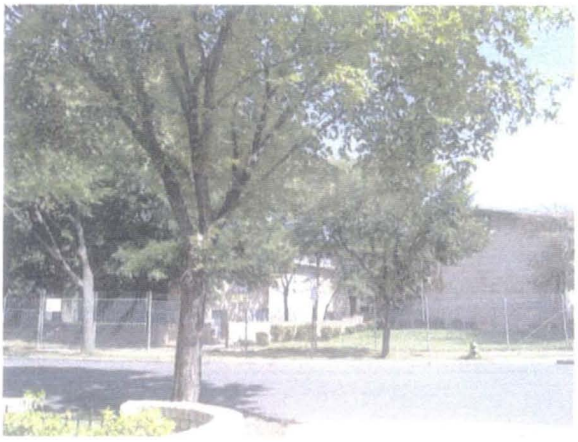
Kentucky Courts

Existing Site Photos

Kentucky Ave.

View of Site



View from Site



C Street





14th Street





BZA
Case No. 16860
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO.16860
EXHIBIT NO.4

Kentucky Courts
BZA Project Summary



Kentucky Courts is a mixed income redevelopment project located in Capitol Hill East. The new community is to be built at the site of the Kentucky Courts family housing project. This development has been an eye sore and magnet for crime in the community for many years. Through a cooperative effort between the Housing Authority, the local community, public housing residents and a private developer, IDS, this blighted project will be eliminated. The new Kentucky Courts will be comprised of 18 Stacked Townhomes, 18 flats and two 3 story Townhomes. All homes will be sold as condominiums. 12 of the homes will be owned by IDS and leased to income qualified working families earning less than the section 8 income limits. The





Flats will feature 2 bedrooms and 2 baths on the first floor with the Townhomes containing 3 bedrooms and 2.5 baths on the second and third floors of each structure. Each home will have individual front and rear entrances and off street parking. Stacked Townhomes are projected to start from the $250,000 with the flats priced from $150,000. The three story Townhomes will start from $400,000.

The site plan is designed to be compatible with the existing community while providing purchasers with the conveniences they demand in new housing. Site design is consistent with the adjacent properties while the architecture highlights the best of Capitol Hill combined with spacious and modern interior plans.

By creating a mixed income community with the support of all stakeholders in the community Kentucky Courts will become a building block in the continued stabilization of the community while serving the needs of a wide range of families and individuals.