



# THE NANNIE HELEN AT 4800

A.WASH AND ASSOCIATES

# Project Development Team



- **A. Wash & Associates**—Ward 7 business, substantial financial capacity, Deanwood Stakeholder, experienced construction management
  - ▣ **Northern Real Estate Urban Ventures**—Affordable housing finance expertise, participated in development over 500 units developed in Ward 7 (development manager)

**Project Vision** - Transformation of blighted site into an environmentally and economically sustainable new community

# Program Amenities



## Amenities

100% Affordable Housing

Affordable Rents for Office Space

Adult Education / Community  
Center

Healthy food focused Retail

Green / Sustainable Features

## Amenities

Outdoor Playground

Fitness Center

Shared Conference Room



# Program Amenities

Conference Room



Affordable Rent for Office Space

Healthy food focused retail



Adult Enrichment



100% Affordable Housing

Fitness Room



Playground



Green / Sustainable Features



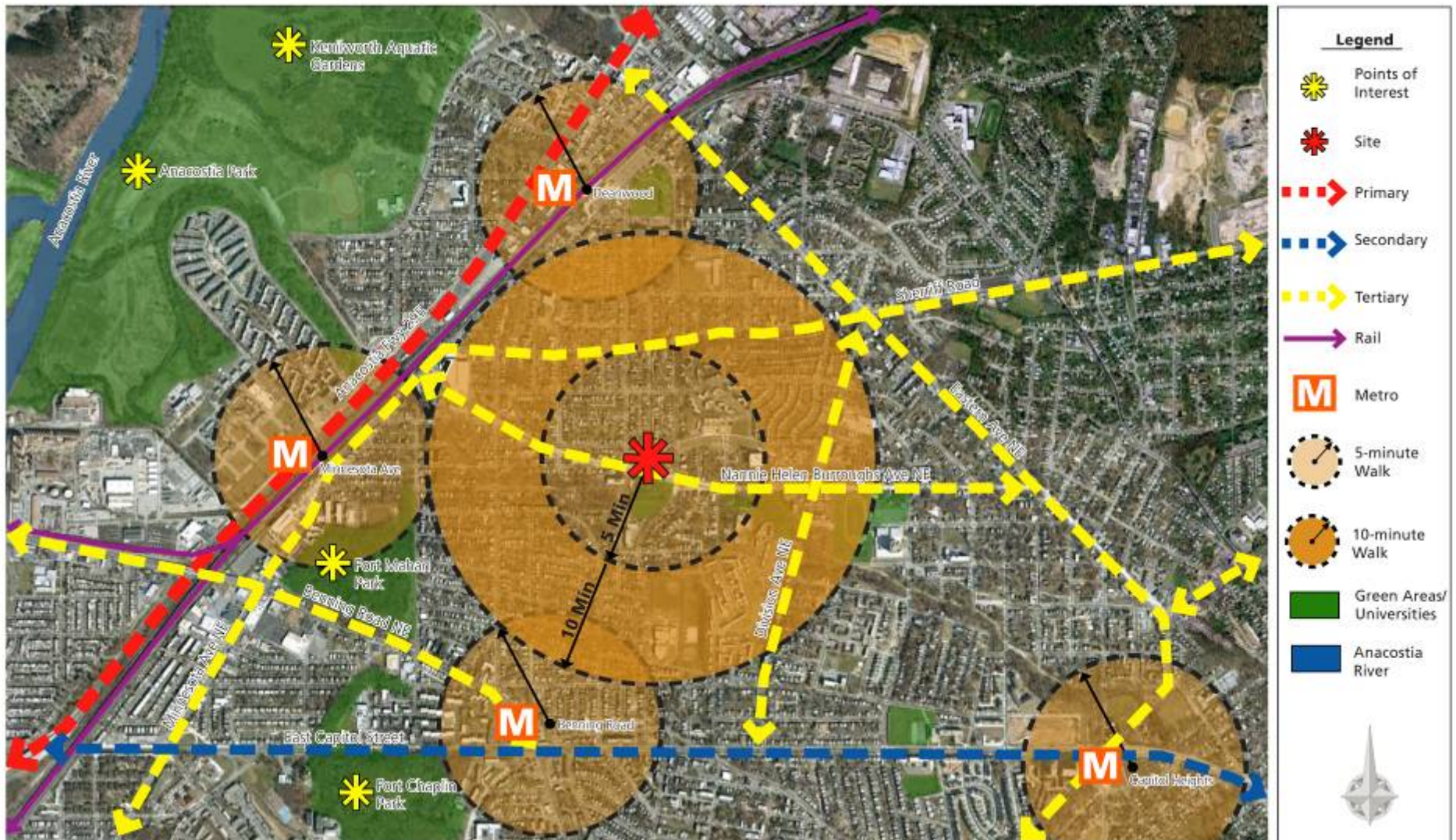




# THE NANNIE HELEN AT 4800

A. WASH AND ASSOCIATES





Regional Analysis


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**GREAT STREETS**  
AVENUES OF OPPORTUNITY

