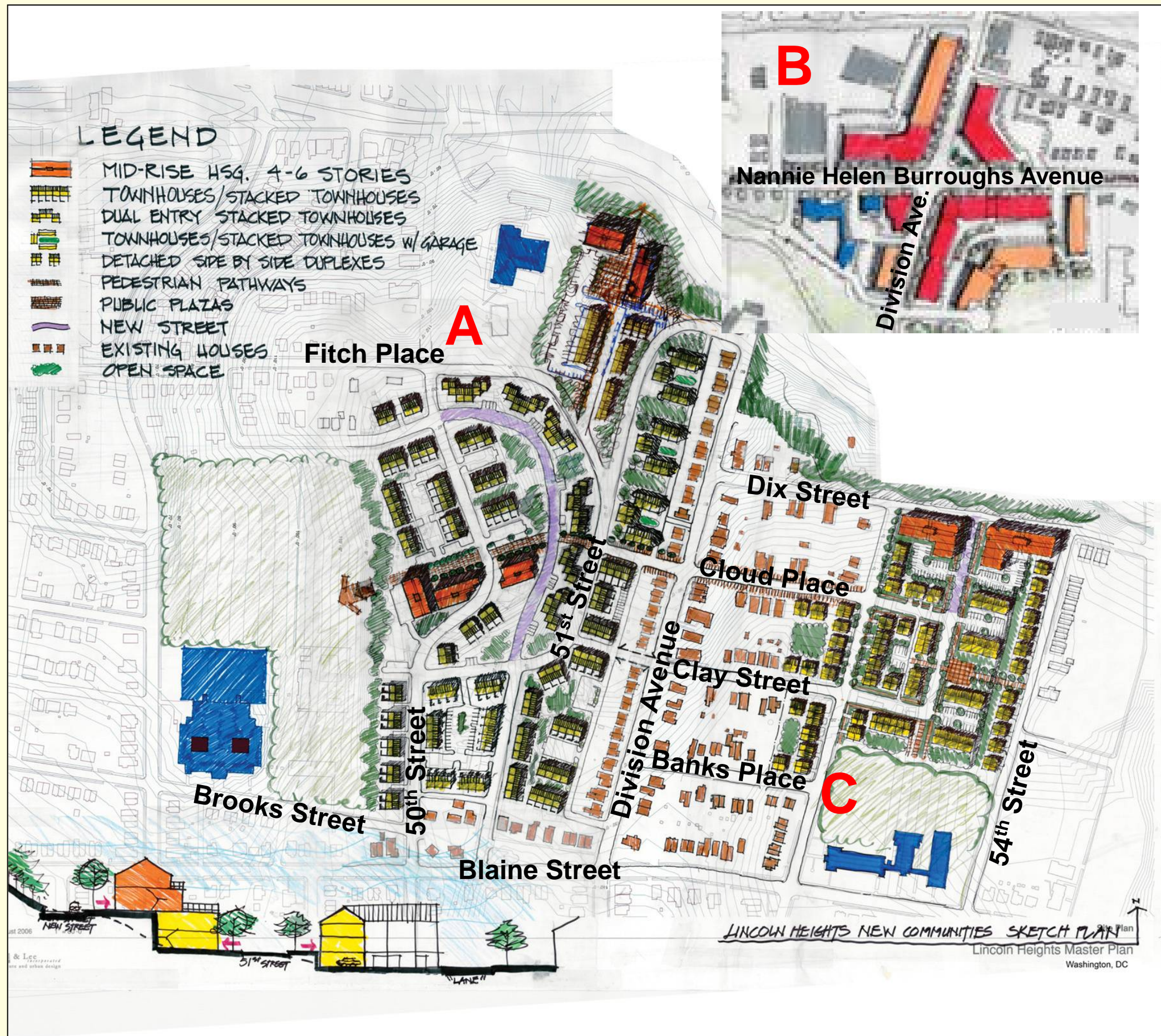


- Existing Buildings
- Commercial Use
- Multi-family
- Stacked Townhouses

Scenario 2: Neighborhood Sketch Plan



A. Lincoln Heights Property
574 Units

B. Town Center
566 Units
30,000 SF retail space
58,000 SF office space

C. Richardson Dwellings Property
329 Units

Total Units: 1,469




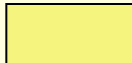

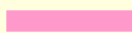
Scenario 2: Lincoln Heights & Richardson Dwellings Site Plans

