

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

