# ENA Plan District Initiative

**Neighborhood Goals for Special Plan District**

1. **Maintain Distinctive Neighborhood Character consistent with the following significant characteristic themes.**
   – *A garden setting* for individual structures emphasizing continuity of this setting along the street and for private yards as well. The scale of the houses with respect to the size of the lots assures that front, side, and/or rear yards provide light, privacy, and ample space for public as well as private gardens.  Setback distances, height, width, above grade floor area, and roof forms are contributing factors.
   – *Garages and driveways are visually suppressed*. Consistent with the garden setting theme, the walking scale of neighborhood, public safety, and the revival architectural styles, the garages and driveways are minimized. Driveway width, garage placement, garage width and garage door scale are the significant considerations.
   – *An architecture of street trees.* Plantings of a consistent pattern of  large canopy deciduous street trees provides a unifying architecture to the variety of architectural styles from the 20th century represented in the neighborhood. Generous front yard setbacks provide adequate space for such street trees.
   *The large canopy deciduous tree pattern provides shading in summer (reducing cooling loads and evaporation),  absorbs storm water runoff,  provides access to available light in winter (promoting roof top solar electric and mental health).*

2. **Minimize Demolition of Existing Housing.**
   *– Maintain housing stock with a variety of sizes and price ranges* as new housing is consistently more expensive than existing stock.
   – *Provide reasonable notification* of timing and environmental permit requirements prior to demolition of residential structures.
   – *Eliminate* zoning regulations that **encourage demolition infill**.
   – Discourage rapid rise in assessed land valuations and house pricing based on arbitrarily promoted  infill potential.
   – *Minimize the stream of wasted building materials* to the landfill and wasted energy embodied in the materials in constructed houses resulting from speculative teardowns.

3. **Contextual  Response.** Encourage new, remodeled, or replacement housing to respond to the context of the architecture and setting of neighboring houses.
   *– Identify and preserve historically significant* structures and the patterns and characteristics of existing development.
   – Support the neighborhood **architectural history project** and use its findings and published materials to educate and help to define the context and distinctive characteristics.
   – Work with **Plan District standards** (implementation measures) to insure that replacement housing, remodels, and new houses contributes to the architectural quality of neighborhood.
   – Prior to development, require **neighborhood contact** within a framework of established ENA Neighborhood Design Review Process.

4. **Expand the Special/Plan District to include areas within the ENA boundaries.**
   – *The Plan District will be expanded* to be consistent with neighborhood boundaries bounded on the east by SE Cesar Chavez Blvd.  (39th Ave), on the south by properties on the south side of SE Crystal Springs, on the north by SE Woodstock Boulevard and on the west by the streets bordering the east side of the Eastmoreland Golf Course.
   – The northeast quadrant sub-area bounded on the south by the south boundary of Berkeley Park, on the east by SE Cesar Chavez Blvd. (39th Ave), on the west by the rear lot lines of properties facing SE 36th Ave.,  and on the north by SE Woodstock Blvd will be added.
   – The southeast quadrant sub-area bounded on the north by the south boundary of Berkeley Park, on the east by SE Cesar Chavez Blvd. (39th Ave), on the west by the rear lot lines of properties facing SE 36th Ave., and on the south  to the south property lines of properties facing SE Crystal Springs will be added.