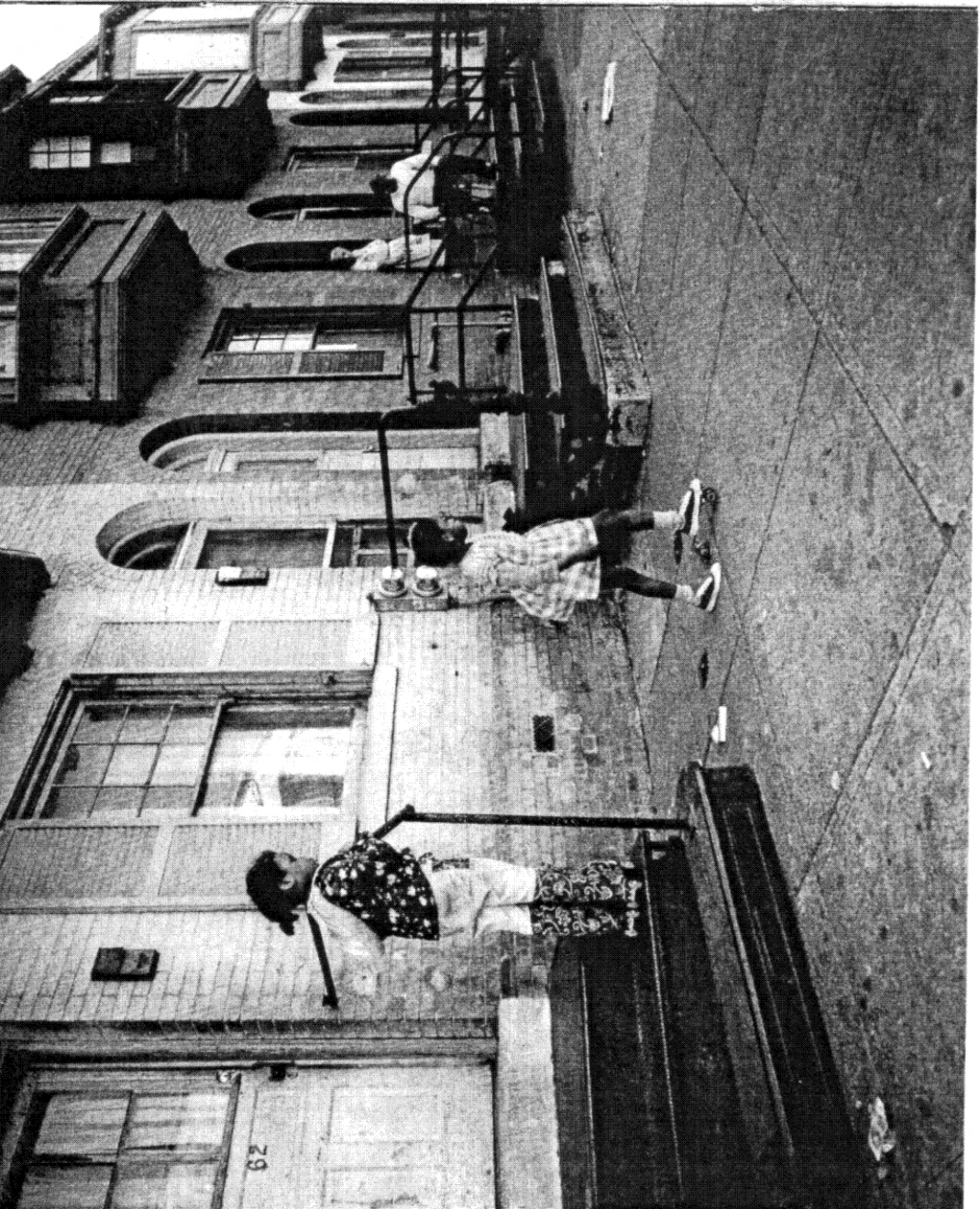


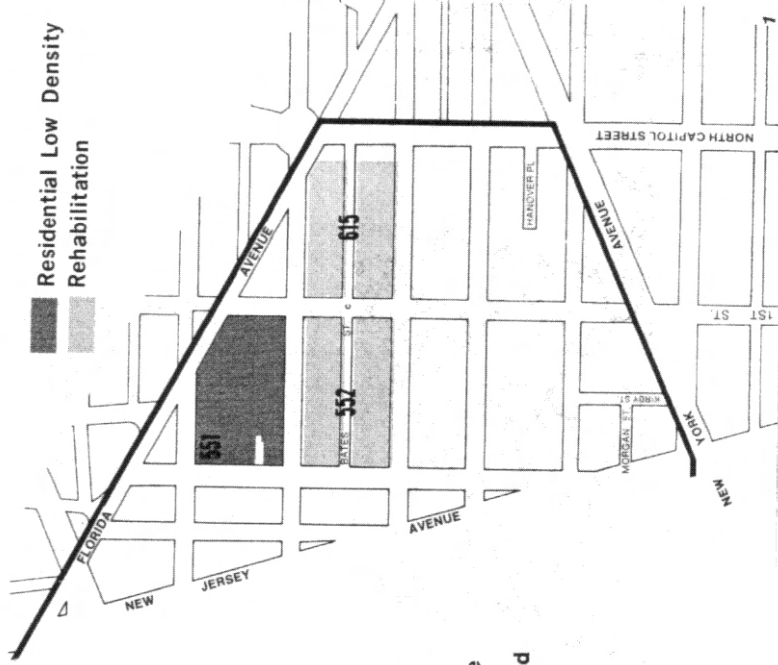
A PROGRAM FOR BATES STREET

DISTRICT OF COLUMBIA REDEVELOPMENT LAND AGENCY



URBAN RENEWAL ACTION FOR BATES STREET

On January 28, 1969, the Shaw School Urban Renewal Plan was approved by the community, the National Capital Planning Commission, the City Council and the Department of Housing and Urban Development. In this first action year of the Neighborhood Development Program, the Bates Street Area (Squares 552 and 615) was designated for rehabilitation.



THE REHABILITATION PROGRAM OBJECTIVES

The rehabilitation program for the Bates Street Area has three main objectives:

1. to introduce a greater variety of housing types and sizes that are designed to relieve the overcrowding of the existing structures.
2. to use those housing programs both for rental and ownership that will be most responsive to the economic profile of the residents of the Area, given the current constraints of those programs.
3. to provide needed amenities for the residents such as usable open space for active and passive recreation, off-street parking and separate pedestrian and vehicular circulation systems.