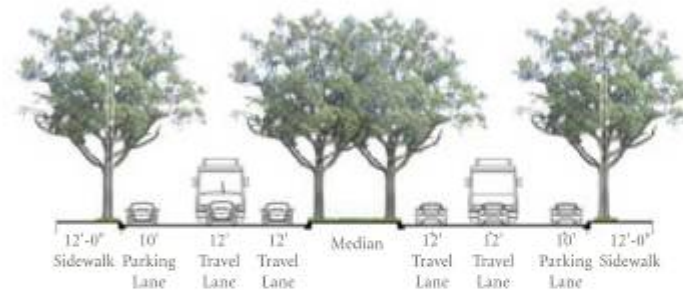
Government of the District of Columbia  
 Anthony A. Williams Mayor  
 Stanley Jackson, Deputy Mayor  
 for Planning & Economic Development  
 Sean Takayama, Director  
 District Department of Transportation

Approximately \$320 million in planned or completed projects on Benning Road, Minnesota Avenue, Pennsylvania Avenue and Nannie H. Burroughs Avenue since 2001. Purely public projects total approximately \$160 million in school renovations, recreation centers and government facilities.

- A. Banner Ridge**  
 27 townhomes. Developer: Marshall Heights CDO. Delivery: 2002. Estimated investment: \$2,240,000.
- B. Benning Library, 2038 Benning Road NE**  
 Planned new construction: 10,000 SF. Developer: DC Government. Delivery: 2009. Est. investment: \$2,700,000.
- C. Benning Road Office Building**  
 Proposed new office construction: 20,000 SF. Developer: Amco Development/Marshall Heights CDO. Delivery: 2009. Est. investment: \$10,000,000.
- D. Chapel Woods, 4800 Texas Avenue SE**  
 22 townhomes. Developer: Harris, Inc./Marshall Heights CDO. Delivery: 2001. Est. investment: \$2,870,000.
- E. Castana Gardens**  
 Planned new residential: 200 units. Developer: Fusion Development/DCUDC Housing Authority/AMI Development Corporation. Delivery: 2002. Est. investment: \$88,000,000.
- F. Edison School**  
 Renovated education facility.



- G. Sewarenwood Education Center-Kingman Island**  
 Planned new construction: 6,000 SF. Est. investment: \$2,800,000.
- H. M. D. Woodson High School**  
 Planned renovation of education facility. Developer: DC Public Schools. Delivery: 2007. Est. investment: \$61,800,000.
- I. MRPig Terrace**  
 18 townhomes. Developer: Marshall Heights CDO. Delivery: 2006. Est. investment: \$1,800,000.
- J. Independence Place-2800 N St & 1225 28th St SE**  
 21 townhomes. Developer: SONE. Delivery: 2005. Est. investment: \$3,000,000.
- K. J. W. King Senior Housing**  
 14 new residences. Developer: First Focus Baptist Church/Mocean First Development. Delivery: 2009. Est. \$12,999,000.
- L. Kashiworth Avenue Apartments**  
 110 planned residences. Est. investment: \$28,607,000.
- M. Minnesota Benning Government Center**  
 250,000 SF District office. Developer: DC Government. Delivery: 2007. Est. investment: \$95,800,000.
- N. Park Circle Condos**  
 30 townhomes. Developer: Crutcher Development. Delivery: 2009. Est. investment: \$1,810,000.
- O. Randa Highland Elementary**  
 Developer: DC Public Library. Delivery: 2008. Est. investment: \$5,514,000.
- P. Twining Place**  
 80 new residences. Developer: CHM Homes & 2025 Minnesota Ave LLC. Est. investment: \$1,997,000.
- Q. Woodson Heights Condominiums**  
 100 new residences. Developer: Anso/Urban, Inc. Delivery: 2006. Est. investment: \$18,000,000.



Section through Nannie Helen Burroughs Avenue, NE  
 Adjacent to Proposed Development from  
 Great Streets Framework Plan

DC Great Streets Initiative



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**LEGEND**

**Residential Land Use Categories**

- Low Density Residential**  
Defines the District's single family neighborhoods. Single family detached and semi-detached housing units with front, back, and side yards are the predominant uses.
- Moderate Density Residential**  
Defines the District's row house neighborhoods as well as its low-rise apartment buildings. Also includes areas characterized by a mix of single-family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some older inner-city neighborhoods with the density of row houses, this category may also be applied to multi-story apartment buildings.
- Medium Density Residential**  
Defines neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Includes of low and moderate-density housing in areas within these areas. This designation may apply to taller residential buildings characterized by large areas of permanent open space.
- High Density Residential**  
Defines neighborhoods and corridors where high-rise (8 stories or more) apartment buildings are the predominant use. Includes of low-density housing that exists within these areas.

**Commercial Land Use Categories**

- Low Density Commercial**  
Defines shopping and service areas that are generally low in scale and character. Retail, office, and service businesses are the predominant uses. These single-story commercial districts that are primarily from the surrounding neighborhoods to larger business districts use that draw from a broader market area. Their common feature is that they are comprised primarily of one- to three-story commercial buildings.
- Moderate Density Commercial**  
Defines shopping and service areas that are somewhat more intense in scale and character than the low-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts that draw from a broader market area. Buildings are larger and/or have more than three floors in low-density commercial areas but generally do not exceed eight stories in height.
- Medium Density Commercial**  
Defines shopping and service areas that are somewhat more intense in scale and character than the moderate-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas generally do have a diverse market area. Buildings are generally larger and/or have more than three floors in moderate-density commercial areas but generally do not exceed eight stories in height.

