	WMATA, KFC US Properties, & Jimmy Choi	41,500	C-3-A	Commercial & Unimproved Land	Potential for mixed use residential, small office, or retail development	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
	3E 4519 & 4525 Benning Road SE	Power Fuel & Transportation LLC Alan Cooper	38,450	C-3-A	Commercial	Potential for mixed use residential and retail	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.	10-15 years
	3F 4500 Benning Rd SE	12th St Assoc.	120,000	C-3-A R-5-A	Commercial & Residential	Potential development of retail redevelopment associated with Benco Shopping Center	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. Current 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 low-moderate density mixed use.	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.



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Study Area 4 A Street SE to Southern Avenue



Introduction & Vision

This portion of the corridor runs from East Capitol Street, SE to Southern Avenue. This study area contains several residential rental properties as well as a public housing development (Benning Terrace). Residents who are familiar with this sub-area noted particular areas where crime is persistent. Several new development projects are occurring along this portion of Benning Road that will aid in providing more ‘eyes’ on the street for the purposes of deterring the crime. KIPP Charter School will be located in this particular study area as well as replacement housing for a District of Columbia Housing Authority HOPE VI project. The broader vision for this area includes:

- The creation of quality retail
- Improvement of streetscaping (sidewalks, street markings, consistency of street lighting design)
- Access to fresh produce and healthy food options
- More facilities to promote youth exercise that will aid in deterring health problems
- Promote and highlight Woodlawn Cemetery to garner more exposure and provide opportunities for cultural attractions

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

A Street SE to Hanna Place SE

This stretch of Benning Road between B Street SE and Hanna Place SE. In this zone, there are predominantly multifamily residential clusters with small pockets of support retail. The Fletcher Johnson School is located in this zone adjacent to a high density apartment complex. This area can be characterized as residential, with reduced traffic speeds and narrow road widths. This area offers potential for more high density residential development.

Hanna Place SE and Southern Avenue

Primarily a residential area, this portion of the study corridor has single family homes and on-street parking. The residential character varies broadly from low density single family homes to vacant and dilapidated homes. The housing stock varies in quality by visual inspection, and in many instances, condemned homes abut well maintained occupied homes. Currently there is insufficient commercial and retail in the area to adequately serve the chiefly residential zone, while there are vacant or underutilized commercial opportunities. There are significant opportunities for redevelopment and rehabilitation of the single-family and multifamily housing stock; however, critical improvements to the quantity and quality of the existing retail are required. The Marshall Heights/Eastgate Gardens are development opportunity areas. These are established neighborhoods with many vacant lots. The HOPE VI project is currently working at Eastgate Gardens to replace the low-income public housing with a more mixed income community.

Figure 4.20- Study Area 4

