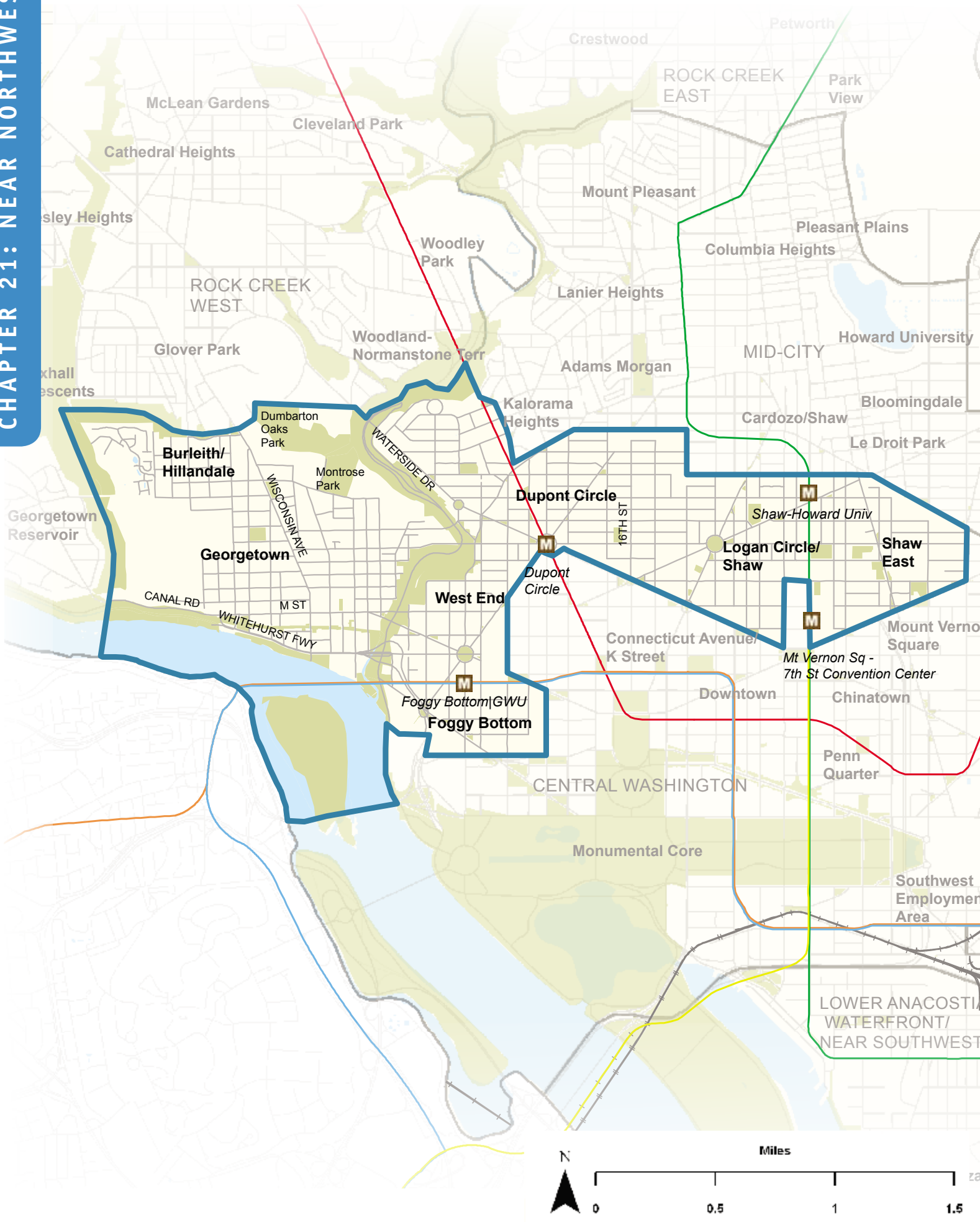
Crestwood
Petworth
ROCK CREEK EAST
Park View
McLean Gardens
Cleveland Park
Cathedral Heights
Mount Pleasant
Pleasant Plains
Columbia Heights
Woodley Park
ROCK CREEK WEST
Lanier Heights
Glover Park
Woodland-Normanstone Terr
Adams Morgan
MID-CITY
Howard University
Kalorama Heights
Bloomingdale
Cardozo/Shaw
Le Droit Park
Dumbarton Oaks Park
Burleith/ Hillandale
Montrose Park
WISCONSIN AVE
WATERSIDE DR
Dupont Circle
16TH ST
Shaw-Howard Univ
Shaw East
Logan Circle/ Shaw
Georgetown Reservoir
Georgetown
Dupont Circle
West End
CANAL RD
M ST
WHITEHURST FWY
Connecticut Avenue/ K Street
Mount Vernon Square
Mt Vernon Sq - 7th St Convention Center
Foggy Bottom|GWU
Foggy Bottom
Downtown
Chinatown
Penn Quarter
CENTRAL WASHINGTON
Monumental Core
Southwest Employment Area
LOWER ANACOSTIA WATERFRONT/ NEAR SOUTHWEST
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Miles
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0.5
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# Near Northwest Area Element

## Overview 2100

The Near Northwest Planning Area encompasses the 3.9 square miles located directly north and west of Central Washington. It extends from Glover Archbold Park on the west to North Capitol Street on the east. Its northern boundary is formed by Whitehaven Parkway west of Rock Creek, and by Connecticut Avenue, U Street, and Florida Avenue east of Rock Creek. The southern boundary is formed by the Potomac River, the Central Employment Area, and New York Avenue (east of 7th Street). These boundaries are shown on the Map at left. Most of this area has historically been Ward 2, although in past and present times parts have also been included in Wards 1 and 5. 2100.1

Near Northwest is known for its historic architecture, well-established neighborhoods, lively shopping areas, and nationally recognized institutions. These features provide enduring reminders of the city's growth, from the 18th century to today's international city. The Georgetown Historic District, established in 1950 in response to the demolition of large numbers of waterfront and canal-related historic buildings, was the first historic district established in city. Today, more than half of Near Northwest is included in historic districts; historic landmarks are designated throughout the area with concentrations in Georgetown, on Washington Circle, within the campus of George Washington University, in Dupont and Logan Circles, and along Massachusetts Avenue. These designations include some of the oldest residential and commercial buildings in the city. 2100.2

The development pattern is one of the most dense in the metropolitan region. Near Northwest neighborhoods contain some of the most diverse housing stock in the District, varying from single-family homes to high-rise apartments. Townhouses and mid-rise apartment buildings dating from the mid 19th to early 20th centuries define the area's residential neighborhoods; these are most prominent in Georgetown, Burleith, Dupont Circle, Foggy Bottom, Logan Circle, Shaw, and Mount Vernon Square. Kalorama principally consists of single family homes dating to the early 20th century. Large apartment buildings—many built during the 1920s and 1930s—are concentrated along major roadways including Connecticut Avenue, New Hampshire Avenue, Massachusetts Avenue, Rhode Island Avenue, and 16th Street. More contemporary high-density construction defines the West End and the 14th Street corridor, as well as riverfront communities like the Watergate and Washington Harbour. 2100.3

The area is well connected to other part of the District and region by mass transit, including the Red, Green, Orange, and Blue subway lines and multiple bus lines. Several parkways, highways, and interstates also pass though or are immediately adjacent to the area. These include Interstate 66,

*Near Northwest is known for its historic architecture, well-established neighborhoods, lively shopping areas, and nationally recognized institutions.*

the Whitehurst Freeway, Canal Road, Rock Creek and Potomac Parkway, and the I-395/Center Leg Freeway. The overall street pattern reflects the L'Enfant Plan, with prominent diagonal boulevards bisecting a rectangular grid. 2100.4

Shopping areas in Near Northwest range from regional destinations like M Street in Georgetown to neighborhood commercial districts like 17th Street in Dupont Circle. The more prominent retail areas are on the major streets and avenues like Connecticut Avenue, 14th Street, and 7th and 9th Streets. There are smaller retail districts throughout the area, and corner stores in almost every residential neighborhood. While there are a limited number of neighborhood parks, the entire Near Northwest area is within one and a half miles of Rock Creek Park or the National Mall. 2100.5

Near Northwest is home to a number of institutions known both locally and nationally. Georgetown University, on a hill and somewhat removed from the activity of the city, has a number of Gothic buildings that establish an image of tradition. George Washington University, in Foggy Bottom at the edge of the Central Business District, is a much more urban campus. Museums and historic sites - like the Phillips Collection, Woodrow Wilson House, and the Mary Mcleod Bethune Council House—attract visitors from the region and across the country. 14th Street is home to the Studio Theater as well as other performing arts venues and galleries. Foreign embassies are concentrated along Massachusetts Avenue and in Dupont Circle and Kalorama. 2100.6

There are a number of local community and business associations that play an active role in shaping Near Northwest land use decisions. In addition to seven Advisory Neighborhood Commissions that represent residents from three Wards, there are many community associations and active groups with a specific focus. Some, like the Georgetown Partnership, work toward building a stronger business community. Others, like the Georgetown Citizens Association, the Foggy Bottom Association, the Logan Circle Community Association, and the Dupont Circle Conservancy have strong preservation programs. Others work directly with residents to create a higher quality of life. For instance, Shaw EcoVillage is training youth to be more effective leaders and catalysts for sustainable change in the District. 2100.7

