

2: VISION

VISION STATEMENT

The Mid City East Small Area Plan provides a framework for conservation, development, sustainability and connectivity in the neighborhoods of Bates/Truxton Circle and Hanover, Bloomingdale, Eckington, LeDroit Park, and Sursum Corda, as well as portions of Edgewood and Stronghold. The vision is to improve quality of life and enhance neighborhood amenities and character while supporting a community of culturally, economically, and generationally diverse residents.

This vision for Mid City East is further framed by the six core themes listed below. The vision associated with each theme reflects the community's values and aspirations for the area. These themes provide an organizational basis for presenting the findings, goals and plan recommendations described in detail in Chapter 3.

1. Neighborhood Character - Mid City East neighborhoods will retain their historic and cultural diversity, while preserving their distinctive architectural character and public spaces.

- 2. Commercial Revitalization** - Mid City East will be an attractive area with thriving existing businesses, emerging small businesses, vibrant retail, and a growing neighborhood residential base. North Capitol Street and other major corridors will provide neighborhood serving retail, dining options and amenities to the community.
- 3. Redevelopment Opportunities and Housing** Mid City East will prosper as an inclusive community with a strong neighborhood fabric, thriving businesses, and a diverse mix of quality housing options.
- 4. Neighborhood Placemaking and Public Realm** Mid City East neighborhoods and corridors will showcase a unique identity and enhanced sense of place. Sidewalks and public spaces will be attractive, safe and well-maintained.
- 5. Parks, Green Space, and Stormwater** Mid City East will enjoy a variety of parks, green spaces, and recreation options. Flooding will be mitigated through the DC Clean Rivers project and the employment of low impact development (LID) stormwater management strategies.
- 6. Connectivity** - Mid City East residents will experience safe and enhanced connectivity between neighborhoods. Residents will be able to travel via car, bus, bicycle, or on foot, through a pleasant environment to their daily destinations.



Photos of Kick-Off Event (April 2013)

3: KEY FINDINGS AND RECOMMENDATIONS

OVERVIEW

The Mid City East Small Area Plan provides recommendations and guidance for the revitalization of the study area's community of neighborhoods. In this chapter, the plan's findings and recommendations are described through six core themes:

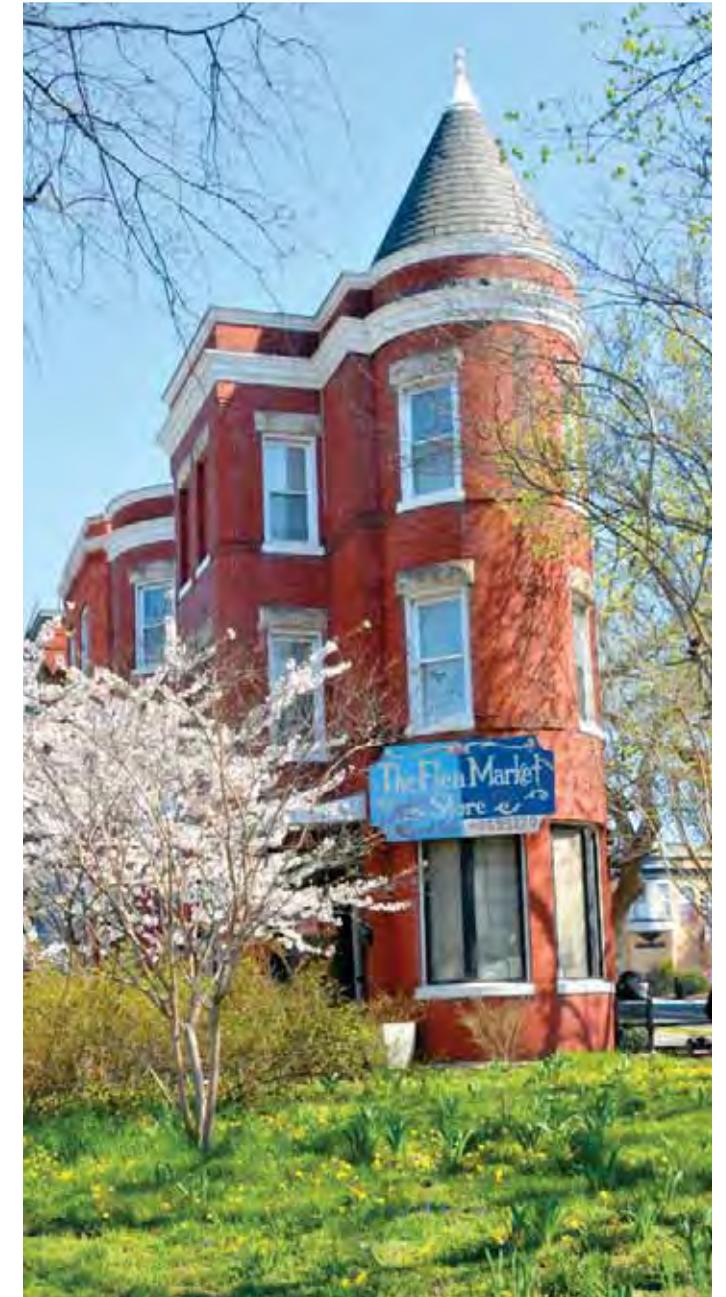
-  **1 - Neighborhood Character** - opportunities to conserve the architectural character and cultural resources of each neighborhood.
-  **2 - Commercial Revitalization** - opportunities to revitalize neighborhood commercial areas including retail, dining, and small office space.
-  **3 - Redevelopment Opportunities and Housing** - opportunities to improve the neighborhoods through infill, new development, and the provision of affordable housing.
-  **4 - Neighborhood Placemaking and Public Realm** - opportunities to enhance neighborhood identity and improve sidewalks and public spaces.
-  **5 - Parks, Green Space, and Stormwater** - opportunities to add or enhance parks and green space while reducing stormwater runoff.
-  **6 - Connectivity** - opportunities to improve connectivity and mobility between neighborhoods and from the neighborhoods to other District destinations.

Core themes are described through a summary of the existing conditions analyses, key findings, vision, goals, and recommendations. Many of the transportation and roadway recommendations in the Connectivity section of this document are taken from DDOT's livability study.

The Mid City East Small Area Plan integrates sustainability at every level through recommendations that support and advance the District's Sustainable DC Plan. Small Area Plan recommendations tie in to specific action items from the Sustainable DC Plan which was released on February 23, 2013. You can find a list of these action items on page 126.



National Geographic Subscription Department at 1709 3rd Street



The Flea Market at North Capitol and Lincoln Rd, NE



Conceptual View of the intersection at North Capitol and P Street North West

EXISTING LAND USES

Existing land uses are illustrated in Fig. 3.1.

Residential - The predominant land use in the Mid City East planning area is residential comprised of an eclectic mix of row houses, single family detached, single family attached, and multifamily homes. This predominantly residential use is a strength of the area and it provides a strong population base to support local businesses.

Retail/Commercial - Retail is concentrated primarily along North Capitol Street and is also found on Florida Avenue, Rhode Island Avenue, and First Street NW. While retail along North Capitol Street struggles, there are pockets of successful neighborhood retail and restaurants in areas such as First Street and Rhode Island Avenue NW. The many retail corner stores are an amenity for residents. Larger concentrations of commercial and retail are located in the NoMa area to the southeast of the study area and in the Mount Vernon Triangle area to the southwest.

Industrial or Production, Distribution and Repair (PDR) - There is a concentration of industrial uses in the Eckington area primarily along 4th Street NE, on the eastern portion of the planning area near the railroad tracks. These uses are located across from residential neighborhoods, though there appear to be few significant conflicts between these two uses in Eckington.

Public Facilities - Many schools and recreation centers exist within the study area. Small to medium parks, and other institutional uses are scattered throughout the community. These are educational and recreational amenities for residents and have the potential to function as centers of community.

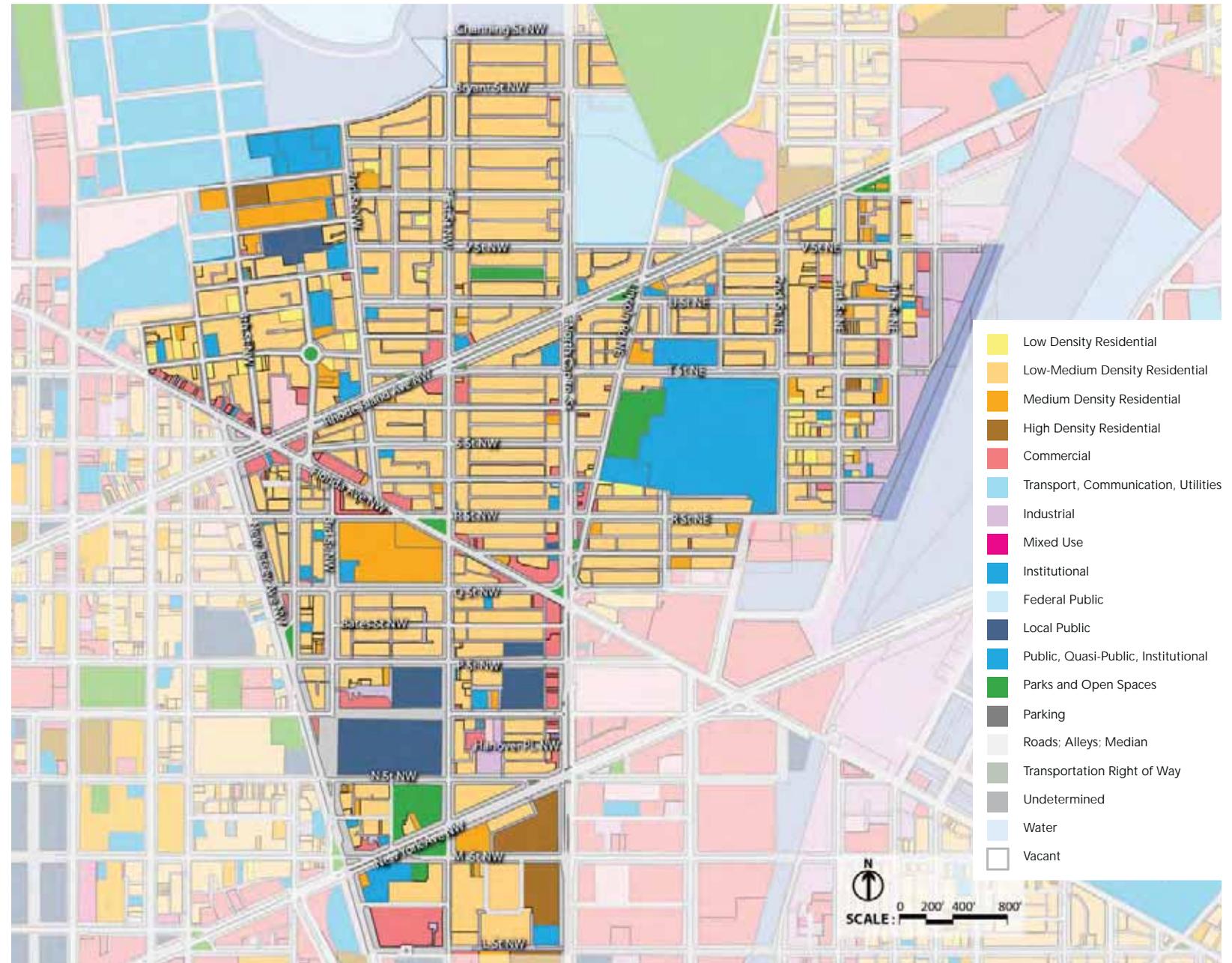


Fig. 3.1 - MCE Existing Land Use Map

1. NEIGHBORHOOD CHARACTER

SUMMARY

The Mid City East planning area encompasses neighborhoods that developed during the late nineteenth and early twentieth centuries including LeDroit Park, Bloomingdale, Eckington, Bates/Truxton Circle, Hanover and Sursum Corda, a low-income cooperative housing development that was constructed in the late 1960s as a part of urban renewal efforts.

Today, over fifty percent of the buildings in Mid City East were constructed before 1939 and as a result, many of the neighborhoods have retained their historic urban character. Each neighborhood's early developmental history is reflected in its historic building stock, providing a distinctive and rich architectural heritage and cultural history. The Mid City East neighborhoods offer a diverse mix of building types including residential, commercial, institutional, and industrial.

Each neighborhood has a varying degree of preservation policies and tools in place to preserve and support neighborhood character. These tools include historic districts, historic landmark designations, heritage trails, and historic site markers/signage. Within the planning area, a total of eleven buildings are listed in the DC Inventory of Historic Sites and in the National Register of Historic Places. These historic landmarks are dispersed throughout the Mid City East neighborhoods, with the largest concentration in the Bates/Truxton Circle and Hanover area. Additionally, two historic districts are located within or near the planning

area: LeDroit Park and Mount Vernon Square. A historic resources analysis was conducted as part of the existing conditions assessment phase of the Mid City East planning project. The analysis included compiling existing research on the development of each neighborhood and executing a series of surveys in coordination with the DC Historic Preservation Office (DCHPO). Through surveys and recommendations from the DCHPO and community members, a list of potential historic landmarks and districts within the planning area was generated. This list was further vetted during community meetings, resulting in a final list of approximately 32 sites and 2 potential historic districts. **See Fig. 3.3.**

Key Findings:

- Historic resources and architecture are highly valued by the community.
- Over fifty percent of the building stock within Mid City East was constructed before 1939.
- Diversity in building types: residential, commercial, institutional, industrial ranging from the 1870s to the 1930s.
- Historic building stock illustrates the rich architectural heritage and cultural history of Mid City East neighborhoods.
- Each neighborhood has its own distinct cultural heritage and architectural character.
- Eleven landmarks listed in the DC Inventory of Historic Sites and in the National Register of Historic Places. One Historic District is located within Mid City East (LeDroit Park)

VISION

Mid City East neighborhoods will retain their historic and cultural diversity and preserve their distinctive architectural character and public spaces.



