

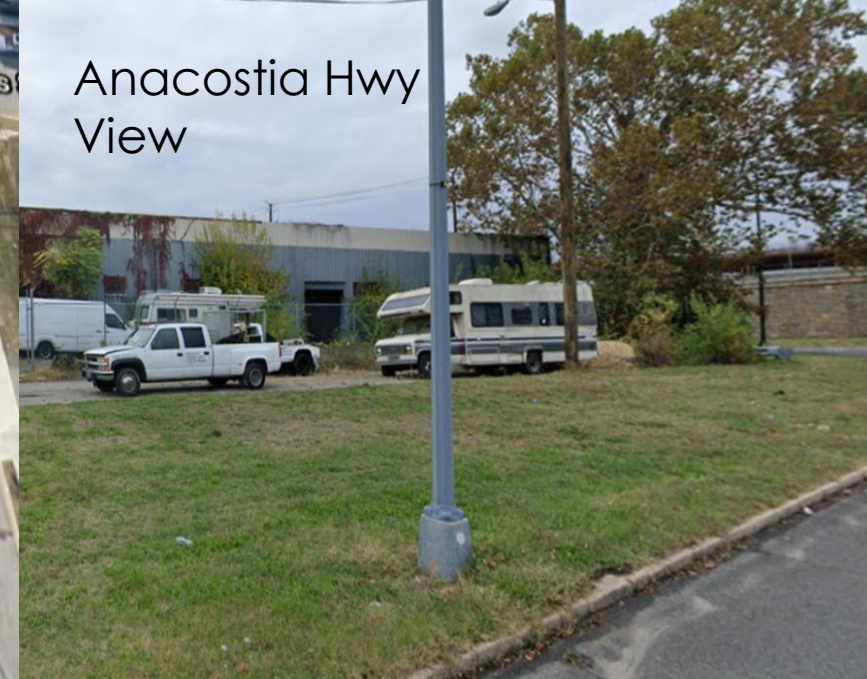
New Columbia Town Center



Partnership with River Terrace Community

PRESENTED BY: JOSHUA DAVIS,
Bedford Davis Group

CURRENTLY – AGED, ABANDONDED, INDUSTRIAL PROPERTY THAT REPRESENTS THE ENTRANCE OF RIVER TERRACE...To outsiders...



Lot	
Asset Type	Automotive Sales
Lot Area SF	121,483 sf
Lot Area Acres	2.79 acres
Zoning	PDR1
Depth	--
Frontage	--
Census Tract	110010096044320
Opportunity Zone	No

Restaurants & Local Boutique Businesses, Green Space, a Community Center for River Terrace



Bedford Davis Group Vision is to:

Aged INDUSTRIAL STORAGE GROUND
TO: MU – 6 Zoning to build this:

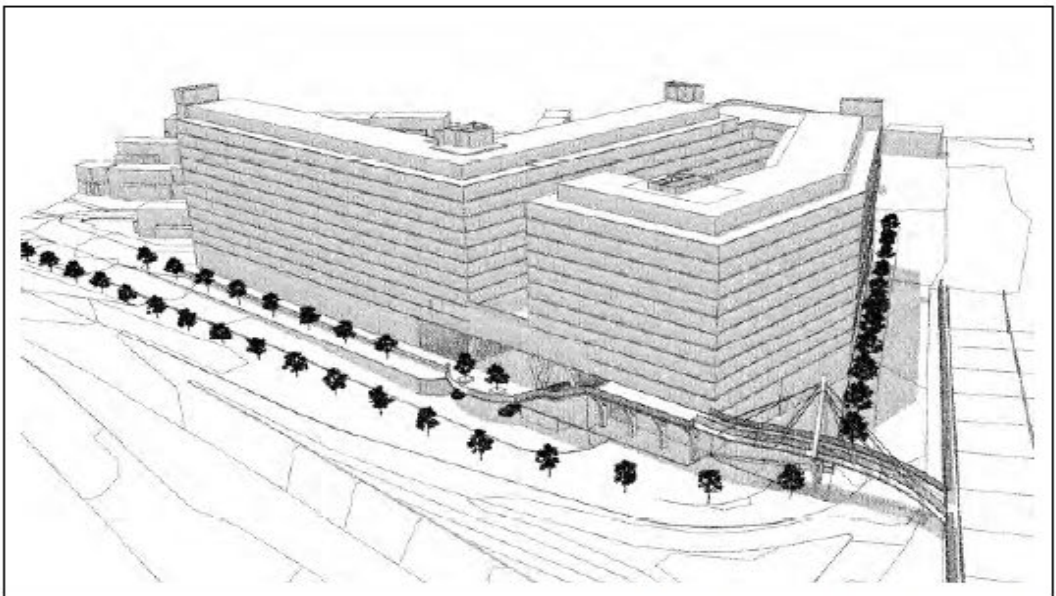


Large Retail Grocer & Boutique Community Retail

BENNING ROAD LOOKING SOUTH

ANACOSTIA FWY LOOKING NORTH

“Retail is about so much more than merchandise and goods. It is about casting the customers in a story that they are able to create within their community to make it their own.”



