

COUNCIL APPROVED PR 25-992
NOVEMBER 26, 2024

IVY CITY

SMALL AREA PLAN



District of Columbia
Office of Planning



WE ARE
WASHINGTON
GOVERNMENT OF THE
DISTRICT OF COLUMBIA
DC MURIEL BOWSER, MAYOR

IVY CITY


SMALL AREA PLAN





CONTENTS

3	EXECUTIVE SUMMARY
5	INTRODUCTION
6	WHY PLAN NOW
9	ABOUT IVY CITY
12	DEVELOPMENT HISTORY
14	ENVIRONMENTAL JUSTICE
15	CENTERING EQUITY
17	COMMUNITY-GUIDED PLANNING PROCESS
22	RECOMMENDATIONS
24	HOUSING AFFORDABILITY & OPPORTUNITY
32	COMMUNITY RESILIENCE
38	PUBLIC SPACE & URBAN DESIGN
42	DESIGN PRINCIPLES
51	HOW TO IMPLEMENT THIS PLAN
54	DISTRICT'S RESOURCES
56	DEVELOPMENT TWO-PAGER
58	ACKNOWLEDGMENTS





Envisioned future mixed-use building at the intersection of Fenwick Street NE & Okie Street NE.

EXECUTIVE SUMMARY

The Ivy City Small Area Plan (ICSAP) is a land use planning document that establishes a community-guided vision for a thriving and inclusive community that supports long-time as well as new residents and businesses of the long-standing Ivy City neighborhood. The ICSAP identifies tools, policies, and programs to strengthen the community in preparation for new buildings and residents that will lead to community change.

Ivy City will remain an inclusive community with a diverse range of rental housing and homeownership opportunities that are affordable for residents with low and moderate incomes. New facilities at Lewis Crowe Park and the Alexander Crummell School site will anchor recreational and social opportunities for the community to enjoy.

A revitalized Okie Street will become retail-focused, full of community-serving shops, services, arts and maker spaces. Well-lit, well-designed, and well-shaded public spaces will encourage neighbors to gather and celebrate the community's identity. Public art will reflect Ivy City's history and honor the people and events that shaped the community.

Ivy City is located along one of the District's major commercial corridors, New York Avenue NE. This corridor is designated for high-density mixed-use on the District's Comprehensive Plan Future Land

Use Map. The New York Avenue NE Vision Framework (2023) outlines the District's policies for implementing this land use. In 2025, the District will start work to develop a new Comprehensive Plan. The DC Office of Planning (OP) will use this Small Area Plan to add new policy that will allow housing to be built on Okie Street NE, Fenwick Street NE, and Kendall Street NE.

Long-time residents, business owners, and community organizations have expressed concern about the future of the community and whether they will benefit from these changes. Consequently, this Small Area Plan provides guidance on how to achieve equitable outcomes for all residents and stakeholders. When this Small Area Plan is implemented, residents will see increased neighborhood investment, such as affordable housing, more shade from trees and awnings, and new community gathering spaces.

The District will use this Small Area Plan to guide how new buildings are designed in Ivy City. This plan's recommendations provide guidance for preserving and constructing housing that meets the needs of long-time and new residents; increasing resilience against environmental threats, such as flooding, high temperatures, and poor air quality; and elevating Ivy City's history in the community's public spaces.

Legacy resident of
Ivy City



This Small Area Plan establishes a shared vision and recommendations framed around three focus areas:



Housing Opportunity & Affordability



Community Resilience



Public Space & Urban Design

INTRODUCTION

OP produced the ICSAP for the community, District government, property owners, community-based organizations, and stakeholders to guide the future growth of the neighborhood for Ivy City residents and businesses.



Youth enjoying the playspace at the Crummell School playground

WHY PLAN NOW?

The 2021 Comprehensive Plan calls for this Small Area Plan through Policy UNE-2.1.1 of the Upper Northeast Area Element to “consider the reuse of Crummell School, community facilities, green space, and housing among other items.” The Comprehensive Plan’s Generalized Policy Map further identifies part of Ivy City as a Neighborhood Enhancement Area where new development should respond to the unique historic, cultural, physical characteristics and promote inclusivity. The ICSAP is guided by the Comprehensive Plan’s focus on racial equity, recovery from the COVID-19 public health emergency, resilience, and removing barriers to housing access and affordability.

This Small Area Plan clarifies how the Comprehensive Plan’s policies should be implemented. With guidance from the Future Land Use Map, the ICSAP focuses on the transition from anticipated high density mixed-use buildings along New York Avenue NE towards the lower density residential buildings south of Alexander Crummell Way (see Figure 1). Then new mixed-use buildings will bring thousands of residents to Ivy City and the surrounding area over the coming decades. The ICSAP’s recommendations will guide investments and actions to help Ivy City residents benefit from new investment in the community.

