

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

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MEMORANDUM

TO District of Columbia Zoning Commission
FROM *JLS for*
Ellen McCarthy Director DC Office of Planning
DATE July 14 2006
SUBJECT Setdown Report for ZC 06-30
The Pollin Property
Consolidated Planned Unit Development

ZONING COMMISSION
District of Columbia

CASE NO 06-30
EXHIBIT NO 17

I SUMMARY RECOMMENDATION

The Office of Planning recommends that the Zoning Commission set down for a Public Hearing Zoning Commission Case #06-30 The Pollin Property as a Zoning Map Amendment to zone formerly unzoned lands R-5-A and as a consolidated PUD application

II APPLICATION-IN-BRIEF

Location Square 5040 Lot 804
Parcel 170/27
Parcel 170/28

Applicants Pollin Memorial Community Development, LLC
District of Columbia
District of Columbia Housing Authority

Present Zoning R-5-A and unzoned

Proposal Develop 125 rental and ownership housing units for residents earning up to 100% of the area median income

Relief and Zoning Pursuant to 11 DCMR Chapter 24 the applicant is seeking to change the zoning on the parcels from unzoned to R-5-A The applicant is also seeking relief for lot area (§401), rear yard (§404) side yard (§405) and court requirements (§406) The Office of Planning also believes that relief is required for lot occupancy on individual lots (§403) and for lots not fronting on a public street (§2516)

ZONING COMMISSION
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III SITE AND AREA DESCRIPTION

The site is located in Ward 7 and is bound generally by Hayes Street to the northeast and Barnes Street on the southeast. The western boundary is formed by Grant Street, the WASA pump station and Kenilworth Park. Anacostia Avenue bisects the property from southwest to northeast. The 42 unit Parkside Additions public housing development constructed in 1959 is located on Lot 804 in Square 5040 between Barnes Street and Anacostia Avenue. The four buildings comprising the development all front on Anacostia Avenue and the eastern half of the lot is vacant. Please see the aerial photo in Attachment 3. The portion of the site west of Anacostia Avenue is cleared near the street, but forested further to the west. A swimming pool and pool house adjacent to Anacostia Avenue are the only existing structures. The site slopes very gradually down to the west toward an unnamed tributary to the Watts Branch. The stream is parallel with the property line on that side of the parcel. The 100 year floodplain overlaps much of the property west of Anacostia Avenue. Please see a map of the floodplain in Attachment 4.

A WASA pump station is surrounded on three sides by the subject property. Just beyond the WASA station to the southwest of the subject site is the Neval Thomas Public Elementary School. A PEPCO plant is located further to the southwest. To the east of the property are the existing Parkside townhomes and the recently constructed Cesar Chavez Charter School for Public Policy which is between Hayes Street and Cassell Place. The Parkside PUD (#05-28) proposes mixed use development for the remaining vacant land between Kenilworth Avenue and Anacostia Avenue. The Mayfair Mansions and Paradise at Parkside are across Hayes Street to the north of the subject site. All adjacent properties are either unzoned or zoned R 5 A, although the Parkside Stage 1 PUD includes higher density C 3 A and C-R designations. The Minnesota Avenue metro station is located about one quarter mile to the east across Kenilworth Avenue. An existing pedestrian bridge across Kenilworth Avenue is considered inadequate but construction of a new and safer pedestrian bridge is contemplated as part of the Parkside PUD.

IV PROJECT DESCRIPTION

The applicant is proposing to develop 125 dwelling units to be sold and rented at below market rates. The unit type breakdown is shown below.

Building Type	Number of Buildings	Number of Units
Single family rowhouse	91	91
Three unit apartment building	8	24
Flat	5	10
Total Number of Units		125

42 of the units will be dedicated for public housing and rented at rates affordable for families earning up to 30% of the area median income (AMI). These will replace the units from the Parkside Additions. The remaining 83 units will be for purchase by families in different income brackets up to 100% of the AMI. The homes will be arranged in a traditional street pattern and

have rear alley access. In addition to 150 on-street parking spaces, all units will have at least one on-lot parking space. Some will have integral garages and others will have a parking pad.

