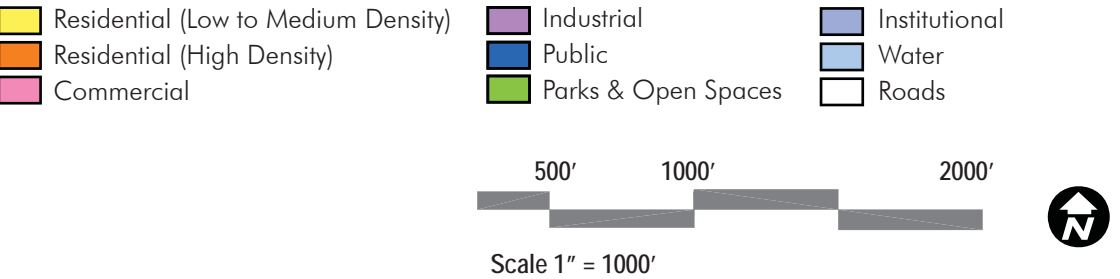
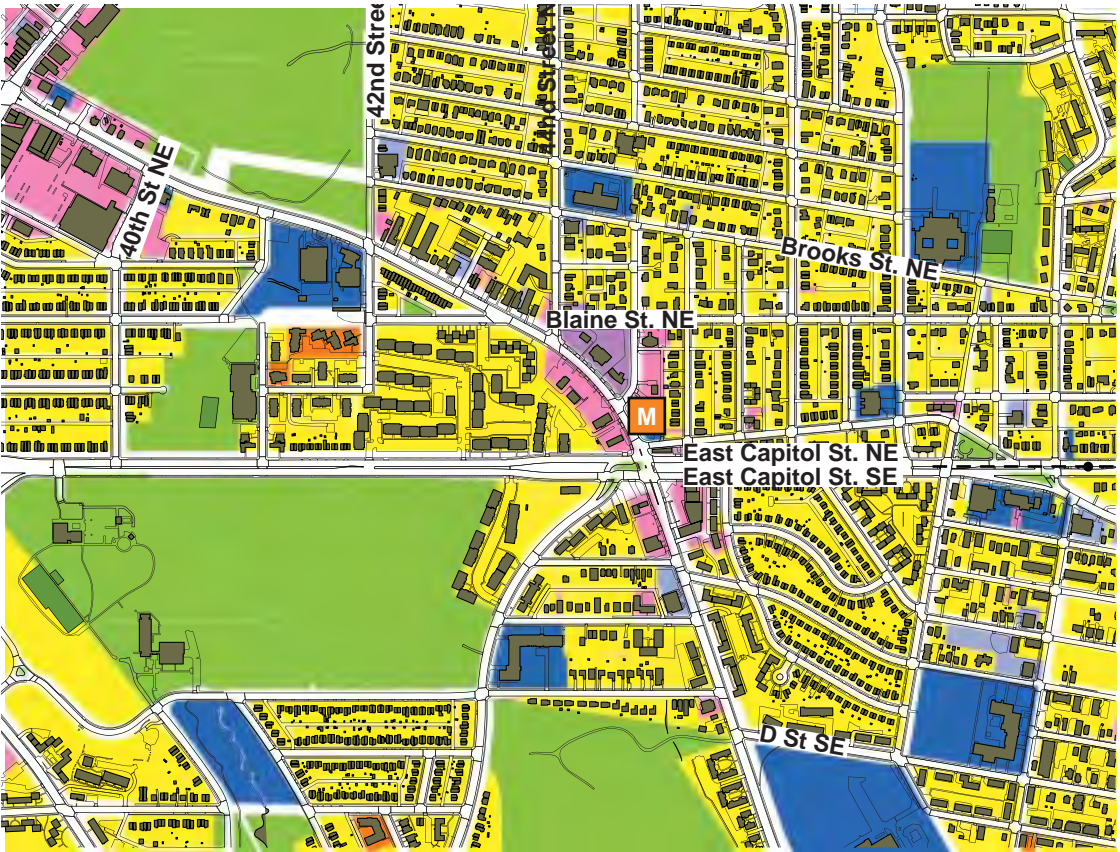


Existing Land Use - Study Area 3

Primary Land Use

The map on the right shows the existing land use in Study Area 3. Study Area 3 is predominantly low and medium density residential land use with clustered groups of commercial structures in the vicinity of the Metro Station. The residential portions range from single family homes to multi-family housing.

Study area 3 has numerous parks and open spaces among the residential clusters and around the local public land uses, but the most significant open spaces are Watts Branch Park and Plummer Park.





