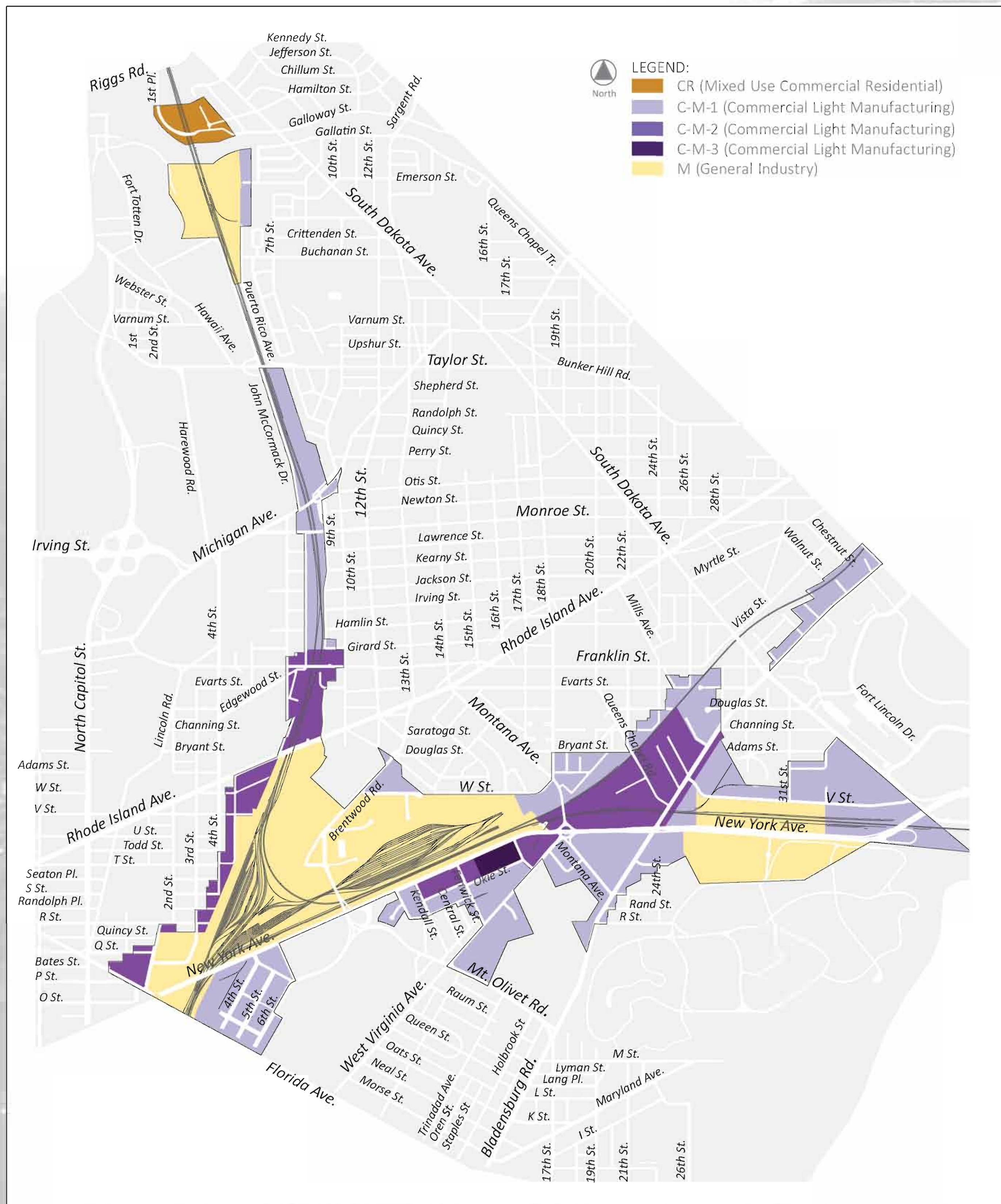