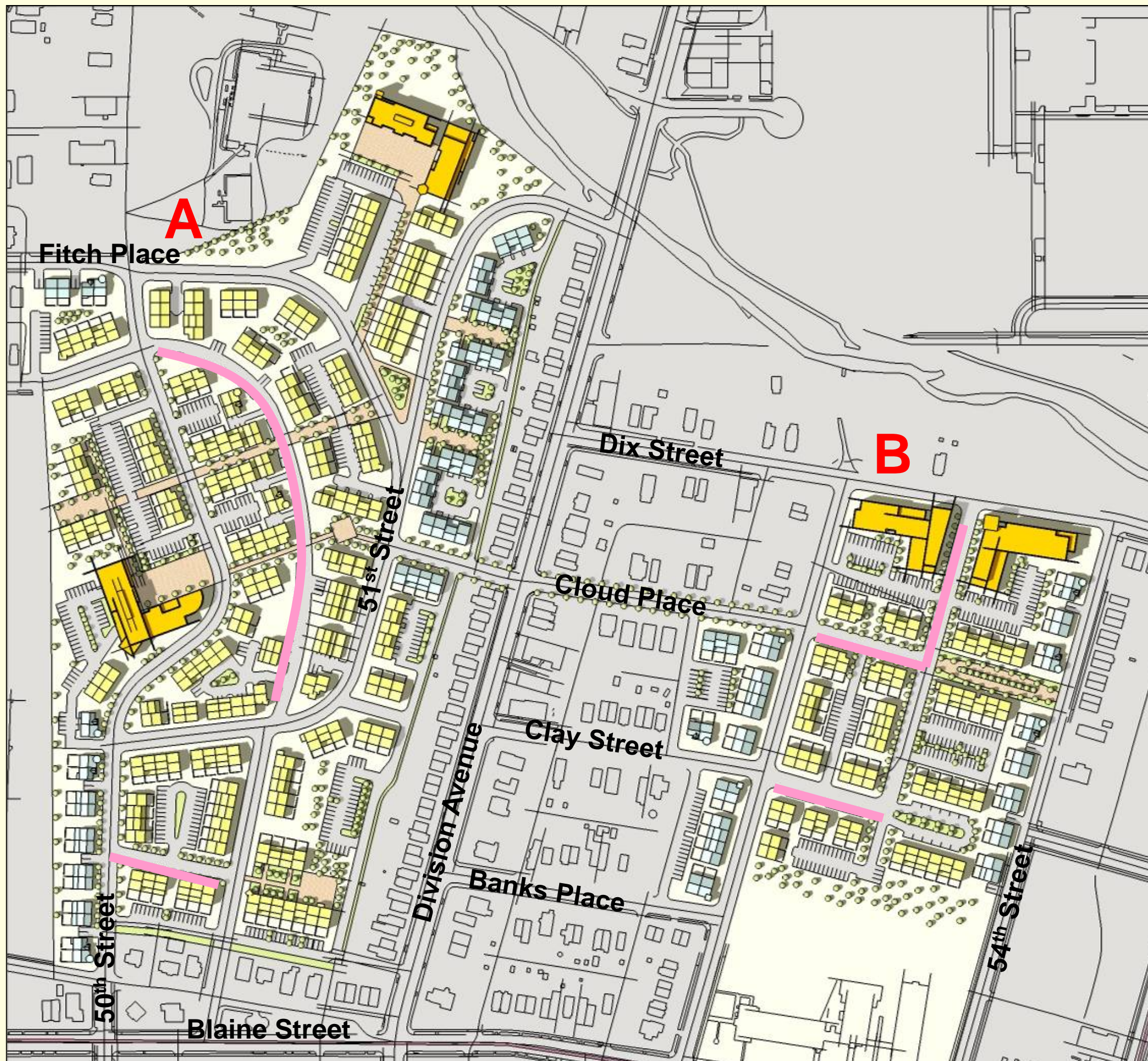
A. Lincoln Heights Property
Multi-family Units: 176
Single Family Townhouses: 336
Stacked Townhouses: 62