**High Density Commercial**

Defines the urban environment district of the city and other major office employment centers in the downtown perimeter. Characterized by office and mixed-use buildings greater than eight stories in height, although many high-rise office buildings (including historic buildings) are also present.

**Production, Distribution, and Repair**

This category defines areas characterized by manufacturing, warehousing, wholesale and distribution centers, transportation services, food services, printers and publishers, business support services, and commercial, scientific, and utility activities which may require additional buffering from residential uses. An industrial and light-manufacturing uses such as printing. This category is also used to describe mixed-use areas, including residential units, but generally, and similar uses related to the movement of freight, such as truck terminals.

**Public and Institutional Land Use Categories**

Vicinity Map / Comprehensive Plan



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Aerial Site Plan



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## THE NANNIE HELEN AT 4800





Site Photos



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Zoning Map – Split Zoned C1 and R-2



Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

### Ground Floor Plan

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Ground Floor Plan -Enlarged



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# THE NANNIE HELEN AT 4800



Typical Floor Plan -Enlarged



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# Proposed Unit Mix

4800 Nannie Helen	Replacement Lincoln Heights/ Richardson Dwellings Units	Affordable Units	Total
1 Bedroom Flat	6	14	20
2 Bedroom Flat	13	25	38
3 Bedroom Flat	4	8	12
<b>TOTAL</b>	<b>23</b>	<b>47</b>	<b>70</b>
<b>Parking (Res)</b>			<b>35</b>





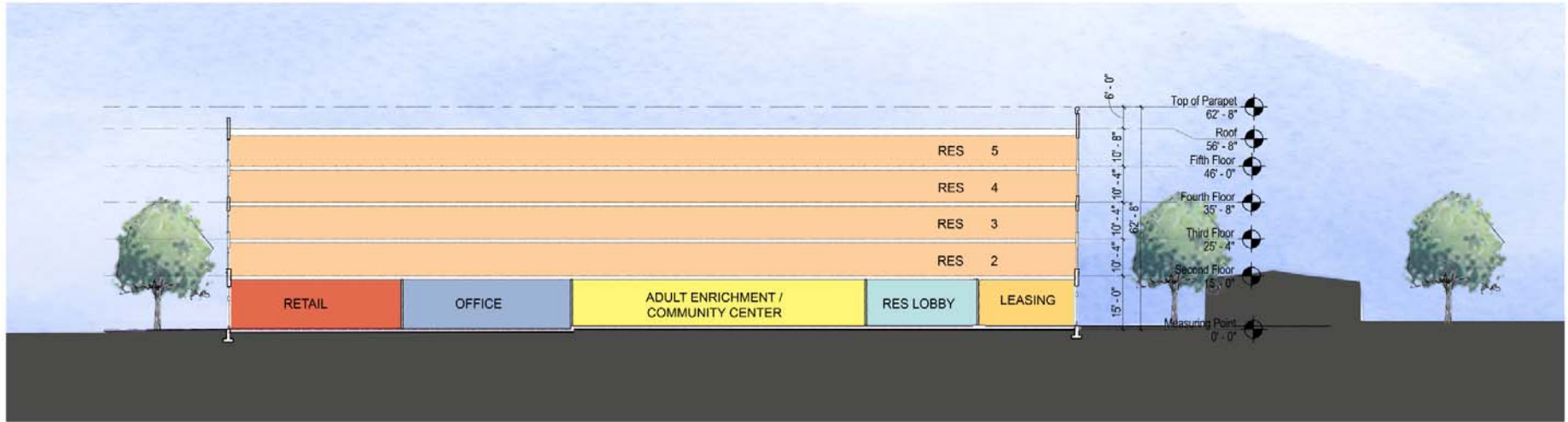
Roof Plan -Enlarged



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Section A-A - East/West Section



Section B-B - North/South Section



KEY PLAN

### Building Sections



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# THE NANNIE HELEN AT 4800



Nannie Helen Burroughs Avenue Elevation (South)



48th Street Elevation (West)

### Street Elevations



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A. Rear Elevation (North)



B. Side Elevation (East)



Rear and Side Elevations



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A. Rear Elevation (North) from Adjacent Properties



Rear Elevations from Adjacent Property



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Partial South Elevation



Aluminum Trim/Hardie - Color #1

Hardie - Color #2

Hardie - Color #3



Metal










Masonry - Color #1



Masonry - Color #2

Samples of typical trim pieces for fiber panels with exposed trim profiles

- | Profile   | Description   |
|---|---|
|    | <b>Vertical Trim</b><br>Utilize as vertical trim when abutting panels and producing a 1/8" seam. Vertical trim is designed to fit under Horizontal Trim. Never install vertical trim in horizontal applications.  |
|    | <b>Horizontal Trim</b><br>Designed to be installed at horizontal abutments of panel and run in a continuous detail across the face of the structure.  |
|    | <b>Horizontal Trim - Termination</b><br>Factory cut ends for termination into outside corner trims. One end has left hand cut with the other end having a right and cut.  |
|   | <b>Outside Corner Trim</b><br>Utilized on the outside corners of structure to provide a clean aesthetic detail. Recommended to be run in a continuous vertical detail from bottom to top of corner.   |
|  | <b>Inside Corner Trim</b><br>Used to complete inside corners of structure. Recommended to be run in a continuous vertical detail from bottom to top of corner.  |
|  | <b>J-Channel Trim</b><br>Designed to terminate panels when abutting windows, doors or other penetrations. Never install J Channel in a manner that exterior flange can catch water. J Channel should not be used on the top header of doors or windows. |
|  | <b>Drip Cap Trim</b><br>Used to flash above windows, doors and other penetrations   |

