



**HOUSING TASK FORCE**  
**10/20/2022**

# AGENDA

1. **What We Heard**
2. **Non-Residential Program**
3. **Redevelopment Housing Program**
4. **Density Comparisons**
5. **Exploring Potential Opportunity Sites & PBV Strategy**
6. **Next Steps**

# WHAT WE HEARD

# WHAT WE HEARD

- **Demand for Accessible Units**  
High percentage of ET-HH residents have a disability, with 14% of survey respondents identifying having a physical disability.
- **Demand for Senior Housing**  
65% of ET-HH population over the age 18; Residents survey identified a desire to have senior apartments.
- **Demand for Mixed-Income Units**  
Market Study indicates potential new residents will require a range of affordable and market-rate housing units
- **Demand for Smaller Households**  
Market Study indicates 89% of potential new housing types are non-family households (empty-nesters, retiree, younger couples and singles)

## Top 5 RECREATIONAL things you would LIKE to have in the Eastport Neighborhood

Preliminary Findings of ET-HH Residential Survey

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1. **PICNIC / BARBECUE AREA** (64.9%)
2. **POOL / Sprinkler SPLASH PADS** (44.4%)
3. Regular **PARK EVENTS** and Activities for all Ages (44.4%)
4. **SITTING AREA** with Tabletop **GAMES**, shuffleboard court, bocce field, etc. (41.3%)
5. **PLAYGROUND / TOT LOT** (36.9.0%)

## Top 5 PHYSICAL IMPROVEMENTS that You Would LIKE

Preliminary Findings of ET-HH Residential Survey

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1. In-Unit **WASHER/DRYER** (85.0%)
2. **BALCONIES / PORCHES** (47.4%)
3. Better Outdoor Lighting, Fencing and Other Measures for **SAFETY** (27.8%)
4. More Indoor **COMMUNITY SPACES** (26.9%)
5. **SENIOR APARTMENTS** (25.2%)

# DEVELOPMENT PRINCIPLES

- Avoid building on environmentally sensitive land (steep slopes, wetlands, flood plains)
- Organize buildings, streets and public spaces to encourage “Eyes on the Street” and better connectivity to surrounding neighborhood
- Where possible, build first before demolition
- Development needs to be market viable and financially feasible

# NON-RESIDENTIAL PROGRAM

# NON-RESIDENTIAL PROGRAM

## EARLY EDUCATION

6,630 GSF

Head Start, Toddler Room, Infant Classes (39 kids)  
After & Before School Enrichment

## COMMUNITY CENTER

15,700 GSF

Multipurpose Room with Kitchen  
Gym and Fitness Room  
Community Rooms & Staff Offices

## RESIDENTIAL SERVICES

7,230 GSF

Leasing Office  
On-site Maintenance  
Supportive Services Offices (Counseling)

## HACA OFFICES

19,730 GSF

Office and Work Rooms  
Facilities Management

## NEIGHBORHOOD SERVING RETAIL

800-5,000 GSF

Convenience / Small-Format Food Store

# OPEN SPACE PROGRAM

**POOL AREA / SPLASH PAD**

**PLAYGROUNDS / TOT LOTS**

**PICNIC / BBQ AREAS**

**GATHERING SPACES (PLAZA / LAWN) FOR COMMUNITY EVENTS**

**SEATING AREAS WITH GAME OPPORTUNITIES (CHESS, BOCCI)**

**RECREATION FIELDS (BASEBALL, SPORTS FIELD)**

**TRAILS / PATHS (TO TRUXTON PARK)**

**COMMUNITY GARDEN**

**PUBLIC ART**



# REDEVELOPMENT HOUSING PROGRAM

# HOUSING GOALS (Requirements)

## Replace distressed public or assisted housing with high quality mixed-income housing

1. One-for-One Replacement Housing of all existing public housing units (357 DU)
2. Introduce Mixed-Income Community (range of affordability)
3. High-quality design (subsidized housing indistinguishable from market rate)