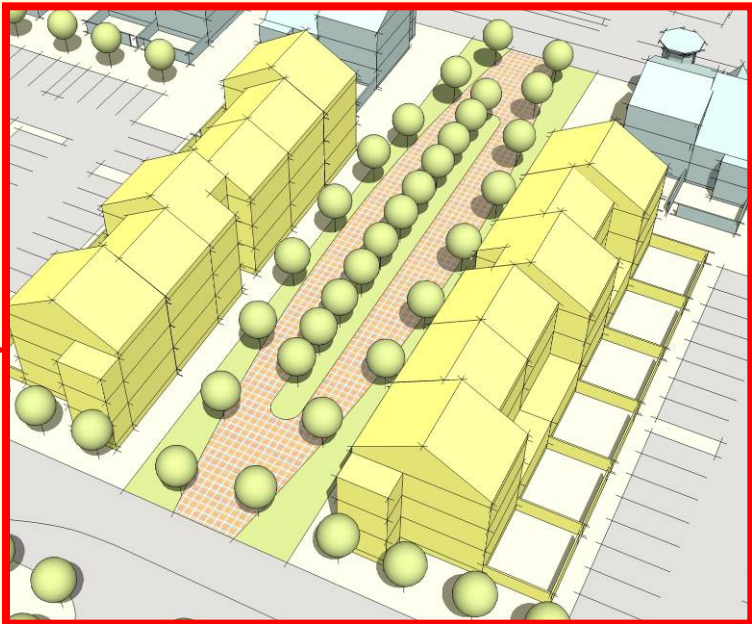
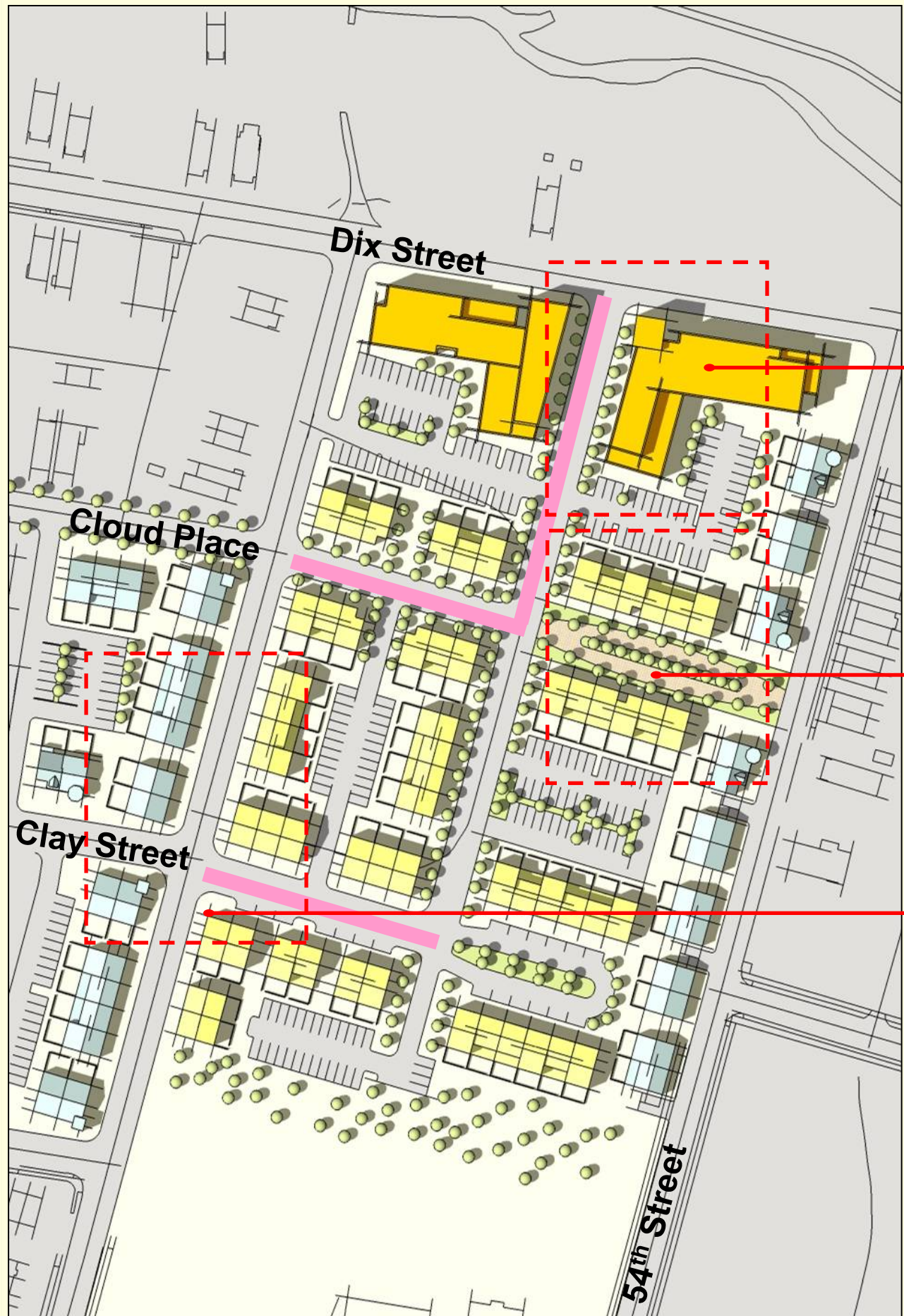
B. Richardson Dwellings
Multi-family Units: 168
Single Family Townhouses: 29
Stacked Townhouses: 132

Total Units: 903
(574 and 329)

Replacement Units: 301
(191 and 110)

-  Single Family Townhouses
-  Stacked Townhouses
-  Multi-family
-  New Streets









Scenario 2:

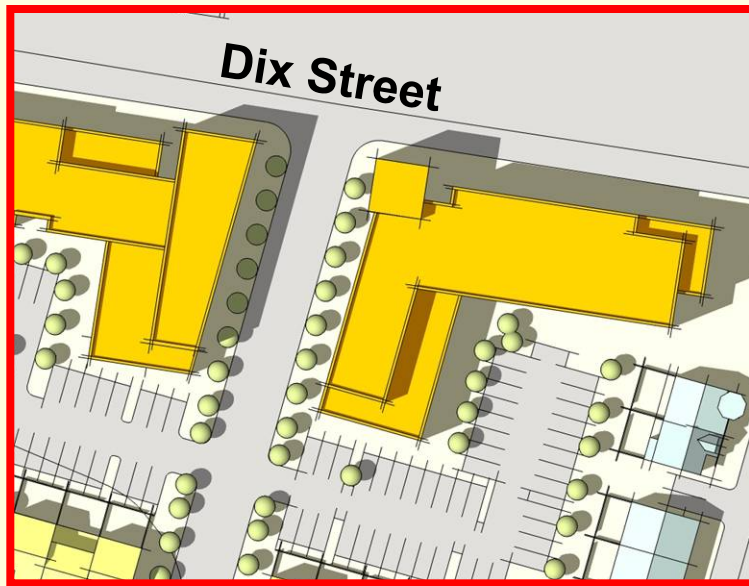
Richardson Dwellings Site Plan

Multi-family Units: 168
Single Family Townhouses: 29
Stacked Townhouses: 132

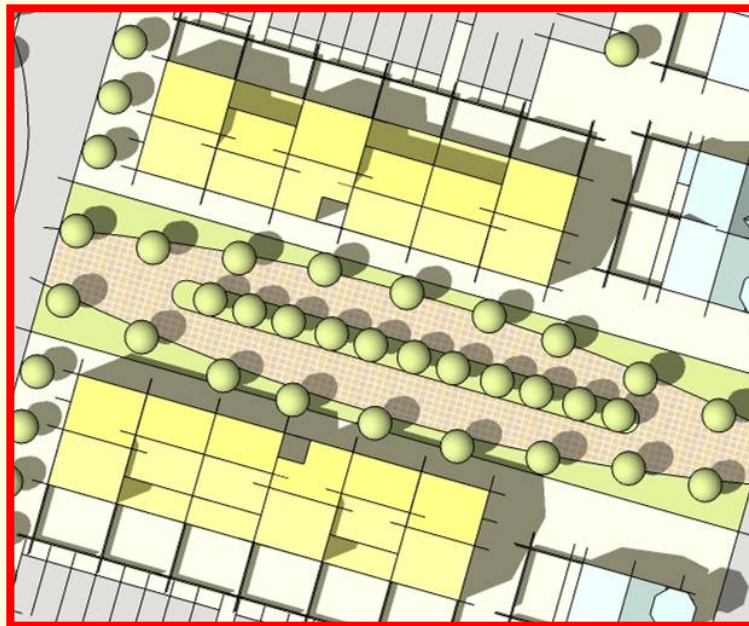
Total Units: 329
Replacement Units: 110

-  Single Family Townhouses
-  Stacked Townhouses
-  Multi-family
-  New Streets

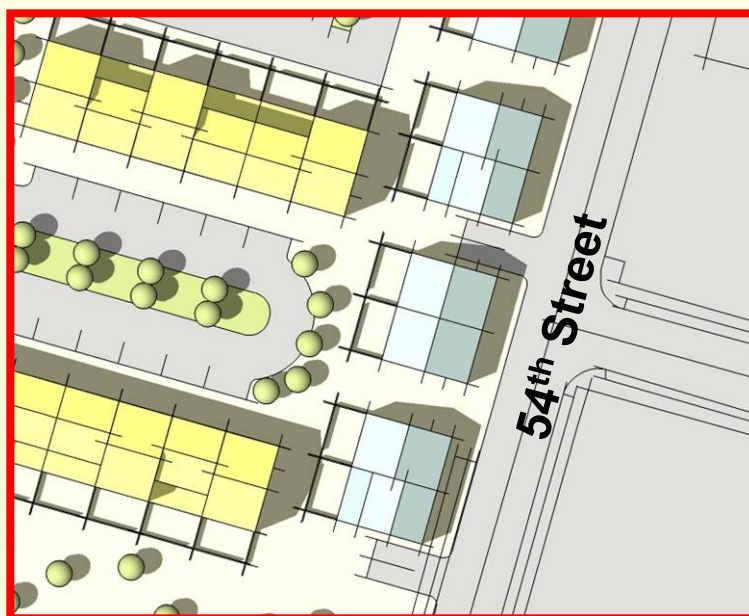





 Mid-Rise Multi-family



 Stacked Townhouses



 Single Family Townhouses

 Stacked Townhouses



2. Housing

The proposed development program for the Lincoln Heights & Richardson Dwellings New Communities Revitalization Plan will include a mix of townhouses and multi-family buildings.

Townhouses

Townhouses will be designed to accommodate the needs of residents and the topographical contours of the site. The townhouse design is intended to recreate the feel of the neighborhood area's privately-owned homes, with the following features and elements:

- Individual entrances, private rear yards, off street parking and ample sized living spaces with adequately sized bedrooms.
- Steeply sloped areas will have the townhouse stacked on top of one another, allowing both units to have private entrances. Upper units would enter from the higher street and lower units from the streets that run farther down the slope.
- Units along the eastern side of 51st Street will take advantage of extensive renovations to the alley that extends along the back of the existing Division Avenue residences. This alley will be transformed into a residential lane, similar to those found on Capitol Hill, with private parking courts that can also serve as community gathering areas.
- Remaining townhouses on the Lincoln Heights property would be traditional side by side and/or stacked townhouses. These traditional townhouses would also be found on the Richardson Dwellings property.



