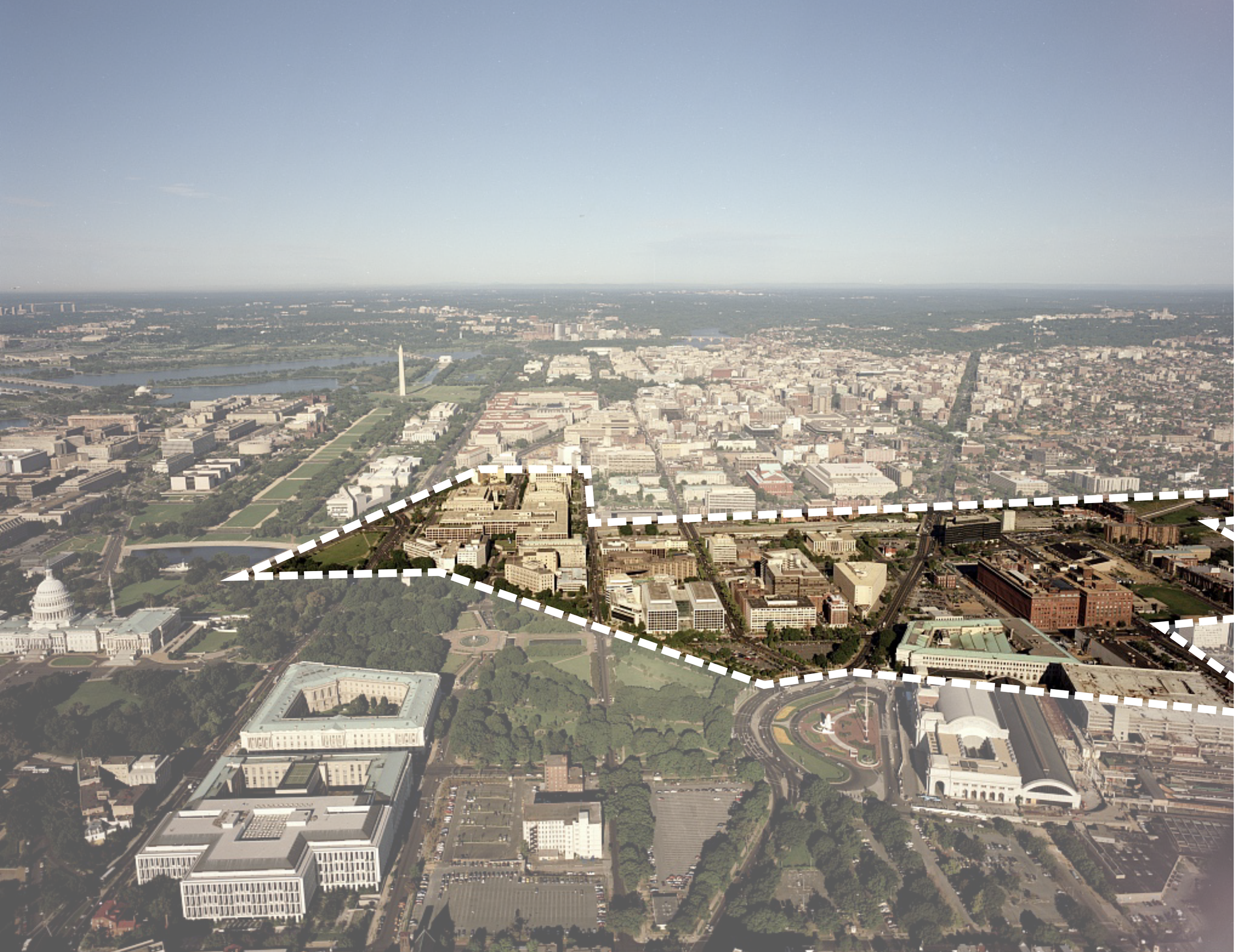
DOWNTOWN EAST RE-URBANIZATION STRATEGY



District of Columbia
Office of Planning

AGENDA

5:30–5:40 REGISTRATION & WELCOME
MICHAEL AKIN, Reingold LINK

5:40–5:45 PROJECT INTRODUCTION
TIM MAHER, DC Office of Planning

5:45–6:15 EXISTING CONDITIONS OVERVIEW
KEVIN STORM, Beyer Blinder Belle Architects & Planners

6:15–7:00 INTERACTIVE FEEDBACK SESSION

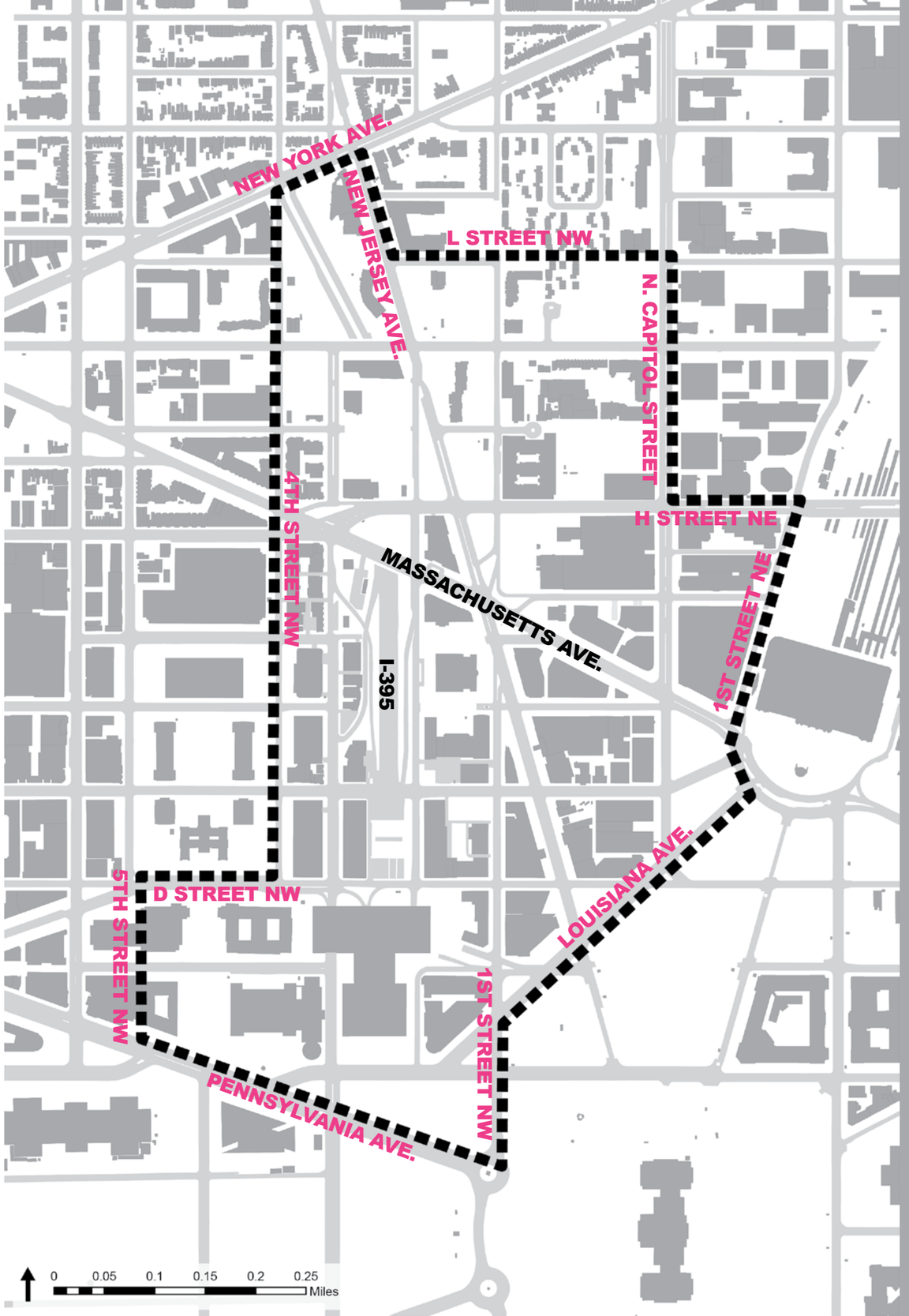
FACILITATED TOPICAL STATIONS:

- Market & Land Use
- Public Realm
- Transportation & Connectivity
- Opportunity Sites

PROJECT INTRODUCTION

PURPOSE, SCOPE, AND SCHEDULE OF THE PROJECT

STUDY AREA



Study Area

DOWNTOWN EAST RE-URBANIZATION STRATEGY

PROJECT INTRODUCTION

EXISTING CONDITIONS

Location & History

Market & Land Use

Public Realm

Transportation

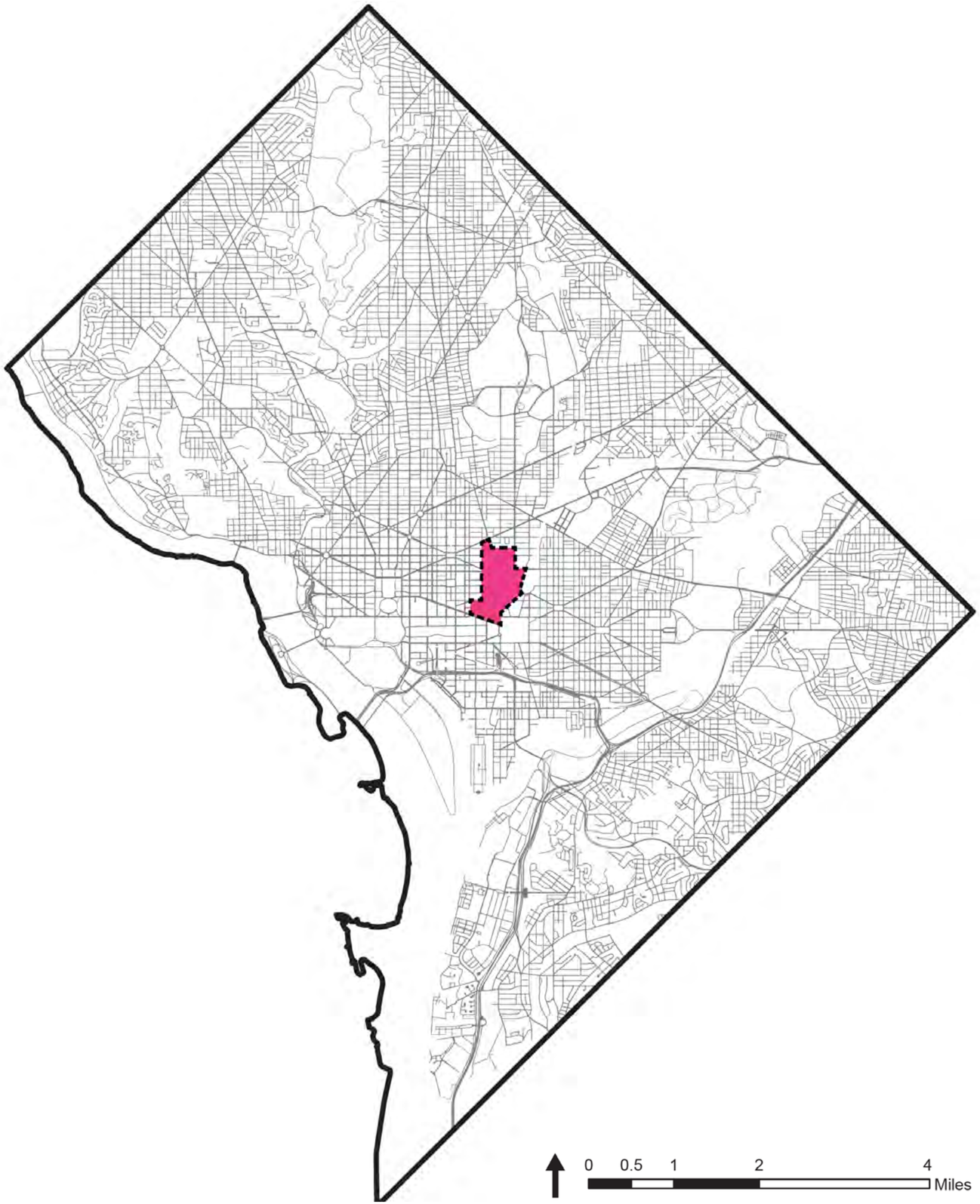
Draft Goals & Opportunities

INTERACTIVE FEEDBACK

District of Columbia Office of Planning

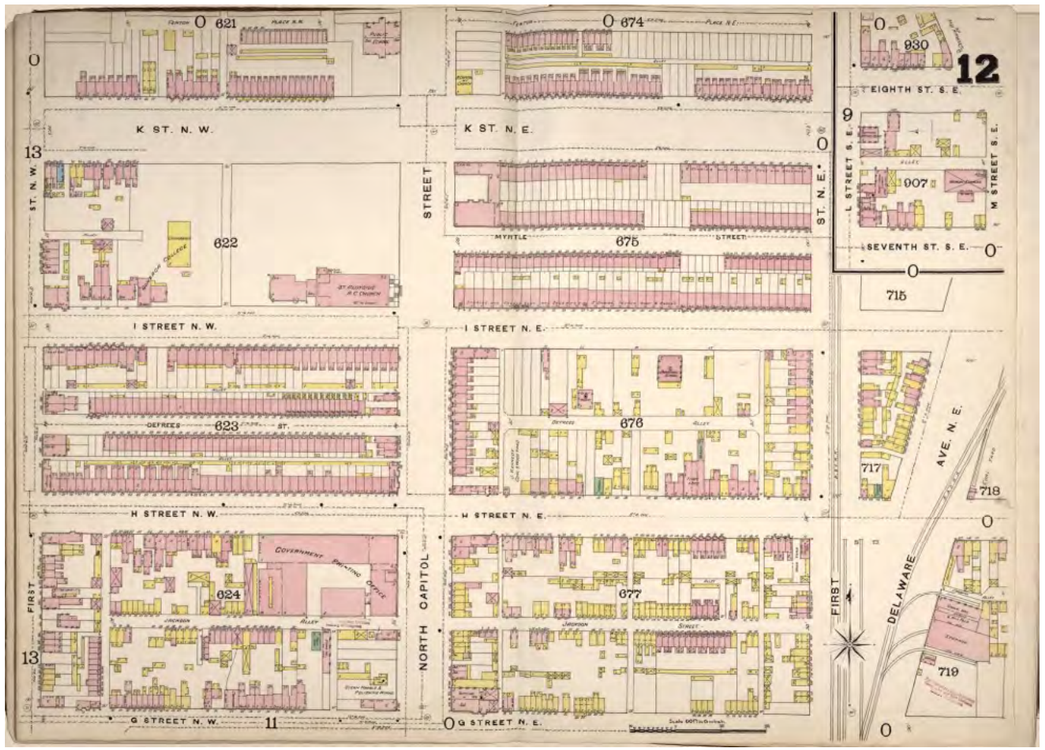
EXISTING CONDITIONS

LOCATION



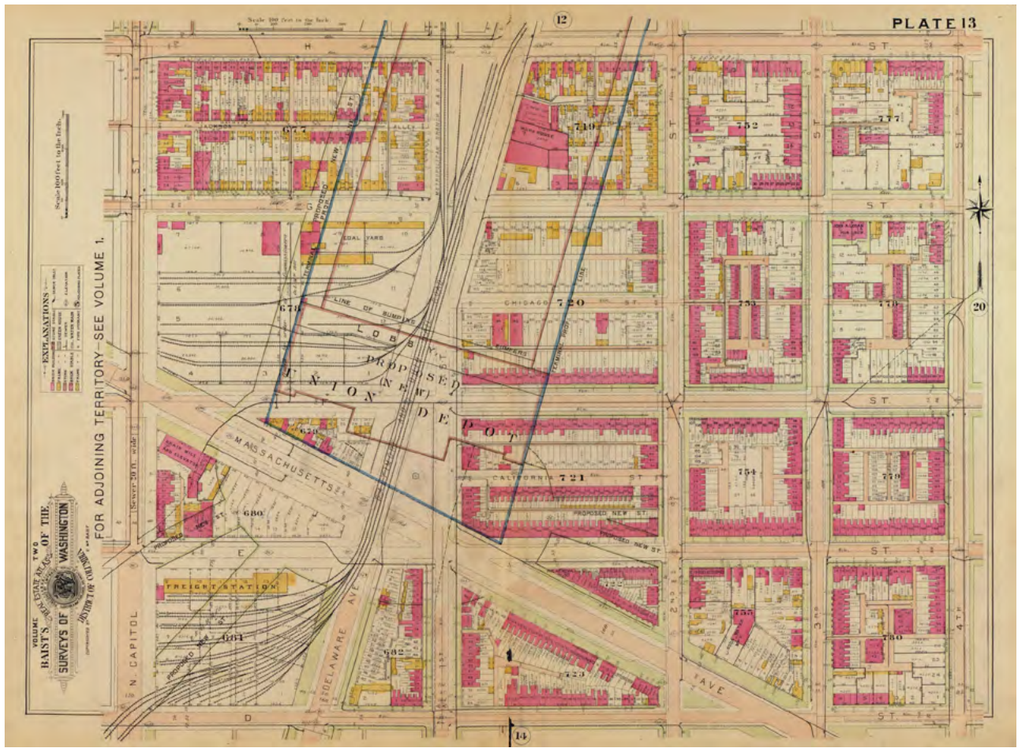
Study Area

HISTORY



http://ghostsofdc.org/2012/11/27/1888-map-of-swampoodle/

1888 SANBORN FIRE INSURANCE MAP



http://ghostsofdc.org/2012/11/30/map-of-swampoodle-and-proposed-union-depot/

1903 SURVEY MAP

HISTORY

http://ghostsofdc.wpengine.netdna-cdn.com/wp-content/uploads/2012/01/screen-shot-2012-01-06-at-11-41-12-am.png

HOMES ON 1ST STREET NE

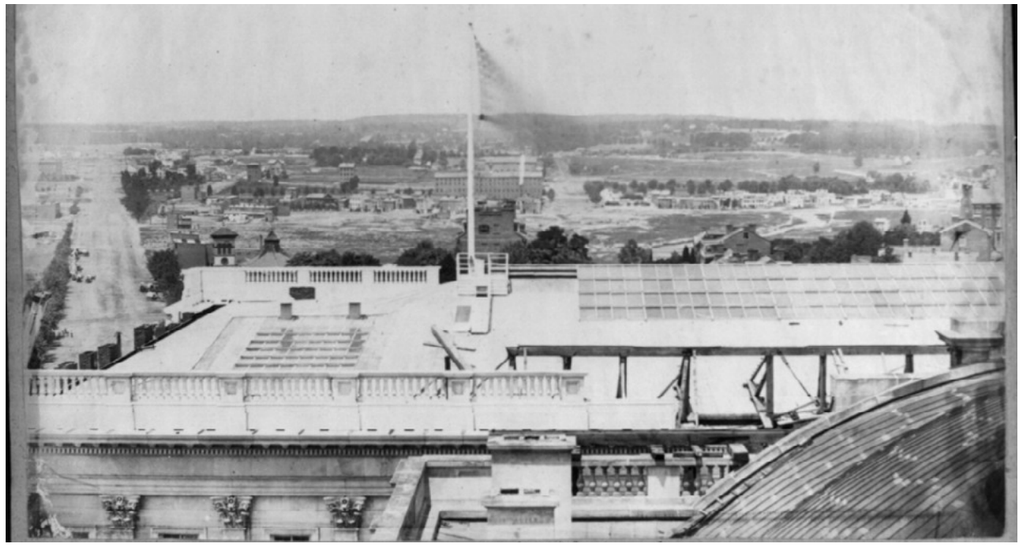
http://en.wikipedia.org/wiki/Swampoodle_Grounds#mediaviewer/File:Flickr_-_USCapitol_-_Washington_Nationals_baseball_team_of_the_National_League_circa_1886-1889.jpg

SWAMPOODLE GROUNDS/ CAPITOL PARK

HISTORY

http://www.tbd.com/pictures/2011/05/swampoodle-then-and-now/a-view-of-swampoodle-in-1850-3565-231.html