The development also includes two recreation areas. One near the center of the community will have a formal design with benches, a lawn, landscaping and playground equipment. The other park, at the southwestern periphery of the neighborhood, is shown as an open lawn with peripheral trees, but the applicant's written statement also says that it could be used for "community garden plots" (Application Packet, p. 11). The central park will be the terminus of an extended Cassell street, which presently stops at Barnes Street. New streets around the park will be narrow to slow traffic. About 4.6 acres, or 43% of the site, will remain forested. The applicant intends to transfer control of this undeveloped land to the Department of Parks and Recreation (DPR). Additional development parameters can be found in the table below.

Item	Section	R-5-A (MOR)	Section	R-5-A (PUD)	Proposed	Relief
Site Area	n/a	n/a	2401	2.0 ac	10.6 ac (459,939 sq. ft.)	Conforming
Lot Area	401.3 401.5	"as prescribed by the Board 1,800 sf for rowhouse		(no change)	911 sf min	Requested
Building Height	400	40' 3 stories	2405.1	60'	40'	Conforming
FAR	402	0.9	2405.2	1.0	0.4	Conforming
Lot Occupancy	403	40%		(no change)	17% (entire site) 91% (max / lot)	Required
Rear Yards	404	20'		(no change)	8' min	Requested
Side Yards	405	8' min		(no change)	1.3' min	Requested
Courts	406	6' min (one-family) 10' min (all other)		(no change)	0' min	Requested

V. COMPREHENSIVE PLAN

The proposal would particularly further the following major themes of the Comprehensive Plan, as outlined and detailed in **Chapter 1 - General Provisions Element**:

- (a) *Stabilizing and improving the District's neighborhoods* – The proposed development would replace an outdated public housing development and would increase the amount of affordable and workforce housing. This development uses vacant land to create an active neighborhood and will be an extension and a complement to the nearby existing and proposed developments.
- (d) *Preserving and promoting cultural and natural amenities* – The applicant is preserving 43% of the site as natural forested area.
- (i) *Promoting enhanced public safety* – By filling in vacant land and increasing the "eyes on the street", this development will improve the streetscape and safety in this area.

- (j) *Providing for diversity and overall social responsibilities* – All homes will be designated as affordable housing units for families earning up to 100% of the AMI

The Comprehensive Plan also includes a number of specific sections of relevance to the application, including ones related to the Housing, Urban Design, Land Use and Ward 7 elements

Chapter 3 Housing Element

The application meets the Housing policy guidance of the Comprehensive Plan by creating housing for a variety of income levels in an area that is underdeveloped, and achieving this goal through a public/private partnership

Chapter 7 Urban Design

The proposed development supports the Urban Design objective to assist areas in need of new or improved character. Redevelopment of the public housing site will be of benefit to the residents and the neighborhood. The new neighborhood will have a strong identity and will generally continue the existing street fabric.

Chapter 11 Land Use Element

The proposal is not inconsistent with the major policies and objectives of the Comprehensive Plan's Land Use Element. The proposal is located east of the Anacostia River and would help to achieve a more stable residential neighborhood and would create housing for the District's workforce.

Chapter 18 Ward 7 Plan

The proposed development helps achieve the vision for Ward 7, as established in the Ward 7 Plan. The development will help to stabilize the neighborhood and help revitalize a neighborhood with new opportunities for rental and ownership housing. The Ward 7 Plan includes a number of objectives and policies that are relevant to this application, including ones related to Housing, Urban Design and Land Use.

A complete list of relevant goals, objectives and policies can be found Attachment 1. OP believes that the proposal is generally consistent with or furthers those Comprehensive Plan objectives.