The ICSAP was introduced as part of the New York Avenue NE Roadmap along with the New York Avenue NE Vision Framework and the Production, Distribution, and Repair (PDR) Land Use Report. The Roadmap set out a strategy for these planning efforts to guide implementation of the land use changes adopted in the 2021 Comprehensive Plan.

Mural art painted on
Capitol Avenue NE



WHAT IS A SMALL AREA PLAN?

A Small Area Plan supplements the District's Comprehensive Plan and makes recommendations for growth and development at the neighborhood scale. Small Area Plans guide future development, clarify policies laid out in the Comprehensive Plan, generate recommendations for implementations by partner agencies, and receive final approval by the DC Council by resolution. Notably, Small Area Plans do not mandate new development projects or timelines for implementation and do not guarantee funding to support recommendations.

This Small Area Plan will guide growth in Ivy City through work from the government, community members, community-based organizations, and property owners for many years to come. This plan will be used by:

- **DC Government:** to plan capital improvements, design programs, and to evaluate development proposals that require discretionary approval
- **Community Members:** to organize neighbors and evaluate development proposals
- **Community-Based Organizations:** to implement community-led recommendations and advocate for additional community investments
- **Property Owners:** to guide new projects to include buildings, architectural features, and public space elements that reflect the community's priorities and align with District's vision

The size or intensity of a building and the ways that the building can be used are determined by the zoning and land use of a site. Changes to either of these characteristics occur through additional processes outside of a Small Area Plan. These usually include the following:

- **Change the Future Land Use Map (FLUM)**
The FLUM depicts the District's policy for the type of use and density for each property, such as residential, mixed-use, and commercial. When a property has a FLUM designation that allows larger buildings or a different use than its current zoning, the property owner, District government, or ANC can request an update to the map from the Zoning Commission. Changes to the FLUM occur through Comprehensive Plan amendments. Small Area Plans are designed to provide community-specific guidance to implement the Comprehensive Plan's policies. They can also provide guidance for future Comprehensive Plan updates. However, that guidance is not actionable until it is adopted in the Comprehensive Plan. All new zoning requests must not be inconsistent with the FLUM, which was last updated in 2021.
- **Request a Map Amendment**
A map amendment is a request for a zone change from one zone to another for a property or properties. All zone changes must be in alignment with the Comprehensive Plan, particularly the FLUM. Any map amendment must be approved by the Zoning Commission, a process that includes ANC and community notification and a public hearing. The Office of Zoning's website provides additional information regarding the process.

FUTURE LAND USE MAP

Figure 1.