1850



http://ghostsofdc.org/2013/09/10/view-roof-capitol-1861/

1861

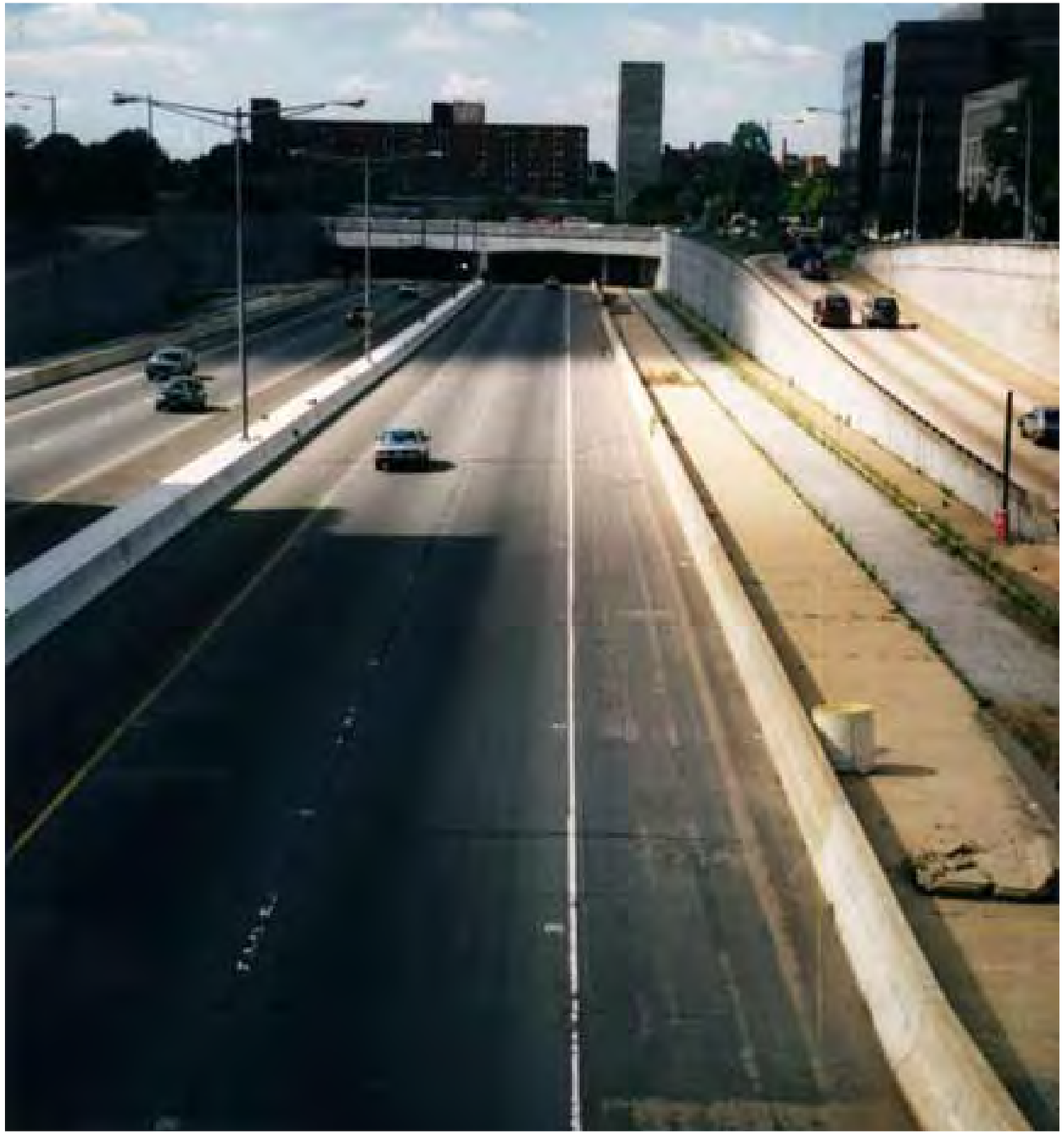
http://www.streetsofwashington.com/2012/05/government-printing-office-in.html

1909

National Capital Planning Commission. Worthy of the Nation: The History of Planning for the National Capital. Smithsonian Institution: 1977.

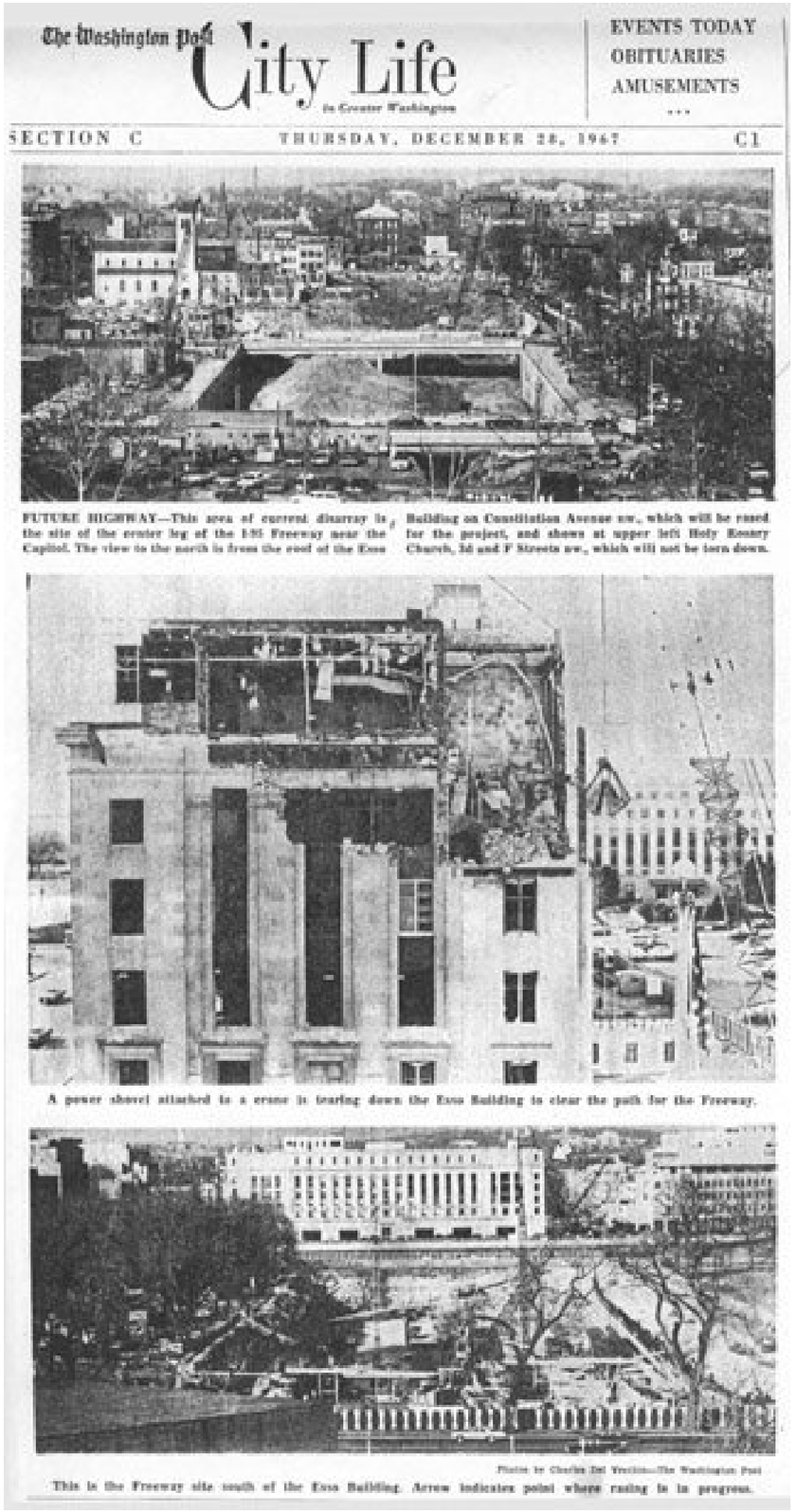
1915

HISTORY



CENTER LEG FREEWAY

http://www.tripwithinthebeltway.blogspot.com/2007/03/i-95-center-leg-todays-i-395-3rd_18.html



The Washington Post **City Life** in Greater Washington

EVENTS TODAY
OBITUARIES
AMUSEMENTS
...

SECTION C THURSDAY, DECEMBER 28, 1967 C1

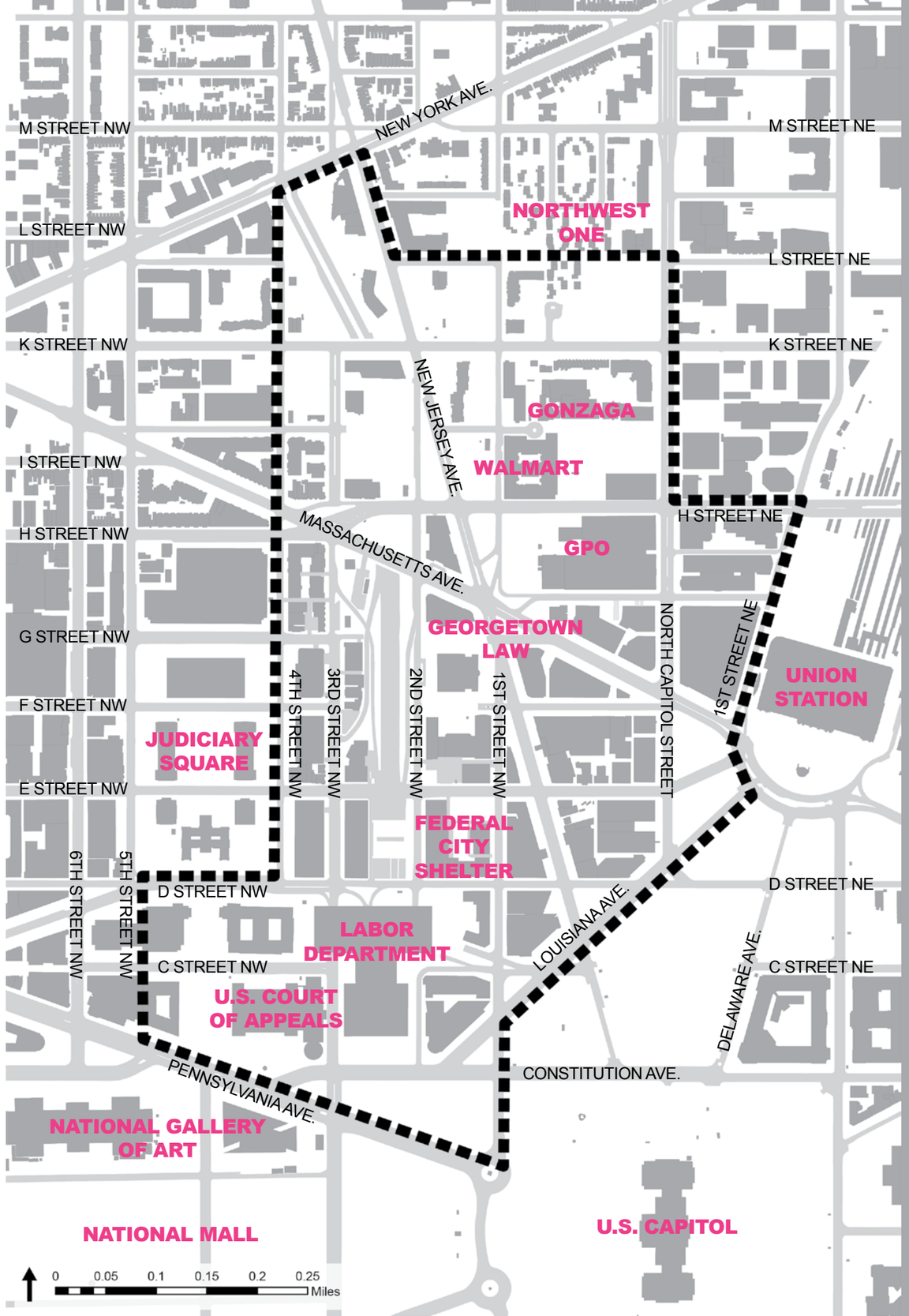
FUTURE HIGHWAY—This area of current disarray is the site of the center leg of the I-95 Freeway near the Capitol. The view to the north is from the roof of the Esso Building on Constitution Avenue nw., which will be razed for the project, and shown at upper left. Holy Rosary Church, 3d and F Streets nw., which will not be torn down.

A power shovel attached to a crane is tearing down the Esso Building to clear the path for the Freeway.

Photos by Charles Del Vecchio—The Washington Post

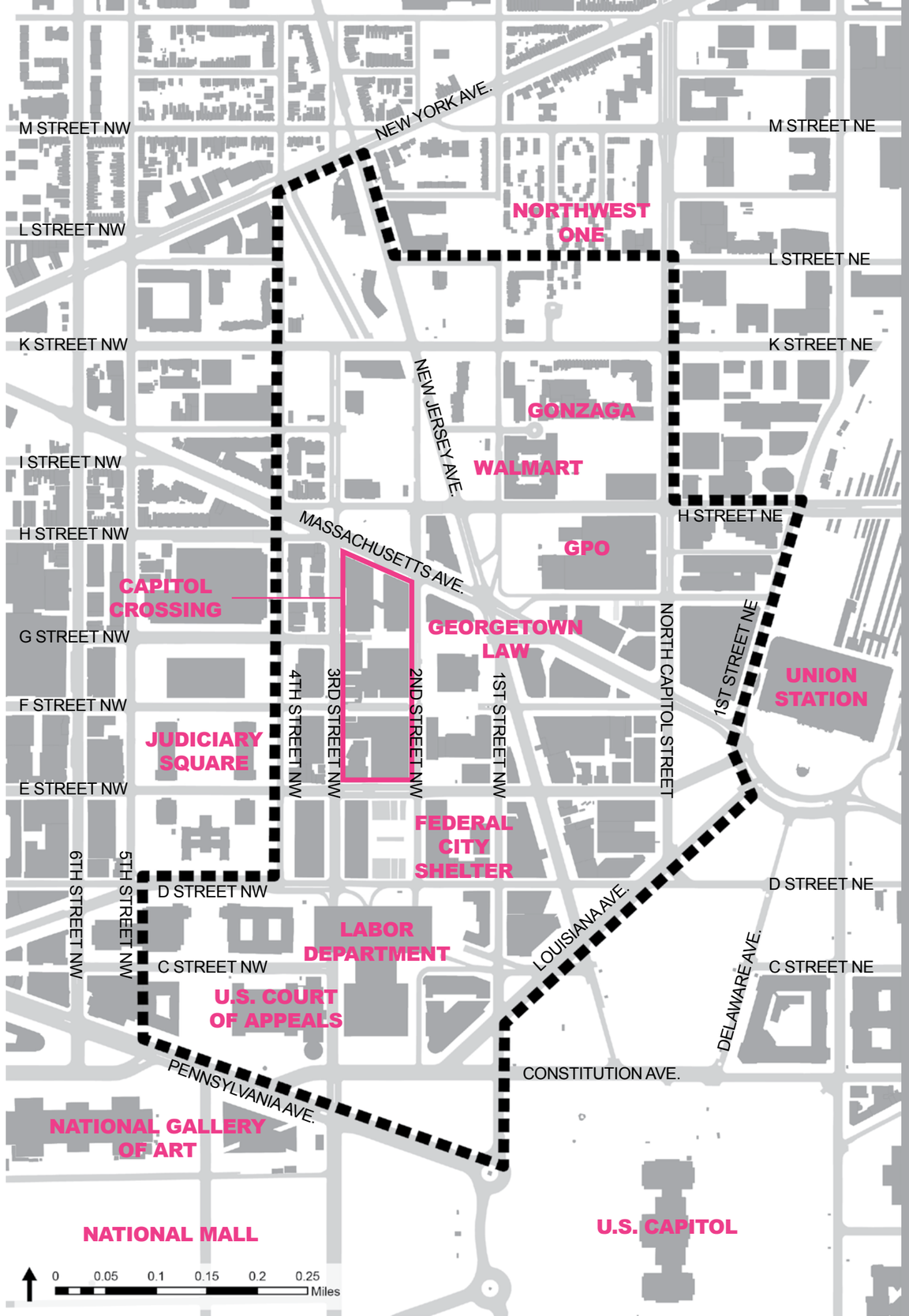
This is the Freeway site south of the Esso Building. Arrow indicates point where razing is in progress.

