

Chapter 4

District-wide Planning

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DISTRICT-WIDE PLANNING

This is a unique time for our city—an exciting time. The city has made a remarkable comeback since the first decade of the new millennium. After years of population decline, the city is growing—rapidly—now adding more than 1,100 new residents each month. The District is among the leading cities in many areas. The District was number one in the U.S. for LEED-certified buildings in 2012 (U.S. Green Building Council). The District is the best-educated city in America (Washington Post, October 2012). The District is in the top 10 of best U.S. cities for college grads for 2013 (Forbes). The District is in the top 10 of most walkable cities in the United States (Walkscore.com). Overall, crime is down throughout the city, and choices in housing, transportation, retail and services have continued to grow. Continuing challenges include public school reform, housing affordability, and raising income and employment prospects for the city’s poorest households. We have new opportunities to harness change and resources to address these persistent challenges and advance the goals of “One City.” Planning plays a significant role in charting the path to continue to build a prosperous, equitable, sustainable city for all. As the city has evolved, so has the practice of planning. Today’s plans must deal with complex issues, diverse populations, and anxiety about the changing city, and a good plan must do more than guide development; it must create and sustain communities throughout the District of Columbia.

PLANNING FOR THE FUTURE - OFFICE OF PLANNING

The mission of the Office of Planning (OP) is to guide development of the District of Columbia, including the preservation and revitalization of our distinctive neighborhoods, by informing decisions, advancing strategic goals, encouraging the highest quality outcomes and engaging all communities. OP performs planning for historic preservation, public facilities, parks and open spaces and individual sites. In addition, OP engages in urban design, land use, and historic preservation review. OP also conducts historic resources research and community visioning, and manages, analyzes, maps and disseminates spatial and U.S. Census data. OP is organized into five divisions, namely Neighborhood Planning, Citywide Planning, Historic Preservation, Development Review and Revitalization and Design.

Comprehensive Plan

Family of Plans

The Comprehensive Plan can be thought of as the centerpiece of a “Family of Plans” that guide public policy in the District. Under the DC Code, the Comprehensive Plan is the one plan that guides the District’s development, both broadly and in detail. Thus it carries special importance in that it provides overall direction and shapes all other physical plans that the District government adopts. In fact, all plans relating to the city’s physical development should take their lead from the Comprehensive Plan, building on common goals and shared assumptions about the future. As the guide for all District planning, the Comprehensive Plan establishes the priorities and key actions

that other plans address in greater detail. The broad direction it provides may be implemented through agency strategic plans, operational plans, and long-range plans on specific topics (such as parks or housing) and focused plans for small areas of the city.

The Comprehensive Plan is not intended to be a substitute for more detailed plans nor dictate precisely what other plans must cover. Rather, it is the one document that bridges all topics and is cross-cutting in its focus. It alone is the plan that looks at the “big picture” of how change will be managed in the District in the years ahead.

2013 Progress Report

The Comprehensive Plan of the National Capital is comprised of two parts—the District Elements and the Federal Elements. The District’s Comprehensive Plan (Comp

Plan) constitutes the District Elements and is the 20-year blueprint for the city. The Comp Plan establishes a vision of the future and includes goals, policies and over 600 action items for topics such as affordable housing, sustainability, retail development, community services and facilities, neighborhood conservation and transportation. Every 2-3 years a Comp Plan Progress Report is developed. The first one was released in January 2010 and a second one was recently released in April 2013. The latest progress report provides an update of accomplishments since 2010 and it is organized around the five core Comp Plan themes:

- Managing Growth and Change;
- Creating Successful Neighborhoods;
- Increasing Access to Education and Employment;
- Connecting the Whole City; and
- Building Green and Healthy Communities.

The 2013 Comp Plan Progress Report uses vivid images, feature stories, and a wealth of data to detail the District’s progress in implementing projects, programs and neighborhood plans identified by the Comp Plan. Approximately 80 percent of the 639 Comprehensive Plan implementation actions are now complete or in process. Feature stories include information about groundbreaking projects like The Yards Park and signature initiatives by District agencies, such as the Department of Employment Services’ One City • One Hire. The Progress Report also compiles key data about the District from 2010 to 2012, such as:

The creation of 4,900 new housing units (with 80 percent



constructed within a half-mile of a Metro station);

- \$2.8 billion in new office development and 20,000 more jobs;
- An 11 percent increase in retail sales and use tax revenue;
- An 11 percent increase in enrollment in the District's public school systems;
- A doubling of the square footage of green roofs in the District to 1.5 million square feet; and
- 3.5 million Capital Bikeshare trips.

The Comp Plan Progress Report can be found on the DC Office of Planning website at: <http://planning.dc.gov/DC/Planning/Across+the+City/Comprehensive+Plan>

Capital Planning

Capital improvement planning (CIP) is one of the primary implementation tools for the Comprehensive Plan. The Comprehensive Plan recommended that OP “ensures adequate staffing is in place and is available to support the CIP process.” In 2008, OP established a new Capital Planning Unit (CPU) staffed by a program manager and a facilities planner. The Capital Planning Unit is defined by a set of principles and thorough analysis that educates and informs client agencies. Through capital planning, OP encourages greater inter-agency cooperation that will 1) facilitate greater innovation, 2) achieve better neighborhood outcomes, 3) encourage public/private partnerships and 4) promote agency efficiencies. CPU works with agencies to: develop and refine facilities master plans, capital budgets and capital improvement plans; discover opportunities to share facilities or programs; analyze zoning; and link investments to the achievement of agency performance goals. CPU efforts are geared towards supporting key policies and initiatives such as the Comprehensive Plan implementation, neighborhood Small Area Plan implementation and co-location/joint-use development. CPU has recently completed and/or is currently assisting various agencies with the following facilities related projects:

- Deputy Mayor for Education (DME)
 - ♦ DME formed an Education Facilities Taskforce in April 2011, that included OP, to assist with school facilities analysis for capital improvement planning and master facilities planning.
 - ♦ DME released a Public Education Master Facilities Plan in March 2013. Since 2008, the District has spent nearly \$1.5 billion and completed work at 64 schools, encompassing 7.3 million

District of Columbia Parks & Recreation Master Plan (Play DC)

The Office of Planning (OP) has partnered with the DC Department of Parks and Recreation (DPR) to develop a master plan guiding the next 10 years of investments in the City's parks and recreation system. The project kicked off in Spring 2013 and is expected to be completed in Spring 2014. The plan includes a comprehensive needs assessment of DPR programs and facilities, drawing on a spectrum of public engagement and survey techniques.

The plan also includes a visioning process to establish specific objectives and performance targets; and an implementation strategy to enact improvements. The Play DC initiative has already taken a giant leap forward in implementation, committing over \$30 million to 32 playgrounds across the city in 2012. More information can be found online at www.playdc.org.



Watkins Playground

square feet. This plan will help to ensure that such investments are strategic and efficient and that we prioritize neighborhoods with the greatest need for capital investment. OP conducted analysis on development activity, demographics and population forecasts DME is leading an effort to reuse closed school buildings that are vacant. OP is supporting DME to develop short and long-term reuse plans.

- Department of General Services (DGS)
 - ♦ DGS is partnership with OP is developing a new Public Safety Facilities Master Plan. The effort kicked off in Summer 2013 and is expected to be completed in early 2014. The master plan will help to inform the capital budget and prioritize key public safety investments across the District
 - ♦ OP participates in solicitation review panels with DGS for select District property dispositions, temporary leases and/or adaptive re-uses. OP coordinates with key stakeholders, assist with research and evaluate proposals.
- Mayor's Office of Budget and Finance (MOBF)
 - ♦ OP continues to serve as a member of the Capital Budget Team. OP has supported the Mayor's Office of Budget and Finance (MOBF) in the review of DC agencies' existing capital projects, budget enhancement requests (new projects or

increases to existing projects) and ultimately the evaluation of these requests.

- ♦ In FY 2012 and 2013, OP prepared reference materials to highlight ways to achieve Comprehensive Plan and Small Area Plan priorities through the CIP. OP also worked with MOBF to develop and refine a project rating matrix (score sheet) for the evaluation of budget enhancement requests.

Height Master Plan

The Height of Buildings Act of 1910 (“The Height Act” or “The Act”) is a federal law which provides uniform restrictions on the height of all buildings within the District of Columbia boundaries. The Act's restrictions distinguish between commercial areas and residential areas. Generally, the Act restricts buildings to a height of the width of a commercial building street on which it lies plus 20 feet, with a not-to-exceed height of 130 feet. In residential areas, the Act provides maximum height based on the width of the street, with a not-to-exceed height of 90 feet. The only exception to this formula is on the north side of Pennsylvania Avenue, NW. between the U.S. Capitol and the White House grounds. Here buildings are permitted to reach 160 feet. Since its enactment, there have been only seven changes or exceptions to the law, and the Act has

provided the District of Columbia with its generally uniform, low rise urban character. However, in recent years there has been discussion about revisiting the law to allow greater building in various areas of the city.

On July 19, 2012, the House of Representatives Committee on Oversight and Government Reform, Subcommittee on Health Care, District of Columbia, Census and the National Archives held a public hearing on Changes to the Height Act: Shaping Washington, DC, For the Future. Committee Chairman Darrell Issa and Congresswoman Eleanor Holmes Norton identified the need for a strategic study of building heights, described as a “Height Master Plan,” that would determine the extent to which the Height Act of Buildings Act of 1910 continues to serve both the federal and District government interests. The Height Master Plan is being conducted by the DC Office of Planning (OP) in partnership with the National Capital Planning Commission (NCPC). The plan is guided by the following principles:

- ensuring the prominence of federal landmarks and monuments by preserving their views and setting;
- maintaining the horizontality of the monumental city skyline; and
- minimizing the negative impacts to nationally significant historic resources, including the L’Enfant Plan.

OP led the District’s efforts in partnership with NCPC on the study. The District contracted consultant services for two studies that were completed in July 2013:

- Economic Feasibility Analysis that looked at the effects or limitations of construction costs at various height-level alternatives and an economic projection of the consequential effects of changes in building height at the same height alternatives; and
- District of Columbia Height Master Plan Modeling Analysis that modeled existing and alternative building heights throughout the city and developed view analysis studies demonstrating the impact of these changes on the city’s form, including its skyline, its most significant public spaces and streetscapes, and views to and from the city’s most iconic structures such as the Washington Monument.

The Height Master Plan process has been informed throughout by a vigorous public engagement process. OP and NCPC hosted four Phase 1 public meetings in May and June 2013 to present an overview of the Height Mas-

ter Plan, a discussion of the core study principles as well as federal and local interests, and case studies from cities such as London and Paris on how they manage height. For Phase 2, OP and NCPC held a briefing to the Commission on the results of the economic feasibility analysis and the modeling study in July 2013 and hosted five public meetings to present the study results in August. A dedicated website created for the Height Master Plan, <http://www.ncpc.gov/heightstudy/>, provides background information on the study, meeting videos, all public presentations, an index of all of the visualizations completed for the modeling study, and opportunities to sign up for updates and to comment online. Future public engagement includes opportunities to comment on draft recommendations during Phase 3 prior to the Commission taking a vote on the final recommendations. The District and NCPC will then send their recommendations to the U.S. Congress in fall 2013.

The Height Act is a federal law that can be modified only through congressional action. Any changes to the law proposed by Congress will not pre-empt local decisions by the District government about whether and when any changes to building heights would occur. The District would undertake amendments to its Comprehensive Plan and then initiate any zoning changes deemed appropriate through its normal processes, including substantial public input, to respond to any congressional modifications to the Height Act.

Sustainable DC

The District government is committed to developing a sustainable City that meets the needs of residents today without compromising future generations’ ability to meet their needs. In last four years, the District has advanced some of the most progressive green policies in the country:

- The creation of the Capital Bikeshare program, the largest in the country
- The Sustainable DC Plan
- The establishment of the Sustainable Energy Utility
- The greening the building codes

Mayor Vincent C. Gray announced in July 2011 that the city is undertaking an ambitious initiative to create a comprehensive Sustainable DC Plan for the District. For the following 18 months, District Government, in partnership with the community and subject matter experts, worked

on developing a plan to achieve that vision. The plan, called Sustainable DC, is a 20 year plan to make DC the most sustainable city in the United States. The plan, led by the DC Office of Planning (OP) in partnership with the District Department of the Environment (DDOE), and agencies of the Mayor’s Green Cabinet set the framework that will help the District become the healthiest, greenest, and most livable city in the country. The District is already leading the country in sustainability in many areas, including first in purchasing green renewable power, first in per capita LEED-certified projects, and first in bike-sharing participation. The city is looking to boost achievement across the board; some examples include citywide recycling rates, the creation of green jobs for District residents, and state-of-the-art stormwater management practices.

The Sustainable DC implementation plan lays out the challenges we face in: creating jobs and economic growth, improving health and wellness, increasing equity and opportunity, and preserving and protecting our environment in the face of a changing climate. This plan also provides solutions in the areas of built environment, energy, food,



nature, transportation, waste, and water. Based on broad public input, forward-thinking agencies, and best practices from around the globe, this plan offers 143 specific actions to deliver results for our city. The District's sustainability plan sets clear indicators to achieve these goals and tie implementation directly to responsible parties, work plans, and budgets with clear timelines. In order to achieve his goal, Mayor Gray noted the need for an overarching framework and vision; dedicated staff; extensive public outreach and buy-in; tying actions directly to agency budgets; and indicators for success.

Since September 2011, the planning team talked with over 4,700 people at more than 180 events across the city. From senior citizens at Seniors Going Green in Ward 5 to youth in the Green Zone Employment Program in Ward 8, people across the District had a lot to say about sustainability.

To gather more ideas and refine the public input, the Mayor kicked off nine working groups focused on different areas of sustainability—the built environment, climate, energy, food, nature, transportation, waste, water, and the green economy. More than 700 community members volunteered their time, meeting every other week during the winter of 2011-2012, to develop more than 900 recommendations that informed Mayor Gray's release of A Vision for a Sustainable DC for Earth Day 2012. The Vision set broad goals for the city that are further defined in the implementation plan. The goals, targets, and actions included in the plan emphasize short-term projects ready for immediate implementation; the medium and long-term actions involved active consultation with stakeholders and affected parties to craft the specifics of new policies, programs, regulations, or other proposals that may be five to twenty years away.

The Sustainable DC implementation plan builds upon the past work of the Green Collar Jobs Initiative by directly incorporating green economic and job analysis and relating the potential outcomes for all the topic areas of the plan. The plan also builds on the past work of OP's Neighborhood Sustainability Indicators Pilot by leading to the development of a local neighborhood-based do-it-yourself guide to develop a community-based sustainability planning process. The guide engaged residents in a step-by-step process with online resources. OP provided technical assistance in support.

Community Outreach

Anacostia Trash Talk is a community group dedicated to reducing litter and illegal dumping through education, city engagement and community events. Pictured are the volunteers who attended the 2013 Earth Day neighborhood cleanup. They collected over 25 bags of trash from the community. As a result of the cleanup, they also uncovered an illegal dump site off MLK and Good Hope Road and reported 3 clogged drains.



Anacostia Trash Talk, Earth Day 2013

OP focused on several green and sustainable initiatives in fiscal year 2013 to build on our current momentum. Our work covered everything from cooperative efforts that helped prepare District residents and businesses to take advantage of the growing green sector of the economy, to supporting the development of a regional rapid transit system. Other major initiatives included:

- Ensuring a green, distinctive, built environment by developing green neighborhoods, green building practices, supporting LEED buildings, Low Impact Development (LID), green roofs, and retrofitting existing buildings to be more energy efficient;
- Incorporating considerations of climate change mitigation and adaptation, and clean and renewable energy access into developments;
- Focusing on planning for places that are Healthy By Design, that have adequate food access, healthy, and clean natural environments;
- Improving public transit access by enhancing services along key corridors;
- Creating greener businesses and employment centers to develop job opportunities for District residents and healthy shopping options;
- Encouraging environmental sensitivity through zoning and removing zoning obstacles to sustainable design;
- Incorporating strategies for safe, walkable, pleasant, and resource-efficient neighborhoods in small area and commercial corridor plans; and
- Implementing a city-wide strategic sustainability plan that reflects the environmental, economic, and

social priorities for the District.

Transportation Assistance

In summer 2013, the Office of Planning received technical assistance from the Metropolitan Washington Council of Governments (MWCOC) through the Transportation/Land-Use Connections Program to develop Healthy by Design standards and criteria for affordable housing developments in the District. The assistance is expected to bring together diverse stakeholders to discuss healthy design criteria for site selection and design for new or renovated affordable housing. (Under Ward 8 "Ongoing Plans")

Climate Action Plan

In the past three years OP has worked very closely with DDOE on the development of the District's Climate Action Plan. Phase one of this initiative, the District's Greenhouse Gas (GHG) Emissions Inventory, was released in January 2010 and identified that 6% of the District's GHG emissions are generated from DC government operations. The plan identified activities that can reduce the District Government's carbon footprint while also saving taxpayer dollars. The District Government Operations piece of the Climate Action Plan was completed in September 2010. OP is working with DDOE to finalize goals and targets for the rest of the District community outside of District government in a plan to be released in fall 2013. The inventory was updated in 2012, and estimates data were updated for 2009, 2010, and 2011.

OP and DDOE initiated the next stage of the Climate

Action Plan in September 2011, which will finalize the government element of the plan and kick off the community-based goals and measures. The project outcomes and initiatives were developed together in tandem with the Sustainable DC Plan, especially the climate and energy areas of the plan. DDOE together with the Office of Planning will be kicking off a Climate Adaptation planning process in fall 2013. This adaptation plan is expected to assess the District's climate vulnerability and develop proposed measures to make DC more prepared and resilient to expected climate change impacts.

Sustainability Through Zoning

As a part of the first comprehensive update of the District's zoning regulations since 1958, OP has made 25 recommendations to the Zoning Commission that highlight ways that the code can be made more sustainable. These recommendations received conceptual approval from the Zoning Commission in June 2009. OP began to draft the text for these recommendations and refined them throughout 2012 as a part of the comprehensive regulations review. The proposed text was brought before the Zoning Commission and preliminarily approved in early 2011. Areas addressed include, but are not limited to, increased energy efficiency, green roofs, stormwater management, transit-oriented development, renewable energy generation, water conservation, access to local and healthy food, existing tree cover protection, and protection of environmentally-sensitive areas, such as streams and wetlands. These recommendations were included in the July 29, 2013 submission of the new proposed zoning language to the Zoning Commission for their review and approval.

Green Area Ratio Zoning Requirement

OP recommended to the Zoning Commission a new zoning requirement called the Green Area Ratio (GAR) as a major addition to the District's zoning regulations. The GAR is an environmental site sustainability metric intended to set standards for landscape and site design that meets goals for stormwater runoff, air quality, and urban heat island impacts. The GAR is based on achieving environmental performance by allowing a regulated user to select from optional elements in order to meet an overall GAR score. The GAR was developed by working directly with the District Department of Consumer and Regulatory Affairs (DCRA) and DDOE to establish their joint administration of the requirement. The Zoning Commis-

sion preliminarily approved the GAR text amendment on February 28, 2011, and made final approval of the text on June 24, 2013. The requirement does not apply to public space or single family homes in zones R-1 through R-4. To address green space requirements in zones R-1 through R-4, a pervious surface requirement was adopted at the same time to ensure that properties are not entirely paved.

Stormwater Management

OP has formed an inter-agency team with the District Department of Transportation (DDOT), DDOE, and DC Water to identify opportunities and techniques for creation of green infrastructure. This coordinated strategy will place the District in a strong position to develop a system of integrated green infrastructure in public and private space throughout the city. Outcomes of the partnership are expected to include a unified approach to the implementation of updated stormwater regulations, the Green Area Ratio zoning requirements, design standards for green infrastructure in public space and a DC Water led pilot project, called the Clean Rivers project and a smaller pilot called RiverSmart Washington which will study outcomes of the projects.

Transportation Choices/Connections

Streetcar Planning

The Office of Planning launched two new studies in FY13 to support the development of the proposed streetcar system. The first study will analyze the potential economic development impacts of the streetcar, and identify mechanisms to use the new economic value created to both fund construction of the system and address other critical District needs (primarily, the preservation and development of affordable housing). The second study will develop site selection criteria and design guidelines for streetcar infrastructure—the storage and maintenance facilities and the electrical substations necessary for the system to operate.

Council on Governments, Transportation Planning Board's Transportation/Land Use Connections Program

This program aims at conducting innovative research and planning to address the links between transportation and land use. Over the past two years, OP has received four technical assistance grants from the regional Transportation Planning Board's Transportation/Land Use Connections (TLC) program. The first (in FY13) explored the

benefits of transit accessibility to low-income workers in affordable housing developments throughout the region. The most recent three (slated to begin in FY14) include research on the demand for parking in residential developments throughout the District, the development of Healthy by Design guidelines for affordable housing, and design work for a "green street" project on 19th Street downtown.

Mt Vernon Sq District Transportation Analysis

This Project was undertaken to provide the District government, including the DC Office of Planning (OP), the District Department of Transportation (DDOT) and partner agencies and organizations a clear path for implementing transportation-related projects intended to improve non-motorized safety in the Mount Vernon Square area and increase access to various locations, businesses, and parks; supporting the continued economic development of the area and the quality of life in the surrounding neighborhoods.

The DC Government's Mount Vernon Square District Plan proposes over 50 transportation projects that range in scale from enhancement of existing crosswalks to addition of streetcar transit around the square per the DC Streetcar Proposed System Plan. While all projects can be understood to contribute to a more balanced transportation system around Mount Vernon Square and respond to the major changes in the area's character and land use profile, some proposed projects required continued analysis to gauge their impact and cost. This Transportation Study is intended to do that, analyzing performance of the system for each of the major travel modes and developing a strategy for bringing critical projects to reality.

Housing/Transportation Index Study

The Housing-Transportation Affordability Index Study, released in August 2011, examines the benefits of the District's central location, proximity to jobs, transit accessibility and walkable neighborhoods toward reducing household expenses. These benefits strengthen the District's competitive position as the region's housing market experiences turbulent times. The study quantifies the benefits to households in dollar terms, and helps to not only market the District compared to other jurisdictions, but help the city understand which DC neighborhoods are underserved as well.

Since its release, OP has presented the results at two national conferences and to several local bodies including the Transportation Planning Board (TPB), Council of Governments Planning and Housing Directors, National Capitol Planning Commission and DDOT and DHCD. OP is using the web based tool developed by the contractor to test how different planning scenarios will impact household transportation costs. In addition, OP is currently developing a research agenda that builds off of the data including correlating changes in housing prices and rates of foreclosure across neighborhoods to household transportation costs.

DC Metro Commuting & Housing Access Survey

Transportation Land Use Connections Grant Program - As part of fiscal year 2013, the DC Office of Planning was awarded a grant of \$60,000 by the Metropolitan Council of Governments' Transportation Land Use Connections grant program. The award funded a survey of residents of subsidized affordable housing across the region on how the proximity to transit that offered access to jobs affected their job stability, income and other household characteristics. The goal was to measure rates of unemployment and other household characteristics to see if the residents benefitted from affordable housing close to transit with good access to jobs. The survey was completed in June, 2013 with 415 residents participating in the survey.

The project is now entering the analysis phase where OP will look at the results of the survey and how other neighborhood characteristics may have affected residents' ability to use transit effectively. The analysis will start by the end of fiscal year 2013 with the goal of completing the research and producing a report in Fiscal Year 2014.

Live Near Your Work

'Live Near Your Work' (LNYW) is a type of Employer Assisted Housing (EAH) program that not only supports an employee toward buying a home, but encourages them to live closer to their job. LNYW is program that attacks four basic challenges facing residents of the District and the region today:

- Housing close to jobs is often more expensive than housing farther away. DC has the second most expensive housing in the region. Ward 2, close to the jobs in downtown, is the most expensive Ward in DC. This can make it daunting for households seek-

ing housing in the city.

- Living in DC (and closer to your job) can reduce what a typical family in the region spends on transportation costs anywhere from \$3,900 to as much as \$16,000 per year, depending on where they live.
- Saving money on transportation costs does not translate for everyone into being able to afford a home. A bank will not qualify you for a more expensive home, even though the location will actually save your family money over a home farther away from your job.
- More than 66 percent of jobs in DC are held by people commuting from outside DC who often face long commutes, create more traffic congestion, and add to the region's air pollution.

In response, OP created the 'Live Near Your Work' (LNYW) program which is a matching homeownership grant for down-payment and closing cost assistance in partnership with participating employers within the city. Through the program the District will match up to a \$6,000 contribution made by the employer toward an employee's purchase of a home that is close to their work in the District, or up to \$3,000 if the home is near transit in the District. The pilot program encourages prospective homebuyers to live within walking and/or transit distance to their place of employment in order to reduce not only household travel and energy costs, but to reduce the impact of long commutes on roads, congestion, and air quality.

In the first round, the LNYW pilot partnered with Gallaudet and American Universities to offer the matching grant. Each partner was initially awarded \$60,000 to match their own contributions. As of July 2012, both universities helped six employees each, for a total 12 employees, in purchasing homes in the LNYW target areas. Several participants previously lived well outside the District, including Rockville and Cheverly, Maryland and Falls Church, Virginia. In some cases participants bought homes literally across the street from the University campuses.

The second round of the pilot added two additional partnering employers to complete the pilot stage. After the pilot stage concludes, OP will be studying the results of the program and the benefits to the employee, the employer and the District with the possibility of expanding the program to additional employers.

RETAIL DEVELOPMENT & VIBRANT PLACES

Vibrant Retail Streets Toolkit

Washington DC has many of the ingredients of a premier retail destination – a highly walkable city with increasing multi-modal transit access that is needed for urban shopping success; a strong customer base of residents, workers and visitors with disposable income growth; outstanding cultural amenities that help attract almost 20 million visitors a year; a center of regional economic activity that brings more than 400,000 workers into the city each day; and an evolving base of diverse retailers and vibrant retail districts. In many ways, the District is undergoing a retail transformation; investments in emerging commercial corridors such as Petworth, NoMA, and Anacostia, are bringing new retail energy and amenities to neighborhoods. However, there is still progress to be made; residents continue to spend more than \$1 billion annually on goods and services outside of the District, and many neighborhoods could benefit from improved retail options.

The District's retail economy is an opportunity for the city to grow its tax and employment base, as well as provide convenient access to goods and services for residents. In order to take advantage of the renewed interest in urban markets by retailers, as well as the District's growing population that is choosing the city's increasing number of walkable, bikeable and transit-rich neighborhoods to shop and access services, OP developed the DC Vibrant Retail Streets Toolkit. Released in 2012, the Toolkit is an innovative approach towards retail analysis and practice that draws on groundbreaking research and establishes a framework for retail streets to truly thrive. The Toolkit allows neighborhoods to assess their starting point on an eight-step 'retail vibrancy scale' and offers solutions for helping retail areas progress on the scale and achieve more vibrancy. The toolkit incorporates research on best practices and innovative approaches to managing successful commercial districts and offers guidance on key retail issues such as retailers' site location considerations and decision-making processes.