VI. COMPREHENSIVE PLAN GENERALIZED LAND USE MAP AND LAND USE POLICIES MAP

The Comprehensive Plan Generalized Land Use Map designates the portion of the site east of Anacostia Avenue for mixed-use medium density residential and moderate density commercial. The portion of the property west of Anacostia Avenue is designated for parks, recreation and

open space The proposal is generally consistent with this designation as it provides for park space and new low to moderate density housing in character with surrounding development

Minnesota-Benning Special Treatment Area

The Land Use Policies Map shows the subject site as being within the Minnesota-Benning Special Treatment Area Special Treatment Areas are “areas that exhibit unique physical, social, or functional characteristics and features and require case-specific planning actions” (§1118 2) The Ward 7 policies regarding land use and zoning for the Minnesota-Benning Special Treatment Area include

- “(a) Determine the appropriate mix, scale, intensity and design of development for the Minnesota-Benning Special Treatment Area and for the Minnesota Avenue, Deanwood and Benning Road Metrorail station areas to ensure maximum Metrorail access and use and to protect and preserve the surrounding residential areas ”

An appropriate mix of uses for the Minnesota-Benning Special Treatment area would include housing for a variety of income levels to accommodate employees of the anticipated commercial development in the vicinity The proposal addresses this concern by replacing outdated affordable rental housing and providing additional affordable ownership housing It is also appropriate to provide affordable housing in proximity to Metro stations so employees have access to city-wide employment opportunities

Parkside Development Opportunity Area

The Comprehensive Plan Land Use Policies Map also designates the site as the Parkside Development Opportunity Area Development Opportunity Areas offer “opportunities to accommodate new growth and development Development opportunity areas may be designated for housing, commercial development, employment centers, or for a mixture of uses and may be further subclassified to identify those that are Metrorail station development opportunities areas” (§1118 3) Section 1118 4 states that Development Opportunity Areas are

- (a) Areas at or near selected Metrorail stations or major Metrobus interchange points,
- (b) Areas where there is a significant amount of vacant or poorly used land,
- (c) Potential surplus property sites,
- (d) Areas that exhibit potential for successful joint public and private initiatives,
- (e) Areas that represent unrealized employment and economic development potential, such as regional or other shopping areas, and
- (f) Areas where development can be used to improve neighborhood quality and stability

Objectives for this development opportunity area are not specifically outlined in the text of the Comprehensive Plan The proposal would address some of the criteria outlined above The public-private partnership will redevelop an outdated public housing project and improve neighborhood stability

Kenilworth / Parkside Housing Opportunity Area

The Comprehensive Plan defines Housing Opportunity Areas as “areas where the District expects and encourages either new housing or rehabilitated housing” (§1118.6). The criteria for designating housing opportunity areas are the same as those for development opportunity areas listed above. The subject site meets several of those criteria and meets the specific objective of the Ward 7 Plan which encourages new or rehabilitated housing in the Kenilworth / Parkside Housing Opportunity Area (§1809.1(e)).

As such, and taken as a whole, the proposal would be generally consistent with the Comprehensive Plan Generalized Land Use Map and the Land Use Policies Map. The application is appropriate given the proposed density of development and compatibility with the special designations for this site.

VII. STRATEGIC NEIGHBORHOOD ACTION PLAN

The 2003 SNAP process identified near-term goals for individual neighborhood clusters. The subject site is part of Cluster 30, which includes the Mayfair and Central NE neighborhoods. Cluster workshop participants were asked to identify priorities for additional action planning. Area residents listed the following issues as being of top priority:

- Abandoned Housing
- Public Safety
- Commercial Development
- Youth Development

The proposed development especially furthers the Public Safety objective through the addition of finer grained residential development and “eyes on the street”. Creating new public and private affordable housing and utilizing vacant land will improve the overall character of the community and it is anticipated that the new residents will support neighborhood retail centers and schools.

VIII. ZONING

The subject site is presently comprised of land zoned R-5-A and unzoned land. The applicant is seeking to map the unzoned land to R-5-A so that the entire site will be one zone. The applicant is also seeking relief to lot size, yard dimension and court size requirements. The Office of Planning also feels that relief is required for lot occupancy on individual lots and to allow units with no street frontage.