SUB-AREA PLANNING AND PROPERTY PURCHASES

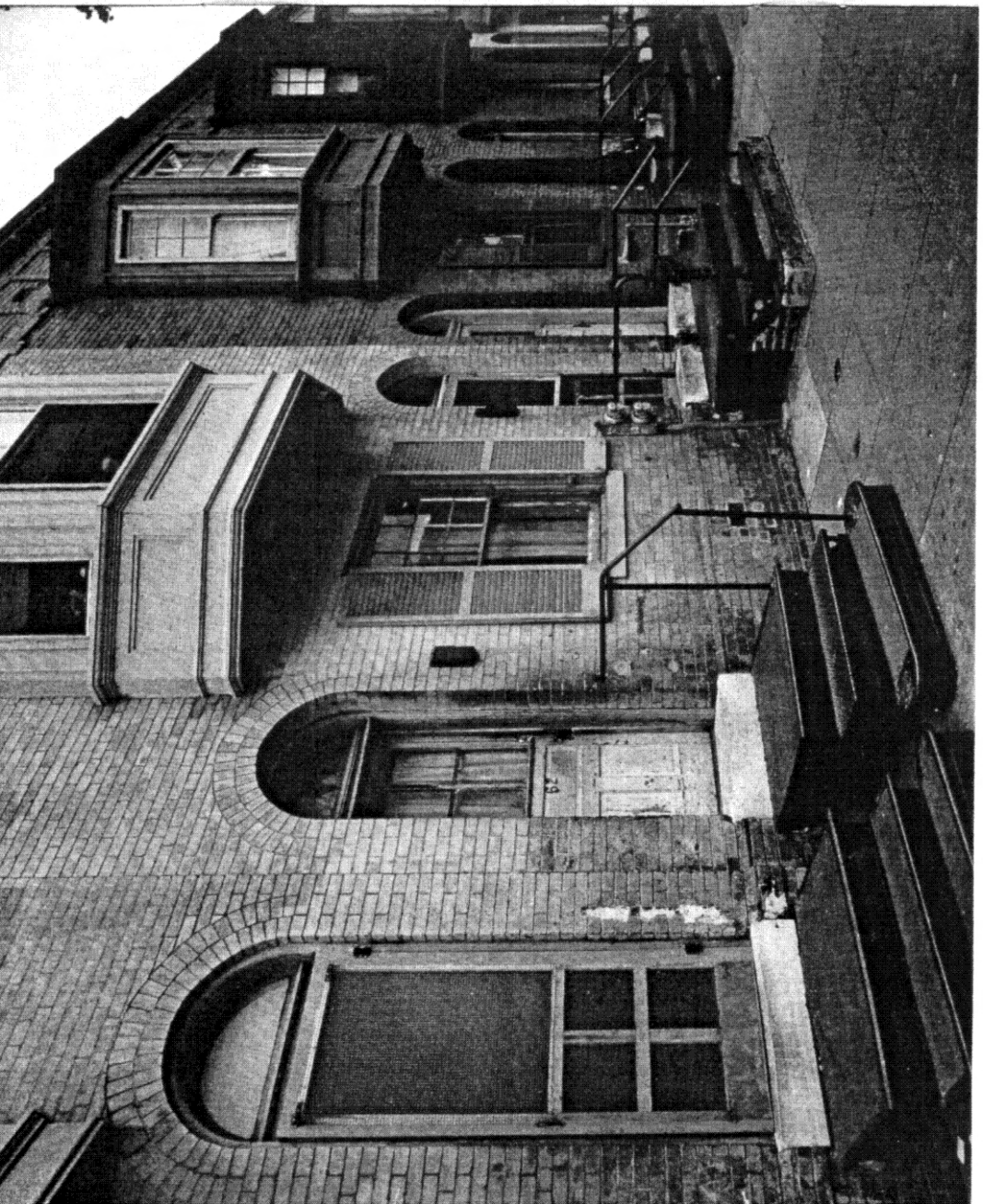
At the time that the area was designated for renewal action, residents of the Bates Street Area expressed concern that rehabilitation might not be feasible, and that the area be designated for clearance and redevelopment. Since 1969, the Agency has had continued contact with the residents and community organizations to discuss the action program for the Bates Street Area.

An early result of these discussions was the designation of Square 551 (north of the Bates Street Area) as a clearance and redevelopment area for low density housing. The Agency began acquiring properties in Square 551 in March, 1970. Due to the time involved in the acquisition and relocation process, Square 551 will not be available for redevelopment until Summer or Fall of 1974.

As actions for Square 551 have proceeded, the Agency has purchased a number of absentee-owned and vacant properties in the Bates Street Area at the request of the property owners and the community.

This report is chiefly concerned with renewal action for Square 552, the western half of the Bates Street Area. Since the buildings on Square 615 are of similar construction, solutions arrived at in Square 552 can be readily adapted to Square 615.

During this same period, the Agency has made a series of studies of the western part of the Bates Street Area (Square 552), to test the feasibility of property rehabilitation throughout the Bates Street Area. With the cooperation of members of the Center City Community Corporation, Agency planners, architects and rehabilitation specialists analyzed Square 552 by looking at the sites, conditions and occupancy of the buildings. A profile of existing conditions in Square 552 follows:



Size of Area
6.2 acres (excluding streets and alleys)

Building Data

Ownership	No. of Bldgs.	No. of Dwelling Units
1. Private Owners	28	33
Owner-Occupied	19	29
Absentee-Owned	9	4
Mixed Occupant and Absentee Owned	26	52
Subtotal	73	114
2. RLA Owned	103	183
3. Total	176	297
4. Vacant	51	70