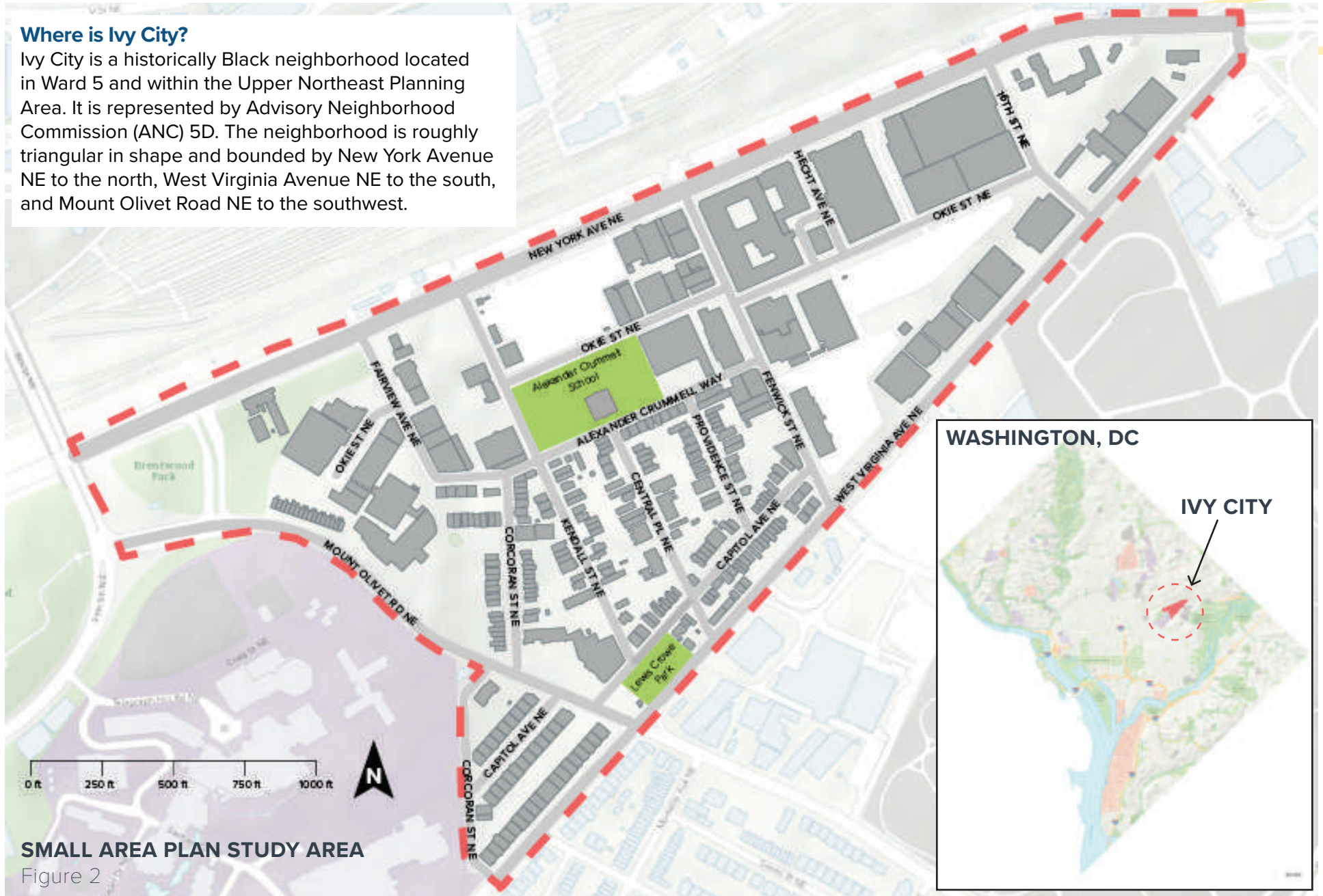
The FLUM uses color-coded categories to express public policy for future land uses across the District. The purpose of this map is to represent land use policies contained in the Comprehensive Plan. The FLUM below reflects the 2021 update to the Comprehensive Plan



ABOUT IVY CITY

Where is Ivy City?

Ivy City is a historically Black neighborhood located in Ward 5 and within the Upper Northeast Planning Area. It is represented by Advisory Neighborhood Commission (ANC) 5D. The neighborhood is roughly triangular in shape and bounded by New York Avenue NE to the north, West Virginia Avenue NE to the south, and Mount Olivet Road NE to the southwest.



SMALL AREA PLAN STUDY AREA

Figure 2

ABOUT IVY CITY

Who Lives in Ivy City?

Ivy City is home to about 3,800 residents. Among the community's residents, 75 percent are Black, and most other residents identify as white (11 percent) or Hispanic or Latino (9 percent). The study area has significantly more Black residents than the District. Eighty percent of residents are adults (ages 18 to 64), followed by youths (17 years or younger) at 14 percent and seniors (65 years and older) at 6 percent.

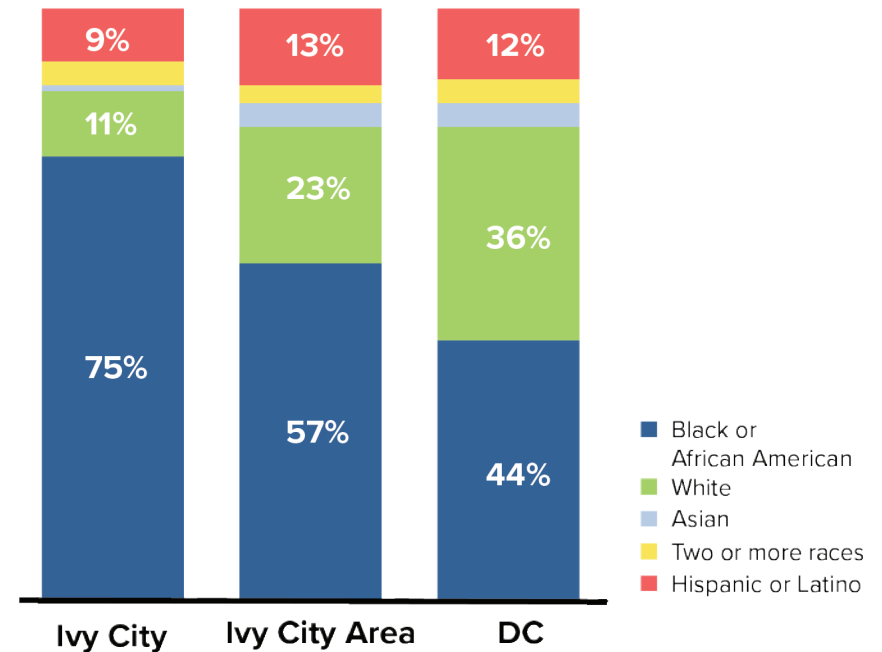
In Ivy City, there are racial disparities between Black, Indigenous, and People of Color (BIPOC) compared to white households, particularly in educational attainment and median income. A large majority of Black and Hispanic/Latino households have a high school diploma, while a majority of white households have a Bachelor's degree. White households in Ivy City earn 82 percent of the District's median income, and Black households in Ivy City earn 52 percent of the District's median income.