The R-5-A district permits only low height and density development (§350.2). As a matter of right, the maximum height is 40 feet and three stories and the maximum FAR is 0.9. Through the PUD process, those limits increase to 60 feet and 1.0 FAR. Although the proposal does not approach those limits, a PUD is still appropriate so that the remapping and requested zoning relief can be considered at one time.

Zoning Map Amendment

OP has no objection to the zoning map amendment to apply R-5-A zoning to unzoned land. The development will be a benefit to the District and the R-5-A zone is appropriate for the type of uses proposed. All adjacent properties are currently zoned R-5-A so it is logical that the parcels included in the subject site be the same.

Lot Area

In their written statement the applicant requests relief from lot area requirements because some of their semi-detached dwellings are on lots smaller than 3,000 square feet. OP also notes that many rowhouses are on lots as small as 911 square feet, less than the requirement of 1,800 square feet (§401.5). The smaller lots allow for a clustering of units that results in preservation of a large portion of the site as open space. Also, §401.5 allows row dwellings on smaller lots provided each unit has 1,800 square feet of aggregate area on the subject site. In this case the subject site is 459,948 square feet and each of the 125 units has about 3,680 square feet of aggregate site area. Even without the undeveloped portion of the property, the aggregate area per unit is 2,064 square feet. Please see the table below. Because the applicant is respecting the environment and because there are a variety of lot sizes, OP does not object to granting relief for lot area.

Area	Sq Ft	Sq Ft per 125 units
Total subject site	459,948	3,680
Subject site less undeveloped portion	257,976	2,064
Actual building lots	165,250	1,322

Rear Yards

On a number of individual lots the applicant is requesting relief from rear yard requirements. Rear yards in the R-5-A must be at least 20 feet deep. In most instances the request for rear yard relief is due to the small distance between Anacostia Avenue and Barnes Street. Those two streets are about 130 feet apart and when the space is filled with two homes and an alley the distance remaining for a rear yard is limited. In the other part of the development, the rear yards tend to be much larger – up to 80 feet deep. The applicant is utilizing the area between Anacostia Avenue and Barnes Street for new, affordable housing, in conformance with adopted policy to develop underutilized land for that purpose. The Office of Planning, therefore, has no objection to granting the rear yard relief.

Side Yards

The applicant has requested relief from side yard requirements. In the R-5-A district side yards must be at least eight feet wide. In this development, out of the 19 side yards provided, 6 are less than 8 feet and the smallest is 13 feet wide. The yards are contiguous with public space so will appear to be larger, ensuring adequate light access and privacy. Granting side yard relief will allow units to be placed as efficiently as possible and prevent units from being more dispersed and

intruding into the floodplain more than is already proposed. Because of the environmental benefits the Office of Planning does not object to granting side yard relief.

It should also be noted that §405.4 states that “in an R-5-A district, one (1) side yard shall be provided for all structures unless the structure is an apartment house containing three(3) or more dwelling units per floor.” This would seem to exclude rowhouses from the R-5-A district – since a rowhouse is defined as a unit without a side yard – but rowhouses are a permitted use in that zone. OP supports the layout of the project and the construction of rowhouses in this zoning category. In the past §405.4 has not been interpreted to prohibit row dwellings, but, if needed, OP supports relief to that section of the regulations for this project.

Courts

In the proposed development, courts are formed when the building is not parallel with the property line. For example, please see lots G1 and G7 on page S4 of the applicant’s submission. The building and lot line converge to form a court of down to zero width. Although when built they will appear as a typical side yard, they are, technically, courts. Because they will blend seamlessly with the side yard, OP has no objection to granting the requested relief.