Following its release, OP proceeded with application of the toolkit in 2013. The first phase was a pilot initiative

in Anacostia and Congress Heights, and the second phase is the roll-out to selected neighborhoods across the city. A total of eleven retail areas are participating in the toolkit technical assistance program, which focuses on: understanding retail economics ('Retail 101'); communicating this understanding ('Train the Translator'), and identifying a reality-based approach to tackling retail issues within each community (Implementation). The Toolkit is a follow-up to OP's Retail Action Strategy, which examined twenty retail neighborhoods in the District with a view to promoting vibrant commercial districts that offer a broad range of businesses; matching retail opportunities with neighborhood needs; recapturing the spending leakage to other jurisdictions; creating expanded opportunities for small and local retailers; building upon and supporting other public efforts; and helping guide private retail investments.

Temporary Urbanism

The objective of Temporary Urbanism is to transform vacant spaces into vibrant destinations and animated showcases through unique uses. This includes public and private sites, many of which are experiencing a delay in the completion of a planned redevelopment or construction project. Temporary Urbanism is an opportunity to bring creative ideas to life, enliven neighborhoods, and catalyze revitalization.

ArtPlace

In 2011, OP received a grant of \$250,000 from ArtPlace; a

new initiative of 11 of America's top foundation working in conjunction with the National Endowment for the Arts and seven federal agencies, its aim is to drive revitalization in cities with a new investment model that puts arts at the center of economic development. In the first round of grants, the public-private initiative announced \$11.5 million of investments in 34 locally-initiated projects. Each project supported by ArtPlace has been selected for their development of new approaches to strategically linking artists and arts organization into key local efforts in transportation, housing, community development, job creation and more.

OP's proposal is to create Arts and Cultural Arts, and Cultural Temporiums in four emerging creative neighborhoods, where vacant and/or underutilized storefronts and empty lots would be transformed into arts showcases for 3-6 months. The target neighborhoods are: Brookland, Anacostia, Deanwood, and Central 14th Street NW, which would leverage OP's completed Creative DC Action Agenda and Small Area Plans. Artists would transform spaces into multidimensional and multipurpose uses (e.g. gallery, performing arts or production space). The goal was to find 2-3 blocks with both vacant buildings and empty lots in close proximity that could be completely transformed, and promote artist entrepreneurship and community building in the process. The proposal also reinforced key initiatives of DC Commission on the Arts and Humanities (DCCAH), including the 5x5 initiative, where five different artists created artwork for five different sites throughout the city.

ArtPlace activities completed in 2012 included the following:

- LUMEN8Anacostia - *see inset below.*
- Artland Brookland – Artland Brookland provided free art events. Dance Place, DCOP local partner, launched its initiative June 1 and it ran through August 26, 2012. It was a 12-week public art celebration that promotes creative expression through cultural events housed in temporary art spaces (Temporiums). Every weekend Dance Place presented free events; including visual art exhibits, dance performances, music concerts, poetry readings, workshops, and recreational games for all ages. Artland Brookland operated in five spaces and had six themes throughout the summer: African Inspiration June 1-10; Latin Inspiration June 15-24; Freedom of Expression June 29 – July 8; Hip-Hop July 13-22; Youth Art July 27-August 5; and Brookland and its History August 10-26.
- Central 14th Street – Summer of the Arts DC, June – September 2012
 1. Temporary Public Plaza at Colorado Triangle (April 20-21, 2012): By temporarily closing off a portion of Colorado Avenue near 14th Street (in Node 3), and recreating a pedestrian-friendly art plaza, per the Plan's recommendations, visitors and residents could envision the Plan's development concept by creating a public mural with paint, landscaping and temporary seating.
 2. Temporary Street Furniture and Charrette (April/July): *see inset left.*
 3. 14th Street Summer of the Arts Activities and

LUMEN8Anacostia

LUMEN8Anacostia - <http://www.lumen8anacostia.com/> - ran from April 14th through June 16, 2012. It was a first of its kind three month arts initiative that transformed a section of the historic Anacostia Business District into a beacon of light, art, and creative expression. It was a temporary public art project and festival to promote creative arts in Historic Anacostia through the temporary illumination of vacant storefronts, lots, and public spaces along Historic Good Hope Road and Martin Luther King (MLK) Avenue, as well as gallery open houses and 'showcases' of select artist productions.



LUMEN8Anacostia

Central 14th Street



Central 14th ArtPlace Project

Temporary Street Furniture and Charrette (April/July): Through a community charrette, ArtPlace stakeholders designed temporary street furniture to be used on the corridor's wide sidewalks. After the charrette, the street furniture was designed to meet the issues raised during the charrette, and then built and painted by residents during a subsequent workshop. Approximately 30 pieces of temporary furniture were made and are now in use and can be seen in various storefronts and in the public realm along the corridor. The furniture can be easily moved and shared among the businesses. Historic Good Hope Road and Martin Luther King (MLK) Avenue, as well as gallery open houses and 'showcases' of select artist productions.

Festival (June-September): Led by the 14th Street Uptown Business Association, a series of musical entertainments and a large community festival were held along Node 2. This series of temporary art and cultural activities presented a unique experience for residents and an opportunity to enjoy the corridor's large sidewalks and patronize its diverse commercial uses

4. **OPEN Kitch'n Culture Crawl (August 18, 2013):** With the goal of attracting visitors and residents to Node 1, the cultural crawl made stops at several locations for a sampling of local restaurant offerings. The crawl was combined with art and musical entertainment. Revenue from ticket sales were donated to the 14th Street Uptown Business Association for re-investment in the corridor.

- **DeanwoodxDesign - ArtPlace Temporum** - was a four-month long project that showcases the rich arts, cultural, historical, and green space assets of Deanwood and Ward 7 through a community-wide, intergenerational, and collaborative effort. Free events occurred during the weekends from July 14 through October 2012. DeanwoodxDesign featured workshops, pop-up visual and performance art exhibitions, and cultural events that reflect the theme of "design" from four unique aspects: community, sustainability, multimedia, and lifestyle.

DC Third Place Initiative

The DC Third Place Initiative is intended to activate un-

derutilized spaces in various neighborhoods throughout the District by creating vibrant destinations where people can socialize and network. A Third Place is characterized as a space other than home or work, where one can congregate, interact with others, and work in an informal manner. As the District continues to attract talent and entrepreneurs, there is increasing interest in the creation of "anchors" or "communal spaces" that can support a more creative approach to social interaction and working. And, as the federal government and other significant users of office space in the District consider approaches that would promote a mobile workforce and more efficient use of existing space, Third Places could play a key role in providing options for employees and visitors.

Examples of a Third Place project could be a temporary lounge area in a building lobby that provides "ambiance" for socializing and amenities such as Wi-Fi for web surfing. A Third Place initiative could be further customized through episodic live music, temporary art installations, refreshments, performance art, as well as interesting furnishings and/or other activities that will entice users to utilize the space.

Public Space & Parks Planning

A City of Public Places

The District of Columbia is a city known for its public spaces, such as grand public buildings, attractive street-scapes and active and natural parks. The District government places a high priority on maintaining these iconic features that largely define the image of our city and add to the daily enjoyment of residents and visitors. OP is in the process of updating the District's Public Space Design Manual, a document that compiles the most commonly used public space regulations into one comprehensive document and was specifically called out as one of the reasons that Washington, DC, was designated a Gold Walk Friendly Community in 2012. This Manual is routinely used by District staff and by applicants going through the District public space permitting process, and greatly simplifies the review and preparation of public space plans. As part of the District's celebration of the 50th anniversary of sidewalk cafes in the District in August 2011, OP also released a user-friendly guide to sidewalk café regulations and a sample sidewalk café plan. All of these



Public Spaces

Above: Business Street at 5th and K Streets



Left: Residential Street at Vermont Ave

documents are posted on OP's and/or DDOT's website. In FY2011, OP staff also made over 20 presentations to ANCs, student groups, Business Improvements Districts, and federal and District agencies to review the importance of the District's public space and the critical regulations that are in place to protect the character of the city.

The public spaces along our residential and business streets are another iconic image of the District that provides an attractive setting for our diverse neighborhoods and commercial districts. Our streets, sidewalks and adjacent rights-of-way are the framework for the most comprehensive open space network that connects the entire city. OP provides ongoing public space design assistance that protects and enhances this public resource so that it can be enjoyed by all the residents of the city and its visitors, as well as ensuring it will remain one of the defining features of the nation's capital. In FY 2012, as part of the agency's responsibility as a member of the Public Space Committee, OP staff reviewed 192 public space applications. In FY2012, OP also reviewed more than 43 streetscape plans, additional public space applications, and reviewed various Environmental Assessments being completed by a federal or District agency specifically for public space design. OP's participation in public space design review has resulted in better urban design that: reduces crime by maintaining long sight lines along streets; improves envi-

ronmental quality by reducing impermeable paving and increasing the number of street trees; and creates a distinct image for the District through the use of landscaping and high-quality building materials. In addition, OP has worked with DDOT to develop specific streetscape guidelines that emphasize sustainable practices and pedestrian mobility. OP also consulted with DDOT and development teams on innumerable development projects throughout the city through participation in Project Design Review Meetings (PDRMs). For example, OP and DDOT staff reviewed multiple private sector development projects in Mount Vernon Triangle, NoMa, and Van Ness to ensure that they complied with the District's public space regulations and streetscape guidelines. OP staff also reviewed and commented on additional public space applications outside of the PDRM process, and specifically commented on public space issues in Environmental Assessments being completed by either a federal or District agency.

Mount Vernon Square Temporary Playground

The District of Columbia Office of Planning (DCOP) in partnership with the DC Department of Parks and Recreation (DPR) is designing and constructing a temporary playground in the vicinity of Mount Vernon Square. This project addresses residents concerns about the lack of playspace in Center City and identifies level of service

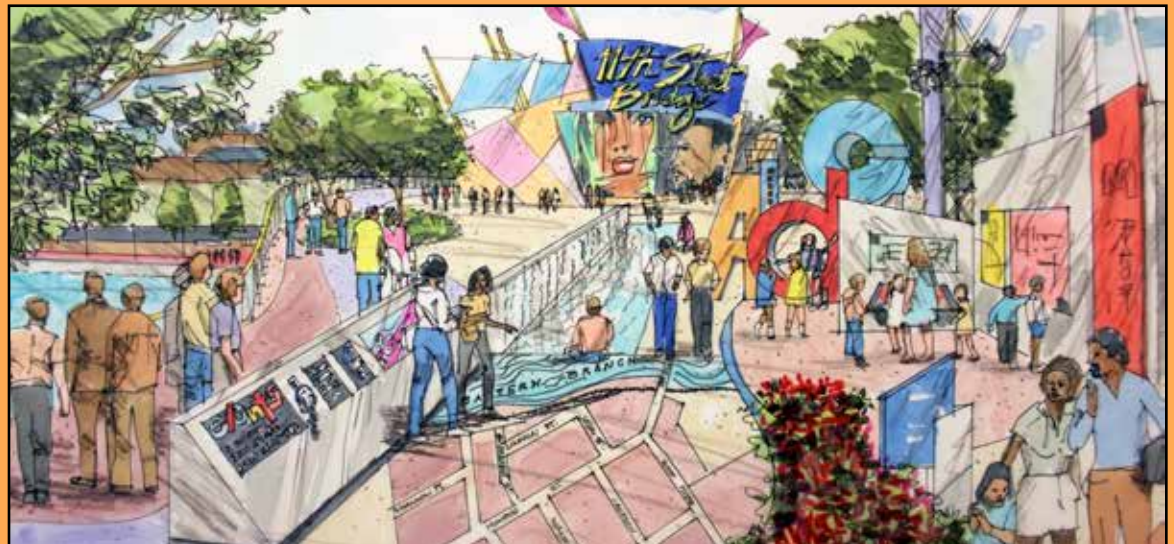
gaps due to a growing population of residents and lack of District owned park facilities in the area. OP and DPR are pursuing a temporary playground in the short term to respond to residents desires for an fully operational playground by 2014. OP and DPR are working with Events DC to locate the temporary playground on Mount Vernon Square for approximately 18 months, and concurrently are planning with the National Park Service (NPS) a permanent location for a play facility on NPS park land near Mount Vernon Square by 2016. OP and DPR were allocated \$500,000 for this effort in the FY13 budget and are currently contracting to hire a playground designer that will commence planning process with neighborhood residents and stakeholders in September 2013.

Creative PlaySpaces

The District of Columbia Office of Planning (DCOP) in partnership with the DC Department of Parks and Recreation (DPR) and the DC Commission on Arts and Humanities (DCCAH) is conducting a national design competition to seek innovative and creative art based designs for five temporary and permanent play spaces throughout the District. The objective of this effort is to use art as a vehicle to create play spaces in communities with poor access to play space, diverse populations and a lack of sites suitable for typical playgrounds including plazas, por-

11th Street Recreation Bridge Concept

The 11th Street Bridge Park will be the city's first elevated public park spanning the Anacostia River, connecting Capitol Hill to Wards 7 and 8. This unique park is envisioned to provide visitors of all ages the ability to interact with the river, nature, art, entertainment and each other. This idea for a one-of-a-kind attraction would link communities in a unique way across the Anacostia River. By building a new deck on the outmoded piers of the now demolished local bridge, there is an opportunity to create a destination that truly belongs to the community and becomes a symbol of the rich culture of the LOCAL city. This transformative project will be where the city meets—all ages, all cultures—for arts, events, education, activity, adventure, fitness, fun, and celebration of what it means to be DC.



11th Street Bridge Park Concept

tions of wide sidewalks, and small triangle pocket parks. DCOP seeks to use art to attract users beyond school-age children in the act of play as a means of promoting place making and engaging adults in exercise and fitness. Through this competition the District will commission sculptural or environmental art works on various themes of play including creative play, physical play and fitness, social interaction and games. The District has received a \$300,000 grant from ArtPlace America to administer the design competition, award fabrication and installation funds. To ensure the District attracts a high level of artist talent, DCOP has engaged Cynthia Gentry, a nationally recognized play space competition advisor, to manage the competition process.

Franklin Park

The District of Columbia Office of Planning (DCOP) in partnership with the National Park Service (NPS), the Downtown Business Improvement District (BID), and the District Department of Parks and Recreation (DPR) has undertaken a historic collective planning effort to transform Franklin Park into an active, flexible, sustainable, and historic urban park connected to its community. The District has experienced significant population growth in Center City DC in recent years, resulting in increased demand for high quality open space and an urgent need for re-envisioning Franklin Park. Franklin Park, at 4.79 acres, is the largest NPS reservation in Center City DC and therefore provides a unique opportunity to serve the community and enhance urban living. Currently the park does not meet today's diverse urban needs; however, the Partners see the potential to transform Franklin Park into one of our nation's premier urban parks based on lessons learned from national models, including Madison and Union Square parks in New York City. DCOP has engaged award winning landscape design firm Olin Studio to lead the design effort and plans to kick-off the planning process in late summer 2013 with a public design process and programming exercise that will engage local residents as well as financial support from multiple partners for long-term maintenance and operation of Franklin Park.

DISTINCTIVE NEIGHBORHOODS

Center City

Center City Planning advances implementation projects for districts and destinations within center city. Business Improvement Districts (BIDs), sister agencies and the Federal government, as well as residents and other stakeholder groups, partner with OP to implement the projects laid out in the Center City Action Agenda 2008 and the 2011 Update, the Mayor's One City Action Plan, The Five Year Economic Development Strategy for DC, and other plans and programs for areas within Center City. Center City is the jobs, tax base, and entertainment powerhouse for Washington DC and the home and neighborhood for a rapidly growing residential population. Ongoing planning and implementation for this area is focused on the quality of life – parks, public spaces, retail services and destination retail -- for residents, workers, and visitors. In addition there is a focus on expanding its competitive position in the region, the nation, and globally. The plan is to ensure that Center City is increasingly built in an environmentally sound way and is highly sustainable and that these and other economic aspects compliment other growing jobs and economic clusters in the District. Some key facts about Center City:

- Center City is just 7% of the taxable land area in the District, but generates 60% of the real estate tax revenue.
- Center City is home to 70% of DC's jobs.
- 14% of the housing supply in Center City is affordable.

NoMa and Capitol Riverfront were emerging neighborhoods in 2008 with unbuilt development opportunity areas. Today NoMa is 60% built out while Capital Riverfront is 50% built out. In these and other new Center City neighborhoods OP's planning efforts focus on continued development, jobs initiatives, infrastructure investment that gets District residents to those jobs, new residential that is varied enough and affordable to draw from the region, and quality public space. Areas including Northwest One, Poplar Point, St. Elizabeths, Southwest Waterfront, and others are the focus of planned investment going forward. Center City Neighborhoods include:

- Poplar Point/Anacostia
- Capitol Riverfront (Ballpark and SE Waterfront)
- Southwest Waterfront

- NoMa (North of Massachusetts Avenue)
- Northwest One
- Mount Vernon Triangle
- Mount Vernon Square District

OP has initiated a Center City oversight group. This ad hoc taskforce consisting of representation from multiple Center City BIDs as well as staff from the Office of Planning and the Office of the Deputy Mayor for Economic Development is intended to support ongoing and future Center City planning projects, as well as track development goals throughout Center City. Investments in transportation, including the DC Streetcar, Metrorail and Metrobus, and the Circulator bus; investments in infrastructure, including utilities and energy efficiency initiatives; and investments in urban livability, including world-class parks and public spaces are the key themes emphasized by this group.



Capitol Riverfront Nationals Park



NoMa (North of Massachusetts Avenue)

Economic development priorities that are part of the discussion moving forward include increasing the debt cap, the use of single purpose entities, re-evaluating tax policy, and innovative partnerships that contribute to the development of a diverse and qualified workforce.

Revitalization Plans

The Revitalization and Design Division at OP advances quality design and sustainability in the District through strategies for continued economic competitiveness and enhanced livability. It is responsible for planning areas in central Washington and for public space, sustainability and design programs for the District of Columbia.

Revitalization Initiatives include:

- Anacostia Waterfront Initiative
- Downtown Action Agenda 2000
- Center City Action Agenda 2008
- Center City Action Agenda Update 2011
- East End Reconnection and Livability Study
- The Future of Signage in the District of Columbia (ULI)
- Planning Together For Central Washington
- CapitalSpace
- Center City Urban Park Strategy
- Public Realm Design Manual
- Sidewalk Café Pamphlet
- Chinatown Cultural Development Small Area Plan
- Chinatown Public Realm Design Plan
- Chinatown Design Guide
- Gallery Place Sign Regulations
- K Street Transit Way Land Use Vision
- Mount Vernon Square Design Workbook
- Mount Vernon Square Design Plan
- Mount Vernon Square Transportation Study
- Mount Vernon Triangle Action Agenda
- Mount Vernon Triangle Transportation and Public Realm Design Project
- The NoMa Vision Plan and Development Strategy Small Area Plan
- NoMa Public Space and Water Management Study
- Guide to Green
- A Vision For a Sustainable DC
- Sustainable DC Plan
- Greening America's Capitals Anacostia Metro Report
- Climate Action Plan (partnered with DDOE)
- New York Avenue Green Infrastructure Assessment
- Sustainability in Small Area Plans Toolkit (Draft)

Neighborhood Planning

Ward 1

Introduction

Although Ward 1 is geographically the smallest ward in the District, it is the 4th most populated of all the Wards in 2010. Some of City's best known residential neighborhoods can be found in Ward 1, many of which have great historic significance for the local African-American and Latino populations. While most of these neighborhoods are dominated by row houses, they are all distinct. Columbia Heights sits right in the middle of the ward, boasting beautiful historic townhomes, a major new commercial core and landmarks such as the Tivoli Theater. Adams Morgan is home to an eclectic mix of shops, restaurants and bars, and has long been a center for city nightlife. This activity extends along the U Street Corridor, much of which serves as the southern boundary of the ward. Mount Pleasant is known for its unique townhouses, strong international cultural mix and leafy streets against the National Zoo and Rock Creek Park. The Pleasant Plains neighborhood is home to Howard University, which also abuts the townhouses and gracious Victorian homes of LeDroit Park and portions of the Shaw neighborhood. 16th Street, NW serves as a grand boulevard running through the center of the ward, lined with impressive apartment buildings, embassies, churches, and Meridian Hill/Malcolm X Park. Ward 1 is a culturally rich, intricate section of the city that serves many functions for many different people.

Demographics

The U.S. Census Bureau's 2010 Census data provide demographic and housing characteristics for the District of Columbia. The 2010 Census data provide a look at population characteristics for small areas including wards, census tracts, block groups, and blocks by race, Hispanic origin, voting age and housing units. The social and economic data presented here are from the U.S. Census Bureau's 2007-2011 American Community Survey (ACS) 5-Year Estimates.

Population: Ward 1 was one of seven Wards that saw a population increase (+2,833) between 2000 and 2010 using the 2002 ward boundaries. According to Census 2010, there were 76,197 people residing in Ward 1, a 3.9 percent increase from 73,364 in 2000. Its rate of growth was fifth



Historic Howard Theater

behind that of Wards 2, 6, 3 and 5. Even with the overall increase in population, the number of children (under 18 years of age) in the Ward decreased by 4,068 or 31 percent between 2000 and 2010. The number of senior residents 60 years of age and older increased by 364 or 4.7 percent between 2000 and 2010.

Race and Ethnicity: Ward 1 continues to be the most racially and ethnically diverse ward in the city. Census 2010 defines the population as follows: Black non-Hispanic residents comprised 33 percent of the Wards' population in 2010, down from 46 percent in 2000. White non-Hispanic residents accounted for 41 percent in 2010 compared to 25 percent in 2000. Hispanic residents made up 21 percent of the population in 2010, a decrease from 25 percent in the previous census. Asian/Pacific Islander residents represented 5 percent of the Ward's population in 2010, a slight increase from 4.4 percent in 2000.

Households and Families: In 2007-2011, there were 33,923 households in Ward 1. The average household size was 2.1 people. Families made up 32 percent of the households in Ward 1. This figure includes both married-couple families (18 percent) and other families (14 percent). Non-family households made up 68 percent of all households in Ward 1. Most of the non-family households were people living alone, but some were composed of people living in households in which no one was related to the householder.

Educational Attainment: In 2007-2011, 84 percent of adults 25 years and over in Ward 1 had at least graduated from high school and 59 percent had a bachelor's de-

gree or higher. Sixteen percent were dropouts - they were not enrolled in school and had not graduated from high school.

Industries: In 2007-2011, for the employed population 16 years and older, the leading industries in Ward 1 were professional, scientific, management, administrative and waste management services at 24 percent, and educational services, health care, and social assistance at 17 percent.

Travel to Work: In 2007-2011, 26 percent of Ward 1 workers drove to work alone, 5 percent carpooled, 45 percent took public transportation, 12 percent walked, and 6 percent used other means. The remaining 5 percent worked at home. Workers who commuted to work took an average of 29.3 minutes to get to work.

Income: In 2007-2011, the median income of households in Ward 1 was \$69,083. Eighty-seven percent of the households received earnings and 7 percent received retirement income other than Social Security. Twelve percent of the households received Social Security. The average income from Social Security was \$11,566. These income sources are not mutually exclusive; that is, some households received income from more than one source.

Poverty: In 2007-2011, 15 percent of people were in poverty. Twenty-two percent of related children under 18 were below the poverty level, compared with 26 percent of people 65 years old and over. Twelve percent of all families and 25 percent of families with a female householder and no husband present had incomes below the poverty level.

Planning

The DC Office of Planning and many of its sister agencies contribute to the plans and zoning that impact the long-term growth and development of the city and all of its wards. For general information on the planning and zoning processes in Washington, DC, please see the separate subsections covering these topics.

Comprehensive Plan: The Comprehensive Plan for the District of Columbia was approved by the DC Council in 2006 and amended in 2010. It is split into geographic “Area Elements” rather than Wards. While these Area Elements are designed to align more closely with natural geography and neighborhood boundaries and will not change every ten years as ward boundaries do, it is

important to note which Area Elements fall into which wards as communities all over the city continue to rely on ward-centric public policy, services and representation. Anyone interested in seeking Comprehensive Plan information for Ward 1 should look at the following two Area Elements, which can be found on the DC Office of Planning website at <http://planning.dc.gov> under Comprehensive Plan.

- Mid-City – The vast majority of Ward 1 is concurrent with this Area Element.
- Rock Creek West – This Area Element covers most of the Upper Northwest quadrant west of Rock Creek Park, including the small portion of the Woodley Park neighborhood belonging to Ward 1.

Small Area Plans: A number of Small Area Plans have been completed for Ward 1 neighborhoods and corridors. These plans provide more specific recommendations in support of the guidelines and strategies laid out in the Comprehensive Plan and its Area Elements. The planning Initiatives for Ward 1 can be found on the DC Office of Planning website at <http://planning.dc.gov> under Neighborhood and Revitalization Plans. A few of the plans are highlighted here.

Mount Pleasant Street Revitalization Framework Plan – This plan was adopted by the DC Council in the Fall of 2010. Its objective is to create a more

vibrant commercial district through a combination of small business assistance, streetscape improvements and place making projects to attract additional consumers. Recommendations in this plan are currently being implemented through a partnership between residents, business owners and agency representatives.

DUKE: Development Framework for a Cultural Destination District Within Washington, DC's Greater Shaw/U Street – This plan was completed in 2004 and approved by the DC Council in 2005. Plan recommendations address the redevelopment of key sites between the Shaw and U Street Metro stations in order to support a cultural destination. Key sites include the District's historic Howard Theatre, the Grimke School, Washington Metropolitan Area Transit Authority (WMATA) – property in Shaw, and select private parcels in the 7th Street/Georgia Avenue and U Street/Florida Avenue commercial corridors. Many recommendations in the plan have been implemented, with a number of projects recently completed like Howard Theatre Renovation and Progression Place.

Georgia Avenue-Petworth Metro Station Area and Corridor Plan – This plan was completed in 2004 and approved by the DC Council in 2006 and includes portions of Wards 1 and 4. It is designed to encourage transit-oriented development around the



Cultural Event Meeting, Mount Pleasant

Georgia Avenue/Petworth Metro station; balance growth and development by identifying and guiding opportunities for redevelopment; identify strategies to encourage a better mix of uses, including quality neighborhood-serving retail and housing; maintain and enhance neighborhood character; and prioritize when and where public investment should occur.

The Georgia Avenue-Petworth and Central 14th Street Retail Action Strategy studies – The Retail Action Strategy examines ways to strengthen the city's retail base at both the citywide and local scale, to promote vibrant commercial districts with a broad range of retail businesses in all neighborhoods, and to create expanded opportunities for small and local retailers. The Central 14th Street study assessed the area along 14th Street, NW from Park Road north to Taylor Street and Park Road from 14th Street to 16th Street, NW. The Georgia Avenue-Petworth study assessed the area along Georgia Avenue between Upshur Street, NW south to Columbia Road, NW.

Convention Center Area Strategic Development Plan – This plan was completed in 2005 and approved by the DC Council in 2006. Covering areas of Ward 2 and Ward 6 with a special focus on the Shaw neighborhood, this plan is designed to retain existing and attract new businesses, preserve historic housing, create additional housing for a variety of household types and income levels, and create a streetscape environment that draws from the corridor's existing character and accommodates contemporary business requirements.

Ongoing Plans: The following planning efforts are underway. Details, as well as completed plans, can be found on the DC Office of Planning's website.

Mid City East Small Area Plan and Livability Study – In March 2013, DC Office of Planning initiated this Small Area Plan and Livability Study, with community led planning process, for the neighborhoods of North Capitol Street, Rhode Island Avenue, Florida Avenue, New York Avenue and New Jersey Avenue. The study boundaries of this Plan include parts of Wards 1, 5 and 6. The Mid City East Plan will strive to improve mobility, enhance commercial corridors, promote safety, preserve historic resources, green infrastructure, and cultivate development opportunities.

