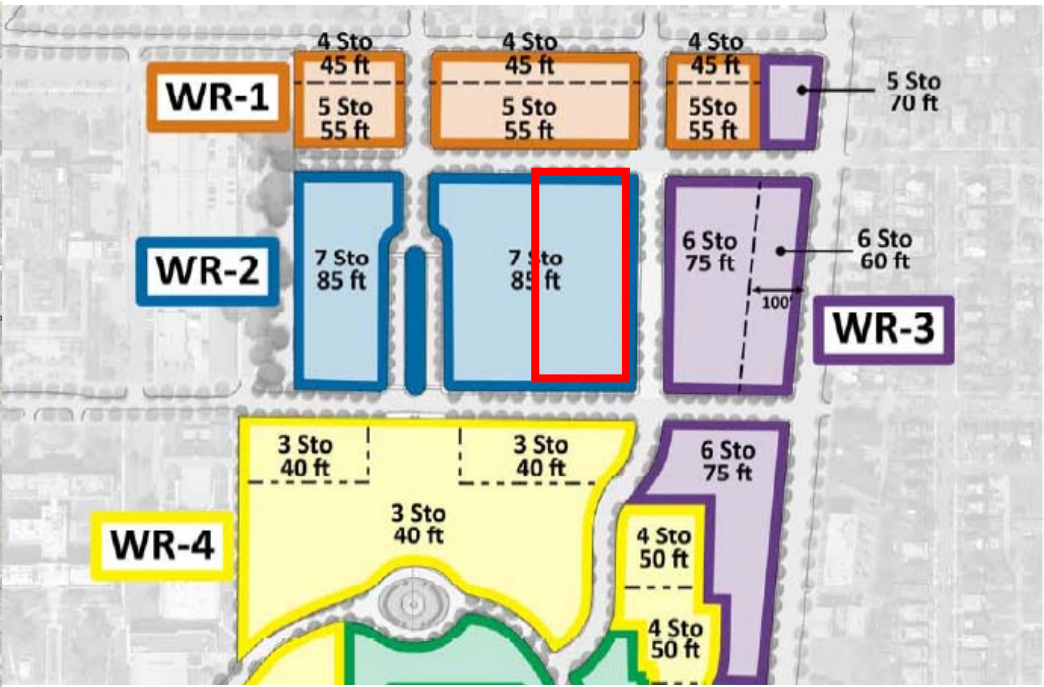
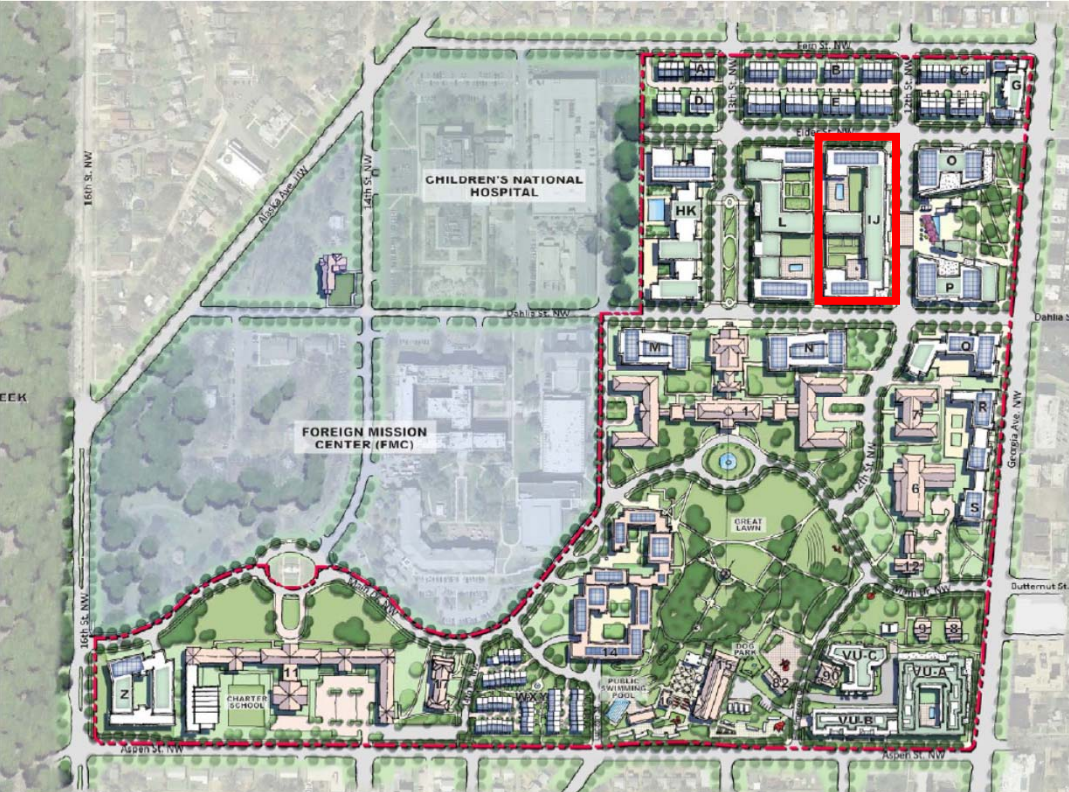




THE PARKS AT WALTER REED

BZA SPECIAL EXCEPTION

LOCATION & ZONING OVERVIEW



12th Street between Dahlia and Elder Streets

“On 12th Street, no single non-residential occupancy shall occupy more than one hundred (100) consecutive linear feet of ground-floor building frontage. **On other streets, no single non-residential occupancy shall occupy more than fifty (50) consecutive linear feet of ground-floor building frontage”**

- Zoning Section 11-K 902.7(e)

- Issue: 50 linear foot occupancy (store front length) limitation did not contemplate corner retail condition.
- Recommended minimum leasable retail depth is 60 feet, so even a shallow tenant on a corner would violate the 50-foot restriction.
- Request: Exception to limitation on single user non-residential occupancy greater than fifty (50) linear feet on Elder Street.