Aluminum Trim Detailing

Note: Hardi shown for color only, not texture

## Materials



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# THE NANNIE HELEN AT 4800



Perspective View A  
0 10 20 30



Enlarged Elevation 1

**MATERIALS LEGEND**

- 1 Masonry - Color #1
- 2 Masonry - Color #2
- 3 Hardie - Color #1
- 4 Hardie - Color #2
- 5 Hardie - Color #3
- 6 Aluminum Storefront
- 7 Windows & Doors
- 8 Decorative Railing
- 9 Decorative Sunshade
- 10 Metal Cornice
- 11 Metal Coping
- 12 Metal Canopy
- 13 Aluminum Trim



KEY PLAN

**Enlarged Southeast Elevation**



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Enlarged Elevation 2  
0 10 20 30



Perspective View B

**MATERIALS LEGEND**

- 1 Masonry - Color #1
- 2 Masonry - Color #2
- 3 Hardie - Color #1
- 4 Hardie - Color #2
- 5 Hardie - Color #3
- 6 Aluminum Storefront
- 7 Windows & Doors
- 8 Decorative Railing
- 9 Decorative Sunshade
- 10 Metal Cornice
- 11 Metal Coping
- 12 Metal Canopy
- 13 Aluminum Trim



KEY PLAN

Enlarged Southwest Elevation



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Enlarged Elevation 3  
0 10 20 30

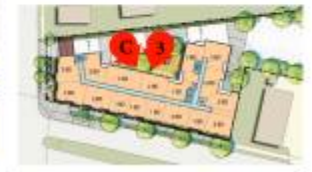
- 11
- 4
- 5
- 7
- 8
- 2
- 1
- 7



Perspective View C

**MATERIALS LEGEND**

- 1 Masonry - Color #1
- 2 Masonry - Color #2
- 3 Hardie - Color #1
- 4 Hardie - Color #2
- 5 Hardie - Color #3
- 6 Aluminum Storefront
- 7 Windows & Doors
- 8 Decorative Railing
- 9 Decorative Sunshade
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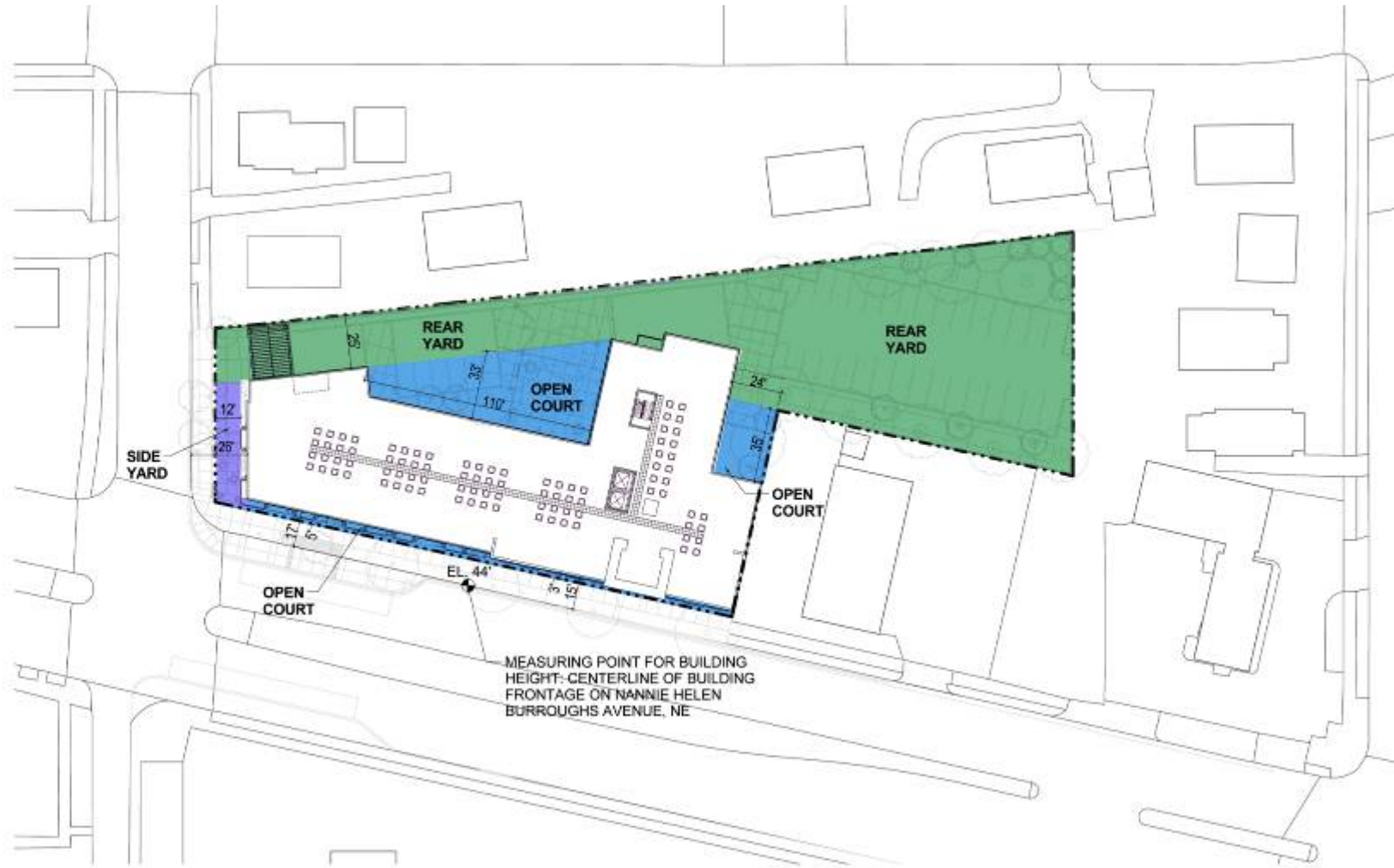
KEY PLAN