Lot Occupancy

The Office of Planning believes that relief is required from lot occupancy requirements. Individual lots have lot occupancies as high as 91%. The highest rates correspond to the area between Anacostia Avenue and Barnes Street, where area is limited. West of Anacostia Avenue, the lots tend to be bigger and have lower lot occupancies. For the overall site the lot occupancy is 17%. Because the applicant is preserving a large amount of open space, and because there are a variety of lot sizes, OP does not object to granting relief for lot area. OP has discussed this issue with the applicant who agrees that this relief may be required.

Street Frontage

The Office of Planning believes that relief is required to allow lots with inadequate street frontage. Lot K3, shown on sheet S6 of the applicant’s plans, has a few feet of frontage onto the proposed right-of-way, and lot K4 has none. Section 2516.5 allows theoretical lots to be created that have no public street frontage and OP supports that relief in this instance. The lots do not front onto the actual street, but they are accessible from the proposed sidewalk. The proposed alley will also provide vehicular access to both lots. OP has discussed this issue with the applicant who agrees that this relief may be required.

IX. PURPOSE OF A PLANNED UNIT DEVELOPMENT

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. The PUD process is “designed to encourage high quality developments that provide public benefits.” Through the flexibility of the PUD process, a development that provides amenity to the surrounding neighborhood can be achieved.

The application exceeds the minimum site area requirements of Section 2401 1(c) to request a PUD, and the applicant is requesting a consolidated PUD review. The PUD standards state that the “impact of the project on the surrounding area and upon the operations of city services and facilities shall not be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project” (§2403 3). Based on the information provided, OP believes that the project will have an overall positive impact on the neighborhood and the District. A more comprehensive analysis of the proposal against specific PUD standards and requirements will be provided prior to a Public Hearing.

X. PUBLIC BENEFITS AND AMENITIES

Sections 2403 5 - 2403 13 of the Zoning Regulations discuss the definition and evaluation of public benefits and amenities. In its review of a PUD application, §2403 8 states that “the Commission shall judge, balance, and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.” To assist in the evaluation, the applicant is required to describe amenities and benefits, and to “show how the public benefits offered are superior in quality and quantity to typical development of the type proposed.” (§2403 12)

Amenity package evaluation is based on an assessment of the additional development gained through the application process. In this instance, although the applicant is seeking relief from lot area, yard and court requirements, the scale of the development is smaller than what could be built as a matter of right. The R-5-A zone allows development up to a 0.9 FAR and 40% lot occupancy, whereas the applicant is only proposing a 0.4 FAR and 17% lot occupancy. Even excluding the undeveloped portion of the property the project is still within matter of right guidelines.

Nevertheless, the applicant has proposed significant benefits to the surrounding community. The benefits listed by the applicant include affordable housing, environmental benefits, urban design, infrastructure improvements and employment opportunities.

- *Affordable housing* – The entire development will be dedicated to housing those families that earn below the area median income. This will be a benefit to both the neighborhood and the city in general which lacks sufficient amounts of affordable and workforce dwelling units.
- *Environmental benefits* – The applicant cites as an environmental benefit the preservation of open space and trees on the western end of the property as well as the preservation of existing street trees where possible. OP is supportive of the preservation of 43% of the site as undeveloped open space, especially since this area is within the 100-year floodplain. More detail is needed regarding the condition of the forest stand that will remain in the undeveloped portion of the property and what steps, if any, are needed to preserve that forestal resource. The applicant will provide additional information on this.

topic prior to the public hearing. The applicant has also agreed to provide details about what steps will be taken to protect trees during construction. Also, while the applicant has stated that the Department of Parks and Recreation will take over control of the land, confirmation of that arrangement from DPR will be required.

It should also be noted that a number of housing units at the western end of the property are proposed within the 100-year floodplain. The applicant has stated that the location will be acceptable as long as the slab of the dwelling unit is above the floodplain level. Should the Commission choose to set down the application for a public hearing, OP and the applicant will work with the Department of Health (DOH) on the applicable floodplain regulations.