Building Use Data

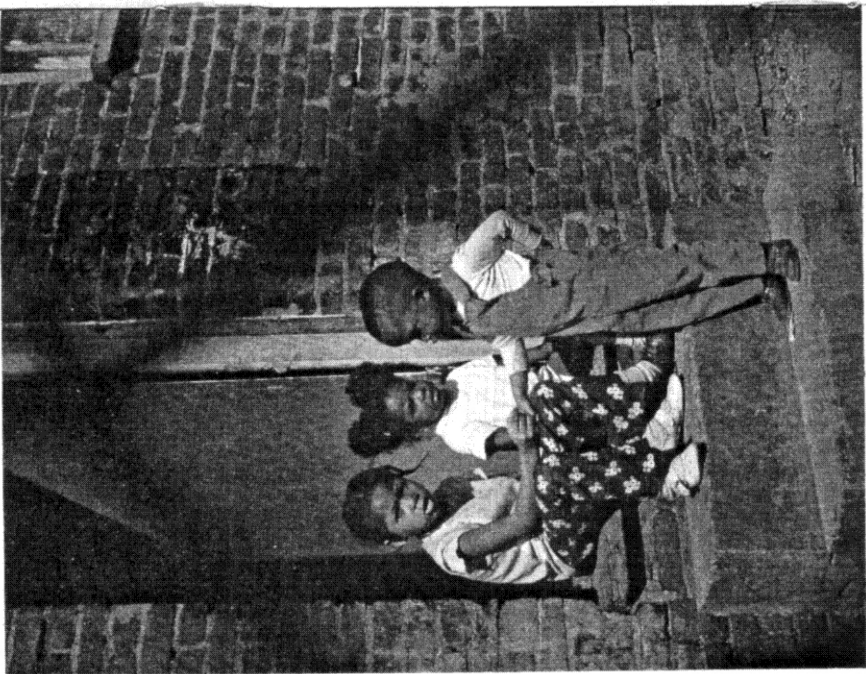
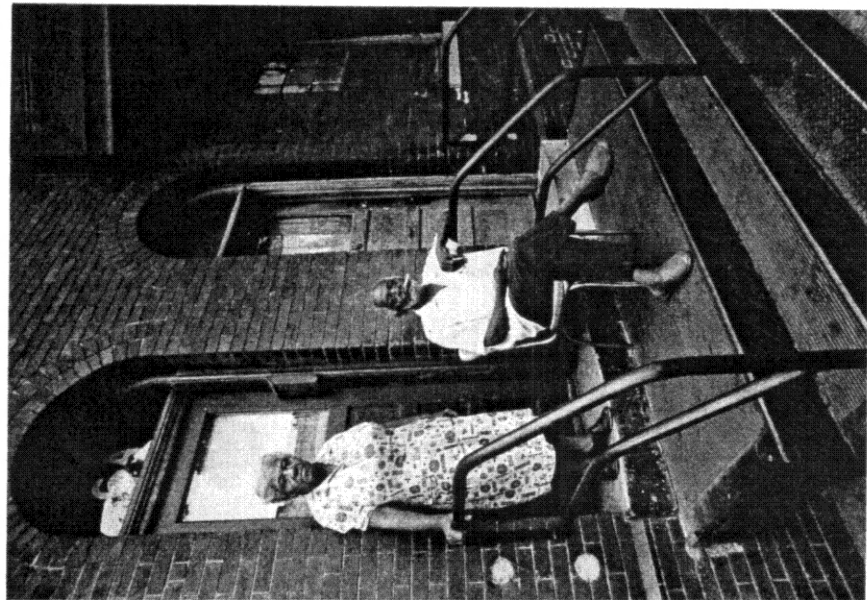
Use	No. of Bldgs.	No. of Dwelling Units
Single Family House	63	63
Two-unit Row House	109	218
Apartment Building	4	16
Totals	176	297

Building Design: Data

Type of Unit	No. of Units	Percent Distribution
1 Bedroom	142	48%
2 Bedrooms	52	31%
3 Bedrooms	57	19%
4 Bedrooms	6	2%
More than 4 Bedrooms	0	0
Total	257	100%

Occupancy Data

Population: 278 households, approximately 900 people and 250 elementary school age children.