Enlarged North Elevation


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Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

## Zoning



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Landscape Plan







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**Legend**

-  Pervious Paving Area
-  Bioswale Area
-  Fence
-  Retaining Wall



**Pervious Concrete/Paving/Porous Asphalt**



**Bioswale**



**Site Perviousness**

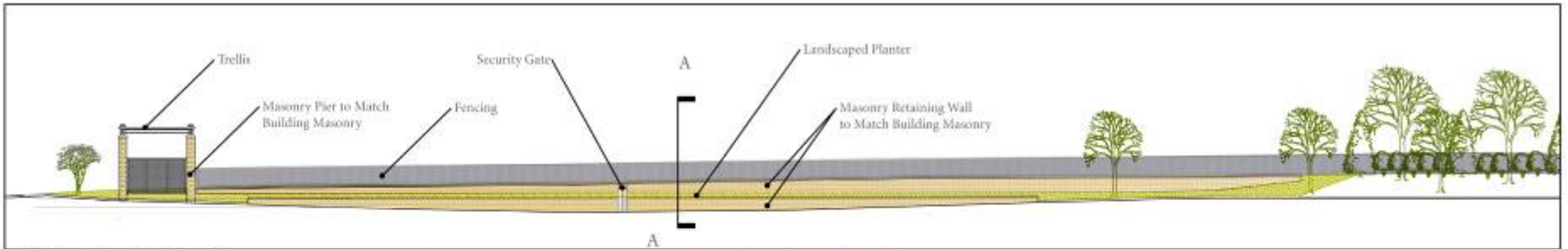
Bioswale/Landscaped Areas:	9,000 sf
Pervious Concrete/Paving/Porous Asphalt:	4,500 sf
<b>Total Pervious Areas:</b>	<b>13,500 sf</b>
Asphalt Paving:	10,000 sf
Playground Rubberized Surface:	1,500 sf
Concrete Sidewalks:	1,700 sf
<b>Total Impervious:</b>	<b>13,200 sf</b>
Ground Floor Building Area:	18,400 sf

**Paving and Bioswale Diagram**

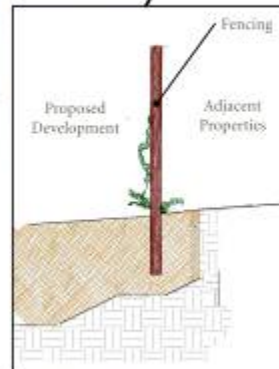


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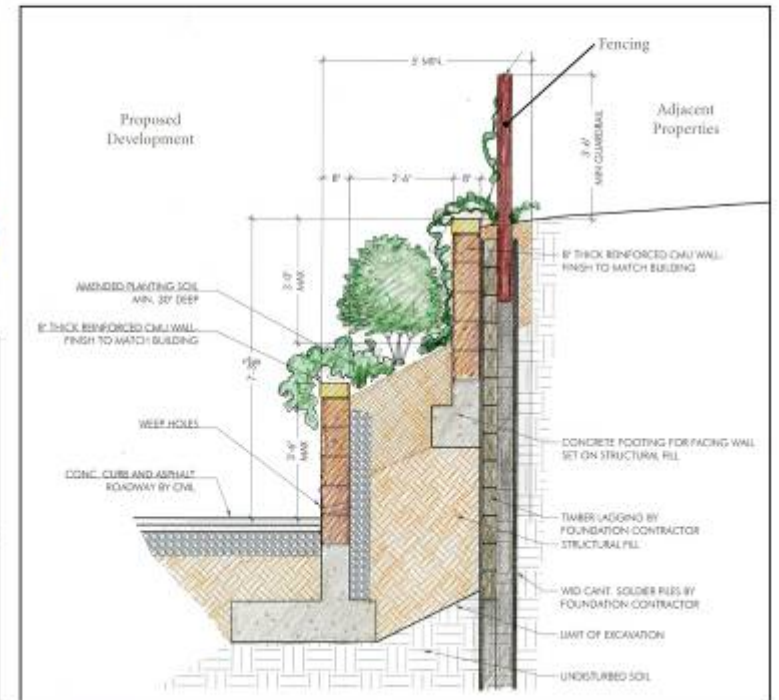
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Illustrative photo of proposed metal lattice fence (proposed) and masonry retaining wall (proposed). The interior layouts shown on the building plans are schematic. Changes to the layout, not affecting the exterior envelope or the square footage distribution, may occur.