For more information on any of these plans, please call

the DC Office of Planning at 202-442-7600 and ask for the Ward 1 Neighborhood Planner.

Housing & Commercial Development

Since January 2010, 67 development projects have either been completed, are underway or in the pipeline for construction in Ward 1. While Ward 1 has been densely populated and largely "built out" for many decades, the last several years have seen pockets of significant development activity. This has primarily included new multi-family housing and commercial properties concentrated around the Ward's Metrorail stations, as well as new schools, arts facilities and other community-oriented spaces. Ward 1 has seven historic districts within its boundaries, an impressive amount for a relatively small area. Consequently, much of the Ward's historic fabric and low scale character will be preserved into the future.

Neighborhood Development & Public Investment

The District government and other public entities have invested dollars into projects and initiatives designed to catalyze neighborhood development throughout the city. A few examples of such investment in Ward 1 include:

Deputy Mayor for Planning & Economic Development (DMPED)

- ♦ Progression Place – Located in the District's Shaw neighborhood at 7th and S Streets, NW, Progression Place is a catalytic force in bringing new investment to Shaw, including the creation of an office building that will support new commercial activity in the neighborhood. The \$150 million development project includes a total of 320,000 square feet, with 100,000 square feet of office space, a 205-unit residential apartment building, 188 below-grade parking spaces, and 20,000 square feet of street-level retail. The anchor occupant for the project is the national headquarters for the United Negro College Fund (UNCF). Over the next couple of years, Progression Place will become a beacon for Shaw's development, adding housing, jobs and retail in an area seeing ongoing revitalization.
- ♦ Howard Theater After a \$29 million renovation and a 32-year hiatus, The Howard Theatre reopened in 2012 as one of DC's premier entertainment venues. Hosting multiple weekly perfor-

mances, it will continue to be a hub of creativity and artistic expression in the City.

- ♦ Park Morton Redevelopment Initiative – The District, in collaboration with the residents of Park Morton and the Park View community, initiated a public process to plan and implement the revitalization of the Park Morton public housing site as part of the New Communities Initiative. The Initiative's goal is to transform the public housing site into a mixed-income, mixed-use community. In this new community, residents will have access to high-quality housing options that will be made affordable to buyers and renters at all income levels. The New Communities Initiative will also provide the human services necessary to help prepare current residents for the new economic opportunities that are coming their way.
- District Department of Transportation (DDOT)
- ♦ Adams Morgan Streetscape Project – This project area covers the 18th Street corridor from Florida Avenue to Columbia Road, NW in Adams Morgan. This project is the result of several years of planning, preliminary engineering, and public outreach focused on pedestrian, transportation and landscape improvements. The goal of the project is to provide transportation, pedestrian and bicycle safety improvements as well as streetscape enhancements to the 18th Street corridor in the Adams Morgan neighborhood while minimizing impacts to local residents and businesses along the corridor. For more information please visit: <http://ddot.dc.gov>. This project was completed in 2012.
- DC Public Schools (DCPS)
- ♦ Bruce Monroe- Elementary School @ Park View – Built in 1916, this school is currently being modernized and will have capacity for 450 students.
 - ♦ H. D. Cooke Elementary School – Built in 1909, this school was fully modernized in 2009 expanding to 90,000 square feet with a capacity for 450 students in its pre-K through 5th grade program.
5. Tubman Elementary School – Constructed in 1970, the school recently completed classroom

modernization so that each classroom is now equipped with state of the art technology.

DC Department of Parks and Recreation (DPR)

- ♦ Banneker Community Center – This recently renovated center offers numerous facilities for public use including: baseball field, basketball court, computer lab, outdoor track tennis court and more.
- ♦ Columbia Heights Community Center – This new facility has both indoor and outdoor basketball courts, two large playgrounds, a community garden and a splash park.
- ♦ Bruce Monroe Park Redevelopment – On the site of the recently razed Bruce Monroe Elementary school, an interim green recreational space has been constructed. The park space includes two basketball courts, one tennis court, two small children's play areas, open green space for events and an urban gardening space. Construction of the park was completed Mid-Summer 2010.

Ward 2

Introduction

Ward 2 is perhaps best known as the home of the federal enclave including the National Mall, the White House, monuments and museums. It is the place where many tourists and other visitors spend the bulk of their time, and includes the images most associated with Washington, DC in the national and international psyches. It also includes the non-residential office employment center, Federal Triangle and the mixed-use neighborhood, Penn Quarter. However, Ward 2 is much more than this, encompassing some of the oldest residential neighborhoods in the city. To the west is the neighborhood of Georgetown, a village older than the District of Columbia itself with one of the best restaurant and shopping areas in the city and home to Georgetown University. Foggy Bottom and the West End sit between Georgetown and Downtown, and include a mix of historic townhouses, apartment and office buildings. Sheridan-Kalorama and Dupont Circle are home to grand Victorian townhomes and stand-alone mansions, many of which are occupied by foreign embassies and chanceries. The Logan Circle, Mount Vernon Square, and Shaw neighborhoods have undergone significant changes in the last few years as houses are renovated and new multi-family and commercial development are completed, particularly along the 14th Street corridor. Finally, most of Downtown DC sits within Ward 2. This area has seen tremendous growth and redevelopment over the past 10 years as vacant buildings have been renovated, vacant lots built upon, and empty storefronts filled with new retail, restaurants, entertainment venues and museums.

Demographics

The U.S. Census Bureau's 2010 Census data provide demographic and housing characteristics for the District of Columbia. The 2010 Census data provide a look at population characteristics for small areas including wards, census tracts, block groups, and blocks by race, Hispanic origin, voting age and housing units. The social and economic data presented here are from the U.S. Census Bureau's 2007-2011 American Community Survey (ACS) 5-Year Estimates.

Population: Ward 2 was one of seven Wards that saw a population increase between 2000 and 2010. According to Census 2010, there were 79,915 people residing in Ward



Future City Center in Downtown, currently under construction

2, a 16 percent increase from 68,869 in 2000. Its rate of growth was the highest of all the Wards in the District. Even with the overall increase in population, the number of children (under 18 years of age) in the Ward decreased by 857 or 15.5 percent between 2000 and 2010. The number of senior residents 60 years of age and older increased by 1,568 or 18.8 percent between 2000 and 2010.

Race and Ethnicity: Ward 2 residents are racially and ethnically diverse. Census 2010 defines the population as follows: Black non-Hispanic residents comprised 13 percent of the Ward's population in 2010, down from 15 percent in 2000. White non-Hispanic residents accounted for 67 percent in 2010 compared to 65 percent in 2000. Hispanic residents made up 9.5 percent of the population in 2010, a decrease from 10 percent in the previous census. Asian/Pacific Islander residents represented 10 percent of the Ward's population in 2010, a slight increase from 7.4 percent in 2000.

Households and Families: In 2007-2011, there were 38,792 households in Ward 2. The average household size was 1.7 people. Families made up 24 percent of the households in Ward 2. This figure includes both married-couple families (19 percent) and other families (5 percent). Non-family households made up 76 percent of all households in Ward 2. Most of the non-family households were people living alone, but some were composed of people living in households in which no one was related to the householder.

Educational Attainment: In 2007-2011, 93 percent of adults 25 years and over had at least graduated from high

school and 77 percent had a bachelor's degree or higher. Seven percent were dropouts; they were not enrolled in school and had not graduated from high school.

Industries: In 2007-2011, for the employed population 16 years and older, the leading industries in Ward 2 were professional, scientific, management, administrative and waste management services at 28 percent, and public administration at 20 percent.

Travel to Work: In 2007-2011, 24 percent of Ward 2 workers drove to work alone, 3 percent carpooled, 28 percent took public transportation, 35 percent walked, and 5 percent used other means. The remaining 6 percent worked at home. Workers who commuted to work took an average of 23.9 minutes to get to work.

Income: In 2007-2011, the median income of households in Ward 2 was \$83,989. Eight-seven percent of the households received earnings and 9 percent received retirement income other than Social Security. Thirteen percent of the households received Social Security. The average income from Social Security was \$15,437. These income sources are not mutually exclusive; that is, some households received income from more than one source.

Poverty: In 2007-2011, 14 percent of people were in poverty. Nine percent of related children under 18 were below the poverty level, compared with 9.4 percent of people 65 years old and over. Four percent of all families and 9 percent of families with a female householder and no husband present had incomes below the poverty level.

Planning

The DC Office of Planning and many of its sister agencies contribute to the plans and zoning that impact the long-term growth and development of the city and all of its wards. For general information on the planning and zoning processes in Washington, DC, please see the separate subsections covering these topics.

Comprehensive Plan: The District's Comprehensive Plan, approved by the DC Council in 2006 and amended in 2010, is split into geographic "Area Elements" rather than Wards. While these Area Elements are designed to align more closely with natural geography and neighborhood boundaries and will not change every ten years as ward boundaries do, it is important to note which Area

Elements fall into which wards as communities all over the city continue to rely on ward-centric public policy, services and representation. Anyone interested in seeking Comprehensive Plan information for Ward 2 should look at the following two Area Elements, which can be found on the DC Office of Planning website at: <http://planning.dc.gov> under "Comprehensive Plan."

- Central Washington – Ward 2 covers all but the northeastern portion of this Area Element, including neighborhoods such as Downtown, Penn Quarter, Chinatown and Mount Vernon Square.
- Near Northwest – covering the neighborhoods immediately north and west of Downtown, this Area Element includes most of the established residential neighborhoods in Ward 2 including Georgetown, Foggy Bottom, Kalorama, Dupont Circle, Logan Circle and Shaw.

Small Area Plans: A number of Small Area Plans and other plans are completed and active for Ward 2 neighborhoods and corridors. These plans provide more specific recommendations in support of the guidelines and strategies laid out in the Comprehensive Plan and its Area Elements. They can be found on the DC Office of Planning website at: <http://planning.dc.gov> under Neighborhood and Revitalization Plans.



Georgetown Waterfront Park

Chinatown Cultural Redevelopment Strategy – Completed in and approved by the DC Council in 2009, the goal of this plan is to develop Chinatown as a unique cultural destination. The planning process commenced in the summer of 2008 and included over 15 taskforce meetings during a 10 month period. During this process over 100 participants shared their concerns and ideas for an improved Chinatown. This strategy provides detailed recommendations and action steps to promote businesses and create a diverse and successful Asian-themed business district.

Convention Center Area Strategic Development Plan – This plan was completed in 2005 and approved by the DC Council in 2006. Covering areas of Ward 2 and Ward 6 with a special focus on the Shaw neighborhood, this plan is designed to retain existing and attract new businesses, preserve historic housing, create additional housing for a variety of household types and income levels, and create a streetscape environment that draws from the corridor's existing character and accommodates contemporary business requirements.

Mount Vernon Square District Project – The DC Office of Planning, in partnership with the District Department of Transportation, initiated the Mount

Vernon Square District Project in 2009. This project was designed to generate implementation-driven solutions for specific transportation, public realm and real estate challenges and opportunities in the blocks, streets, and reservations surrounding Mount Vernon Square. This project was completed in 2010 and covers Wards 2 and 6.

Ongoing Plans: There are no on-going plans occurring in Ward 2 at this time.

For more information on any of these plans, please call the DC Office of Planning at 202-442-7600 and ask for the Ward 2 Neighborhood Planner.

Housing & Commercial Development

Developments of all kinds, commercial, hotel and residential, have boomed in Ward 2 in recent years. Since January 2010, 84 development projects have either been completed, are underway or in the pipeline for construction. Most of this activity has occurred or is occurring in neighborhoods such as Logan Circle, Foggy Bottom, K St. corridor, and NoMA (North of Massachusetts Ave.).

Neighborhood Development & Public Investment

The District government and other public entities have invested dollars into projects and initiatives designed to catalyze neighborhood development throughout the city. A few examples of such investment in Ward 2 include:

Deputy Mayor for Planning & Economic Development (DMPED)

- ♦ City Center DC – The massive construction site is slated to become a center of new activity, with 2.5 million square feet of mixed use development on a 10-acre site. Phase 1 will be completed by 2014 and will include 185,000 square feet of retail, 458 rental apartments, 216 condos and 520,000 square feet of office space. As of early 2013, more than 50-percent condos were under contract. There is also a developer commitment to make a \$1.5 million annual payment to promote the programming open space for markets, festivals and events.
- ♦ Convention Center Headquarters Hotel – The Convention Center Headquarters Hotel broke ground in November 2010 and will be located at 9th and Massachusetts Avenue. It is expected

to be completed by late 2013 with 1,175 hotel rooms and commercial use. The total project cost is \$515 million.

District Department of Transportation (DDOT)

- ♦ DDOT in cooperation with the Federal Transit Administration (FTA) and the Federal Highway Administration (FHWA) is completing an Alternatives Analysis Study for Premium Transit Service in the Union Station to Georgetown corridor. The study evaluates premium transit on various alignments in the corridor and result in an Alternatives Analysis Report.

District of Columbia Public Libraries (DCPL)

- ♦ West End Library –The West End Library project, to be built on three adjacent parcels along L Street NW between 23rd and 24th Streets, will devote about half of the first two floors to the library, leaving the rest of the ground floor for retail spaces, and will be topped by 10 floors of residential units.

DC Parks and Recreation (DPR)

- ♦ Franklin Square –This project supports planning and design for renovations at Franklin Square Park, a National Park Service property. The request for proposals issued in early 2013 seeks a nationally recognized landscape architect to develop innovative and bold improvements and programming recommendations to attract and serve downtown park users.

Ward 3

Introduction

Ward 3 is a largely residential area located in the upper northwest quadrant of the city. In many ways, its neighborhoods are a series of villages clustered around local commercial centers. Some of these neighborhoods grew up along the former Connecticut Avenue streetcar line that connected DC with Chevy Chase in suburban Maryland. Woodley Park, Cleveland Park, North Cleveland Park/Forest Hills and the DC-portion of Chevy Chase all follow a similar pattern of a commercial core with local shops and restaurants, surrounded by a cluster of dense apartment buildings and/or townhouses, and spreading out into single-family homes. Tenleytown, Palisades and Spring Valley, straddling Wisconsin Avenue, MacArthur Boulevard and Massachusetts Avenue respectively, follow a similar, though more single-family home-oriented, pattern. Friendship Heights also follows this pattern, but its commercial core has grown tremendously over the past 15 years, and is now a regional draw with its high-end shops, restaurants and entertainment offerings. Much of the remainder of the Ward consists of single-family homes set among tall trees and parks. Some are modest in size, while others are veritable mansions, home to some of the wealthiest DC residents and a large number of foreign ambassadorial residences. The character of these residential areas is more suburban in nature, with a greater concentration of cul-de-sacs than anywhere else in the city.

Demographics

The U.S. Census Bureau's 2010 Census data provide demographic and housing characteristics for the District of Columbia. The 2010 Census data a look at population characteristics for small areas including wards, census tracts, block groups, and blocks by race, Hispanic origin, voting age and housing units. The social and economic data presented here are from the U.S. Census Bureau's 2007-2011 American Community Survey (ACS) 5-Year Estimates.

Population: Ward 3 was one of seven Wards that saw a population increase between 2000 and 2010. According to Census 2010, there were 77,152 people residing in Ward 3, a 4.7 percent increase from 73,718 in 2000. Its rate of growth was the third highest of all the Wards in the District. With the overall increase in population, the number

of children (under 18 years of age) in the Ward increased by 1,291 or 14.6 percent between 2000 and 2010 (the only ward that saw an increase in that age group). The number of senior residents 60 years of age and older increased by 2,692 or 20 percent between 2000 and 2010.

Race and Ethnicity: The racial population make-up of Ward 3 has remained constant in the past ten years with white non-Hispanic residents totaling 78 percent in 2010 as they did in 2000. According to the 2010 Census the black non-Hispanic residents comprise 5.6 percent of the Ward's population, slightly up from 5.3 percent in 2000. Hispanic residents made up 7.5 percent of the population in 2010, a slight shift from 7.6 percent in the previous census. Asian/Pacific Islander residents showed an increase in population from 6.2 percent in 2000 to 8.2 percent in 2010.

Households and Families: In 2007-2011, there were 37,481 households in Ward 3. The average household size was 1.9 people. Families made up 39.8 percent of the households in Ward 3. This figure includes both married-couple families (34.8 percent) and other families (5 percent). Non-family households made up 60 percent of all households in Ward 3. Most of the non-family households were people living alone, but some were composed of people living in households in which no one was related to the householder.

Education: In 2007-2011, 97 percent of adults 25 years and over had at least graduated from high school and 84 percent had a bachelor's degree or higher. Three percent were dropouts; they were not enrolled in school and had not graduated from high school.

Industries: In 2007-2011, for the employed population 16 years and older, the leading industries in Ward 3 were professional, scientific, management, administrative and waste management services at 25 percent, and educational services, health care, and social assistance at 21 percent.

Travel to Work: In 2007-2011, 40 percent of Ward 3 workers drove to work alone, 6 percent carpooled, 36 percent took public transportation, 7 percent walked, and 4 percent used other means. The remaining 7 percent worked at home. Workers who commuted to work took an average of 27.4 minutes to get to work.



Connecticut Avenue, NW in Cleveland Park

Income: In 2007-2011, the median income of households in Ward 3 was \$100,652. Eighty-five percent of the households received earnings and 17 percent received retirement income other than Social Security. Twenty percent of the households received Social Security. The average income from Social Security was \$18,591. These income sources are not mutually exclusive; that is, some households received income from more than one source.

Poverty: In 2007-2011, 8 percent of people were in poverty. Two percent of related children under 18 were below the poverty level, compared with 4 percent of people 65 years old and over. Two percent of all families and 8 percent of families with a female householder and no husband present had incomes below the poverty level.

Planning

The DC Office of Planning and many of its sister agencies contribute to the plans and zoning that impact the long-term growth and development of the city and all of its wards. For general information on the planning and zoning processes in Washington, DC, please see the separate subsections covering these topics.

Comprehensive Plan: The District's Comprehensive Plan, approved by the DC Council in 2006 and amended in 2010, is split into geographic "Area Elements" rather

than Wards. While these Area Elements are designed to align more closely with natural geography and neighborhood boundaries and will not change every ten years as ward boundaries do, it is important to note which Area Elements fall into which wards as communities all over the city continue to rely on ward-centric public policy, services and representation. Anyone interested in seeking Comprehensive Plan information for Ward 3 should look at the following Area Element, which can be found on the DC Office of Planning website at <http://planning.dc.gov> under Comprehensive Plan.

- Rock Creek West – This area element completely encompasses Ward 3, as well as the neighborhoods in Ward 4 west of Rock Creek Park.

Small Area Plans: A number of plans are completed and active for DC neighborhoods and corridors. These plans provide more specific recommendations in support of the guidelines and strategies laid out in the Comprehensive Plan and its Area Elements. They can be found on the DC Office of Planning website at <http://planning.dc.gov> under "Neighborhood and Revitalization Plans".

Connecticut Avenue Van Ness – UDC Commercial Corridor Enhancement Study – In July 2010, the Metropolitan Washington Council of Government awarded the Office of Planning one of eight Transportation/Land use Connections (TLC) Program

technical assistance grants for funding an exploratory study for the Connecticut Avenue/Van Ness area. The Office of Planning proposed to use the grant to study Low Impact Development and other short-term solutions to enhance the pedestrian experience along the commercial corridor near the University of the District of Columbia. The study resulted in new design guidelines for private and public spaces along the Avenue. These guidelines are being actively utilized by OP and DDOT in their review of public space permits and the design of public spaces associated with new building construction or major renovations as in the case of the new Walgreens pharmacy, the new UDC Student Center and the major renovation of the new WAMU headquarters. These guidelines are helping to generate a more consistent design on experience this commercial corridor.

Neighborhood Sustainability Indicators Pilot Project – In September 2009, OP launched a unique and innovative initiative called the Neighborhood Sustainability Indicators Project (NSIP) with a Pilot. A targeted subsection of Ward 3 was selected according to building typology, natural resources and planning configuration. Through this Pilot Project the District learned more about the process of defining sustainability at the local level, tracking it and enlisting private homeowners and the private sector to achieve environmental goals. The NSIP Pilot provided a framework for the public and private sector to move the study area and Ward 3 towards a more sustainable future. NSIP residents and stakeholders in the area have been organizing environmental events and actions for the past 4 years including the very successful “Green Living Expo” each fall and the “Burritos for Fun” clean-up of the Soap Stone Creek in the spring.

Glover Park Commercial District Study – Completed in 2006, the purpose of this study was to investigate existing retail, public realm, parking and pedestrian circulation issues and to recommend appropriate and implementable improvements to respond to the issues identified and to enhance the Glover Park Commercial District as a neighborhood serving retail area. The Office of Planning has worked with District agencies including the District Department of Transportation to implement recommendations from this plan which include the widening of some very narrow sidewalks and the replacement of cobra-head street lights with DC’s standard

lighting for older commercial corridors..

Ongoing Plans: There are no on-going plans occurring in Ward 3 at this time.

For more information on any of these plans, please call the DC Office of Planning at 202-442-7600 and ask for the Ward 3 Neighborhood Planner.

Housing & Commercial Development

Development in Ward 3 has been low to moderate compared to other Wards. Since January 2010, 40 development projects have either been completed, are underway or in the pipeline for construction. Recently, there has been development interest for both residential and commercial development. Several proposals have been approved to redevelop underutilized parcels in the ward, mostly with mixed use development. While Ward 3 has second fewest new residential units planned or proposed among the wards, there are some notable PUDs that have been approved by the Zoning Commission.

Educational – After having its 10-year Campus Master Plan approved by Zoning Commission in 2011, UDC has moved to building its first Student Center the southeast corner of the Campus fronting Connecticut Ave. The Center will create a new green and modern presence on the Avenue and will function as the entry gate to the campus. The Campus Master Plan also approved future construction of the first on-campus student housing complex for the University. A construction date for the student housing complex has not been set.

Commercial – After receiving approval in 2009, the mix-use redevelopment of the Giant grocery store on Wisconsin Avenue and Newark Street NW broke ground in 2012. The project, which includes 137 apartments, eight townhomes, 128,000 square feet of retail, and more than 500 parking spaces, is currently under construction. Another notable PUD approval in 2012 is that governing the redevelopment of the former Babe’s Billiards in Tenleytown. This project is notable mostly because, although it will include 60 residential units and 20,000 square feet of commercial space, it will not include private parking but will rely solely on its close proximity to transit and other mobility options to serve its residents and customers.

Neighborhood Development & Public Investment

The District government and other public entities have invested dollars into projects and initiatives designed to catalyze neighborhood development throughout the city. A few examples of such investment in Ward 3 include:

DC Department of Parks & Recreation (DPR)

- ♦ As part of DPR’s Play DC initiative, which aims at renovating an unprecedented number of play spaces during the 2012 and 2013 fiscal years, DPR and the Department of General Services (DGS) are renovating 5 playground in Ward 3: Forest Hills, located at 32nd and Chesapeake Streets, the play space at 3409 Macomb Street, NW, the play space at 5200 Sherier Place, NW, the Newark Park Playground at 39th Street, NW and Newark Street, and the Key Playground at 5001 Dana Place, NW.

DC Public Schools (DCPS)

- ♦ Wilson High School – The entire campus underwent a complete \$105 million modernization just in time for its 75th anniversary. Built in 1930 this enhanced facility includes a state-of-the-art auditorium, spacious atrium with piping that captures rainwater and recycles it, and Promethean boards that ensure interactive classrooms.
- ♦ Janney Elementary School – Janney Elementary School, built in 1925, is one of several DC Public Schools facilities to have received significant renovations in the past couple of years. The \$29 million modernization included expanding the existing square footage from 43,000 square feet to 84,200 square feet. The completed facility in-



The Kennedy-Warren Historic Apartment Building

cludes modern classrooms, a science center and computer labs, multi-purpose room/auditorium, new cafeteria and music room. The completed new school has a program capacity of 550 students.

DC Public Library (DCPL)

- ♦ Tenley-Friendship Branch Library – The new two-story library rebuilt and completed in 2011 features separate spaces for adults, teens and children, a children’s program room, space for 80,000 books, CDs, DVDs and other library materials, seating for 200 customers, 32 Mac computers and free Wi-Fi Internet access, a large programming room for 100 people, two conference rooms for 14 people, four quiet study rooms for one to two people, and parking for 7 vehicles.

Ward 4

Introduction

Ward 4 is a largely residential area located in the northernmost portion of the city, straddling the northwest and northeast quadrants. Georgia Avenue bisects the ward, and serves as its major commercial spine, extending from the Petworth neighborhood into downtown Silver Spring, Maryland to the north. Smaller, local commercial areas include 4th Street, NW in Takoma, Kennedy Street, NW in Brightwood and portions of 14th Street throughout the Ward. Petworth is the southernmost neighborhood in Ward 4, notable for its rich architectural variety of townhouses, broad boulevards and circles. Brightwood, one of the largest neighborhoods in the city, sits in the middle of the ward, and is made up of a variety of townhouses, small apartment buildings, comfortable single-family homes and the amazing Walter Reed Campus. Grand and gracious buildings line 16th Street, NW, including churches, schools, ambassadorial residences and private homes. Fort Totten and Lamond-Riggs are both solid, middle-class neighborhoods of apartments, townhouses, and single-family detached homes. The neighborhoods along 16th Street, such as Crestwood, 16th Street Heights, Colonial Village and Shepherd Park, contain large single-family detached homes and townhouses, nestled against Rock Creek Park and its tributary parks. The Takoma neighborhood abuts the City of Takoma Park, Maryland – together they made up a late 19th-century streetcar suburb, and now share a commercial center that straddles the DC/Maryland border and an architectural heritage emphasizing Victorian and bungalow style single-family homes. Ward 4 also includes the neighborhoods of Barnaby Woods and Hawthorne and portions of the Chevy Chase neighborhood west of Rock Creek Park. This area is dominated by single-family detached homes.

Demographics

The US Census Bureau’s 2010 Census data provide demographic and housing characteristics for the District of Columbia. The 2010 Census data provide a look at population characteristics for small areas including wards, census tracts, block groups, and blocks by race, Hispanic origin, voting age and housing units. The social and economic data presented here are from the U.S. Census Bureau’s 2007-2011 American Community Survey (ACS) 5-Year Estimates.



Public Art at the Takoma Station Underpass

Population: Ward 4 saw a slight population increase between 2000 and 2010. According to Census 2010, there were 75,773 people residing in Ward 4, a 0.8 percent increase from 75,179 in 2000. Its rate of growth was ranked sixth when compared to all the Wards in the District. Even with this overall increase in population, the number of children (under 18 years of age) in the Ward decreased by 489 or 3.1 percent between 2000 and 2010. The number of senior residents 60 years of age and older decreased by 1,169 or 6.8 percent between 2000 and 2010.

Race and Ethnicity: Ward 4 residents are racially and ethnically diverse. Census 2010 defines the population as follows: Black non-Hispanic residents comprised 59 percent of the Ward’s population in 2010, a decrease from 71 percent in 2000. White non-Hispanic residents totaled 20 percent in 2010, an increase from 15 percent in 2000. Hispanic residents made up 19 percent of the population in 2010, a shift down from 12 percent in the previous census. Asian/Pacific Islander residents showed an increase in population from 1.4 percent in 2000 to 2.0 percent in 2010.

