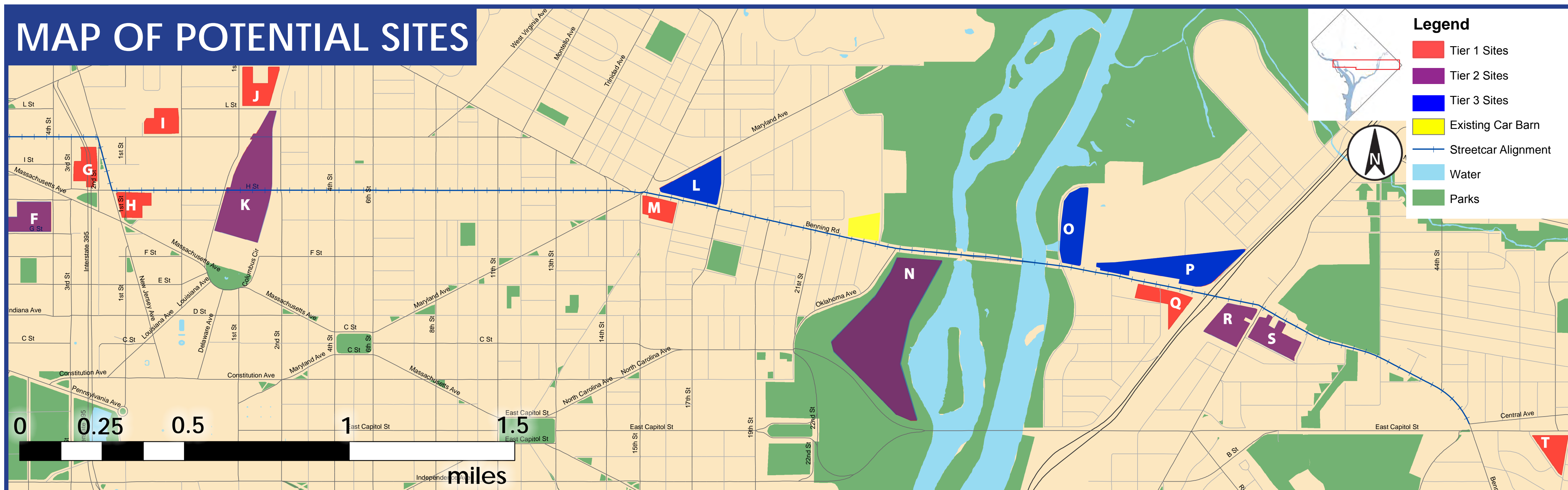


## STORAGE AND MAINTENANCE FACILITY BOARD 2



## EVALUATION CRITERIA

### Tier 3: Full Evaluation Round (3 Sites)

- Configuration (site specific)
- On-site environmental conditions
- Compatibility with zoning and neighborhood
- Cost and ease of acquiring the property
- Need for development partners
- Other site specific considerations (i.e. existing plans)