Fence Section



Retaining Wall Section A-A

## Landscape Enclosure Diagram



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**EXHIBIT B: Intended Method of Satisfying Green Communities Criteria for the District of Columbia (v. 2008)**

Must include a **Site Plan** indicating distance of utilities and sidewalk connections as appropriate. Must include **Context Map** indicating locations of minimally required community facilities and their distances from project boundaries.

  **Mandatory**        **Optional**

Item	Intended Method of Satisfying Green Criteria	Yes, No or NA	Points	Transferable Points	Change Name and Production (Yes)	Additional Comments by Applicant
<b>Section 1: Integrated Design</b>						
1-1 Green Development Plan (Mandatory)	The Green Development Plan for the project is in the process of being developed and will be submitted prior to funding.	Yes				
<b>Section 2: Site, Location and Neighborhood Fabric</b>						
2-1a Smart Site Location - Proximity to Existing Development (Mandatory except for infill sites or rehabs) (Context map must demonstrate that project satisfies this item)	Site qualifies as an infill or rehab site	NA				
2-1b Smart Site Location - Preserving Environmental Resources (Mandatory except for infill sites or rehabs) (Site and Context map must demonstrate that project satisfies this item)	Site qualifies as an infill or rehab site	NA				
2-1c Smart Site Location - Proximity to Services (Mandatory except for infill sites or rehabs) (Context map must demonstrate that project satisfies this item)	Site qualifies as an infill or rehab site	NA				
2-2 Compact Development (Mandatory except for rehab) (Site map and architect density calculation must demonstrate that project satisfies this item)	Architect certifies that the net density of units per acre (see criteria) is at least 6 for single family and duplex, 10 for townhouses, or 15 for multifamily.	Yes		Arch.		
2-3 Walkable Neighborhoods - Sidewalks and Pathways (Mandatory) (Site map must demonstrate that project satisfies this item)	Per the criteria, the project connects to the existing sidewalk grid.	Yes		Arch.		
2-4a Smart Site Location - Passive Solar Heating / Cooling (Optional 2 or 4 points) (Site map must demonstrate that project satisfies this item)	Project will not qualify for these points.	No				
2-4b Smart Site Location - Grayfield, Brownfield or Adaptive Reuse Site (Optional 10 points)	Site IS located on a grayfield, brownfield or adaptive reuse site (10 points)	Yes	10	Owner		
2-5 Compact Development (Optional 5 points) (Site map and architect density calculation must demonstrate that project satisfies this item)	Architect certifies that the net density of units per acre is at least 7 for single family and duplex, 10 for townhouses, or 20 for multifamily.	Yes	5	Arch.		
2-6 Walkable Neighborhoods - Connections to Surrounding Neighborhood (Optional 5 points) (Site map must demonstrate that project satisfies this item)		Yes	5	Arch.		
2-7 Transportation Choices (Optional 0 or 10 points) (Context map must demonstrate that project satisfies this item)	Site is not near qualifying transit service.	No				
<b>Section 2 Subtotal</b> 20 0						
<b>Section 3: Site Improvements</b>						
3-1 Environmental Remediation (Mandatory)	Site has not yet been assessed for environmental hazards.	Yes		Owner		
3-2 Erosion and Sedimentation Control (Mandatory)	Site will implement EPA's BMP for erosion control at least including measures listed in the criteria.	Yes		Civil		
3-3 Landscaping (Mandatory - if providing landscaping)	Architect or landscape architect will provide certified tree or plant list showing at least 50% native species and 100% appropriate species for the site.	Yes		Land./ Arch./ Civil		
3-4 Surface Water Management (Optional 5 points)		Yes	5	Arch./ Civil		
3-5 Storm Drain Lubric (Optional 2 points)	Project plans and specs will call for lubricating storm drains (2 points)	Yes	2	Arch./ Civil		
<b>Section 3 Subtotal</b> 2 5						