This Planning Area has seen a modest increase in its population in recent years. The recent trend toward urban living - occurring in cities across the United States - has made this area increasingly desirable and has contributed to higher home costs. Increasing values in long sought-after neighborhoods like Georgetown, Kalorama, Foggy Bottom, West End, and Dupont Circle, has resulted in development activity moving east into Logan Circle, Shaw, and Mount Vernon Square. The strong real estate market has prompted many owners in these neighborhoods to renovate or sell their properties, leading to sharp increases in home prices and rents and a loss of affordable units. 2100.8

The most significant challenge facing the Near Northwest Planning Area is retaining the physical and social fabric of the community in the face of

intense economic pressure. Parts of the area are still struggling to find the right balance between development and preservation. This struggle plays out in daily debates on physical planning issues like height, scale, and design, and on social issues relating to changing demographics and cultural values. Policies are needed to address a host of local issues; foremost among them are the preservation and production of affordable housing, strengthening opportunities for small and local businesses, and addressing the conflicts that inevitably result from the area's highly diverse mix of land uses and densities. 2100.9

*Near Northwest includes Georgetown, one of the oldest inhabited areas of the District.*

# Context

## History 2101

Near Northwest includes the oldest inhabited areas of the District. Georgetown, established in 1751 by the Maryland Assembly, was a tobacco port and independent municipality incorporated into the District of Columbia in 1800. At the time, the settlement was just outside the boundaries of the federal city. Construction of Georgetown University began in 1788, three years before Pierre L'Enfant's Plan for the National Capital was prepared. 2101.1

Prior to 1850, most of the area east of Georgetown was sparsely populated. Several businesses were located along the waterfront in Foggy Bottom at the mouth of the Chesapeake and Ohio Canal. Nearby, in the area just west of the White House, some of the first grand homes of the city were built. The Shaw and Mount Vernon Square neighborhoods also experienced modest residential development prior to the Civil War and were known as "Northern Liberties." 2101.2

The increase in population resulting from the Civil War facilitated residential development in Foggy Bottom, Shaw, and Mount Vernon Square. By the mid- to late-19th century, these areas were home to a mix of professional and working class residents. A number of "alley dwellings" were built in these areas, often housing the city's poorest residents. 2101.3

The residential neighborhoods of Logan Circle, Dupont Circle, and Kalorama did not see significant development until the late-19th century. After the Civil War, Logan Circle became one of the most fashionable addresses in Washington. The rowhouses in this area and along 14th Street were more substantial than those built before the Civil War. Small apartment buildings began to appear in the area as the population increased and building sites became more limited. The Dupont Circle area followed a similar trend, as Massachusetts Avenue and its intersections at Dupont and Sheridan Circles created sites ideal for large, stand alone residences. Between 1870 and 1900, the avenue became the center of Washington's "high society."

Working-class Georgetown evolved into one of the city's most prestigious residential and business addresses. By the 1990s, industrial uses along the waterfront had been replaced by offices, shops, and upscale residences.



Kalorama, meanwhile, began to develop with townhomes and grand apartments, followed in the 1920s by large single family homes. 2101.4

By the late 19th century, horse-powered vehicles were replaced with independent street car routes that quickly became lined with commercial businesses. One line reinforced Wisconsin Avenue and M Street in Georgetown as a center of commercial activity, but residential districts on Connecticut Avenue and 14th Street were transformed—the former into an exclusive shopping district and the latter as a center for automobile sales and maintenance. Street car lines on 7th and 11th Streets also attracted commercial businesses that served residents living in nearby areas, as well as those heading home to areas further north. 2101.5

The ethnicity of residents living in Near Northwest has always been diverse. Until the 1930s, about one-third of Georgetown's population was African American. An active, free African-American population also lived in the Dupont Circle area prior to the Civil War, leading some of the city's earliest African-American education initiatives. During the mid-20th century, parts of Logan Circle and the Strivers Section of Dupont Circle were home to prominent African Americans, and the Shaw neighborhood became a vibrant center of African American culture. 2101.6

By the 1950s, the close-in residential neighborhoods of this area were considered to be less desirable than the outlying suburbs, and many residents moved or redeveloped their properties. Some of the large homes in Dupont Circle were torn down to make way for commercial development or apartment buildings, and the Shaw School Urban Renewal Plan replaced many of the alley dwellings with modern housing projects. Working-class Georgetown evolved into one of the city's most prestigious residential and business addresses. By the 1990s, industrial uses along the waterfront had been replaced by offices, shops, and upscale residences. Similarly, the growth of George Washington University in Foggy Bottom redefined much of that neighborhood. 2101.7

Today, 13 historic districts protect the character of the area's residential neighborhoods and campus plans guide further development of Georgetown and George Washington Universities. Commercial districts in Georgetown and Dupont Circle are home to boutiques, galleries, and local and national retailers. Fourteenth Street is emerging as a trendy restaurant, arts, and retail district with hundreds of new housing units added in recent years. The construction of the new convention center at Mount Vernon Square is prompting restoration, reinvestment and new construction in the Shaw and Mount Vernon Square neighborhoods. 2101.8

## Land Use 2102

Land use statistics for Near Northwest appear in Figure 21.1. Near Northwest comprises about 2,446 acres, including 240 acres of water and about 2,260 acres of land. This represents about six percent of the city's land area. 2102.1

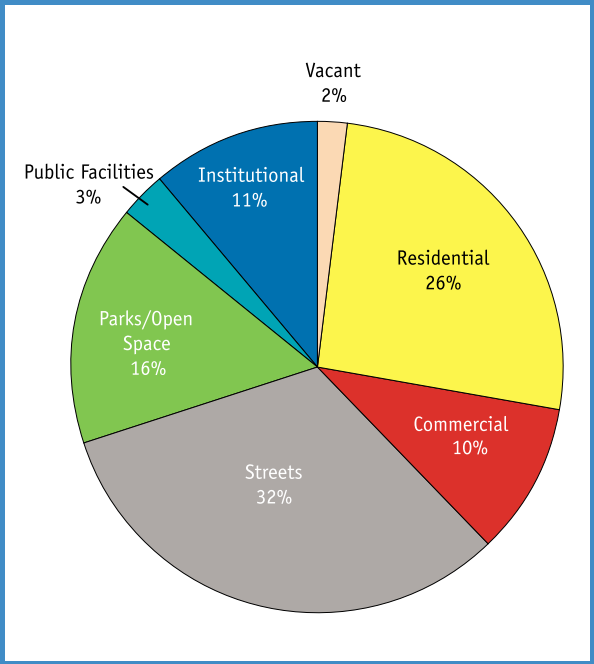
Relative to other parts of the District, Near Northwest has higher percentages of commercial and institutional land. However, street rights-of-way occupy more land than any other use in the Planning Area, representing about one-third of the total acreage. This is slightly higher than in other parts of the city, due to the prominent street grid and broad avenues of the L'Enfant Plan. 2102.2

Residential uses occupy 26 percent of the total land area. Of the residential acreage, about 30 percent consists of mid-rise to high-rise apartments and about 55 percent consists of row houses. The remaining 15 percent consists of single family detached or semi-detached homes. High density housing is concentrated along the Connecticut Avenue, Massachusetts Avenue, and 16th Street corridors. 2102.3

Recreation and open space make up 16 percent of the area, slightly below the citywide average. Most of the open space is associated with Rock Creek Park and Roosevelt Island. Other significant open spaces include historic Dupont Circle, Logan Circle, and Washington Circle. There are three recreation centers—Georgetown, Stead in Dupont Circle, and Kennedy in Shaw—and other park areas with active recreation facilities including athletic fields, swimming pools, and ball courts. Small playgrounds and triangle parks are located in all parts of the area. 2102.4

Commercial and institutional uses represent a much larger share of the Planning Area than they do in the city as a whole. Collectively, they represent 21 percent of the Planning Area compared to 10 percent citywide. The most significant retail areas are along linear corridors such as Wisconsin Avenue and M Street, Connecticut Avenue, and 14th Street. Institutional uses, including Georgetown University and George Washington University, comprise 11 percent of the Planning Area. 2102.5

**Figure 21.1:**
**Land Use Composition in Near Northwest** 2102.6




*Source: DC Office of Planning, 2006*

Almost one in five of the area's residents were born in another country, which is significantly higher than the citywide average. Only one-third of the area's residents lived in the same house in 2000 as they did in 1995, while the citywide average is closer to one-half.