REHABILITATION STUDIES

Each type of building in Square 552 was studied to determine the extent to which the interior layout would have to be changed to provide a good living unit or units. The existing conditions of the buildings were analyzed, and cost estimates made for the alterations and other rehabilitation work needed. The existing family sizes and incomes were analyzed to see what the residents can afford to pay for housing, and which housing subsidy programs or combinations of programs could best fit the needs of the residents in Square 552.

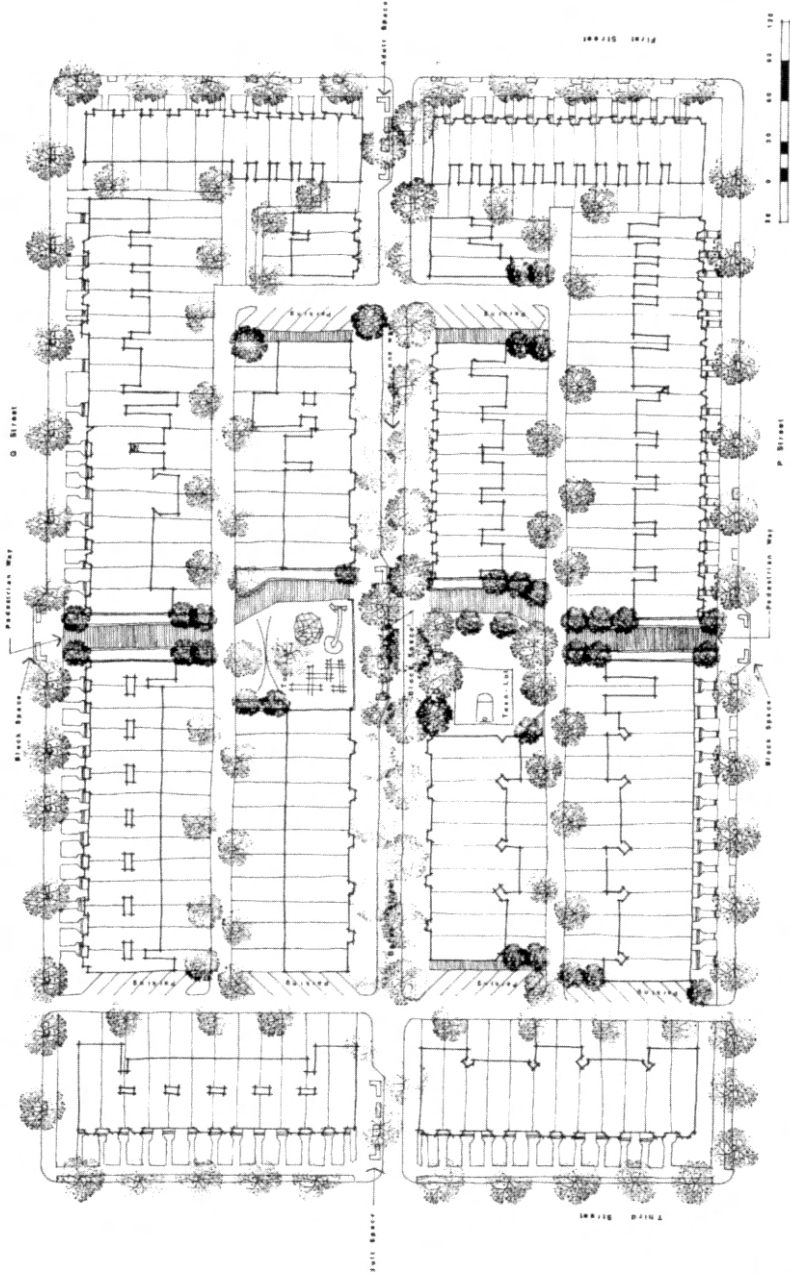
The proposed program developed for the rehabilitation of Square 552 is based upon a complete "gutting" and modernization of the existing buildings. This includes the redesign of some of the many duplex buildings for single family use to provide needed bedrooms, more storage space, atriums (large skylight areas), resulting in some 3, 4, and 5 bedroom single family units. Existing plumbing and heating units will be replaced; air conditioning and garbage disposals will be installed in each unit. An example of the layout of a typical house, after redesign and rehabilitation is shown on page 7.