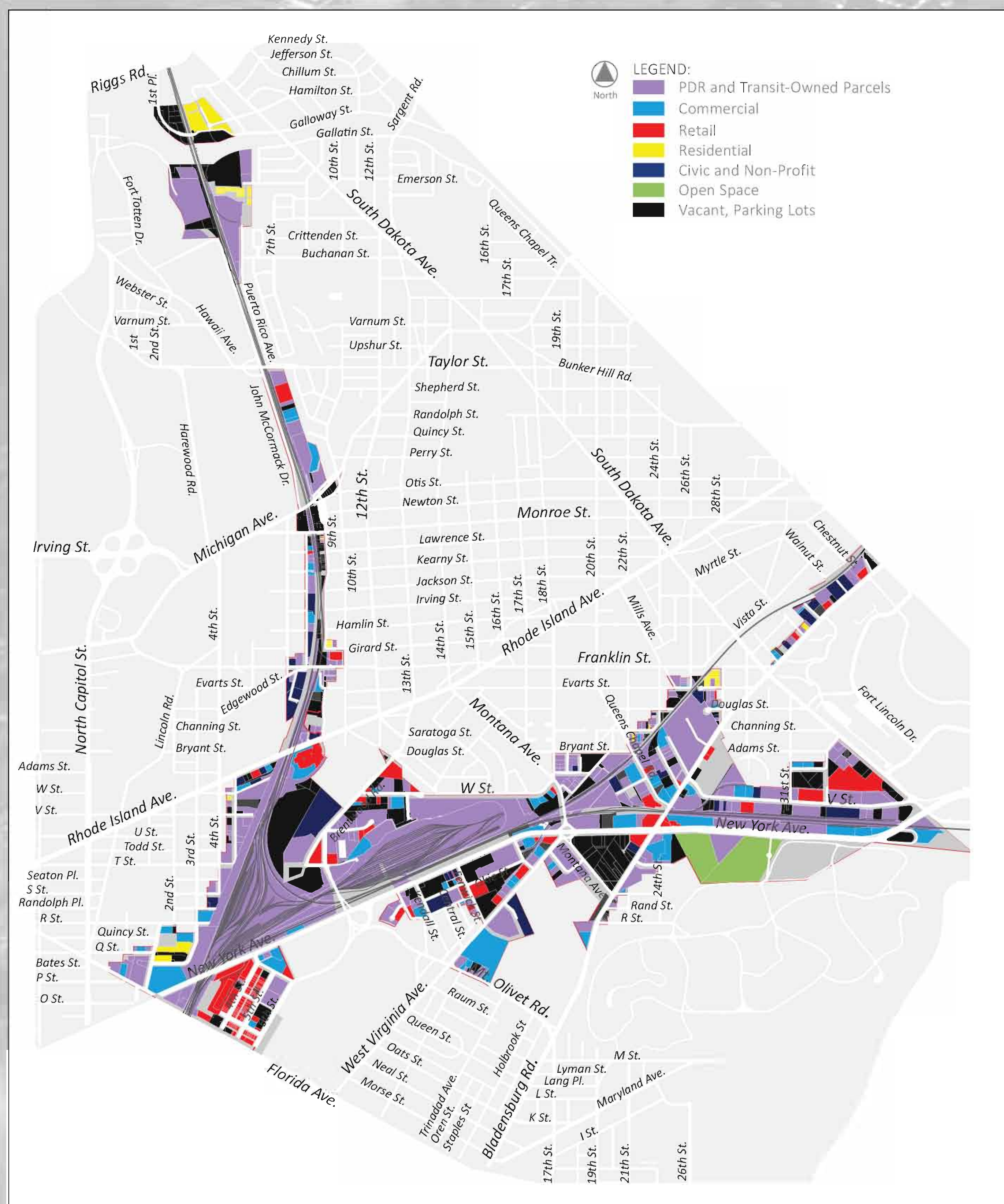