Corner of First and V Street, NW in Bloomingdale

COMPREHENSIVE PLAN FUTURE LAND USES

The District of Columbia Comprehensive Land Use Map graphically depicts the land uses desired and projected for the future throughout the city. The Mid City East planning area consists predominantly of low to medium density residential development, together with commercial uses along North Capitol Street and Florida Avenue. Smaller commercial nodes are found within residential areas. Higher density retail and mixed use development are found to the north at the McMillan site, to the southwest at Mount Vernon Triangle, and east of study area in NoMa. Industrial uses continue alongside residential in Eckington, while schools, recreation centers, parks and other institutional uses are located throughout the planning area. See Fig. 3.2.

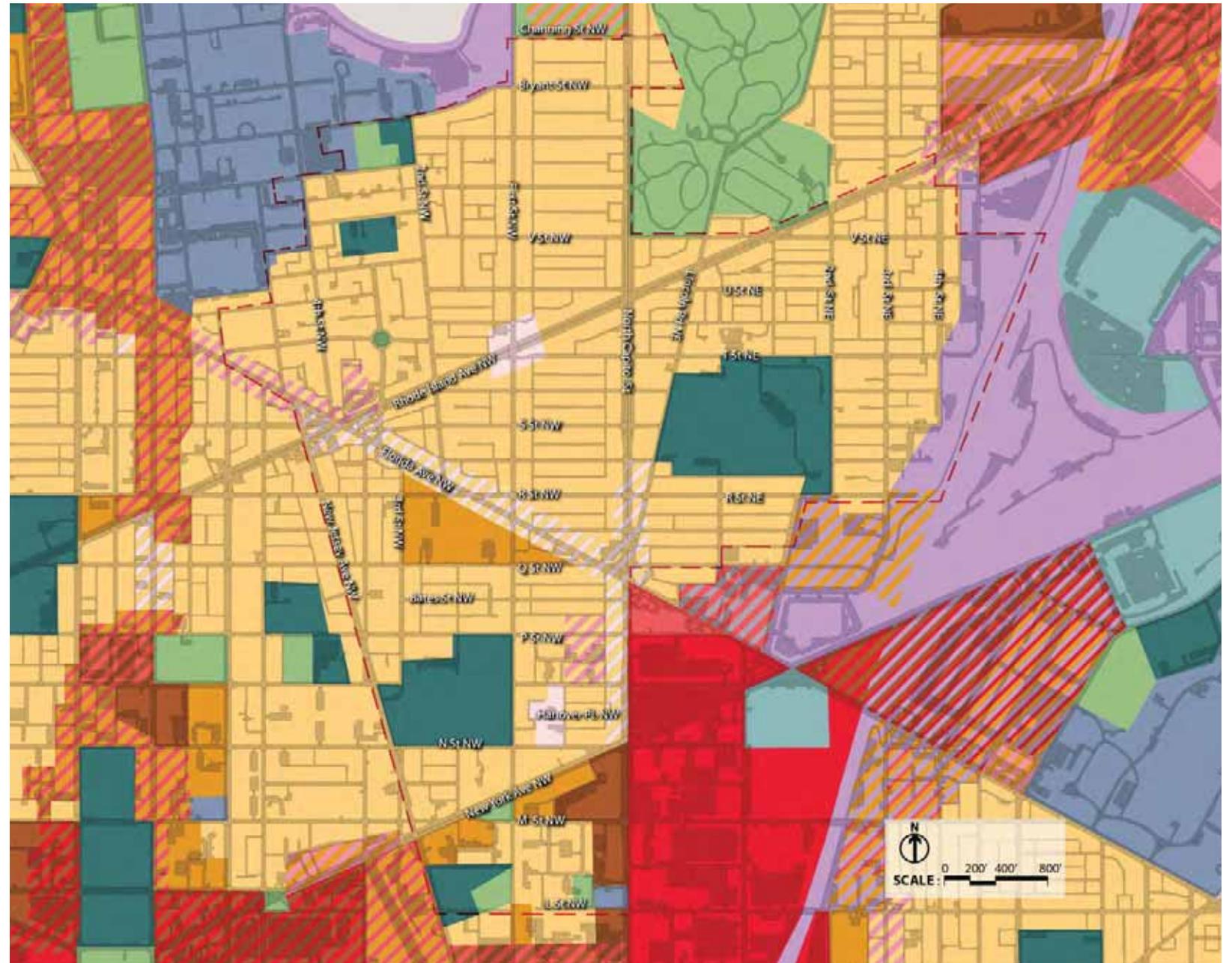


Fig. 3.2 - MCE Comprehensive Plan Future Land Use Map

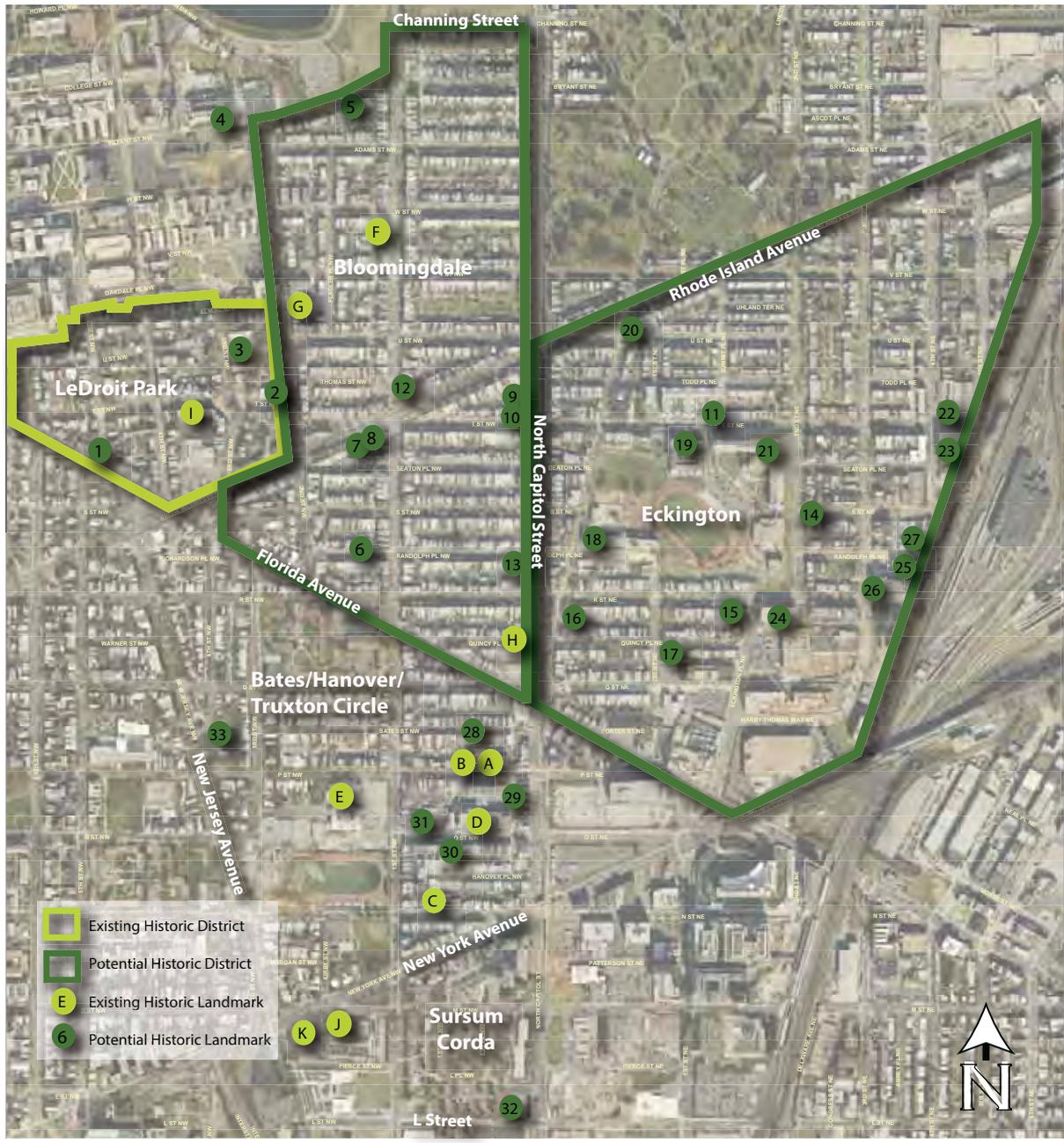


Fig. 3.3 - MCE Designated and Potential Historic Landmarks and Districts

Designated and Potential Historic Landmarks in Mid City East

The list below, and adjacent diagram, show existing designated historic landmarks and districts in Mid City East, and suggests potential new districts and landmarks.

Designated Historic Districts

- LeDroit Park

Designated Landmarks

- A. John Fox Slater School, 1891
- B. John Mercer Langston School, 1902
- C. Chapman Stables (Brass Knob), 1906
- D. Margaret Murray Washington School, 1912
- E. Samuel Chapman Armstrong Technical High School, 1901-1902
- F. Samuel Gompers House, 1902
- G. Nathaniel Parker Gage School, 1904
- H. Old Engine House 12 - Bloomingdale Firehouse, 1897
- I. Mary Church Terrell House, 1894
- J. M Street High School - Perry School, 1890
- K. Augusta & Louisa Apartment Buildings, 1900

Potential Historic Districts

- Eckington
- Bloomingdale

Potential Historic Landmarks

1. Ionia Whipper's Medical Office (1890, 511 Florida Avenue, NW)
2. Anna Julia Cooper Residence (1900, 201 T Street, NW)
3. Lucy Diggs Slowe Hall (1943, 1919 3rd Street, NW)
4. Bryant Street Pumping Station (1904, 300 Block Bryant Street, NW)
5. Hurd House (1905, 116 Bryant Street, NW)
6. Barnett Aden House (1910, 127 Randolph Place, NW)
7. Sylvan Theater (1913, 116 Rhode Island Ave, NW)
8. Bloomingdale Liquor Store Building (1913, 1828 First Street, NW)
9. Saint Martin's Catholic Church #1 (1913, 1900-1909 North Capitol Street, NW)
10. Saint Martin's Catholic Church #2 (1939, 1902 North Capitol Street, NW)
11. Saint Martin's Convent (1923, 116 T Street, NE)
12. Central Methodist Protestant Church (Now Mt Bethel Baptist Church (1902, 1901 First Street, NW)

13. Memorial Church of the United Brethren (Now Metropolitan Wesley Ame Zion) (1904, 1712 North Capitol Street, NW)
14. Early Subdivision Houses - "Villas" (1890s, various locations)
15. Onondaga Apartment (1901, 147-49 R Street, NE)
16. Owasco Apartment (1903, 11 R Street, NE)
17. Eckington School (1897, 111 Quincy Place, NE)
18. Emery School (1901, 1725 Lincoln Rd, NE)
19. Langley High School (1923, 101 T Street, NE)
20. Lincoln Road Methodist Episcopal (1923, 2001 Lincoln Road, NE)
21. McKinley Technology High School (1928, 151 T Street, NE)
22. Eckington Car Barn (1898, 1901 4th Street, NE)
23. Sanitary Grocery Company Warehouse (1899, 1845 4th Street, NE)
24. Sanitary Grocery Company Warehouse (1929, 1629 Eckington Place, NE)
25. Schlitz Brewing Company Bottling Plant (1908, 309 Randolph Street, NE)
26. National Geographic Printing Plant (1924, 326 R Street, NE)
27. National Biscuit Company Stable & Warehouse (1907, 336 Randolph Place, NE)
28. Bates Street - Washington Sanitary Housing Company (1897-1936, Bates Street, NW)
29. Catania's Bakery Building (1905, 1404 North Capitol Street, NW)
30. Letts Grocery Company (1917, 52 O Street, NW)
31. Washington Animal Rescue League (1931, 71 O Street, NW)
32. Mount Airy Baptist Church (1925, 1100 North Capitol St NW)
33. Masjid Muhammad: "The Nation's Masjid." (1519 4th Street, NW)

MID CITY EAST HISTORIC PRESERVATION TOOLS

Historic Landmarks/Historic Districts are designated places that are protected for their contribution to the cultural and aesthetic heritage of DC. They include buildings or districts, archaeological sites, engineering structures, objects, or landscape features. Benefits to property owners can include tax credits for rehabilitation.

Multiple Property Designation focuses on developing historic contexts for discontinuous historic properties that are related historically or thematically. Themes include building types, and architectural styles, context or historic development patterns. This provides a tool for designation of an area that is not eligible for historic district designation.

Conservation Districts While not a preservation tool currently available in the District, Conservation Districts have been a topic of discussion and their potential applicability to the neighborhoods of Bloomingdale and Eckington noted. Specifically, the Comprehensive Plan in Policy MC-1.2.6 and Action MC-1.2.A: Conservation Districts states: "Consider the designation of Columbia Heights, Eckington, Bloomingdale, and other Mid-City neighborhoods as "Conservation Districts." Design standards and review procedures for such districts would be less rigorous than those used in Historic Districts, but would strive for more compatible infill development and maintenance of historic building scale, mass, and height conditions. "

Façade Grant Programs are funded through private or public funds, to encourage historic preservation. Most are targeted to older buildings or long-established businesses.