Households and Families: In 2007-2011, there were 29,500 households in Ward 4. The average household size was 2.5 people. Families made up 56.5 percent of the households in Ward 4. This figure includes both married-couple families (32.4 percent) and other families (24 percent). Nonfamily households made up 43.5 percent of all households in Ward 4. Most of the nonfamily households were people living alone, but some were composed of people living in households in which no one was related to the householder.

Educational Attainment: In 2007-2011, 84 percent of adults 25 years and over had at least graduated from high school, and 42 percent had a bachelor's degree or higher. Sixteen percent were dropouts; they were not enrolled in school and had not graduated from high school.

Industries: In 2007-2011, for the employed population 16 years and older, the leading industries in Ward 4 were educational services, health care, and social assistance at 26 percent, and professional, scientific, management, administrative and waste management services at 18 percent.

Travel to Work: In 2007-2011, 46 percent of Ward 4 workers drove to work alone, 9 percent carpooled, 36 percent took public transportation, 3 percent walked, and 2 percent used other means. The remaining 4 percent worked at home. Workers who commuted to work took an average of 32.4 minutes to get to work.

Income: In 2007-2011, the median income of households in Ward 4 was \$60,689. Eighty-one percent of the households received earnings and 22 percent received retirement income other than Social Security. Twenty-six percent of the households received Social Security. The average income from Social Security was \$13,348. These income sources are not mutually exclusive; that is, some households received income from more than one source.

Poverty: In 2007-2011, 12 percent of people were in poverty. Fourteen percent of related children under 18 were below the poverty level, compared with 9 percent of people 65 years old and over. Seven percent of all families and 14 percent of families with a female householder and no husband present had incomes below the poverty level.

Planning

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Comprehensive Plan: The District's Comprehensive Plan, approved by the DC Council in 2006 and amended 2010, is split into geographic "Area Elements" rather than Wards. While these Area Elements are designed to

align more closely with natural geography and neighborhood boundaries and will not change every ten years as ward boundaries do, it is important to note which Area Elements fall into which wards as communities all over the city continue to rely on ward-centric public policy, services and representation. Anyone interested in seeking Comprehensive Plan information for Ward 4 should look at the following two Area Elements, which can be found on the DC Office of Planning website at <http://planning.dc.gov> under "Comprehensive Plan".

- Rock Creek East— This area element covers all of Ward 4 east of Rock Creek Park, plus the U.S. Soldiers' and Airmen's Home.
- Rock Creek West — This area element completely encompasses the neighborhoods in Ward 4 west of Rock Creek Park, along with all of Ward 3.

Small Area Plans: A number of Small Area Plans are completed and active for DC neighborhoods and corridors. These plans provide more specific recommendations in support of the guidelines and strategies laid out in the Comprehensive Plan and its Area Elements. They can be found on the DC Office of Planning website at <http://planning.dc.gov> under "Neighborhood and Revitalization Plans".

Riggs Road and South Dakota Avenue Area Development Plan – This plan was approved by the DC Council in 2009. This plan covers the parcels immediately surrounding the intersection of Riggs Road and South Dakota Avenue, NE, and lays out a strategic development plan and revitalization strategy. The plan includes specific land use, zoning and urban design guidelines to achieve the following guiding principles: establish a dynamic neighborhood center at the Riggs Road and South Dakota Avenue intersection that enhances community character and enlivens the street; attract neighborhood serving retail and housing choices; connect, activate and create new open spaces; and promote safe access and circulation throughout the neighborhood.

Georgia Avenue-Petworth Metro Station Area and Corridor Plan – This plan was approved by the DC Council in 2006. Its purpose is to help reestablish and promote Georgia Avenue as an attractive corridor offering a unique location to live, work, shop and enjoy civic spaces and cultural settings. It promotes city-wide objectives such as transit-oriented development, investing public dollars in strategic

locations, eliminating blight, enhancing Neighborhood Business Districts and generating quality, affordable housing. It further promotes objectives specific to the neighborhood such as attracting quality, neighborhood-serving retail, strengthening existing businesses, providing opportunities for increased homeownership and job training, improving neighborhood parking, traffic, and transit conditions and services and maintaining and enhancing neighborhood character.

Kennedy Street Corridor Revitalization Plan – This plan was completed approved by the DC Council in 2008. It covers Kennedy Street, NW between North Capitol Street and Georgia Avenue. It resulted in a community-based vision for Kennedy Street that identifies five major themes: ensuring a clean and safe neighborhood; creating special places that are welcoming and pedestrian-friendly; supporting existing residents and businesses while encouraging new economic development and housing; encouraging mobility and connectivity; and, identifying opportunities for collaboration and partnering in support of the plan's implementation.

Takoma Central District Plan – The plan was approved by the DC Council in 2002 and is the product of a community-driven planning process for the Takoma neighborhood and commercial district. The plan defines near-term and mid-term strategies for revitalization and articulates broad development goals, urban design guidelines and priority actions necessary to encourage and facilitate reinvestment in the planning area. The plan presents a unique opportunity for Takoma residents, businesses and institutions to join with the District government and development professionals to renew their community. The plan also provides a practical blueprint for a community-oriented, mixed use district - a place for commerce, living and fun.

Upper Georgia Avenue Area Land Development Plan – The plan was approved by the DC Council in 2008. The planning area covers properties fronting on Georgia Avenue, NW from Decatur Street NW to Eastern Avenue NW at the border of Maryland. It was developed as a strategic framework to guide growth and development along Georgia Avenue, making the corridor an attractive destination for residents, business owners and visitors. This plan is part of the Great Streets Initiative which combines public realm investment, strategic land use plans and economic development assistance to improve

the physical, economic and safety conditions of the District's major corridors. The plan builds upon current efforts of government, community and the private sector to increase local neighborhood livability and create a new environment that stimulates private investment and neighborhood pride.



Community building during Central 14th Street Plan

Central 14th Street Vision and Revitalization Strategy – The plan was approved by DC Council in 2012. During the Fall of 2010, the Office of Planning kicked-off a Vision and Revitalization initiative for the 14th Street Corridor. The two-phased project targeted three commercial nodes at Spring to Shepard Streets, Webster to Decatur Streets, and Jefferson to Longfellow Streets. The plan includes revitalization opportunities and infill development for the entire corridor over the next 10+ years. An Implementation Task Force was initiated in February of 2013 for the purpose of prioritizing and identifying resources to implement plan recommendations.

Greater Walter Reed Army Medical Center Small Area Plan (WRAMC-SAP) – The plan was approved by DC Council in 2013. The purpose of the plan is to meet the District of Columbia's local requirements to zone the site and to accommodate approximately 3.1 million square feet of mixed-use development recommended in the federally required Base Reuse Plan, which was approved by DC Council in 2012. The Plan also recommends land use, transportation and urban design guidelines for 67.5 acres of the site.

Ongoing Plans: There are no on-going plans occurring in Ward 4 at this time.

For more information on any of these plans, please call the DC Office of Planning at 202-442-7600 and ask for the Ward 4 Neighborhood Planner.

Housing & Commercial Development

Development in Ward 4 has been low compared to other wards. Ward 4 had the least amount of development among the wards, with 24 projects recently completed or under construction, since January, 2010. Over one half of Ward 4's development is planned or proposed (as opposed to recently built or under construction). However, proposed development is still subject to change and approval. Most new development under construction or planned is expected to be concentrated along the Georgia Avenue corridor in Fort Totten or near the Takoma Metro Station.

Petworth – Two major development projects were constructed in Ward 4, both of which are in the Petworth neighborhood. As of fall of 2012, the existing 1963 Safeway will be redeveloped into the District's third largest Safeway. The 62,400 square feet development will feature a full-service grocery store at street level and approximately 200 rental apartments above. Below grade parking for both residents and patrons is also included. At 3815 Georgia Avenue, Donatelli Development and Mosaic Urban Partners completed a joint-development project in early 2012, which includes a mixed-use, neighborhood-serving development featuring, a new restaurant, Chez Billy, which pays homage to the former Billy Simpson seafood restaurant that served as a hub for African-American culture and politics in the city for nearly 50 years. The second phase of development is no longer planned for construction and



Walter Reed Army Medical Center

was supplanted by the District in 2013.

Takoma – As of 2013, the construction of a former brownfield site at 235 Carroll Avenue NW, named Takoma Central (Ecco Park prior), will include approximately 8,300 square feet of ground floor retail and approximately 100 parking spaces. In the summer of 2013, the WMATA Board seeks to amend and restate its proposed development at the Takoma Metro Station, which will now include multifamily instead of townhouse development; better preservation of existing site features, including Metro facilities and open space area to be used for future transit improvements; additional Metro facilities; and greater revenue to Metro than under the existing agreement.

Other Neighborhoods – Two major developments in Ward 4, feature a 102,000 square foot Wal-Mart; and a 120,000 square foot mixed use development at South Dakota and Riggs Road intersections which would include approximately 10,000 square feet of neighborhood-serving retail space and 750 parking spaces. Both projects will deliver within a 14-18 month timeframe.

Neighborhood Development & Public Investment

The District government and other public entities have invested dollars into projects and initiatives designed to catalyze neighborhood development throughout the city. A few examples of such investment in Ward 4 include:

District Department of Transportation (DDOT)

- ♦ Capital Bike Share – In DDOT's next round of station installations, Ward 4 will gain 4 new bike share locations: Fort Totten Metro Station NW, Cedar Street underpass at Takoma Metro Station, Piney Branch Rd and Georgia Avenue NW and the Van Buren Street and Recreation Center NW.
- ♦ Riggs Road/South Dakota Avenue Intersection Improvement – DDOT invested approximately \$10 million to reconstruct the current intersection to provide safer pedestrian crossing and east/west access for vehicles. The roadway reconstruction, completed in the winter of 2012, includes milling and resurfacing of the roadway and installed new pavement markings, traffic signs, and pedestrian connections.
- ♦ DDOT and the Federal Highway Administration

(FHWA) – FHWA’s Transportation, Community and Systems Preservation Grant was awarded to DDOT in the amount of \$2.25 million for streetscape and safety improvements to Kennedy Street from Georgia Avenue to North Capitol Street. Project implementation will include a 1-year design phase with construction expected about a year after that date.

DC Public Library (DCPL)

- ♦ Petworth Neighborhood Library – \$12 million in renovations completed in 2012 included: a re-vamped floor plan, window and door restoration, roof repairs, improved ADA access, a new cupola and balustrade, new mechanical and HVAC systems, full restoration of original interior finishes and furniture, new elevator, electrical and fire alarm upgrades, a new outdoor activity area and a 100-person meeting room.

Department of Parks & Recreation (DPR)

- ♦ Upshur Dog Park – The DC Department of Parks and Recreation (DPR) Upshur Park dog park project, located at 4300 Arkansas Avenue, NW (Square 2818, Lot 0800 and Square 2820, Lot 801), is a partnership between DPR and the Friends of 16th Street Heights Parks. The site of the dog park is at the corner of Arkansas and Allison Streets, NW.

Ward 5

Introduction

Ward 5 is extremely diverse in character and history, ranging from quiet residential areas and local shopping nodes, to new moderate density mixed-use development and industrial uses. The Brookland neighborhood sits in the middle of the ward in the northeast quadrant. Developed as a commuter rail village in the late 19th century, it is full of charming Victorian homes and a number of Catholic institutions such as Trinity University, Catholic University of America and the Franciscan Monastery of the Holy Land in America. Further north are the early 20th century bungalow neighborhoods of Queens Chapel, Michigan Park, North Michigan Park and University Heights. Woodridge lies to the east with stylish bungalows. Edgewood and Stonghold to the west are homes to District icons such as the McMillan Sand Filtration Site and the Armed Forces Retirement Home. To the west, neighborhoods such as Bloomingdale, Eckington and Truxton Circle, situated along North Capitol Street, are more typical of the row-house neighborhoods of central Washington, DC. Brentwood and Landon are in the central portion of the Ward. The Rhode Island corridor dissects the Ward placing Ivy City, Trinidad, Carver Terrace and Langston Dwellings to the south. These neighborhoods are dominated by 20th century porch-front townhouses as well as garden style apartments. The Arboretum neighborhood, named for the National Arboretum, is home to quaint single-family homes. Just to the east are the neighborhoods of South Central, Gateway and Langdon. Further to the east is Fort Lincoln, a modern “new town” development with a mix of townhouses, apartments and retail. Development here began in the 1960s and continues today with a contemporary mix of uses. Ward 5 has a great deal of open space as well as half of the District’s industrially zoned land. Florida Avenue Market is the city’s wholesale center, with other industrial spaces in Eckington and Fort Totten and along the CSX railroad tracks, New York Avenue and Bladensburg Road. The northern portion of the NoMA neighborhood sits within Ward 5, and a number of mixed-use, high-rise developments are finished or in the works, bringing a bit of the hustle and bustle of downtown to the Ward.

Demographics

The US Census Bureau’s 2010 Census data provide de-



Union Market at the Florida Avenue Market, NE

mographic and housing characteristics for the District of Columbia. The 2010 Census data provide a look at population characteristics for small areas including wards, census tracts, block groups, and blocks by race, Hispanic origin, voting age and housing units. The social and economic data presented here are from the U.S. Census Bureau’s 2007-2011 American Community Survey (ACS) 5-Year Estimates.

Population: Ward 5 was one of seven Wards that saw a population increase between 2000 and 2010. According to Census 2010, there were 74,308 people residing in Ward 5, a 4.0 percent increase from 71,440 in 2000. Its rate of growth ranked fourth when compared to all the Wards in the District. Even with this overall increase in population, the number of children (under 18 years of age) in the Ward decreased by 2,596 or 16.9 percent between 2000 and 2010. The number of senior residents 60 years of age and older increased by 509 or 3.4 percent between 2000 and 2010.

Race and Ethnicity: Ward 5 shows a consistent trend in demographics. Census 2010 defines the population as follows. Black non-Hispanic residents comprised 77 percent of the Ward’s population in 2010, a decrease from 81 percent in 2000. White non-Hispanic residents totaled 15 percent in 2010, an increase from 7.4 percent in 2000. Hispanic residents made up 6.3 percent of the population in 2010, a marked increase from 3.0 percent in the previous census. Asian/Pacific Islander residents showed an increase in population from 0.8 percent in 2000 to 1.7 per-

cent in 2010.

Household and Families: In 2007-2011, there were 29,848 households in Ward 5. The average household size was 2.3 people. Families made up 46.9 percent of the households in Ward 5. This figure includes both married-couple families (18.5 percent) and other families (28.4 percent). Non-family households made up 53.1 percent of all households in Ward 5. Most of the non-family households were people living alone, but some were composed of people living in households in which no one was related to the householder.

Educational Attainment: In 2007-2011, 82 percent of adults 25 years and over had at least graduated from high school and 30 percent had a bachelor's degree or higher. Eighteen percent were dropouts; they were not enrolled in school and had not graduated from high school.

Industries: In 2007-2011, for the employed population 16 years and older, the leading industries in Ward 5 were educational services, health care, and social assistance at 25 percent, and professional, scientific, management, administrative and waste management services at 16 percent.

Travel to Work: In 2007-2011, 43 percent of Ward 5 workers drove to work alone, 8 percent carpooled, 37 percent took public transportation, 6 percent walked, and 3 percent used other means. The remaining 2 percent worked at home. Workers who commuted to work took an average of 30.5 minutes to get to work.

Income: In 2007-2011, the median income of households in Ward 5 was \$50,882. Seventy-six percent of the households received earnings and 21 percent received retirement income other than Social Security. Twenty-six percent of the households received Social Security. The average income from Social Security was \$11,434. These income sources are not mutually exclusive; that is, some households received income from more than one source.

Poverty: In 2007-2011, 20 percent of people were in poverty. Twenty-seven percent of related children under 18 were below the poverty level, compared with 21 percent of people 65 years old and over. Fifteen percent of all families and 21 percent of families with a female householder and no husband present had incomes below the poverty level.

Planning

The DC Office of Planning and many of its sister agencies contribute to the plans and zoning that impact the long-term growth and development of the city and all of its wards. For general information on the planning and zoning processes in Washington, DC, please see the separate subsections covering these topics.

Comprehensive Plan: The District's Comprehensive Plan, approved by the DC Council in 2006 and amended in 2010, is split into geographic "Area Elements" rather than Wards. While these Area Elements are designed to align more closely with natural geography and neighborhood boundaries and will not change every ten years as ward boundaries do, it is important to note which Area Elements fall into which wards as communities all over the city continue to rely on ward-centric public policy, services and representation. Anyone interested in seeking Comprehensive Plan information for Ward 5 should look at the following three Area Elements, which can be found on the DC Office of Planning website at <http://planning.dc.gov> under "Comprehensive Plan".

- **Mid-City** – This area element covers the southwestern corner of Ward 5, including neighborhoods such as Eckington and Bloomingdale.
- **Rock Creek East** – This area element covers the U.S. Soldiers' and Airmen's Home, which is a part of Ward 5.
- **Upper Northeast** – This area element covers most of Ward 5, and includes all of the ward's northeast quadrant neighborhoods except Eckington.

Small Area Plans: A number of Small Area and other plans are completed and active for DC neighborhoods and corridors. These plans provide more specific recommendations in support of the guidelines and strategies laid out in the Comprehensive Plan and its Area Elements. They can be found on the DC Office of Planning website at <http://planning.dc.gov> under "Neighborhood and Revitalization Plans".

Benning Road Corridor Redevelopment Framework – This plan was completed in and approved by the DC Council 2008. Only a small portion of Ward 5 is included in this plan. However, it is a very important document for Ward 5 in that it strives to continue the redevelopment energy and use patterns of H Street to the western end of Benning Road.

Brookland/CUA Metro Station Small Area Plan – This plan was completed in and approved by the DC Council in 2009. The Brookland neighborhood has been experiencing development pressure in recent years, and this plan is designed to shape new development in the best possible way for the neighborhood. It includes recommendations for land use & neighborhood character, economic development & neighborhood amenities, transportation, walkability & connectivity, and open space and environment. The plan also has specific recommendations for five sub-areas in the neighborhood, including the areas immediately around, north and south of the Brookland Metro Station, and along 12th and Monroe Streets, NE.

Florida Avenue Market Small Area Plan – This plan was completed in and approved by the DC Council in 2009. This plan seeks to reinvigorate the wholesale operations at the Florida Avenue Market and preserve its character and core of historic buildings, while introducing complimentary uses such as food-related and other retail, office, residential, community services and green space.

NoMA Vision Plan and Development Strategy – This plan was completed in 2006, and approved by the DC Council in 2009. Recommendations lay out aspirations for the development of the area running north of Union Station to the intersection of Florida and New York Avenues, in Wards 5 and 6. The plan relies on incentives and a shared vision of community members, the government and developers in creating a new, mixed-use neighborhood that is architecturally stimulating, reflective of the area's industrial past, friendly to the arts, sustainable and beautiful. Public realm guidelines are already creating new, green boulevards as development occurs on 1st Street, NE.

The Northeast Gateway Revitalization Strategy and Implementation Plan – This plan was completed in 2008. This plan was developed over a number of years, beginning in 2003, for the southern end of Ward 5 including Ivy City, Trinidad and surrounding areas. The local community identified key issues they wanted addressed, which helped set the goals of the plan: improving the image of the area, protecting affordable housing and increasing neighborhood amenities. Four redevelopment opportunity areas are discussed in the study: the DC Wholesale Market (or Florida Avenue Market), Ivy City, the Destination Retail Triangle, and the Bladensburg

Road Hechinger Mall Node.

Riggs Road and South Dakota Avenue Area Development Plan – This plan was completed in 2008 and approved by the DC Council in 2009. This plan covers the parcels immediately surrounding the intersection of Riggs Road and South Dakota Avenue, NE, and lays out a strategic development plan and revitalization strategy. The plan includes specific land use, zoning and urban design guidelines to achieve the following guiding principles: establish a dynamic neighborhood center at the Riggs Road and South Dakota Avenue intersection that enhances community character and enlivens the street; attract neighborhood serving retail and housing choices; connect, activate and create new open spaces; and promote safe access and circulation throughout the neighborhood.

Rhode Island Avenue Great Streets Initiative Strategic Development Plan – Rhode Island Avenue, NE has the potential to provide new housing and jobs, as well as retail goods and services for the many residents of Woodbridge, Langdon, Brookland, Edgewood and Brentwood who now buy elsewhere. This study provides strategic recommendations on how best to utilize the land along this corridor to capture a portion of the \$1 billion in retail sales revenues (and jobs) lost each year to other jurisdictions. The study identifies where the strategic opportunities are and what is needed to lay the groundwork for new and sustainable investment.

Ongoing Plans: Currently there are two planning initiatives active in Ward 5.

Mid City East Small Area Plan and Livability Study – In March 2013, DC Office of Planning initiated this Small Area Plan and Livability Study, with community led planning process, for the neighborhoods of North Capitol Street, Rhode Island Avenue, Florida Avenue, New York Avenue and New Jersey Avenue. The study boundaries of this Plan include parts of Wards 1, 5 and 6. The Mid City East Plan will strive to improve mobility, enhance commercial corridors, promote safety, preserve historic resources, green infrastructure, and cultivate development opportunities.

Ward 5 Industrial Land Transformation Study – A Task Force was established by Mayor Vincent C. Gray to develop a strategic plan for the modernization and adaptive reuse of industrial land in Ward

5. This strategic and forward-looking study will include a vision and recommendations for job creation, as well as green and creative businesses to enhance and diversify the District's economy.

For more information on any of these plans, please call the DC Office of Planning at 202-442-7600 and ask for the Ward 5 Neighborhood Planner.

Housing & Commercial Development

Development in Ward 5 has been quite active with 54 developments either completed or in the pipeline since January 2010. Ward 5 has the second highest number of planned unit developments (PUDs) – 25 in total. This suggests that interest in Ward 5 is actively being developed, and the next five years may see considerable growth.

Brookland Artspace Lofts – Dance Place has partnered with Artspace Projects, Inc. to build 39 affordable, rental live/work studios for working artists. This development in the Brookland neighborhood was completed in the spring of 2011.

Monroe Street Market – Catholic University of America selected Abdo Development to redevelop an 8.9-acre parcel into a mixed-use project adjacent to the Brookland Metrorail station. The approved PUD calls for 720 housing units, an Arts Walk with studio space for artists (15,000 sq. ft.), new neighborhood-serving retail space, and a clock tower that will anchor an active public square. The project would be built on university-owned land, part of which is currently vacant. The plan would be to have Monroe Street emerge as a new retail main street. The first \$60 million phase is sched-

uled to deliver in late 2013 and will include an “arts walk” with 27 studio spaces on the ground floor and a residential building with retail. The final phase is expected to be completed in 2018.

Chancellor's Row – Saint Paul's College has contracted with EYA to build 237 three and four story single-family homes on half of its 20-acre campus. With phases one and two completed in 2011 and 2012 respectively, the townhouses range from 14 to 18 feet wide and 1,400 to 2,100 square feet. Twenty-eight of these units have been set-aside as affordable housing. Phase three is expected to be completed in 2013.

Fort Lincoln New Town at South Dakota Avenue – Over 200 town homes with garages are now on site with an additional 300 residential units under construction. The retail portion of this development includes: COSTCO, which opened in late 2012 with DSW, Marshalls, and Shoppers Food Warehouse, as well as a smaller town center with neighborhood serving retail planned for the near future.

The Flats at the Atlas District – Formerly known as Arboretum Place, this multifamily luxury apartment community is located across the street from Hechinger Mall and is bounded by 17th Street, Maryland Avenue, K Street and Bladensburg Road. The development has incorporated modern styles that are consistent with the architecture of the surrounding areas. A series of bays create a rhythm found in rows of nearby townhouses while the height and massing toward the street are also consistent with the scale of neighborhood buildings. The facades combine different architectural material and elements. The first \$36 million phase delivered 257 residential units and 5,000 sq. ft. of retail space in the spring 2012.

Rhode Island Row – This mixed-use development was completed in 2012 on an 8.78-acre site at the Rhode Island Avenue Metrorail Station. The project includes a residential component featuring 274 units of housing. The development also includes a 215-space Metro Commuter Parking garage. The commercial component of the project has 70,000 square feet of retail space located along a traditional main street with outdoor seating, heavy landscaping and ambient lighting. In 2013, the District located a Department of Motor Vehicles office on site.

The Summit at St. Martins – Completed in 2010,



Mid-City East Small Area Plan, Public Meeting

this \$41 million development consists of 178 affordable family rental units in the Edgewood-Eckington community. The project is located on a two acre site across the street from McKinley Technology High School. There are 134 one and two-bedroom apartments renting to families earning \$30,000 to \$54,000. The historic convent that sat on the site has been incorporated into the final development.

Neighborhood Development & Public Investment

The District government and other public entities have invested dollars into projects and initiatives designed to catalyze neighborhood development throughout the city. A few examples of such investment in Ward 5 include:

District Department of Transportation (DDOT)

- ♦ Local Ward 5 Street Improvements – DDOT has set aside close to \$15,000,000 in their FY13 budget to preserve the roadways system and provide maintenance to streets as needed.
- ♦ New York Avenue Bridge Rehabilitation – This project is funded by the American Reinvestment and Recovery Act (ARRA). Construction will continue through 2013. Rehabilitation of the bridge will ease congestion and improve safety. The existing bridge will be enhanced by adding new steel plate girders, replacement of the existing concrete deck, strengthening of existing bridge piers and abutments, and overall improvements to the approach roadways, pedestrian sidewalks and roadway lighting features.

DC Public Libraries (DCPL)

- ♦ Lamond-Riggs Neighborhood Library - This facility, which was built in 1968, will be substantially renovated to comply with standards set by the Americans with Disabilities Act.
- ♦ Woodridge Library – The design phase for the new Woodridge Neighborhood Library is nearly completed. This project is fully funded at \$16.5 million. The current library is slated to close late summer of 2013. During the construction of the new facility, an interim library will be opened three blocks south of the current site at 18th and Douglas Streets, NE. The new Woodridge Library will open in 2015.

DC Public Schools (DCPS)

- ♦ Dunbar Senior High School – The construction

of a new Dunbar Senior High School is almost complete and will open in the fall of 2013. The original historic Paul Laurence Dunbar High School was built on the site in 1917 as the first municipally funded public high school for African-American students.

- ♦ Ward 5 Great Schools Initiative – Ward 5 will have two middle schools: McKinley Middle School opens August 2013 as a STEM (Science, Technology, Engineering and Math) school co-located with McKinley Technology High School. Brookland Middle School will open August 2014 as an arts-integrated school that promotes project based learning. The Browne Education Campus is home to the International Baccalaureate Primary Years Programme and Middle Years Programme. Graduates from these programs will feed into Eastern High School's Diploma Programme.

Ward 6

Introduction

Ward 6 is located in the heart of Washington, DC, and is the only Ward to include portions of each of the four quadrants of the city. As a consequence, it has a highly diverse population and housing stock, and a myriad of neighborhood characteristics. To the west, Ward 6 covers parts of Downtown and the Penn Quarter, Gallery Place and Chinatown neighborhoods, and is home to office buildings, major retail and restaurants, hotels, museums and theaters, Federal buildings, and, particularly over the past ten years, a growing number of residential buildings. To the south are the Modern high-rises and townhouses of the Southwest Waterfront, and the major new development of the Capitol Riverfront neighborhood, anchored by the new Nationals Stadium and soon to include a variety of housing, retail and office buildings as well as two new parks. The center of the Ward is the historic Capitol Hill neighborhood, with its townhouses and local commercial corridors. While this area includes major national symbols such as the United States Capitol Building and the Library of Congress, it is also a tight-knit community with local resources such as Eastern Market and the Old Naval Hospital.