DATA LIMITATIONS IN IVY CITY

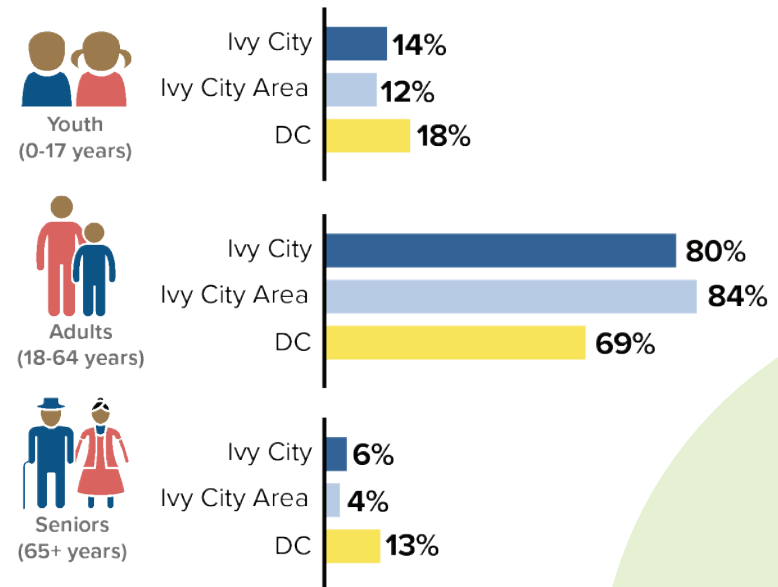
The study area boundary falls within the US Census Tract 88.03 but also covers two Block Groups (1 & 2). Data at the tract level contain more granularity, such as disaggregated data about race and ethnicity, but covers a wider geography. Most of the quantitative data gathered for this SAP are collected at the Census tract-level, which includes Union Market and Gallaudet University campus grounds ("Ivy City Area"). Analyses using Census data are evaluated at the block group-level ("Ivy City") when available. The block group excludes residences to the southwest of Mount Olivet Road NE. Additionally, OP used information that residents shared through the project's community engagement to help interpret these data.

Source: U.S. Census Bureau. American Community Survey 5-Year Estimates (2018-2022).