Multi-family Apartments and Condominiums

Multi-family buildings will be located in the Town Center as well as on both DCHA sites. The advantages and plan for using multi-family buildings are as follows:

- More units (greater density) in areas that have special amenities like proximity to parks, shopping and mass transit.
- Greater density on the flatter areas of irregular sites.
- Opportunity for housing that can best accommodate residents with physical impairments, particularly those who cannot negotiate stairs.
- More eyes on the street in areas that might otherwise be isolated.
- On the Lincoln Heights site, there will be 84 units in two six-story buildings on the crest of 50th Street and 54 units in a four-story building on 51st Street overlooking the park at Kelly Miller Middle School.
- On the Richardson Dwellings site, there will be 180 units in six-story apartment buildings sited parallel to the park on Dix Street.



3. Community Assets

A key component of this Revitalization Plan is the redevelopment of the underutilized commercial corridor along Nannie Helen Burroughs Avenue at its intersection with Division Avenue into a robust, mixed-use Town Center with both retail and housing. The Town Center would include the following:

- 566 housing units with great access to mass transit and commercial opportunities.
- 30,000 square feet of retail space and 58,000 square feet of health clinic/office space.
- Direct access to Marvin Gaye Park and all of its recreational amenities.
- An institutional corridor anchored by a revitalized Strand Theater and area churches.
- Ample parking to serve the needs of residents, businesses and churches.

4. Transportation

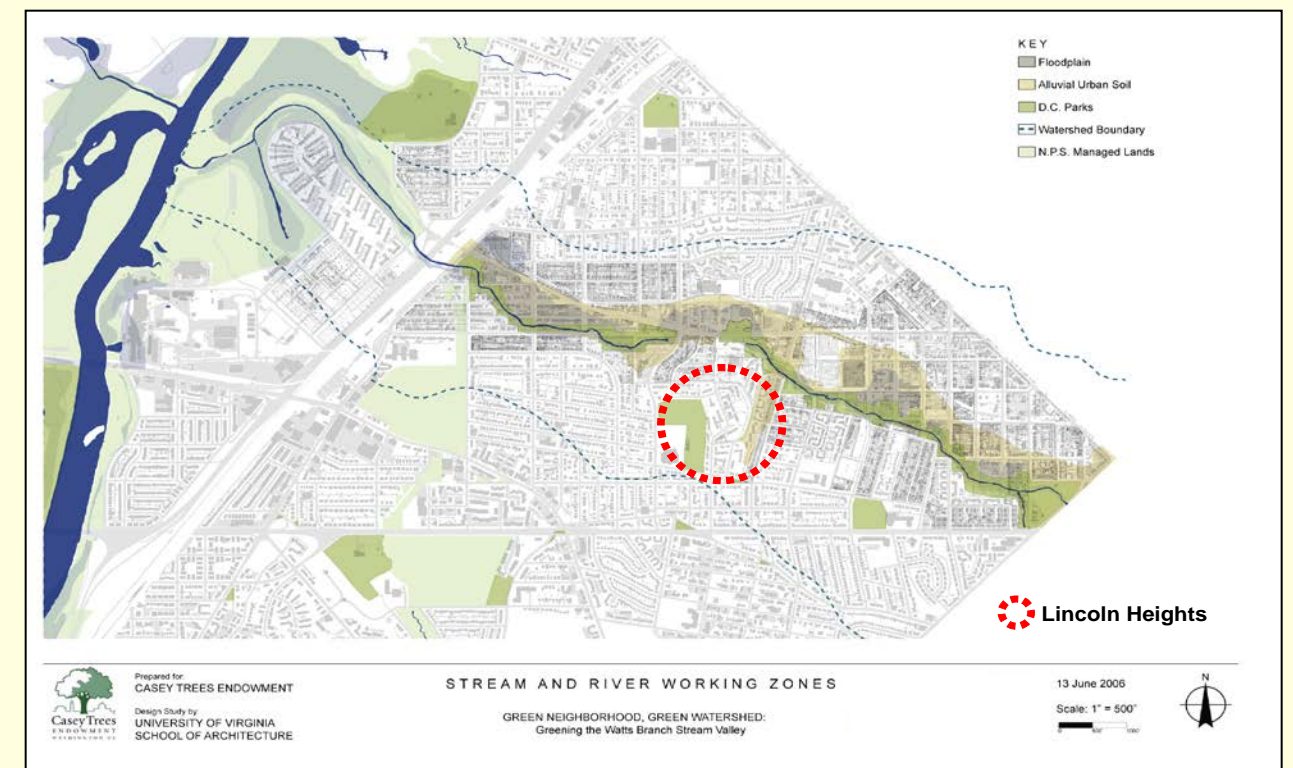
The proposed Revitalization Plan will only minimally impact the study area roadway network. Nonetheless, the following transportation improvements would enhance operational efficiency and safety.

- Implement traffic calming and other improvements along Nannie Helen Burroughs Avenue at its intersections with Division Avenue, 49th Street, and 50th Street in accordance with the Great Streets Initiative.
- Extend the Great Streets Initiative to include traffic calming improvements along Division Avenue in the vicinity of Burrville Elementary School.
- Provide parking lane designations, narrower travel lanes, neck-downs, rumble strips, textured crosswalks and all-way stop control improvements along 49th and 50th Streets in the areas south of Nannie Helen Burroughs Avenue extending to East Capitol Street.