Demographics

The US Census Bureau's 2010 Census data provide demographic and housing characteristics for the District of Columbia. The 2010 Census data provide a look at population characteristics for small areas including wards, census tracts, block groups, and blocks by race, Hispanic origin, voting age and housing units. The social and economic data presented here are from the U.S. Census Bureau's 2007-2011 American Community Survey (ACS) 5-Year Estimates.

Population: Ward 6 saw a population increase between 2000 and 2010. According to Census 2010, there were 76,598 people residing in Ward 6, a 12.6 percent increase from 68,035 in 2000. Its rate of growth was the second highest of all the Wards in the District. Even with this overall increase in population, the number of children (under 18 years of age) in the Ward decreased by 1,776 or 15.2 percent between 2000 and 2010. The number of senior residents 60 years of age and older increased by 516 or 4.9 percent between 2000 and 2010.



Future Streetcar on H Street NE

Race and Ethnicity: Ward 6 residents are racially and ethnically diverse. Census 2010 defines the population as follows: Black non-Hispanic residents comprised 42 percent of the Ward's population in 2010, a decrease from 63 percent in 2000. White non-Hispanic residents totaled 47 percent in 2010, an increase from 30 percent in 2000. Hispanic residents made up 4.8 percent of the population in 2010, a shift down from 3.2 percent in the previous census. Asian/Pacific Islander residents showed an increase in population from 2.5 percent in 2000 to 5.0 percent in 2010.

Household and Families: In 2007-2011, there were 35,443 households in Ward 6. The average household size was 1.2 people. Families made up 37.5 percent of the households in Ward 6. This figure includes both married-couple families (22.5 percent) and other families (15 percent). Nonfamily households made up 62.5 percent of all households in Ward 6. Most of the nonfamily households were people living alone, but some were composed of people living in households in which no one was related to the householder.

Educational Attainment: In 2007-2011, 90 percent of adults 25 years and over had at least graduated from high school, and 62 percent had a bachelor's degree or higher. Ten percent were dropouts; they were not enrolled in school and had not graduated from high school.

Industries: In 2007-2011, for the employed population 16 years and older, the leading industries in Ward 6 were professional, scientific, management, administrative and waste management services at 25 percent, and public administration at 22 percent.

Travel to Work: In 2007-2011, 31 percent of Ward 6 workers drove to work alone, 5 percent carpooled, 38 percent took public transportation, 16 percent walked, and 5 percent used other means. The remaining 6 percent worked at home. Workers who commuted to work took an average of 26.7 minutes to get to work.

Income: In 2007-2011, the median income of households in Ward 6 was \$85,421. Eighty-four percent of the households received earnings and 13 percent received retirement income other than Social Security. Fifteen percent of the households received Social Security. The average income from Social Security was \$12,539. These income sources are not mutually exclusive; that is, some households received income from more than one source.

Poverty: In 2007-2011, 16 percent of people were in poverty. Twenty-seven percent of related children under 18 were below the poverty level, compared with 14 percent of people 65 years old and over. Twelve percent of all families and 29 percent of families with a female householder and no husband present had incomes below the poverty level.

Planning

The DC Office of Planning and many of its sister agencies contribute to the plans and zoning that impact the long-term growth and development of the city and all of its wards. For general information on the planning and zoning processes in Washington, DC, please see the separate subsections covering these topics.

Comprehensive Plan: The District's Comprehensive Plan, approved by the DC Council in 2006 and amended in 2010, is split into geographic "Area Elements" rather than Wards. While these Area Elements are designed to align more closely with natural geography and neighborhood boundaries and will not change every ten years as ward boundaries do, it is important to note which Area Elements fall into which wards as communities all over the city continue to rely on ward-centric public policy, services and representation. Ward 6 is covered by more Area Elements than any ward. Anyone interested in seeking Comprehensive Plan information for Ward 6 should look at the following four Area Elements, which can be found on the DC Office of Planning website at <http://planning.dc.gov> under "Comprehensive Plan".

- Capitol Hill – located in the greater Capitol Hill area and completely inside Ward 6.
- Central Washington –The northeastern portion of this Area Element covers Ward 6, including neighborhoods such as Downtown, Penn Quarter, Chinatown, Mt. Vernon Triangle and NoMa.
- Lower Anacostia Waterfront/Near Southwest – located on both sides of the Washington Canal and the lower Anacostia River, the Ward 6 portions include the Southwest Waterfront, Buzzard Point and the Capitol Riverfront.
- Near Northwest – covering the neighborhoods immediately north and west of Downtown, only the very small "chimney stack" of Ward 6, located north of New York Avenue along New Jersey Avenue, is situated within this Area Element.

Small Area Plans: A number of Small Area and other plans are completed and active for Ward 6 neighborhoods and corridors. These plans provide more specific recommendations in support of the guidelines and strategies laid out in the Comprehensive Plan and its Area Elements. They can be found on the DC Office of Planning website at <http://planning.dc.gov> under "Neighborhood and Revitalization Plans".

Benning Road Corridor Redevelopment Framework – This plan was completed in and approved by the DC Council in 2008. Only a small portion of Ward 6 is included in this plan. However, it is a very important document for Ward 6 in that it strives to continue the redevelopment energy and use patterns of H Street to the western end of Benning Road.

Boathouse Row Planning Study – This study is a long-term agenda for stewardship of the strip of Anacostia Riverfront stretching from the 11th Street Bridges to beyond the Sousa Bridge at Pennsylvania Avenue, SE.

H Street Corridor Revitalization – This plan was completed in 2003 and approved by the DC Council in 2004. This plan is a tool for the H Street community, developers and other District agencies as the H Street Corridor undergoes significant changes. The roadway and public realm improvements, including tracks for a new streetcar system, are a direct result of this planning effort, as are a number of economic tools and incentives put in place by the Office of the Deputy Mayor for Planning and Economic Development. The plan has been actively used to determine the best locations for new development and

specific uses, incentives for historic preservation.

Maryland Avenue SW Small Area Plan – This Plan was approved in 2012. Through participation in the National Capital Planning Commission’s (NCPCC’s) Southwest Ecodistrict Initiative, the DC Office of Planning completed a planning effort working with government agency representatives, land owners, office workers, nearby neighbors, and transit and railway operators. The Plan provides a land use, zoning, urban design and infrastructure strategy in the Southwest Federal Rectangle between the National Mall and Freeway. The Plan also establishes a framework for future infill development and revitalization, and evaluated the viability of Maryland Avenue, SW to be established above the CSX rail corridor as a lively mixed-use boulevard with strong connectivity through Washington’s core. DDOT is currently conducting the Maryland Avenue SW Transportation Study, which was recommended in the small area plan as an immediate next step. In addition, DC Office of Planning is working with GSA on the potential Federal Triangle South RFP, which includes Forrestal.

Mt. Vernon Triangle Action Agenda – The action agenda was completed in 2003. The Mt. Vernon Triangle Area is experiencing rapid growth and the development of housing, office, retail and entertainment. This action agenda serves the purpose of ensuring that these disparate developments come together as a whole to create a cohesive neighborhood. Already, new public realm design guidelines and roadway improvements are creating a solid identity for this area, and will continue to do so as new development occurs.

Mount Vernon Square District Project – The DC Office of Planning, in partnership with the District Department of Transportation, initiated the Mount Vernon Square District Project in 2009. This project was designed to generate implementation-driven solutions for specific transportation, public realm and real estate challenges and opportunities in the blocks, streets, and reservations surrounding Mount Vernon Square. This project was completed in 2010 and covers Wards 2 and 6.

NoMA Vision Plan and Development Strategy – This plan was completed in 2006, and approved by the DC Council in 2009. Recommendations lay out aspirations for the development of the area running north of Union Station to the intersection of Florida



Bike Station at Union Market

and New York Avenues, in Wards 5 and 6. The plan relies on incentives and a shared vision of community members, the government and developers in creating a new, mixed-use neighborhood that is architecturally stimulating, reflective of the area’s industrial past, friendly to the arts, sustainable and beautiful. Public realm guidelines are already creating new, green boulevards as development occurs on 1st Street, NE.

Northwest One Redevelopment Plan – This plan was completed in 2005 and approved by the DC Council in 2006. This plan is the first of the New Communities plans, designed to provide new mixed-income housing in conjunction with supportive services and economic development for existing residents. As economic conditions have changed significantly since this plan was completed, the Deputy Mayor’s Office and its partners are exploring feasible ways to make the plan’s core goals a reality. Already, the city has purchased key parcels in the plan area, and is working on designs for “build first” housing to keep current residents in the neighborhood while the community is redeveloped.

Pennsylvania Avenue, SE Corridor Development Plan – This plan was completed in and approved by the DC Council in 2008. This plan follows Pennsylvania Avenue, SE through Wards 6, 7 and 8, and points out the best opportunities for infill development to spur economic revitalization in the neighborhoods along the corridor. For Ward 6, this involves targeted development near the Potomac Avenue Metro station and Barney Circle and an acknowledgment of the historic townhouse nature of the surrounding Capitol Hill neighborhood.

Ongoing Plans: The following planning efforts are underway. Details, as well as completed plans, can be found on the DC Office of Planning’s website.

Southwest Small Area Plan – In Spring 2013, OP initiated a planning process to provide public and private stakeholders a land use and urban design framework that will guide development for the neighborhood. This planning effort will provide an analysis of the public realm, key redevelopment sites, and ways to reinforce neighborhood character and sustainability.

Mid City East Small Area Plan and Livability Study – In March 2013, the DC Office of Planning initiated this Small Area Plan and Livability Study, with community led planning process, for the neighborhoods of North Capitol Street, Rhode Island Avenue, Florida Avenue, New York Avenue and New Jersey Avenue. The study boundaries of this Plan include parts of Wards 1, 5 and 6. The Mid City East Plan will strive to improve mobility, enhance commercial corridors, promote safety, preserve historic resources, green infrastructure, and cultivate development opportunities.

For more information on any of these plans, please call the DC Office of Planning at 202-442-7600 and ask for the Ward 6 Neighborhood Planner.

Housing & Commercial Development

Development of all kinds, commercial and residential, has boomed in Ward 6 in recent years with the largest number of development projects of all wards. Since January, 2010, 166 development projects have been under construction, planned or proposed including 36 planned unit developments (PUDs). While the center of the Ward consists of the relatively stable Capitol Hill neighborhood (much of which is a designated Historic District and therefore protected from significant redevelopment), the edges represent some of the highest growth areas of the city. Much of the activity has occurred or is occurring in areas such as NoMA (North of Massachusetts Ave.), Capital Riverfront in S.W., and the Southwest Waterfront.

Capital Riverfront – The Capital Riverfront, often referred to as the “Front,” is DC’s new neighborhood on the river. According to the Office of Planning Development Activity report and the Capitol Riverfront BID, there are under construction projects totaling over 100,000 square feet of retail space,

17,000 square feet of office space, and over 600 residential units. In addition, planned construction includes over 616,000 square feet of retail space, 9 million square feet office space, over 1,000 hotel rooms and over 7,000 residential units.

Southwest Waterfront – The Southwest Waterfront, located along the Washington Channel, is slated for major redevelopment. A development team, the Deputy Mayor’s Office and the Office of Planning, with input from the surrounding community, are anticipating the groundbreaking a development that will create a new mixed-use neighborhood along the waterfront over the next 15-20 years. More immediate is the Waterfront Station development in the heart of the existing neighborhood at 4th and M Streets, SW, the first phase of which was completed in 2010. When complete, the project will include over 2.1 million square feet of residential, office and retail space, finally providing the social and retail center promised by urban renewal many decades ago.

Neighborhood Development & Public Investment

The District government and other public entities have invested dollars into projects and initiatives designed to catalyze neighborhood development throughout the city. A few examples of such investment in Ward 6 include:

Deputy Mayor for Planning & Economic Development (DMPED)

- ♦ Hine Jr. High School Redevelopment – The future build out by a private developer will include approximately 150 new residential units with a mix of office and retail. The development site is located across from the Eastern Market Metro station.

Department of Parks & Recreation (DPR)

- ♦ Washington Canal Park – DC’s first new public park in 25 years was completed in 2012. This unique three-block urban park includes seasonal ice skating, water fountains, and a full-service restaurant with outdoor seating. Canal Park has been designed as a model of sustainability and a vibrant community gathering place for the surrounding Capitol Riverfront neighborhood.
- ♦ New Playgrounds – Through Play DC, DPR and the Department of General Services (DGS) will improve and renovate an unprecedented number

of play spaces during the 2013 fiscal year. Thirty two playgrounds were selected throughout the District including Randall Playground at South Capitol and I Streets, SW, and Kennedy Playground at 1401 7th Street, NW.

District Department of Transportation (DDOT)

- ♦ Streetcar on H Street, NE – The streetcar tracks are completed on both sides of H Street. In addition, DDOT will begin work on design and construction of the Car Barn Training Center (CBTC) at Spingarn High School and sub-stations to support this segment of streetcar. The state of the art CBTC will allow DC Public School (DCPC) students to train along-side streetcar employees as part of workforce training. This provides a unique head-start for DCPC students interested in one of the Country’s most rapidly growing industries. DDOT anticipates having the streetcars fully operational by the end of 2013 on H Street.



Eastern Market

Ward 7

Introduction

Ward 7 is typified by leafy streets, single-family homes, and above all, parks. It is home to a number of Civil War fort sites that have since been turned into parkland, including Fort Mahan Park, Fort Davis Park, Fort Chaplin Park and Fort Dupont Park, the largest city-owned park in the District. Ward 7 is also home to green spaces such as Kenilworth Aquatic Gardens, Watts Branch Park, Anacostia River Park and The Marvin Gaye Park. The Marvin Gaye Park Stretches nearly two miles across Northeast Washington and occupies a green stream valley along Watts Branch—the largest tributary to the Anacostia River within the District of Columbia.

The neighborhoods of Ward 7 are proud, distinct and numerous. Deanwood, situated on the north end of the ward, is one of the oldest communities in the northeast quadrant, and has a pleasant small-town character with its many wood-frame and brick houses. To the south of Deanwood are neighborhoods such as Capitol View, Benning Heights and Marshall Heights, characterized by a variety of single-family homes, garden apartments and apartment buildings. Further south, neighborhoods including Hillcrest, Dupont Park, Penn Branch and Randle Highlands have a very suburban character, dominated by single-family homes with large yards and lawns. Ward 7 also has an extensive waterfront along the Anacostia River, and riverfront neighborhoods have their own unique identities. River Terrace, Mayfair and Eastland Gardens lie along the east side of the river, while Kingman Park sits to the west.

Demographics

The US Census Bureau’s 2010 Census data provide demographic and housing characteristics for the District of Columbia. The 2010 Census data provide a look at population characteristics for small areas including wards, census tracts, block groups, and blocks by race, Hispanic origin, voting age and housing units. The social and economic data presented here are from the U.S. Census Bureau’s 2007-2011 American Community Survey (ACS) 5-Year Estimates.

Population: Ward 7 experienced an increase in population between 2000 and 2010. According to Census 2010, there were 71,068 people residing in Ward 7, a 0.8 percent



The Marvin Gaye Park

increase from 70,527 in 2000. The number of children (under 18 years of age) in the Ward decreased by 1,593 or 8.2 percent between 2000 and 2010. The number of senior residents 60 years of age and older increased slightly by 1.0 percent from 13,059 in 2000 to 13,183 in 2010.

Race and Ethnicity: The population of Ward 7 shows a consistent trend in demographics. Census 2010 defines the population as follows: Black non-Hispanic residents comprised 96 percent of the Ward's population in 2010, a slight decrease from 97 percent in 2000. White non-Hispanic residents totaled 1.4 percent in 2010, a slight increase from 1.2 percent in 2000. Hispanic residents made up 2.3 percent of the population in 2010, an increase from 0.8 percent in the previous census. Asian/Pacific Islander residents showed a nominal decrease in population from 0.3 percent in 2000 to 0.2 percent in 2010.

Household and Families: In 2007-2011, there were 29,113 households in Ward 7. The average household size was 2.3 people. Families made up 52.7 percent of the households in Ward 7. This figure includes both married-couple families (15.4 percent) and other families (37.3 percent). Non-family households made up 47.3 percent of all households in Ward 7. Most of the non-family households were people living alone, but some were composed of people living in households in which no one was related to the householder.

Educational Attainment: In 2007-2011, 83 percent of adults 25 years and over had at least graduated from high school and 17 percent had a bachelor's degree or higher.

Seventeen percent were dropouts; they were not enrolled in school and had not graduated from high school.

Industries: In 2007-2011, for the employed population 16 years and older, the leading industries in Ward 7 were educational services, health care, and social assistance at 22 percent, and public administration at 17 percent.

Travel to Work: In 2007-2011, 45 percent of Ward 7 workers drove to work alone, 9 percent carpoolled, 41 percent took public transportation, 1 percent walked, and 1 percent used other means. The remaining 3 percent worked at home. Workers who commuted to work took an average of 36.6 minutes to get to work.

Income: In 2007-2011, the median income of households in Ward 7 was \$38,535. Seventy-one percent of the households received earnings, and 22 percent received retirement income other than Social Security. Twenty-four percent of the households received Social Security. The average income from Social Security was \$11,015. These income sources are not mutually exclusive; that is, some households received income from more than one source.

Poverty: In 2007-2011, 26 percent of people were in poverty. Forty-one percent of related children under 18 were below the poverty level, compared with 17 percent of people 65 years old and over. Twenty-three percent of all families and 34 percent of families with a female householder and no husband present had incomes below the poverty level.

Planning

The DC Office of Planning and many of its sister agencies contribute to the plans and zoning that impact the long-term growth and development of the city and all of its wards. For general information on the planning and zoning processes in Washington, DC, please see the separate subsections covering these topics.

Comprehensive Plan: The District's Comprehensive Plan, approved by the DC Council in 2006 and amended in 2010, is split into geographic "Area Elements" rather than Wards. While these Area Elements are designed to align more closely with natural geography and neighborhood boundaries and will not change every ten years as ward boundaries do, it is important to note which Area Elements fall into which wards as communities all over

the city continue to rely on ward-centric public policy, services and representation. Anyone interested in seeking Comprehensive Plan information for Ward 7 should look at the following two Area Elements, which can be found on the DC Office of Planning website at <http://planning.dc.gov> under "Comprehensive Plan".

- Capitol Hill – This area element includes the Kingman Park neighborhood and other portions of Ward 7 west of the Anacostia River.
- Far Northeast and Southeast – This area element covers all of Ward 7 east of the Anacostia River, as well as the Ward 8 portion of the Fairlawn neighborhood.

Small Area Plans: A number of Small Area Plans are completed and active for DC neighborhoods and corridors. These plans provide more specific recommendations in support of the guidelines and strategies laid out in the Comprehensive Plan and its Area Elements. They can be found on the DC Office of Planning website at <http://planning.dc.gov> under "Neighborhood and Revitalization Plans".

Benning Road Corridor Redevelopment Framework – This plan was completed in and approved by the DC Council in 2008. The study boundary for this land development plan includes all property fronting Benning Road from Southern Avenue to Bladensburg Road, most of which falls within Ward 7. The plan provides a revitalization strategy for the corridor, and a framework to guide future private development and public investment.



Streetcar coming to Minnesota Avenue (DC's streetcars in the Czech Republic)

Deanwood Strategic Development Plan – This plan was completed in and approved by the DC Council in 2008. The plan focuses on the northern portion of Ward 7, centered on the Deanwood neighborhood, which includes the Nannie Helen Burroughs Avenue and Minnesota Avenue, NE corridors. The planning process has resulted in a neighborhood and corridor plan that defines new neighborhood centers of retail, housing, education/culture and office uses while highlighting opportunities for assemblage and infill development attractive to private investors.

Pennsylvania Avenue, SE Corridor Development Plan – This plan was completed in and approved by the DC Council in 2008. The plan follows Pennsylvania Avenue, SE through Wards 6, 7 and 8, and points out the best opportunities for infill development to spur economic revitalization in the neighborhoods along the corridor. For Ward 7, this involves targeted development near the intersection with Minnesota Avenue, at the Penn Branch Shopping Center and at the Fort Davis Shopping Center.

Lincoln Heights & Richardson Dwellings New Communities Revitalization Plan – This plan was completed in and approved by the DC Council in 2006. This effort includes a plan and implementation strategies for the revitalization of the DC Housing Authority's property and surroundings in the Lincoln Heights/Richardson Dwellings neighborhood, located in the northeastern section of Ward 7. The revitalization plan seeks to improve the neighborhood's housing, public facilities, access to commercial and retail opportunities, urban design, parks and open space and transportation system.

Ongoing Plans: There are no on-going plans occurring in Ward 7 at this time.

For more information on any of these plans, please call the DC Office of Planning at 202-442-7600 and ask for the Ward 7 Neighborhood Planner.

Ward 7 Economic Development Summit

On Saturday, June 29, 2013, over 250 Ward 7 residents, community leaders, District officials, and guests joined Mayor Vincent C. Gray, Councilmember Yvette Alexander, other Councilmembers, Deputy Mayor Victor Hoskins, and Agency Directors at H.D. Woodson High School. At the Ward 7 Economic Development Summit, participants discussed the big picture of economic development and investment in Ward 7 and worked together to



Mayor Gray addressing constituents at the Ward 7 Summit

envision market-appropriate retail solutions and guidance on specific strategic locations (e.g., Downtown Ward 7) within the ward.

Throughout the meeting, participants used keypad polling to register their views and engaged in facilitated group discussions about the future of Ward 7 communities. The Ward 7 Economic Development Summit utilized a methodology that produced a preliminary report summarizing the priorities and preferences expressed by Ward 7 community members at the June 29 meeting.

Housing & Commercial Development

Development in Ward 7 has been slow compared to other wards. It is ranked seventh in the number of development projects at 37 either completed or in the pipeline since January, 2010.

Residential Development

5201 Hayes Street, NE – This government-owned property is located within the Lincoln Heights and Richardson Dwellings New Communities area. Located near Nannie Helen Burroughs and Division Avenues, the existing one-story building had previously been a trash transfer facility which sorted recyclable materials. The property has the capacity to accommodate up to 232 units of housing – about 205 apartments or condominiums and 32 townhouses.

Eden Place at Eastern Avenue and Dix Street, SE – This project has recently broken ground and will consist of 63 subsidized residential units. At 400-414 Eastern Avenue, NE the development will have

29 townhomes; in a later phase, the empty 6100 block of Dix Street, NE will have 34 townhomes. The entire development is affordable and will be available to families making up to 120 percent of the AMI.

Hayes Street/Nannie Helen Burroughs Avenue – These two properties, 4427 Hayes Street, NE and 4808-4826 Nannie Helen Burroughs Avenue, NE, consist of a 29,000 square foot abandoned apartment building and seven unimproved lots totaling 17,500 square feet, respectively. The District is looking for offers from development teams to redevelop the two properties into housing opportunities for residents with a range of incomes and provide replacement housing for residents of Lincoln Heights and Richardson Dwellings.

Glenncrest – The largest residential project currently under construction is formerly known as Eastgate Gardens. It is a joint effort of the DC Housing Authority (DCHA) and private developers at Benning Road and F Street, SE. The 211-unit development includes 61 public housing rental units, 150 for-sale townhomes (106 affordable and 44 market-rate units) and a community center.

Woodson Heights Condominiums – Located at 50th and C Streets, SE, this redevelopment involves 11 abandoned garden style apartment buildings, two of which will be renovated to produce 30 new units of housing. Additional apartment buildings will be demolished to construct 76 new, more spacious townhomes and flats. The project will be a catalyst for new development and home ownership in the Marshall Heights/Eastgate neighborhood.

Commercial Development

Capitol Gateway Marketplace – Townhomes, duplexes and single family homes are a part of what has become a completely fresh urban development in Northeast. Built in a traditional architectural style, these homes capture Washington’s historic beauty while offering all the conveniences of modern city life. Furthermore, the Wal-Mart Supercenter is an exciting new project proposed to have one of the first new Wal-Mart stores featuring a full grocery section in the District of Columbia. The 130,000 square foot Supercenter will have 320,000 square feet for restaurants, wellness center and other retail uses. The first phase is scheduled to deliver in 2014.

Skyland Town Center – The redevelopment of the Skyland Shopping Center into a new town center will be anchored by a 120,000 square foot Wal-Mart. The master plan for Skyland Town Center calls for up to 325,000 square feet of retail space, 468 residential units, and a town square. The site will incorporate five blocks of mixed-retail and residential development including three stand-alone structured parking decks for up to 1,700 vehicles. The delivery will be phased with Wal-Mart scheduled to open with the delivery of Phase I in 2015.

Neighborhood Development & Public Investment

The District government and other public entities have invested dollars into projects and initiatives designed to catalyze neighborhood development throughout the city. A few examples of such investment in Ward 7 include:

Deputy Mayor for Planning & Economic Development (DMPED)

- ♦ Skyland Town Center – The DC Council has approved a Tax Increment Financing package to provide gap financing for this project (see details above under Housing & Commercial Development). DMPED is a key partner with the development team in getting this project off the ground.
- ♦ District Department of Transportation (DDOT)
- ♦ Streetcar extension – The DC Department of Transportation (DDOT) is currently conducting Streetcar Extension Studies to determine how to link the H Street/Benning Road streetcar line to the Minnesota Avenue or Benning Road Metro Stations in the future. Such a link would provide service east of the Anacostia River, in Northeast. DC Public Schools (DCPS)

- ♦ H.D. Woodson High School – The original H.D. Woodson was opened in 1973. The old building, razed in 2008-2009, consisted of an eight-story concrete tower (nicknamed the “Tower of Power”) built on a raised outdoor plaza above a windowless lower level. Construction of the completely new, fully modernized H.D. Woodson was completed in August 2011. The new H.D. Woodson includes a main academic building, gymnasium, auditorium, pool, and athletic field areas. The new 253,000 square foot building has capacity for 1,300 students. Incidentally, this is the only high school located within Ward 7.
- ♦ DC Promise Neighborhood Initiative (DCPNI) – In 2010, Parkside-Kenilworth received a \$500,000 as one of the Department of Education’s 21 national Promise Neighborhoods. In 2012, the DC Promise Neighborhood Initiative (DCPNI) received an historic 5-year, \$25 million grant from the US Department of Education’s Promise Neighborhood Fund. The grant, which leverages over \$30 million in donations and partner programming, will be used to help transform education, healthcare, and other services residents in the Parkside/Kenilworth area.

Department of Parks & Recreation (DPR)

- ♦ Deanwood Recreation Center – The Deanwood Community Center and Library is a co-location project between DPR and DC Public Libraries. The 63,000 square foot facility, located at 49th and Quarles Streets, NE., will feature both recreation and library programs and services. Construction began in December 2008 and was completed in summer 2010.
- ♦ Benning Park Recreation Center – Benning Park Recreation Center has undergone a restoration process that includes replacing the gymnasium floor as well as other upgrades in the gym (e.g. painting, new bleachers, etc.), and restoring the facility’s HVAC system.