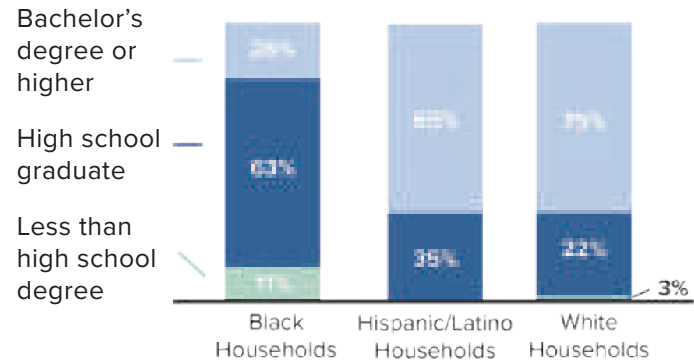
RACE AND ETHNICITY



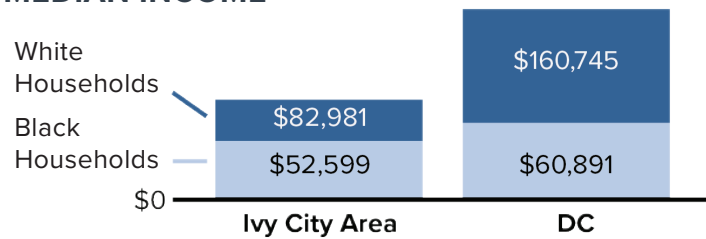
THE AGE OF IVY CITY



EDUCATIONAL ATTAINMENT IN IVY CITY AREA

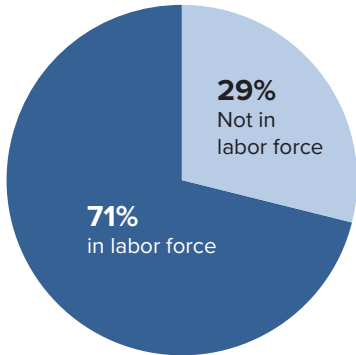


MEDIAN INCOME

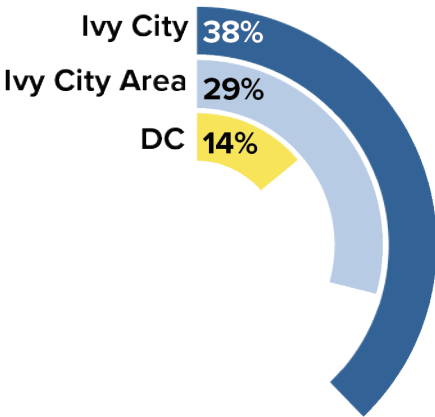


Ivy City residents participate in the labor force at roughly the same level as residents of other areas of the District, but differences in median income and public assistance usage suggest that many residents who work or are seeking work are likely struggling to keep up with the costs of living. Public assistance includes cash and non-cash benefits, such as Supplemental Security Income (SSI) or Supplemental Nutrition Assistance Program (SNAP).

LABOR FORCE PARTICIPATION
Participation in the labor force among Ivy City residents is about equal to the broader Ivy City Area (69%) and District (72%).



PUBLIC ASSISTANCE/SNAP USAGE BY HOUSEHOLD



Artist Yoseif Habte alongside his collage mural to commemorate Alexander Crummell.



Source: U.S. Census Bureau. American Community Survey 5-Year Estimates (2018-2022).

DEVELOPMENT HISTORY

Residents began to settle in Ivy City in 1873, establishing it as a neighborhood around a train station on the Baltimore & Ohio Railroad's (B&O) Washington Branch. The area's job-rich transportation and brick-making industries attracted a community of Black laborers, many of whom migrated from the South after the Civil War.

In the late 19th century, after many years of growth, Ivy City began to face economic decline. Starting in 1895, the Ivy City Brick Company shut down, followed by the local race track. In 1907, the Ivy City train

station closed when the B&O rail line relocated its tracks to serve the new Union Station. In just over a decade, Ivy City lost its main employers and primary transportation connection to downtown.

In the 1930s, early zoning maps designated most of Ivy City for commercial and industrial use, and the District government expanded New York Avenue NE as a highway. Both changed Ivy City's commercial landscape by encouraging more industrial businesses to locate in the area.

PRE-COLONIZATION

The Nacotchtank American Indian Tribe inhabited the Eastern Branch of the Potomac River.

BEFORE 1850

1835: DC'S FIRST RAILROAD OPENS

The B&O Washington Branch opens, attracting residents and visitors to the Ivy City area.

1850-1874

1891-1907: MAJOR EMPLOYERS CLOSE

The racetrack, a primary employer, closes due to the prohibition of gambling. Soon after, the brick plant closes, followed by the B&O rail station.

1875-1899

1911: ALEXANDER CRUMMELL SCHOOL OPENS

DC constructs and opens the first school to be named after an African American in Ivy City and operates until 1977.

1900-1924

1790: DC RESIDENT ACT

DC is established as the seat of the federal government.

1873: IVY CITY FOUNDED

Ivy City is founded as one of the District's earliest residential subdivisions.



The historic Alexander Crummell School in operation.

Over the years, Ivy City became a neighborhood of Black families with low and moderate incomes surrounded by industry, Gallaudet University, a cemetery, and the then-segregated white neighborhood of Trinidad.



Rendering of Crummell Recreation Center

CRUMMELL SCHOOL RECREATION CENTER

Mayor Bowser announced her administration will include a \$35 million investment as part of her budget proposal to redevelop the Crummell site to a community center. In Summer 2023, DGS & DPR began the design process to transform the 2-acre site into the Crummell Recreation Center. The project will restore and expand the existing structure and landscape the remaining grounds with recreation and park facilities.

1937: HECHT COMPANY WAREHOUSE OPENS

Hecht Warehouse is constructed and serves as the central warehouse for the Hecht Company until its closure in 2006.

2003: CRUMMELL SCHOOL LANDMARKED

The Crummell School is listed on the National Register of Historic Places.

2014: HECHT WAREHOUSE REDEVELOPED

The prominent warehouse, which sat vacant for years, is redeveloped into apartments and retail space.