The Planning Area has virtually no industrial land, very little federal land other than its parks, and about 75 acres of local public facilities (primarily schools). Only about 30 acres of the Planning Area consists of vacant, private land, and most of this land is committed to future development projects. 2102.7

## Demographics 2103

Basic demographic data for Near Northwest is shown in Table 21.1. In 2000, the area had a population of 68,324, or about 12 percent of the city's total. This is one of only a few Planning Areas where population increased during the 1990s—in fact, Near Northwest experienced a 3.8 percent increase in population between 1990 and 2000 while the city as a whole experienced a six percent decrease. 2103.1

Since 1990, residents of Near Northwest are more likely to be single, childless, and transient than the population at large. The percentage of seniors and children in the Planning Area dropped between 1990 and 2000, and average household size declined from 1.76 in 1990 to 1.64 in 2005. This is the lowest average household size in the city. In some census tracts such as the West End, more than 70 percent of the households had only one person in 2000. 2103.2

Between 1990 and 2000, every ethnic group in the area saw small increases with the exception of African-Americans, whose population decreased by 21 percent. Today, about 23 percent of the Planning Area's population is black and 63 percent is white. Asians and Pacific Islanders represent seven percent of the population, which is triple the average for the city as a whole. About 10 percent of the Planning Area's population is of Hispanic origin, which is about equal to the citywide average. Almost one in five of the area's residents were born in another country, which is significantly higher than the citywide average. Only one-third of the area's residents lived in the same house in 2000 as they did in 1995, while the citywide average is closer to one-half. 2103.3

In 2000, almost 15 percent of the area's residents lived in group quarters. Much of this population was associated with dormitories on or adjacent to the university campuses. Several dormitories were built between 2000 and 2005, and today an estimated 10,700 people in Near Northwest reside in group quarters. 2103.4

**Table 21.1:**

## Near Northwest at a Glance 2103.5

| Basic Statistics | |
|---|---|
| **Land Area** (square miles) | 3.6 |
| **Population** | |
| 1990 | 65,820 |
| 2000 | 68,324 |
| 2005 (estimated)* | 71,700 |
| 2025 (projected)* | 82,000 |
| **Households** (2005)* | 37,100 |
| **Household Population** (2005)* (excludes group quarters) | 61,000 |
| **Persons Per Household** (2005)* | 1.64 |
| **Jobs** (2005)* | 89,400 |
| **Density** (persons per sq mile) (2005)* | 19,900 |

| Year 2000 Census Data Profile | | | |
|---|---|---|---|
| | Near Northwest Planning Area** | | Citywide |
| | Total | % of Total | % of Total |
| **Age** | | | |
| Under 18 | 5,975 | 8.7% | 20.0% |
| 18-65 | 56,448 | 82.7% | 67.8% |
| Over 65 | 5,901 | 8.6% | 12.2% |
| **Residents Below Poverty Level** | 12,968 | 19.0% | 20.2% |
| **Racial Composition** | | | |
| White | 42,846 | 62.7% | 30.4% |
| Black | 15,880 | 23.2% | 60.3% |
| Native American | 380 | 0.6% | 0.3% |
| Asian/Pacific Islander | 4,537 | 6.6% | 2.6% |
| Other | 2,491 | 3.6% | 2.8% |
| Multi-Racial | 2,190 | 3.2% | 5.2% |
| **Hispanic Origin** | 6,783 | 9.9% | 7.8% |
| **Foreign-Born Residents** | 13,499 | 19.8% | 12.8% |
| **Tenure** | | | |
| Owner Households | 11,641 | 33.5% | 40.7% |
| Renter Households | 23,100 | 66.5% | 59.3% |
| **Population 5+ yrs in same house in 2000 as in 1995** | 22,078 | 33.2% | 46.9% |
| **Housing Occupancy** | | | |
| Occupied Units | 34,741 | 91.6% | 90.4% |
| Vacant Units | 3,201 | 8.4% | 9.6% |
| **Housing by Unit Type** | | | |
| 1-unit detached | 1,179 | 3.1% | 13.1% |
| 1-unit attached | 6,809 | 17.9% | 26.4% |
| 2-4 units | 3,974 | 10.5% | 11.0% |
| 5-9 units | 2,181 | 5.7% | 8.0% |
| 10-19 units | 2,518 | 6.6% | 10.3% |
| 20-49 units | 4,309 | 11.4% | 7.4% |
| 50+ units | 16,960 | 44.7% | 23.3% |
| Mobile/other | 12 | >0.1% | 0.2% |

* *Figures noted with an asterisk are estimates developed by the Office of Planning and the Department of Employment Services based on a variety of data sources.*

** *Total population of subcategories may not match 2000 Census totals due to sampling errors.*

*The 2000 Census reported that 78 percent of all housing units in Near Northwest were in multi-unit buildings.*

## Housing Characteristics 2104

The 2000 Census reported that 78 percent of the housing units in Near Northwest were in multi-unit buildings, a majority of which contained 50 units or more. The percentage of housing units in large apartment buildings is double the citywide average. In 2000, only 3.1 percent of the area's housing units were single family detached homes. Another 18 percent were rowhouses or townhomes. The number of housing units in the Planning Area increased by about 1,000 between 1990 and 2000, and another 2,000 units between 2000 and 2005. 2104.1

Near Northwest experienced a striking drop in the number of vacant units between 1990 and 2005. In 1990, 13 percent of the area's housing units were vacant. That figure dropped to 8.4 percent in 2000 and is believed to be less than seven percent in 2005. Most of the vacant housing stock is located in the eastern side of the Planning Area in the Shaw neighborhood. 2104.2

The 2000 Census reported that 33 percent of housing units in the area were owner-occupied and 67 percent were renter-occupied. The percentage of renter-occupied units is much higher in the Planning Area than in the city as a whole. However, it has declined slightly from 1990 due to the conversion of apartments to condos and the development of new condominiums. 2104.3



## Income and Employment 2105

The 2000 Census reported the area's median income to be $48,852, which is six percent higher than the citywide median of $45,927. Despite this fact, nearly 20 percent of the area's population was below the federal poverty line in 2000—about the same rate as in the District as a whole. The statistics are somewhat misleading, however, as the high poverty rate in some census tracts correlates to the large student population. 2105.1

The 2000 Census includes data on the commuting patterns of residents of Near Northwest, and those who lived elsewhere but commuted to jobs within this Planning Area. Approximately 77 percent of the area's residents worked within the District of Columbia and 23 percent commuted to the suburbs. Of those who worked within the District, 52 percent commuted Downtown, 26 percent worked within the Near Northwest, and 22 percent worked elsewhere in the city. One of the great advantages of living in Near Northwest is the potential proximity to work. Nearly 40 percent of the area's residents walked or bicycled to work in 2000, which far exceeded the citywide average. 2105.2

Data from the Department of Employment Services and the DC Office of Planning indicates that the Near Northwest has more jobs than any other planning area of the city except Central Washington. Major employers include universities and their affiliated hospitals. There were 89,400 jobs in 2005, or 12 percent of the city's total. According to the census, about one-third of these jobs were filled by District residents. 2105.3

### Projections 2106

Based on land availability, planning policies, and regional growth trends, Near Northwest is projected to continue adding households, population, and jobs through 2025. The Planning Area is expected to grow from 37,100 households in 2005 to 43,200 households in 2025, with a 14 percent increase in population from 71,700 to 82,000. More than 1,000 units of housing are currently under construction in the Planning Area. 2106.1

Residential growth is expected to be concentrated on the eastern side of the Planning Area, particularly along corridors like 7th Street, 9th Street, 11th Street, and 14th Street. Existing zoning in these areas permits a level of development that exceeds what currently exists. Additional job growth is also expected to take place along these corridors, with the number of jobs anticipated to increase by 3,900 in the next 20 years. 2106.2

**The Planning Area is expected to grow from 37,100 households in 2005 to 43,200 households in 2025, with a 14 percent increase in population. More than 1,000 units of housing are currently under construction in the Planning Area.**

## Planning and Development Priorities 2107

Comprehensive Plan workshops in Near Northwest during 2005-2006 provided an opportunity for residents to discuss both citywide and neighborhood planning issues. Advisory Neighborhood Commissions were briefed on the Comp Plan on several occasions, providing additional opportunities for input. There have also been other meetings in the community not directly connected to the Comprehensive Plan that focused on specific planning issues for different parts of the area. These include meetings relating to the Shaw/Convention Center Small Area Plan, the Great Streets Initiative, campus plans for the local universities, and a variety of transportation, historic preservation, and economic development initiatives across the area. 2107.1

During these meetings the community delivered several key messages, summarized below: 2107.2

a. Improved public safety, a strong economy, and rising confidence in the real estate market have fueled demand for housing across the area. Home prices in Shaw rose 30 percent between 2004 and 2005 alone. As a result, there is growing anxiety about the effects of gentrification, particularly east of 14th Street NW. On the one hand, the reduced number of abandoned units and extensive restoration of older homes are positive signs that should continue to be encouraged. On the other hand, renovation has led to increased rents and property tax assessments, along with the risk of displacement of elderly and lower income residents, many who have lived in the community for generations. Economic diversity must be protected, and programs to retain and add affordable housing are urgently needed.

Much of the attraction of Near Northwest lies in the beauty of its tree-lined streets, its urbane and historic architecture, and the proportions of its buildings and public spaces. Maintaining the quality and scale of development continues to be a top priority for the community.



b. Given the location of Near Northwest adjacent to Central Washington, the encroachment of offices, hotels, and other commercial uses has been an issue for many years. During the 1950s and 1960s, much of Downtown's expansion occurred in the area just south of Dupont Circle. Today, zoning regulations and historic districts limit commercial encroachment into Near Northwest neighborhoods. However, the conversion of housing to non-residential uses continues to be an issue. In Sheridan-Kalorama, there continue to be concerns about homes being turned into foreign chanceries, with attendant impacts on parking, upkeep, and security. Foggy Bottom residents remain apprehensive about the impacts of university expansion on housing and neighborhood character. In Dupont and Logan Circles, there are ongoing issues relating to the conversion of apartments to hotels, offices, and institutional uses. Concentration of community based residential facilities is an issue in Logan Circle and in Shaw.

c. Much of the attraction of Near Northwest lies in the beauty of its tree-lined streets, its urbane and historic architecture, and the proportions of its buildings and public spaces. Maintaining the quality and scale of development continues to be a top priority for the community. Residents expressed the opinion that new infill development should avoid creating monotonous or repetitive building designs, and strive for a mix of building types and scales. View obstruction, insensitive design, and street and alley closings were all raised as issues. In the Shaw Area and the Mount Vernon Square North Area, additional designation of historic landmarks and establishment of historic districts may be needed. At the same time, downzoning is needed in parts of Dupont and Logan Circles, particularly where blocks of historic row houses are zoned for high-density apartments. Zoning in such locations has not kept up with their historic designations. There have also been ongoing debates about the definition of "historic", particularly as preservationists seek to recognize the "recent past."

d. The process of creating, administering, and enforcing zoning regulations, including the granting of variances and zoning changes, needs to be refined and consistently applied. Several meeting participants singled out the granting of large numbers of "Special Exceptions" as an objectionable practice. Another issue raised was the excessive use of Planned Unit Developments (PUDs) and the resulting allowances for increased density. The community asked that future PUDs be rigorously reviewed and designed in a manner that minimizes their impacts on adjacent properties and provides ample community amenities. Other specific zoning issues identified included parking provisions and the regulation of institutional uses.

e. The area's dense and historic development pattern results in many different uses adjacent to each other. This is part of what makes the area so vibrant and interesting, but it inevitably leads to land use conflicts. There are continuing concerns about the impact of commercial development on the ambience of shopping districts and residential streets in Georgetown and Dupont Circle. Public safety and crowd control remains an issue in these areas. Certain kinds of commercial activities, such as fast food restaurants and liquor-licensed establishments are a source of concern for neighbors. The proximity of commercial and residential uses also leads to issues like the regulation of deliveries, trash removal, and sidewalk cafes. ANCs in the area play a particularly important role in addressing and resolving these issues.