**Green Communities**

Item	Intended Method of Satisfying Green Criteria	Yes, No or NA	Points	Transferable Points	Change Name and Production (Yes)	Additional Comments by Applicant
<b>Section 4: Water Conservation</b>						
4-1a Water Conserving Appliances and Fixtures - New Construction (Mandatory) (Substantial Rehab (Mandatory))	Project will specify toilets at 1.3 GPF, showerheads, bath and kitchen faucets at 2.0 GPM.	Yes				MEP
4-1b Water Conserving Appliances and Fixtures - Moderate Rehab (Mandatory)	Project will specify all toilets at 1.3 GPF and showerheads at 2.0 GPM. If replaced, bath and kitchen faucets will be 2.0 GPM.	NA				MEP
4-1c Water Conserving Appliances and Fixtures (Optional 5 points)		Yes	5			MEP
4-2 Efficient Irrigation (Mandatory if irrigation is necessary)	Project will use highly efficient irrigation systems if one is needed.	Yes				Land.
<b>Section 4 Subtotal</b> 5 0						
<b>Section 5: Energy Efficiency</b>						
5-1a Efficient Energy Use (Mandatory for new construction)	Project is 4 stories or more and will exceed ASHRAE 90.1-2004 by 15 percent.	Yes				MEP
5-1b Efficient Energy Use (Mandatory for moderate and substantial rehab)	Project is not rehab.	NA				
5-2 Energy Star Appliances (Mandatory if providing appliances)	If installing, project will install Energy Star rated clothes washers, dishwashers, and refrigerators.	Yes				MEP
5-3a Efficient Lighting - Interior (Mandatory)	Project will install Energy Star Advanced Lighting Package in units and at least high efficiency compact fluorescent fixtures in common areas and outside.	Yes				MEP
5-3b Efficient Lighting - Exterior (Mandatory)	Daylight sensors or timers will be installed on all outside lighting including porch lighting in single family homes.	Yes				MEP
5-4 Electricity Meter (Mandatory except for zero bedroom and designated Supportive Housing dwelling units)	Electric meters or submeters will be installed.	Yes				MEP
5-5 Additional Reductions in Energy (Optional 1 point for each additional point awarded by the HDRS or for each 1 percent change in energy efficiency)	Project will exceed required Energy Star HERS score or exceed required efficiency percentage (1 point for each HERS score or percentage above requirement).	No				
5-6 Renewable Energy (Optional 5 points for first 10 percent, plus 1 point for each additional 10 percent increment up to a maximum of 15 points)	Project will not qualify for these points.	No				
5-6a Photovoltaic (PV) Ready (Optional 2 points)	Project will prepare the development to accommodate installation of PV panels at some time in the future (2 points)	No				
<b>Section 5 Subtotal</b> 0 0						
<b>Section 6: Materials Beneficial to the Environment</b>						
6-1 Construction Waste Management (Optional 5 points)	Project commits to a waste management plan that diverts at least 25 percent of debris from the landfill (5 points)	Yes	5			GC
6-2 Recycled Content Materials (Optional 2 points for the first 5 percent, plus 2 points for each additional 5 percent increment, not to exceed 14 points)	Project commits to use recycled content calculated per the criteria (2 points for first 5 percent, 3 points for each additional 5 percent)	Yes	2			GC
6-3 Certified, Salvaged and Engineered Wood (Optional 3 points)	Project commits to using at least 25 percent wood products certified FSC, salvaged, or engineered wood (3 points)	No				
6-4 Water-Permeable Walkways (Optional 0 points)	Project will not qualify for these points.	No				
6-4b Water-Permeable Parking Areas (Optional 1 point)		No				
6-5a Reducing Heat Island Effect - Roofing (Optional 5 points)	Project will specify roofing material that meets Energy Star reflectivity greater than .65 or high-emissive (emissivity of at least 0.6) (5 points)	Yes	5			Arch.