Existing Conditions



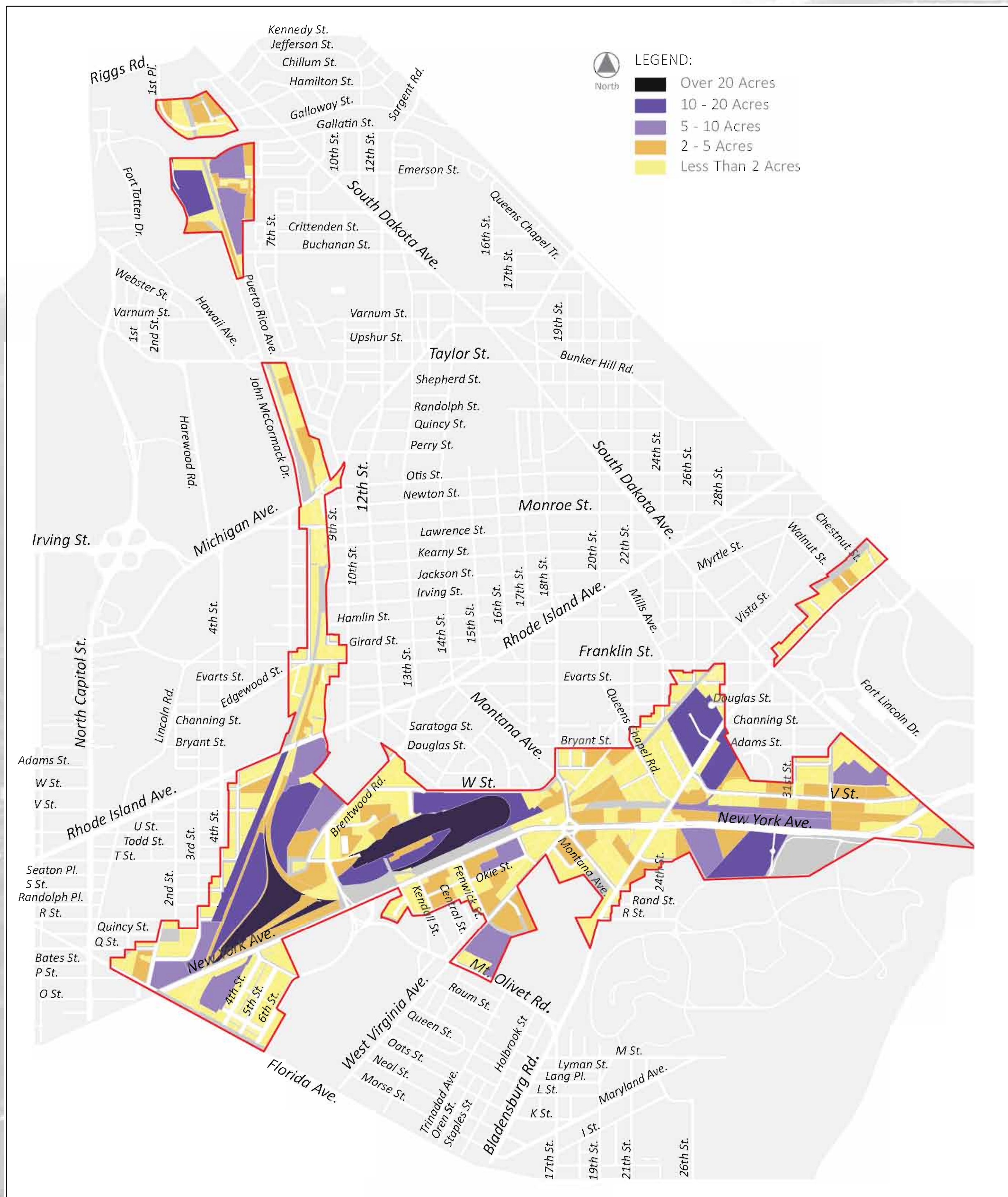
Ward 5 - Zoning

- There are **five zones** which allow for industrial uses
- C-M zoning allows for a mix of light industrial and commercial uses which intensify from C-M-1 through C-M-3
- M zoning allows for the heavier industrial uses
- CR is a special zoning district that allows for light industry and limited residential around the Fort Totten Metro Station
- Current Industrial Zoning is very flexible and allows for many non-industrial uses like retail, restaurants, schools, non-profits, hotel, etc.
- Once industrial land is redeveloped for non-industrial uses it is very unlikely that it will ever revert back to industrial



Ward 5 - Land Use

- There are a total of **653 parcels** of land within the 1,000-acre Study Area
- Since industrial zoning is very permissive and allows non-industrial uses, the industrial areas in Ward 5 host a large variety of uses that are not related to Production, Distribution or Repair (PDR) or other industrial activities
- While there is a large concentration of industrial uses throughout the Study Area, there is also a significant amount of commercial, retail and civic uses (e.g. charter schools, non-profits, religious institutions)