Ward 8

Introduction

Much of what is now Ward 8 was farmland during the early history of Washington, DC, and a rural character is still sometimes evident among the houses, apartment buildings and institutions of the ward. The historic Anacostia neighborhood is the oldest in the ward, having been founded as Uniontown, one of Washington’s first suburbs, in 1854. It has a variety of wood frame and brick houses and townhouses, as well as grander homes such as Cedar Hill, the Frederick Douglas House. Further south is the neighborhood of Congress Heights, which has the largest commercial area in the ward, which runs along Martin Luther King Jr. and Malcolm X Avenues, as well as a number of garden apartments and single-family bungalows. Washington Highlands is located further south, and is home to many apartment complexes, as well as new single-family homes at Walter Washington Estates. The neighborhood of Bellevue sits at the far southern end of the District, and has many garden apartments, one high-rise apartment building and some 1940s-era detached homes with yards. Ward 8 also has several large federal and local institutions. Bolling Air Force Base, for example, is in many ways a small town of its own, stretching along the Anacostia riverfront. Saint Elizabeths Hospital is a large campus with sweeping views of the city. The Blue Plains Wastewater Treatment Plant and DC Village both take up significant acreage at the southern tip of the city.

Demographics

The US Census Bureau’s 2010 Census data provide demographic and housing characteristics for the District of Columbia. The 2010 Census data provide a look at population characteristics for small areas including wards, census tracts, block groups, and blocks by race, Hispanic origin, voting age and housing units. The social and economic data presented here are from the U.S. Census Bureau’s 2007-2011 American Community Survey (ACS) 5-Year Estimates.

Population: Ward 8 was the only Ward that experienced a decline in population between 2000 and 2010 based on the 2002 ward boundaries. According to Census 2010, there were 70,712 people residing in Ward 8, down from 70,927 in 2000. The decline in the overall population is also reflected in the number of children (under 18 years of

age) in the Ward which decreased by 4,089 or 16 percent between 2000 and 2010. However, the number of senior residents 60 years of age and older increased by 1,716 or 25.3 percent between 2000 and 2010.

Race and Ethnicity: The population of Ward 8 shows a consistent trend in demographics. Census 2010 defines the population as follows: Black non-Hispanic residents comprised 94 percent of the Ward's population in 2010, a slight increase from 93 percent in 2000. White non-Hispanic residents totaled 3.3 percent in 2010, a slight decline from 3.4 percent in 2000. Hispanic residents made up 1.8 percent of the population in 2010, a slight shift from 1.3 percent in the previous census. Asian/Pacific Islander residents showed a nominal decrease in population from 0.7 percent in 2000 to 0.5 percent in 2010.

Household and Families: In 2007-2011, there were 26,036 households in Ward 8. The average household size was 2.5 people. Families made up 58 percent of the households in Ward 8. This figure includes both married-couple families (13 percent) and other families (45 percent). Nonfamily households made up 42 percent of all households in Ward 8. Most of the nonfamily households were people living alone, but some were composed of people

living in households in which no one was related to the householder.

Educational Attainment: In 2007-2011, 80 percent of adults 25 years and over had at least graduated from high school, and 12 percent had a bachelor's degree or higher. Twenty percent were dropouts; they were not enrolled in school and had not graduated from high school.

Industries: In 2007-2011, for the employed population 16 years and older, the leading industries in Ward 8 were educational services, health care and social assistance at 24 percent, and public administration at 17 percent.

Travel to Work: In 2007-2011, 40 percent of Ward 8 workers drove to work alone, 10 percent carpooled, 43 percent took public transportation, 3 percent walked, and 1 percent used other means. The remaining 3 percent worked at home. Workers who commuted to work took an average of 38.1 minutes to get to work.

Income: In 2007-2011, the median income of households in Ward 8 was \$30,705. Seventy-two percent of the households received earnings, and 13 percent received retirement income other than Social Security. Eighteen percent of the households received Social Security. The average

income from Social Security was \$10,517. These income sources are not mutually exclusive; that is, some households received income from more than one source.

Poverty: In 2007-2011, 37 percent of people were in poverty. Forty-nine percent of related children under 18 were below the poverty level, compared with 22 percent of people 65 years old and over. Thirty-three percent of all families and 42 percent of families with a female householder and no husband present had incomes below the poverty level.

Planning

The DC Office of Planning and many of its sister agencies contribute to the plans and zoning that impact the long-term growth and development of the city and all of its wards. For general information on the planning and zoning processes in Washington, DC, please see the separate subsections covering these topics.

Comprehensive Plan: The District's Comprehensive Plan, approved by the DC Council in 2006 and amended in 2010, is split into geographic "Area Elements" rather than Wards. While these Area Elements are designed to align more closely with natural geography and neighborhood boundaries and will not change every ten years as ward boundaries do, it is important to note which Area Elements fall into which wards as communities all over the city continue to rely on ward-centric public policy, services and representation. Anyone interested in seeking Comprehensive Plan information for Ward 8 should look at the following three Area Elements, which can be found on the DC Office of Planning website at <http://planning.dc.gov> under "Comprehensive Plan".

- Far Northeast and Southeast – This area element covers the Ward 8 portion of the Fairlawn neighborhood.
- Lower Anacostia Riverfront/Near Southwest – This area element includes Ward 8's riverfront north of Bolling Air Force Base, including Anacostia Park and Poplar Point.
- Far Southeast and Southwest – This area element covers the rest of Ward 8, including a majority of its neighborhoods.

Small Area Plans: A number of Small Area and other plans have been completed and are being implemented in DC neighborhoods and along various commercial corri-



Sheridan Station

dors. These plans provide more specific recommendations in support of the guidelines and strategies laid out in the Comprehensive Plan and its Area Elements. They can be found on the DC Office of Planning website at <http://planning.dc.gov> under “Neighborhood and Revitalization Plans”.

Anacostia Transit Area Strategic Investment Plan – This plan was completed in 2004 and approved by the DC Council in 2006. Over \$150 million in public investment and several million more of private investment has been committed for various projects in the Anacostia neighborhood and neighboring communities. This plan builds on the transit resources of the Anacostia neighborhood, including the Anacostia Metrorail station, extensive bus service and the planned Anacostia Light Rail Transit corridor. The plan reaffirms Anacostia’s historic character as a “streetcar suburb” urban village and creates a vision to build back substantial new housing opportunities available at a range of income levels, restore the traditional retail main street and attract new national retail shops, and build modest office developments to provide daytime activity and customers.

Saint Elizabeths East Redevelopment Framework Plan – This plan was completed in and approved by the DC Council in 2008. The District government initiated a community update to the initial Saint Elizabeths Redevelopment Framework Plan, completed in 2006. The relocation of the U.S. Department of Homeland Security, as well as a significant level of planned development in the area presents a new opportunity to catalyze development on the East Campus. An update to the Framework Plan was necessary in order to provide more detailed guidance on how the District should respond to current development, transportation, historic preservation, and sustainability challenges.

Saint Elizabeths East Master Plan and Design Guidelines – Based on the approved 2008 Framework Plan, the Office of Planning launched a master planning process for the St. Elizabeths East Campus in order to secure historic preservation approval and finalize site zoning in preparation for development. The vision of the Plan is to create a mixed use center for innovation that leverages the \$3.4 billion federal investment in the Department of Homeland Security consolidation on the West Campus and connects existing residents to economic opportunity. Full redevelopment of the East Campus will likely take

10-30 years and occur in multiple phases.

Pennsylvania Avenue, SE Corridor Development Plan – This plan was completed in and approved by the DC Council in 2008. The plan follows Pennsylvania Avenue, SE through Wards 6, 7 and 8, and points out the best opportunities for infill development to spur economic revitalization in the neighborhoods along the corridor. For Ward 8, this involves targeted development around L’Enfant Square.

Barry Farm/Park Chester/Wade Road Redevelopment Plan – This plan was completed in and approved by the DC Council in 2006. An update to this Plan is currently underway for the purpose of providing a greater amount of density on-site as well as collaboration with the Transformation Plan being carried out by the DC Housing Authority. The Barry Farm/Park Chester/Wade Road community is located in Ward 8’s historic Anacostia area. Consistent with the New Communities Initiative, the goal of this effort is to transform the public and low income housing development and its neighborhood into a mixed-income, mixed-use community. The Redevelopment Plan seeks to improve the community’s public facilities, access to commercial and retail opportunities, urban design, parks and open space and transportation system.

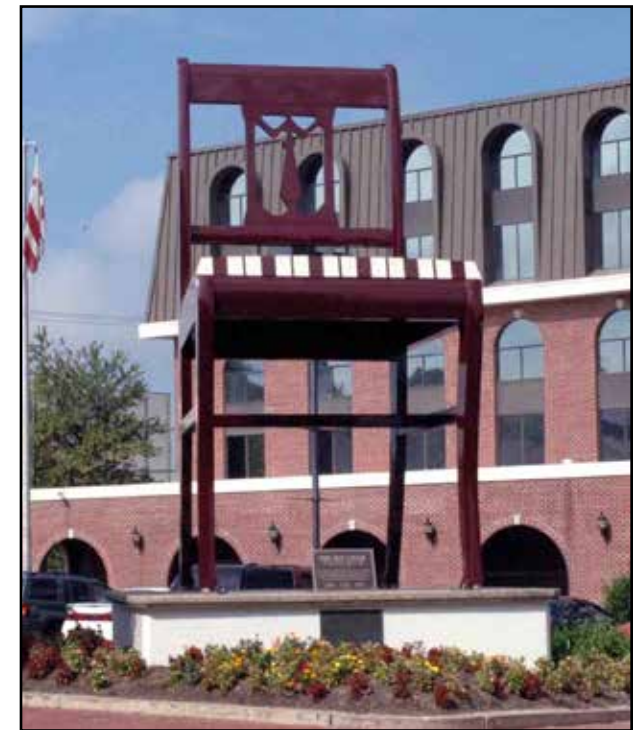
Bellevue Small Area Plan – This plan was completed in 2009 and approved by the DC Council in March 2010. OP conducted a small area plan for the Bellevue neighborhood, aimed at improving the area’s commercial and retail opportunities, increasing home ownership and housing choices and enhancing the quality of life for local residents. Bellevue is one of 12 strategic neighborhood investment areas in the District of Columbia; therefore, the neighborhood’s revitalization is critical to the goal of bringing economic vitality to its residents. The Bellevue plan resulted in a land-use strategy that will guide development over the coming years. Recommendations included within the Plan expect to have a positive, meaningful, and visible impact on the neighborhood over the next 5-10 years through the coordination of public investments, leveraging of private resources, and involvement of strong community leaders.

Poplar Point EIS and Small Area Plan – The District has completed a Draft Environmental Impact Statement (EIS) in preparation for transferring the

110-acre Poplar Point site from the National Park Service (NPS) to the District of Columbia. A Small Area Plan (SAP) for Poplar Point and its surrounding areas will be completed in coordination with the EIS. The redevelopment of Poplar Point will include approximately 70 acres of parkland that may include wetlands, pedestrian walkways, trails, recreational use areas and memorial sites. Poplar Point’s size, location next to a metro station, access to highways, and proximity to the Anacostia River make it the only site in the District that could be home to the Federal Bureau of Investigations (FBI) if the agency is to stay in the District. The EIS and SAP take on significant importance as it will study alternatives and impacts of new development, categorize appropriate locations for land uses, examine transit routes and access points, and provide development design guidelines.

Ongoing Plans: The following planning efforts are underway. Details, as well as completed plans, can be found on the DC Office of Planning’s website.

Poplar Point Small Area Plan – The District is preparing to launch a Small Area Plan (SAP) for Poplar



Big Chair, Anacostia

Point and its surrounding area. The redevelopment of Poplar Point will include approximately 70 acres of parkland that may include wetlands, pedestrian walkways, trails, recreational use areas and memorial sites. The site is currently Federal property under the jurisdiction of the National Park Service, but plans are in place to transfer Poplar Point to the District of Columbia. The SAP takes on significant importance as it will categorize appropriate locations for land uses, examine transit routes and access points, and provide development design guidelines.

Congress Heights, Anacostia, Saint Elizabeths (CHASE) Economic Development Action Plan – An implementation-focused Action Plan is being developed for the neighborhoods of Congress Heights, Anacostia, and Saint Elizabeths. The Plan will prioritize recommendations for the topics of workforce development, retail/commercial revitalization, affordable housing, transportation, and development opportunity sites. Additionally, the Action Plan will build on existing city and federal investments in the project area. The goal of the project is to connect Ward 8 residents to existing resources and economic opportunity.

For more information on any of these plans, please call the DC Office of Planning at 202-442-7600 and ask for the Ward 8 Neighborhood Planner.

Housing & Commercial Development

Ward 8 has experienced moderate level of development activity recently. Between 2010 and 2012, Ward 8 has 48 new development projects either in the pipeline or completed making it the fifth most active of the other Wards. Further, Ward 8 is ranked seventh among the Wards in the number of planned unit development (PUDs). Ward 8 has changed significantly in the past ten years, and more change is imminent.

Sheridan Station – Sheridan Station joined Matthews Memorial as a development opportunity that provides high quality housing options for District residents and expands mixed-income communities in Ward 8. The District, along with its development partners, delivered this large-scale housing project which totals 344 new multifamily units, townhomes, Manor Flats and three tot lots in late 2011. The project provides 65 replacement housing units for Barry Farms residents, with 25 units delivered in 2011 and 40 units to be delivered in 2014. The

project was developed in 4 phases: Phase 1 - Multifamily Rental and Townhomes (114 Rental Units); Phase 2 - Townhomes (80 For-Sale Units); Phase 3 - Townhomes (65 Rental Units); and Phase 4 - Townhomes (85 For-Sale Units).

Matthews Memorial Terrace – Matthews Memorial Terrace, an affordable housing collaboration by Matthews Memorial Baptist Church, was completed in January 2012. The 99-unit Matthews Memorial Terrace consists of one, two and three-bedroom apartments located in a five-level, elevator-serviced building that includes a 52-space underground parking structure. The residential building houses seniors ages 62 and above, residents qualifying for public housing and those with incomes up to 60 percent of the area median income. Approximately one-third of the residential units are designated for each population. To maximize the mobility of senior residents, their housing units occupy the terrace level of the building and approximately half of the ground floor level.

4001 South Capitol Street, SW – Redevelopment of the South Capitol Street Shopping Center into a 283,000 square feet mixed-use project with 150 residential units, 36,000 square feet of retail space and 78,000 square feet of office space.

Neighborhood Development & Public Investment

The District government and other public entities have invested dollars in projects and initiatives designed to catalyze neighborhood development throughout the city. A few examples of such investment in Ward 8 include:

Deputy Mayor for Planning & Economic Development (DMPED)

- ♦ St. Elizabeths East is approximately 170 acres in the Congress Heights neighborhood and represents one of the largest single redevelopment opportunities in the District. In 2008 Mayor Gray, then serving as Chairman of the Council, approved the East Campus Redevelopment Framework Plan. Subsequently, a master planning process began in 2011 and was completed in June 2012. The Master Plan presents a unifying long-term vision around which the District, development partners and the site's neighbors can support. In addition to site-wide requirements, it offers a compelling picture of a final build-out of the site based on the best assump-

tions possible today. Thus, it ensures what the District builds today will support its vision for tomorrow. The St. Elizabeths East Master Plan and Design Guidelines for the St. Elizabeths East campus contemplates that the first phase of the Innovation Hub will be approximately 500,000 square feet within St. Elizabeths East, of which 250,000 square feet will be dedicated to education, civic and research uses. A Request for Expressions of Interest was issued in April 2013 and responses were due to DMPED on July 26th, 2013. The principal purpose of this Request for Expressions of Interest (RFEI) is to provide academic institutions with the opportunity to propose a vision for their participation in St. Elizabeths East. One implementation initiative taking place on the campus of Saint Elizabeths is the construction of a Gateway Pavilion. The Gateway Pavilion will be an innovative, flexible, and aesthetically unique structure serving a range of interim uses and letting visitors experience the site as the redevelopment is underway. Envisioned as a destination for casual dining, as well as a venue for hosting a farmers market and other weekend and afterhours, community, cultural and arts events, the Gateway Pavilion sets the stage for a once-in-a-generation development that will cultivate globally significant economic opportunities in a truly unique and historic place. The Pavilion will be completed in August 2013.

District Department of Transportation (DDOT)

- ♦ Anacostia Streetcar System Initial Line Segment – DDOT has started laying tracks for the Anacostia Initial Line Segment (AILS), which will extend approximately three-fourth miles from South Capitol Street, SE to the Firth Sterling and Suitland Parkway intersection. The \$25 million AILS streetcar will be a part of a citywide streetcar network, designed to make it easier for residents to move between neighborhoods and spur economic development in the area. The project also includes new sidewalks, landscaping, streetlights and the installation of traffic control signals. DDOT is uncertain when the streetcar service in Anacostia will begin.

- ♦ 11th Street Bridge – DDOT is currently replacing the two existing bridges with three new bridges and improving the related interchanges. The \$300 million project is the largest ever constructed by DDOT and is the first river bridge replacement in the District in more than 40 years. When completed in mid-2012, the project will provide a shared path for pedestrians and bicycles, as well as rails to allow future street-car connections. The project will also improve mobility by providing separate freeway and local traffic connections to both directions of DC-295, the Southeast-Southwest Freeway and local streets on both sides of the Anacostia River. Additionally, the DC Office of Planning is exploring the feasibility of building a new deck on the piers of the outmoded downstream bridge to create a regional hub of family recreation. This one-of-a-kind attraction could link communities in a unique and dramatic way; connecting parks, trails, and recreation assets up and down both sides of the Anacostia River. The bridge concept could be built by 2016; however, many steps have to be completed including: learning community preferences, holding a design competition, finalizing the selected design, securing partners and funding, obtaining permits, completing construction, and installing individual attractions.

DC Public Schools (DCPS)

- ♦ Anacostia Senior High School – This historic school underwent an academic restructuring in 2009 that resulted in the creation of four distinct learning academies that are now divided by grade level, within the greater Anacostia body. Also, Anacostia High School is in the final stage of a complete modernization to include a fully updated building with state of the art science and computer labs. The modernization was completed in August 2011.
- ♦ Ballou High School – A new Ballou High School will be constructed on the current site. The project is expected to cost about \$120 million and will be done in two phases, with final completion in January 2015. It will feature sustainable design features including rainwater harvesting, rain gardens, solar panels and more.
- ♦ Savoy Elementary School – Having undergone a full modernization in 2005, this school now offers at least five computers in every classroom, Promethean boards for grades 3-5, a library media center with more than 10,000 volumes, and an additional computer lab with 25 computers.

DC Public Library (DCPL)

- ♦ William O. Lockridge/Bellevue Library – The new William O. Lockridge/Bellevue Library, designed by the award-winning architecture team of Adjaye & Associates and Weincek Associates, was rebuilt and reopened on June 13, 2012. It consists of 22,500 square feet of development and features more than 40,000 books, DVDs and CDs. There are 40 computers with free Wi-Fi internet access, laptops for personal use or computer training classes.
- ♦ Parklands-Turner Library – Located at 1547 Alabama Avenue, SE, this library opened in October 2009, replacing a small neighborhood kiosk. The new 4,500 square foot facility, conveniently situated in the Shops at Park Village, features 20 public computers with free Wi-Fi internet access.



William O. Lockridge/Bellevue Library

HISTORIC PRESERVATION

The Historic Preservation Office (HPO) promotes stewardship of the District of Columbia's historic and cultural resources through planning, protection and public education. HPO is an integral component of the Office of Planning and serves as the staff to the Historic Preservation Review Board (HPRB) and Mayor's Agent for historic preservation. HPO also implements federal historic preservation programs as the State Historic Preservation Office (SHPO) for the District of Columbia.

Historic preservation protects and enhances the city's beauty, vibrancy, and cultural heritage, while also promoting the economic and social advantages of historic preservation for the benefit of residents, visitors, and future generations. The scale and character of Washington's neighborhoods and downtown are invaluable assets in the city's economic resurgence and population growth. An effective, well-managed, and responsible preservation program promotes the continuation of these positive trends.

HPRB, HPO, and OP collectively implement the various public policies established by the preservation law. HPRB designates historic landmarks and districts, makes recommendations to the Mayor on construction projects affecting those properties, and serves as a forum for community involvement in historic preservation. HPRB is composed of professional members and private citizens appointed by the Mayor and approved by the Council to represent professional and community viewpoints in the historic preservation process. It also serves as the State Review Board for the District of Columbia, under the provisions of the National Historic Preservation Act of 1966.

HPO acts as the staff to HPRB and provides professional expertise on historic preservation matters to other government agencies, businesses, and the public. HPO reviews the vast majority of construction projects in historic districts under delegation from HPRB. As the SHPO for the District of Columbia, it also exercises preservation responsibilities under federal law. These include historic preservation planning, survey and identification of historic properties, public education, review of government projects affecting historic properties, and facilitation of federal preservation tax incentives. These functions are supported by appropriations, averaging about \$500,000 annually, from the Historic Preservation Fund (HPF) ad-

ministered by the National Park Service.

The Director of the Office of Planning serves as the Mayor's Agent for historic preservation, providing guidance and helping to balance preservation with other public goals. The Director also ensures that the HPO staff and its OP colleagues work in coordination to ensure that preservation is fully integrated within the city's overall planning programs.

Supporting Communities

Preservation Planning

Preservation of historic resources begins with sound planning. As part of the Office of Planning, HPO is ideally positioned to lead this effort in coordination with the overall comprehensive planning for the city. HPO also ensures compliance with the federal requirement for an approved preservation plan that guides preservation activities in the District.

The DC Historic Preservation Plan establishes a vision for the future of the city's heritage, and sets out specific policies and targets to promote the historic preservation goals of the District's Comprehensive Plan. In 2013, HPO released a new version of the Historic Preservation Plan, entitled "Enriching our Heritage," which will be effective through 2016. The plan can be found on the OP/HPO website at <http://planning.dc.gov> or <http://preservation.dc.gov>.

Neighborhood Engagement

Active neighborhoods play a vital role in the District's historic preservation program. HPO joins with neighborhood partners to sustain a productive dialogue about projects that affect residents, businesses, and communities. To broaden citywide involvement in preservation, HPO's community outreach coordinator helps neighborhood groups with local heritage projects, and promotes familiarity with cultural resources through semi-annual public seminars and events. Other customer service efforts include hands-on assistance, training opportunities, community forums, and informational publications.

HPRB meetings serve as a key public forum for review and discussion of neighborhood development issues involving historic preservation. These meetings are videocast live over the internet, and anyone is welcome to participate

without signing up in advance. Members of the public can request regular announcements about HPRB meetings and other HPO activities, either by mail or through HPO's self-service email list of more than 800 persons.

HPO staff provides one-on-one consultation and technical assistance to any property owner seeking a building permit for construction affecting historic property. In a typical year, HPO staff participates in more than 100 community meetings and events, attended by several thousand individuals, in addition to routine daily meetings with more than 4,000 permit applicants.

DC Community Heritage Project

Local voices are emerging through the DC Community Heritage Project, a partnership since 2005 between HPO and the Humanities Council of Washington DC. In this program, preservation professionals present two educational symposia each year, and award small grants of up to \$2,000 for community projects that build awareness of DC heritage and support for preservation. One emphasis of this partnership is to encourage grass-roots organizing and youth participation in recording local history. Innovative ideas are welcomed to push the envelope of traditional historic preservation concerns.

Each December, grant recipients showcase their projects at an open community forum. The neighborhood brochures, oral histories, videos, and other products remain accessible on the Humanities Council and HPO websites. In FY 2011 and FY 2012, the program awarded \$36,000 each year to community organizations citywide. Completed products are accessible on the HPO and Humanities Council websites.

Historic Homeowner Grants

Keeping up with critical home repairs is especially challenging for homeowners with limited financial means. To help prevent small problems from turning into major deterioration, the District offers financial assistance to low- and moderate-income homeowners in twelve of the city's historic districts. These targeted non-taxable grants help DC residents in need with the cost of repairing their historic homes. They also support local construction jobs and strengthen the fabric of communities.

The historic homeowner grant program is available in 12 DC historic districts: Blagden Alley/Naylor Court, Capi-

tol Hill, Fourteenth Street, U Street, LeDroit Park, Mount Pleasant, Mount Vernon Square, Mount Vernon Triangle, Shaw, Strivers' Section and Takoma Park. Grants may be used for structural repairs and exterior or site restoration. The grant limit is \$25,000 in all districts except Anacostia, where the limit is \$35,000. Recipients in the middle and upper range of income eligibility must provide a progressively greater percentage of matching funds. Work is undertaken by District-licensed general contractors selected by the homeowners.

Grant awards are made competitively after applications are screened by an awards committee composed of DC officials and professionals with historic preservation expertise. The selection criteria for grants include the urgency of preservation needs, consistency with preservation standards, potential benefit to the surrounding community, the quality of the application, and equitable geographic distribution. The program is currently authorized at a maximum of \$1.25 million (non-lapsing funds) annually, although allocations have been significantly less given HPO's administrative capacity. In FY 2011, 13 grant projects were undertaken with \$229,746 in DC funds, and in FY 2012, 15 grants with \$242,287 in DC funds.

Preservation Partnerships

HPO engages and informs the public through cooperative agreements with non-profit partners whose missions include the promotion of local history and historic preservation. These agreements help to maintain preservation websites and produce educational events, historic site documentation, and the annual awards program. HPO uses disbursements from the federal Historic Preservation Fund (HPF) to support on-going partnerships with organizations including the DC Preservation League, Cultural Tourism DC, Georgetown University Law Center, and the Humanities Council of Washington, DC. The SHPO also awards community grants competitively to organizations and scholars for historic survey, documentation, and public education projects. Selection priorities are based on the HPO Annual Work Plan, as well as community goals that complement the mission of the District's preservation program. Partnership projects during FY 2012 included online database management, archaeological collections management, preservation awards, and preparation of informational brochures.

Archaeology Outreach

Archaeological evidence and artifacts dating back thousands of years are scattered across every part of the District. These hidden resources can illuminate some of the most intriguing aspects of the city's past. Archaeology is popular with a wide audience and can serve as a superb teaching tool to engage people of all ages in the exploration of local history. Educational events include presentations of archaeological investigations at the DC Historical Studies Conference, exhibits, annual Day of Archaeology events. A recent project at Fort Mahan, coordinated with the Urban Archaeology Youth Corps and National Park Service, introduced youth from Wards 7 and 8 to local history and careers in archaeology.

Recognizing Our Heritage

A primary function of the District's historic preservation program is to identify, document, and designate architecturally and culturally significant properties. An impressive number of historic landmarks and historic districts are already recognized and protected in the city, but many other historic properties are not recognized either because their history has been forgotten or their significance has not been considered. Even more elusive are hidden artifacts that can illuminate some of the most intriguing aspects of the city's past. Archaeological evidence dating back thousands of years is scattered across every part of the city.

Archaeological Collections

Archaeological sites must be located and identified as a first step toward preservation. Archival and map research are key parts of this process, but investigations in the field are also required. Once a field investigation occurs, archaeologists complete an analytical report documenting the site investigation and describing any features observed and artifacts collected. These reports provide crucial information that helps to understand the archaeological record. Artifacts uncovered during site investigations must also be curated. HPO is the custodian of DC's archaeological collections, which are retained for the benefit of scholars and the public.