Heritage Tourism promotes places and activities that represent stories of past and present generations of a neighborhood, preserve its heritage, and make it accessible to both residents and visitors.

Rowhouse street in Bloomingdale



Key Findings Continued:

- There are opportunities for cultural tourism focused on African-American Heritage, alleyways, churches, schools, industrial history.
- Most Mid City East residents support reinvestment and new construction in their community, but are opposed to insensitive changes that damage the human scale and character that make their neighborhoods attractive. While some new development has been welcomed, others have been seen as incompatible with existing community character.
- Few historic designations in Bloomingdale and Eckington.
- Current historic designations do not represent history beyond the 1920s.

RECOMMENDATIONS

GOAL #1: Create the structure and engage the tools for pursuing neighborhood-led conservation efforts.

MCE 1.1 - Develop a community-led neighborhood conservancy to lead historic preservation efforts and build consensus around preferred preservation strategies in Bloomingdale.

MCE 1.2 - Explore options for designating Bloomingdale as a Historic District. After the designation, share lessons learned with other Mid City East neighborhoods.

MCE 1.3 - Develop a community-led neighborhood conservancy to lead historic preservation efforts

and build consensus around preferred preservation strategies in Eckington.

MCE 1.4 - Explore options for designating Eckington as a Historic District. After the designation, share lessons learned with other Mid City East neighborhoods.

MCE 1.5 - Develop a community-led neighborhood conservancy to lead historic preservation efforts and build consensus around preferred preservation strategies in Bates/Truxton Circle and Hanover.

MCE 1.6 - Explore designating individual buildings under a multiple property document for the row houses on Bates Street, in an effort to preserve the cultural relevance of the sanitary housing movement.

MCE 1.7 - Prepare educational material that outlines the pros/cons associated with various preservation tools based on neighborhood models to inform and equip neighborhood conservancies.

GOAL #2: Reinforce and support neighborhood identity.

MCE 1.8 - Augment existing signage programs or establish new neighborhood signage for LeDroit Park, Bloomingdale, Eckington, and Bates/Truxton Circle and Hanover. Create unique designs including art, landscape, and/or streetscape and street furniture to identify the distinctive character of each neighborhood.

MCE 1.9 - Create markers to commemorate lost landmarks such as the former Truxton Circle and fountain that once served as a neighborhood anchor and landmark. *WT2.2

T Street Market at 4th Street, NW



Neighborhood	Historic District	Historic Landmarks	Identified Potential Landmarks	Potential Historic District	Multiple Property Designation	Strengths
Bates/Truxton Circle & Hanover		5	4		●	<ul style="list-style-type: none"> • Blocks with intact row houses • Largest concentration of designated landmarks
Bloomingtondale		3	9	●		<ul style="list-style-type: none"> • Intact row house neighborhood • Strong historic commercial corridor along Rhode Island and portions of North Capitol Street
Eckington		0	15	●		<ul style="list-style-type: none"> • Somewhat intact row house neighborhood • Strong historic industrial corridor along eastern edge
LeDroit Park	●	1	3			<ul style="list-style-type: none"> • Oldest neighborhood in the study area • One of two historic districts in MCE and immediate vicinity
Sursum Corda		2	1			<ul style="list-style-type: none"> • Mid to late 20th century public housing bordered by late 19th and early 20th century institutional and residential buildings

Fig. 3.4 - Historic Resources Summary Table



2. COMMERCIAL REVITALIZATION

SUMMARY

The purpose of the market analysis was to gain an understanding of the current market conditions and potential as well as the reality for commercial revitalization, housing, redevelopment and infill in the Mid City East planning area.

Demographic Highlights

- Younger and more affluent childless households are moving to the neighborhood that was once primarily comprised of older residents and larger family households.
- 17,858 people live in 7,308 households.
- The population has risen steadily at 1.2% per year, with most of the growth occurring in Bloomingdale and Sursum Corda.
- Over half of Mid City East residents have moved in since 2005.
- Mid City East household sizes have shrunk from an average of 2.88 people per household to 2.44 people per household.
- The number of single young professionals and couples has increased.
- Families have decreased from 55% percent in 2000 to 42% in 2013.
- Households with children decreased from 24% to 15%.

- Median home size declined between 2000 and 2010, resulting in a lower supply of homes that have enough bedrooms to support families with children.
- Area household incomes have nearly doubled between 2000 (\$32,300) and 2013 (\$60,100).

Retail Analysis

- Primarily neighborhood-serving and locally-owned businesses.
- Retail is clustered along arterial roads.
- Some convenience retail is scattered throughout the study area.
- Minimal growth and reinvestment in most areas.
- Successful, growing food and beverage cluster in the commercial area around First Street and Rhode Island Avenue NW.
- Food service and convenience stores in Mid City East capture over 50% of local resident spending.
- Retail uses are very limited and capture only 5% of residents' retail spending.

A city-wide influx of residents and rising incomes will impact the local real estate market by enhancing the consumer base for neighborhood businesses and may continue to drive up home prices and rents. The combination of development constraints and underperformance of existing commercial buildings suggests that there is a greater opportunity to improve the viability of existing retail spaces than to construct new space.

VISION

Mid City East will be an attractive area with thriving existing small businesses, emerging small businesses, vibrant retail and a growing neighborhood residential base. North Capitol Street and other major corridors will provide neighborhood serving retail, dining options and amenities to the community.



First Street at Rhode Island Avenue, NW

WHAT IS A NEIGHBORHOOD CONSERVANCY AND WHAT CAN IT DO?

A **Neighborhood Conservancy** is a community led organization that can advocate for cultural heritage and historic preservation, explore the implementation of existing preservation tools, or new preservation strategies. A **Neighborhood Conservancy** can:

- Consult with the DC Historic Preservation Office to learn about relevant preservation tools.
- Build consensus around preferred preservation strategies.
- Explore private and grant funding to support survey and research efforts.
- Develop pattern books and other educational material to document varied architectural styles, neighborhood history and educate community about the benefits of compatible design and conservation of character defining architectural features.
- Coordinate with existing heritage education efforts such as Cultural Tourism DC, Heritage Trails and the African American Heritage Trail to develop neighborhood tours.





Old Engine Company #17 - Washington Firehouse Restaurant

Given a reasonable capture rate of local and outside spending and the availability of ideal retail spaces, it is estimated that 22 new stores could be added to the Mid City East area by 2018. Key opportunities include an increased diversity of restaurants, and neighborhood goods and services.

Future new development outside the study area at the McMillan Reservoir, Howard Town Center and CityMarket at O, will provide new retail near the study area, and an increase in area population. However, most of the opportunities for development of new commercial space within Mid City East are concentrated in key cluster areas along North Capitol Street, both within the study area boundaries and adjacent parcels in the NoMa neighborhood. The area on the west side of North Capitol Street, between New York Avenue and Randolph Street could attract a robust and diverse mix of uses, particularly entrepreneurial/creative services that build upon the existing presence of the

O Street Studios and Fab Lab; neighborhood retail and services especially in mid-sized redevelopment sites; and small concentrations of neighborhood dining and social spaces.

A successful revitalization effort will need to address several challenges, including perceptions of safety, ground floor vacancy, continuity of commercial uses, high automobile traffic volumes, unfavorable pedestrian conditions, underinvested and blighted storefronts, loitering, and other public realm deficiencies.

There are two major opportunities for enhanced and expanded neighborhood-oriented retail: 1) Grow collective neighborhood purchasing power through increased density in and around Mid City East, and 2) Leverage public and nonprofit support that can promote retail revitalization through coordinated marketing, public realm management, provision of technical assistance to business and property owners, and operational and capital funding for targeted initiatives and investments.

Office and Industrial Analysis

- 3,200 people work in the Mid City East study area.
- 55% work in the information, health care, or professional/technical services sector.
- Office use is predominantly limited to spaces in converted townhomes, spaces originally designed for traditional retail use, and upper floors above retail establishments along the commercial corridors.

- Available office spaces are generally small (under 5,000 SF) and more affordable than citywide office rents (\$38 per square foot).
- Industrial and flex space (400,000 SF in 14 buildings) are primarily concentrated between 4th Street NE and the railroad lines in the eastern portion of Eckington.
- Industrial space is almost fully leased and commands competitive rents around \$14 per SF.
- A high concentration of small businesses and people working from home demonstrate an entrepreneurial spirit.
- In Bloomingdale, nearly 10 percent of employed residents work from home, twice the citywide average.
- Mid City East has comparable accessibility and more affordable rents relative to nearby NoMa and Downtown DC.

The mix of office, industrial, and creative space fosters opportunities to promote local entrepreneurship, enable business diversification, enhance the unique character of the neighborhoods within Mid City East, and create value in non-traditional and under-performing spaces along North Capitol Street.

Accessibility and affordable rents could help attract small businesses and start-ups. Overall, there is limited opportunity to provide considerably more square footage of office or industrial space, but upper floors of buildings on North Capitol Street have the potential for becoming repurposed as more effective work spaces. Select infill development sites also present an opportunity to include creative workspaces on the ground floor of new mixed-use projects.

RECOMMENDATIONS

Goal #1: Improve resident access to healthy food and dining opportunities throughout Mid City East.

MCE 2.1 - Building on the success of the Bloomingdale Farmer's Market, increase year round access to healthy food options for Mid City East residents by encouraging corner store owners to enroll in DC Central Kitchen's Healthy Corners, the Healthy Food Retail Program (administered by DSLBD), and similar programs to expand availability of fresh local produce and healthy prepared foods. Provide technical assistance to help accelerate the application process. *FD2.1, FD2.3

Goal #2: Strengthen and expand the dining cluster emerging at the intersection of Rhode Island Avenue and First Street NW, and the dining establishments along North Capitol Street.

MCE 2.2 - Reinforce the market positioning of the commercial cluster around Rhode Island Avenue and First Street NW as a dining destination that attracts patrons from neighborhoods outside Mid City East through attraction of additional food service businesses and expanded marketing efforts in partnership with the Restaurant Association of Metropolitan Washington (RAMW.)

MCE 2.3 - Explore potential to host a "Taste of ..." or similar-type event on the vacant lot at Florida Avenue and North Capitol Street to highlight neighborhood food service operators and other small businesses, as well draw to attention to North Capitol as a viable commercial street. *FD2.2



Windows Cafe and Market at Rhode Island Avenue and First Street, NW

MCE 2.4 - Identify opportunities for the development of a food service incubator that provides emerging entrepreneurs and caterers with access to shared kitchen and food preparation space, which will in turn lower operational overhead and result in economies of scale through cooperative purchasing and increased market exposure.

MCE 2.5 - Support and coordinate with the efforts of the Rhode Island Avenue Main Street organization.

Goal #3: Leverage Mid City East's unique location along North Capitol Street to support its commercial corridor vitality and local entrepreneurs. Build on existing efforts by

exploring new programs and incentives to improve and promote commercial areas throughout Mid City East, including the emerging creative economy cluster.

MCE 2.6 - Implement an approach to commercial revitalization on North Capitol Street that builds on existing assets, fills market voids, and acknowledges the limitations of North Capitol Street as a traditional retail street. A diverse and robust mix of uses could include entrepreneurial production and creative services; day-to-day goods and services; and the expansion of neighborhood dining.

MCE 2.7 - Inventory, monitor, and encourage development of "boutique/small" office space (10,000 square feet and less) along the North Capitol Street corridor, specifically focused on the segment south of P Street, that may offer appropriate space for a diverse and robust mix of uses including arts uses, creative services companies, and start-ups. *BE2.3

MCE 2.8 - Encourage property owners in the industrial/production, distribution, and repair (PDR) portions of Eckington to retain and, where possible, expand warehouse/flex spaces that may offer appropriate space for small-scale production tenants. **BE2.3*

- Assist businesses, entrepreneurs, and developers in accessing funding for industrial space improvements as well as resources for business start-up and operation.
- Work with property owners, business associations, and businesses, highlight the potential for emerging industries in the creative, green, and technology sectors to be tenants of PDR space. As part of this, share findings and recommendations from the Ward 5 Industrial Land Transformation Study.
- Identify opportunities for appropriate PDR spaces to incorporate a retail experience that is complimentary to production activity and takes advantage of pedestrian and bike accessibility.

MCE 2.9 - Promote the MCE area to the creative economy community as a more affordable alternative to downtown and other high-rent office markets, but with a similar level of access to transit and amenities. **BE2.3*

MCE 2.10 - Expand the focus of North Capitol Main Street business recruitment efforts beyond traditional retail (consumer businesses) to include creative services, physical and graphic design companies, arts organizations, and technology-based start-ups (producer businesses). **BE2.3*

MCE 2.11 - Market available arts and performance space (temporary and permanent) through



The Red Hen Restaurant at First and Seaton Place, NW

DC Space Finder and other property listing channels that target the creative economy sector. **BE2.1*

MCE 2.12 - Identify funding for a business plan competition to attract start-up companies and creative economy entrepreneurs to Mid City East. **BE2.2*

MCE 2.13 - Provide assistance to the North Capitol Main Street leadership to regularly evaluate and update the organization's business plan to help prioritize ongoing initiatives and allocation of funds.

MCE 2.14 - Continue to provide clean and safe services along North Capitol Street through the DSLBD-funded Clean Team.

MCE 2.15 - Develop a work plan to provide technical assistance to business and property owners in facilitating development approvals, licensing, applications for District grant funding (such as Great Streets) for storefront and physical property improvements.