LOCATION



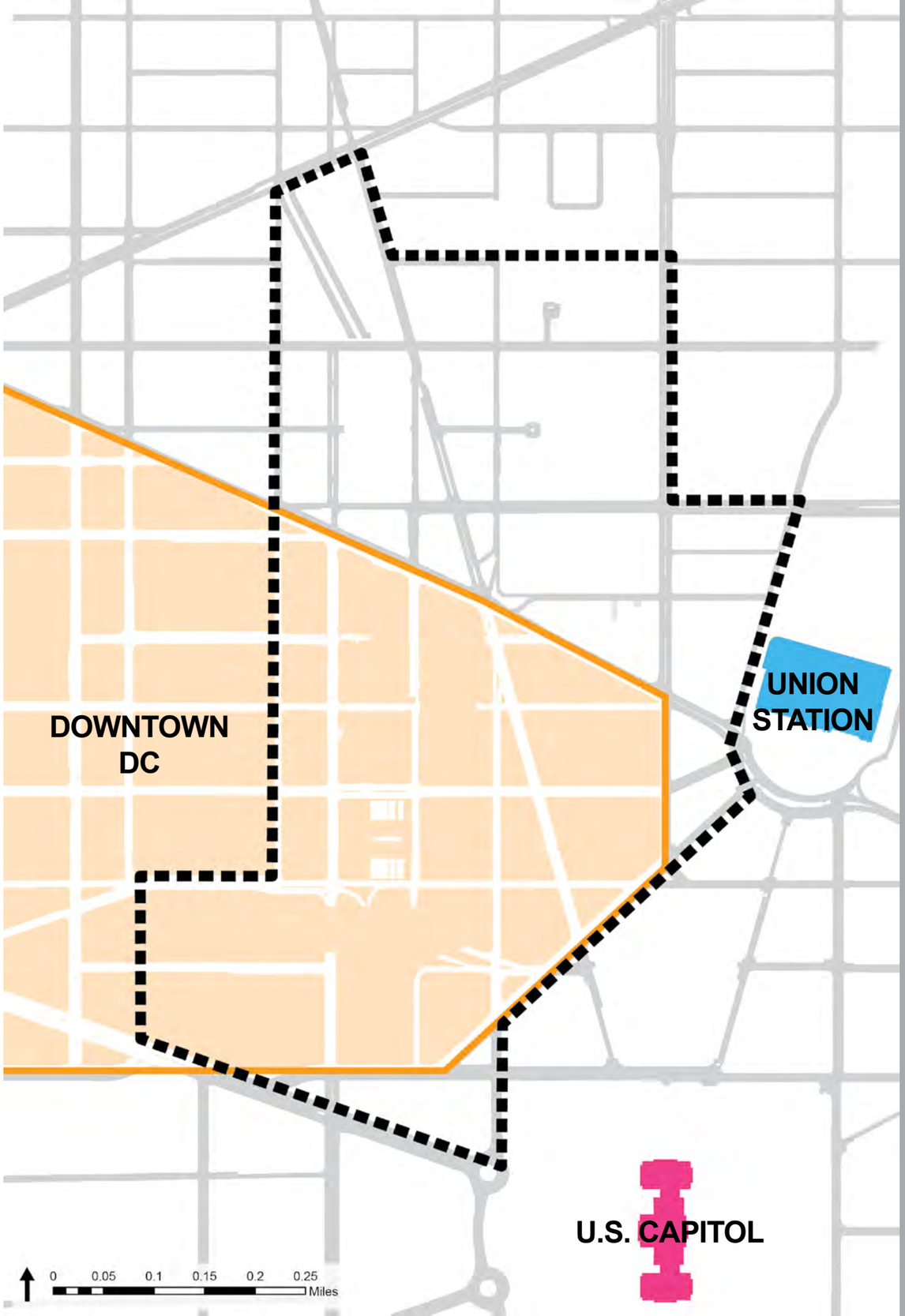
Study Area

LOCATION



Study Area

LOCATIONAL ADVANTAGES



Study Area

STAKEHOLDERS & JURISDICTIONS

COMMUNITY/BUSINESS IMPROVEMENT DISTRICTS

- DOWNTOWN BID
- NOMA BID
- MOUNT VERNON TRIANGLE CID
- CAPITOL HILL BID

GOVERNMENT AGENCIES

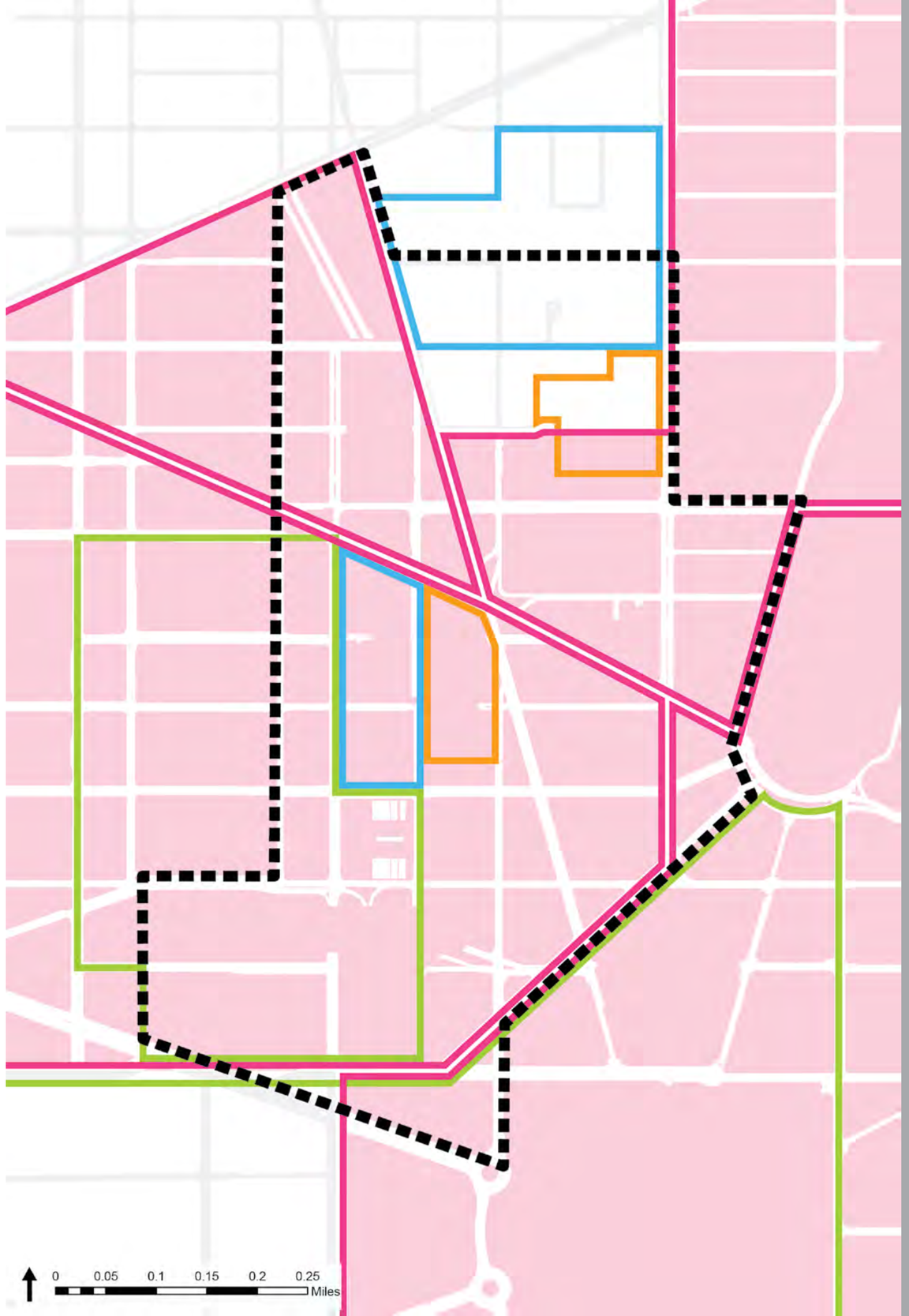
- ARCHITECT OF THE CAPITOL
- NATIONAL PARK SERVICE
- GENERAL SERVICES ADMINISTRATION
- DISTRICT OF COLUMBIA (DGS & DMPED)
- DC COURTS
- UNION STATION REDEVELOPMENT CORP.

