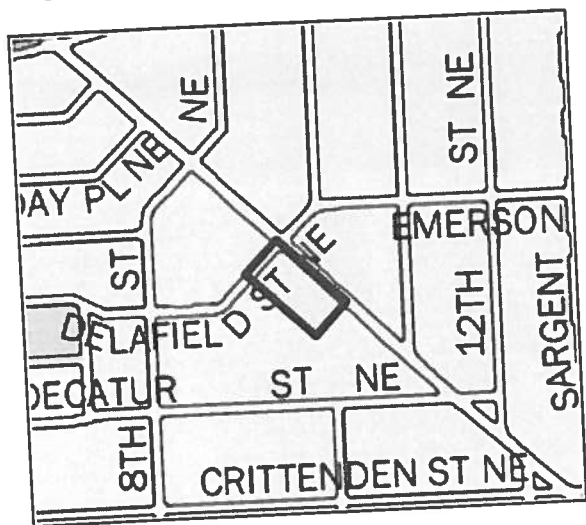


McDonald's Restaurant
4950 South Dakota Avenue, NE (Square 3786 Lots 1 and 801)

Proposed Amendment to the Comprehensive Plan Future Land Use Map Designation



Existing Designation - Low-Density Commercial

Proposed Designation Moderate Density Commercial

Purpose of the Proposed Amendment

- The existing McDonald's restaurant was built in the 1960's and does not comply with current code requirements (e.g. no handicapped accessibility). McDonalds proposes to construct a new, upgraded building on the site.
- The property is currently zoned MU-3 (low-density commercial). The McDonald's restaurant is considered a "nonconforming" use in that zone. Although the building can be altered, repaired, and modernized, it cannot be expanded or replaced under the MU-3 zone.
- Changing the zone designation to another zone would allow the restaurant building to be replaced. To change the zone, the City Council must approve an amendment to the Comprehensive Plan Future Land Use Map for the site. The proposed Future Land Use Map designation (moderate density commercial) will support a subsequent request by McDonald's to the Zoning Commission for a rezoning that would allow the restaurant building to be replaced.

Consistency of the Proposed Amendment with Other District Plans

- Comprehensive Plan's Core Themes and Guiding Principles
- Citywide Elements (land use and economic development)
- Upper Northeast Area Element
- Generalized Policy Map

South Dakota Avenue McDonald's
4950 South Dakota Ave. NE, Washington, D.C.

Big Changes are Being Planned . . .

Now

Future ↓



October 10, 1961	Open Date	2019
2,520 s.f. (plus 760 s.f. basement)	Building Size	3,957 s.f.
66 (est.)	Seats	56 +/-
28,894 s.f.	Lot Size	28,894 s.f.
35	Parking	32 +/-

Data provided herein may be approximate and provided for general description purposes only. All information to be verified accordingly.

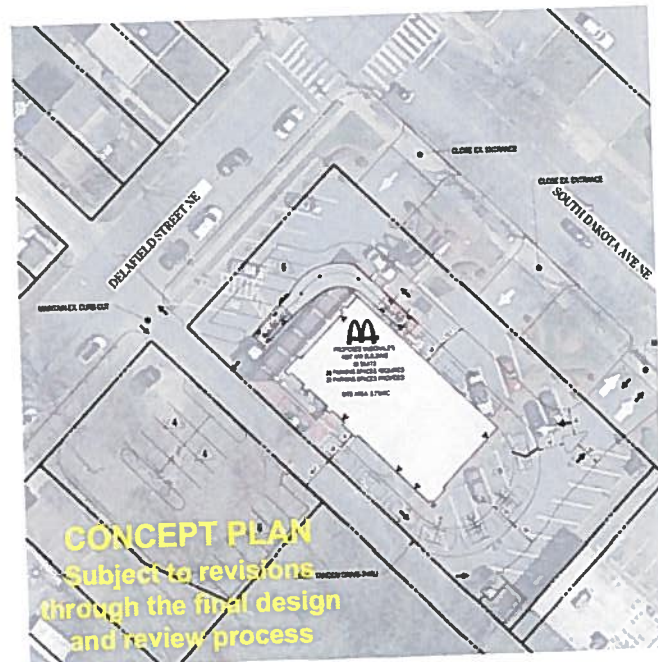
McDonald's Experience of the Future

- Order at our new self-order kiosks, mobile, and of course, at the front counter.
- We're continuing to improve customer favorites while adding more quality ingredients and menu options like our new Signature Crafted recipes
- We're offering more ways to pay – whether at the kiosk or with mobile pay option
- We're bringing the food right to the customer with table service – making the dining experience more modern, relaxing and convenient



And more . . .

- Contemporary exterior design
- Modern interior with a fresh new décor for a more comfortable dining experience
- Digital drive thru menu boards
- Free wi-fi access
- Fully ADA compliant facility
- Many energy efficient features
- Significant investment of private funds in the community



CONCEPT PLAN
Subject to revisions through the final design and review process