MCE 2.16 - Develop a marketing and branding strategy for North Capitol Street that highlights the existing character and retail node as a burgeoning area for small independent businesses in existing buildings, while encouraging larger, established retail to anchor new development. Restaurants, the creative economy, retail shops and other small businesses should be encouraged as tenants to create a more vibrant retail street.

MCE 2.17 - Implement the Vibrant Streets Retail toolkit for the North Capitol Street corridor within Mid City East.

MCE 2.18 - Establish a task force to address loitering and safety issues. Task force should include



New Jersey Avenue at Q Street, NW

representatives from NCMS, ANCs, MPD, residents and business and property owners.

Goal #4: Improve the appearance and functionality of commercial properties in MCE through reinvestment in façades and interior spaces.

MCE 2.19 - Promote commercial façade improvements and rehabilitations for properties along North Capitol Street guided by established programs, incentives, or guidelines. **WS2.3*

MCE 2.20 - Promote commercial façade improvements and rehabilitations for properties along Rhode Island Avenue guided by established programs, incentives, or guidelines. **WS2.3*

MCE 2.21 - Provide outreach to commercial property owners in MCE neighborhoods to ensure that they are knowledgeable about programs such as DC Main Streets and Great Streets.

MCE 2.22 - Encourage existing property owners and new development, where possible, to design ground floor space in new development, with sufficient flexibility to provide larger retail bays that can accommodate more established businesses and regional/national credit tenants.

MCE 2.23 - Encourage property owners on North Capitol Street to upgrade and reposition upper floor spaces to provide affordable workspace.

MCE 2.24 - Provide technical assistance to help facilitate the Certificate of Occupancy process for small property owners seeking a change of use. **JE1.1*

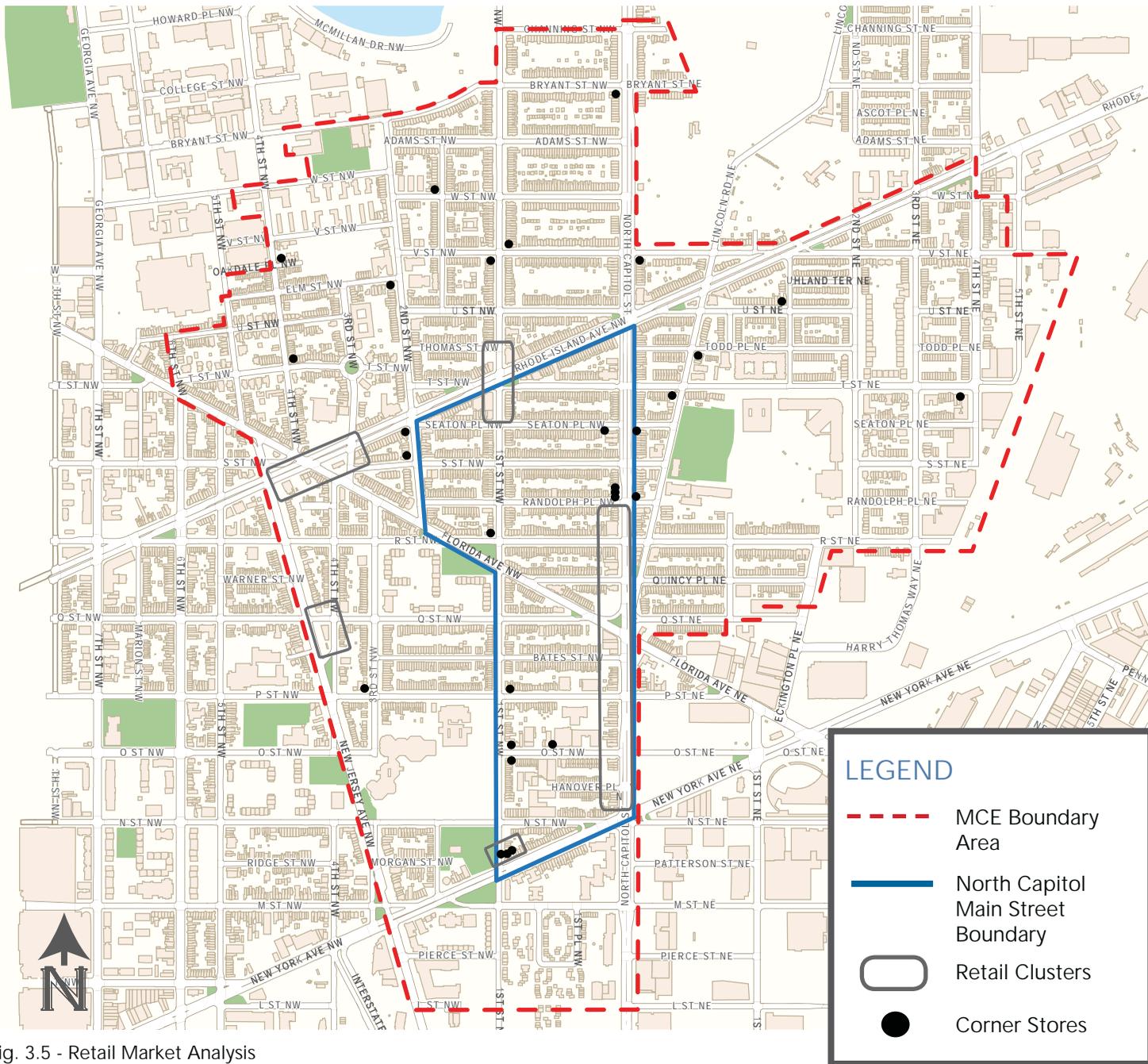


Fig. 3.5 - Retail Market Analysis

MID CITY EAST COMMERCIAL REVITALIZATION TOOLS

Great Streets is a grant program administered by the Office of the Deputy Mayor for Planning and Economic Development. Grants are up to a maximum of \$85,000 each to support and foster growth amongst small businesses. Grant funds may be utilized to reimburse the grantee for the purpose of capital expenditures to improve the subject property. Grant opportunities exist on North Capitol Street and Rhode Island Avenue in Mid City East.

Vibrant Retail Streets Toolkit equips retailers, landlords, business and neighborhood associations, nonprofits and government agencies with the tools and requirements needed to support more successful and dynamic retail streets in the District. For more information: visit www.vibrantstreetdc.com.

Department of Small and Local Business Development (DSLBD) provides services and funding to help retail corridors and strengthen our neighborhoods to improve the quality of life for everyone living in the District. Small and local retailers are found in clusters along the traditional commercial corridors. Through neighborhood renewal programs, DSLBD supports nonprofit organizations and small businesses working to revitalize the District's retail districts. Examples of programs are:

- DC Main Streets Program
- Business Improvement Districts (BIDs)
- Clean Teams
- Healthy Food Retail
- Streetscape Loan Relief

Please go to the DSLBD website for more information about their programs and assistance: <http://dslbd.dc.gov/service/revitalizing-our-neighborhoods>

3. REDEVELOPMENT OPPORTUNITIES AND HOUSING



SUMMARY

There has been little new development within the Mid City East study area. Most of the significant large-scale recent and/or planned construction is underway nearby, especially in the adjacent NoMa neighborhood. There are a limited number of large potential redevelopment sites within the study area.

There are a few vacant sites with potential for new development, most notably the property at the intersection of North Capitol Street and Florida Avenue NW. Most potential redevelopment opportunities are underutilized sites with existing buildings, such as the UPO site in LeDroit Park, or buildings with the potential for adaptive reuse development, such as the Langston and Slater Schools on P Street NW and the Emery School in Eckington. Potential development and redevelopment opportunity sites are illustrated in **Fig. 3.6**.

Housing Analysis

- Mid City East has 8,393 existing housing units with 1,925 new housing units between 2000 and 2013, a two percent average annual increase.
- Significant investment has occurred in the Mid City East neighborhoods as demonstrated by the renovation and restoration of existing housing stock.

- 177 housing units currently planned or proposed within Mid City East.
- 11,500 units planned or underway just outside of Mid City East (7,200 units in NoMa alone, including projects currently under construction).
- Mid City East has a greater proportion of subsidized housing (15% of all units) than DC does as a whole (13% of all units).
- There are approximately 3,600 units of Low Income Housing Tax Credit (LIHTC) housing and 2,600 units of Section 8 housing in and near the study area.

The bulk of the housing stock in Mid City East consists of pre-1950s row homes, a product type that has historically appealed to homebuyers and renters seeking attainably priced single family homes relative to other close-in neighborhoods. Mid City East has a higher rate of home ownership (48% own, 52% rent) than the DC average (42% ownership), indicating residents' commitment to the neighborhood and desire to invest in it.

Increased demand for housing near downtown DC has led to significant appreciation in home values and increased rents in Mid City East. There are a few large affordable or public housing communities in Mid City East including Sursum Corda, the Kelly Miller and Sibley developments, and the Northwest Cooperative Homes.

Despite the supply of income-restricted housing, the neighborhood has become increasingly unaffordable to many middle and lower-income households. In fact, approximately 40% of households spend over 35% of their income

VISION

Mid City East will prosper as an inclusive community with strong neighborhood fabric, thriving businesses and a diverse mix of quality housing options.



Rowhouses in Eckington, NE

on housing. More than 30% is considered cost burdened. Home values have risen sharply with a 9% annual growth since 2000, while rents have risen by a 7% annual increase since 2000. This increase in rent has caused some residents to relocate to more affordable neighborhoods.

The high volume of pipeline housing development in neighborhoods adjacent to Mid City East will somewhat temper future cost increases by adding to the supply of available units to help meet increased market demand. Most of the new housing developments will also have affordability requirements through inclusionary zoning, which will set aside units specifically targeted to households earning less than 50% and/or less than 80% of area median income. However, given limited opportunities to build new housing within the study area proper, it will become increasingly challenging for lower-income families to remain in the neighborhood with the exception of those home owners who are already living in affordable developments.

Approximately 2,400 new units are projected to be developed in Mid City East by 2025 including units created through the subdivision of existing housing stock, and small multifamily developments throughout the neighborhood. Projections show that there is a significantly higher proportion of demand for units with lower prices and rents than is available in the market. While Mid City East is challenged by limited development capacity, there are select opportunities to preserve and expand affordable housing supply. Most notable is the potential mixed-income redevelopment of Sursum Corda which is being pursued by the cooperative.



Townhomes at 3rd and S Street, NE

RECOMMENDATIONS

GOAL #1: Support strategic land use designation changes on key sites and the redevelopment of publicly-owned properties.

MCE 3.1 - Pursue a future land use designation change at the intersections of North Capitol Street and New York Avenue and North Capitol and Florida Avenue, from low density commercial/moderate density residential to moderate density commercial/medium density residential to encourage mixed-use development and

create a thriving neighborhood edge with a welcoming physical environment. **See Figs. 3.6** for redevelopment and infill opportunity parcels.

MCE 3.2 - When development is achieved through a Planned Unit Development (PUD) process, the ground floor of development on the west side of North Capitol Street in the study area should accommodate retail services. **BE1.1*

MCE 3.3 - When development is achieved through a PUD process, redevelopment of vacant and underutilized properties at the four corners of the intersection of Florida Avenue and North Capitol

Street within Mid City East should incorporate ground floor commercial uses with entrances facing sidewalks along or proximate to North Capitol.

MCE 3.4 - Ensure that new development enhances public space by requiring new development to use alleys for all vehicular access to the site and that mechanical equipment (i.e. transformers) are located on private property or alleys.

MCE 3.5 - Integrate energy efficient lighting on buildings and in sidewalk elements in new development and redevelopment.

MCE 3.6 - Solicit proposals to redevelop properties controlled by the District into creative mixed-use, residential or commercial developments. **See Fig. 3.6.** *BE1.1, BE2.3, NA2.1, NA 2.2, NA2.4, WT2.2, NA3.5

- The DHCD parcels on the south side of Florida Avenue at Q Street NW – Pursue a land use designation change from Moderate Density Residential/Low Density Commercial to Medium Density Residential/Moderate Density Commercial in an effort to encourage site redevelopment.
- The Langston and Slater school buildings on P Street NW – As redevelopment opportunities arise for these sites, and when existing uses are no longer relevant or can be included in the redevelopment plan, adaptively reuse and redevelop both buildings together. Consider innovative business uses, including creative economy start-ups, to complement development along North Capitol Street. Residential and cultural uses should also be considered.



Kelly Miller Public Housing in LeDroit Park

- The former Emery School site in Eckington – Pursue a land use designation change from moderate density residential to moderate mixed use/light industrial. As redevelopment opportunities arise for this site, and once existing uses are no longer needed or can be included in the redevelopment plan, adaptively reuse the former Emery School building as part of a place-making redevelopment of the entire Emery School site for Eckington as a long-term future project. Encourage mixed use development including neighborhood-scale retail, live/work, office, residential, light industrial, public amenities, and green space.

GOAL #2: Encourage infill of privately-held vacant lots and increase site utilization to strengthen neighborhood fabric and create opportunities for new housing, unique retail offerings, and/or workplaces.

MCE 3.7 - Pursue a future land use designation change for the corner of North Capitol and Hanover Streets, NW from low density residential to moderate density commercial/medium density residential.