*The area's dense and historic development pattern results in many different uses adjacent to each other.*

f. In some respects, those who live and work in Near Northwest enjoy some of the best transportation service in the city. The area's compact development pattern and proximity to Downtown encourages walking, biking, and transit use, and for many owning a car is a choice rather than a necessity. But the area's location at the hub of the region's transportation system also produces adverse impacts. Arterials such as Wisconsin, Massachusetts, Connecticut, and Pennsylvania Avenues and 16th Street carry high volumes of car and truck traffic into the central city from outlying District neighborhoods and from the suburbs, with accompanying noise, congestion, and safety hazards. The wide avenues are efficient for moving traffic, but the flow is complicated by the pattern of circles and squares. Moreover, the arterials move traffic in a radial direction in and out of downtown, but traveling from east to west across the area is difficult. Given this fact, long-range plans for the Whitehurst Freeway are a concern for many neighbors. Other transportation issues raised at Comp Plan meetings in Near Northwest include the need for better access between Georgetown and the Metrorail system, the need to control cut-through traffic on residential side streets, and the need for improved pedestrian and bicycle safety.

g. Parking continues to be an issue in almost all of the area's residential neighborhoods, particularly near the commercial districts and around major employment centers. Georgetown, Foggy Bottom, Logan Circle, and Dupont Circle, are affected by evening visitors to restaurants and bars. Foggy Bottom and Georgetown are also affected by student parking from George Washington and Georgetown Universities and other employers and businesses in the area. Many of the area's residences do not have off-street parking, leaving residents to compete with visitors and employees for a limited number of off-street spaces. Cars circling for parking contribute to traffic and congestion in the area. Measures such as residential permit parking and university shuttle services addresses the shortage to some degree, but additional programs are needed to reduce parking conflicts.

**Near Northwest is underserved by recreational facilities and open space. Despite proximity to Rock Creek Park, the ratio of park acres per resident is among the lowest in the city.**



h. Near Northwest is underserved by recreational facilities and open space. Despite proximity to Rock Creek Park, the ratio of park acres per resident is among the lowest in the city. Most of the neighborhood parks in the area are small and have limited or aging facilities. An analysis of recreational needs performed as part of the 2006 Parks and Recreation Master Plan concluded that virtually all parts of Near Northwest were deficient in athletic fields and that the east side was deficient in swimming pools. The Foggy Bottom-West End area and Logan Circle were identified as needing new recreation centers. Given the shortage of parkland, it is not surprising that many participants in Comp Plan workshops also expressed concerns about the loss of private open space. Particular concerns included the construction of additions and new buildings on lawns, patios, and parking lots, leading one workshop participant to the conclusion that "every inch of the area was being paved over." Creating new parks will be difficult given the built out character of the area. Looking forward, it will be imperative to retain and enhance existing parks, make better use of street rights-of-way as open space, provide better connections to the area's large parks, and set aside ample open space within new development. Landscaping, tree planting, and rooftop gardens should all be strongly encouraged.

*Expansion of institutional uses and non-profit organizations is an issue both for the community and the institutions themselves.*

i. Retail conditions in Near Northwest are uneven. Neighborhoods on the east side of the planning area do not have adequate commercial and service establishments; 7th Street and 9th Street, for example, still contend with shuttered storefronts and abandoned buildings. Retail districts on the west side of the planning area appear prosperous, but face other challenges. The "funky" quality of some of the area's streets is disappearing, as lower-cost stores and services are replaced by national chain stores. There are worries about the area becoming too homogenous—with some suggesting that Georgetown's M Street has effectively become a suburban mall in an urban setting. The changes along 14th Street are welcomed by some, but create tension between the old and the new. Despite the vastly different physical conditions on the east and west sides of the Planning Area, small businesses across the entire area face the stress of rising rents. Residents from Burleith to Shaw are concerned about the loss of the neighborhood businesses that define the character of their local shopping streets.

j. Expansion of institutional uses and non-profit organizations is an issue both for the community and the institutions themselves. The issue was most often raised in connection with George Washington University (GWU), but was also brought up more broadly with regard to the effects of institutional expansion on the city's tax base, traffic, parking, the loss of housing, and neighborhood character. Many residents believe that additional regulation and enforcement is

needed to monitor university growth. University representatives, on the other hand, note the constraints of operating within enrollment and employment caps, and point to the steps they have taken to protect adjacent areas from objectionable effects. In general, workshop participants emphasized the need to assess institutional impacts on a cumulative, rather than incremental, basis. Campus plans guide the growth of universities, but there is no comparable mechanism to guide the expansion of institutions such as the World Bank, the IMF, and the Red Cross. One approach that warrants further consideration is to allow universities to "build up" on their properties, reducing the need for additional land for expansion. Of course, this raises other concerns, such as building height and mass. Another approach is to promote the development of satellite campuses and facilities. Careful balancing is needed to make sure the interests of all parties are considered, and to reach solutions where all can benefit.

*Historic, mixed density land uses characterize many Near Northwest neighborhoods.*



# Policies and Actions

## NNW-1 General Policies

### NNW-1.1 Guiding Growth and Neighborhood Conservation 2108

The following general policies and actions should guide growth and neighborhood conservation decisions in Near Northwest. These policies and actions should be considered in tandem with those in the citywide elements of the Comprehensive Plan. 2108.1

#### *Policy NNW-1.1.1: Residential Neighborhoods*

Maintain and enhance the historic, architecturally distinctive mixed density character of Near Northwest residential neighborhoods, including Burleith, Georgetown, Foggy Bottom, Dupont Circle, Sheridan-Kalorama, Logan Circle, Mount Vernon Square, and Shaw. Ensure that infill development within these areas is architecturally compatible with its surroundings and positively contributes to the identity and quality of each neighborhood. 2108.2

#### *Policy NNW-1.1.2: Directing Growth*

Generally direct growth within the Near Northwest Planning Area to the eastern side of the Planning Area (Logan Circle and Shaw), given the strong market demand and limited land available on the west side, and the need for reinvestment and renovation on the east side. 2108.3

*Georgetown commercial area*

### *Policy NNW-1.1.3: Enhancing Stable Commercial Areas*

Sustain and enhance the neighborhood, community, and regional shopping areas of Near Northwest, including M Street, P Street, Wisconsin Avenue, Connecticut Avenue, Florida Avenue, 18th Street NW, 17th Street NW, and 14th Street NW. Sustain these areas as diverse, unique, pedestrian-oriented shopping streets that meet the needs of area residents, workers, and visitors. 2108.4

### *Policy NNW-1.1.4: Neighborhood Commercial Revitalization*

Improve the neighborhood shopping areas along 7th, 9th, and 11th Streets NW. The success of the established businesses on these streets should be strongly encouraged, and new businesses that provide needed goods and services to area residents should be attracted. 2108.5

### *Policy NNW-1.1.5: Over Concentration of Liquor-Licensed Establishments*

Discourage the excessive concentrations of liquor-licensed establishments on local shopping streets, especially in the Georgetown and Dupont Circle areas. 2108.6

### *Policy NNW-1.1.6: Non-Profits and Private Service Organizations*

Work with private service organizations and non-profit organizations in the Near Northwest area to ensure that their locations and operations do not create objectionable impacts on neighboring properties. In particular, the development plans of Georgetown and George Washington Universities should avoid impacts likely to become objectionable to surrounding residential areas and should aspire to improve such areas through improved landscaping, better lighting, safer pedestrian connections, and enhanced community policing. 2108.7

### *Policy NNW-1.1.7: Loss of Housing*

Strongly discourage the demolition of viable housing or the conversion of occupied housing units to non-residential uses such as medical offices, hotels, and institutions. Maintain zoning regulations that limit the encroachment of non-residential uses into Near Northwest neighborhoods, particularly around the new Convention Center, along the west side of Connecticut Avenue, and in Foggy Bottom. 2108.8

### *Policy NNW-1.1.8: Student Housing*

Support and promote efforts by the area's universities to develop on-campus dormitories in order to reduce pressure on housing in nearby neighborhoods. 2108.9