THE FUTURE

1925-1949

1950-PRESENT

1998: LEWIS CROWE PARK CREATED

The Western Mews public housing building was demolished due to regular flood damage and associated disrepair. The empty lot was later converted into a park.

2011-2013: NEIGHBORHOOD STABILIZATION PROGRAM (NSP)

Using federal financing resources, the District focused resources from the NSP program to provide subsidized home ownership to 34 low-income households.

2023: NEW YORK AVENUE NE VISION FRAMEWORK

The Vision Framework provided key implementation guidance for the 2021 Comprehensive Plan's addition of high density mixed-use land use along New York Avenue NE.

ENVIRONMENTAL JUSTICE

Ivy City is a historically Black neighborhood that has faced prolonged burdens of racial, environmental, economic, and transportation infrastructural inequities. The community's quality of life has been impacted by industrial uses that are very close to homes. Importantly, the District government's Department of Public Works has a large facility in the community. The District is working to replace polluting vehicles with clean electric vehicles, but more work is still needed. Community members face inequitable health outcomes including high rates of asthma, cancer, and heart disease. The community's location next to a major roadway, railroad, and industrial operations contributes to health problems. Additionally, Ivy City has fewer trees, and more pavement than many other communities in the District. These factors contribute to an urban heat island effect (causing the neighborhood to be warmer than its surrounding area) as well as to its relatively poor air quality.

The CDC's Environmental Justice Index (2022) ranks Ivy City among the top 15% of US Census tracts most likely to experience the cumulative impacts of environmental burden and injustice. The CDC found that living near busy roadways and railroads contributes to higher rates of chronic health conditions including cancer.

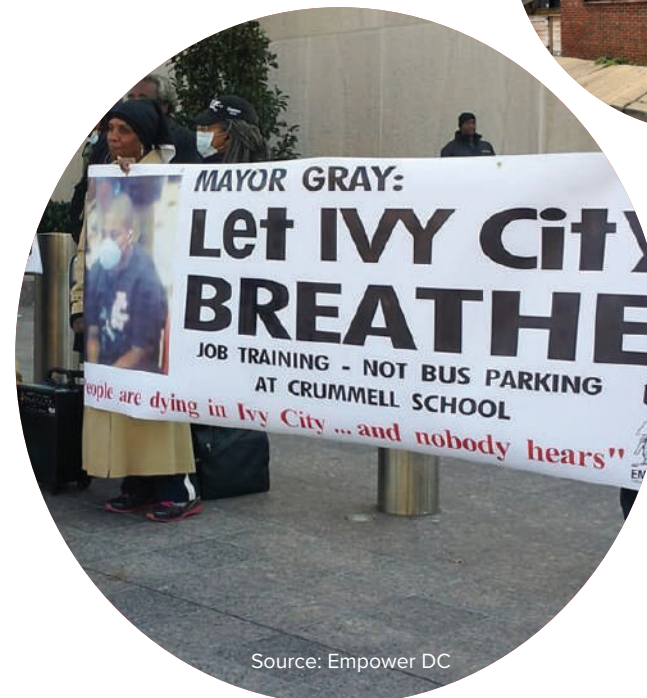
INFLUENCES OF HEAT EXPOSURE IN IVY CITY

HEAT EXPOSURE FACTORS	IVY CITY (CENSUS TRACT 88.03)	DISTRICTWIDE AVERAGE
<i>Ambient air temperature</i>	35.5°F	34.8°F
<i>Amount of impervious surfaces in the area</i>	62.2%	48.3%
<i>Amount of area without tree canopy coverage</i>	87.2%	71.1%

Source: District Department of Energy and Environment (DOEE), 2022

Members of the community have long advocated to advance racial equity and environmental justice in Ivy City. This includes organized opposition to the construction of the Inner Loop highway that would have cut through the heart of the neighborhood in 1977, decades-long advocacy for the Crummell School redevelopment as community recreation space, opposition to proposals for new bus parking lots, as well as a more recent fight for improved air quality and against industrial neighbors located next to resident homes.

Industrial building at Capitol Ave NE abutting residences



Community-led environmental justice efforts in Ivy City

Source: Empower DC

CENTERING EQUITY

OP anchored this Small Area Plan in the District's commitment to advancing racial equity. To produce this plan, OP partnered with the Mayor's Office of Racial Equity to incorporate the District's best practices in the planning process, which include accessible and impactful community engagement, breaking data down by race and ethnicity, as well as focusing on resident outcomes. Additionally, the ICSAP's recommendations are aligned with the Comprehensive Plan's racial equity guidance, which states that "equity exists where all people share equal rights, access, choice, opportunities, and outcomes, regardless of characteristics, such as race, class, or gender."