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# SITE PLAN

## PARKING TOTALS

On Site Parking 41 Spaces

## BICYCLE TOTALS

Bicycle Parking - Commercial 2 Spaces

Bicycle Storage - Residential 22 Spaces

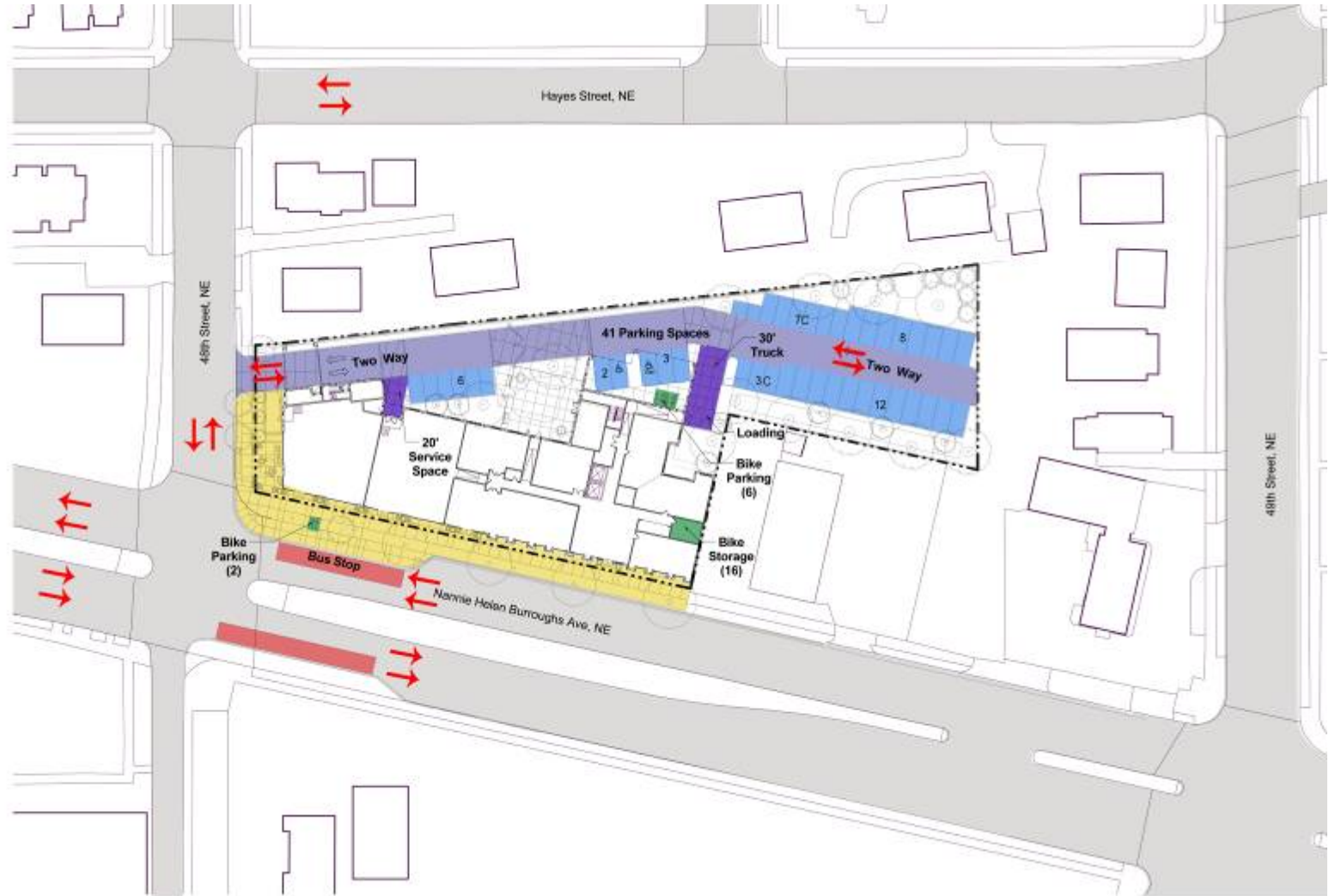
Total Available Bicycle Spaces 24 Spaces

## Color Legend

- Improved Pedestrian Streetscape
- Public Transportation
- On Site Bicycle Parking/Storage
- Vehicular Circulation
- On Site Parking
- Loading



## Transportation



Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

# SITE PLAN ELEMENTS

- Only access driveway on 48<sup>th</sup> Street for parking and loading
- 70 residential units (23 replacement units)
- 41 parking spaces (41 required by zoning)
- One 30' loading berth and one 20' loading berth
  - Zoning requires one 50' berth
- 24 bicycle parking spaces



# SITE TRIP GENERATION

**Table 4 – Projected Site Trip Generation**

Land Use	ITE Land Use Code	Size	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Mid-Rise Apartments	223	70 D.U.	5	11	16	13	10	23
<i>Synergy</i>						-4	-3	-7
Sub-Total			5	11	16	9	7	16
<i>Alternate Mode Reduction</i>		40%	-2	-4	-6	-3	-3	-6
<b>Total Residential Trips</b>			<b>3</b>	<b>7</b>	<b>10</b>	<b>6</b>	<b>4</b>	<b>10</b>
Shopping Center	820	2800 S.F.	12	7	19	28	30	58
<i>Synergy</i>						-4	-5	-9
Sub-Total			12	7	19	24	25	49
<i>Alternate Mode Reduction</i>		25%	-3	-2	-5	-6	-6	-12
Sub-Total			9	5	14	18	19	37
<i>Pass-By</i>		60%				-11	-11	-22
<b>Total Retail Trips</b>			<b>9</b>	<b>5</b>	<b>14</b>	<b>7</b>	<b>8</b>	<b>15</b>
<b>Total Office Trips</b>	710	2800 S.F.	<b>4</b>	<b>0</b>	<b>4</b>	<b>1</b>	<b>3</b>	<b>4</b>
Adult Education	540	2000 S.F.	4	2	6	3	2	5
<i>Synergy</i>						-1	-1	-2
Sub-Total			4	2	6	2	1	3
<i>Alternate Mode Reduction</i>		40%	-1	-1	-2	-1	0	-1
<b>Total Adult Education Trips</b>			<b>3</b>	<b>1</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>2</b>
<b>Total Net Trips</b>			<b>19</b>	<b>13</b>	<b>32</b>	<b>15</b>	<b>16</b>	<b>31</b>

Transportation

# FINDINGS

- Low trip generation results from good transit accessibility and utilization, number of units, and presence of replacement units.
- Site traffic impact is negligible due to low trip generation which results in no net impact on intersection operations.
- Access on 48<sup>th</sup> Street is efficient to serve loading and parking, confirming no need for alley access.



## **FINDINGS (cont.)**

- Parking is adequate to serve projected demand.
- Great Streets Initiative provides upgraded pedestrian facilities and streetscape along Nannie Helen Burroughs Avenue.
- Loading needs for proposed development is adequately served without a 50' loading berth given neighborhood scale of retail use on site.
- Transportation Management Plan developed to promote alternative commuting options for residents.



# THE NANNIE HELEN AT 4800

A.WASH AND ASSOCIATES