# POTENTIAL HOUSING UNITS

	1BR	2BR	3BR	4BR	Total
<b>Replacement Units</b> <sup>(1,2,3)</sup>	<b>154</b>	<b>120</b>	<b>80</b>	<b>3</b>	<b>357</b>
Difference from As-Built Unit Count	60	-104	52	-8	0
<i>Unit Mix</i>	43%	34%	22%	1%	

	1BR	2BR	3BR	4BR	Total
<b>Optimum New Mixed-Income Rental Units</b> <sup>(4)</sup>	126	196	37	0	359
<i>Unit Mix</i>	35%	55%	10%	0%	

	1BR	2BR	3BR	4BR	Total
<b>Replacement Units + Mixed-Income Units</b>	<b>280</b>	<b>316</b>	<b>117</b>	<b>3</b>	<b>716</b>
<i>Unit Mix</i>	39%	44%	16%	1%	

Accessible Units (10%): 72 DU

Visual / hearing impaired Units (Min 2%): 15 DU

Note:

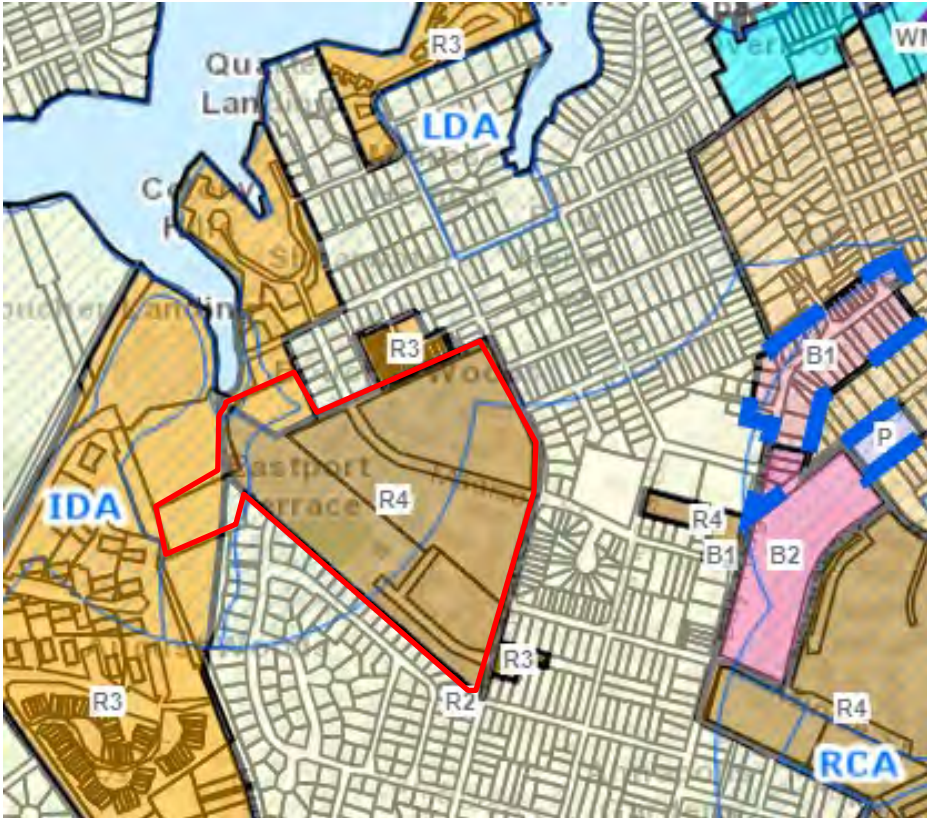
1. Over + Under Housed Counts (04/07/2022)
2. Proportion of Wait List (04/07/2022)
3. QAP Preference for Family Units for 1/3 of Overall Units (DHCD 2022)
4. Residential Market Study (7/2022)

# HOUSING SITE

## ZONING ANALYSIS:

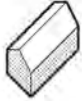
Land Area:	26.17 AC 1,139,965 SF
Existing Units:	357 DU
Zoning District:	R-4 District (w/ R3 and R2)
Permitted Use:	Dwelling Multifamily
Permitted Density:	+/- 25.6 DU/AC → 45.63 DU/AC <sup>1</sup>
Max Residential Units:	+/- 636 DU → 1,194 DU <sup>1</sup>
FAR (2.0):	2,279,930 SF Building Area

<sup>1</sup> If seventy-five percent or more of the required off-street parking spaces are provided underground or within a structure, the minimum lot area shall be one thousand square feet per dwelling unit.