### *Policy NNW-1.1.9: Affordable Housing*

Protect the existing stock of affordable housing in the Near Northwest Planning Area, particularly in the Shaw and Logan Circle neighborhoods. Sustain measures to avoid displacement, such as tax relief and rent control, and to encourage the production of new affordable housing throughout the community. 2108.10

**Protect the existing stock of affordable housing in the Near Northwest Planning Area, particularly in the Shaw and Logan Circle neighborhoods.**

### *Policy NNW-1.1.10: Parking Management*

Continue to develop and implement programs to improve parking management in the commercial districts along Wisconsin Avenue, M Street, Connecticut Avenue, P Street, 17th Street, 14th Street, 9th Street, and 7th Street. Innovative methods for providing additional parking such as expanding the residential permit parking program, and leasing parking spaces at public facilities to parking operators for evening and weekend use, should be explored. 2108.11

### *Policy NNW-1.1.11: Pedestrian and Bicycle Safety*

Improve safety for pedestrians and bicycles, and the security of parked bicycles, throughout the Near Northwest, especially in the Dupont Circle area. 2108.12

### *Policy NNW-1.1.12: Pedestrian Connections*

Improve pedestrian connections through Near Northwest, especially along M Street between Connecticut Avenue and Georgetown, between the Dupont/Logan Circle areas and Downtown, and along the waterfronts in the Georgetown and Foggy Bottom areas. Create a continuous tree canopy along the area's streets to create more comfortable conditions for pedestrians and bicyclists. 2108.13

### *Policy NNW-1.1.13: Managing Transportation Demand*

Strongly support buses, private shuttles, and other transit solutions that address travel needs within the Near Northwest area, including connections between Metrorail and the universities and the Georgetown commercial district, and connections between the Connecticut Avenue and Embassy Row hotels and the National Mall and downtown areas. Also, promote the formation of Transportation Management Associations to assist hotel operators, employers, and large apartment managers with efforts to promote transit use and alternatives to car ownership. 2108.14

### *Policy NNW-1.1.14: Transit to Georgetown*

Connect Georgetown to the regional Metrorail system via light rail/streetcar or bus rapid transit, consistent with WMATA's long-range plans. 2108.15

*Action NNW-1.1.A: Retail Strategies for Foggy Bottom and Shaw*

Complete market studies of West End/Foggy Bottom and the area between New Jersey Avenue and North Capitol Street to assess unmet retail market demand, evaluate strategies for retaining local retailers, identify potential locations for new neighborhood serving retail, and develop strategies for attracting the appropriate mix of retail to each area. 2108.16

*Action NNW-1.1.B: Alcoholic Beverage Control Laws*

Analyze the patterns of alcohol beverage control (ABC) licensed establishments in the Near Northwest area, and the regulations and procedures that guide the siting and operation of these establishments. Identify possible changes to improve enforcement of ABC regulations and to reduce the problems associated with high concentrations of bars and night clubs in the area's commercial districts. 2108.17

*Action NNW-1.1.C: Expanding Mass Transit*

Alleviate parking and traffic congestion in neighborhoods by providing a dedicated lane for mass transit on K Street. The feasibility of expanding service on the DC Circulator bus to connect Mount Vernon Square to Foggy Bottom, West End, and Georgetown also should be explored. 2108.18



## NNW-1.2 Conserving and Enhancing Community Resources 2109

### *Policy NNW-1.2.1: Scenic Resource Protection*

Protect and enhance the scenic visual resources of the Near Northwest Planning Area, including the Potomac Waterfront, Rock Creek Park, the park circles of the L'Enfant Plan, and the historic architecture and streetscapes that define the area's commercial and residential areas. 2109.1

*See the Urban Design Element for policies on preserving and enhancing architectural character.*

### *Policy NNW-1.2.2: Heritage Tourism*

Promote the lesser-known cultural resources of Near Northwest neighborhoods, such as theaters, galleries, historic home museums, historic districts and landmarks, and colleges and universities. Encourage heritage trails, walking tours, historic markers, and other measures that create a greater awareness of these resources. 2109.2

### *Policy NNW-1.2.3: Noise Reduction*

Continue efforts to reduce noise in Georgetown and Foggy Bottom associated with air traffic in and out of Washington-Reagan National Airport. 2109.3

### *Policy NNW-1.2.4: Job Linkages*

Capitalize on the presence of hotels and universities within the Planning Area to create additional job opportunities for residents of Near Northwest

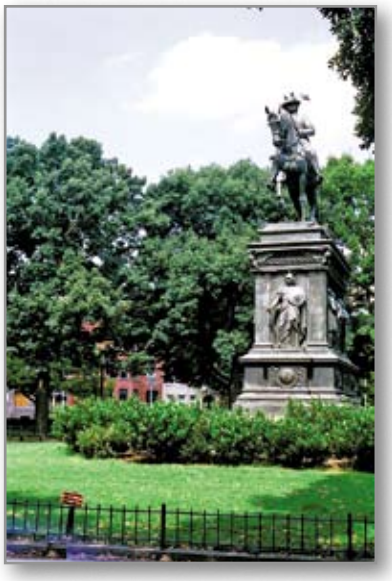
and other parts of the District of Columbia. Encourage partnerships with the area's institutional and hospitality sector employers that help residents from across the city obtain a job and move up the employment ladder. 2109.4

### *Policy NNW-1.2.5: Park Partnerships*

Encourage partnerships between the Department of Parks and Recreation and the National Park Service so that federal parkland, particularly Rock Creek Park and the L'Enfant park reservations, can better serve Near Northwest residents. Such partnerships are particularly important given the shortage of athletic fields and other recreational facilities within Near Northwest, and the limited land available for new recreational facilities. 2109.5

### *Policy NNW-1.2.6: Increasing Park Use and Acreage*

Identity opportunities for new pocket parks, plazas, and public spaces within the Near Northwest Planning Area, as well as opportunities to expand and take full advantage of existing parks. 2109.6



*Logan Circle*

### *Policy NNW-1.2.7: Shoreline Access*

Continue efforts to improve linear access along the Potomac River shoreline, and to improve access between the shoreline and adjacent neighborhoods such as Georgetown and Foggy Bottom. 2109.7

### *Policy NNW-1.2.8: Arts Districts*

Encourage existing and new arts activities along 7th Street and 14th Street, in an effort to link these corridors to the arts district along the U Street corridor in the adjacent Mid-City Planning Area. Theaters, galleries, studios, and other arts and cultural facilities and activities should be encouraged on these streets, with steps taken to reduce parking, traffic, and other impacts on the Shaw and Logan Circle communities. 2109.8

### *Policy NNW-1.2.9: Design Review*

Use the historic preservation design review process to promote superior architecture and urban design in Near Northwest's designated historic districts, including Georgetown, Sheridan-Kalorama, Strivers Section, Dupont Circle, Foggy Bottom, Massachusetts Avenue, Mount Vernon Square, Greater 14th Street, Logan Circle, Blagden Alley, and Shaw. 2109.9

### *Policy NNW-1.2.10: Sustainable Development*

Encourage the use of green building practices within Near Northwest, with a particular emphasis on green roofs. Rooftop gardens should be encouraged in new construction and major rehabilitation projects as a way to create additional green space, reduce stormwater runoff, and provide an amenity for residents. 2109.10

*Action NNW-1.2.A: Streetscape Plans*

Design and implement streetscape plans for:

a. Connecticut Avenue between Dupont Circle and the Taft Bridge;

b. P Street between Dupont Circle and Rock Creek Park;

c. M Street between Connecticut Avenue and Georgetown;

d. 17th Street between Massachusetts Avenue and New Hampshire Avenue;

e. 14th Street between Thomas Circle and U Street; and

f. 7th Street and 9th Streets between Mount Vernon Square and U Street. 2109.11

*Action NNW-1.2.B: Recreational Facilities*

Develop additional recreational centers within the Planning Area, with a priority on the Logan Circle and Foggy Bottom-West End areas. The 2006 Parks and Recreation Master Plan identified these areas as being the parts of Near Northwest that are most deficient in recreational centers. 2109.12

*Action NNW-1.2.C: Historic Surveys*

Conduct additional historic surveys within the Near Northwest, and consider additional areas for historic district designation, specifically in areas east of 7th Street NW. 2109.13

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**Table 21.2:**
**Policy Focus Areas Within and Adjacent to Near Northwest** 2110.2

| | |
|---|---|
| **Within Near Northwest** | |
| 2.1 | Shaw/Convention Center Area (see p. 21-20) |
| 2.2 | Dupont Circle (see p. 21-24) |
| 2.3 | 14th Street/Logan Circle (see p. 21-26) |
| 2.4 | Georgetown Waterfront (see p. 21-27) |
| 2.5 | Foggy Bottom/West End (see p. 21-28) |
| **Adjacent to Near Northwest** | |
| 1 | Wisconsin Avenue Corridor (see p. 23-24) |
| 2 | Connecticut Avenue Corridor (see p. 23-22) |
| 3 | 18th Street/Columbia Road (see p. 20-25) |
| 4 | U Street/Uptown (see p. 20-22) |
| 5 | North Capitol St/Florida Av/New York Av (see p. 20-31) |
| 6 | NoMA/Northwest One (see p. 16-41) |
| 7 | Mount Vernon District (see p. 16-32) |
| 8 | Golden Triangle/K Street (see p. 16-37) |