EDUCATIONAL CAMPUSES

- GEORGETOWN LAW
- GONZAGA COLLEGE HIGH SCHOOL

MAJOR DEVELOPMENTS

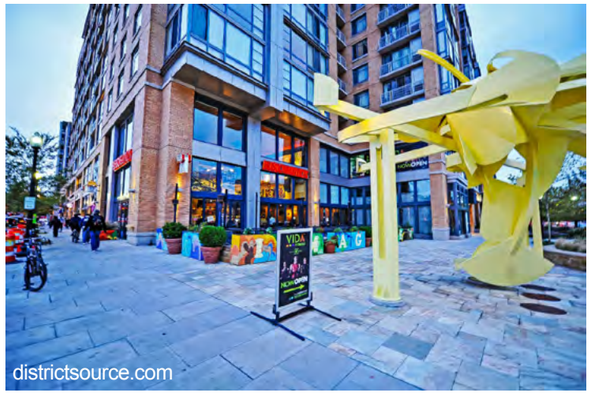
- NORTHWEST ONE
- CAPITOL CROSSING



Study Area

CID / BIDs

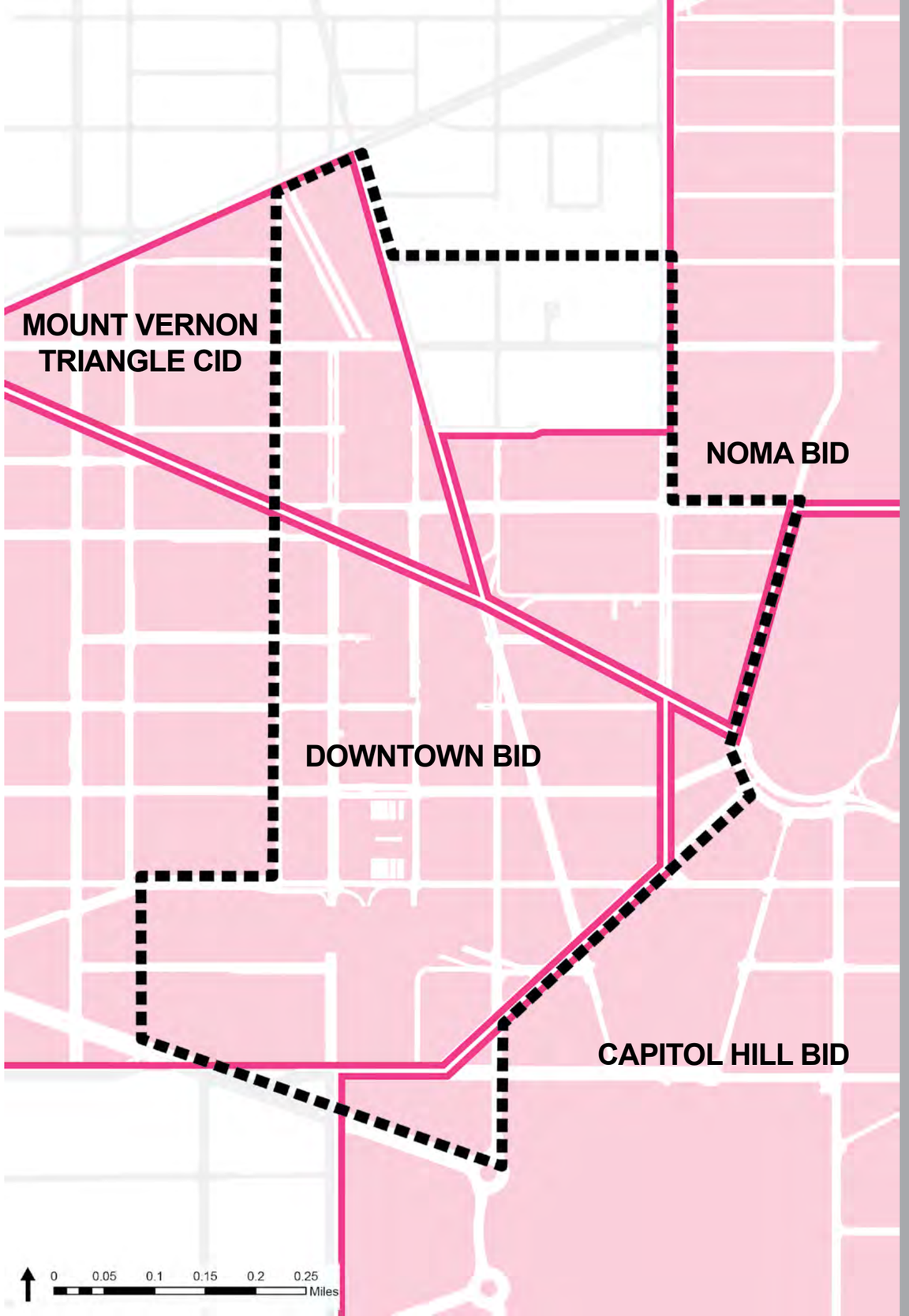
Mount Vernon Triangle CID



Downtown BID

NoMA BID

■ ■ Study Area



DOWNTOWN EAST RE-URBANIZATION STRATEGY

PROJECT INTRODUCTION

EXISTING CONDITIONS

Location & History

Market & Land Use

Public Realm

Transportation

Draft Goals & Opportunities

INTERACTIVE FEEDBACK

District of Columbia Office of Planning

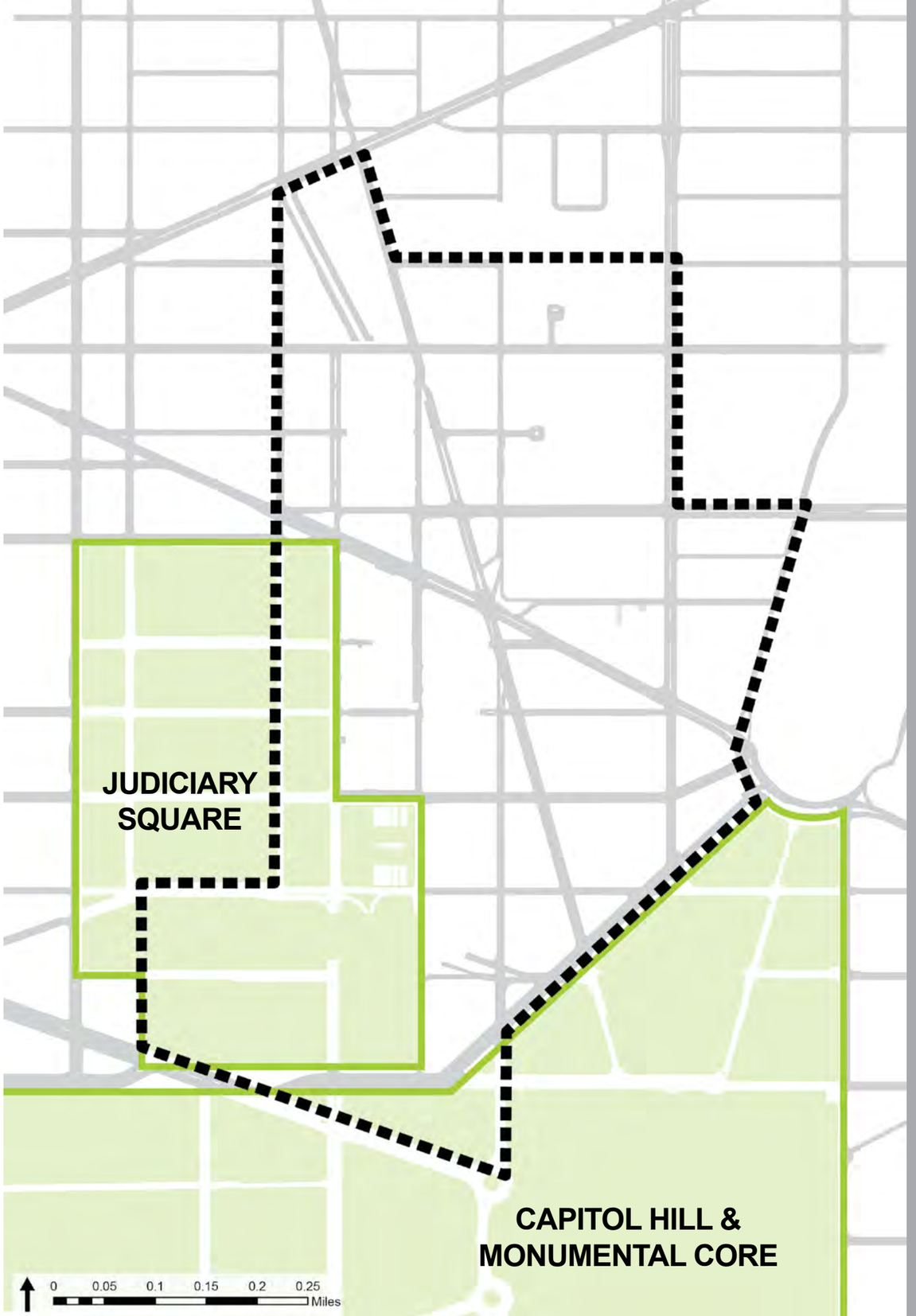
GOVERNMENTAL AREAS

Constitution Ave
at 2nd Street NW

E Street NW
at 2th Street

Constitution Ave
at 2nd Street NW

■ ■ Study Area



DOWNTOWN EAST RE-URBANIZATION STRATEGY

PROJECT INTRODUCTION

EXISTING CONDITIONS

Location & History

Market & Land Use

Public Realm

Transportation

Draft Goals & Opportunities

INTERACTIVE FEEDBACK

District of Columbia Office of Planning

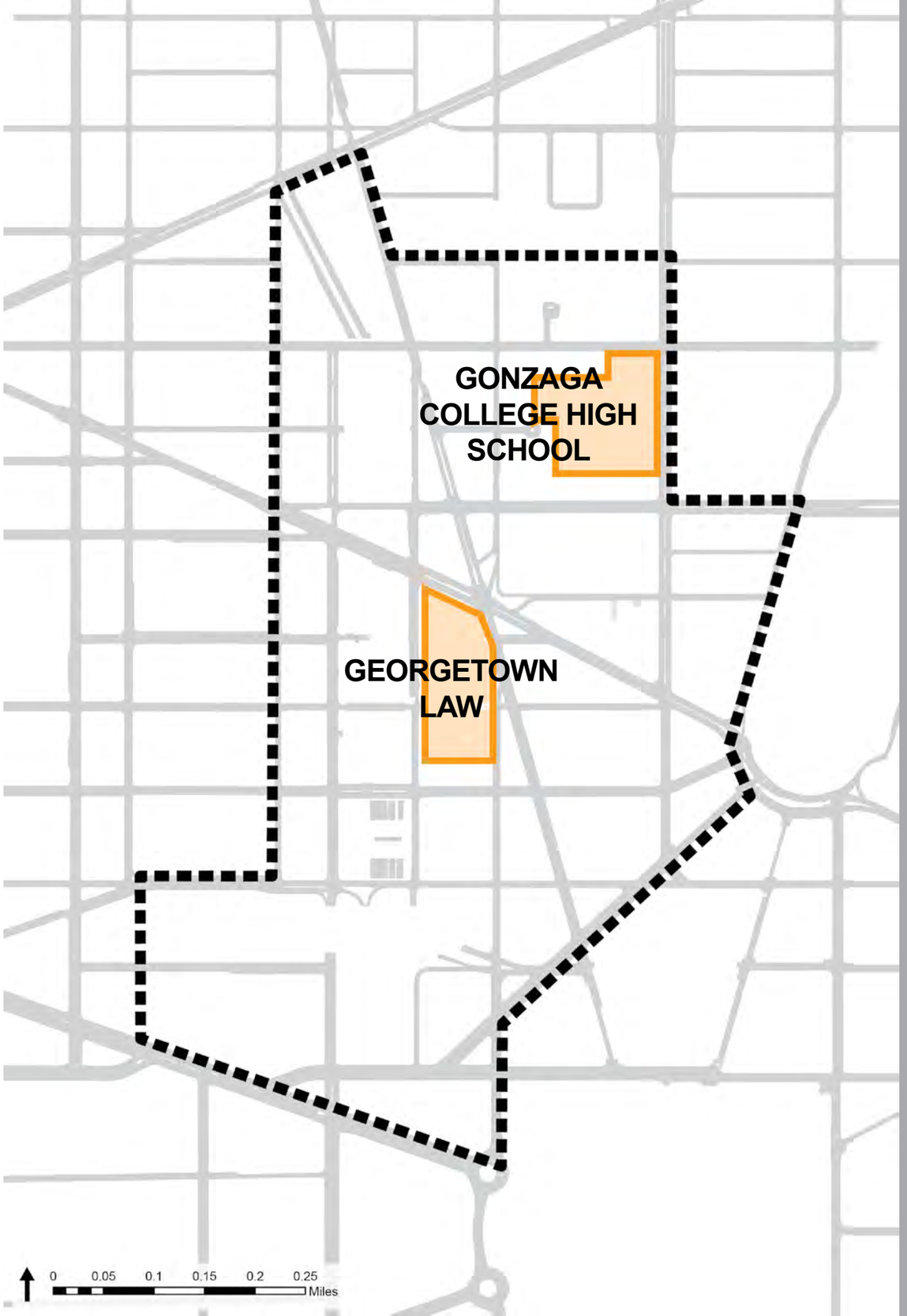
EDUCATIONAL CAMPUSES

Georgetown Law

Georgetown Law

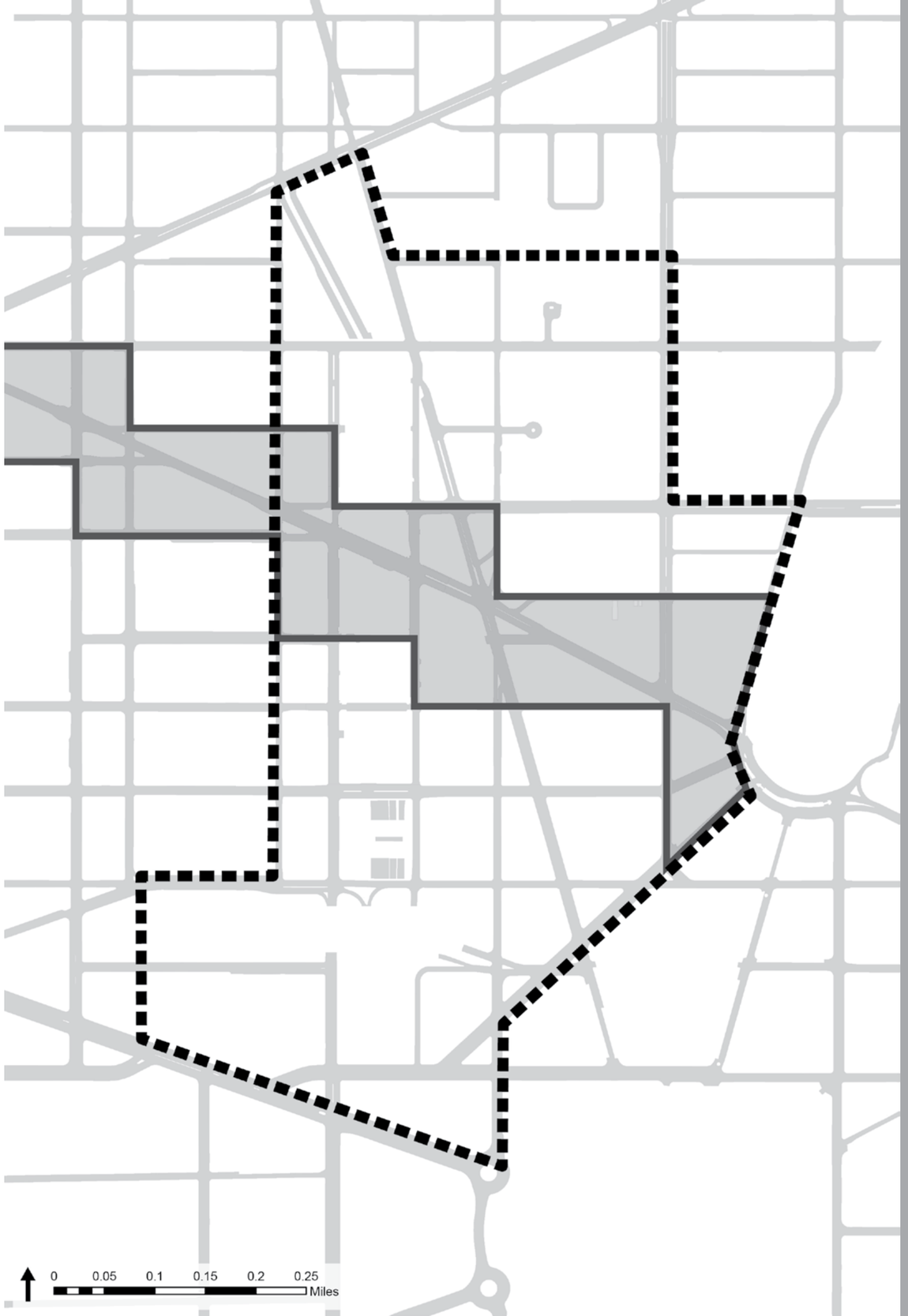
Gonzaga College High School

■ ■ Study Area



MASSACHUSETTS AVE. CORRIDOR

Mass. Ave.
at G Street NW



■ ■ Study Area

DOWNTOWN EAST RE-URBANIZATION STRATEGY

PROJECT INTRODUCTION

EXISTING CONDITIONS

Location & History

Market & Land Use

Public Realm

Transportation

Draft Goals & Opportunities

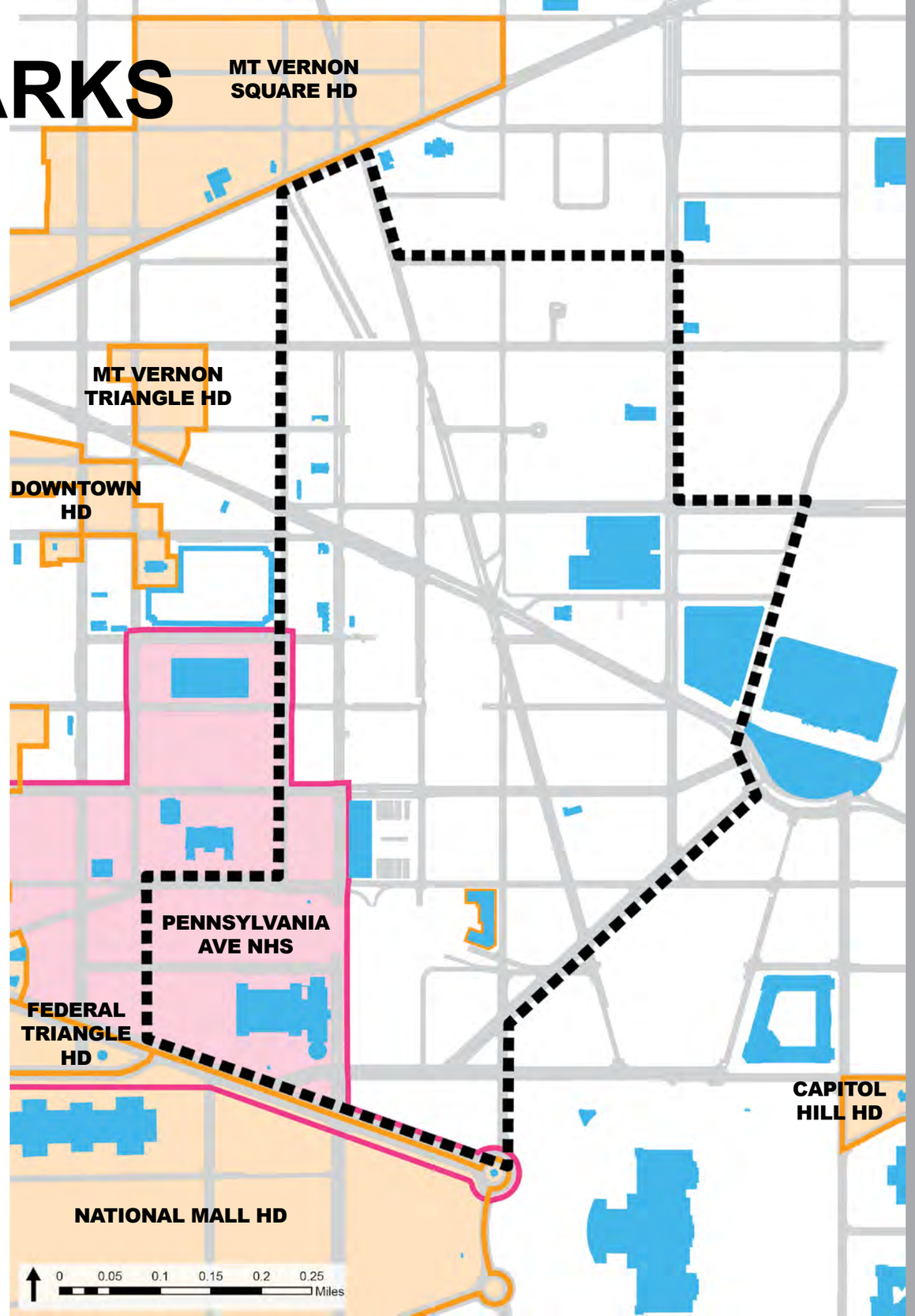
INTERACTIVE FEEDBACK

District of Columbia Office of Planning

HISTORIC LANDMARKS & DISTRICTS

Gayle School

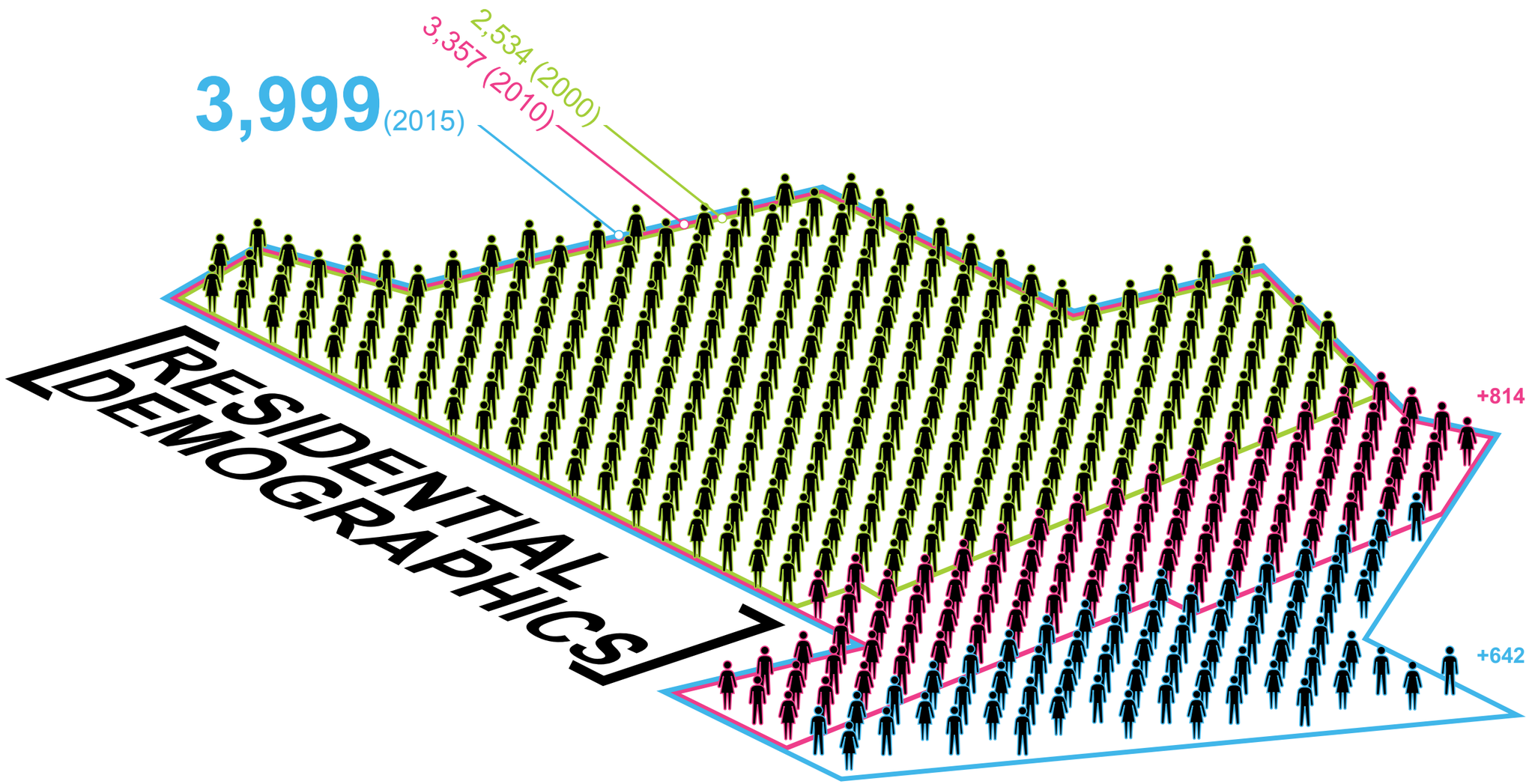
U.S. Court of Appeals



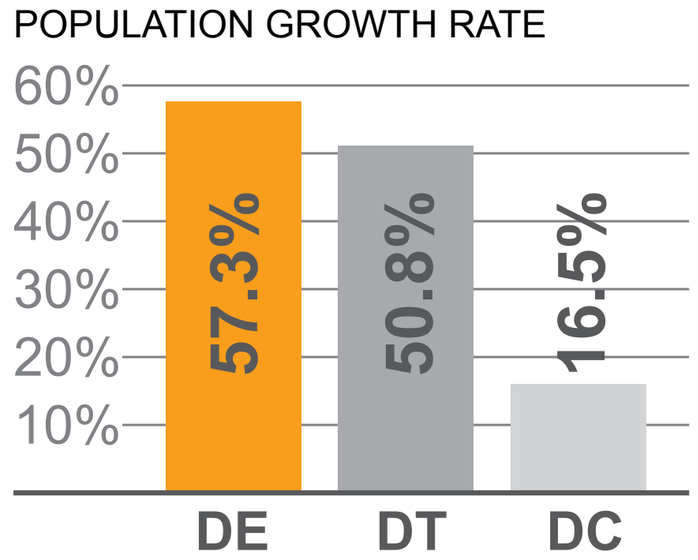
- Historic Landmark
- Proposed Historic Landmark
- Historic District
- National Historic Site
- Study Area