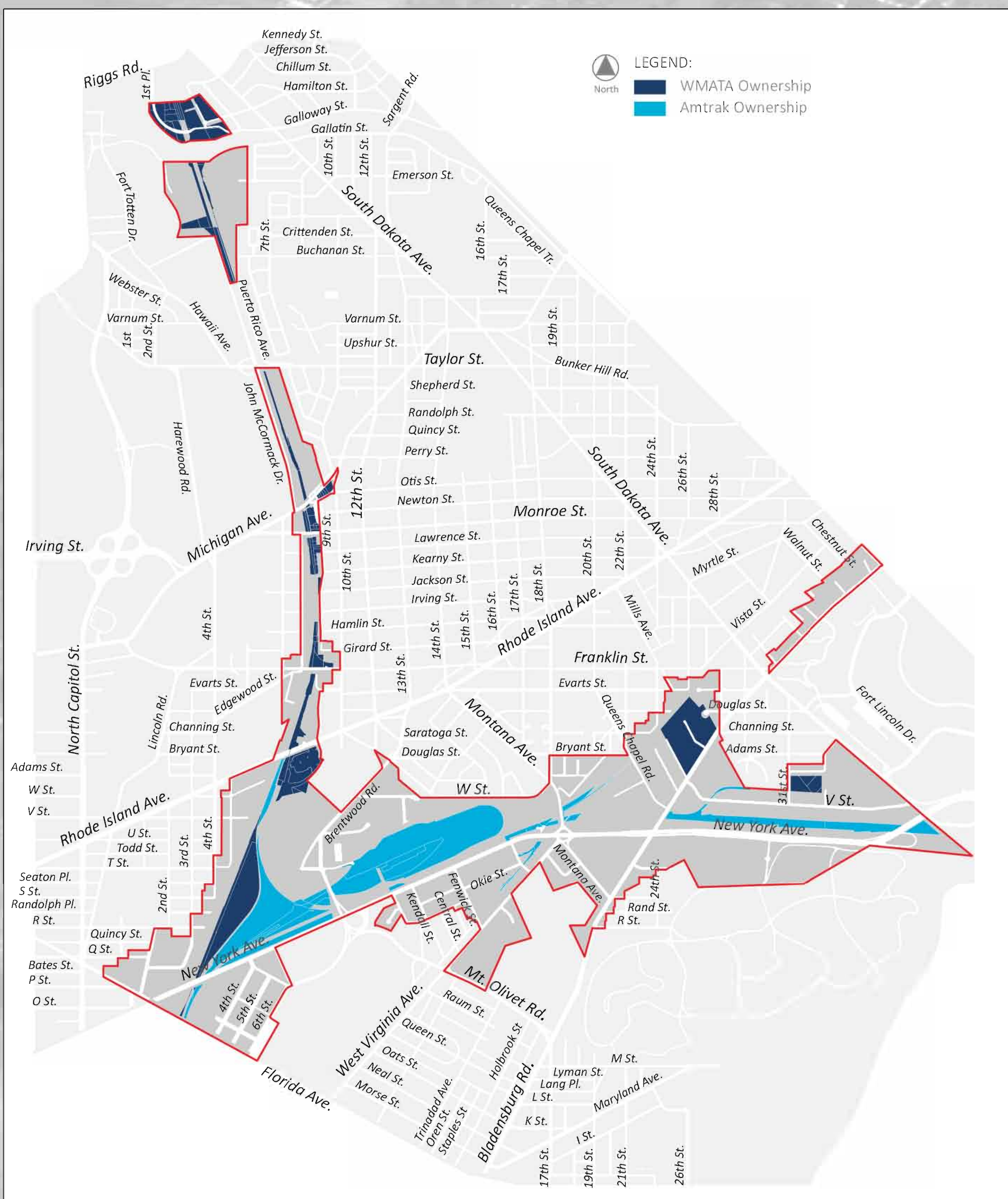


Ward 5 - Parcel Sizes

65% of the industrial parcels in Ward 5 are less than 5 acres large limiting their potential to be utilized for large industrial use

Most of the small parcels are privately-owned

Most of the large parcels are owned by large entities like Amtrak, WMATA, CSX and are dedicated to rail and transit use.

