

# Stakeholders' Feedback 1

## COMMUNITY FOCUS GROUP

### STRENGTHS

- Strong sense of community
- Neighborhood architecture and history
- Suburban feel, yet close to everything
- A few community-minded business/property owners
- Positive feeling about the direction of the Ward and the District

### WEAKNESSES

- Privately-owned trash transfer and appearance/odors
- Construction stockpiles and air quality concerns
- Night clubs: sound pollution, parking conflicts, loitering
- Train tracks and maintenance
- Blighted properties
- Lack of job/entrepreneurial opportunities for residents
- Disconnect within the industrial areas and anonymity of buildings and their users
- Lack of dialogue and personal connections with property owners

### OPPORTUNITIES

- Arts, tech and food are desirable replacements to heavier industrial uses
- Need for retail and restaurant options that cater to the range of incomes in Ward 5

### THREATS

- Environmental pollution: air, water, noise, toxic waste
- Pests/vermin
- Gentrification of residential neighborhoods could be a problem if industrial areas are redeveloped in high-end mixed use developments

## FOOD AND BEVERAGE INDUSTRY FOCUS GROUP

- Strong sense of pride among local entrepreneurs to buy and sell locally made products
- Very optimistic about the future of Ward 5 and of the District as a whole

- Rents are generally very high in DC and discourage small entrepreneurs
- Hard to find right-sized spaces that are also in industrially zoned areas in DC

- Sense of loyalty and emotional desire to stay in D.C.
- Enormous entrepreneurial spirit in DC right now
- Opportunity for the District to help businesses get off the ground before this spirit burns out
- Open to including retail component to their industrial locations
- Accessory retail could boost profits, help activate space, and add promotional value
- Accessibility and proximity to transit is very important for job training and youth development programs; however, transit proximate sites are very limited

- Regulatory environment in DC is very difficult, especially for small and emerging businesses
- Surrounding jurisdictions are attracting DC entrepreneurs with "green tape [vs. red tape]" approach
- Fear to invest in communities where prices might skyrocket and where they might be pushed out in a few years in favor of higher rent uses

## ARTS AND CREATIVE INDUSTRY FOCUS GROUP

### STRENGTHS

- Value "raw" space and character of industrial buildings
- More than willing to employ a "do-it-yourself" attitude when it comes to renovations
- Optimistic about the future of the Arts in Ward 5 and DC

### WEAKNESSES

- Limited space availability especially performance space
- Real estate prices are too high in the District for artists and artistic organizations
- Burdensome licensing and permitting processes especially for performances and installations

### OPPORTUNITIES

- Create a one-stop shop for regulatory and licensing assistance for the Arts
- Entertainment, bars, restaurants, and retail nearby are critical to artistic uses for sustained success
- Strong interest in live/work model for mixed-used development

### THREATS

- Affordable workspace for artists and long-term lease terms are very hard to find in the District
- Artists and galleries are moving to suburban counties for affordable space

## BUILDING CONSTRUCTION AND COMMUNITY DEVELOPMENT FOCUS GROUP

- Belief that Ward 5 will continue to be a successful location for their businesses
- Optimistic about the direction of Ward 5 and of the District

- Concentration of specific uses causes nuisance problems
- Difficult coexistence between certain industrial uses and residential communities
- Certain uses are better served if isolated instead of integrated
- Transportation and access in areas such as Ivy City are difficult
- Bus route reductions and lack of Metro accessibility to most areas
- Lack of reliable public transit is a significant hurdle to job creation in this area

- Opportunity to improve industrial/residential relations by working with specific users that cause most friction
- Activating some industrial uses with accessory retail would encourage interaction and provide "eyes on the street," promote safety
- Accessory retail could break down barriers between the residential and industrial areas and create new job opportunities
- Need for recreational opportunities, especially in Ivy City

- District government economic development solely focused on land redevelopment to the highest bidder