MCE 3.8 - Infill vacant parcels, redevelop underutilized parcels or repurpose existing vacant buildings. *BE2.3, NA2.4, WT2.1, WT2.3

Opportunities include:

- Underutilized properties at Rhode Island and Florida Avenues NW, including the UPO site, post office site, and gas stations
- Underutilized small commercial property bounded by New Jersey Avenue, Q, 4th, and Franklin Streets NW
- Underutilized property at 326 T Street NW, Mary Church Terrell House
- Vacant site at the corner of Rhode Island Avenue and 3rd St NE
- Vacant site at the corner of Randolph Place and 3rd Street NE
- Vacant sites along North Capitol Street NW at Bates Street and Hanover Place
- New York Pizza site at the intersection of North Capitol Street, Florida Avenue NE and Q Street NE
- Vacant site at the corner of Lincoln Road and Randolph Place NE
- Vacant parcel between Hanover and O Street NW, along the west side of North Capitol Street
- Vacant parcel at the NE corner First & O Street
- Vacant parcel on the west side of Kirby Street at the intersection of New York Avenue (former DC Public Library kiosk site)

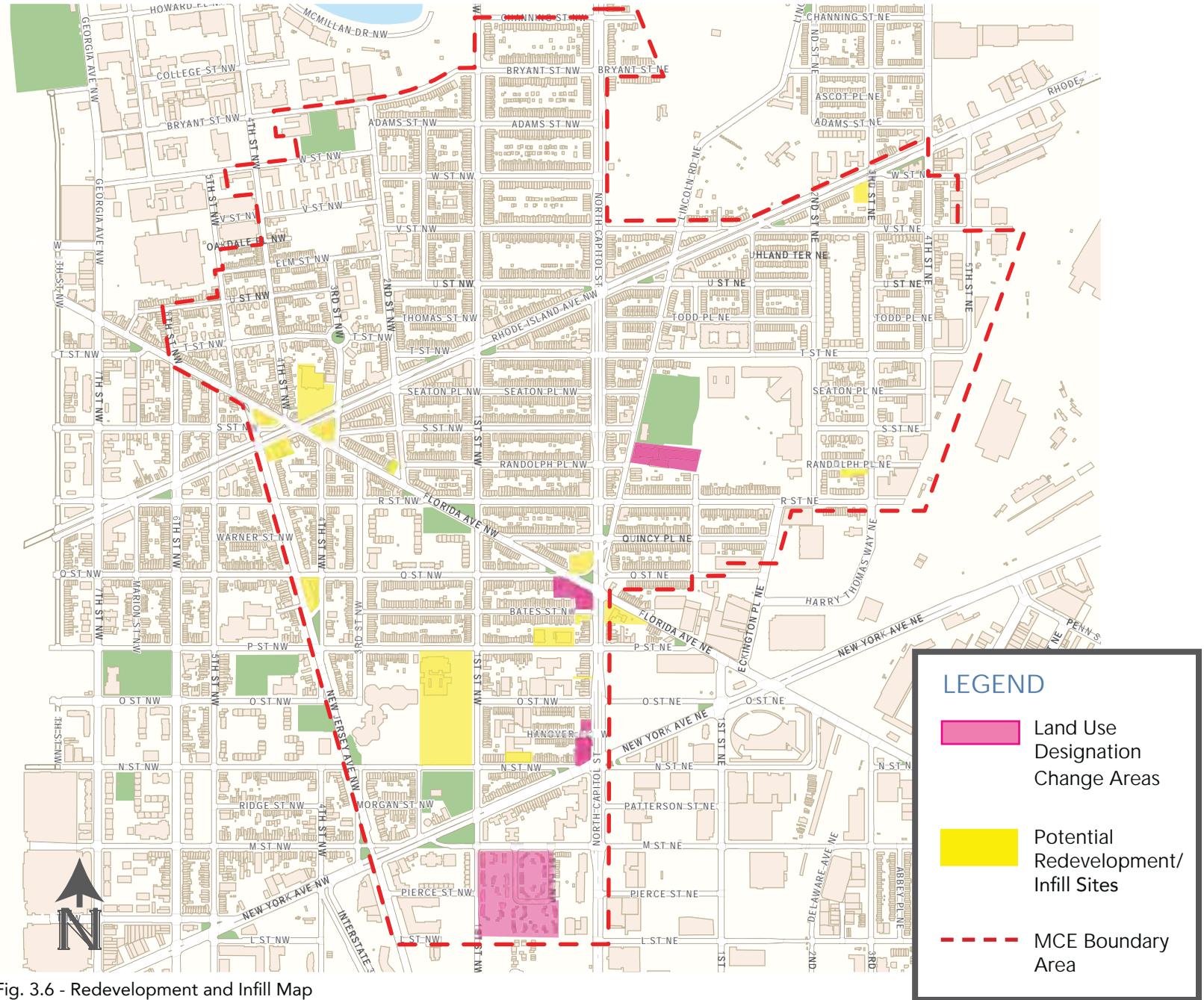
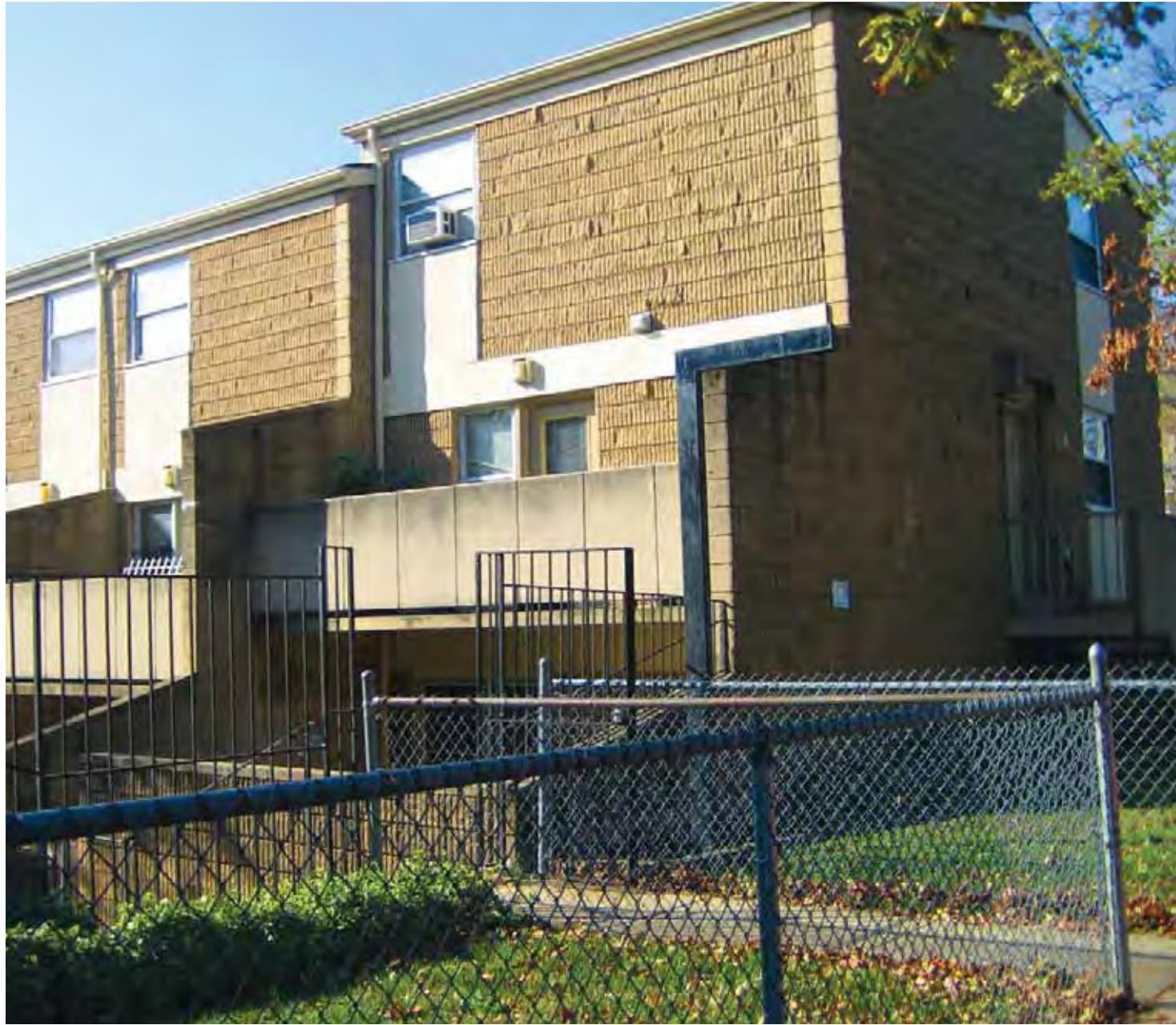


Fig. 3.6 - Redevelopment and Infill Map

LEGEND

- Land Use Designation Change Areas
- Potential Redevelopment/Infill Sites
- MCE Boundary Area



GOAL #3: Support the redevelopment of Sursum Corda

MCE 3.9 - Change the future land use designation of Sursum Corda from moderate density residential and low density commercial to high density residential and medium density commercial. Development under the new land use designation should be achieved through a Planned Unit Development and should meet the following criteria and encourage the development of a mixed-income neighborhood through:

- The provision of 199 affordable units within the project at varying levels and types of subsidies not to exceed 60%. **BE1.1, BE2.5*
- The addition of market rate units that will represent at least 66% of the total units developed on site.
- Reflect the height and scale of existing neighborhood developments, including the recently constructed SeVerna. Development on the Sursum Corda site should step down towards First Street NW and towards the Mt. Airy Baptist Church, and step up towards North Capitol Street NW.
- Extend the street grid, including L Street NW from First Street NW to North Capitol Street, NW and Pierce Streets NW between First Street NW and First Place NW.
- Include sustainable development components such as green/park space and other community amenities. **EN1.3, NA 2.1, NA 2.2, NA2.4, N 3.5, WS2.3, WT 2.1, WT 2.2, BE 3.1*

Sursum Corda Co-operative

*GOAL #4: Maintain or increase the number of affordable housing units throughout MCE to better serve all household types, including families. *BE1.1, BE2.5, BE3.1*

MCE 3.10 - Use the DC Preservation Catalog of affordable units to develop early intervention techniques to preserve affordable units prior to expiration of affordability controls.

MCE 3.11 - Provide incentives to developers to include affordable units above and beyond the minimum required for inclusionary zoning.

MCE 3.12 - In the event of long-term future redevelopment of current public housing or private affordable housing developments, maintain or increase the number of affordable units on site.



Rhode Island Avenue at New Jersey Avenue, NW



North Capitol Street at Florida Avenue, NW



Sursum Corda Co-operative



Capitol Food Mart - 1634 North Capitol Street

4. NEIGHBORHOOD PLACEMAKING AND PUBLIC REALM



SUMMARY

Throughout the planning process, Mid City East residents expressed a strong sense of community identity but also a concern with the inconsistency of the outward identity and sense of place of each neighborhood. For instance, the gateway in LeDroit Park is a distinctive feature identifying that neighborhood. Bloomingdale and Eckington have banners. The retail and restaurant enclave at Rhode Island Avenue and First Street NW is a place that gives a sense of identity to the Bloomingdale neighborhood. Eckington and Bates/ Truxton Circle and Hanover have no identifying placemaking or community gathering spaces. Their neighborhood identities should be strengthened.

Neighborhood Fabric

The neighborhoods of Mid City East are strong in neighborhood character and fabric. Each community is distinct in its history and unique development over the years. The layout of the eclectic mix of building types in Mid City East – row houses, single family and multifamily homes, small commercial, industrial, and institutional uses, as well as the street and block networks, provide the neighborhoods their strong fabric and cohesiveness.

However, gaps from underutilized and vacant parcels in various places weaken the urban texture and become areas for loitering and vandalism. Further challenges include a limited presence of

large development sites in the study area. Parcel depths along the main commercial corridors are shallow, making larger retail establishments, residential development, or office buildings difficult or impossible to accommodate. Although there are significant barriers to large scale development, the existing vacant and underutilized sites are opportunities for new development on a smaller scale. This new development would strengthen the urban texture, by providing needed amenities and services for residents, creating opportunities for improved streetscape and public spaces, and bringing an additional population to add “eyes on the street.”

Pedestrian Experience

Most destinations within Mid City East are within walking distance. However, the pedestrian experience throughout the Mid City East planning area varies considerably from neighborhood to neighborhood and from the major corridors and roadways to the internal neighborhood streets. The quality and maintenance of streetscape is inconsistent in many areas with mostly well-maintained sidewalks on internal neighborhood streets. However, there are pockets throughout the study area where trees, paving and vegetation require maintenance. Along major roadways, North Capitol Street and Florida Avenue in particular, the streetscape needs improvement, with narrow sidewalks and wide and frequent curb cuts that detract from the walking experience and create a lack of cohesion in the public space. Storefronts in many of the areas along North Capitol Street and Florida Avenue are dated and lack maintenance. Such storefronts, coupled with loitering, which residents identified as a major issue,

VISION

Mid City East neighborhoods and corridors will showcase a unique identity and enhanced sense of place. Sidewalks and public spaces will be high quality, safe and well-maintained.

create the perception of a lack of safety. Storefronts should be designed to be more inviting to customers, and the issue of loitering needs to be examined and addressed.

North Capitol Street

The neighborhoods of Mid City East are located along an important spine in the District of Columbia, North Capitol Street. This major thoroughfare connects downtown DC to northern parts of the city, and Maryland. It also has great symbolic importance as a gateway into the District on axis with and providing views to the Capitol and National Mall.

However, this symbolic street is a high-traffic, high congestion roadway, and one of the least pedestrian-friendly streets in the city. As the neighborhoods around it become revitalized, North Capitol should be transformed into an attractive, vibrant street that invites pedestrian activity; encourages retail, restaurants, and businesses; and becomes a significant amenity for the residents who live along it and in the surrounding communities.