- Examples of “corner” conditions
- 92’ on Elder Street does not exceed norm in pedestrian realm

Copper Canyon Grill, Ellsworth Drive

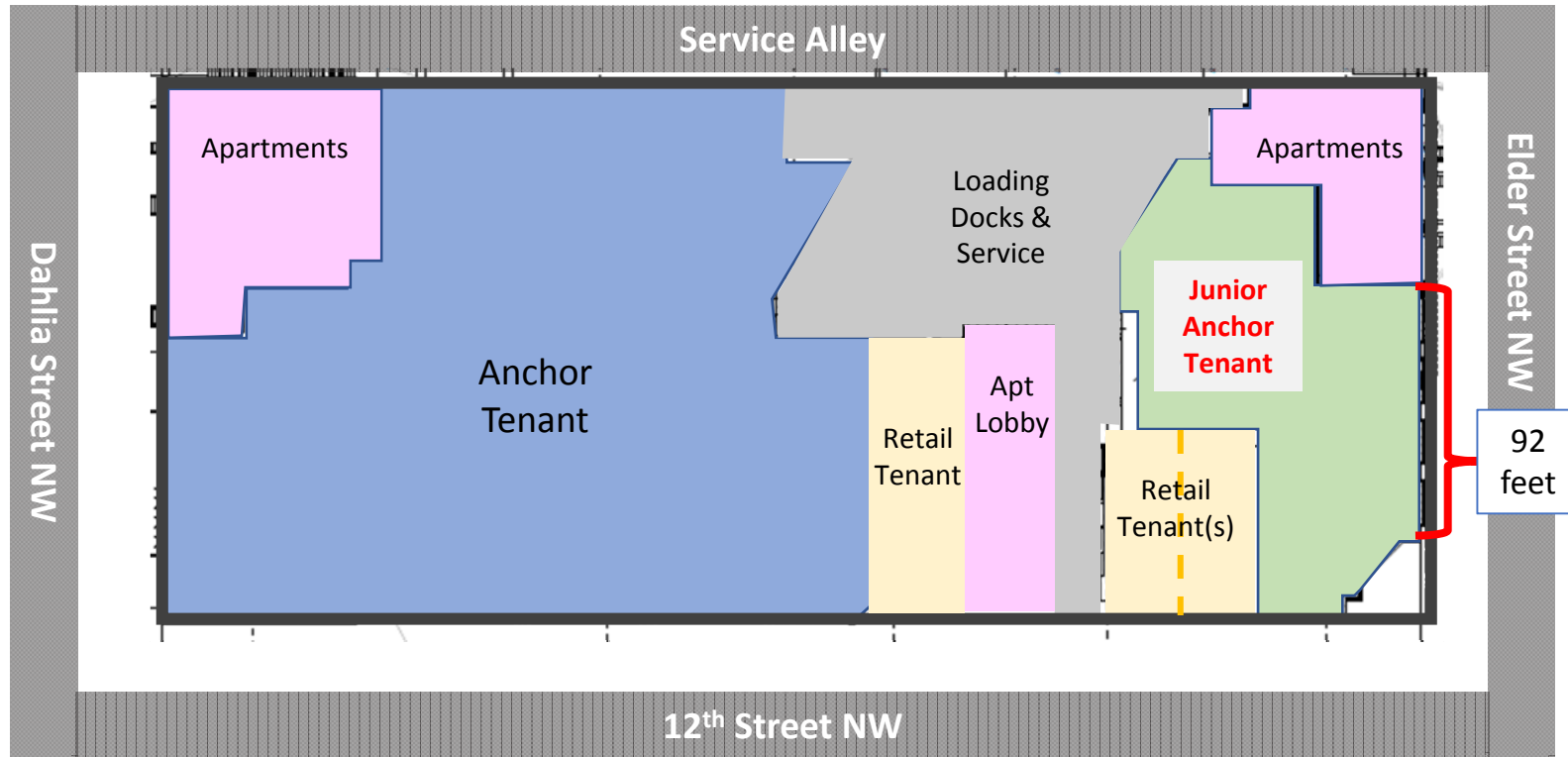


Le Diplomate, 14th Street



Walmart, Georgia Avenue





- 12th Street is the retail “Main Street” of Walter Reed with retail on west (IJ) and east (O/P), so tenants require 12th Street frontage.
- Zoning intent of a varied and engaging retail center is achieved by introducing multiple occupants/uses along 12th Street to create a vibrant main street.
- O and P to the east each contain varied, smaller-scale retail.
- Elder remains a more residential corridor, with townhomes to the north.
- Residential townhouse style apartments front Elder Street to reduce length of retail storefront, while maintaining usable “deep” retail space behind 12th Street retail shops.

IJ East Elevation - 12th Street

East Elevation - 12th Street



North Elevation - Elder Street