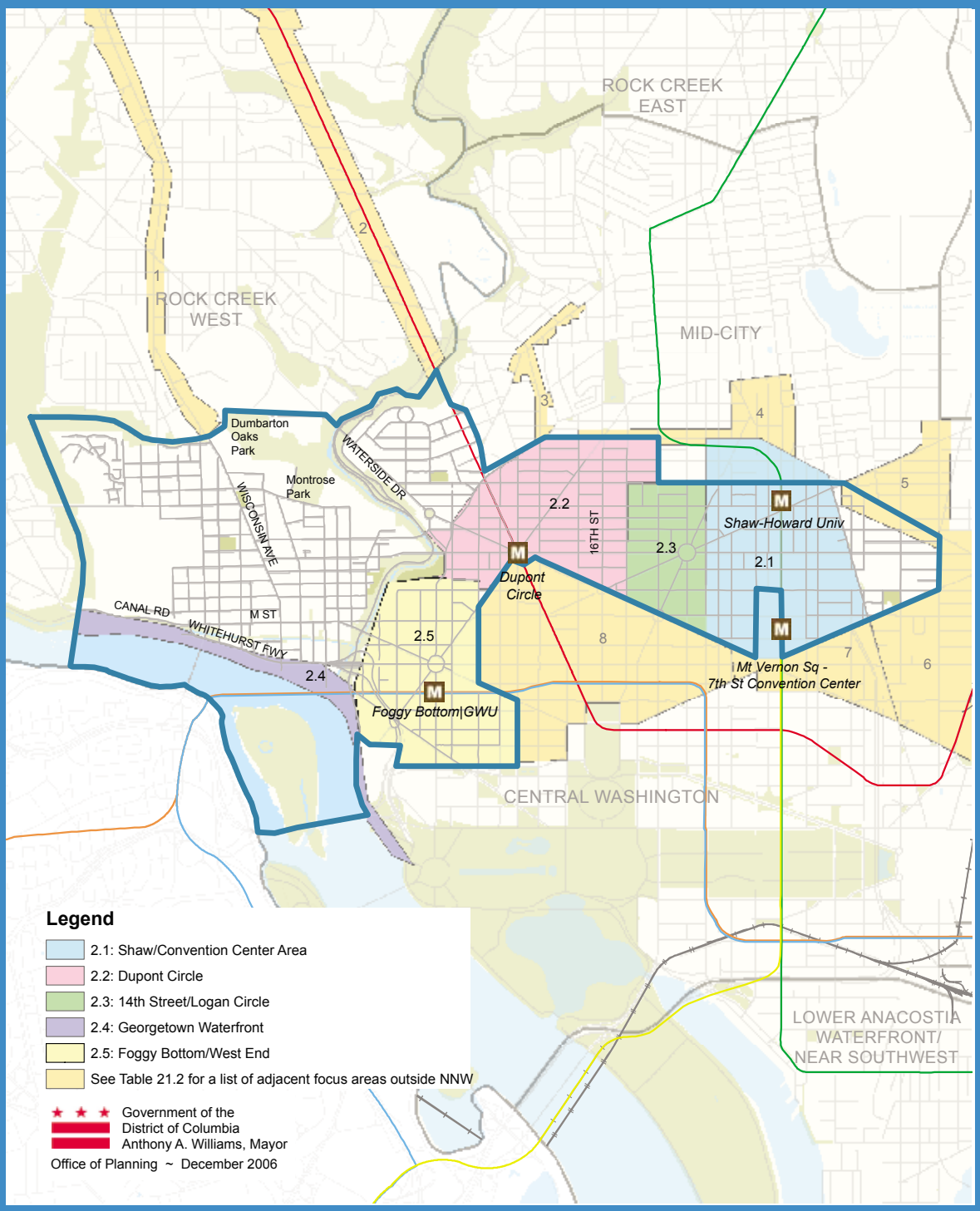
## NNW-2 Policy Focus Areas 2110

The Comprehensive Plan has identified five areas in Near Northwest as "policy focus areas", indicating that they require a level of direction and guidance above that in the prior section of this Area Element and in the citywide elements (see Map 21.1 and Table 21.2). These areas are:

- Shaw/Convention Center Area
- Dupont Circle
- 14th Street/Logan Circle
- Georgetown Waterfront
- Foggy Bottom/West End. 2110.1

Map 21.1:

## Near Northwest Policy Focus Areas 2110.3

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The Convention Center Area Strategic Development Plan identified several issues, including the need to protect affordable housing, generate new quality housing, revitalize local businesses, and improve sidewalks and public space.



## NNW-2.1 Shaw/Convention Center Area 2111

The Shaw/Convention Center Area is bounded by Massachusetts Avenue and New York Avenue on the south, 12th Street and Vermont Avenue on the west, U Street and Florida Avenue on the north, and New Jersey Avenue on the east. This area has a long history as an economically and ethnically diverse residential neighborhood. An urban renewal plan for the area was adopted in 1969 in response to the 1968 riots and poor housing conditions in much of the area. The urban renewal plan took a more incremental approach than was taken in Southwest, selectively clearing alley dwellings and substandard housing rather than calling for wholesale clearance. As a result, the area contains a mix of publicly assisted housing complexes from the 1970s and older row houses from the late 19th and early 20th centuries. 2111.1

Recent market trends in the District, as well as the opening of the Washington Convention Center in 2004, have increased development pressure on the neighborhood. This has brought the opportunity to revitalize the struggling business districts along 7th, 9th, and 11th Streets, but it has also brought the threat of displacement for long-time low-income residents. Two historic districts were created in the area in 1999 to control growth and mitigate the effects of development sparked by the new convention center in the center of this neighborhood. 2111.2

In 2005, the Office of Planning completed the Convention Center Area Strategic Development Plan to guide development, revitalization, and conservation in this area. The Plan identified several issues, including the need to protect affordable housing, generate new quality housing, revitalize local businesses, improve sidewalks and public space, upgrade parks and public facilities, provide stronger design controls, and expand the Shaw Historic District. Nearly one-fifth of the housing units in the study area receive some form of public subsidy and are considered affordable. Many are part of the federal Section 8 program and are vulnerable to conversion to market rate rents in the next five to ten years. A recent market study of the area indicates that residents can support up to 600,000 square feet of commercial space, but until 2005 there was no strategy for where it should be located or how it might be attracted. 2111.3

The Strategic Development Plan identifies programs to address these issues and defines specific actions and municipal programs to preserve and enhance the quality of life for all residents living in the study area. It defines a number of sub-areas, including historic row house neighborhoods, the immediate vicinity of the Convention Center area, the 7th/9th retail corridors, the Uptown Area (in the adjacent Mid-City Planning Area), the 11th Street corridor, Shaw and Seaton Schools, the Rhode Island Av/New Jersey Av intersection, the Bundy School/NW Cooperative II, and the two metro station areas. The Plan calls for maintaining the current number of

affordable housing units, targeting commercial development to sites where it is most likely to benefit the community, and providing a clear hierarchy of streets and public spaces. 2111.4

### *Policy NNW-2.1.1: Affordable Housing*

Protect existing affordable housing within the Shaw/Convention Center area, and produce new affordable housing and market rate housing on underutilized sites. Use a range of tools to retain and develop affordable housing in the study area, including tenant organization and public education, inclusionary zoning, renewing project-based Section 8 contracts, tax abatements, public-private partnerships, and including affordable housing when development on publicly owned land includes a residential component. 2111.5

### *Policy NNW-2.1.2: Reinforce Existing Development Patterns*

Stabilize and maintain existing moderate-density row house areas within the Shaw/Convention Center Area. Locate multi-unit buildings in areas already zoned for greater density, including areas near the Mount Vernon Square and Shaw/Howard University Metrorail stations, and on publicly owned land with the potential for housing. Ensure that development on infill sites scattered throughout the row house portions of the Shaw/Convention Center area is consistent with the neighborhood's character. 2111.6

### *Policy NNW-2.1.3: Shaw/Howard University and Mount Vernon Square Metro Stations*

Encourage mixed-income residential development with underground parking adjacent to the Shaw/Howard and Mount Vernon Square Metro stations, particularly on existing surface parking lots. 2111.7

### *Policy NNW-2.1.4: Blagden Alley*

Encourage adaptive reuse and mixed use infill development along Blagden Alley, a residentially zoned block with historic structures such as carriage houses, garages, and warehouses. Appropriate measures should be taken to safeguard existing residential uses as such development takes place. 2111.8

### *Policy NNW-2.1.5: 7th and 9th Street Corridors*

Locate retail development within the Shaw/Convention Center Area in a manner that best serves residents, creates the best environment for businesses to succeed, and uses land already zoned for commercial uses. Continuous ground floor retail uses should be encouraged along sections of 7th and 9th Streets as designated in the 2005 Strategic Development Plan to create a traditional pedestrian-oriented Main Street pattern and establish a unified identity for the community. These corridors should attract convention-goers, residents, and visitors, and should include both new and existing businesses. 2111.9

**Locate retail development within the Shaw/Convention Center Area in a manner that best serves residents, creates the best environment for businesses to succeed, and uses land already zoned for commercial uses.**

*Shaw neighborhood row houses*

### *Policy NNW-2.1.6: 11th Street Retail*

Strengthen 11th Street between M and O Streets as a mixed use district with ground floor retail and upper story residential buildings with a mix of market rate and affordable units. Emphasize 11th and N Streets as the hub of this area. 2111.10

### *Policy NNW-2.1.7: Public Realm*

Improve streets and open spaces throughout the Shaw/Convention Center Area. Open space in the area should promote a sense of community, provide a high level of public safety, and address multiple needs. Connections between the area's parks and open spaces should be strengthened and opportunities for new recreational activities should be accommodated where feasible. 2111.11