OP also notes that on page S16 of the applicant's plan set, the note on that page states, regarding stormwater runoff, that "it is the intent of the applicant to neutralize any impact of the property development." But the note goes on to state that "A waiver of quantity control will be requested based on direct outfall to the tidal Anacostia [sic] River." OP has asked the applicant to provide more detail regarding their stormwater management strategy and the impact this development will have.

- *Urban design* – The applicant cites the extension of the street grid, the replication of traditional District neighborhoods, landscaped parks and residential architecture as public amenities. OP feels that the overall form is appropriate to the area but that refinements to the residential architecture on some of the units may be required to prevent blank walls without enough fenestration.
- *Infrastructure improvements* – OP feels that extension of the street grid is a positive step to encouraging multi-modal transportation and creating a traditional neighborhood form.
- *Employment opportunities* – The applicant has committed to entering into a First Source Employment Agreement with the Department of Employment Services and has committed to enter into a Memorandum of Understanding with the District's Office of Local Business Development to hire local businesses.

OP feels that the overall amenity package is appropriate, especially given that the application proposes a density of development well below what is permitted by PUD guidelines. OP views the affordable housing as a very valuable amenity, but has requested from the applicant more details about other proposed amenities, especially environmental benefits. OP will provide a complete analysis of the amenities package at the time of the public hearing.

XI. AGENCY REFERRALS

If this application is set down for a public hearing, the Office of Planning will refer it to the following District government agencies for review and comment:

- Anacostia Waterfront Corporation (AWC),

- Department of Consumer and Regulatory Affairs (DCRA),
- Department of Employment Services (DOES),
- Department of Health (DOH),
- Department of Housing and Community Development (DHCD),
- Department of Parks and Recreation (DPR),
- Department of Public Works (DPW),
- Department of Transportation (DDOT),
- DC Public Schools (DCPS),
- DC Water and Sewer Authority (WASA),
- Fire and Emergency Medical Services Department (FEMS), and
- Metropolitan Police Department (MPD)

XII. RECOMMENDATION

The Office of Planning recommends that this application be set down for a public hearing. The project will replace an outdated public housing project and add additional affordable units to the city's inventory. The proposal will create an attractive, traditional neighborhood that will be an extension of other existing and proposed developments. Furthermore, the project is generally consistent with the goals and objectives outlined for the area in the Comprehensive Plan and with zoning for the area.

XIII. ATTACHMENTS

- 1 Relevant Comprehensive Plan Policy
- 2 Vicinity Map
- 3 Aerial Photo
- 4 Floodplain Map

EM/mrj

ATTACHMENT 1
RELEVANT COMPREHENSIVE PLAN POLICY

Chapter 3 Housing Element

§300 Declaration of Major Policies

§300 1 The District recognizes its obligation to facilitate the availability of adequate, affordable housing to meet the needs of current and future residents However, government alone cannot provide affordable housing for all District citizens

- (a) Partnerships between the private sector, nonprofit housing providers, and the District government are necessary to meet the growing housing needs of District residents

§300 2 the District must stimulate a wider range of housing choices and strategies through the preservation of sound older stock and the production of new units for a wide variety of household types

§302 Housing General

§302 1 The general objectives for housing are to stimulate production of new and rehabilitated housing to meet all levels of need and demand and to provide incentives for the types of housing needed at desired locations

§302 2 The policies established in support of the general objectives for housing are as follows

- (a) Encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land use policies and objectives
- (e) Encourage housing on suitably located public or private properties that are vacant, surplus, underutilized, or unused

Chapter 7 Urban Design

§712 Areas in Need of New and Improved Character

§712 1 The areas in need of new and improved character objective is to encourage new development or renovation and rehabilitation of older structures in areas with vacant or underused land or buildings to secure a strong, positive physical identity

§712 2 The policies established in support of the areas in need of new and improved character objective are as follows

- (a) Encourage well designed developments in areas that are vacant, underused, or deteriorated These developments should have strong physical identities,

Chapter 11 Land Use Element

§1100 Declaration of Major Policies

§1100 2 District neighborhoods are the cornerstones of the District's social and physical environments

- (a) Land use policies must ensure that all neighborhoods have adequate access to sufficient housing opportunities to accommodate a range of needs
- (b) The Land Use Element supports incentives for residential and commercial development east of the Anacostia River. In addition, it encourages a substantial amount of new housing, primarily in housing opportunity areas and near Metrorail stations, in order for the District to perform its critical role as the region's urban center providing the greatest density of jobs and housing. In fulfilling this role, the District relieves many of the transportation and related environmental problems of the region.