- Provide north-south split phasing to provide more efficient and safer left-turn movements from southbound along 50th Street to eastbound along East Capitol Street.
- Prohibit left-turn movements from 50th Street northbound to Nannie Helen Burroughs Avenue westbound.
- Provide pedestrian/handicap ramps and crosswalk connections to facilitate safe crossings at all intersections.
- Coordinate with the DC Department of Transportation (DDOT) Office of Mass Transit and WMATA to provide enhanced transit services and facilities within the Lincoln Heights Area.

5. Sustainable Design

Development in the neighborhood, if done poorly, could impact the Watts Branch watershed, with the potential to increase run-off and erosion, further degrading the stream and surrounding park. Alternatively, this Revitalization Plan will set a precedent for environmentally sensitive development through responsible stormwater management and sustainable design. The District has already approved spending \$4 million for stream restoration in 2007 and is committed to ensuring that no additional run off flows into the stream as a result of the proposed development.



During the Master Plan process, a number of residents and members of surrounding communities encouraged the adoption of sustainable design principles for Lincoln Heights that go beyond stormwater management.

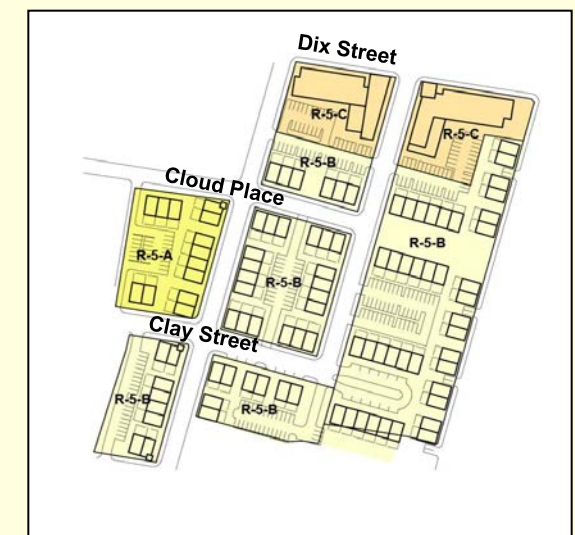
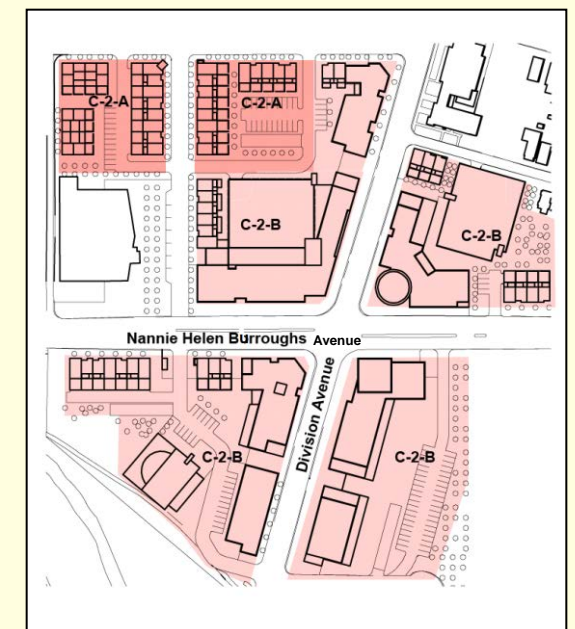
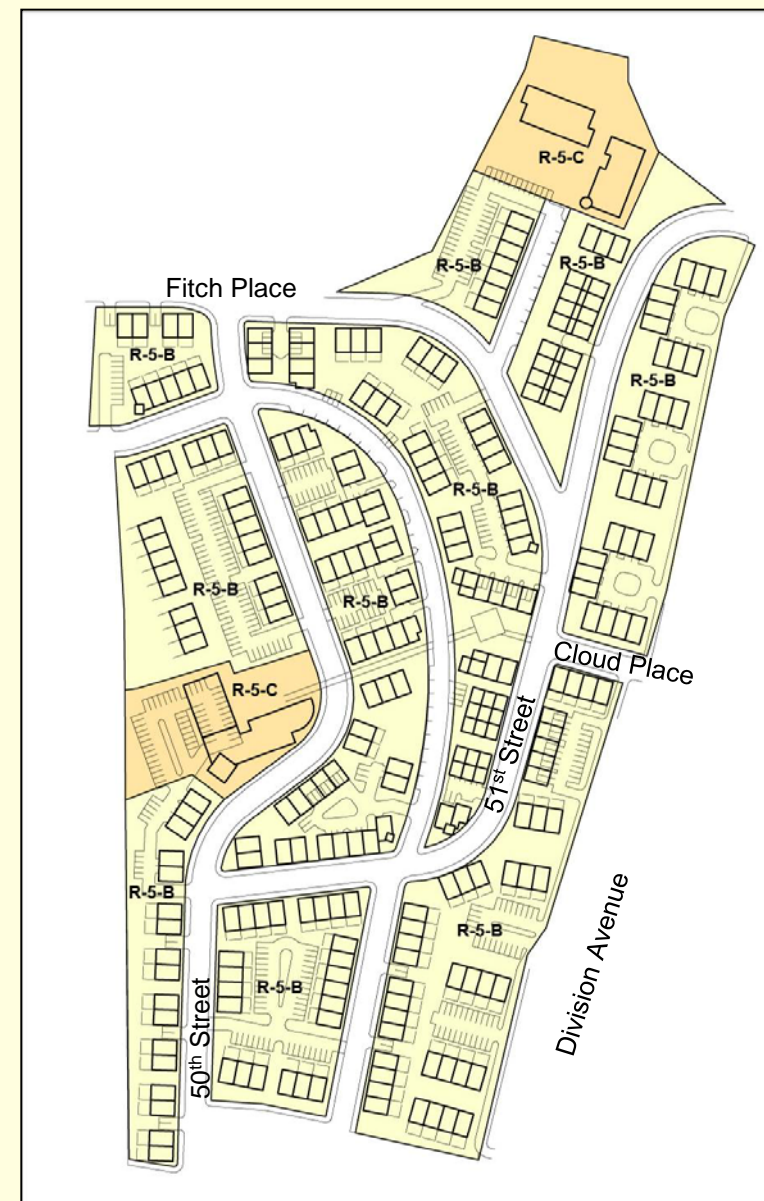
Sustainable development involves designing a community – the siting and design of buildings and the spaces in between them – in an integrated way that minimizes environmental impacts and maximizes the health of residents and other users. The sustainable approach uses design and construction as strategies to improve air and water quality, preserve valuable resources and contribute to the health and well-being of residents.