The Agency's analysis has shown that the redesign and rehabilitation of these buildings is feasible under existing Federal programs, if groups of 25-50 buildings are rehabilitated at one time. Due to the similarity of building types, and other physical characteristics, this same rehabilitation approach can be applied to Square 615.

OFF-SITE IMPROVEMENTS PLANS

Analyses were also made of Square 552 to determine the need for more park and play space, better parking arrangements for cars, and improve-

ments in the streets and alleys. A suggested plan for such public improvements was prepared, which would require demolition of a minimum number of buildings. A suggested site improvement plan is shown below:



REHABILITATED HOUSING PROFILE

Housing Unit Distribution

After demolition of 24 Agency-owned buildings to create a mini-park and provide needed off-street parking, the remaining rehabilitated housing would be distributed approximately as follows:

Unit Size	No. of units needed by Square 552 residents	No. of units Produced by Rehabilitation
Efficiency	37	0
1 Bedroom	45	56
2 Bedrooms	70	64
3 Bedrooms	69	55
4 Bedrooms	38	31
5 Bedrooms	16	8
6 Bedrooms	3	0
More than 6 Bedrooms	0	0
Total	278	214

TIMING OF REHABILITATION

Rehabilitation could begin within 6-9 months in the vacant properties already owned by the Agency and would provide mostly large (3, 4, and 5 bedroom) single family homes which are critically needed as relocation resources, both for households remaining on the square and for other displacees in the city.

Relocation necessary to allow the rehabilitation of the occupied units could be staged. This would provide an opportunity for eligible families already

living on Square 552 and other families displaced throughout the city to move into the completed units.

This staged relocation would then provide more vacant units which would be rehabilitated. The process of rehabilitation and relocation would be continued until all of the buildings on Square 552 were rehabilitated.

NEW CONSTRUCTION

Some residents of the community have expressed the desire to see Square 552 and 615 redesignated as clearance areas, and the Model Inner City Community Organization has drafted a report translating the community's desire for new construction into a more concrete design proposal. Design and cost studies now in process indicate that at best new construction would produce fewer, smaller, more expensive units and at worst would prove infeasible.

Because construction costs continue to rise while the Federal Housing Administration's mortgage limits remain fixed, newly constructed housing probably would barely meet the FHA's Minimum Property Standards and would probably not provide air conditioning, garbage disposals and other amenities which would be included in rehabilitated housing.

In addition, under a clearance and redevelopment program, in order to obtain a site suitable for new construction, all residents of Squares 552 and 615 would have to be relocated at one time.

Many of these families could only afford public housing units. However, it is doubtful that enough public housing units would be available to accommodate them all. Therefore, clearance and redevelopment would be delayed until the required public housing units became available.

The Agency estimates that such a change in the Urban Renewal Plan from rehabilitation to new construction for the Bates Street Area could well mean a delay of 2-3 years before much needed housing units could be provided. By that time construction costs will have risen even further and fewer families now living in the area would qualify.

SUMMARY

Completion of Housing	New Construction		Rehabilitation	
	Spring 1977	End 1974	Spring 1977	End 1974
Number of Units Produced	161-186	197-256		
Size of Units & Sales Prices* (235 Program)	3 BR 1,572 sq. ft. \$23,100	1,406 sq. ft. \$20,800		
	4 BR 1,618 sq. ft. \$24,500**	1,728 sq. ft. \$21,600		
	5 BR 2,275 sq. ft. \$32,000**	1,728 sq. ft. \$24,200		