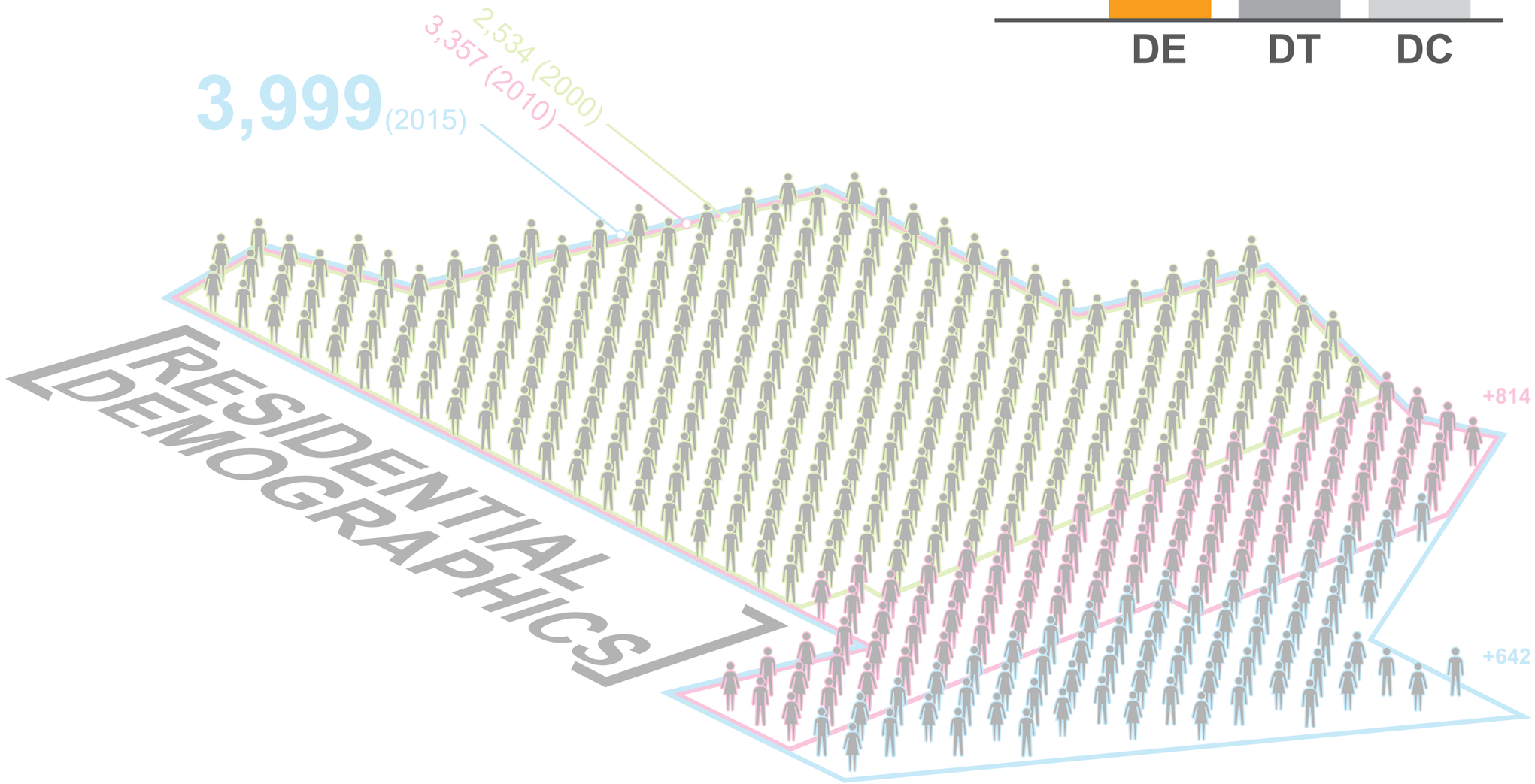
MARKET & LAND USE

RESIDENTIAL DEMOGRAPHICS

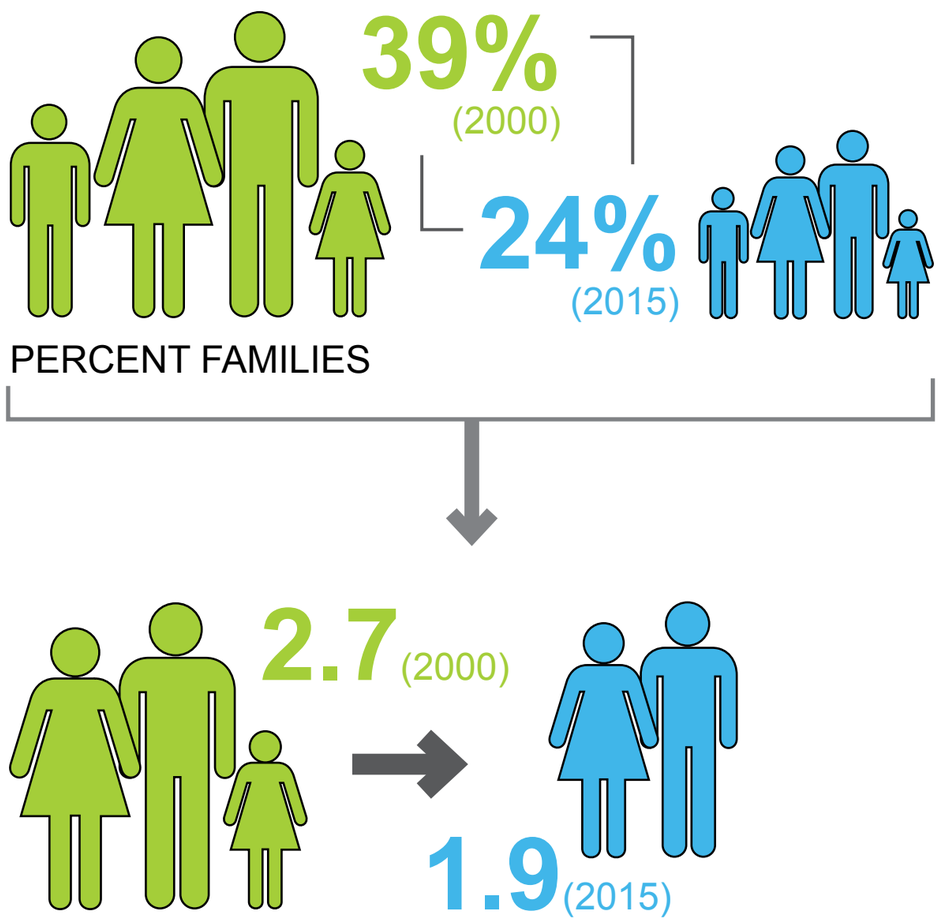


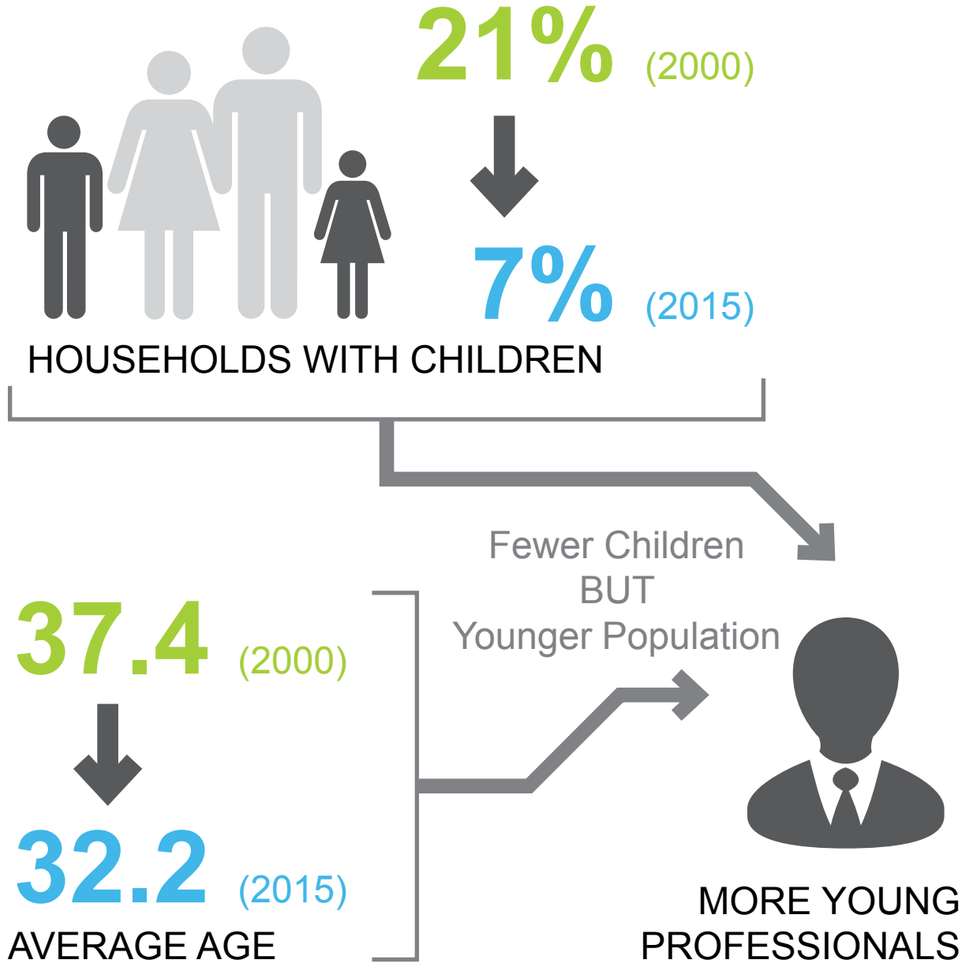
RESIDENTIAL DEMOGRAPHICS



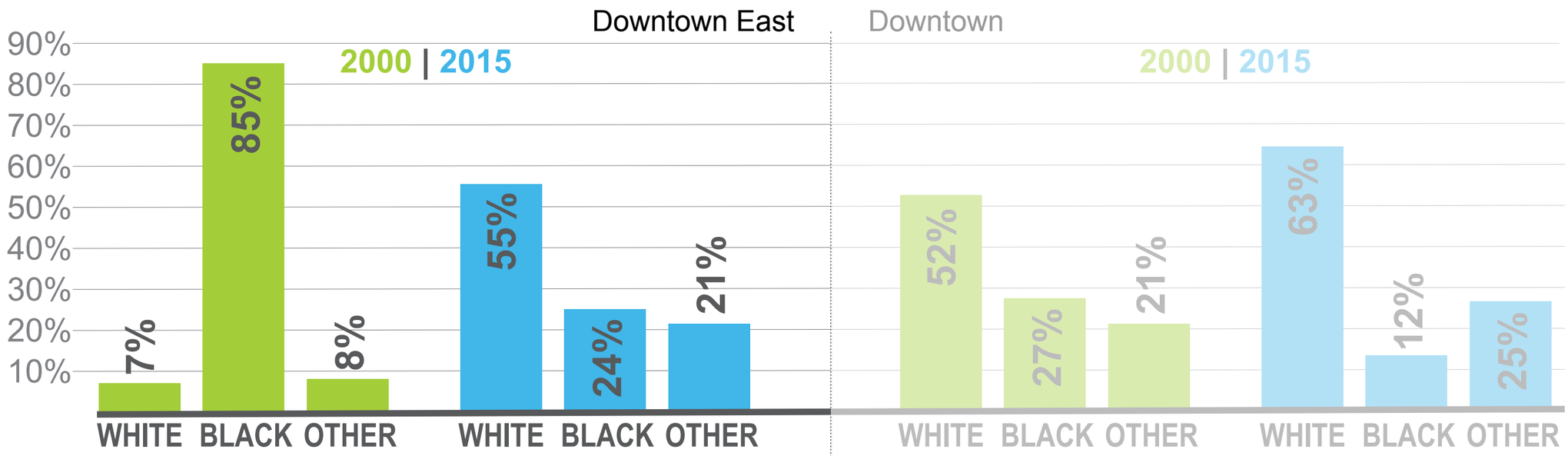


RESIDENTIAL DEMOGRAPHICS





RESIDENTIAL DEMOGRAPHICS



RACIAL COMPOSITION

13% of residents
(Downtown 16%, DC 6%)

GROUP QUARTERS

119 Senior Housing

197 Homeless Shelter

175 Student Housing

RESIDENTIAL DEMOGRAPHICS

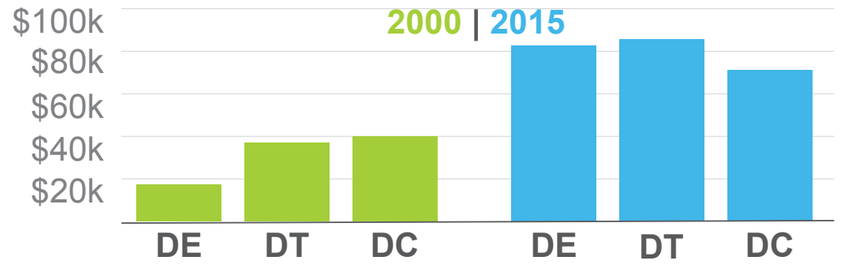
20.9% RESIDENTS IN POVERTY

(Downtown 18.8%)

$82,882 (2015)

$15,492 (2000)

MEDIAN HOUSEHOLD INCOME



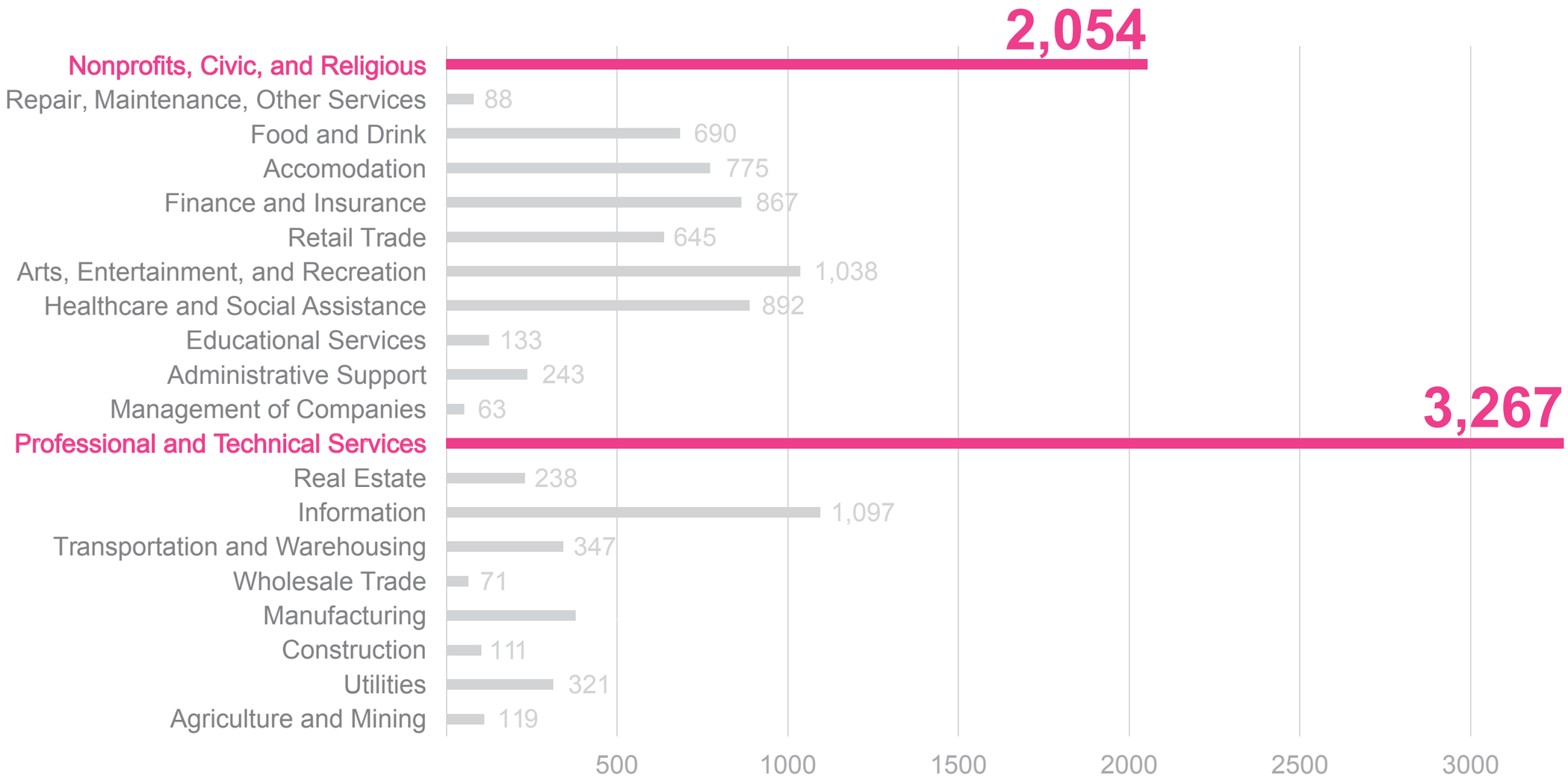
60% of residents have a college degree.
(Downtown 73%, DC 52%)

EDUCATION

WORKFORCE DEMOGRAPHICS

781 WORKPLACES WITH **24,032** EMPLOYEES IN THE AREA.

- 13,444 (56%) Private Sector
- 10,457 (44%) Public Sector



VISITOR DEMOGRAPHICS

AREA HOTEL GUESTS (75% BUSINESS)

DINE, SHOP, OR REST AT UNION STATION

EDUCATIONAL VISITORS (GEORGETOWN LAW & GONZAGA)

TOURISTS (CAPITOL HILL & NATIONAL MALL)

VISITORS OF MUSEUMS AND EVENT SPACES

CITY RESIDENTS VISITING CIVIC FACILITIES (NEAR JUDICIARY SQUARE)

1,100
ESTIMATED
DAILY VISITORS

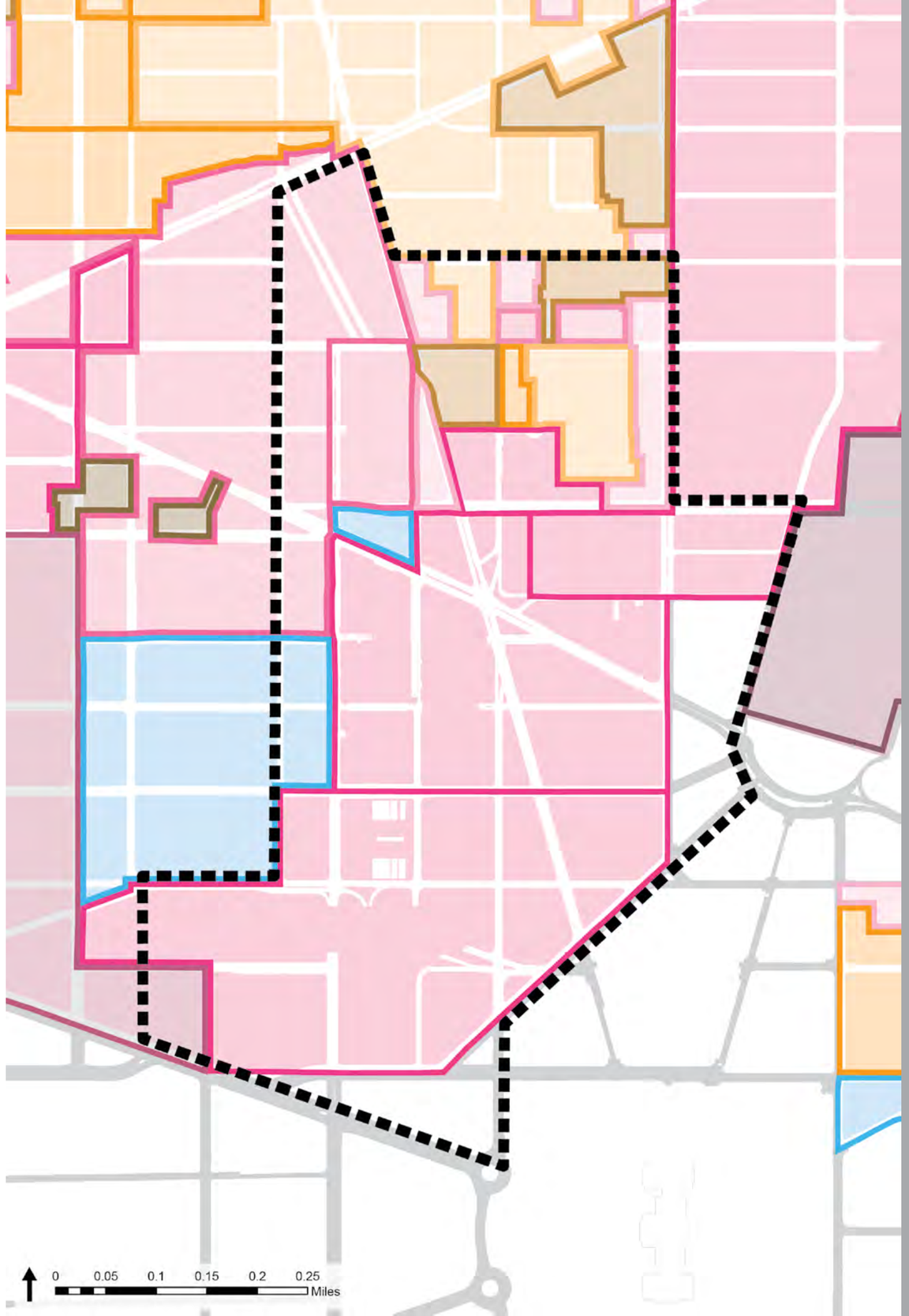
ZONING

COMMERCIAL DISTRICTS
- C-2-A: Commercial Low Density
- C-2-B: Commercial Medium Density
- C-2-C: Commercial High Density
- C-3-C: Commercial Med/High Density
- C-4: Commercial High Density
- C-M-3: Industrial High Bulk

RESIDENTIAL DISTRICTS
- R-4: Residential District
- R-5-B: Residential Moderate Density
- R-5-D: Residential Med/High Density

SPECIAL PURPOSE DISTRICTS
- SP-2: Special Purpose District Med/High Density

- Study Area



ZONING OVERLAYS

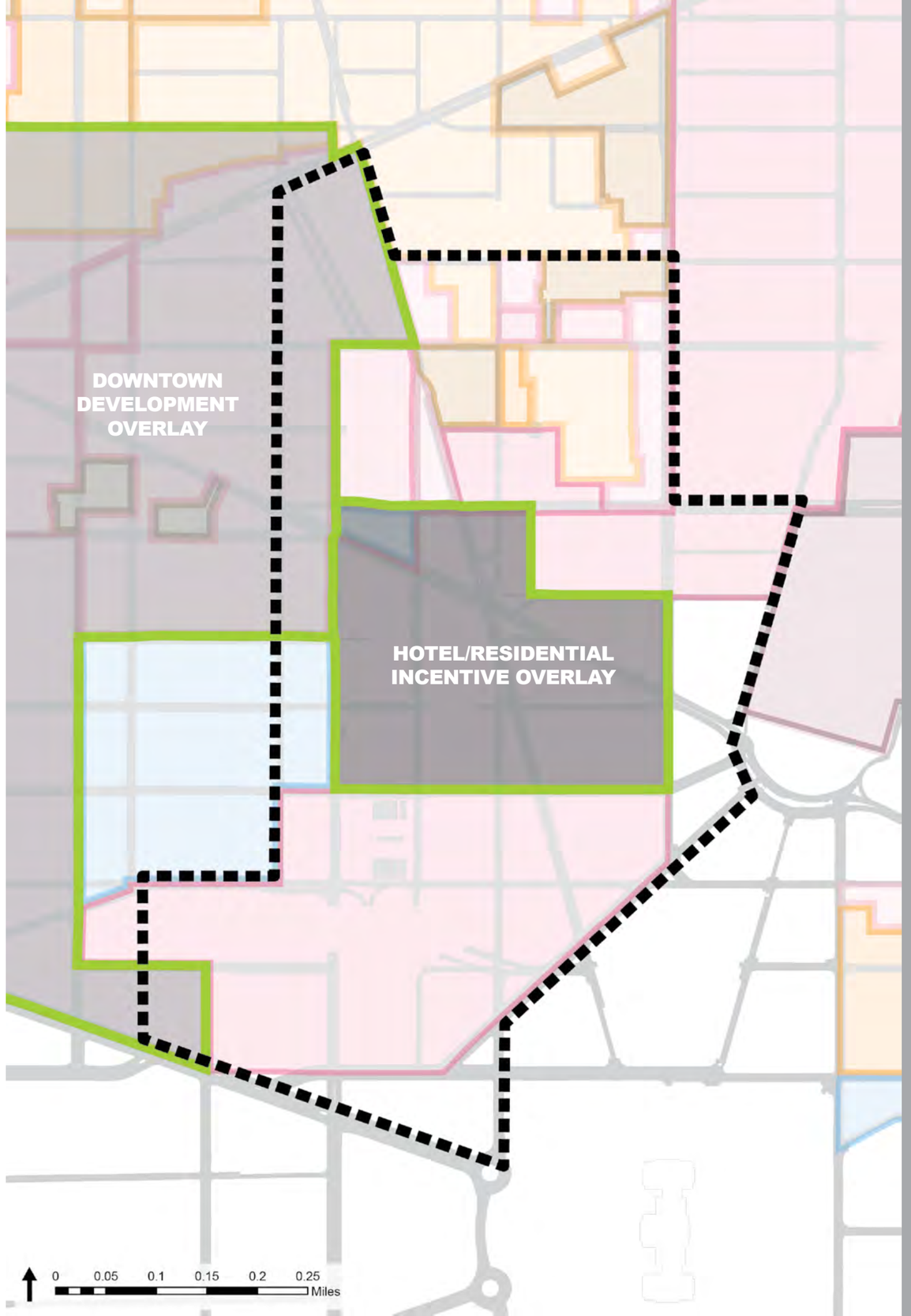
OVERLAY DISTRICTS
- Downtown Development Overlay District
- Hotel/Residential Incentive Overlay District

COMMERCIAL DISTRICTS
- C-2-A: Commercial Low Density
- C-2-B: Commercial Medium Density
- C-2-C: Commercial High Density
- C-3-C: Commercial Med/High Density
- C-4: Commercial High Density
- C-M-3: Industrial High Bulk

RESIDENTIAL DISTRICTS
- R-4: Residential District
- R-5-B: Residential Moderate Density
- R-5-D: Residential Med/High Density

SPECIAL PURPOSE DISTRICTS
- SP-2: Special Purpose District Med/High Density

- Study Area



EXISTING LAND USE

COMMERCIAL
- Commercial
- Mixed Use
- Industrial

RESIDENTIAL
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential

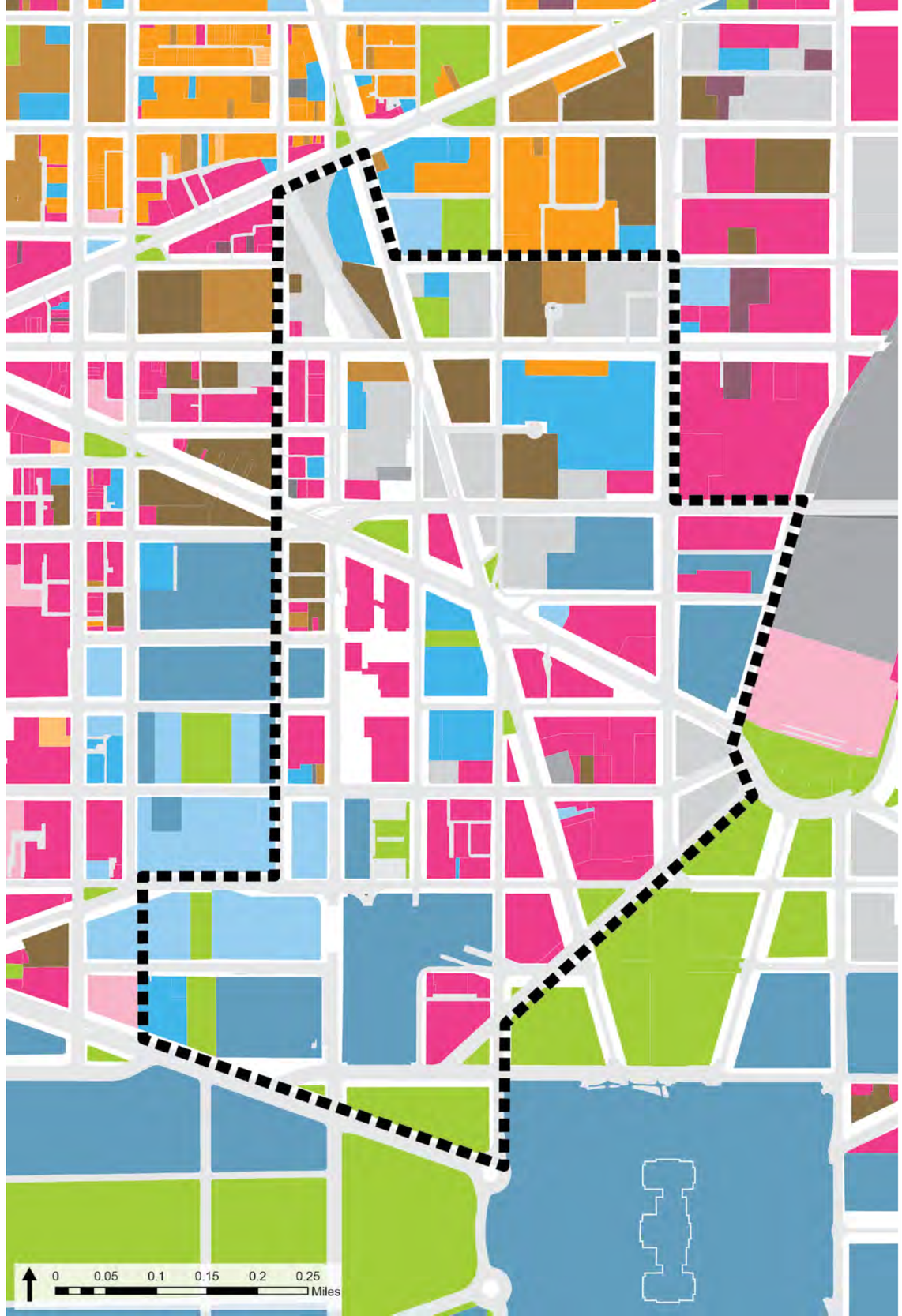
OPEN SPACE
- Parks and Open Spaces

INSTITUTIONAL
- Public (Federal)
- Public (District)