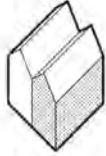


# DENSITY COMPARISONS

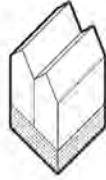
Detached House



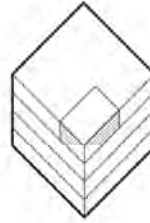
Townhouses



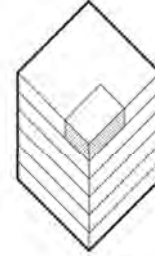
Stacked Townhouses / Apartments



Low-rise Apartments



Mid-rise and Taller Apartments



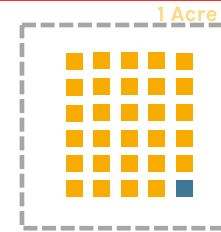
6-8 Units



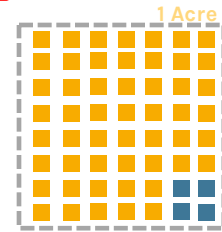
9-12 Units



13-20 Units



21-45 Units



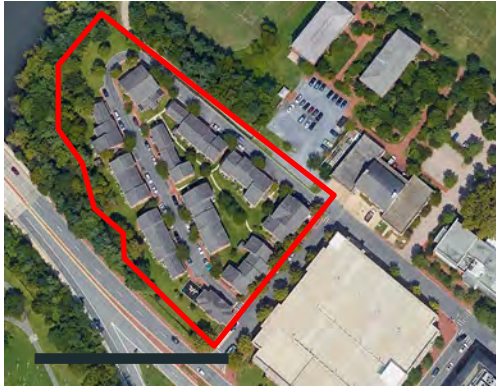
>46 Units

LOW DENSITY

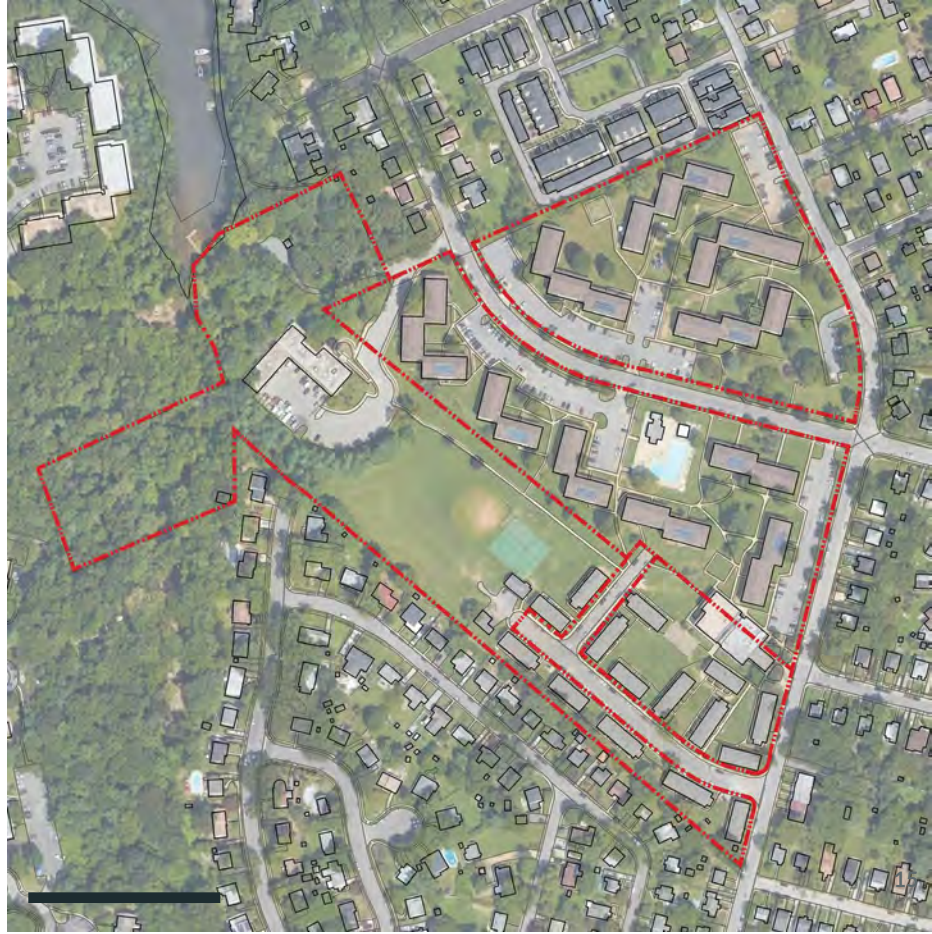


HIGH DENSITY

# Bloomsbury

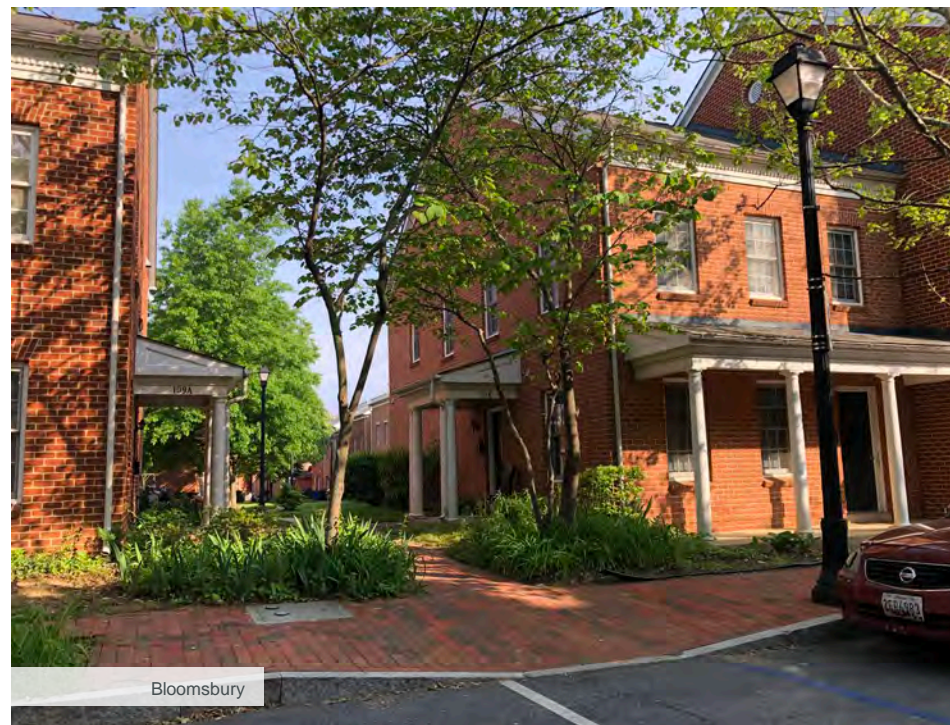


Total Land Area: +/- 2.6 Acres  
Dwelling Units: 47 DU  
Dwelling Unit Density: +/- 18.07 DU/AC  
Community Building: +/- 1,640 SF