BENNING ROAD BRIDGE LOOKING WEST

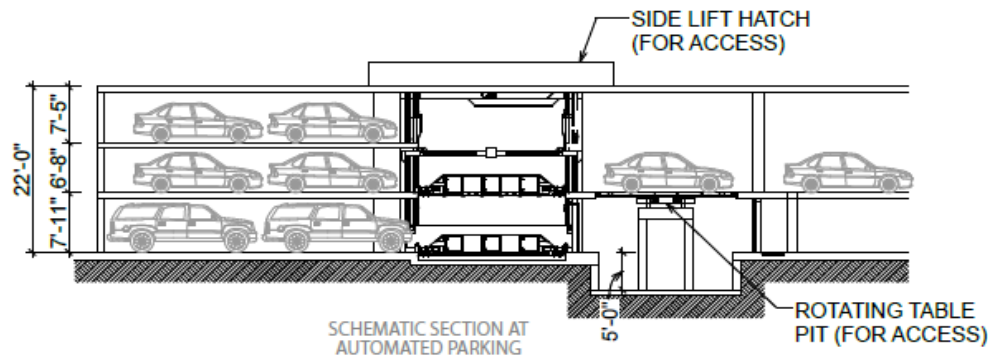
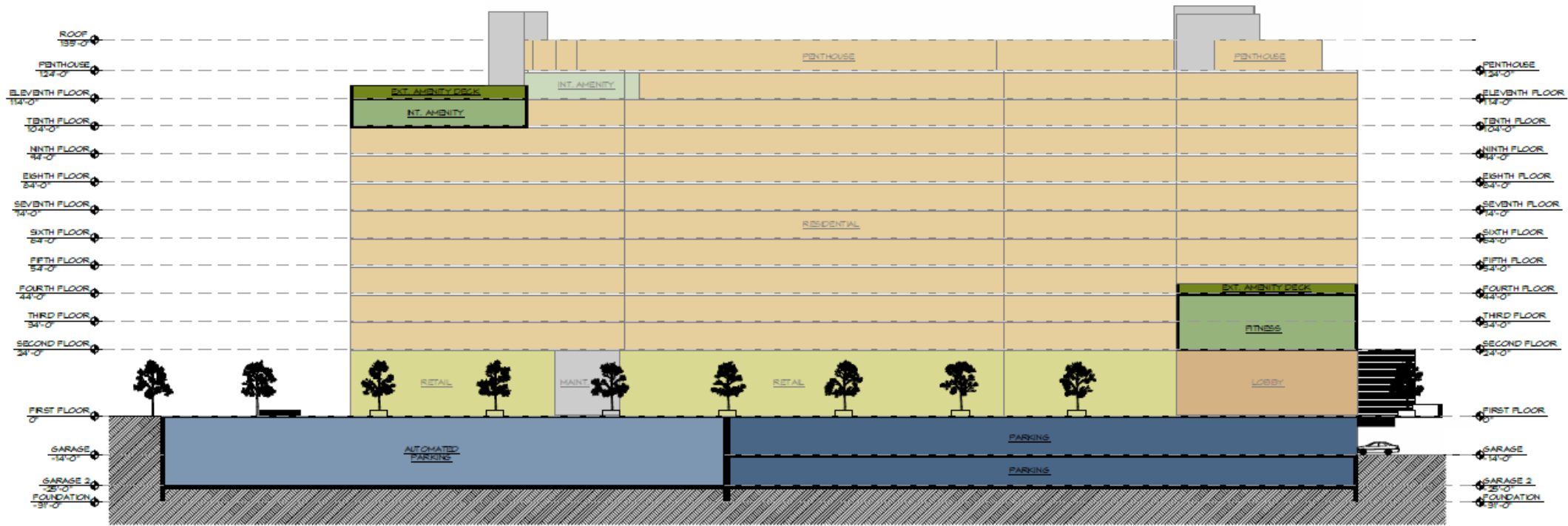
- ▶ 674 Apartments
- ▶ 100,000+ sq ft of Commercial Space
- ▶ 582 Parking Stalls

Currently

SD103	MASSING
DATE: 4-12-17	Drawn By: KP, NS, CO, BE
	K&A#: 1616S

Proposed Aerial View





KEY	
	AUTOMATED PARKING
	GENERAL PARKING
	RETAIL
	RESIDENTIAL
	MAIN LOBBY/OFFICE
	CIRCULATION/OTHER
	INTERIOR AMENITY
	EXTERIOR AMENITY
SD114	BUILDING SECTION B: THRU PLAZA LOOKING NORTH
	1/16" = 1'-0"
	0 8' 16' 32'
DATE: 4-12-17	Drawn By: NS, CO, BE K&A: 16165

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How This Benefits River Terrace

- ▶ Retail Presence
 - ▶ Food Desert (Large Grocer)
 - ▶ Local Boutique Retailers
 - ▶ Coffee Shop
- ▶ Community Green Space
- ▶ Community Engagement Opportunities
- ▶ Community Gathering Space
- ▶ Removal of industrial space
- ▶ Blocking view and noise from highway
- ▶ Open communal courtyard to neighboring townhomes





THANK YOU!

Joshua
Davis
&
Stefanie
Pentz