INFRASTRUCTURE
- Right of Way
- Roads and Alleys
- Parking
- Utilities and Infrastructure

- Undetermined

- Study Area

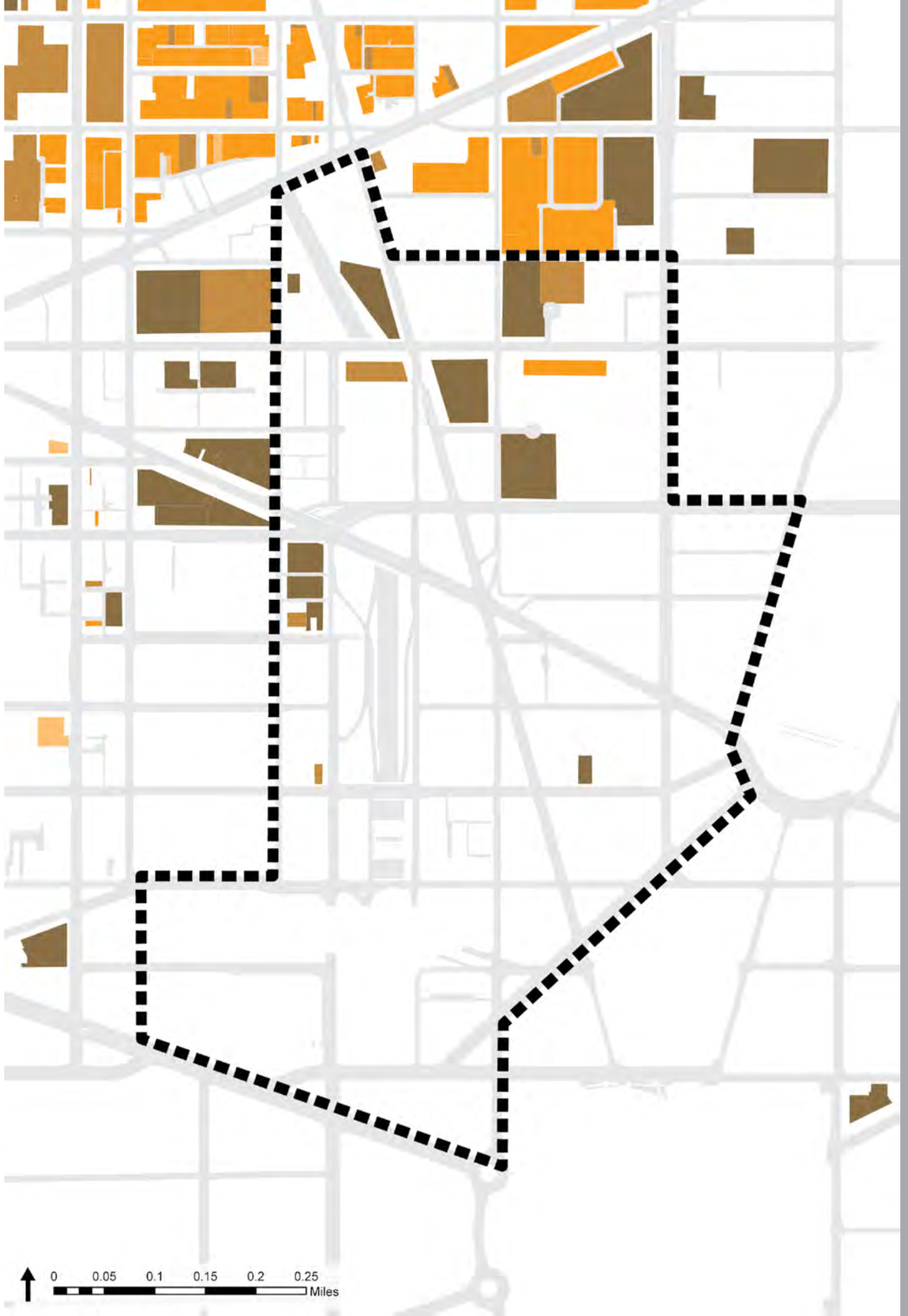


EXISTING LAND USE: RESIDENTIAL

2,350 TOTAL HOUSING UNITS

23% OWNERS & **77%** RENTERS

AT LEAST **457** AFFORDABLE UNITS (19.4%)



RESIDENTIAL
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential

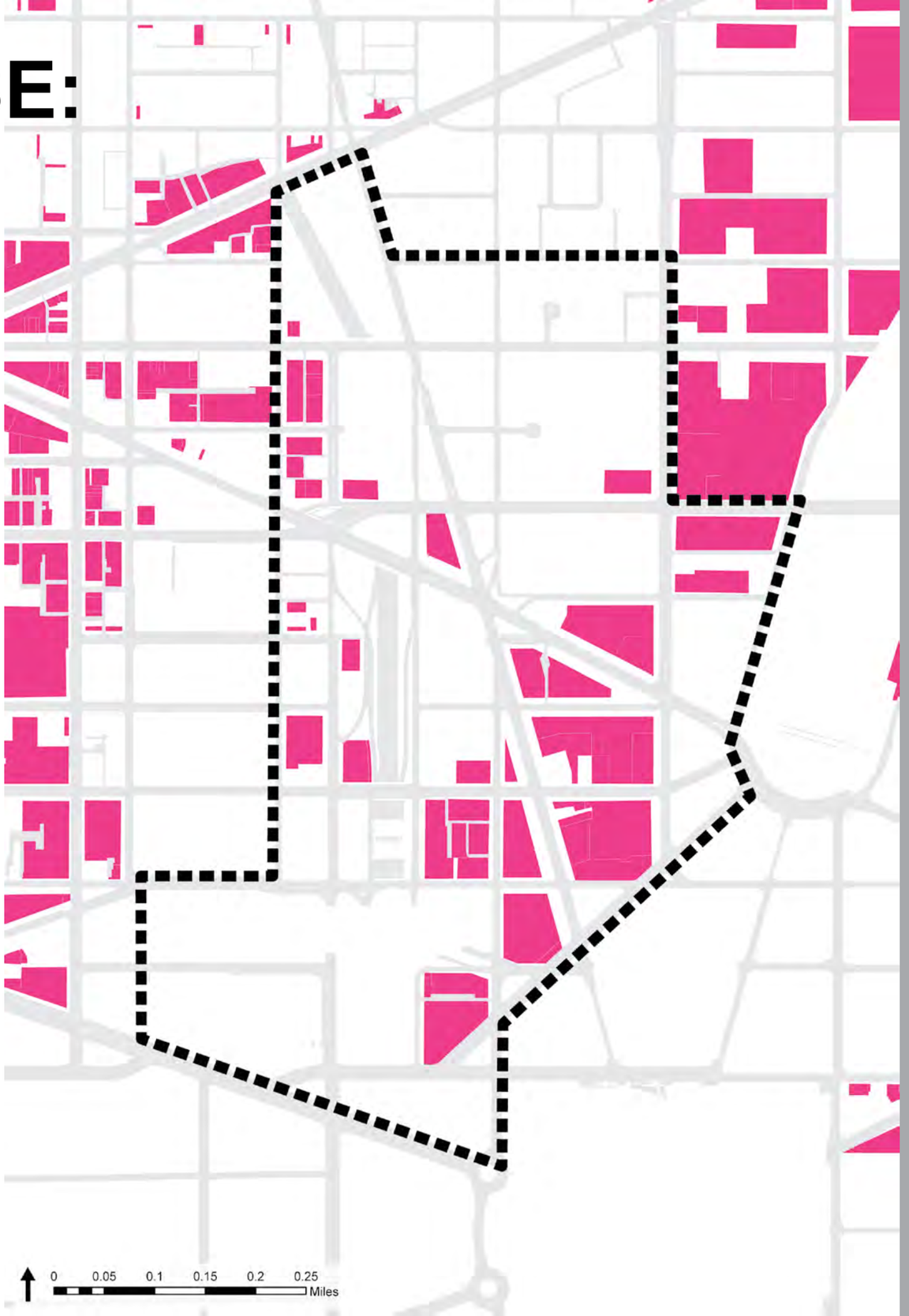
Study Area

EXISTING LAND USE: OFFICE & COMMERCIAL

7 MILLION SQUARE FEET OF EXISTING SPACE

22 CLASS A BUILDINGS

200,000 SF
UNDER CONSTRUCTION &
2.7 MILLION SF PROPOSED



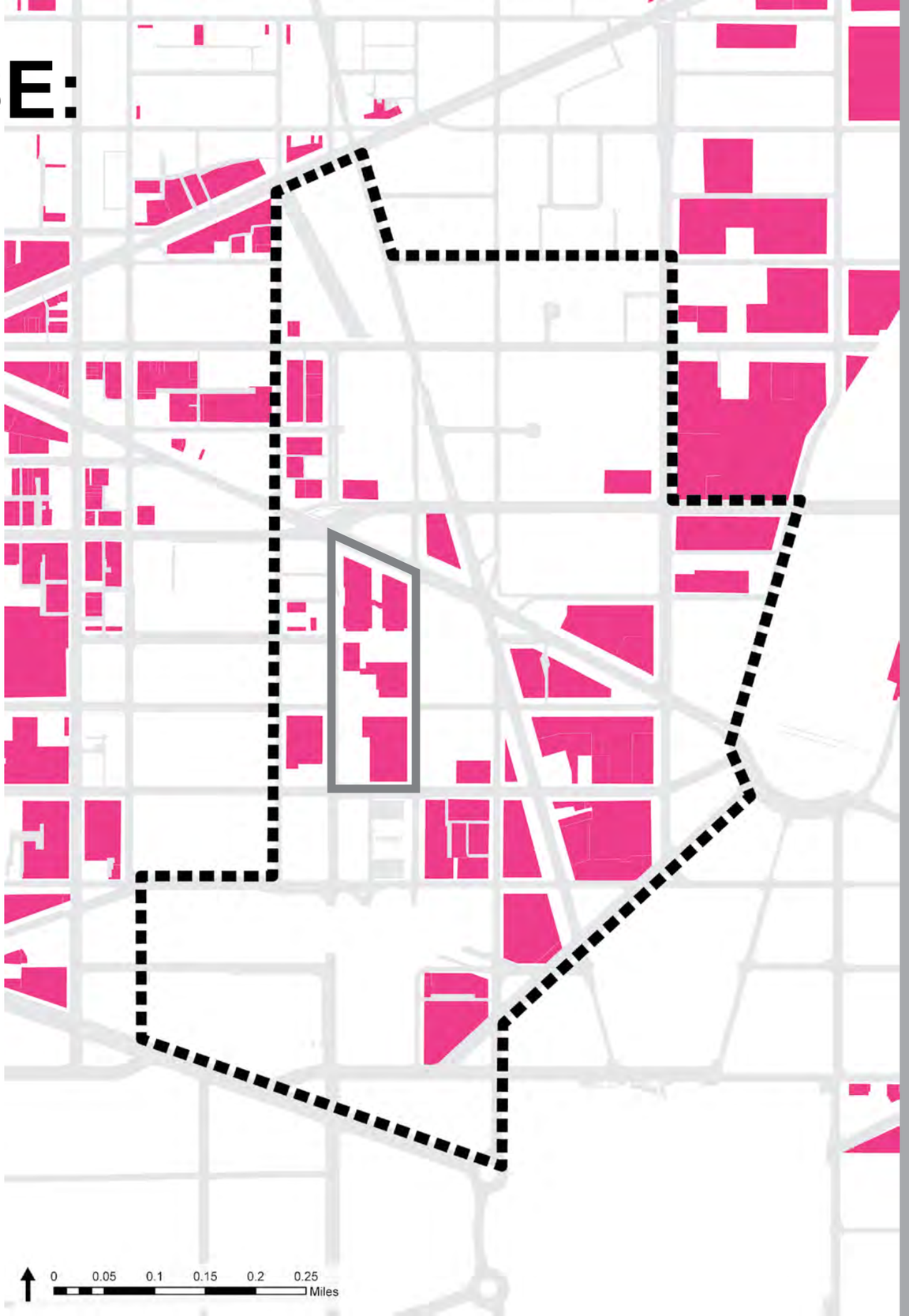
COMMERCIAL
Commercial

Study Area

EXISTING LAND USE: COMMERCIAL

DEVELOPMENT OF

CAPITOL CROSSING



COMMERCIAL

Commercial

Study Area

EXISTING LAND USE: COMMERCIAL (HOTEL)

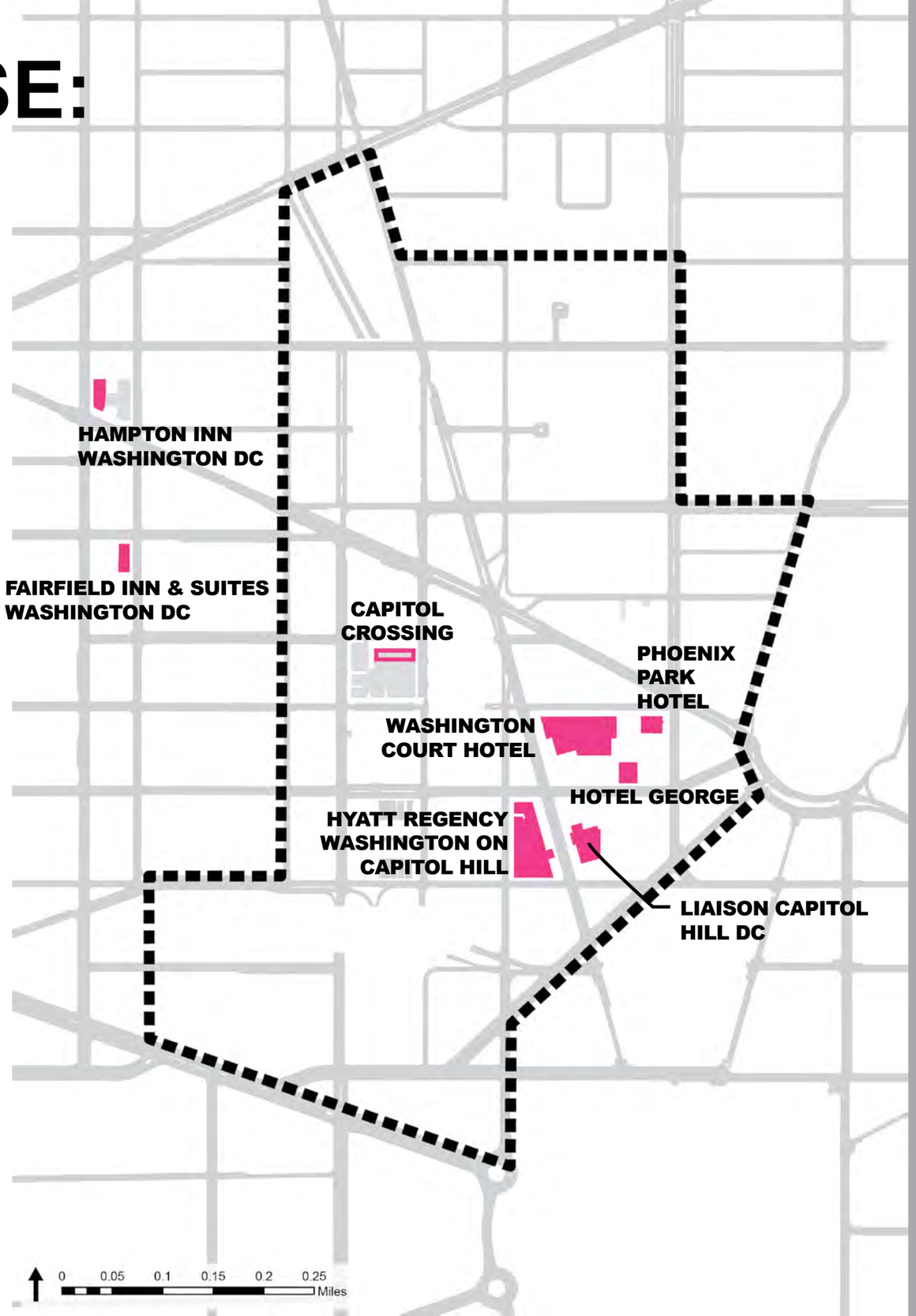
5 HIGH END HOTELS

OCCUPANCY RATES INCREASED FROM

66% TO **81%** BETWEEN 2002 & 2013

CAPITOL HILL

IS THE MAIN DEMAND DRIVER

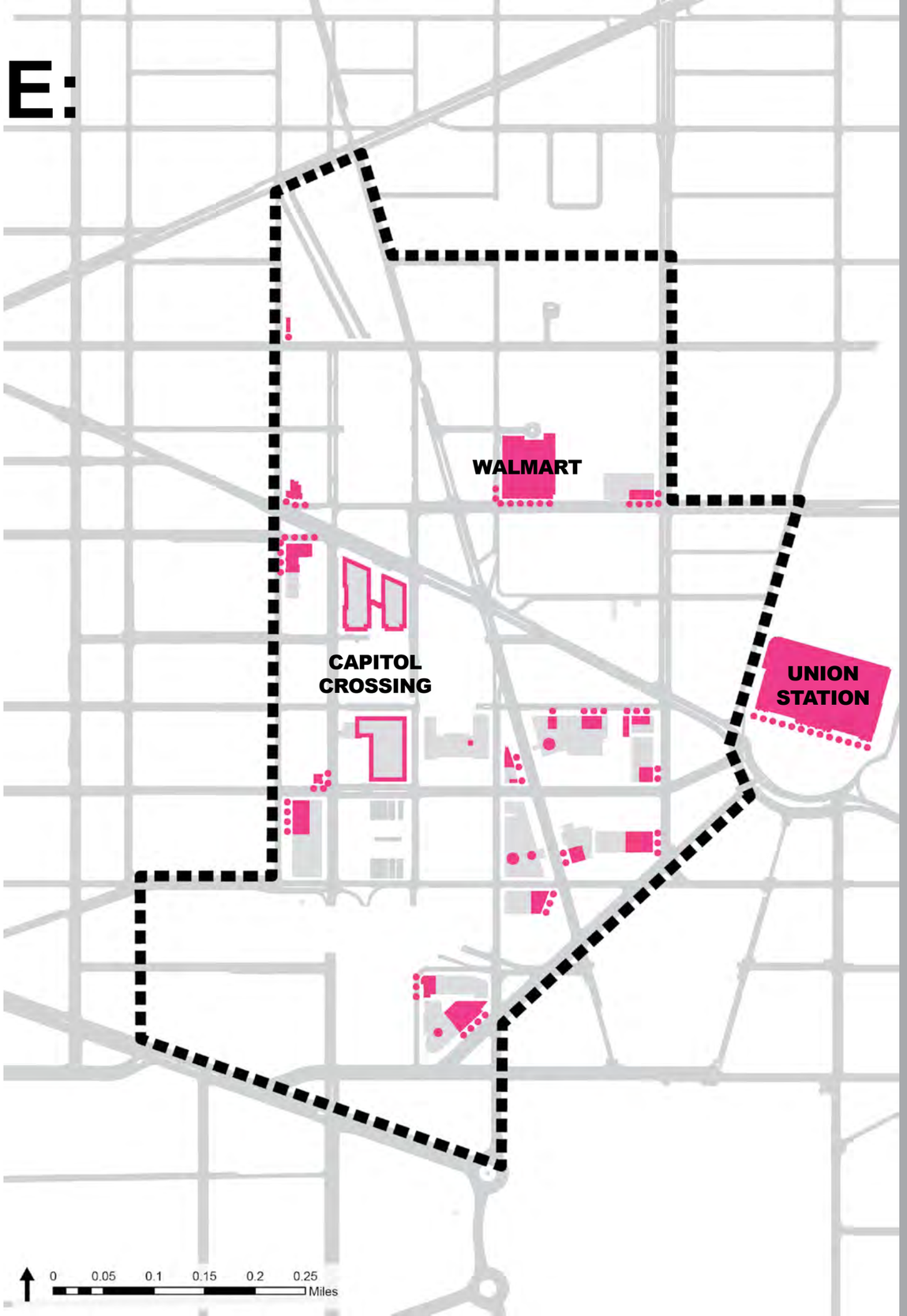


EXISTING LAND USE: COMMERCIAL (RETAIL)