Undertaking a comprehensive streetscape design and connectivity study is recommended to chart the path forward to enable this important street to realize its full potential. This study should include consideration of sustainably designed paving, enhanced lighting, wayfinding signage, public art, and vegetation, as well as the maintenance of existing and the addition of new trees to line the corridor wherever possible. Additionally, the reinstated North Capitol Main Street program will be key to revitalizing retail in the area, assisting with business development, and maintaining cleanliness.

Corridor Enhancements

Mid City East is traversed by several important vehicular corridors including North Capitol Street, Rhode Island Avenue, Florida Avenue, New York Avenue, and New Jersey Avenue. Enhanced streetscape is needed along parts of these major corridors, and particularly along North Capitol Street, to help create a vibrant public realm. North Capitol Street needs enhancements to celebrate its axial connection to the Capitol and create a public realm that encourages pedestrian activity, new retail and commercial establishments, and additional residents. Streetscape within neighborhoods is generally good, but continued repair and maintenance are needed.

Gateways and Nodes

The Mid City East Livability Study suggests intersections as neighborhood gateways or nodes which should be specially designed places that reflect local character and could include narrowed lanes, increased pedestrian lighting, more densely planted street trees, parklets, or more richly planted landscaping. The Small Area Plan also identified

these nodes also as potential locations for public art, neighborhood identity-giving architectural elements, and enhanced wayfinding signage.

- Rhode Island Ave at First Street, NW
- Rhode Island Ave at Florida Avenue, NW
- Florida Avenue at First Street, NW
- Florida Avenue at North Capitol Street, NW
- New York Avenue at North Capitol Street, NW

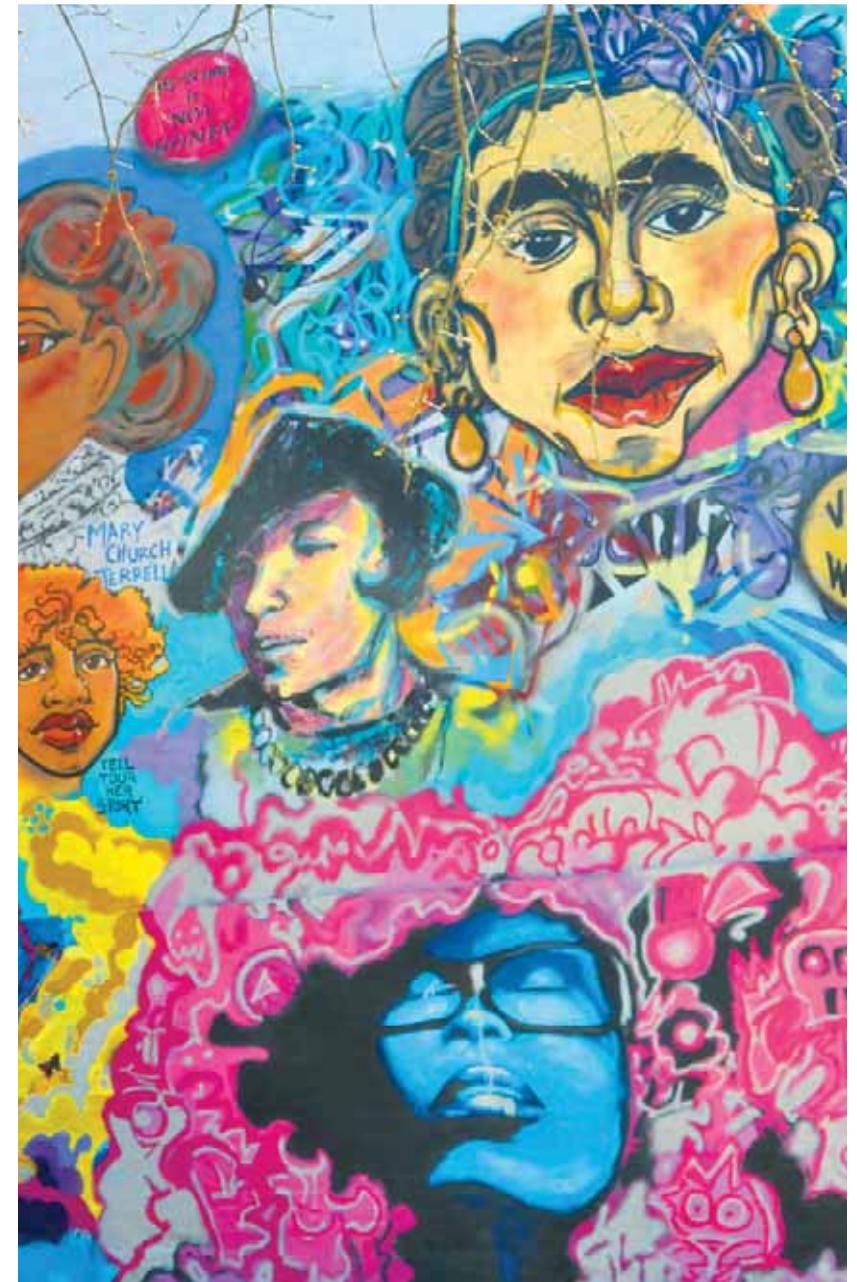
Public Art

Another way to celebrate the uniqueness of the Mid City East area will be to work with local artists to identify locations for public art, and enhance the sense of identity by creating new or enhancing the existing neighborhood places that define each neighborhood. In addition to the gateways and nodes identified in the Livability Study, the Small Area Plan suggests new placemaking opportunities for Eckington and Bates/Truxton Circle and Hanover. See Fig. 3.7.

RECOMMENDATIONS

GOAL #1: Enhance North Capitol Street and celebrate its importance and symbolic axial connection to the Capitol.

MCE 4.1 - Undertake a comprehensive streetscape and connectivity design study for sidewalks and public spaces along North Capitol Street to celebrate the importance of the axial and visual connection to the Capitol. Design should build on existing guidelines, standards, and regulations identified in DC's Public Realm Design Manual and include new, sustainably designed paving,



Florida Avenue Mural

lighting, wayfinding signage, public art, trees, and vegetation. Expand green space and integrate LID and sustainable stormwater management. Design should explore innovative ways to increase connectivity east-west across North Capitol Street. *EN1.3, NA2.2, WT2.2

GOAL #2: Improve and maintain street trees and increase tree cover throughout Mid City East.

MCE 4.2 - Work with DDOT's Urban Forestry Administration to maintain the health of existing street trees and identify locations for and plant additional street trees along North Capitol Street to reinforce the axial and visual connection to the Capitol and provide shade and increased tree cover. *NA2.1

MCE 4.3 - Work with DDOT's Urban Forestry Administration and Casey Trees to maintain and protect existing trees throughout Mid City East.

MCE 4.4 - Determine the existing tree canopy for neighborhoods, and identify where trees are missing. Set specific goals for increasing the canopy. Work with Casey Trees and DDOT's Urban Forestry Administration to develop a strategy and timeline for planting new street trees. *NA2.1, NA2.4

MCE 4.5 - Work with the Cherry Blossom Society to identify locations for and plant a minimum of 50 cherry trees throughout Mid City East. *NA2.1

GOAL #3: Improve the appearance, walkability, safety and cleanliness of Mid City East streets and public spaces.

MCE 4.6 - Educate Mid City East residents about public space regulations, and the intent behind them.

MCE 4.7 - Engage the Clean Team of the North Capitol Street Main Street program to keep sidewalks along and near North Capitol Street consistently free of litter.

MCE 4.8 - Identify neighborhood groups and civic associations interested in developing strategies for maintaining streetscape and sidewalk cleanliness in locations throughout Mid City East neighborhoods and corridors.

MCE 4.9 - Identify neighborhood groups to act as stewards to work with landowners to improve the appearance and walkability of the industrial/production, distribution, and repair (PDR) portions of Eckington.

MCE 4.10 - Provide required public realm and pedestrian facilities with any new development. Ensure that fences, curb cuts, display windows, and café seating areas comply with regulations. Refer to the District of Columbia's Public Realm Design Manual for specific requirements.

MCE 4.11 - Identify and restore sidewalks in need of repair throughout Mid City East neighborhoods.

MCE 4.12 - Increase pedestrian lighting around Sursum Corda.

MCE 4.13 - Improve neighborhood alley lighting throughout Mid City East. *NA2.2

MCE 4.14 - Improve pedestrian lighting in the light industrial/PDR portions of Eckington. *NA2.2

MCE 4.15 - Engage in a dialogue with MPD to potentially increase police presence focusing on identified problem spots including parts of North Capitol Street, Hanover Place, the Park at LeDroit and the Metropolitan Branch Trail.

GOAL #4: Celebrate the creativity of artists in the Mid City East area and throughout the District.

MCE 4.16 - Work with local arts organizations, artists, and residents to identify locations for and install public art throughout Mid City East. Focus efforts on identified gateways, nodes and opportunity sites including North Capitol Street, connections to Metrorail Stations, and underpasses, as well as other appropriate locations as determined by the community.

MCE 4.17 - Use public art as an opportunity in new development or redevelopment to celebrate the identity and vibrancy of Mid City East neighborhoods and corridors.

GOAL #5: Promote opportunities to enhance the sense of identity in the Eckington and Bates/Truxton Circle and Hanover neighborhoods.

MCE 4.18 - Working with the Deputy Mayor's Office of Education (DME) and the Department of General Services (DGS), and once current uses are no longer needed in the existing buildings or can be included in the redevelopment plan, create a "neighborhood-defining place" for Eckington at the location of the former Emery School buildings and site by creating a long-term future re-use and redevelopment project.

Considerations should include:

- Extending Randolph Place NE and connect it to First Street NE, creating a complete block.
- Including neighborhood-scale retail, residential, a park/green space, public spaces, and community amenities. *NA2.4, NA3.5
- Including an architectural feature or neighborhood gateway sign to identify the Eckington neighborhood.
- Once the current function is no longer needed or can be included in the redevelopment plan, adaptively reuse the old Emery School building as part of the redevelopment.
- Create physical connections to the Harry Thomas Recreation Center and to the McKinley Tech campus.
- Create a green connection to North Capitol Street along Lincoln Road. *NA2.1, WT2.2
- Integrate LID and sustainable stormwater management. *WT2.2
- Include public art within the redevelopment.

MCE 4.19 - Work with the Truxton Circle community to find a way to celebrate the former Truxton Circle at the intersection of Florida Avenue and North Capitol Street. Pursue the possibility of salvaging, restoring, and incorporating the old Truxton Circle fountain as part of a park or open space on land near the intersection.

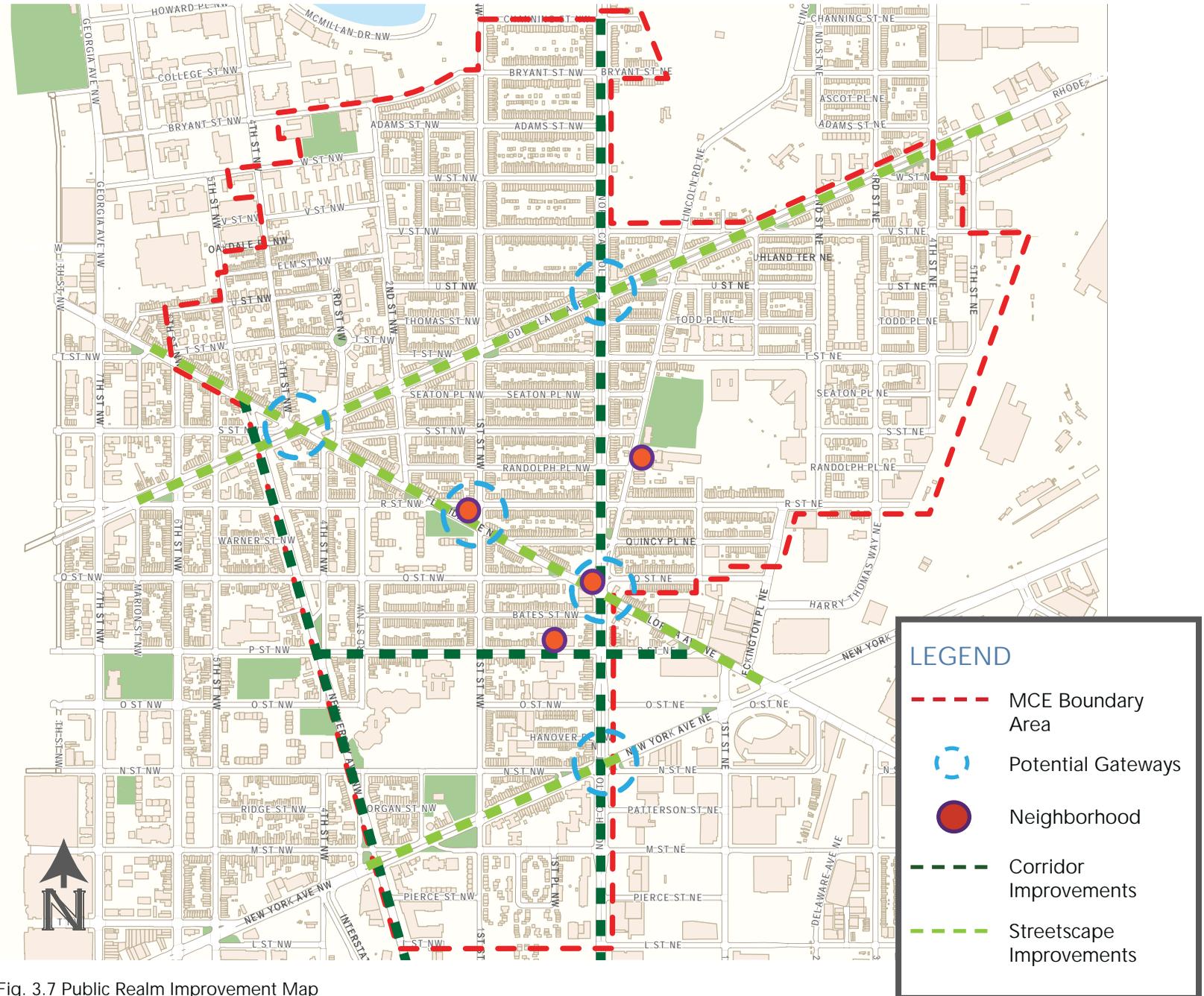


Fig. 3.7 Public Realm Improvement Map

5. PARKS, GREEN SPACE AND STORMWATER



SUMMARY

Most residents of the Mid City East planning area are within a five-minute walk of a park or recreation center. The quality and usage of parks, green spaces and playgrounds in the area varies. Neighborhood parks would benefit from increased usage and “eyes on the park.” Some parks are not accessible to all potential users - suggesting the need for multi-generational programming. The area’s playing fields and recreation centers contain significant green spaces and are an important amenity for residents, however, they are structured, programmed places. There are few significant passive green spaces, and numerous grassy triangles of varying quality and maintenance.