Bloomsbury



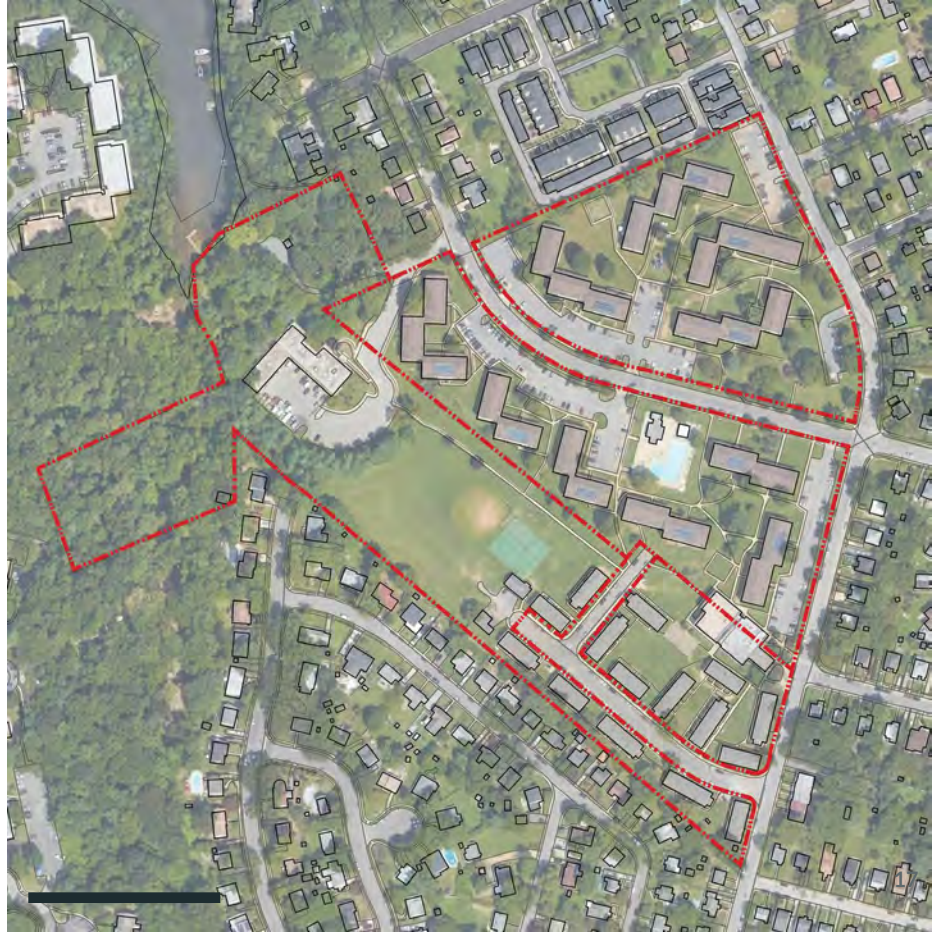
Bloomsbury



# CLAY STREET

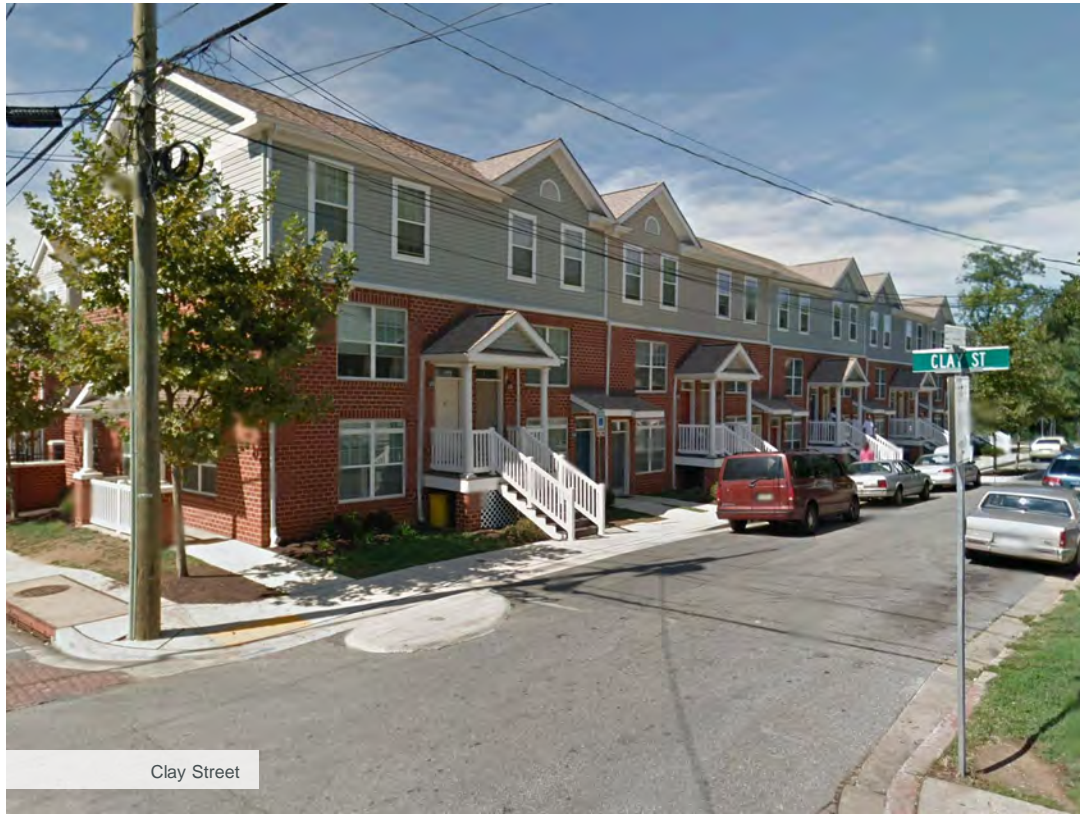


Total Land Area: +/- 2.79 Acres  
Dwelling Units: 64 DU  
Dwelling Unit Density: +/- 22.9 DU/AC  
Community Building: +/- 4,760 SF