15 RETAIL ESTABLISHMENTS

PRIMARILY LOCAL-SERVING AND CATERING TO THE OFFICE COMMUNITY

142,000 SQUARE FEET EXISTING



RETAIL
- Existing
- Proposed
- Frontage

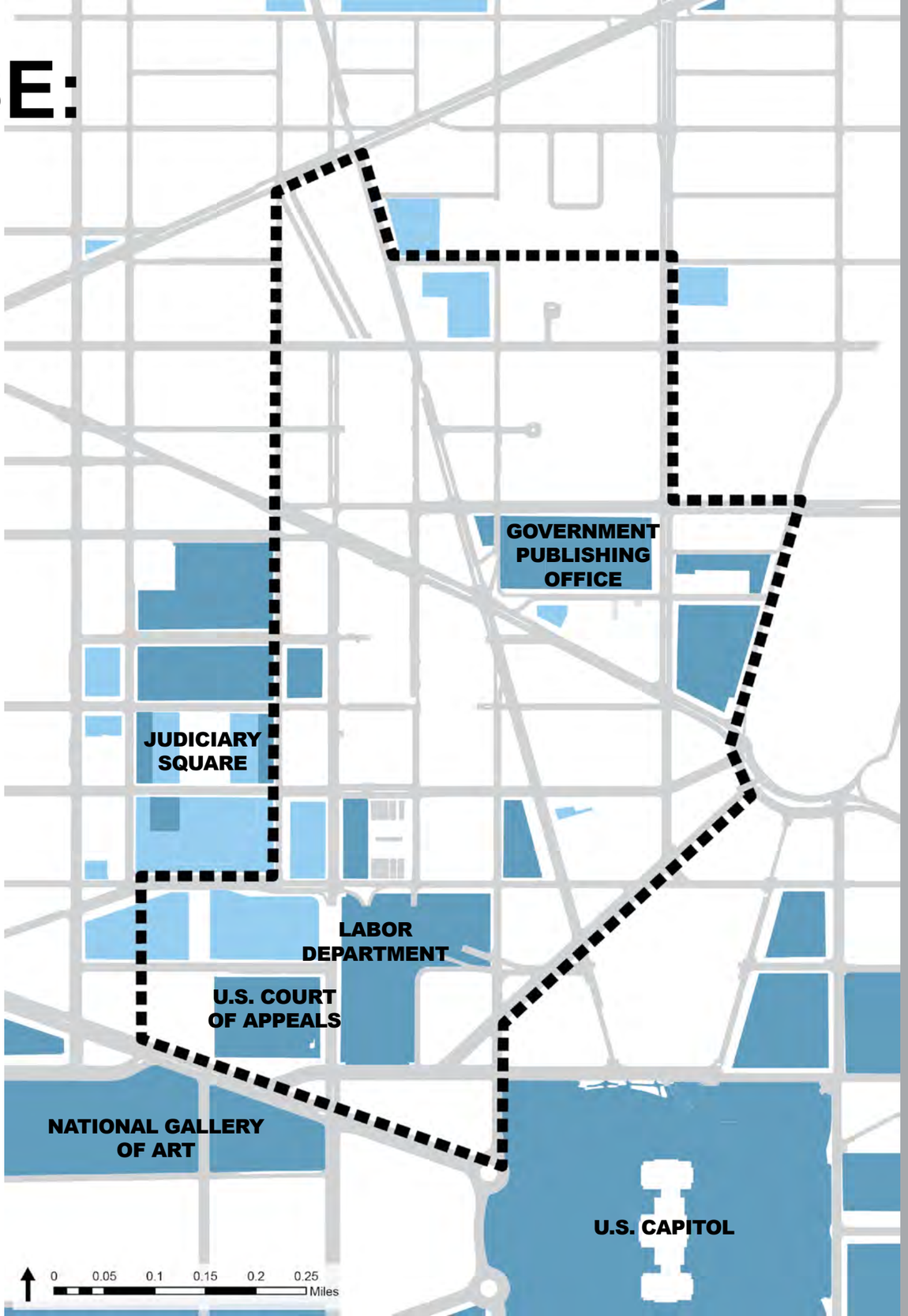
- Study Area

EXISTING LAND USE: GOVERNMENTAL

44% OF STUDY AREA EMPLOYEES WORK FOR THE GOVERNMENT

GOVERNMENT AGENCY PROPERTY HOLDERS:

ARCHITECT OF THE CAPITOL
NATIONAL PARK SERVICE
GENERAL SERVICES ADMINISTRATION
DISTRICT OF COLUMBIA (DGS & DMPED)
DC COURTS
UNION STATION REDEVELOPMENT CORP.



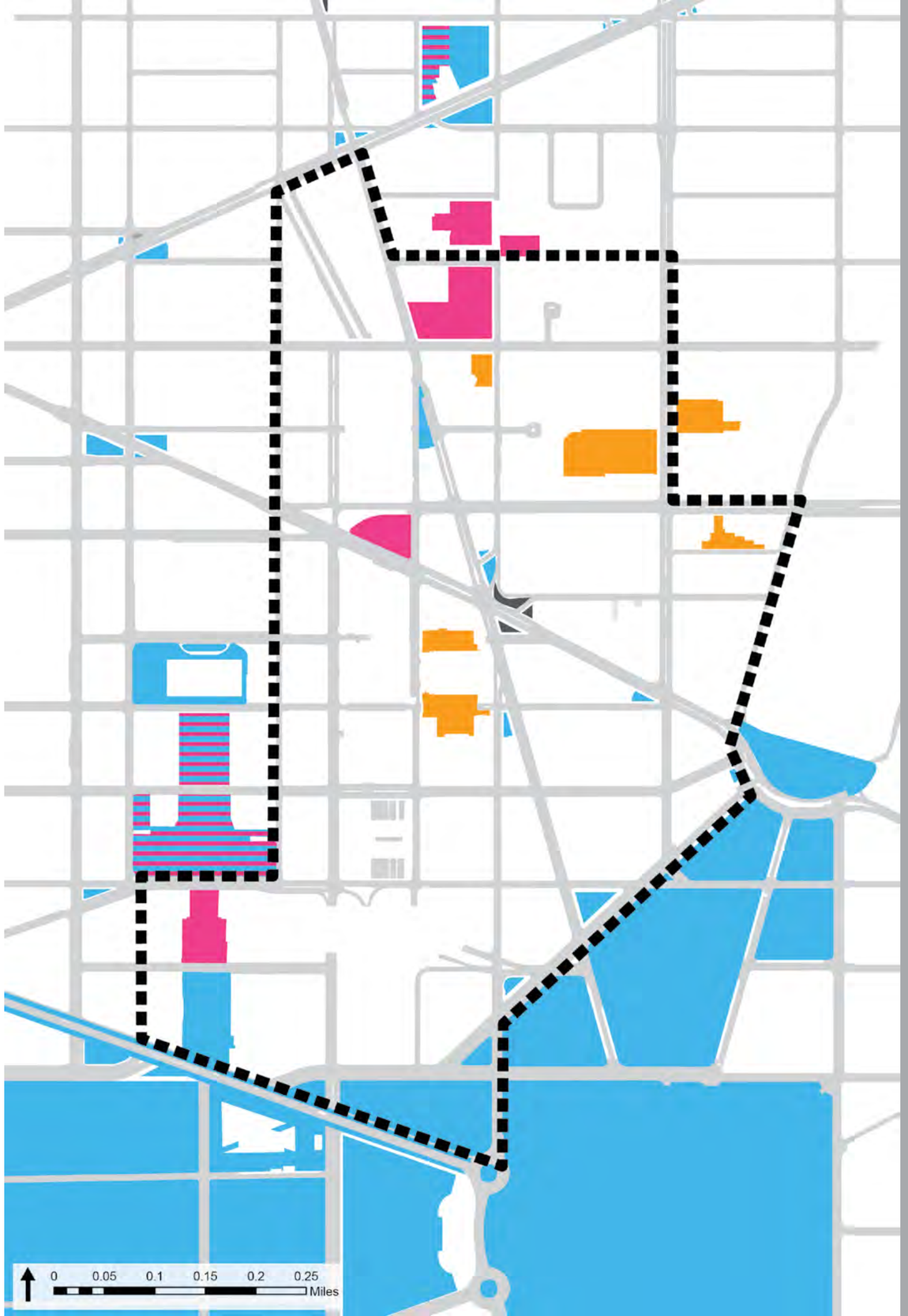
INSTITUTIONAL

- Public (Federal)
- Public (District)

- Study Area

PUBLIC REALM

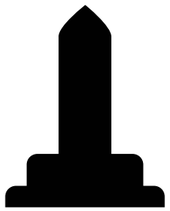
OPEN SPACES OWNERSHIP & MANAGEMENT

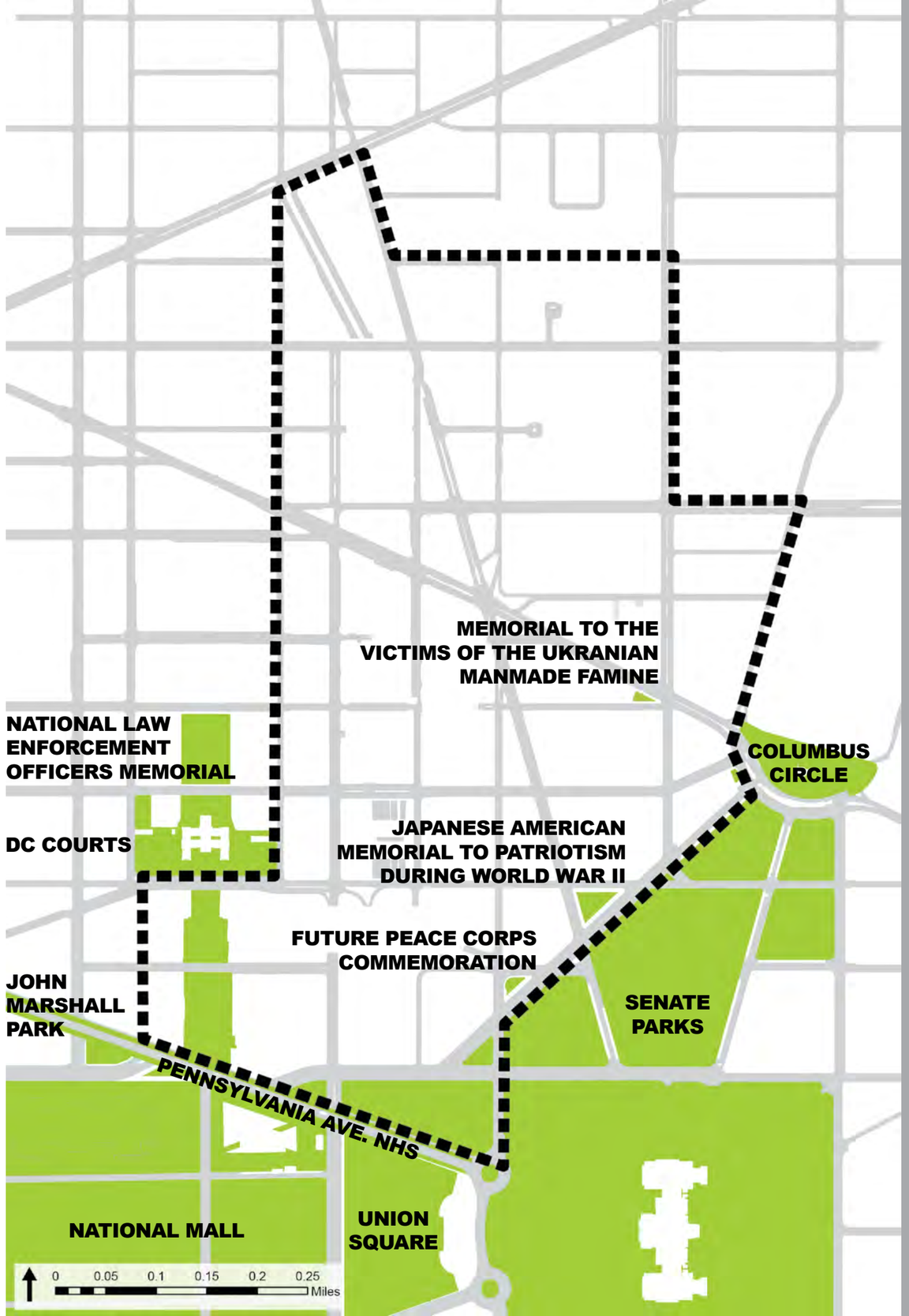


- Federal Agency
- District of Columbia
- Joint Federal and District
- Privately Owned
- Unknown

- Study Area

OPEN SPACES MONUMENTS & MEMORIALS



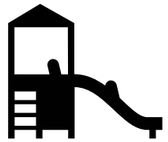


Study Area

OPEN SPACES RESIDENTIAL PROGRAMMING

The K Street Farm at Walker-Jones and Field

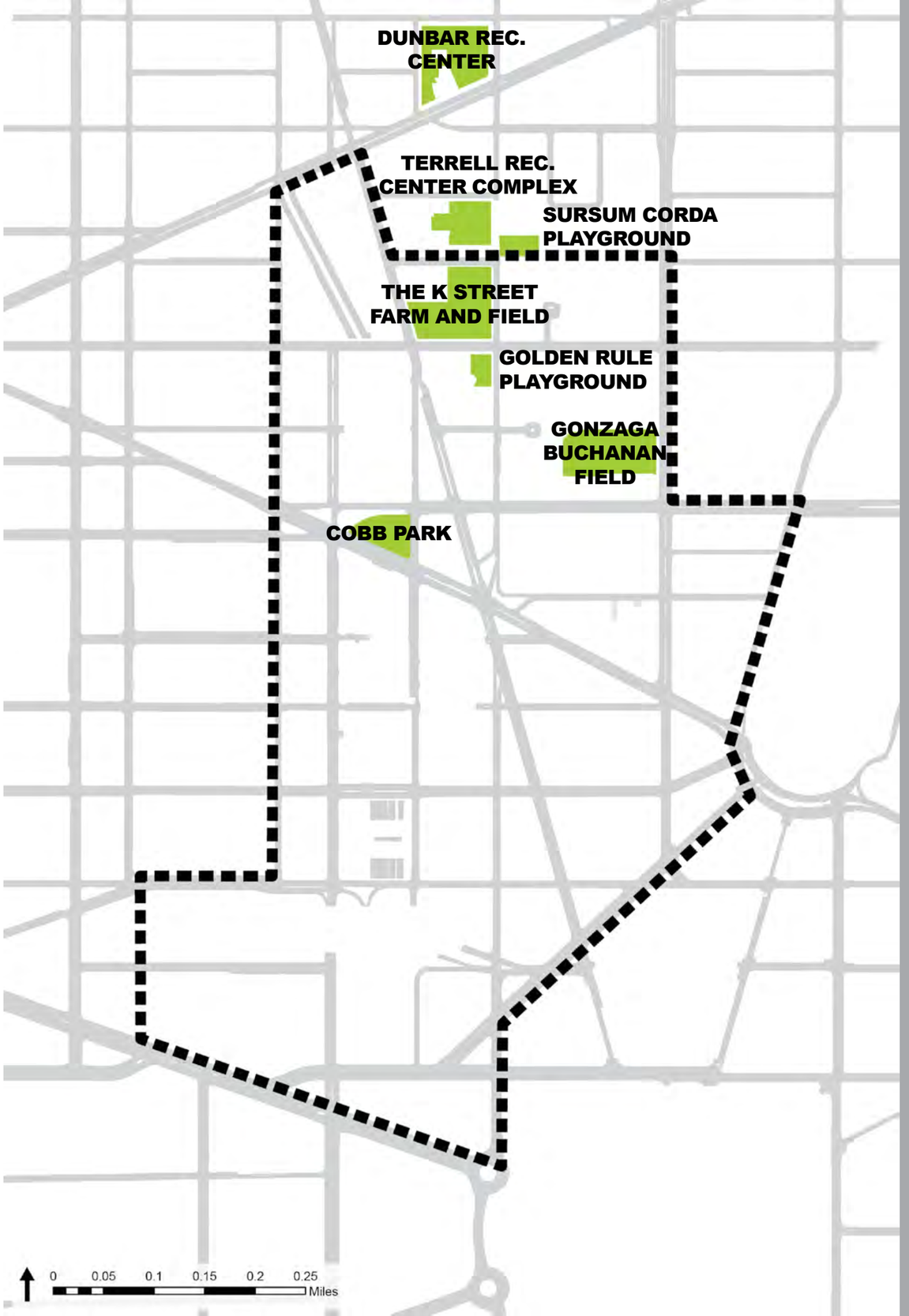
Golden Rule Apartments Playground



Gonzaga Buchanan Field

Cobb Park Redevelopment

Study Area

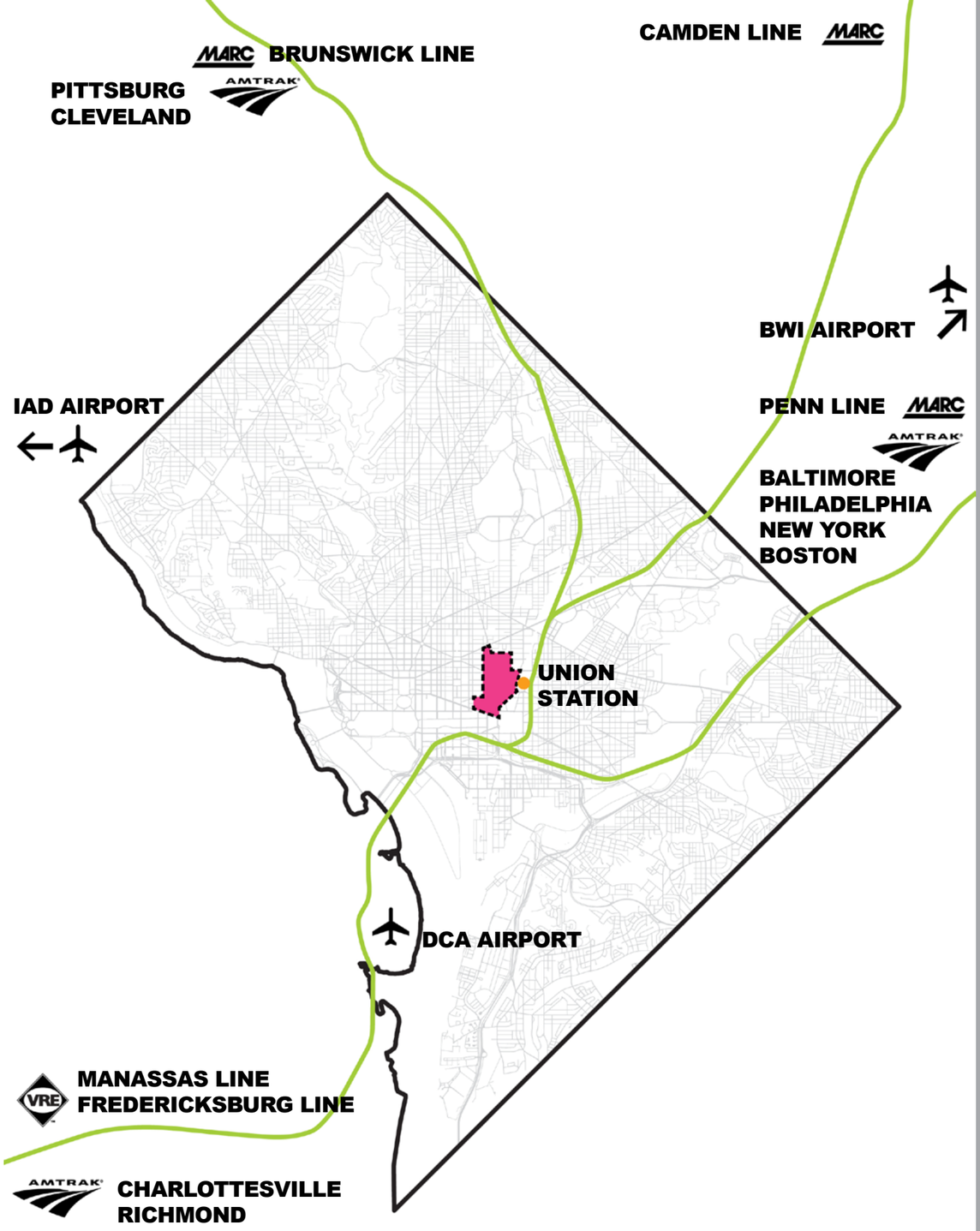


TRANSPORTATION

TRANSPORTATION NETWORK

- Interstate (tunnels dashed)
- Principal Arterial
- Minor Arterial
- Collector
- Local
- Congested Intersection
- Terminus of Disconnected Street
- Study Area