§1102 Objectives for Residential Neighborhoods

§1102 1 The residential neighborhood objectives are as follows

- (b) To enhance other neighborhoods and achieve stability,
- (c) To redirect public and private initiatives to neighborhoods most in need of improvement and stability,

§1104 Policies in Support of the Residential Neighborhood Objectives

§1104 1 The policies established in support of the residential neighborhoods objectives are as follows

- (c) Ensure a broad range of residential neighborhood options ranging from quiet, low density, park like neighborhoods to active, high density, mixed use urban neighborhoods,

Chapter 18 Ward 7 Plan

§1800 Vision for Ward 7

§1800 2 This plan envisions neighborhoods like Eastland Gardens and Parkside as containing a greater range of housing options. These options would include refurbished public housing and new and remodeled privately owned single and multi family housing designed for a wide range of life styles

§1801 Ward 7 Planning Focus

§1801 1 The focus of the Ward 7 Plan is as follows

- (f) Recognize the need to retain the general housing stock with an emphasis on retaining an adequate supply of low and moderate income residential units,

§1807 Ward 7 Housing

§1807 3 The overall housing objective in Ward 7 is to stimulate development of new and rehabilitated housing at affordable rates to meet the needs of all income levels, particularly good housing at affordable rates for low and moderate incomes

§1807 5 Ward 7 has five (5) Housing Opportunity Areas. These are areas where the District expects and encourages major new housing developments and rehabilitated housing

§1808 Ward 7 Objectives for Housing

§1808 1 The objectives for housing are as follows

- (b) Stimulate the production of new and rehabilitated housing to meet all levels of need and to provide incentives for all types of housing at desired locations,
- (c) Provide for the housing needs of low and moderate income households, to improve the District's Low Rent Housing Program, to encourage ownership and to reduce the overall cost of housing for low and moderate income households in the ward,
- (e) Continue to rehabilitate and improve Ward 7's public and assisted housing units,

§1809 Ward 7 Actions In Support Of Housing

- (e) Encourage new or rehabilitated affordable housing for area residents in designated Kenilworth/Parkside and Fort Dupont Housing Opportunity Areas
 - (1) Housing opportunities are limited, particularly for low- and moderate-income persons in Ward 7. It is important that new and rehabilitated housing is available to meet all levels of need and demand and that incentives for the types of housing needed at desired locations are provided,

