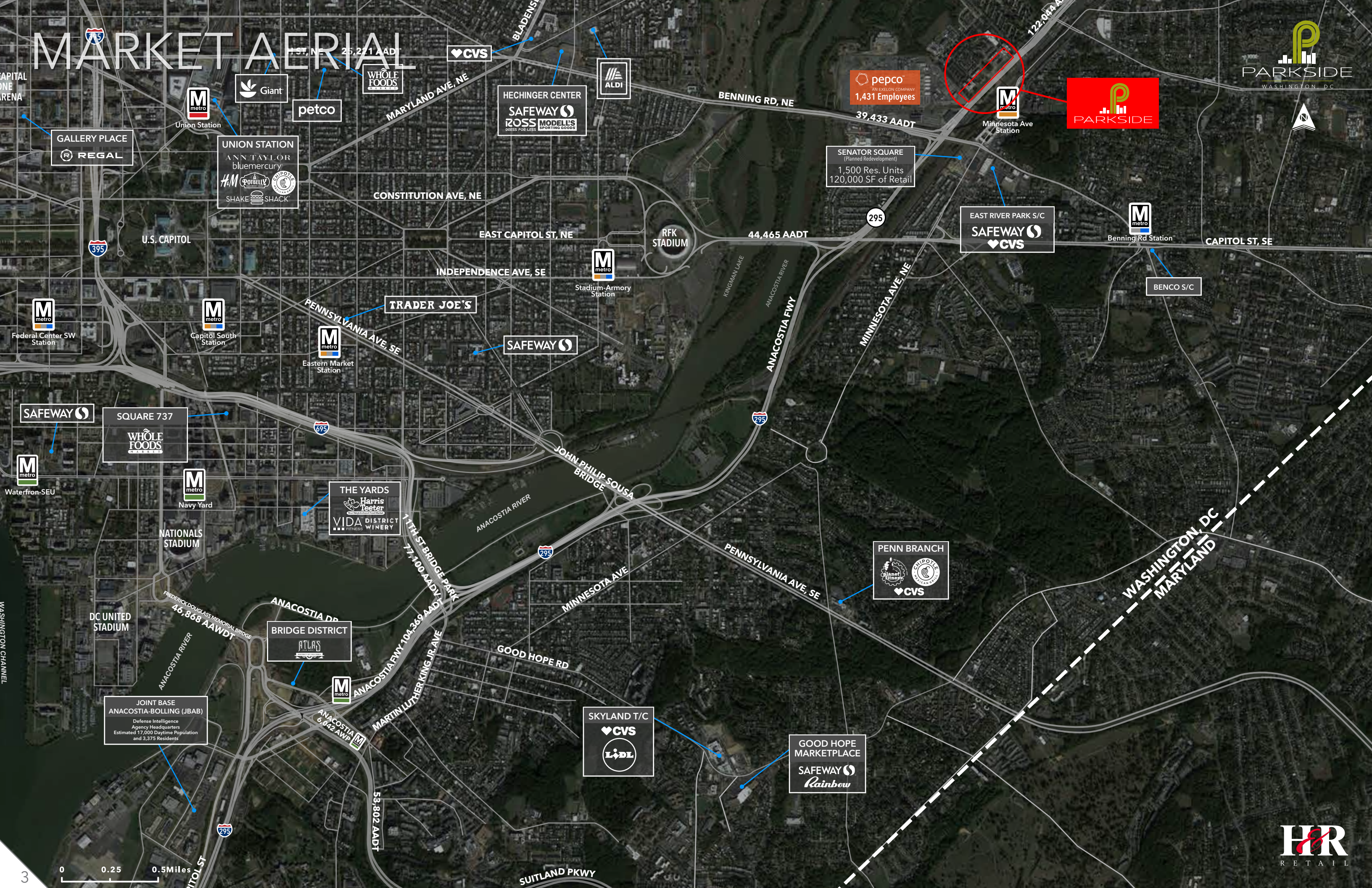


# MARKET AERIAL



# LOCAL AERIAL

## ROAD LEGEND

- █ ACCESS (INGRESS)
- █ ACCESS (EGRESS)
- █ DDOT FUNDED ROAD



RENDERING: ANACOSTIA AVENUE BRIDGE IMPROVEMENTS



RENDERING: KENILWORTH TERRACE BRIDGE IMPROVEMENTS

**DDOT FUNDED  
NEW BENNING RD CONNECTION  
TO KENILWORTH AVE (PARKSIDE)  
TO BE COMPLETED BY Q3 2025**

**pepco**  
AN EXELON COMPANY  
1,431 Employees

**M metro**  
Minnesota Ave  
2,560  
Daily Ridership

EXISTING PEDESTRIAN BRIDGE  
FROM METRO OVER RT. 295

FRIENDSHIP COLLEGIATE  
SCHOOL

DC Department of Employment Services  
225,000 SF

THE ATRIUM  
377 Res. Units  
RETAIL: Market 7

FORT MAHAN PARK

SENATOR SQUARE  
(Planned Redevelopment)  
1,500 Res. Units  
120,000 SF of Retail