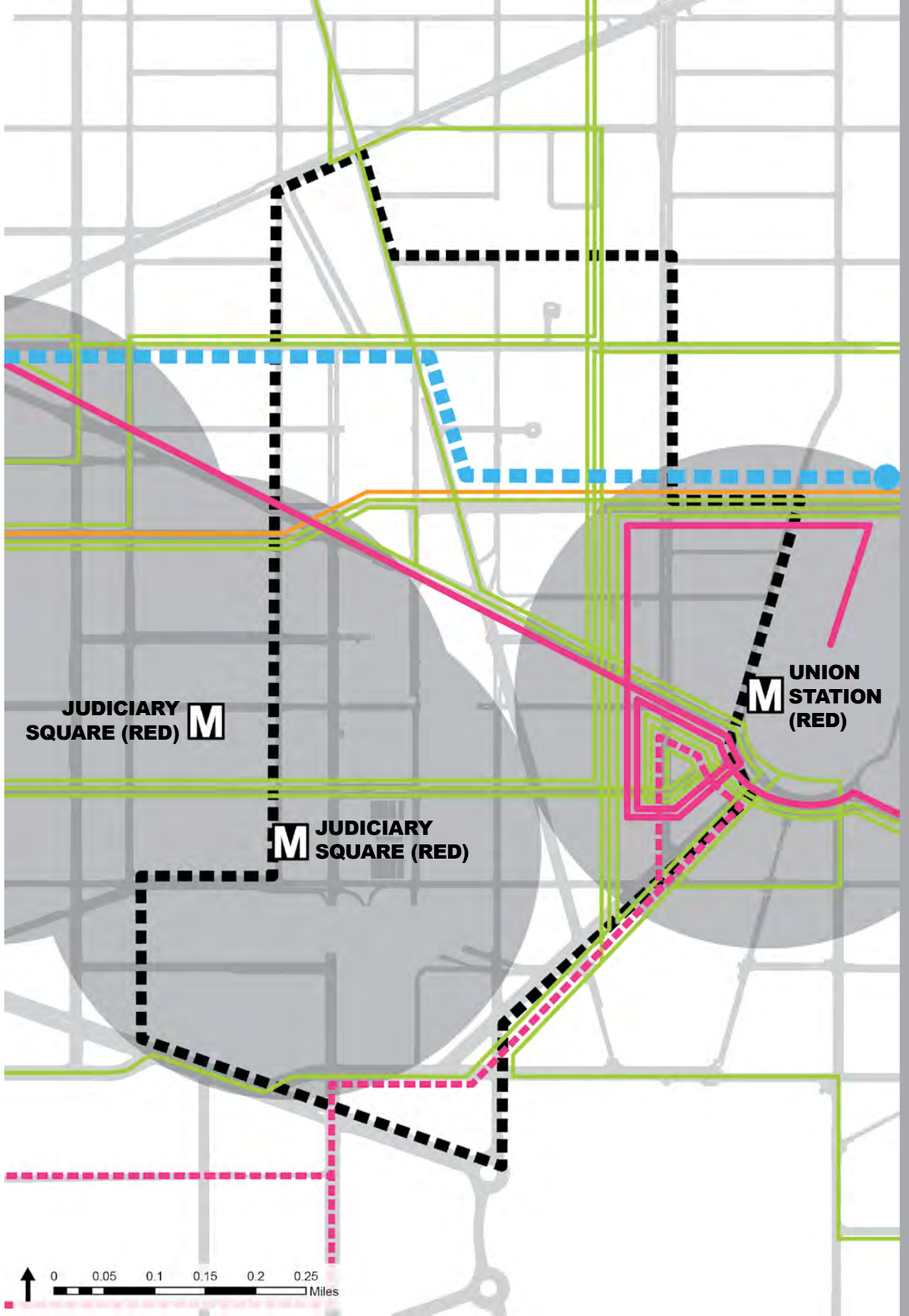
REGIONAL TRANSPORTATION



Regional Rail Network
Airport
Study Area

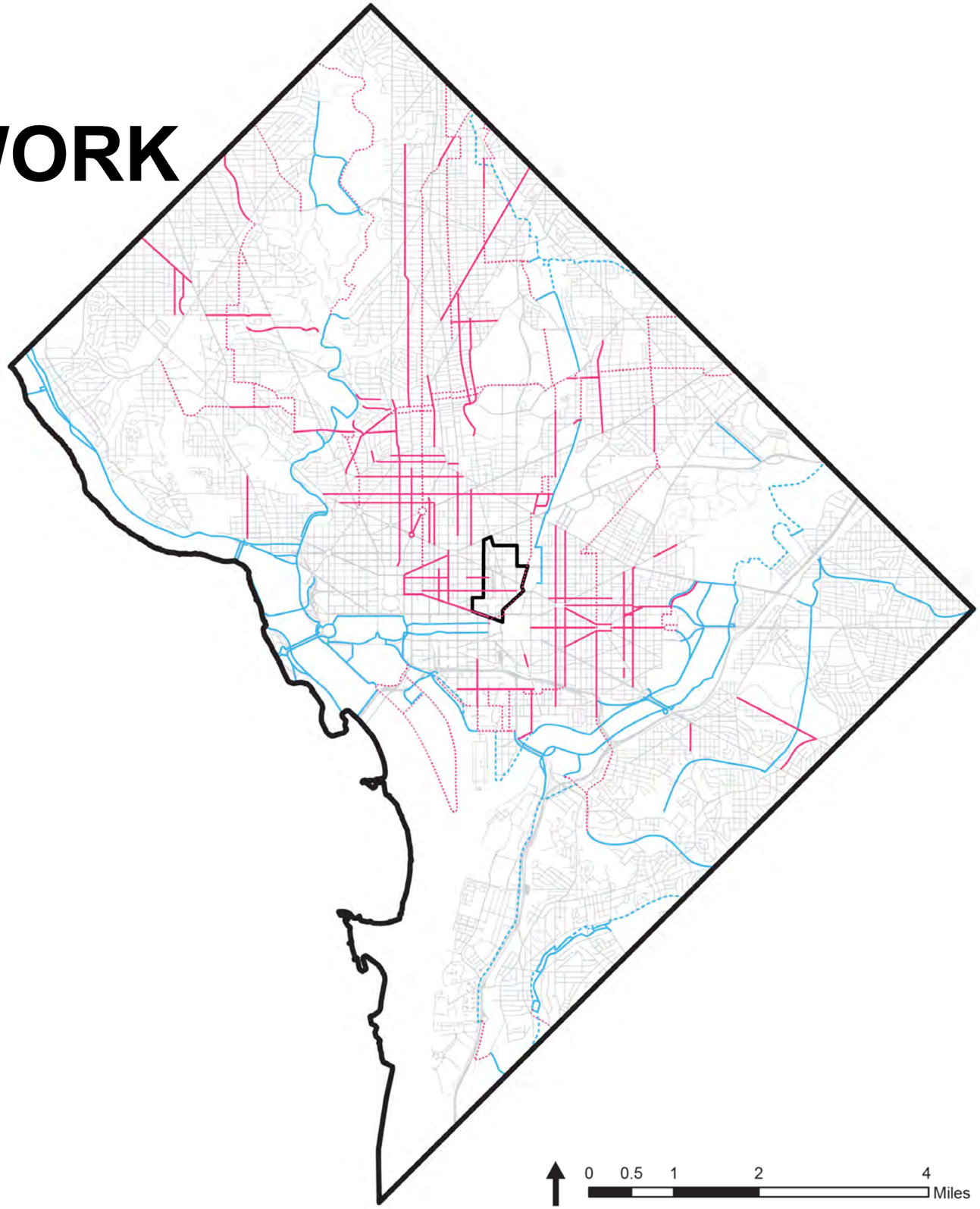
0 0.5 1 2 4 Miles

PUBLIC TRANSPORTATION



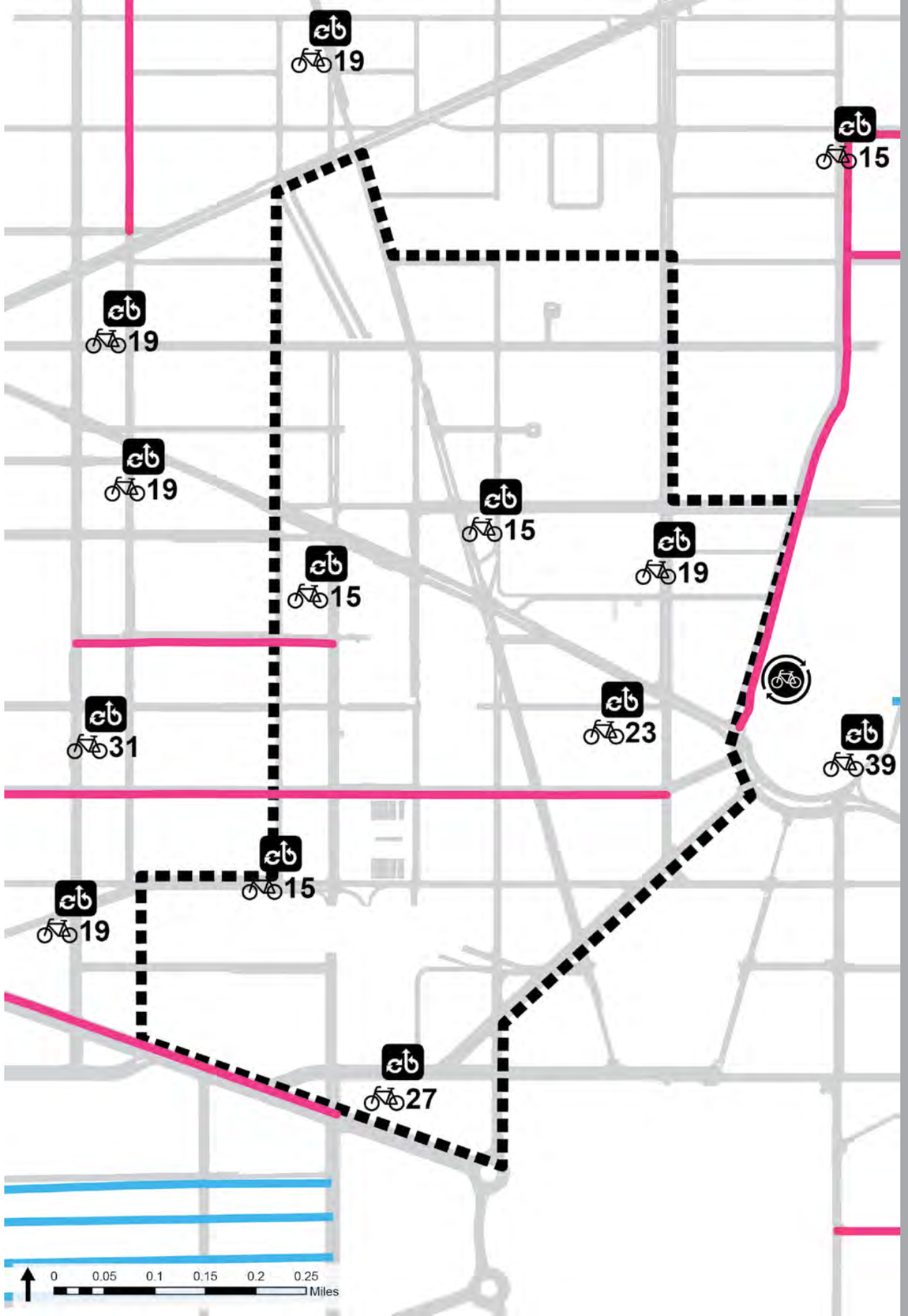
- MetroBus Route
- MetroBus Express
- DC Circulator
- Proposed DC Circulator
- Future High Capacity Transit
- MetroRail Station Entrance
- 5-Minute Walk to MetroRail Entrance
- Study Area

DISTRICT-WIDE BICYCLE NETWORK



Dedicated Bike Lane
Bike Trail
Study Area

BICYCLE NETWORK



- Dedicated Bike Lane
- Bike Trail
- Capital Bikeshare Station
- ## Bikeshare Station Capacity
- Bicycle Facility at Union Station
- Study Area

DRAFT GOALS & OPPORTUNITIES

DRAFT GOALS

1. **Enhance the livability and quality of life** in the area as a residential neighborhood through improved community facilities, public amenities, and safety.

2. Use downtown locational advantages (proximity to the Capitol and Union Station) to **maximize the area's significantly underutilized development potential**.

3. **Diversify the mix of land uses** across the study area, including more residential south of Massachusetts Avenue and additional residential as infill north.

4. Encourage **a diverse housing stock** and range of affordability.

5. **Leverage institutional and organizational anchors** (BIDs, CID, Georgetown Law, Gonzaga, among others) to promote academic, commercial, residential, and governmental interaction and synergies.

6. Explore strategies that **promote job growth** across the board by leveraging the strength of existing niche industries, such as the hospitality sector.

DRAFT GOALS

7. **Preserve and enhance historic resources, monumental viewsheds, civic spaces, and outstanding architecture** that showcase the character and history of the District as well as the nation.

8. **Repair the disconnected street network** to restore the historic urban fabric, decrease vehicular congestion, and improve east-west connectivity.

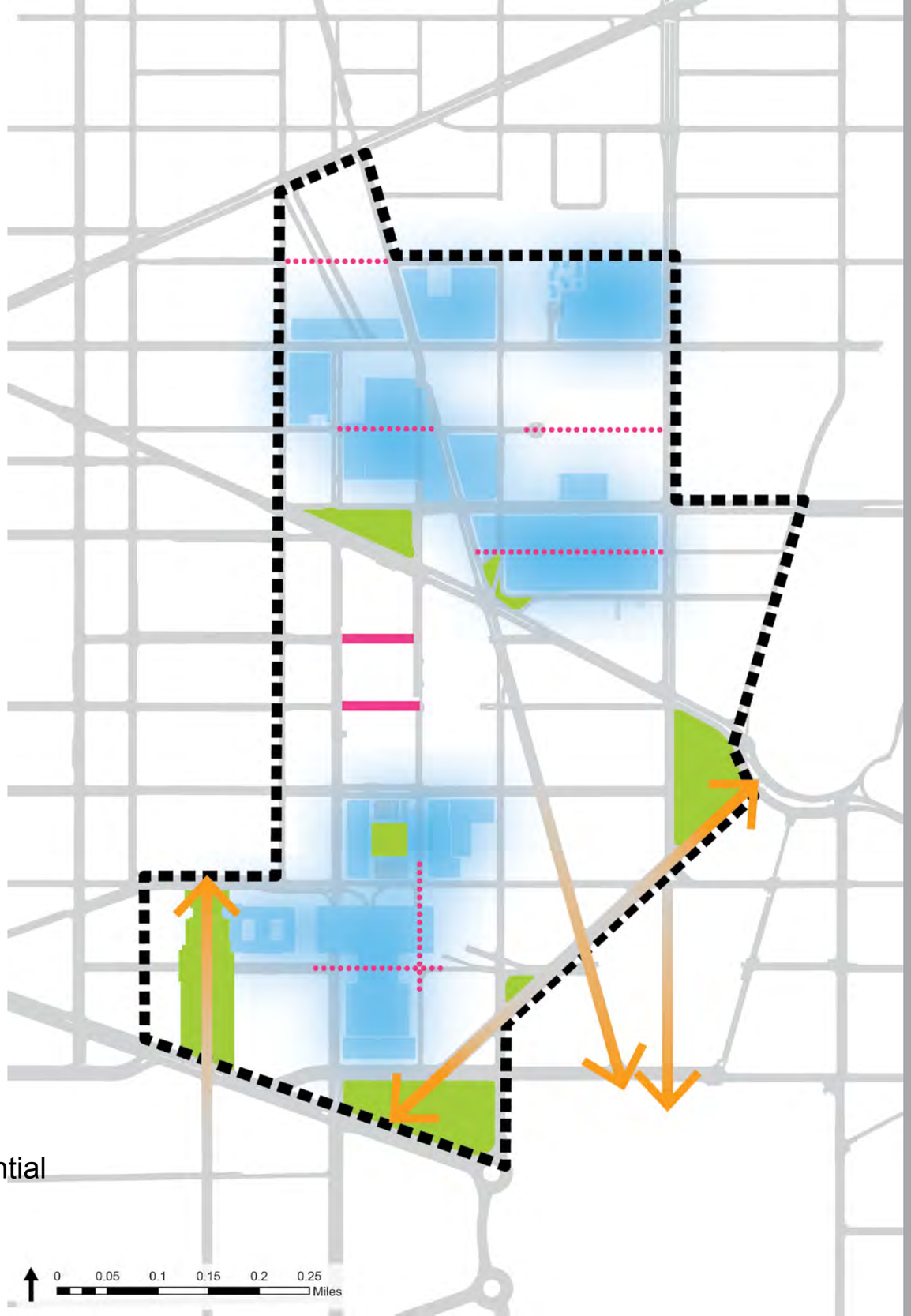
9. Pursue a **balanced approached to transportation**, creating a pedestrian-friendly neighborhood with improved transit accessibility, bicycle infrastructure, and vehicular circulation.

10. **Maximize sustainability** through the implementation of actions and policies that promote best practices in such fields as energy efficiency and stormwater management from the Sustainable DC plan.

11. Create **vibrant, comfortable, walkable streets** with active ground-floor uses, mature tree canopy, and strong pedestrian links.

12. Provide **varied parks and open spaces** that serve residents, workers, and visitors of all ages.

OPPORTUNITY SITES



- Reconnected Streets
- Potential Connections (pedestrian, bicycle, view, etc.)
- Symbolic Axial View Corridors
- Areas with Development, Conversion, or Reuse Potential
- Areas with Park and Open Space Potential

- Study Area

INTERACTIVE FEEDBACK SESSION

PROJECT INTRODUCTION

EXISTING CONDITIONS

Location & History

Market & Land Use

Public Realm

Transportation

Draft Goals & Opportunities

INTERACTIVE FEEDBACK