§1820 Ward 7 Objectives For Urban Design

§1820 1 The objectives for urban design policies are as follows

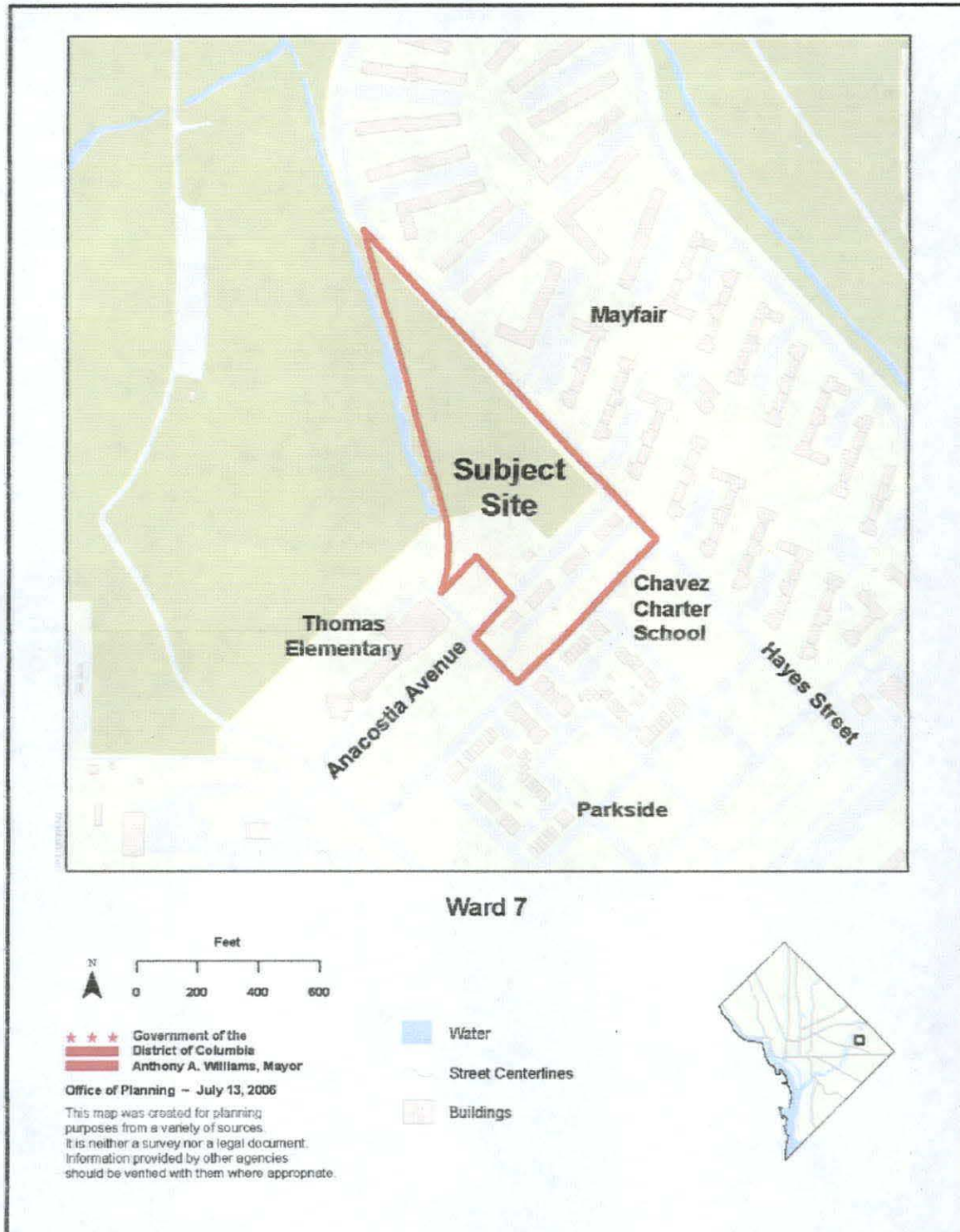
- (a) Promote the protection, enhancement and enjoyment of the built and natural environments and to promote a total environment that upgrades the aesthetic qualities of Ward 7 and emphasizes neighborhood identity and functions,
- (b) Encourage the superior design of future development in Ward 7 and enhance the established character of the distinct physical qualities of the ward's neighborhoods,
- (c) Encourage the design of development that is sensitive to the existing scale and character of Ward 7's established residential areas,
- (e) Establish new, well designed physical identities in areas of Ward 7 that have weak images,

§1829 Ward 7 Objectives For Land Use/Zoning

§1829 1 The objectives for land use/zoning are as follows

- (a) Focus public and private initiatives on those neighborhoods most in need of improvement and stability,
- (h) Promote the conservation, enhancement and revitalization of the residential neighborhoods of Ward 7 for housing and neighborhood related uses,

Attachment 2 Vicinity Map



Attachment 3
Aerial Photo



In this north-facing orthogonal photo, the subject property is indicated with a dashed yellow line.

Attachment 4 Floodplain Map