### *Policy NNW-2.1.8: Street Hierarchy*

Design the streetscapes in the Shaw/Convention Center Area to clearly differentiate between residential streets and commercial streets, and to highlight the distinct role of avenues, retail streets, greenways, and primary and secondary residential streets. 2111.12



#### *Action NNW-2.1.A: Historic Resources*

Establish an historic district in Shaw East Survey Area. Coordinate with the National Park Service to ensure that detailed plans for the Carter G. Woodson House are consistent with goals for the neighborhood. 2111.13

#### *Action NNW-2.1.B: Retention of Non-Conforming Retail*

Investigate zoning tools to retain Shaw's non-conforming retail corner stores and other existing retail uses within residential areas. 2111.14

#### *Action NNW-2.1.C: Convention Center Spin-off Development*

Leverage the presence of the Washington Convention Center to achieve compatible spin-off development on adjacent blocks, including a new Convention Center hotel at 9th and Massachusetts Avenue, leased streetfront space within the Convention Center for retail use, and upgrading facades along 7th and 9th Streets to attract retail tenants. Provide safe, well-marked, street-level pedestrian connections between the Convention Center and these areas. 2111.15

#### *Action NNW-2.1.D: New Housing*

Provide incentives for mixed-income housing above retail space on 7th and 9th streets, and encourage development of multi-family apartments and condominiums on parcels that are vacant or that contain buildings identified as non-contributing to the Shaw Historic District on 11th Street. 2111.16

*Action NNW-2.1.E: Retail Rezoning*

Rezone the following parts of the Shaw/Convention Center area to require ground floor retail in new development or in major rehabilitation projects:

a. 7th Street between Mount Vernon Square and M Street, and between O Street and Rhode Island Avenue;

b. 9th Street between Mount Vernon Square and N Street, and between M and O Streets;

c. O Street between 7th and 9th Streets; and

d. 11th Street between M and O Streets. 2111.17

*Action NNW-2.1.F: O Street Market and Environs*

Support development of the O Street market site as a mixed use project that becomes the focal point for the 7th and 9th Street retail corridors. Encourage NCRC to develop their properties on adjacent sites along O and P Streets with mixed use projects containing ground floor retail and upper story housing. 2111.18

*Action NNW-2.1.G: Watha Daniel Library*

Rebuild the Watha T. Daniel/Shaw Neighborhood Library as a state of the art library that provides a community gathering place and attractive civic space as a well a source of books, media, and information. Realize the full potential of the site to address multiple community needs, including housing and local-serving retail use. 2111.19

*Action NNW-2.1.H: Shaw Area Traffic Study*

Study 6th, 7th, 9th, and 11th Streets to determine current levels of traffic and the necessary number of travel lanes, and make recommendations to improve the use of the public right-of-way along these streets. 2111.20

*Action NNW-2.1.I: Street Hierarchy and Public Realm*

Undertake the following actions to improve the public realm in the Shaw/Convention Center area:

a. Develop, maintain, and enforce standards for residential and commercial streets that address sidewalks, tree boxes, and public rights-of-way;

b. Improve the appearance of gateway intersections at New Jersey and Rhode Island Avenues, New Jersey and New York Avenues, Mount Vernon Square, and 11th and Massachusetts Avenue; and

c. Explore the designation of P Street NW as a "greenway" and identify opportunities for connecting open spaces along the street. 2111.21

**Future development in the Dupont Circle area is limited by the area's designation as an historic district and the application of the Dupont Circle zoning overlay. The area is an attractive residential neighborhood due to its proximity to Downtown, restaurants and shopping, pedestrian-friendly streets, historic architecture, and diverse housing stock.**



*Action NNW-2.1.J: Expiring Section 8 Contracts*

Develop a strategy to renew the expiring project-based Section 8 contracts within the Shaw area, recognizing the vulnerability of these units to conversion to market rate housing. Consider the redevelopment of these sites with mixed income projects that include an equivalent number of affordable units, and additional market rate units. 2111.22

*Action NNW-2.1.K: Bundy School Redevelopment*

Explore re-zoning and public-private partnerships to facilitate redevelopment of the old Bundy School and adjacent surface parking lot. Construction of mixed income housing and recreational uses should be pursued on the site. 2111.23

*Action NNW-2.1.L: Shaw Junior High Feasibility Study*

Conduct a feasibility study for redeveloping Shaw Junior High School and Recreation Center through a public-private partnership that includes a reconstructed school and recreation center, new mixed income housing, upgraded green space to replace the one-acre concrete plaza, and restoration of the L'Enfant street right-of-way along 10th and Q Streets. Seaton School should be included within the study area. 2111.24

## NNW-2.2 Dupont Circle 2112

The general pattern of land use in Dupont Circle is well established. Future development in the area is limited by the area's designation as an historic district and the application of the Dupont Circle zoning overlay. The area is an attractive residential neighborhood due to its proximity to Downtown, restaurants and shopping, pedestrian-friendly streets, historic architecture, and diverse housing stock. Commercial and residential infill development and renovation are anticipated to continue, creating continued concerns about the displacement of local services by national chains and region-serving retail uses, as well as the impacts of commercial uses on parking, public safety, noise, and quality of life. 2112.1

Pedestrian connections between Dupont Circle and adjacent neighborhoods could be stronger than they are today. This is particularly true along P Street west of the Circle, which is an important link to Rock Creek Park and Georgetown. A streetscape plan for the corridor has been prepared but has yet to be implemented. Similarly, 17th Street between P Street and R Street could benefit from streetscape improvements, landscaping, updated street furniture, and other enhancements that create a more attractive public space. 2112.2

### *Policy NNW-2.2.1: Maintaining Dupont Circle's Residential Character*

Maintain the Dupont Circle neighborhood as a primarily residential area and discourage the expansion of commercial uses into currently residential areas. For the purposes of this policy, Dupont Circle shall be defined as the area generally bounded by Rock Creek Park on the west, 15th Street NW on the east, Massachusetts Avenue (east of Connecticut Avenue NW) and N Street (west of Connecticut Avenue) on the south, and Florida Avenue and U Street on the north. This area is shown on Map 21.1. 2112.3

*Dupont Circle fountain*

### *Policy NNW-2.2.2: Dupont Circle Area Policies*

Use the following standards in evaluating new buildings and alterations in the Dupont Circle area:

a. Require a scale of development consistent with the nature and character of the Dupont Circle area in height and bulk;

b. Ensure a general compatibility in the scale of new buildings with older low-scale buildings by restricting the maximum permitted height and floor area ratio of the new buildings to that of the underlying zone;

c. Preclude demolitions or partial demolitions that would lead to an increase in height and floor area ratio inappropriate to the area;

d. Enhance the residential character of the area by maintaining existing residential uses and controlling the scale, location, and density of commercial and residential development; and

e. Ensure compatibility of development with the Comprehensive Plan. 2112.4

### *Policy NNW-2.2.3: Q Street Plaza*

Maintain the Dupont Circle Q Street Metrorail entrance as a civic plaza that is compatible with the adjacent mixed use neighborhood. Encourage the restoration of storefronts as active retail uses along Connecticut Avenue from Q Street to the Circle. 2112.5

#### *Actions NNW-2.2.A: 17th Street Design Plan*

Revise and implement the 17th Street NW Design Plan. The Plan calls for streetscape improvements to the entire right-of-way on both sides of the street between P and S Streets and the adjoining, contiguous commercial areas of R, Corcoran, Q, Church, and P Streets, NW. The plan was prepared several years ago and should be updated before it is implemented. 2112.6

#### *Action NNW-2.2.B: P Street Improvements*

Implement the recommendations of the P Street streetscape study, which calls for improvements to sidewalks, planting strips, vacant sites, and off-street parking. 2112.7

Dupont Circle row houses

*Action NNW-2.2.C: Dupont Circle Overlay Expansion*

Consider expansion of the Dupont Circle overlay to include the 18th Street commercial area (between S and U Streets) and the south side of U Street between 14th and 18th Street. 2112.8

*See the Central Washington Element for a discussion of the Lower 16th Street Area.*

## NNW-2.3 14th Street/Logan Circle 2113

The 14th Street corridor extending from Massachusetts Avenue north to S Street, and the adjacent area between 12th Street and 15th Street NW, includes a wide range of residential development, from large historical mansions and rowhouses to high-rise apartment buildings. The southern part of this area along Massachusetts Avenue is one of the most densely developed areas in the city. Low-rise and garden apartments, including subsidized housing, also have been built within this area. The Logan Circle neighborhood also includes numerous churches. The area's only significant parks and open spaces are Logan Circle, owned and maintained by the National Park Service, and playing fields at Garrison Elementary School. 2113.1

Major building renovation has been taking place in the Logan Circle area for more than a decade. The development of a Whole Foods (Fresh Fields) supermarket on P Street just west of 14th Street in 2001 was a catalyst for revitalization, sparking additional commercial development on P Street as well as the development of many large-scale residential projects in the vicinity. Other catalytic projects, like the new Studio and Woolly Mammoth Theaters, have helped transform 14th Street from its former life as the city's "auto row" into a lively arts, restaurant, and loft district. An Arts Overlay zone district along 14th Street includes incentives for arts-oriented businesses on the corridor. 2113.2