The green design criteria that should be followed for development under this Revitalization Plan include the following:

- Integrate site, building, and landscape design to minimize costs and maximize benefits.
- Develop site in a way that protects environmental assets.
- Design for higher density where appropriate.
- Make the neighborhood walkable and pedestrian-friendly.
- Prevent erosion and control sediment through proper siting and construction practices.
- Manage stormwater onsite whenever possible, using low impact development (LID) techniques.
- Use native landscaping to reduce irrigation costs.
- Locate and plant canopy trees to cool and shade homes and parking areas, reducing energy costs.
- Use environmentally-friendly building systems and materials.
- Use water-conserving appliances and fixtures.
- Use energy-efficient appliances and lighting.

6. Zoning Changes

To accomplish the proposed development, certain zoning requirements governing the height, size and uses of buildings within the neighborhood will need to be revised, particularly related to density. The following images and explanations detail the zoning changes necessary to support the plan. Although the required zoning is shown by individual parcel, developers of each area are likely to consider re-zoning through the planned unit development (PUD) process.



Baseline Plan: Lincoln Heights

There are currently 440 units within the Lincoln Heights property. The development plan will increase to 574 the total number of onsite units. The new density is achieved with townhouse-style single and duplex units and two higher density multi-family units. To support the new density the plan requires up-zoning some section of the property from R-5-A to R-5-B, with areas targeted for multi-family buildings up-zoned R-5-C.

R-5-A FAR and story limits make it difficult to meet the increased density. However, R-5-B FAR will allow 4,000 square feet of developable square footage per 2,300 square feet of site area. The duplex units will house two 2,000 square foot units with two levels per unit. Also, the R-5-C will permit areas of higher density specifically near Marvin Gaye Park and internal to the site. On average R-5-C will support 86,000 square feet of developable square footage on 28,700 square feet of site area and yield approximately 80 units and 30 parking spaces per site, plus on-street parking.