The District currently lacks a curation facility adequate to ensure long-term preservation of the archaeological collections cared for by the District government. DC's archaeological collections continue to be stored across

several locations. In 2010, HPO started a project to assess the collections and lay out a plan to create an archaeological curation facility meeting professional standards. Initial collections work has focused on several activities: compiling an inventory of all collections and artifacts, monitoring the physical conditions of current collections storage, and improving the collections database in preparation for management according to curatorial standards.

Historic Resource Survey and Documentation

Preservation of the District's historic resources, whether buildings, landscape, or archaeological sites, begins with location and identification. Researching and documenting architecturally and culturally significant properties is a key HPO function. While an impressive number of historic landmarks and districts are already protected in the District, many other properties go unrecognized either because their history has been forgotten or their significance is not clearly understood.

Most historic properties are first evaluated through historic resource surveys and scholarly research. The District's Historic Preservation Plan establishes priorities to guide the work of those contributing to this effort. HPO offers grants to help private entities pursue research, and also undertakes some survey projects in-house or with contracted assistance. Current survey and research efforts include:

- **Historic Contexts:** Published a brochure presenting HPO research on the history of DC cemeteries, and completed a historic context for evaluating properties related to the efforts of Mary Foote Henderson to develop Meridian Hill.
- **Historic Builders Directory:** Compilation of a directory describing the careers and work of 25 active DC builders of the 19th and 20th centuries; and
- **Farms and Estates Survey:** Completed an initial survey to identify remains of the old farmsteads and estates that predated suburbanization of the area outside the original city limits (mostly Wards 1, 3, 4, 5, 7, and 8); and
- **Alley Survey:** Documented more than 750 alley buildings in the original city and Georgetown (Wards 2 and 6) as the second phase of a survey to document DC alleys and alley buildings.

Designation of Historic Landmarks and Districts

The Historic Preservation Review Board designates historic landmarks and districts for inclusion in the DC Inventory of Historic Sites. Nominations for designation come from property owners, government entities, or community groups, and are evaluated by the HPO staff and in public meetings before a decision is made. Similar properties are often evaluated for designation in the context of common themes and patterns of history that are documented in advance. The National Register has established a specific process for this purpose. The resulting Multiple Property Documentation Form is not a nomination in its own right, but is adopted and evaluated through the same procedures to establish a basis for evaluating the DC Inventory and National Register eligibility of related properties (Table 4.1).

In FY 2012, HPRB designated 13 new historic landmarks for inclusion in the DC Inventory of Historic Sites. HPRB denied designation of the Brightwood Car Barn at 5917-29 Georgia Avenue NW, and the apartment building at 1349 Kenyon Street NW, determining that they did not meet the criteria for significance. The application to designate the Ontario Theatre at 1700 Columbia Road was withdrawn by the sponsor.

HPRB evaluates and designates properties for inclusion in the DC Inventory of Historic Sites. These properties are judged worthy of preservation for their contribution to the city's cultural and historic heritage, and are protected by the Historic Landmark and Historic District Protection Act. At present, the Inventory includes more than 650 historic landmarks and 55 historic districts, of which 27 are neighborhoods. In all, there are an estimated 26,750 properties included.

HPRB confers designation through an open public hearing process. Proposals for designation may be made by private property owners, government entities, community groups, or preservation organizations. In each case, HPO works with applicants and property owners to guide, inform, and facilitate the process before a hearing occurs. One benefit of this engagement process is that there is a consistently low rate of objection to historic landmark designations. Designations to the Inventory in 2011 and 2012 include:

- Public Schools: Spingarn High School and Bunker Hill, Langston, Slater, and Park View elementary schools;
- Women's School Campuses: Two historic districts encompassing the campuses of the former Immaculata Seminary at Tenley Circle, and Marjorie Web-

ster Junior College in Shepherd Park;

- Fire Houses: DC Fire Alarm headquarters, Engine Company 16 near Franklin Square, and Engine Houses in Brentwood, Brightwood, Chevy Chase, and Deanwood;
- Industrial Facilities and Infrastructure: Decatur Street Car Barn, Dorsch's White Cross (Wonder Bread) Bakery in Shaw, and the Main Sewerage Pumping Station on the Anacostia River;
- Office Buildings: The former US Civil Service Commission headquarters, Hamilton Hotel, and Barr, Peyser, Westory, and Wire buildings downtown;
- Apartment Buildings: Tiber Island in Southwest, and two Columbia Heights apartment buildings;
- Meridian Hill buildings: Congressional Club and Embassy of Mexico; and
- Early American University Park Houses: Multiple property documentation of pre-1911 houses, and designation of four houses from 1850, 1897, 1899, and 1909.

National Register Listings

The National Register of Historic Places is the nation's official list of resources worthy of preservation and commemoration. Listing in the National Register recognizes the historic importance of properties and ensures review of federal government undertakings that might affect the property's historic characteristics or setting. It also makes the property eligible for federal preservation tax incentives and preferential consideration in federal leasing.

The State Historic Preservation Officer nominates properties to the National Register, which is maintained by the National Park Service. In DC, the SHPO routinely forwards properties that have been designated in the DC Inventory of Historic Sites to the Register, since the listing criteria are substantially the same. National Historic Landmarks, the nation's most significant historic properties, are designated by the Secretary of the Interior and are automatically listed in the National Register. With 75 NHLs, the District of Columbia has more of these highly significant properties than all but seven states.

Table 4.1. Historic Landmark Designations

Fiscal Year	Applications Received	Landmarks Designated			Designations Denied		
		Number	Owner Objection	Rate	Number	Owner Objection	Rate
2012	8	13	0	0%	2	1	50%
2011	21	14	0	0%	1	1	100%
2010	14	14	0	0%	0	0	0%
2009	10	4	0	0%	1	1	100%
2008	17	11	1	6%	1	1	100%
2007	33	28	1	3%	2	2	100%
2006	14	10	1	10%	1	1	100%
2005	13	8	0	0%	1	1	100%
2004	13	10	0	0%	3	1	33%
2003	15	8	1	13%	0	0	0%
2002	31	10	0	0%	0	0	0%
Total	189	130	4	3%	12	9	75%

Source: DC Office of Planning, Historic Preservation

Encouraging Good Stewardship

The District and federal governments undertake some of the most important historic preservation projects in Washington. Not only do government agencies occupy some of the most significant historic properties in the city, but the design and construction of government projects often meets a high standard.

District Government Projects

Like the federal government, the District of Columbia is one of the major owners of historic property in Washington. To help preserve the city's historic assets, District agencies are required to consult with the State Historic Preservation Officer before designing or seeking permits for their construction projects, and to take into account the effect of their projects on listed and eligible historic properties. This requirement is modeled after the federal preservation review process under Section 106 of the National Historic Preservation Act.

The SHPO reviews District agency projects for historic preservation impacts at the conceptual design stage, following the best practice models of the federal government and commercial developers. Not only does the process help protect historic resources, but it also promotes sound facilities planning and efficient use of District government funds. In addition, it is also coordinated with other mandatory reviews of DC projects by the Commission of Fine Arts and National Capital Planning Commission. Some DC projects (notably transportation improvements) are federally funded or licensed, and are reviewed under the federal Section 106 process.

The number of DC projects submitted for SHPO review has increased significantly in recent years, with 457 projects reviewed in FY 2012. These projects include such activities as roadway improvements, public schools modernization, upgrading of libraries and recreation centers, and public housing replacement. Notable recent projects included the design for a temporary retail pavilion at Saint Elizabeth's Hospital and a streetcar maintenance and training facility at Spingarn High School.

Federal Government Projects

In its role as the State Historic Preservation Office for the District, HPO reviews federal government projects to

ensure that historic and archaeological resources are adequately protected. This process under Section 106 of the National Historic Preservation Act also applies to projects on federal land, as well as federally funded or licensed projects. The aim of the reviews is to identify designated or potential historic properties that might be affected, and to ensure that possible adverse effects to these properties are avoided, minimized, or properly mitigated.

Section 106 reviews are typically conducted in close coordination with other regulatory bodies such as the Advisory Council on Historic Preservation, National Capital Planning Commission, and US Commission of Fine Arts. The public is also invited to participate, and civic groups are often included as consulting parties on major projects. The results of consultation are typically recorded in a binding Memorandum of Agreement (MOA) among the principal parties, or a Programmatic Agreement (PA) for a multi-year plan involving a sequence of separate construction projects.

Economic stimulus spending by the federal government between 2010 and 2012 dramatically increased the number of projects reviewed for Section 106 compliance, which peaked at 584 projects in FY 2012. Notable recent projects included the Coast Guard headquarters at Saint Elizabeths Hospital, proposed Eisenhower Memorial, Old Post Office hotel conversion, and air rights construction over I-395.

Promoting High Quality Reinvestment

The DC Historic Landmark and Historic District Protection Act establishes review procedures to protect historic properties from demolition, and to ensure that physical changes are compatible with their historic and architectural character. It also encourages the adaptation of historic properties for current use. The procedures for preservation review and the level of public involvement differ according to the scope of the proposed work and its potential impact on historic properties and the public. The public benefits of this design review process are evident in the city's revitalized historic downtown, beautifully restored historic landmarks, and vibrant main streets in historic neighborhoods. The process also gives District residents a voice in helping to guide new development in their communities.

Because of overlapping federal laws including the Old Georgetown Act and Shipstead-Luce Act, the US Commission of Fine Arts conducts comparable design reviews for historic properties in Georgetown, parts of downtown, and opposite major federal properties like the Mall, Pennsylvania Avenue, and Rock Creek Park. The District's preservation process is fully coordinated with these mandated reviews, so that only one review is typically required in order to promote government efficiency and avoid an undue regulatory burden on property owners.

HPRB Review of Major Projects

Under the preservation law, the Historic Preservation Review Board advises the Mayor and the designated Mayor's Agent on proposed development affecting historic landmarks and districts. The Board meets monthly to consider project proposals at an open public meeting, either on a Consent Calendar or with a full project presentation. As a rule, HPRB considers major projects while delegating to HPO the processing of more routine applications. Most HPRB reviews occur at the conceptual design stage, after an initial consultation with the HPO staff. Advisory Neighborhood Commissions and civic groups often review these projects at the same time, providing comments for HPRB consideration.

In recent years, HPRB has reviewed between 100 and 500 permit applications each year, depending on economic conditions and the city's level of development activity. Notable recent projects have included:

- Renovations and additions to landmarks including the Wonder Bread Bakery in Shaw and First Church of Christ, Scientist in Adams Morgan;
- Large new apartment and commercial buildings along the 14th and U Street corridors and in the Mount Vernon Square area;
- Residential and commercial infill projects in the Anacostia, Capitol Hill, Cleveland Park, Mount Pleasant, Shaw, Sheridan-Kalorama, U Street, and other historic districts;
- Public school modernizations in Foggy Bottom, Tenleytown, Columbia Heights; and
- Major neighborhood projects like the McMillan Sand Filtration Site and American University Washington College of Law at Tenley Circle.

Public Hearings by the Mayor's Agent

If HPRB recommends denial of a permit application, the applicant may request a public hearing by the Mayor's Agent. The Mayor's Agent also holds public hearings on any proposed demolition of a historic building or subdivision that divides property from the site of a historic landmark. These hearings are not like ordinary appeals, but are instead opportunities for the government to consider other aspects of the public interest beyond HPRB's limited historic preservation purview. Unlike HPRB, the Mayor's Agent may consider the economic impacts and other public benefits of a proposed project. For approval, the Mayor's Agent must find that failure to issue a permit would result in unreasonable economic hardship to the owner, or that issuance of the permit is necessary in the public interest, by virtue of exemplary architecture, specific features of land planning, or social and other high priority community service benefits. These latter three public benefits constitute the grounds for determining that a proposal qualifies as a "project of special merit" under the preservation law.

In a typical year, the Mayor's Agent reviews no more than a half dozen permit applications. Recent "special merit" determinations have been made for the widening of apparatus doors at two fire houses, and for the construction of the National Public Radio headquarters in the former Chesapeake and Potomac Telephone Company Warehouse.

Building Permit Reviews

While HPRB considers major projects, HPO reviews more routine applications under delegated authority. The overwhelming majority of construction permits for work affecting historic property are processed on an expedited basis "over the counter" by the HPO staff. HPO also reviews subdivision and raze applications citywide. To expedite reviews and ensure continuous customer service on a walk-in basis, an HPO staff member is assigned to DCRA's one-stop permit processing center during all business hours.

In recent years, HPO has reviewed between 3,500 and 4,600 construction permit and related applications annually, typically accounting for more than 90% of the total number of applications received for historic preservation review—typically with a turnaround time of a few min-

Table 4.2. Certified Rehabilitation Costs for Projects Receiving Federal Tax Credits

Historic Property	Address	Amount
Old Naval Hospital	901 Pennsylvania Ave SE	9,090,000
Saint Dennis Apartments, Mount Pleasant HD	1636 Kenyon St NW	5,306,000
Capitol Hill Historic District	426 C St SE	450,000
Total FY 2012		\$ 14,846,000
Webster Gardens	124-30 Webster St NW	7,700,000
Fort Stevens Apartments	6000-20, 6030-50 13th Pl NW	8,800,000
The Euclid	1740 Euclid St NW	9,778,585
The Sorrento	2233 18th St NW	7,584,640
Total FY 2011		\$ 33,863,225
Mayfair Mansions	3819 Jay St NE	40,630,000
Dupont Circle Historic District	1750 Swann St NW	197,000
Total FY 2010		\$ 40,827,000

Source: DC Office of Planning, Historic Preservation

utes to a few days.

Preservation Tax Incentives

Federal preservation tax credits constitute an important incentive for local reinvestment in historic buildings. The value of the rehabilitation tax credit is often critical to the economic feasibility of a preservation project. The SHPO promotes the use of these credits by assisting property owners seeking National Register listing to qualify for the credits, and helping owners to obtain National Park Service approval for their rehabilitation plans.

The federal tax code offers two financial incentives for historic preservation. The rehabilitation tax incentive allows a 20% tax credit for construction and other development costs incurred in the substantial rehabilitation of an income-producing property listed in the National Register of Historic Places. To be eligible, all work must be executed in accordance with the Secretary of the Interior's Standards for Rehabilitation, as certified by the SHPO and National Park Service (Table 4.2).

Affordable Housing

The District of Columbia has a large number of modest apartment buildings, many of them eligible for historic designation, in need of reinvestment. These buildings constitute an important housing resource in a city strug-

gling to provide adequate affordable homes for its working population (Table 4.3).

Increasingly in recent years, affordable housing providers have combined federal preservation tax credits with other incentive programs to upgrade these buildings for affordable housing. Since 2000, they have provided nearly 1500 rehabilitated affordable housing units, including more than 500 new units, in historic buildings. During FY 2010, using the federal preservation tax credits, 307 affordable housing units were under rehabilitation throughout the District, including 237 new affordable units. Many of these buildings received historic designation after application by owners seeking to take advantage of the federal tax credits. Affordable housing projects are now the major beneficiaries of the federal preservation tax credits in the District of Columbia. A current HPO initiative is to work directly with affordable housing providers to facilitate the use of these credits and identify any other improvements or incentives that would encourage historic building rehabilitation for affordable housing.

Table 4.3. DC Affordable Housing Projects Using Federal Historic Preservation Tax Credits Since 2000

FY	Project Name	Neighborhood	Net New Affordable Units	Net Rehabilitated Units	Certified Costs \$	Other Costs \$	Federal 20% Subsidy
Active	Monsignor Romero Apartments	Mount Pleasant	63	-	8,563,000 (est)	-	1,712,600 (est)
Active	Whitelaw Hotel	U Street	-	35	1,482,000 (est)	-	296,400 (est)
Active	MM Washington School	Mid North Capitol	78	-	12,600,000 (est)	-	2,520,000 (est)
Active	The Maycroft	Columbia Heights	(1)	64	8,000,000 (est)	-	1,600,000 (est)
2013	Dahlgreen Courts	Brookland	96	-	3,000,000	6,400,000	600,000
2013	Mayfair Mansions (Phase II)	Mayfair/Parkside	-	160	21,450,000	11,074,000	4,290,000
2012	Saint Dennis Apts	Mount Pleasant	32	-	5,306,000	278,000	1,061,200
2011	Webster Gardens	Petworth	47	-	7,700,000	146,000	1,540,000
2011	Fort Stevens Apts	Brightwood	62	-	8,800,000	236,000	1,760,000
2011	The Euclid	Adams Morgan	(12)	47	9,779,000	-	1,955,800
2011	The Sorrento	Adams Morgan	(8)	23	7,585,000	-	1,517,000
2010	Mayfair Mansions	Mayfair/Parkside	2	409	40,636,000	5,267,000	8,127,200
2009	The Cavalier	Columbia Heights	230	-	23,488,000	260,000	4,697,600
2009	Wardman Row	14th Street	-	124	9,723,000	15,317,000	1,944,600
2005	The Olympia	Columbia Heights	26	54	14,039,000	300,000	2,807,800
2004	Clifton Terrace	Columbia Heights	32	152	30,695,000	1,335,000	6,139,000
2004	Trinity Towers	Columbia Heights	-	122	9,427,000	130,000	1,885,400
2003	Meridian Manor	Columbia Heights	34	-	3,922,000	56,000	784,400
Total (actual and estimated costs)			681	1190	201,745,000	40,799,000	34,220,000
Grand Total			1871	\$242,544,000	\$48,508,800		
Cost per Unit				\$120,145			

Source: DC Office of Planning, Historic Preservation

Protecting Historic Assets

Property Maintenance

An attractive and well-maintained environment helps build strong communities, and the historic preservation program supports this objective through its program of inspections and compliance monitoring. HPO works directly with property owners and neighborhood organizations to keep historic properties from deteriorating. HPO coordinates these activities with the Department of Consumer and Regulatory Affairs and other District agencies to promote voluntary compliance with the property maintenance standards in the building code.

HPO inspectors are available to monitor compliance and respond to violations of the building code and

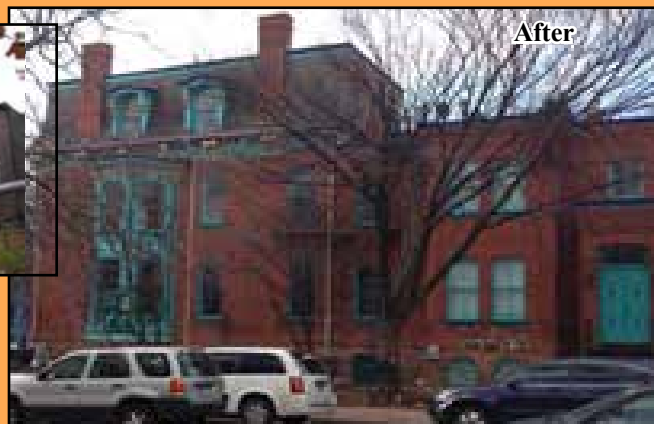
preservation law. When necessary to address egregious cases of neglect, HPO also initiates concerted enforcement action in coordination with DCRA and the Board for the Condemnation of Insanitary Buildings.

HPO efforts to achieve voluntary compliance with maintenance standards have proven effective in addressing cases of serious deterioration. Two neighborhood eyesores returned to useful service in 2011 and 2012 as a result of HPO initiatives are shown in the “before” and “after” photographs.



Above: 3324 18th Street NW (Mount Pleasant)

Below: 1202 3rd Street NW (Mount Vernon Square Historic District)



Inspections and Compliance

HPO works directly with owners and contractors to encourage voluntary compliance with permit requirements, thus avoiding the imposition of fines and minimizing administrative hearings. Nonetheless, inspections and enforcement remain essential functions. During FY 2012, HPO inspectors conducted 440 inspections, and took 169 enforcement actions. Owners who come into compliance after receipt of a violation notice avoid further enforcement action. When necessary, however, HPO inspectors can stop work and issue a notice of infraction and fine. Fines may be suspended, reduced or compounded through adjudication by the Office of Administrative Hearings.

The 89 tickets issued by HPO in FY 2012 resulted in a total assessment of \$192,000 in fines. Fines may be suspended, reduced, or compounded through adjudication by the Office of Administrative Hearings. After these adjustments, HPO collected \$85,100 in fine and lien payments from FY 2012 and previous years. Fourteen liens totaling \$74,000 were placed on properties for non-payment of fines, and \$38,970 in liens were paid and the liens discharged.

Demolition by Neglect

As a last resort when efforts to obtain voluntary compliance fail, HPO and the Office of the Attorney General may take further action under the demolition by neglect provisions of the preservation law. HPO and other DC agencies have coordinated recently on two cases of demolition by neglect:

- 1326 Valley Place, SE (Anacostia HD): HPO and DCRA coordinated to stabilize the remaining sound portion of the building. DMPED now owns the property.
- 2228, 2234, and 2238 Martin Luther King Jr. Avenue, SE (Anacostia HD): HPO continues to work with DHCD, the property owner since July 2010, to achieve development and preservation of historic buildings on the site.

Recognizing Excellence

Each year the District of Columbia honors distinguished achievement in historic preservation at an annual awards program organized by HPO in cooperation with the DC Preservation League. These awards are selected by an advisory committee representing the historic preservation program, government agencies, businesses, and the community. The award recipients at the most recent ceremony in 2013 were:

Individual Lifetime Achievement

Ann Hughes Hargrove

Historic Preservation Review Board Chairperson's Award

Howard Theatre: Marshall Moya Design; Martinez+Johnson Architecture; Ellis Development Group; Howard Theatre Restoration; EHT Traceries

State Historic Preservation Officer's Award

National Academy of Sciences: Quinn Evans Architects; National Academy of Sciences; The Christman Company; Gilbane Building Company; Robert Silman Associates; Mueller Associates

Archaeology

War of 1812 Archaeology Projects

- ♦ US Reservation 520: Benjamin Harrison Society (Acqunetta Anderson); Dr. Noel Broadbent; National Park Service; US Department of Agriculture
- ♦ Eastern Avenue Extended: Smithsonian Institution (Dr. Noel Broadbent); Maryland State Highway Administration (Richard Ervin); National Park Service, American Battlefield Protection Program

Stewardship

The Clara, 301 M Street NW: Bob and Susan Meehan

Meridian International Center: Meridian International Center; Archetype; KEG LLC; Clayborne Decorators; Solid Rock Company; Conway Corporation

Education

Annual Conference on DC Historical Studies: Matthew Gilmore, Chair, and the Conference Committee

Volunteerism and Community Involvement

John D. Bellingham, FRICS, FCIQB, FAIC, CEnv

Design and Construction

Brownley Building, 1309 F Street NW: Shalom Baranes Associates; Douglas Development Corporation; EHT Traceries

Meridian International Center: Meridian International Center; Archetype; KEG LLC; Clayborne Decorators; Solid Rock Company; Conway Corporation

Mount Vernon Place United Methodist Church/901 K Street NW: SmithgroupJJR; Mount Vernon Place United Methodist Church; Carr Properties

The Embassy of the Republic of Argentina, 1600 New Hampshire Avenue NW: Morrison Architects; The Republic of Argentina; Monarc Construction

O and P Streets Rehabilitation: DC Division, Federal Highway Administration; DDOT; Temple Group; Capitol Paving of DC; Bullock Construction

Peirce Mill: Friends of Peirce Mill; National Park Service, Rock Creek Park; Gus Kiorpes; John O'Rourke; Stephen Ortado



Above: Howard Theatre, Historic Preservation Review Board Chairperson's Award, 2013



Left: National Academy of Sciences, State Historic Preservation Officer's Award, 2013

PLANNING TOOLS

Zoning

The mission of the DC Office of Zoning (DCOZ) is to provide administrative, professional, and technical assistance to the Zoning Commission (ZC) and the Board of Zoning Adjustment (BZA) in support of their oversight and adjudication of zoning matters in the District of Columbia.

DCOZ administers the zoning application process for the ZC and BZA. The agency reviews and accepts applications, schedules hearings to determine whether cases meet specified zoning criteria, schedules meetings to make determinations with respect to pending applications, and issues legal orders. Technology plays a critical role in support of this process by enhancing effectiveness and transparency. DCOZ also spearheads outreach to citizens of the District of Columbia to ensure a robust understanding of the zoning application process.

Goals:

Objective 1: Create a convenient, easy to use, and understandable zoning process through website development, expansive outreach and educational programs for District residents and businesses.

Objective 2: Leverage new and existing technology to further ensure that the District of Columbia's zoning processes are easily understandable and accessible to the public.

Objective 3: Streamline zoning regulations to enhance efficiency and transparency of zoning processes.

Early History

1920 Zoning Ordinance

Washington was one of the first cities in the United States after New York (in 1916) to develop a comprehensive zoning ordinance. The Zoning Act of March 1, 1920 was adopted by the U.S. Congress, establishing zoning and the Zoning Commission in the District.

The Zoning Commission consisted of the three members of the Board of Commissioners, who were appointed executives who governed the District, each in charge of specific departments. In addition, two other statutory

members of the federal government were appointed to the Zoning Commission, the officer in charge of the buildings and grounds of the District of Columbia (which in 1934 became the head of the National Park Service) and the Superintendent of the U.S. Capitol Building and Grounds (later known as the Architect of the Capitol).

The original 1920 zoning ordinance had three types of controls with a map (or maps) depicting each one. The first map dealt with height districts and regulations pertaining to the heights within those districts. The second set of maps divided the city into four use districts -- residential, commercial one, commercial two, and industrial --with additional regulations added over time. The last set of maps depicted lot occupancy requirements by area districts.



Zoning Act of 1938

The Zoning Act of 1938 was the next major legislative step regarding zoning in the District. The Zoning Act established the police powers of the Zoning Commission to regulate the height and bulk, location, uses, lot occupancy of buildings, and to divide these districts into zoned districts. Under the Act, Commissioners could also promulgate regulations in accordance with a Comprehensive Plan designed to lessen congestion in the street; secure safety from fire, panic, etc.; promote health and general welfare; provide adequate light and air; prevent undue concentration of population and overcrowding of land; advance health, safety, transportation, prosperity, civic activity,

etc.; provide protection of property; and further economy and efficiency in the provision of public services.

Further, the Zoning Act provided that:

- Zone districts should be suitable to the character of the respective precincts and should encourage stability in districts and in land values;
- The Zoning Commission is required to hold a public hearing with at least 30 days' notice before adopting any amendments;
- A favorable vote of a full majority of the Zoning Commission is required;
- The building height limits of the Height Act of 1910 cannot be superseded in zoning;
- A building permit is required in all cases to construct a building in the District;
- The Department of Consumer and Regulatory Affairs, an arm of the executive branch, has enforcement responsibility pertaining to zoning matters; and
- Federal public buildings are exempt from District zoning controls, except that the National Capital Planning Commission (NCPC) shall review and regulate such buildings.

Board of Zoning Adjustment

The Board of Zoning Adjustment (BZA) was created in 1938 to handle unusual situations regarding property and regulation. The five-member Board was established by law and consisted of three members residing in the District for at least three years (including at least one homeowner), one member of the National Capital Planning Commission (or a staff designee), and one member of the Zoning Commission (or a staff designee). Under the law, the Zoning Commission was empowered to provide general rules for the BZA. Further, the Act authorized the BZA to process three basic types of cases that it continues to hear today: variances, special exceptions, and appeals from administrative decisions.