PARKS AND PLAYGROUNDS

Florida Avenue Park

The Florida Avenue Park has a basketball court and a sparse playground area. There is minimum vegetation, other than a few trees. Due to the tall iron fence around it, the park feels very enclosed and inaccessible to the general public.

New York Avenue Playground

The New York Avenue Playground has basketball courts, a baseball field, and green space. There is also a playground and pavilion building. Some residents must cross busy New York Avenue to access the park. Residents reported that the park is well utilized but that the fence makes it less used than it could be. They noted that due to the lack of staffing and supervision, there are crime and drug issues.

The Park at LeDroit

While residents expressed concerns about security at the Park at LeDroit, they report much satisfaction with the variety of programmed elements in the park. This open (unfenced) park includes a dog park, a multi-use playing field, jogging and walking paths, a pavilion, seating areas, a playground for children, garden plots, and the community garden plots of the Common Good City Farm organization.

Howard Playground

This park has large playing fields and a playground. It is located south and east of the Washington Metropolitan High school between the LeDroit Park and Bloomingdale neighborhoods. It is also enclosed by a fence that may deter use of the park by residents.

Sursum Corda Playground

Sursum Corda has a small paved playground which is in need of greening, maintenance and improvement.

RECREATION FACILITIES

McKinley Technology School Playing Field

The McKinley Tech playing field accommodates football, soccer, and track. The green part of the campus is inwardly focused and cut off from the neighborhood by steep topography and the large surrounding school building. In addition, a fence separates the school grounds from the Harry Thomas Sr. Recreation Center.

Harry Thomas Sr. Recreation Center

This recreation center includes tennis and basketball

VISION

Mid City East will enjoy a variety of parks, green spaces, and recreation options. Flooding will be mitigated through the DC Clean Rivers project and the employment of Low Impact Development (LID) stormwater management strategies.



Bacio Pizzeria at Seaton Place and First St., NW

courts, a swimming pool, a soccer field and a brand new playground. It is separated from the McKinley Tech field by a chain link fence. Furthermore, additional fencing along Lincoln Road makes it feel unwelcoming.

Dunbar High School Facilities

Area residents expressed a desire to have community access to the new fields and facilities at Dunbar High School.

GREEN SPACES

Crispus Attucks Park

Very few informal park spaces exist in the Mid City East study area, such as Crispus Attucks Park. This informal neighborhood green space is situated within a residential block. As a result, it feels like a private park, and is not often used by the general public.

Various Triangular Green Spaces

Several small National Park Service (NPS)-owned green spaces are scattered throughout the study area. Many of these green spaces could contribute to stormwater management efforts and become more utilized if better vegetated and maintained.

URBAN AGRICULTURE

Common Good City Farm

Common Good City Farm is located on the west side of the Park at LeDroit. Its mission is to grow food, educate, and help low-income DC community members meet their food needs. This farm serves as a replicable model of a community-based urban food system.



Common Good City Farm at Park at LeDroit (West Side)

Farm at Walker-Jones

This farm is a vegetable garden for the Walker-Jones Elementary School. It is a great educational resource for local students to learn about growing food in an urban environment.

STORMWATER

In Mid City East overall, approximately 35-45% of the land area neighborhood consists of unpaved, or pervious, surfaces, while approximately 55-65% is paved, or impervious. There are large green spaces in the study area which provide pervious surfaces. These consist primarily of parks and playing fields. Pervious or unpaved green spaces absorb stormwater and infiltrate it into the ground, reducing runoff, flooding, and the need for piping

and infrastructure to collect and detain water.

DC Water is working with residents to address the flooding problems in Bloomingdale and LeDroit Park by mitigating impacts and alleviating the flooding. They are in the process of constructing the Northeast Boundary Tunnel and First Street Tunnel. These projects will add six million gallons of stormwater storage from two stormwater lines that run east and west of the McMillan site, using existing and new facilities on the site itself. This will add stormwater and wastewater storage in a new tunnel under First Street NW. It will also realign the Northeast Boundary section of the Clean Rivers Project, to make it more effective in preventing flooding and require less tunneling under private property.

Key Findings

- Neighborhood parks and playgrounds could be improved

to be more welcoming, increase accessibility and usage by creating more entries around the perimeter, programming spaces for multi-generational use, and addressing crime, drug, and loitering issues.

- Residents expressed a desire for additional shade in neighborhood parks and green spaces, and opportunities for more community gardening.
- Residents voiced interest in increased dog walking locations, and improved or new dog parks.
- Underutilized triangular green spaces could be improved and could contribute to stormwater management efforts through community involvement.
- Additional green spaces should be created with new development wherever possible.
- Residents desire access to school facilities for recreation and meeting space.
- Additional strategies for increasing pervious surfaces through low impact development (LID) are needed. These methods include alley greening strategies, new green spaces with development and redevelopment, and improvements to existing small green spaces, such as the National Park Service-owned triangular green spaces throughout Mid City East.

DC Parks

1. **K.C. LEWIS** - Bryant and W Streets., 4th Street., NW
2. **ANNA J. COOPER CIRCLE** - T and 3rd Streets, NW
3. **SMALL PARK** - Rhode Island Ave. and T St., west of First Street, NW
4. **SMALL PARK** - Rhode Island Ave., First and U Streets., NW
5. **SMALL PARK** - Rhode Island Ave. and U St., NW
6. **TRIANGLE** - Rhode Island Ave., Lincoln Street, U Street, NE
7. **TRIANGLE** - Rhode Island Ave., 4th St., W Street, NE
8. **SMALL PARK** - Rhode Island Avenue and V Street, NE
9. **HARRY THOMAS RECREATION CENTER** - Lincoln Rd. and 2nd St. to R and T Streets, NE
10. **FLORIDA AVENUE PLAYGROUND** - First Street and Florida Avenue, NW
11. **NEW YORK AVENUE PLAYGROUND** - New York Ave. and First St., NW

NPS Parks

12. **RESERVATION 276** - Florida Ave. and R Street, NW
13. **RESERVATION 276A** - Florida Ave. and First Streets, NW
14. **RESERVATION 277** - Florida Ave. and Q Street, NW
15. **RESERVATION 277A** - Q Street and Lincoln Road, NE
16. **RESERVATION 277C** - Lincoln Road and Quincy Place, NE
17. **RESERVATION 192** - New Jersey Ave. and N Street, NW
18. **RESERVATION 181** - New York Ave. NE and M Street, NW
19. **RESERVATION 190** - New Jersey Ave. and 4th Street, NW

Other Parks

20. **CRISPUS ATTUCKS** - 63 U Street, NW
21. **PARK @ LeDROIT** - V and 2nd Streets, NW

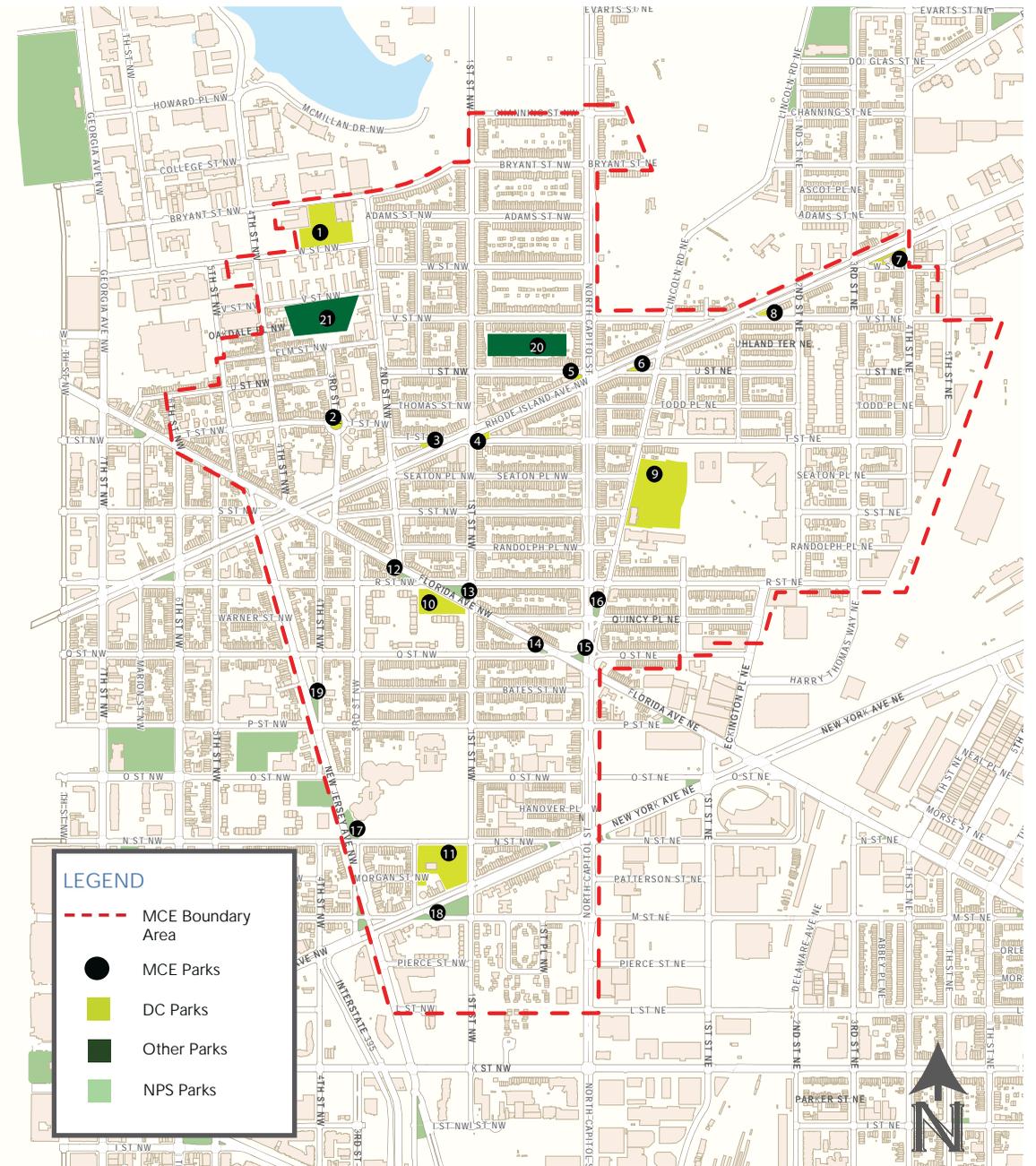


Fig. 3.8 Mid City East Parks Map

RECOMMENDATIONS

GOAL #1: Improve the quality and accessibility of existing playgrounds, parks and green spaces.

MCE 5.1 - New York Avenue Playground - Consider adding entries to the playground at appropriate points around the park's perimeter to encourage increased neighborhood access and use. Consider adding informal green space or community garden plots. Identify opportunities for safe, multi-generational design and programming, including a tot lot on the side of the old library kiosk. Add shade trees where possible. **HW1.1, NA3.3*

MCE 5.2 - Howard Playground - Consider adding entries at appropriate points around the park's perimeter to encourage increased neighborhood access and use. Identify opportunities for safe, multi-generational design and programming. **HW1.1, NA3.3*

MCE 5.3 - Park at LeDroit - Improve the dog park at the Park at LeDroit. Add shade trees where possible. Identify opportunities for safe, multi-generational design and programming. **HW1.1, NA3.3*

MCE 5.4 - Reservation 181 - The National Park Service (NPS)-owned triangular park bounded by M Street, New York Avenue and First Street NW - Establish a local "Friends of..." group that would be responsible for making enhancements and maintaining features that go beyond typical park maintenance. Improvements could include incorporating green stormwater management techniques such as bioswales and rain gardens.