# Benning Road Corridor Redevelopment Framework Plan Appendix

## Existing Land Use - Study Area

4

### Primary Land Use

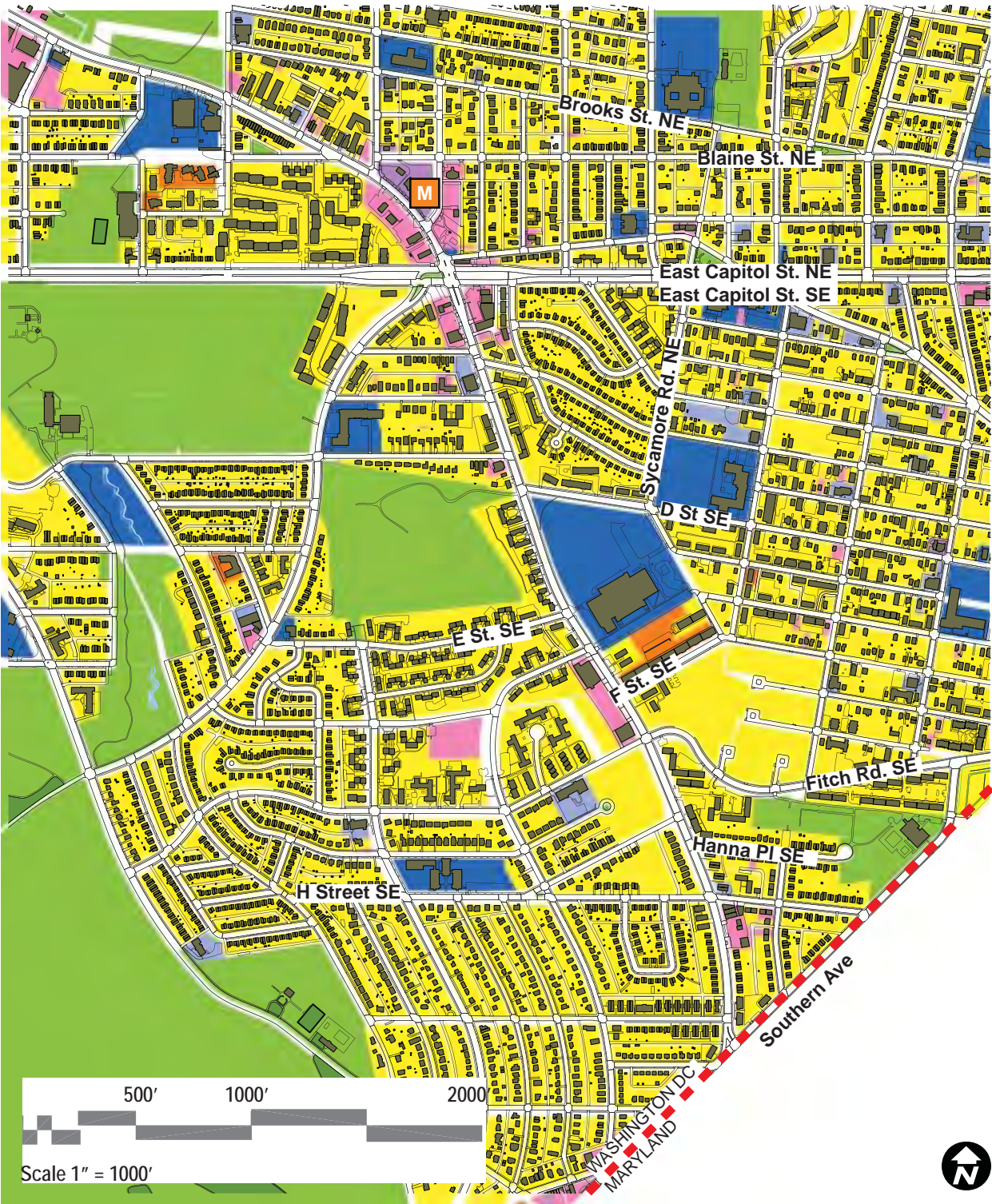
The map on the right shows the existing land use in Study Areas 4 and 5. Study Area 4 has a mix of commercial, low and medium density residential, and local public land uses. The commercial land uses are concentrated mainly along the Benning Road corridor, especially near the East Capitol Street intersection. Few support retail clusters exist among the residential neighborhoods. Beyond the immediate vicinity of the corridor, the land use is predominantly residential. Some of these residential areas are old historic neighborhoods with a sense of local character. Study Area 4 also has a high density residential cluster located along F Street SE.

Interspersed among the residential neighborhoods are clusters of local public land use which is occupied by facilities such as the Fletcher Johnson School, the Nalle Elementary School, the Benning Park Community Center, and the Stoddert Recreation Center. In addition, a few clusters of institutional land use occur among the residential neighborhoods in this area. These clusters can act as nodes for targeting community support type functions in the future.

Study Area 5 predominantly has a low and medium density residential land use with a few scattered clusters of commercial and institutional land uses. The residential neighborhoods range from single family homes to multi-family housing. In this Study Area, residential clusters along the corridor have different typologies that lend identity and a unique character to this stretch of Benning Road.

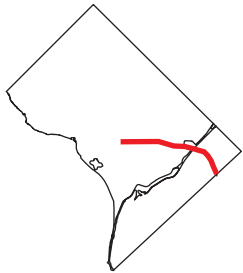
Study area 4 and 5 have numerous small parks and open spaces among the residential clusters and around the local public land uses, however, there are large open spaces in these Study Areas, especially to the south of Benning Road. These include the Fort Chaplin Park, the historic Woodlawn Cemetery, Benning Park, Stoddert Terrace Park, and the Fort Dupont Park.

- Residential (Low to Medium Density)
- Residential (High Density)
- Commercial
- Industrial
- Public
- Parks & Open Spaces
- Institutional
- Water
- Roads





Housing



As a supplement to Table 3.3 Housing Implementation Matrix, the programs listed below are available tools to meet housing goals along the corridor

DCHD Housing		DHCD Recommendations	Program	Timeframe/ Projected completion
	1	Multi-Family Housing Rehabilitation	The department provides low-cost gap financing for the rehabilitation of residential properties containing five (5) or more units. The principle objective of this program is to stimulate and leverage private investment and financing in the rehabilitation of multi-family housing that is affordable to lower-income residents. Units for rental and home ownership are financed through this program.	1-2 years
	2	New Construction Assistance	DHCD provides assistance for a variety of construction and site development activities that support affordable residential housing or community facilities. The Department’s financing is used to leverage private investment in the development of new, affordable units. New development can be for rental or home ownership.	
	3	First Right Purchase Program	The First Right Purchase Program enables low-to-moderate income District residents who are threatened with displacement because of the sale of their building to exercise their “first right” to purchase the apartment building. The program offers low-interest loans to income-qualified persons and tenant groups in the District. These affordable loans can be used for down payment; purchase; earnest money deposits; and legal, architectural and engineering costs.	