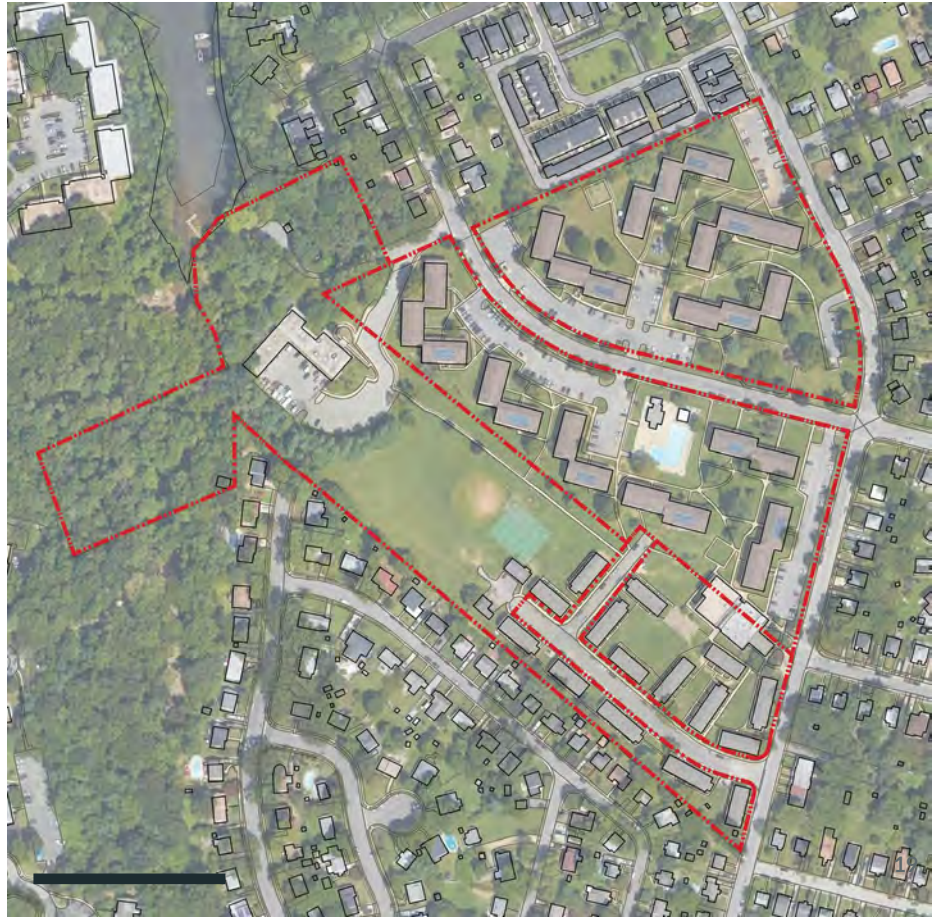
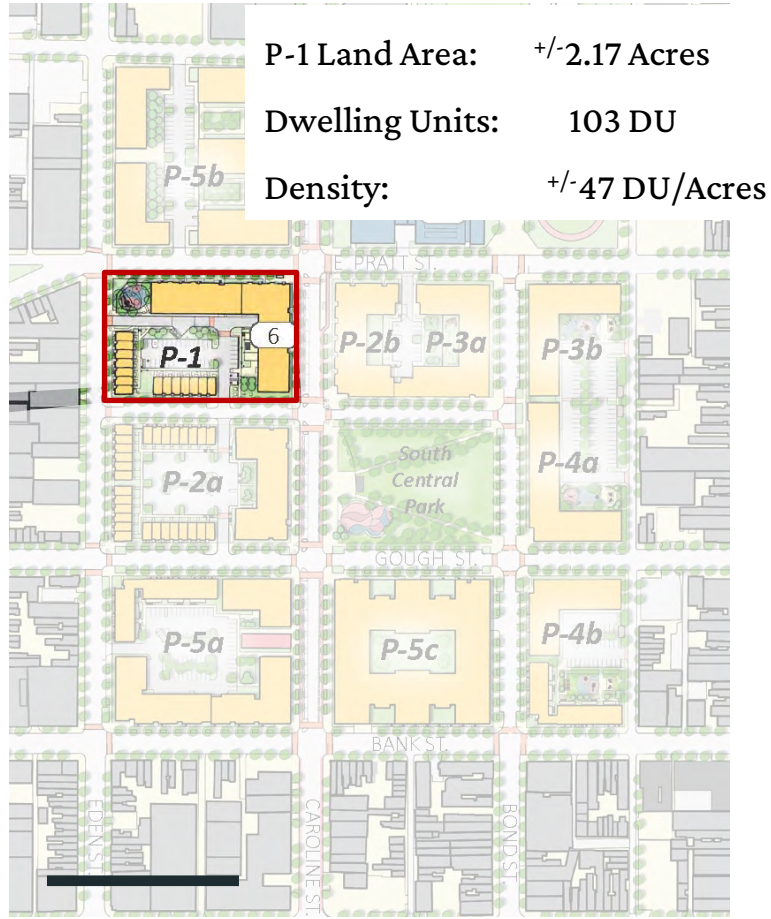