1950 Comprehensive Plan

The 1950 Comprehensive Plan was the next major change in zoning procedure. The Plan suggested that the zoning regulations and map be completely overhauled and that new modern comprehensive districts be created for all parts of the city. It also noted that large areas of the District were poorly zoned as to existing use and planning

objectives for the future, creating the danger of incompatible building types and excessive population density. The Plan recommended changing the zoning for the majority of commercial strips and replacing them with business centers with greater depths of lots for major modern buildings. It also recommended establishing approval standards for off-street parking and loading and recommended special treatment for large-scale residential developments of more than 10 acres.

Lewis Plan of 1956

The 1950 Comprehensive Plan was the impetus for the Lewis Plan of 1956, in which Harold Lewis, a planning and zoning consultant from New York, recommended a major zoning overhaul.

Among other things, Mr. Lewis was concerned that the BZA had been acting in a legislative capacity, adopting so many variances and special exceptions as to be virtually functioning as the Zoning Commission. In addition to expressing these concerns, he called for a unified set of zoned districts based on the 1950 Comprehensive Plan. He further proposed a floor area ratio (FAR) system, a density device that would provide better control over specific density than the previous system, as well as design flexibility for architects and developers. In addition, Mr. Lewis proposed stricter parking requirements.

With the exception of the parking requirements, which were approved in 1956, the Zoning Ordinance of 1958 adopted most of Mr. Lewis's recommendations. The ordinance also created the Special Purpose (SP) Zone District, which established transition zones around the edge of central districts. It also adopted new regulations addressing light and air in building standards. Most importantly, it established the present system of basic zone districts.

Today, the Zoning Commission and BZA still operate pursuant to the basic tenets of the Zoning Ordinance of 1958 (with a number of amendments).

Reorganization Plan No. 3 of 1967

In 1967, the Board of Commissioners was abolished and a single appointed "Commissioner" and nine-member District of Columbia Council were established in its stead. The Commissioner, the Chairman of the Council, and the Vice-Chairman of the Council replaced the Board of Commissioners on the Zoning Commission. The officer in

charge of the National Park Service (or staff member) and the Architect of the Capitol (or staff member) remained on the Zoning Commission.

Home Rule Act of 1973

Under the Home Rule Act, an elected Mayor and 13-member District of Columbia Council were established in lieu of the appointed Commissioner and nine-member Council. Further, the Zoning Commission was recognized as a Charter agency. The Home Rule Act established the Zoning Commission as a five-member body comprised of three local members appointed by the Mayor, the officer in charge of the National Park Service (or a staff member), and the Architect of the Capitol (or a staff member).

Office of Zoning Independence Act of 1990

In September of 1990, the DC Council passed the Office of Zoning Independence Act, which established the Office of Zoning, an independent agency responsible for providing professional, technical, and administrative support to the Zoning Commission and the Board of Zoning Adjustment. This Act became effective on October 1, 1991.

The Zoning Regulations and Zoning Map

The Zoning Regulations (codified in DCMR Title 11) of the District of Columbia control land use, density, height, and bulk characteristics of property in the city. The District of Columbia Zoning Map identifies the designated zoning for all parcels of land in the city. All construction or rehabilitation on private land must conform to the requirements imposed by the Zoning Regulations and Zoning Map adopted by the Zoning Commission. Those pursuing projects that do not conform, however, may seek relief before either the Zoning Commission or the BZA.

The zoning controls of a particular zone district applicable to a property govern many aspects of use and development, including:

- Use of a property (e.g., home, store, office, industry, etc.);
- Maximum permitted building height;
- Maximum permitted building bulk or gross FAR, which is a general measure of building scale and intensity of use;
- Minimum lot area and width;
- Lot occupancy (i.e., the percentage of a lot that a building may cover);
- Size of the required side yards, rear yards, and

courts; and

- Number of off-street parking spaces that are required to service the use, given its size and operating characteristics.

The Zoning Process

Any person or organization seeking to undertake new construction in the District of Columbia or to make repairs, alterations, or additions to existing buildings should consult with the Department of Consumer and Regulatory Affairs (DCRA) to determine whether the proposed project conforms to the applicable zoning requirements. If the proposed project conflicts with the Zoning Regulations or the Zoning Map, the Zoning Administrator (ZA), who is part of DCRA and has the authority to interpret and administer the Zoning Regulations as adopted by the Zoning Commission (ZC), will determine the required zoning relief. The person or organization may at that time: (1) modify the proposed project to conform to the Zoning Regulations and the Zoning Map; (2) appeal the ZA's decision (with cause) to the BZA; or (3) apply for relief from the ZC or the BZA.

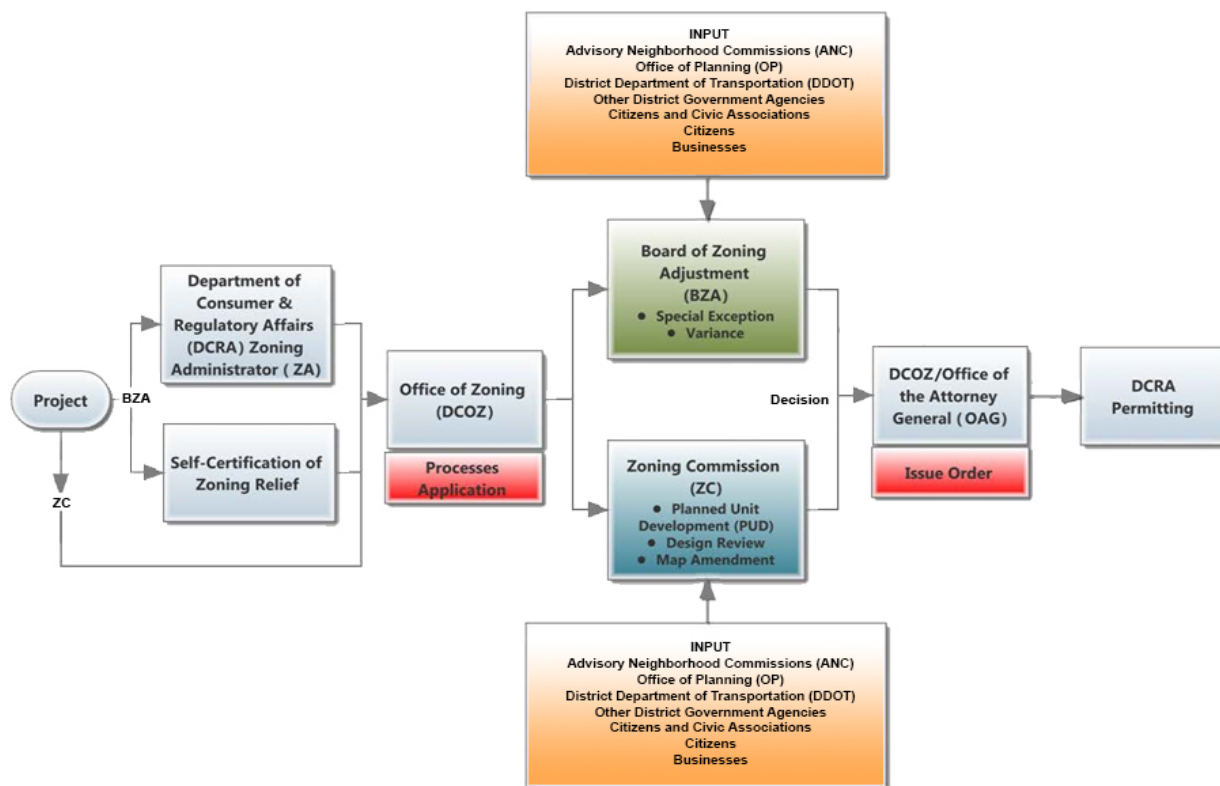
Appropriate relief involving an amendment to the Zoning Regulations or the Zoning Map, an air rights development, or a Planned Unit Development (PUD) requires approval by the ZC, while variances, special exceptions, and appeals from administrative decisions regarding zoning are primarily handled by the BZA. The BZA also undertakes special reviews of proposed chancery development for facilities proposed to be located in certain mixed-use areas of the city.

Players in the Zoning Process

The Applicant seeking zoning relief is the key player in the zoning process. The applicant may be an individual, a business or corporation, or a community organization. Public agencies and the ZC itself may also initiate a zoning change.

Attorneys, architects, private planners, and other consultants (such as urban planners, landscape architects, traffic engineers, and real estate economists) often play important roles in the zoning process. Some zoning cases are relatively straightforward, and applicants may prepare and present their own case. Because zoning is often complex, however, Applicants typically hire professionals, such as architects or law firms who specializes in zoning and land

Broad Overview of Non Matter-of-Right Projects



development, to represent them.

The Zoning Commission (ZC) is a five-member quasi-judicial body created by the Zoning Act of 1920, as amended, and charged with preparing, adopting, and subsequently amending the Zoning Regulations and Zoning Map. The ZC also hears Planned Unit Development (PUD) cases -- a planning tool which allows a project greater development flexibility and other incentives, provided that the project offers a commendable number or quality of public benefits and that it protects and advances public health, safety, welfare, and convenience. In addition, the ZC hears air rights and campus plan cases. Three members of the ZC are residents of the District of Columbia appointed by the Mayor and confirmed by the Council. The fourth member of the ZC is the Architect of the Capitol (or his/her designee). The fifth member is the Director of the National Park Service (or his/her designee).

The Board of Zoning Adjustment (BZA) is a five-member

quasi-judicial board created by the Zoning Enabling Act of 1938, as amended, and charged with hearing cases related to variances, special exceptions, and appeals of administrative decisions related to zoning. The BZA also hears Foreign Mission cases and civil infractions. Three members of the BZA are residents of the District of Columbia appointed by the Mayor and confirmed by the Council. The fourth member of the BZA is a designee of the National Capital Planning Commission (NCPC). The fifth member is a rotating member of the ZC.

The Office of Zoning (OZ) is an independent District agency created by the Office of Zoning Independence Act of 1990 to provide professional, technical, and administrative assistance to the ZC and the BZA in support of their oversight and adjudication of zoning matters in the District. OZ receives and processes zoning related applications, whether for a zoning change handled by the ZC or for relief from a zoning regulation provision handled by the BZA. OZ schedules ZC and BZA public meetings

and hearings and provides follow-up information on their actions and decisions. OZ coordinates the zoning process with the Office of Planning and other District and Federal agencies. OZ maintains and updates the Zoning Regulations and the Zoning Map. The agency prepares records of appealed ZC and BZA cases for the courts and handles all administrative matters associated with the daily functioning of the office.

OZ provides information to members of the public, Advisory Neighborhood Commissions, and community groups about District zoning procedures, the Zoning Regulations, the Zoning Map, the zoning of specific properties, and the status of cases pending before the ZC and the BZA. OZ also consults with the Office of the Attorney General (OAG) regarding legal issues and monitors the District's legislative process to keep the ZC and the BZA apprised of matters affecting zoning.

The Office of Planning (OP) is the central planning agency for the District of Columbia. The Comprehensive Plan Implementation Section prepares zoning text and zoning map amendments for submission to the ZC in order to implement the Comprehensive Plan through the Zoning Consistency Program. This ongoing program, which began in 1992, is intended to make the zoning text and map not inconsistent with the Comprehensive Plan. The Zoning Services section reviews applications for amendments to the Zoning Regulations or Zoning Map (which come before the ZC) or for variances or special exceptions (which come before the BZA). OP submits written recommendations to the ZC and BZA on these matters, which are given "great weight" by the ZC and BZA.

As part of the zoning process, OP may coordinate comments from other District agencies, including: the Department of Transportation (DDOT), Department of Public Works (DPW), Department of Health (DOH), Department of Human Services (DHS), Department of Housing and Community Development (DHCD), and the Office of the State Superintendent of Education (OSSE).

Advisory Neighborhood Commissions (ANCs) are comprised of officials elected by their neighbors to provide formal citizen participation and review at the neighborhood level. All zoning applications to the ZC and the BZA are referred to the appropriate ANC and Single Member District Commissioners. In accordance with the Advisory

Neighborhood Commission Act, the recommendations of the ANCs are given “great weight” in the zoning process provided certain criteria are met.

The Office of the Zoning Administrator (ZA) (within the Department of Consumer and Regulatory Affairs (DCRA)) is responsible for administering and enforcing the Zoning Regulations as well as ZC and BZA orders. The ZA is responsible for zoning code compliance and assuring the correct permit(s) and certificate(s) of occupancy have been obtained. The ZA also handles illegal construction, certificates of occupancy, and code enforcement.

The National Capital Planning Commission (NCP), the central planning agency for the federal government, reviews amendments to the Zoning Regulations and the Zoning Map, as well as PUDs, approved by the ZC to determine if they have an adverse effect on the “federal interest” or are inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

The Architect of the Capitol (AOC), the federal government official in charge of the Capitol grounds, reviews special exception applications in the Capitol Interest Overlay District.

The Office of the Surveyor (within DCRA) maintains the legal records of all plats and subdivisions of private and District-owned property.

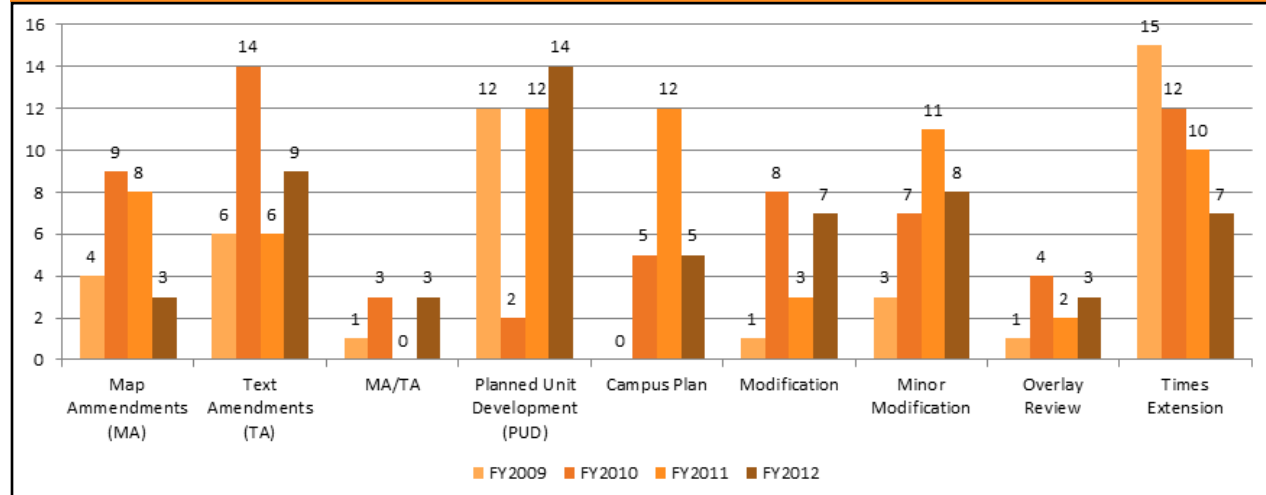
The Office of Tax and Revenue (OTR) maintains information on real property values, tax assessments, and other real property information.

The Office of Foreign Missions of the United States Department of State determines the federal interest in its participation in proceedings relating to chanceries before the ZC and BZA.

The Zoning Commission Actions

Map Amendments - Upon review of a proposed project, the ZA may determine that the project conflicts with the land use(s), height, density, bulk, etc. permitted by the zone district covering the site. In that event, the affected property owner may seek permission from the ZC to develop the proposed project by filing a Map Amendment application with the ZC. Because a Map Amendment of-

Figure 4.1. Zoning Commission / Number of Applications by Case Type per Fiscal Year



Source: DC Office of Zoning

ten pertains to larger areas beyond one property, it may be initiated by petition from the public, including public agencies such as OP.

Text Amendments - Applications to change the text of the Zoning Regulations may be filed with the ZC. A text amendment may change the development standards in one or more zone districts, as well as any procedural items contained in the Zoning Regulations. A text amendment may be filed by an individual, a business or corporation, or a community organization. Public agencies may also petition for a text amendment.

Air Rights Development in Public Space - Requests for renting or otherwise using the space above or below streets and alleys in the District of Columbia, under specified conditions, are referred to the ZC by the Building and Land Regulation Administration within DCRA. The ZC follows the identical process used for consideration of a proposed Map Amendment when reviewing applications for air rights development.

Planned Unit Development (PUD) - A PUD is a planning tool that allows a developer greater flexibility in site planning and building design, provided the project offers a commendable number or quality of public benefits and that it protects and advances public health, safety, welfare, and convenience. This flexibility permits the developer to incorporate amenities in the project that exceed those that could have been achieved under the general provisions of

the Zoning Regulations. When a project is designated a PUD, the ZC usually mandates the development of standards specifically tailored to the project.

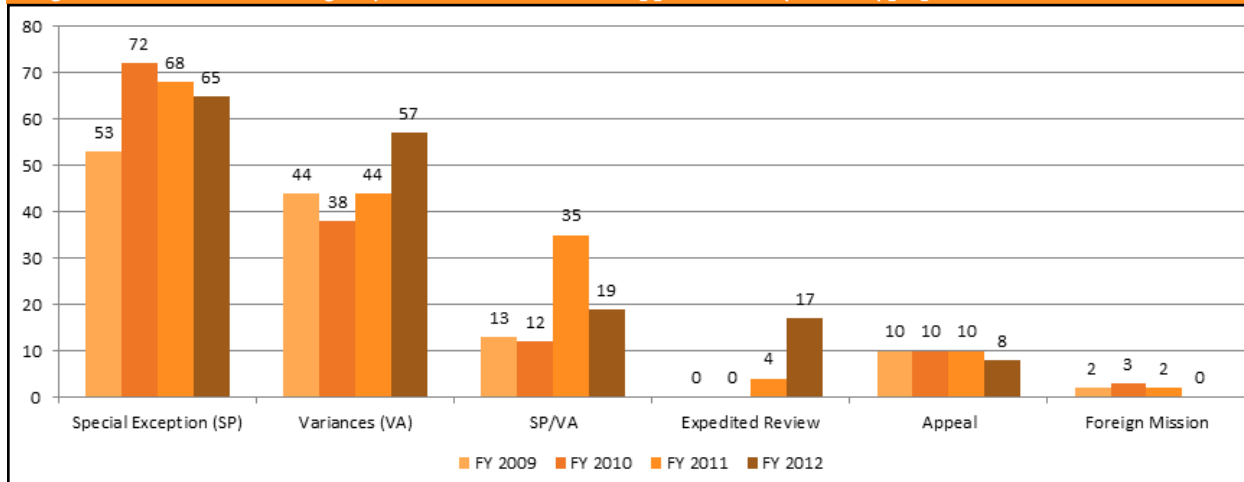
Campus Plans - Large institutions, such as colleges and universities, are required to prepare and submit a plan to the ZC for approval. After a “campus plan” is approved, future development of the “campus” must be in accordance with the plan. A campus plan is treated in the same manner as a Special Exception (detailed below).

Board of Zoning Adjustment Actions

Variances - The BZA is authorized to waive strict application of any part of the Zoning Regulations where, due to an exceptional situation, adherence to the language of the Zoning Regulations results in “exceptional practical difficulties or exceptional and undue hardship” upon a property owner. In most cases, difficulty or hardship results from physical characteristics that make the property unique or difficult to use. The BZA must determine that granting the request would not cause substantial detriment to the public good and would not be inconsistent with the general intent and purpose of the Zoning Regulations.

Special Exceptions - A Special Exception may be granted for a particular use of land or for a particular building. In general, a Special Exception is a conditioned permitted use in a particular zone district. The use is permitted provided certain specific criteria are met. The Zoning Regu-

Figure 4.2. Board of Zoning Adjustment / Number of Applications by Case Type per Fiscal Year



Source: DC Office of Zoning

lations contain standards for the BZA to consider when deciding whether or not a particular Special Exception should be granted. Expedited Review cases are a type of Special Exception.

Non-Conforming Uses - A Non-Conforming Use is an existing use of land or structure that was once permitted under the Zoning Regulations, or that pre-existed the Zoning Regulations, but is no longer permitted under current Zoning Regulations. Such a use may be continued but is controlled to a greater degree than a use affirmatively permitted by the Zoning Regulations. The Zoning Regulations give the BZA the authority to allow the expansion of such a use under certain circumstances and to allow certain changes in the use itself. The substitution of a use may also be permitted.

Zoning Appeals - The BZA is authorized to hear an Appeal when it is alleged that the decision of any administrative officer or body related to the enforcement or administration of the Zoning Regulations erred or was otherwise incorrect. In most cases, it is the decision of the ZA that is appealed to the Board.

Foreign Missions - Under the Foreign Missions Act of 1982, chanceries are permitted as a matter-of-right use in Commercial, Industrial, Mixed Use, and Waterfront Districts. In all other areas, including the Mixed-Use Diplomatic Overlay District, the BZA has the authority to “disapprove” or veto a proposed chancery location or

expansion.

Civil Infraction Appeals - Under the Civil Infractions Act of 1985, the BZA is authorized to hear administrative appeals from the decision of an administrative law judge involving the Zoning Act of 1938 or the Zoning Regulations.

Zoning Regulations Review

2013 Zoning Ordinance Comprehensive Review & Update

The current Zoning Ordinance of the District of Columbia was approved in 1958, making it the second oldest zoning code in the country, second only to Philadelphia. Many of the problems with the current regulations are the result of outdated terms, outdated technological expectations, and outdated policy orientations such as those that give priority to the automobile as opposed to the pedestrian. For several years, the District has seen a steady increase in the number of text and map amendments presented to the Commission. New overlay requests, zoning consistency actions and changes to the text are increasingly common.

The countless amendments to the ordinance over the last half century have served to keep the regulations relevant. However, piling amendment on top of amendment over the years has problems of its own. Even the simplest of text amendments have become extremely complicated as 50 years of changes have made it very difficult to cross-reference interwoven sections and prevent unin-

tended consequences. All of these issues have led to the recognition that an overhaul of the zoning code is needed. The 2006 Comprehensive Plan calls for “substantial revision and reorganization [of the Zoning Regulations], ranging from new definitions to updated development and design standards, and even new zones.” OP has committed to undertake this effort and is leading the public review of the zoning regulations.

Review Process

Review of the DC Zoning Regulations was divided into 20 subject areas. Each subject area was reviewed separately by a public working group that met for one to four months, depending on the complexity of the issue. After working group review, recommendations for each subject area were further reviewed by the Zoning Review Taskforce. The Taskforce is made up of community representatives appointed from all parts of the city by DC Council members, as well as government officials and building industry representatives. After Taskforce review, OP presented recommendations for each subject area to the Zoning Commission. The Zoning Commission considered the general recommendations and gave guidance to OP on the general direction. Prior to bringing the draft task to the Commission OP has presented the draft revisions at over 100 community meetings, including one OP-hosted meeting in every ward, ANCs, civic groups, and business groups meetings. The proposed code will be considered by the Zoning Commission in the fall of 2013; the Commission will schedule public hearings thereafter.

Geographic Information Systems (GIS) & Information Technology (IT)

Geographic Information Systems (GIS) and Information Technology (IT): Seeing key information about the District is essential for planning. Analyzing it effectively is important too. We've made both of these possible through hard-copy maps, in reports, and on the Internet – and now we're extending our work to tablets and smart phones as well. OP has long recognized the importance of high-quality maps and spatial information for DC and has been a leader in developing tools to make this information available to everyone efficiently. Our award-winning 5-person GIS/IT unit makes it possible for OP's entire planning staff to be effective mapmakers as well as effective users of standard office software and agency databases. This group also assists other agencies with GIS tasks and provides maps directly to the public on request, both electronically and on paper.

Toolmaking

Off-the-shelf professional GIS software is powerful but is still time-consuming to use. Simpler products like Google Maps are great for what they do, but they don't do everything that citizens and government customers need to visualize and manage spatial information. The OP Tools software by our staff makes it practical for OP's planners to use professional GIS software effectively in their day-to-day work. Finding key information, displaying it well, and keeping track of the many maps we make are all much easier using OP Tools. The Office of the Chief Technology Officer's DCGIS program used these as the basis for the ones they distribute to all DC agencies, and we are now completing the next generation of these tools for our own needs and for agencies across DC government. OP continues to innovate, developing attractive web-based tools that leverage the power of GIS for everyone. <http://propertyquest.dc.gov/> provides essential information on historic resources and much more to our customers thousands of times each month. We're now leveraging the power of "cloud-based" GIS tools as well, sharing Comprehensive Plan maps and more interactively on the Internet, on tablets, and directly on smart phones. Increasingly, we expect interactive web-based multimedia tools to be normal components of all of OP's planning efforts. We understand that technology never stands still, and contin-

ue to take advantage of the best available tools for making information accessible for planning.

Integrating and Analyzing Data

Google Maps and Bing Maps make it easy to put dots on a map, but this rarely tells the whole story. OP's dedicated GIS/IT team uses advanced analytical techniques to help evaluate neighborhood walkability, potential impacts of development on existing views, and more. We analyze the implications of trends in federal office space use and calculate the likely economic effects of DC's new streetcars. Our full-time cartographers (professional mapmakers) are expert at ensuring that the important information for every map is communicated clearly and accurately. Because we do this work often and in detail, we know the limitations of the available data sets for DC and commonly help other agencies improve theirs. In addition to mapping Census and land use information, we now integrate increasing amounts of agency operational data into centralized databases for mapping. The workflow tracking system we built for the Historic Preservation Office is one example of how we are centralizing information so it can be analyzed and shared effectively. This parallels our database tracking DC's progress in implementing each of each of the recommendations contained in the Comprehensive Plan and the various Small Area Plans.

Visualizing the City in 3D

Flat maps have long been the standard way to visualizing cities, but 3D views of DC as it is today and how it might be tomorrow are especially engaging -- and all the more so when viewers can fly through them on demand. OP's GIS/IT team has worked to make dramatically improved 3D building data available for the District and to develop the capability to create compelling 3D visualizations of planning data in-house.

Mapping for OP and Others

It isn't enough for OP to have the maps it needs. All participants in the planning process need access to the same kinds of information. Internet mapping is a key resource, and we're continuing to expand the data and interactive mapping tools we offer. Ultimately, there is no substitute for maps and analyses created by experts. OP's GIS/IT team assists other agencies with sophisticated mapping and analysis tasks as needed, especially in our work to assist with capital facilities planning. We also post maps

on our web site and produce high-quality maps of all sizes for citizens and others on request at nominal costs. A map request form is on our web site <http://planning.dc.gov>, or customers may call our switchboard at (202) 442-7600. We make thousands of unique maps each year, and track each one of them so that they can be retrieved and updated as needed over time.

Information Technology

OP's GIS/IT group leverages information technology to improve agency effectiveness, and relies on centralized resources as appropriate. All of our efforts are guided by formal IT planning. We use tracking systems extensively, for the map requests we receive, the maps we make, the work flowing through our own office, and for progress by DC government in implementing the recommendations of the plans we have published. We maintain a detailed agency Intranet site hosted by Google as a shared knowledgebase for reference and for training. Because staff can access this site from anywhere with Internet access, this provides resilience for our agency in the event natural or man-made disasters. We build and host databases of information on historic resources, census data, land use and more. We maintain a small set of dedicated servers for our agency's high-volume GIS, database, and graphics-intensive document needs, but take advantage of central data center resources where that makes sense, as for email. We use advanced techniques to administer OP's desktop PCs efficiently, but leave day-to-day PC support tasks to the Office of the Chief Technology Officer (OCTO) central help desk. All of OP's files are stored on servers that are backed up multiple times daily and are indexed for easy search and retrieval. We use centrally-managed email services provided by OCTO, and contract with an outside vendor for a service to facilitate the exchange of very large files.