## AERIAL VIEWS OF THREE POTENTIAL STREETCAR SMF SITES



**L**  
**Hechinger Mall**  
(assumes joint development)  
1518 Benning Road NE  
**Total Acres: 8.58**

#### Current Use

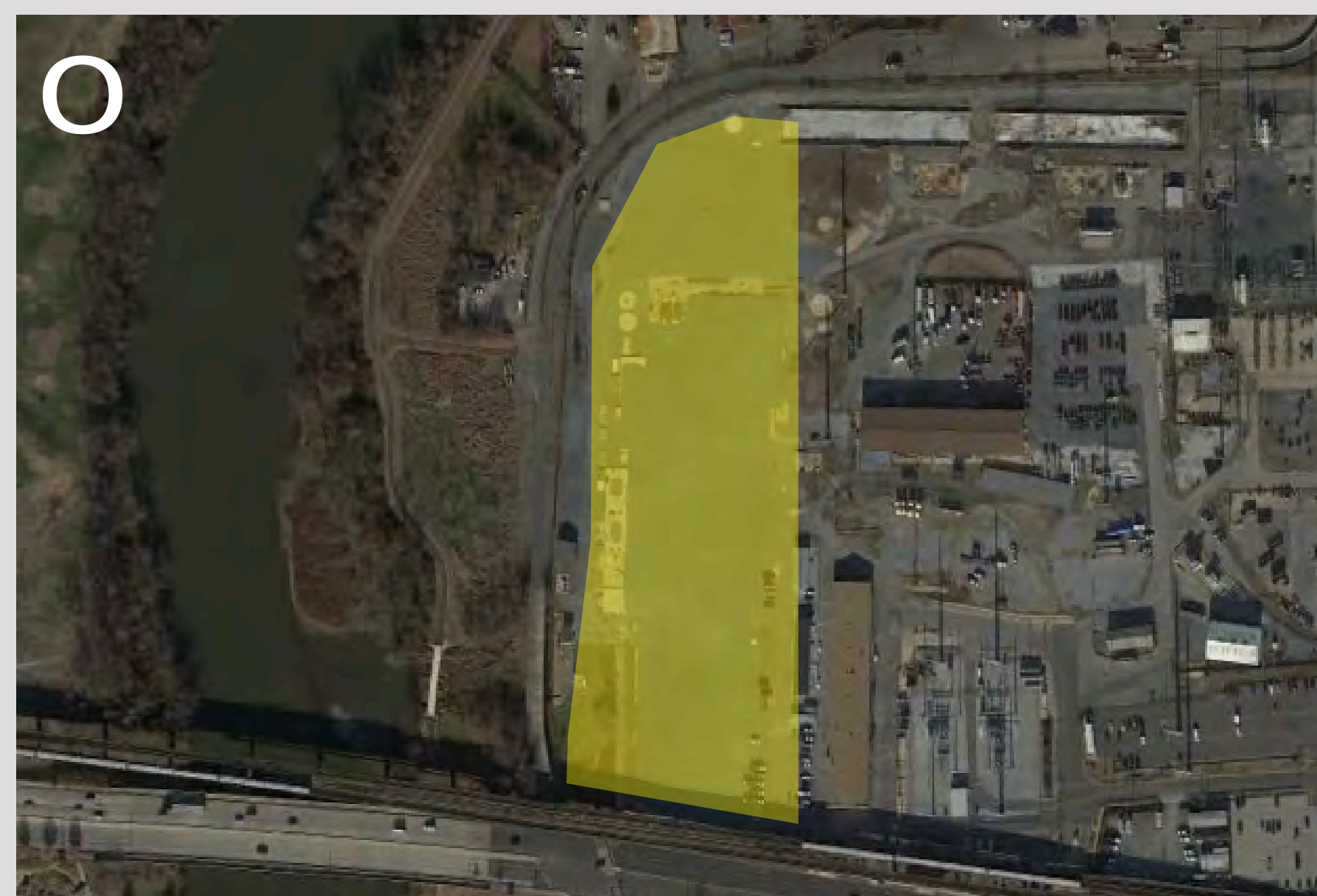
Outdoor shopping center supporting a variety of retail businesses and small offices.

#### Advantages of the Site

- Large size offers sufficient capacity and operational flexibility.
- Adjacent to the streetcar route.
- The site could be redeveloped to accommodate both shoppers and the SMF by providing street-front retail along Benning Road NE while still providing streetcars operating on Benning Road NE access to the SMF.

#### Special Considerations and Challenges within the Site

Development only possible as a joint commercial development maintaining existing uses. Construction would temporarily close well-used retail amenities.



**O**  
**Pepco West #1**  
2934 Benning Road NE  
**Total Acres: 8.73**

#### Current Use

Vacant lot on Pepco's industrial property.

#### Advantages of the Site

- Large size offers sufficient capacity and operational flexibility.
- Adjacent to the streetcar route.
- SMF is compatible with the industrial site.
- Property has appropriate zoning.
- Elevated Metrorail line creates a visual buffer.
- Potential for neighborhood circulation connections.

#### Special Considerations and Challenges within the Site

- Soil and groundwater are contaminated with hazardous materials.
- Development must include environmental clean-up.
- Site is in the 100-year and 500-year floodplain.



**P**  
**Pepco West #2**  
3398 Benning Road NE  
**Total Acres: 14.66**

#### Current Use

Administration buildings and fleet parking on Pepco's industrial property.

#### Advantages of the Site

- Large size offers sufficient capacity and operational flexibility.
- Adjacent to the streetcar route.
- SMF is compatible with the industrial site.
- Property has appropriate zoning.
- Elevated Metrorail line creates a visual buffer.
- Potential for neighborhood circulation connections.

#### Special Considerations and Challenges within the Site

- Soil and groundwater are contaminated with hazardous materials.
- Development must include environmental clean-up.
- Displacement of existing Pepco uses.