Current trends in Logan Circle are expected to continue into the future, with 14th Street emerging as an even stronger center for arts and entertainment over the next decade. Additional restaurants, theaters, lofts, and apartments are encouraged on the blocks between Thomas Circle and U Street, creating a dynamic street environment that epitomizes the best qualities of urban living. Development on the corridor should be designed to minimize impacts on adjacent residential areas, adaptively reuse important historic structures, and preserve long-time neighborhood institutions like churches. 2113.3

### *Policy NNW-2.3.1: 14th Street Arts District*

Promote and encourage the presence of the arts along 14th Street between M Street and Florida Avenue, and preserve and protect the area's entertainment, arts, and architectural history. 2113.4

### *Policy NNW-2.3.2: 14th Street Mixed Use*

Promote the development of art galleries, lofts, and business incubators for the arts along 14th Street, along with the establishment of cultural facilities and street level retail and neighborhood service uses, such as restaurants and local-serving professional offices. 2113.5

### *Policy NNW-2.3.3: Public Realm*

Address public safety, urban design, and public space issues along 14th Street to foster a safe, attractive environment conducive to the arts and arts-related businesses. 2113.6

### *Policy NNW-2.3.4: Lot Consolidation*

Encourage lot consolidation to address the many narrow commercial sites that exist along 14th Street to encourage suitable scale and massing and improve conditions for new development along the corridor. 2113.7

### *Policy NNW-2.3.5: Arts Funding*

Encourage the creation and funding of programs that promote arts activities along 14th Street, such as the "Design DC - 14th Street Corridor Project" sponsored by the Commission for the Arts and Humanities, and that assist in the development of new arts facilities. 2113.8

### *Action NNW-2.3.A: Urban Design Study*

Undertake an urban design study and pursue funding to improve public space along 14th Street, including signage, tree planting and landscaping, special treatment of bus stops, public art, lighting, and street furniture that uniquely identifies the thoroughfare as an arts district. 2113.9

### *Action NNW-2.3.B: 14th Street Parking Study*

Complete a parking study for the 14th Street corridor and adjacent side streets assessing options for meeting the parking needs of local theaters, churches, restaurants, businesses, and residents. Proposals for shared parking and restriping spaces (from parallel to diagonal) should be explored as part of this study. Any parking changes should ensure that additional parking spaces are managed efficiently, that pedestrian and bicycle safety and movement are ensured. 2113.10

*14th Street is emerging as a pedestrian-oriented shopping street.*

## NNW-2.4 Georgetown Waterfront 2114

At one time, the Foggy Bottom and Georgetown waterfronts included industrial uses such as gas works, glass companies, breweries, and warehouses. Most of these buildings were removed long ago to make way for office, retail, parks, and residential development. Some have been adapted for contemporary mixed use development. The waterfront has emerged as a major activity center, with new parkland west of the Washington Harbour complex. 2114.1

*C&O Canal towpath in Georgetown*

**The extension of the waterfront park from Washington Harbour to the Key Bridge remains a high priority. When the proposed 10-acre waterfront park is completed, the goal of closing the one remaining gap in an otherwise continuous park extending from Hains Point to the District of Columbia line will be achieved.**



The extension of the waterfront park from Washington Harbour to the Key Bridge remains a high priority. When the proposed 10-acre waterfront park is completed, the goal of closing the one remaining gap in an otherwise continuous park extending from Hains Point to the District of Columbia line will be achieved. 2114.2

An extension of the park from Thompson Boathouse to the Kennedy Center also is planned, with separate paths for pedestrians and bicyclists along the water's edge. There are also plans to develop additional non-motorized boating facilities to supplement the Thompson Boathouse. At the present time, there is considerable unmet demand for boating and fishing facilities along this stretch of the waterfront. 2114.3

### *Policy NNW-2.4.1: Georgetown Waterfront*

Provide a continuous linear park connection along the Potomac River waterfront in Georgetown and Foggy Bottom, including paths for pedestrians and bicyclists, fountains, seating areas, landscaping and open space, lighting, public access to the water, new non-motorized boating facilities, and fishing areas. 2114.4

### *Policy NNW-2.4.2: Erosion and Bank Stabilization*

Work with the National Park Service to stabilize the Potomac River Banks, clean tidal flat areas, and reduce erosion along the Potomac shoreline and along Rock Creek. 2114.5

*Action NNW-2.4.A: Waterfront Park Improvements*

Complete the waterfront park and promenade west of Washington Harbour, including an extension of the bicycle and pedestrian path and parkway from the Thompson Boat House to the Kennedy Center. 2114.6

## NNW-2.5 Foggy Bottom/West End 2115

Foggy Bottom is one of the District's oldest residential neighborhoods. It includes a mix of 19th century alley houses, small-scale townhouses, mid rise apartments and condominiums, as well as the campus of George Washington University and GWU Hospital. Major federal uses, including the Department of State and the Kennedy Center, are located in the neighborhood. The neighborhood also includes Columbia Plaza and the Watergate, both mixed use complexes that are predominantly residential. There are also several hotels and office buildings in the area. 2115.1

The neighborhood has a shortage of usable parkland. The Potomac Freeway along the area's western boundary restricts access between the neighborhood, adjacent parkland, the waterfront, and the Kennedy Center. George Washington Circle provides a large centrally located open space, but vehicular traffic around the circle makes it difficult to access. Rock Creek Park itself

is cut off from the area by the freeway; moreover, there are inconsistencies between the Comprehensive Plan and zoning in the area, with the Comp Plan designating the public lands as parks and open space while zoning suggests high-density residential development. Open, green space is the preferred use where such conflicts exist (see Policy 2.5.4 below). 2115.2

The heart of the neighborhood, including the major concentration of 19th century townhouses, was designated a historic district in 1986. In 1992, the Foggy Bottom Overlay District was created to provide further protection to the area, and to maintain the residential development pattern. 2115.3

The West End, just north of Foggy Bottom, is a former industrial and residential area that has been undergoing major change since the late 1970s. The area was rezoned in 1975 to encourage mixed use development. Since that time there has been major office, hotel and residential development, and very few vacant sites remain. The opportunity remains to enhance the M Street corridor between Georgetown and Connecticut Avenue, and to strengthen Pennsylvania Avenue corridor, which currently defines the edge between Foggy Bottom and the West End. 2115.4

The expansion of George Washington University has been an ongoing issue of significant concern in Foggy Bottom and the West End, with neighbors expressing great concerns about the loss of housing stock and the changing character of the community. Continued commercial, hotel, and institutional expansion—coupled with increased regional commuter traffic—has caused major traffic and parking problems and concerns about air quality and disruption of the quality of life. The objectives for land use decisions in the Foggy Bottom/West End area are to conserve and enhance the existing residential neighborhood, maintain and improve existing parkland, and balance the needs of local residents with the needs of the university to carry out its academic mission. Efforts should continue to retain the residential balance of the area, ensure adherence to the Campus Plan, and proactively address neighborhood and university concerns. 2115.5

The area includes the Foggy Bottom/GWU Metro Station, one of the busiest in the system. This station has only one entrance and elevator. A second entrance would be desirable and is encouraged in the future. 2115.6

### *Policy NNW-2.5.1: GWU/Foggy Bottom Coordination*

Encourage continued efforts to improve communication and coordination between George Washington University (GWU) and the Foggy Bottom and West End communities. Campus Plans for the university must demonstrate how the campus can manage its academic mission within its current boundaries and enrollment. These efforts must ensure protection of the residential character of Foggy Bottom. 2115.7

*Foggy Bottom*

*Multi-family housing in the District's West End*

### *Policy NNW-2.5.2: Student Housing and Parking Issues*

Support efforts by George Washington University to place students in residential facilities within the campus boundaries or at the Mount Vernon campus to alleviate pressure on the housing stock in Foggy Bottom/West End and to develop transportation demand management programs and facilities that reduce parking problems on residential streets in the campus area. 2115.8

### *Policy NNW-2.5.3: GWU Building Intensity*

Consider in principle the concept of increasing density on the existing George Washington University campus for future space and facility needs (as measured by the enrollment, staff, and faculty limits set in the approved Campus Plan) provided that steps are taken to avoid sharp contrasts in height and bulk between the campus and the surrounding community, and to mitigate the effects of increased traffic, parking, and other impacts. 2115.9

### *Policy NNW-2.5.4: West End/Foggy Bottom Parkland*

Protect and maximize the benefits of, all parks and open spaces in this area, including George Washington Circle, Juarez Circle and adjacent open space "islands," Rock Creek Park, and Rock Creek and Potomac Parkway. The publicly-owned land between M Street and Virginia Avenue and 26th and 29th Street, which includes both federally-owned and District-owned land, shall be retained as parkland and shall not be used for development or highways. 2115.10

#### *Action NNW-2.5.A: Foggy Bottom/West End Transportation Improvements*

Conduct studies and implement appropriate changes to improve access and circulation between, through, and around the Foggy Bottom and West End neighborhoods, respecting the L'Enfant Plan street grid, protecting Juarez Circle and other parklands as open space, and better incorporating the transportation needs of various institutions and uses into the fabric of surrounding neighborhoods. 2115.11

#### *Action NNW-2.5.B: Washington Circle*

Design and implement pedestrian access improvements to the Washington Circle open space. 2115.12

#### *Action NNW-2.5.C: Zoning/Comp Plan Conflicts on Open Space*

Apply the proposed "Open Space" zoning designation (see Action PROS-1.3.A) to the publicly-owned properties north and south of K Street between 29th Street and Rock Creek Park. 2115.13

#### *Action NNW-2.5.D: Metro Station Access*

Support the development of an additional entry portal to the Foggy Bottom Metro station. 2115.14