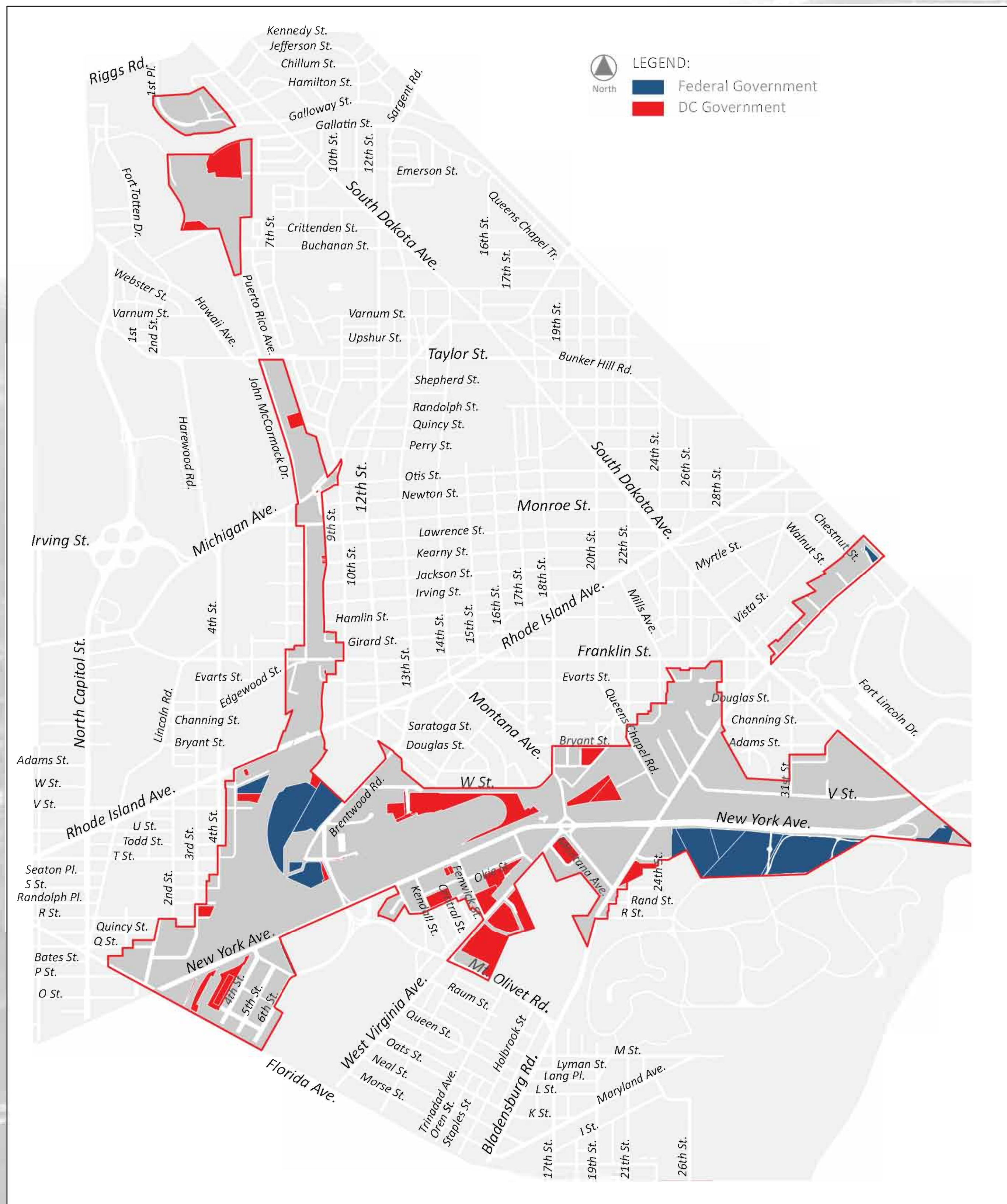


Ward 5 - Transportation Infrastructure

Transportation-related entities (public and private) own 30% of the Study Area

Most of their extensive network of rail yards is concentrated along New York Avenue NE

Metro Red Line Extends North-South



Ward 5 - Government Owned Parcels

- Federal and District agencies own only about **15%** of the land in the Study Area
- The largest portion of land owned by the Federal Government in the industrial areas is either utilized by the US Postal Services or is part of the National Arboretum (the northern portion of the park - along New York Avenue - historically was an area dedicated to brick fabrication)
- The largest District government users are the District Department of Transportation (DDOT) and the Department of Public Works (DPW)



Ward 5 - Privately Owned Parcels

Nearly half of the 1000-acre study area in Ward 5 is privately-owned