Obrey Court




Clay Street

# PERKINS HOMES





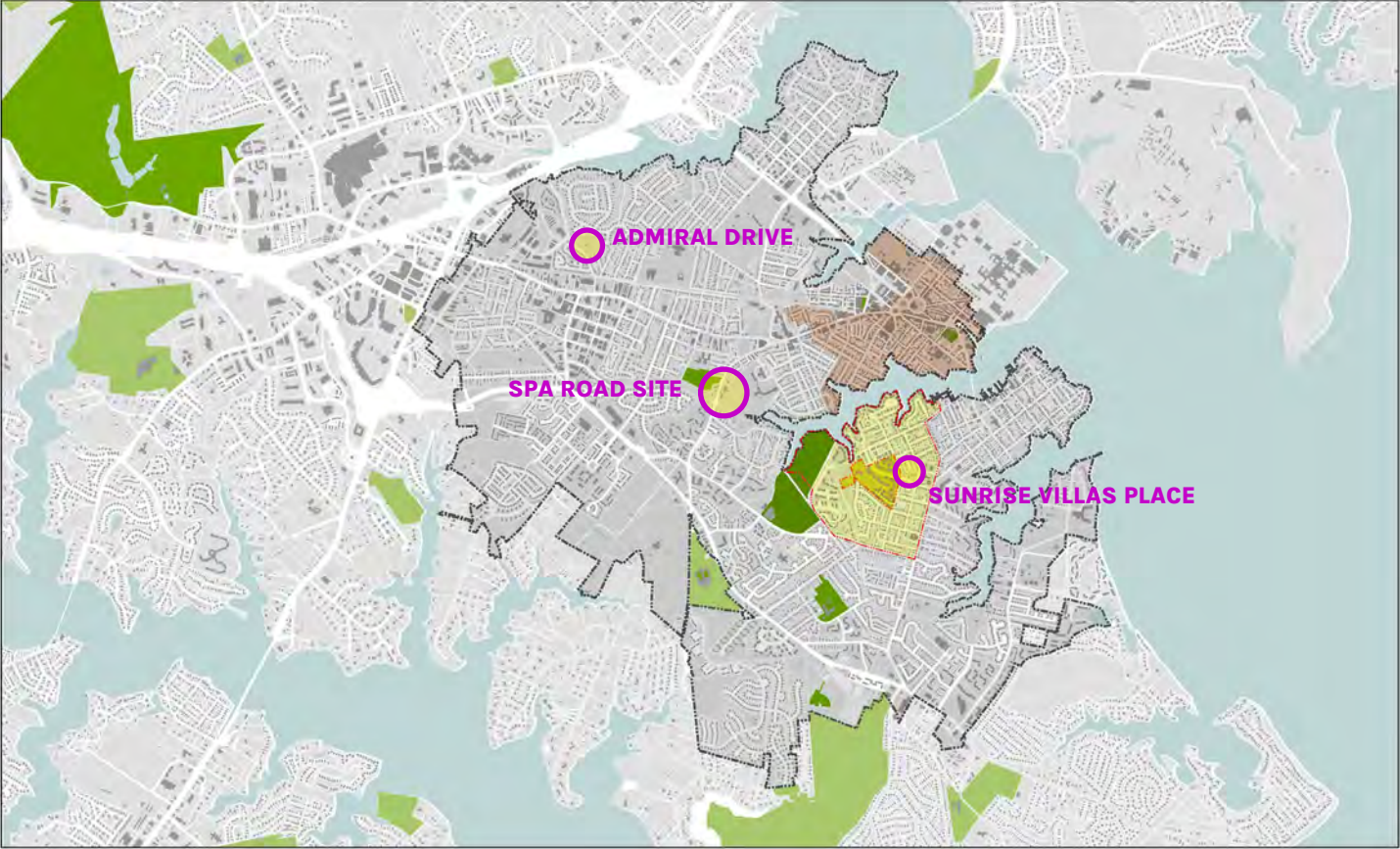
# ACTON LANDING



Land Area: +/-1.43 Acres  
Dwelling Units: 79 DU  
Density: +/-55 DU/Acres

# EXPLORING OPPORTUNITY SITES & PBV STRATEGY

# POTENTIAL HOUSING OPPORTUNITY SITES



# SUNRISE VILLAS PLACE

TO ET-HH (1/2 block)



TO EASTPORT SHOPPING CENTER (1 block)



# ADMIRAL DRIVE



Family and Senior Multifamily Community (by Conifer Development)

Potential PBV Strategy for Replacement Units

# SPA ROAD SITE

Trail to Bates Center

Corner Park  
(Bike Repair / Cooling Space)

Stacked Townhouses  
(3-4 Levels)

Multifamily (4 Levels)  
Ground Floor Amenity  
Garage Parking

Playground (Salt Dome Site)

To Maryland Hall  
Bates Middle School

Visitor Parking

Soccer Field

Trail to Spa Creek  
1 Mile to ET-HH



# NEXT STEPS

**Design Charrette Workshop (Nov 21, 2022)**

**Neighborhood Task Force Meeting (Nov 1, 2022)**

**People Task Force Meeting (TBD)**