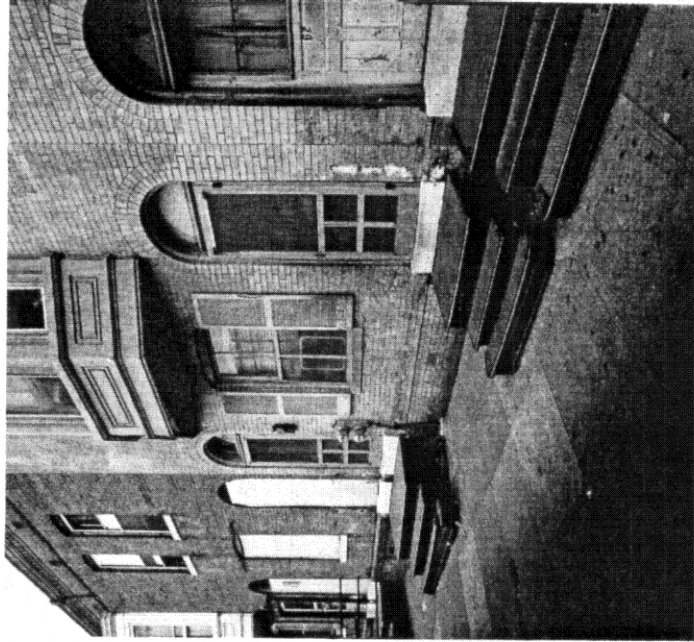
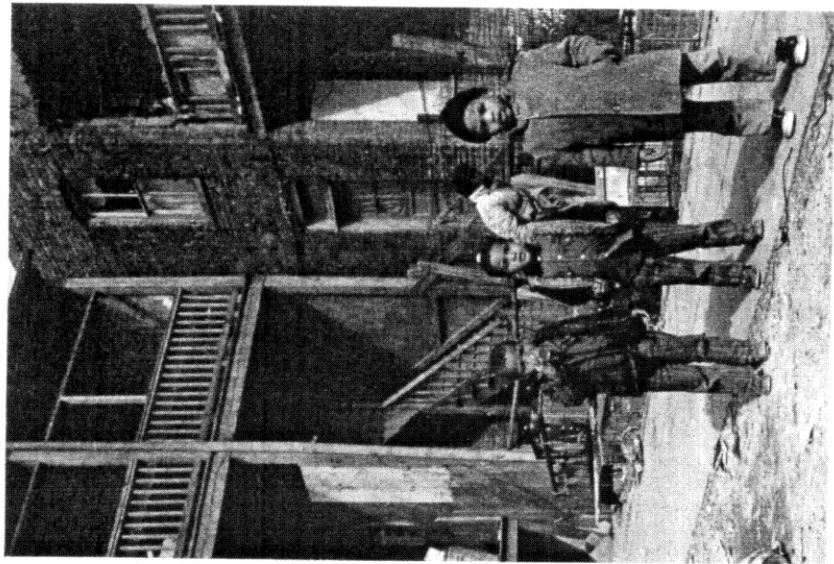
*Projected cost based upon current estimates for similar units elsewhere.

**Exceeds FHA Maximum allowable amount (and would not be feasible).

MIXING NEW CONSTRUCTION AND REHABILITATION

All of Square 552 has been determined by the Redevelopment Land Agency to be feasible for rehabilitation. New construction can be mixed in to the extent that development packages for both new construction and rehabilitation will contain a sufficient number of units to make both packages economically feasible. Clearance areas are designated based on the following Department of Housing and Urban Development eligibility criteria:

1. more than 50% of the buildings, not including accessory outbuildings, must be structurally substandard to a degree warranting clearance; or
2. more than 20% of the buildings must be structurally substandard to a degree requiring clearance, where additional clearance, in an amount bringing the total to more than 50% of the buildings must be warranted to remove blighting influences.



REVIEW OF ALTERNATIVES FOR BATES STREET

There are several available alternatives for the renewal of Bates Street:

1. The two squares on Bates Street could be rehabilitated under the existing urban renewal plan. This would involve a staged relocation program, and could begin within six to nine months on the vacant properties already owned by the Redevelopment Land Agency.
2. The urban renewal plan for the Shaw Area could be changed to permit the clearance of Square 552 and Square 615. A schedule for the construction of new housing would be drawn up for both squares, involving a delay of two to three years before much-needed housing could be produced.
3. A third alternative would be to proceed with the rehabilitation of Square 552 according to the plans that have been presented to the community. Square 615 could then be studied to see if plans for new construction would be feasible. This method would have the benefit of using the work that has already been done on Square 552, leaving plans for the eastern half of the area open for discussion.