DC Department of General Services  
250,000 SF - 700 Employees

**CHASE**

EAST RIVER PARK S/C  
**SAFWAY**  
**CVS**

THE SOLSTICE  
137 Res. Units  
RETAIL: Market 7

44,465 AADT

CAPITOL ST, SE

**M metro**  
Benning Rd Station

BENCO S/C

WHITNEY YOUNG MEMORIAL BRIDGE

0.1 0.2 Miles



49TH ST NE

49TH ST NE

SHERIFF RD NE

Republic National  
Distributing Company

DEANE AVENUE EXIT

**Wendy's**

BURROUGHS AVE  
ACCESS UNDER 295

**McDonald's**

**SUBWAY**

**7 ELEVEN**

39,433 AADT

PROPOSED  
TRAFFIC LIGHT

BENNING ROAD EXIT

295

17,283 AADT

KENILWORTH PARK

KENILWORTH  
ELEMENTARY

HAYES ST NE

NEVEL THOMAS  
ELEMENTARY

CESAR CHAVEZ  
SCHOOL

KINGMAN LAKE

ANACOSTIA RIVER

ANACOSTIA RIVER

KINGMAN LAKE

# LOCAL TRAFFIC

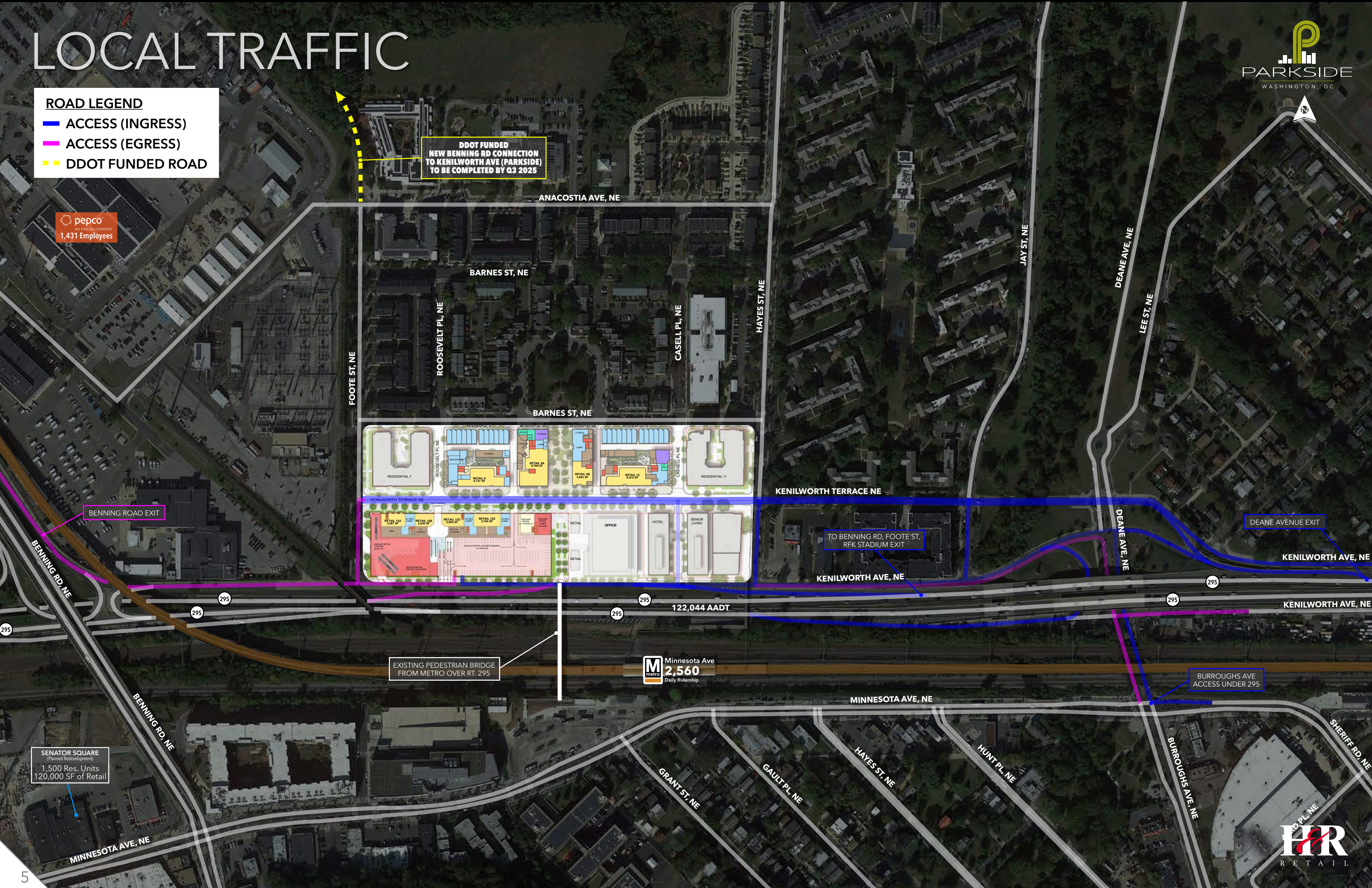
**ROAD LEGEND**

- ACCESS (INGRESS)
- ACCESS (EGRESS)
- DDOT FUNDED ROAD

pepco  
AN EXELON COMPANY  
1,431 Employees

SENATOR SQUARE  
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1,500 Res. Units  
120,000 SF of Retail

DDOT FUNDED  
NEW BENNING RD CONNECTION  
TO KENILWORTH AVE (PARKSIDE)  
TO BE COMPLETED BY Q3 2025



Minnesota Ave  
2,560  
Daily Ridership

122,044 AADT

BURROUGHS AVE  
ACCESS UNDER 295