Existing Zoning: R-5-A

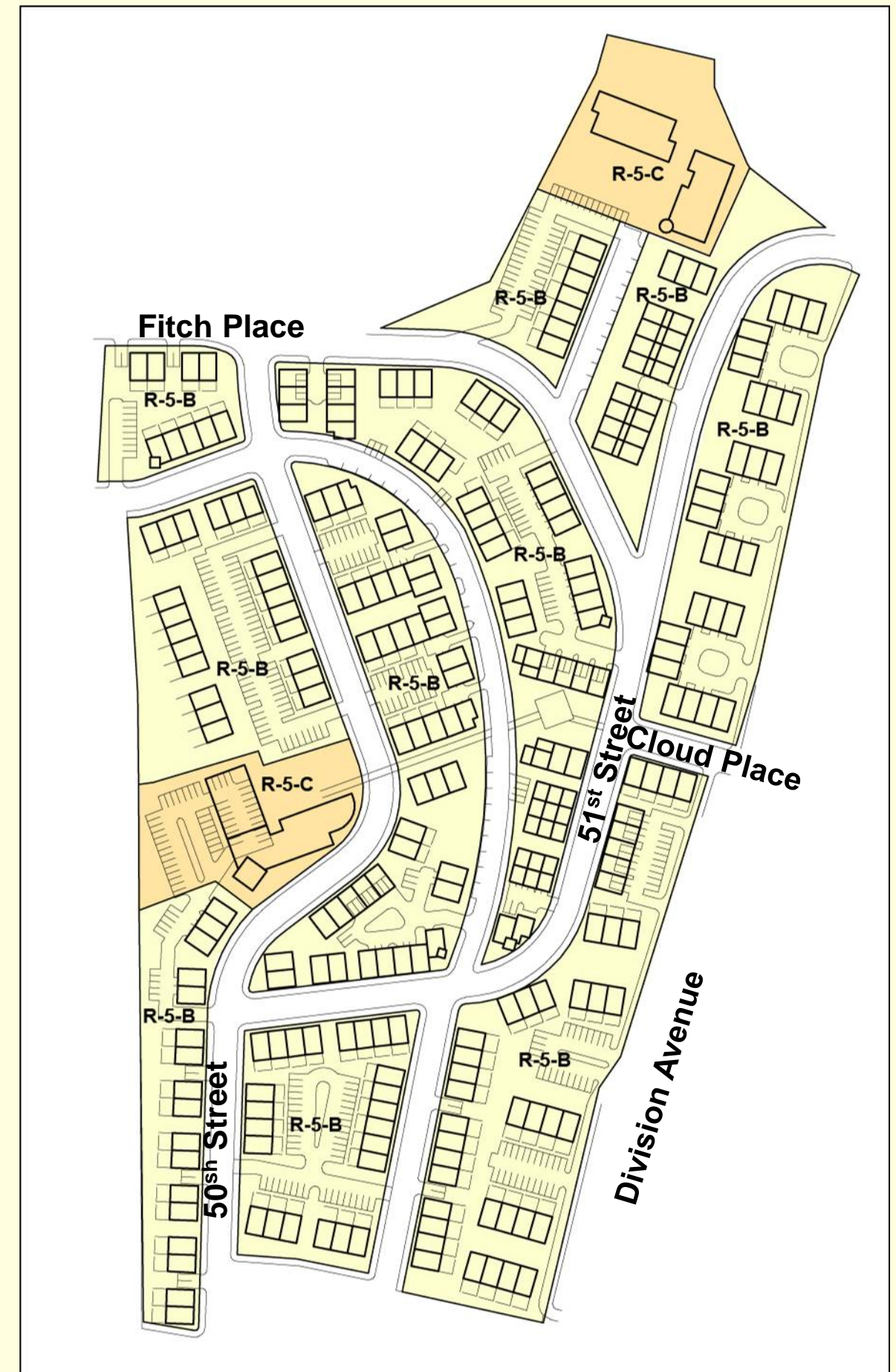
Height/Stories: 40 feet/ 3 stories
FAR: 0.9
Lot Occupancy: 40%
Parking: 1 per dwelling unit

Proposed Zoning for Townhouses: R-5-B

Height/Stories: 50 feet/ unlimited stories
FAR: 1.8
Lot Occupancy: 60%
Parking: 1 per 2 dwelling units (multi-family)

Proposed Zoning for Multi-family: R-5-C

Height/Stories: 60 feet/ unlimited stories
FAR: 3.0
Lot Occupancy: 75%
Parking: 1 per 3 dwelling units (multi-family)



Baseline Plan: Town Center

The existing mix of uses near the Nannie Helen Burroughs and Division Avenues intersection is currently subject to a mix of R-2, C-1 and C-M-1 zones. Scenarios 1 and 2 identify this intersection as the major off-site development opportunity to support the proposed concentration of housing. This also provides an opportunity for the higher density of transit-oriented development in this otherwise residential community. An up-zoning from the mix of uses to C-2-B is required for the intersection to support the proposed concentration of housing. ***(This proposal must be reconciled with the District's new Comprehensive Plan, which calls for medium- and low-density residential on either side of Division Avenue, north of Nannie Helen Burroughs Avenue.)***

Preliminary analysis shows approximately 336,000 square feet of developable land within the boundaries of the proposed town center site. Zoning within the boundaries currently includes R-2, R-5-B, C-1 and C-M-1 zones. In terms of the number of units of housing desired for the site, an up-zoning to C-2-A would be sufficient to realistically meet the housing goals of the Revitalization Plan. Height restrictions under C-2-A, however, would make it difficult to maximize housing development while also meeting retail and parking demands. Consequently, this plan calls for up-zoning the area to C-2-B zoning, which would result in capacity for the 566 new residential units within the Town Center (including over 189 replacement units).

An increase in zoning (from the current mix of R-2, R-5-B, C-1 and C-M-1 to a new C-2-A zoning) would result in sufficient FAR to support 1.2 million square feet of built space. In addition to the vacant and underdeveloped properties, there is currently just over 121,000 square feet of existing uses (generally church buildings and a historic theater) that would likely be preserved as part of any new development, leaving over one million square feet of FAR for new development.

This analysis assumes 30,000 square feet of new retail, 58,000 square feet of offices and community facilities (i.e., a new health clinic and offices) and approximately 325,000 square feet for parking, in addition to the 566 new units of housing.

Existing Zoning: A mix of R-2, R-5-B, C-1 and C-M-1

Proposed Zoning: C-2-B

- Height/Stories: 65 feet/ unlimited stories
- FAR: 3.5 total, 1.5 of the total can be commercial
- Lot Occupancy: 80% for residential development
- Parking: 1 per 3 dwelling units
- 1/1,800 SF in excess of 2,000 SF of Office
- 1/300 SF in excess of 3,000 SF of Retail