Through OP's approach to centering racial equity, the ICSAP includes:

- Documentation of historical and recent discriminatory land use and development practices through an existing conditions analysis, including the acknowledgment of the role urban planning has played in furthering discrimination and inequitable outcomes in communities of color
- A breakdown of demographic and community participation data by race, ethnicity, gender, and other socioeconomic factors, where possible, to indicate inequitable engagement and outcomes
- A community vision for equitable and inclusive growth rooted in a transparent and participatory engagement, centering of Black voices, and reflection on the lived experiences of residents



Residents gathering at the Ivy City Clubhouse

Health Equity Assessment

Urban planning, environmental justice, and health equity are deeply interconnected through the social determinants of health, defined as the non-medical factors that shape the living conditions in which people are born, live, learn, work and play that affects a wide range of health outcomes.

OP produced a health equity assessment to consider the potential outcomes of the ICSAP guided by the social determinants of health and the overarching goal to center equity in the planning process. OP evaluated health equity by studying three questions:

1. Who is most likely to have a better health outcome?
2. Who is most likely to have a worse health outcome?
3. How will the recommendations reduce existing health disparities?

The outcomes from the equity assessment filter this Small Area Plan’s recommendations with the goal to reduce racial inequities, eliminate race as a predictor of health outcomes, and promote equitable development in Ivy City.

WHAT WE’VE HEARD FROM THE COMMUNITY:

49%

residents cited “**worsening health or safety conditions**” to be a reason for why they would consider moving out of Ivy City

The top 3 named reasons include:

- Crime, fear, and lack of personal safety
- Air pollution and littering
- Lack of green space

Source: ICSAP Community Survey, 2022

SIGNIFICANT HEALTH DISPARITIES IN THE IVY CITY AREA

HEALTH FACTORS	IVY CITY (CENSUS TRACT 88.03)	DISTRICTWIDE AVERAGE
Current Asthma	11.2%	10.4%
Obesity Among Adults	26.3%	24.7%
Frequent Mental Distress	19.2%	14.4%

Source: CDC PLACES (2024)

ADDRESSING HEALTH AND ENVIRONMENTAL DISPARITIES

KEY ISSUE/CONCERN	RECOMMENDATIONS	DESCRIPTION
Toxic air quality	Rec 2.1, Rec 2.6	Recommendations explore options to relocate the Okie Street DPW Maintenance Yard and expand the use of green infrastructure that reduce emissions.
Urban heat exposure	Rec 2.1, Rec 2.2, Rec 2.3, Rec 2.4, Rec 2.5, Rec 2.6, Rec 2.7 Rec 3.1, Rec 3.7, Rec 3.8, Rec 3.9	Recommendations propose a wide range of strategies to increase shade with trees on public and private property, develop new green spaces, and implement novel infrastructure like a resilience hub and public misters.
Interior flood risk	Rec 2.1, Rec 3.1, Rec 3.7, Rec 3.9	Recommendations propose expanding green spaces and endorsing the efforts of DOEE’s Ivy City Resilience Strategy.
Limited green space	Rec 1.5, , Rec 2.1, Rec 2.5, Rec 2.6, Rec 3.1, Rec 3.7, Rec 3.9	Recommendations propose new green spaces, priorities for new private and public development, the redesign of Lewis Crowe Park, and more trees.
Concentrated PDR/ industrial land use	Rec 1.4, Rec 1.10, Rec 1.11, Rec 1.12, Rec 2.1	Recommendations promote new future housing uses on existing PDR properties and neighborhood-compatible maker spaces in new mixed-use parcels, and explore options to relocate the Okie Street DPW Maintenance Yard.

COMMUNITY-GUIDED PLANNING PROCESS

OP developed an engagement plan to maximize inclusive public participation in the planning process that was accessible to all residents, including to non-English speakers and to persons with disabilities.

The engagement process focused on building trust and relationships with stakeholders in the neighborhood. The Small Area Plan website advertised upcoming community events; shared key information and plan updates; gathered feedback via online surveys and questionnaires; and provided dedicated email and phone lines to streamline communications between stakeholders and the project team.

The comments and feedback shared during the engagement process helped directly shape the recommendations included in the ICSAP. Key findings from different engagements are included in this section.

Community researchers from the Public Life Study.



During this project's Public Life Study, 45 community members answered a series of questions about their experiences in Ivy City.

When asked "What is the first word that comes to mind when you think about Ivy City?," the most common answer was

"Home."

ENGAGEMENT SUMMARY

From November 2021 to August 2024, OP conducted 30 engagement events attended by over 310 residents and stakeholders.