MCE 5.5 - Reservation 276-A - The NPS-owned triangular park bounded by Florida Avenue, First and R Streets NW. Establish a local "Friends of..." group that would be responsible for making enhancements and maintaining features that go beyond typical park maintenance. Improvements could include creating an architectural gateway feature identifying Bloomingdale from the south, removing thick bushes, and adding native perennial plantings, lighting, and benches, and incorporating LID stormwater management techniques. **WS1.5*

MCE 5.6 - Reservation 190 - The NPS-owned triangular park bounded by New Jersey Avenue, 4th and Franklin Streets NW. Establish a local "Friends of..." group that would be responsible for making enhancements and maintaining features that go beyond typical park maintenance. Improvements could include additional vegetation and seating, and connection of the property to the north by closing Franklin Street. **WS1.5*

MCE 5.7 - Reservation 277 - The NPS-owned triangular park bounded by North Capitol Street and Lincoln Road NE at Quincy Place NE - Establish a local "Friends of..." group that would be responsible for making enhancements and maintaining features that go beyond typical park maintenance. Improvements could include enhanced vegetation and native plantings. Remove the low metal fence to discourage loitering, and enlarge the sidewalk along North Capitol to improve walkability. **WS1.5*

MCE 5.8 - Cemetery Dog Walking - Engage in a dialogue with the owners of the cemeteries to the north of Eckington about the potential to allow dog walking.

DID YOU KNOW ABOUT THE DC PUBLIC REALM DESIGN MANUAL?

The **Public Realm Design Manual** is a summary of District of Columbia regulations and specifications for the design of public space elements. This document should be used by all property owners and developers to ensure that the public space design, including building projections, sidewalks, landscaping and the Public Parking Area meets the District's requirements.

For more information see: ddot.dc.gov



Crispus Attucks Park in Bloomingdale

GOAL #2: Identify opportunities and sites for new parks, community gardens, green spaces and other recreation.

MCE 5.9 - P Street - Work with DDOT to extend the P Street Greenway through Mid City East.

MCE 5.10 - Community Academy PCS - Create a new green space for community and student use on part of the CAPCS parking lot with any future redevelopment of that site. Explore the possibility of incorporating a community garden.

MCE 5.11 - Florida Avenue Park - Redevelop this park with increased tree cover and vegetation with any future long-term redevelopment of the Northwest Cooperative Homes. **HW1.1, NA3.5*

MCE 5.12 - Eckington Dog Park - Work with residents and landowners to identify an appropriate location and develop a dog park in Eckington. **HW1.1, NA3.5*

MCE 5.13 - Community Gardens - Incorporate community gardens on appropriate sites with new parks and green spaces. **FD1.4*

MCE 5.14 - Explore the opportunities for a Green Deck over North Capitol Street. Support a community or privately led initiative to create a Green Deck over North Capitol Street between T Street and Rhode Island Avenue. Include this recommendation in the Streetscape Study described in MCE4.1. **NA3.5*

GOAL #3: Improve access to public recreational facilities within Mid City East.

MCE 5.15 - Working with the Deputy Mayor's Office for Education (DME), create a coordinating committee consisting of DPR, DGS, DCPS and school leaders to provide guidance and develop policy that will inform the process regarding shared access to local school facilities for public use and recreational activity.

- Work with the coordinating committee to allow public access to Dunbar High School recreational and sports facilities for neighborhood residents during designated days and times. **HW1.1*
- Work with the coordinating committee to allow public access to the McKinley Tech facilities for neighborhood residents during designated days and times. **HW1.1, NA3.*

GOAL #4: Decrease neighborhood flooding and improve stormwater management.

MCE 5.16 - Work with DC Water on a strategy for educating residents about the upcoming DC Clean Rivers Project initiatives in MCE that will be under construction, including the Northeast Boundary Tunnel and First Street Tunnel.

MCE 5.17 - Ensure that new development supports sustainability and contributes to flood-mitigation efforts. **WT2.1*

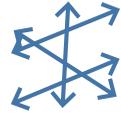


Crispus Attucks Park in Bloomingdale

MCE 5.18 - Prioritize implementation of Low Impact Development (LID) stormwater strategies in Bloomingdale to address flooding concerns.

MCE 5.19 - Support opportunities to implement LID stormwater strategies throughout Mid City East neighborhoods. Prioritize DDOT's Mid City East Livability Study recommendations for LID measures including curb extensions/bioretention planters, tree box bioretention planters, permeable paving, impervious surface removal, rain gardens, and tree infill. See the Mid City East Livability Study for details.

CONNECTIVITY



SUMMARY

There are five major corridors in the study area - North Capitol Street, Florida Avenue, Rhode Island Avenue, New Jersey Avenue and New York Avenue. The recommendations in this section are guided by DDOT's Livability Study.

North Capitol Street - This highly symbolic roadway, with an axis and views south toward the U.S. Capitol, it is a high speed thoroughfare with underpasses in two locations. The high volume of traffic and congestion impairs the neighborhood fabric along this bustling corridor and reduces the connectivity between the East and West sides of Mid City East neighborhoods.

Florida Avenue and New York Avenue - These diagonal streets are corridors that traverse the gridded neighborhood streets and provide east-west connectivity across the city. Both are very often congested with traffic. The intersection of Florida Avenue and North Capitol Street, and the intersection of New York Avenue and North Capitol Street are considered by residents to be among the most dangerous and difficult for pedestrians to cross.

Rhode Island and New Jersey Avenues - These corridors are also busy and important connectors, but quieter and more residential in character, better maintained, and with good tree cover. Residents described problems with narrow sidewalks along Rhode Island Avenue in some places. New Jersey Avenue generally has generous, wide sidewalks and streetscape that create a comfortable pedestrian

experience.

Barriers - There are both physical and psychological barriers within the study area. They include the underpasses and bridges over North Capitol Street, the width of major corridors, multiple intersecting streets as well as challenging topography, and retaining walls.

Metrorail, Bus, and Capital Bikeshare - There are four Metrorail stations on the periphery of the study area: Rhode Island Ave to the northeast, NoMa to the southeast, Shaw to the northwest and Mount Vernon Square to the southwest. While there are many stations nearby, residents often need to cross busy, congested streets, including North Capitol Street, to access these stations.

Bus routes are well distributed in the study area, but residents would like the frequency of bus arrivals increased. There are Capital Bikeshare stations within the Mid City East planning area. They are located at the intersection of Florida Avenue NW and R Street NW, and at the intersection of First Street NW and Rhode Island Ave NW. Additional Bikeshare stations are needed to improve mobility in the area.

Metropolitan Branch Trail - Eckington residents have good proximity and connectivity to the Metropolitan Branch Trail which allows access to downtown for cyclists. However, connection points at T Street, S Street and Randolph Place NE need better signage to identify the trail, enhanced vegetation and maintenance. In addition, residents have expressed major concerns about safety on the trail. Some residents have ceased using the trail because of recent incidents.

VISION

Mid City East residents will experience safe and enhanced connectivity to the immediate and surrounding neighborhoods. Residents will be able to travel via car, bus, bike or on foot, through a pleasant environment to their daily destinations.

PRIORITY PEDESTRIAN STREETS

The Mid City East Livability Study identifies the following neighborhood streets, which are often adjacent to parks or schools and therefore have a lot of pedestrian activity, as priority streets that need to be calmed to provide greater pedestrian safety through traffic calming strategies.

- 4th Street NE
- 2nd Street NE
- First Street NW
- Lincoln Road NE

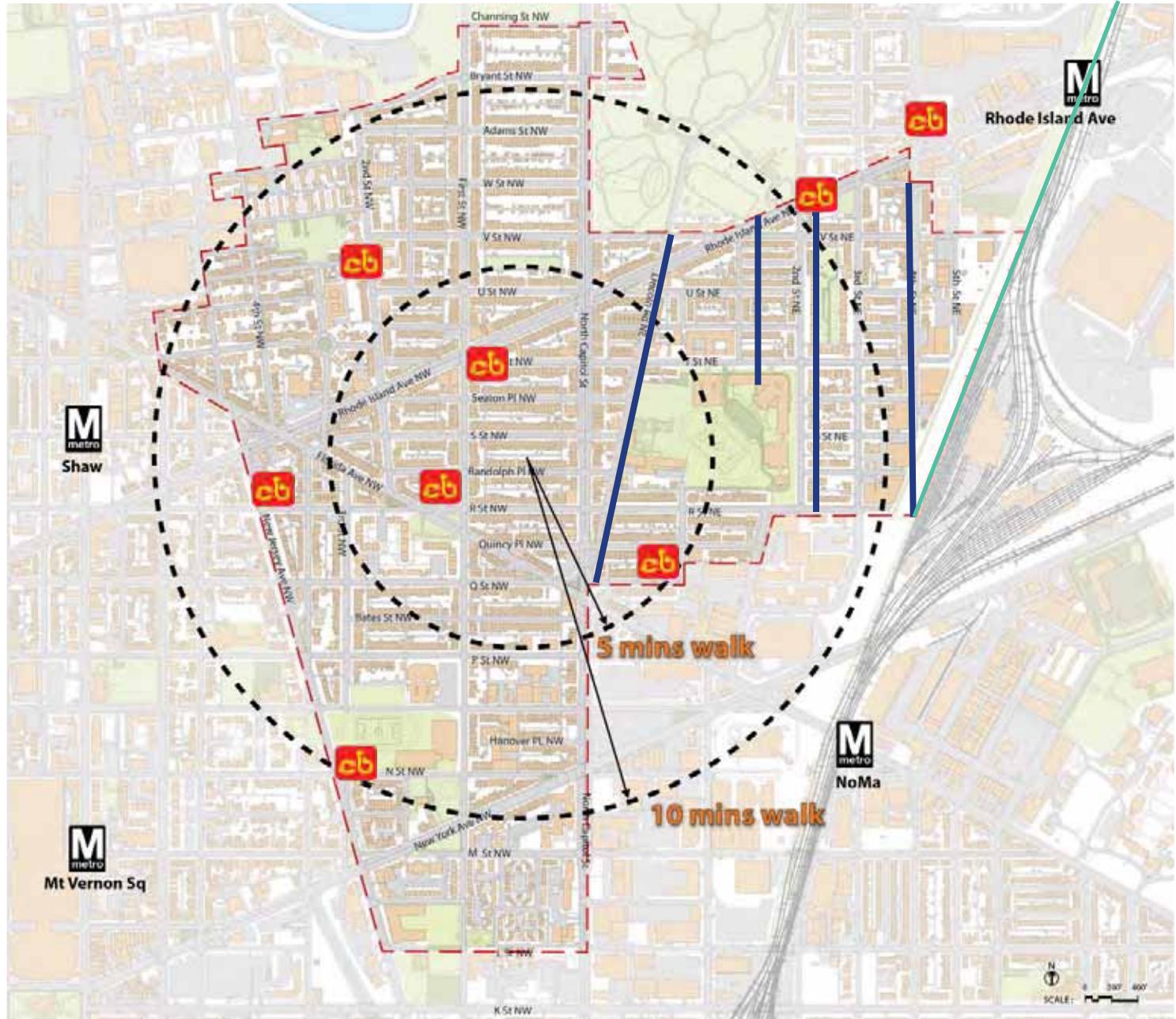


Fig. 3.9 MCE Connectivity Map

RECOMMENDATIONS

GOAL #1: Improve mobility and physical connectivity between the neighborhoods of Mid City East and connect the neighborhoods to the city.

MCE 6.1 - Develop creative ways to connect along and across North Capitol Street in order to knit Mid City East neighborhoods together and improve connectivity for residents. Include this in the Streetscape Study described in MCE 4.1.

MCE 6.2 - Extend or reestablish the DC street grid with any future public or private development or redevelopment including:

- Quincy St. NW between First and 2nd Streets NE in the Bates/Truxton Circle and Hanover area.
- Randolph Place NE between North Capitol Street and First Street NE in Eckington.
- L Street NW between North Capitol Street and First Street NW in the Sursum Corda area.
- Pierce Streets NW to First Place NW in the short term in the Sursum Corda area, potentially continuing to North Capitol Street in the long-term future.

LEGEND	
Walking Distance Boundary	Capital Bikeshare Station
Priority Pedestrian Streets	Metropolitan Branch Trail
Mid City East Boundary	

GOAL #2: Reduce or remove physical barriers and provide for safe pedestrian routes and crossings to schools, transit, parks and amenities.

MCE 6.3 - Work with McKinley Tech to explore creating terracing stair connections to the McKinley Tech campus from surrounding sidewalks at walled areas to improve connectivity to and from the school for students and public.

MCE 6.4 - Support the recommendations of DDOT's Livability Study to implement modifications to public streets and sidewalks to improve walkability, safety, and connectivity. These include:

- New York Avenue/North Capitol Street/ N Street - street and sidewalk modifications and improvements.
- Florida/North Capitol Street/Q St./Lincoln Rd. - street and sidewalk modifications and improvements.
- Florida/New Jersey/Rhode Island/S Street/ 4th Street - street and sidewalk modifications and improvements.
- New Jersey Avenue between N Street NW and Florida Ave. NW - street and sidewalk modifications and improvements.
- First Street NW Corridor - changes at unsignalized intersections including stop sign control and traffic mini-circles.
- Eckington Place NE Corridor - narrowing the roadway between Florida Avenue NE and R Street NE.



Capital Bikeshare Station at First and Rhode Island Avenue, NW

- 5th Street and Rhode Island Avenue - installing crosswalks and curb ramps across Rhode Island Avenue and median along the 5th Street NW alignment, and extending the existing 5th Street bike lanes from Rhode Island Avenue to Florida Avenue.

MCE 6.5 - Work with DDOT to improve wayfinding to the Metropolitan Branch Trail within Mid City East, and add vegetation, lighting, and public art to improve the trail's aesthetics, enhance safety, and encourage increased use.

MCE 6.6 - Identify additional locations for Capital Bikeshare Stations.



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