60+
attendees
to Ivy City
Planning Day

89

comments
collected
during a 45-
day public
comment
period.



120+

subscribers
to the project
mailing list

2 community
workshops



130+

completed
community
surveys

6 focus
groups with
businesses
& houses of
worship



15 Public Life
Study community
training and
observation days



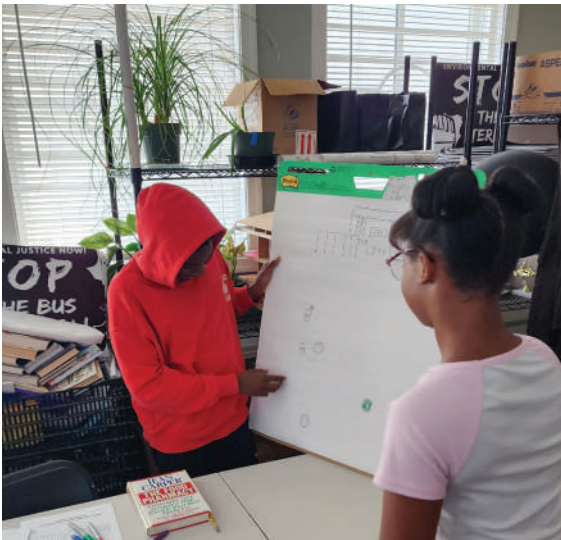
1,500+
flyers hand-
delivered to
homes and
businesses



17
community
researchers
helped with
surveying &
data collection



5 community
office hours
sessions



2 youth-focused
engagements



5 community
walks



4 community
listening
sessions

Alexander Crummell School, Post-Closure (2001)



Source: DC Preservation League Photo Repository

Hecht Warehouse, Street View (1992)



Source: DC Preservation League Photo Repository

Ivy City is a historic neighborhood that has experienced many changes since its establishment in the 1850s.



A vision for Ivy City alongside the Alexander Crummell Recreation Center.

RECOMMENDATIONS

These recommendations were developed in collaboration with community stakeholders, advocates, and District agencies. Each group of recommendations expands on existing District policies and programs to support implementation and achieve desired outcomes in each focus area: housing affordability, community resilience, and public realm and urban design.



Pedestrian crossing
Okie Street NE.

KEY GOVERNMENT AGENCIES & STAKEHOLDERS

Acronym	Agency/Organization Name
ANC	Advisory Neighborhood Commission
COG	Washington Metropolitan Council of Governments
DACL	Department of Aging and Community Living
DCHA	District of Columbia Housing Authority
DDOT	District Department of Transportation
DGS	District Department of General Services
DHCD	District Department of Housing & Community Development
DOEE	District Department of Energy & Environment
DPR	District Department of Parks & Recreation
DPW	District Department of Public Works
DSLBD	District Department of Small and Local Business Development
HSEMA	DC Homeland Security and Emergency Management Agency
OP	DC Office of Planning
ORE	Mayor's Office of Racial Equity
OTA	DC Office of Tenant Advocacy



Community walking tour in Ivy City with the ANC Commissioner

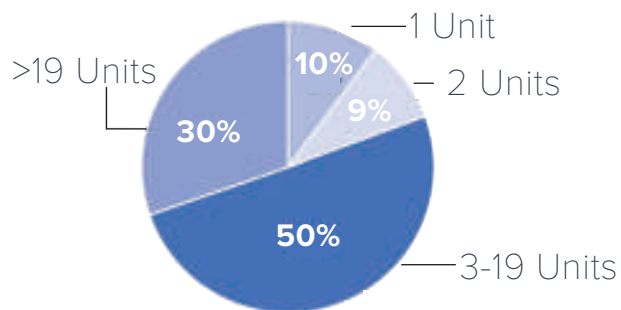
HOUSING AFFORDABILITY & OPPORTUNITY

What the Data Says | Existing Conditions

Ivy City is a relatively small neighborhood, encompassing about 90 acres, of which 31 acres are used for streets and sidewalks, while 59 acres are used for homes, businesses, and parks. The area includes recent infill multifamily homes and mixed-use buildings surrounded by commercial and industrial sites. Ivy City has a total of 266 residential properties, about half of which are located in small apartment buildings of 3-19 units.

More than 90 percent of Ivy City residents rent their housing. The average rent for a two-bedroom apartment in the neighborhood is about \$1,800, which would be affordable to a household of three earning \$70,600 annually. This is much higher than \$47,984, the median income for Black households in the Ivy City Area. A majority of Ivy City residents are housing cost burdened — households pay 30% or more toward their housing costs. Both housing data and community input underline that affordability and inequity remains a present and serious concern.

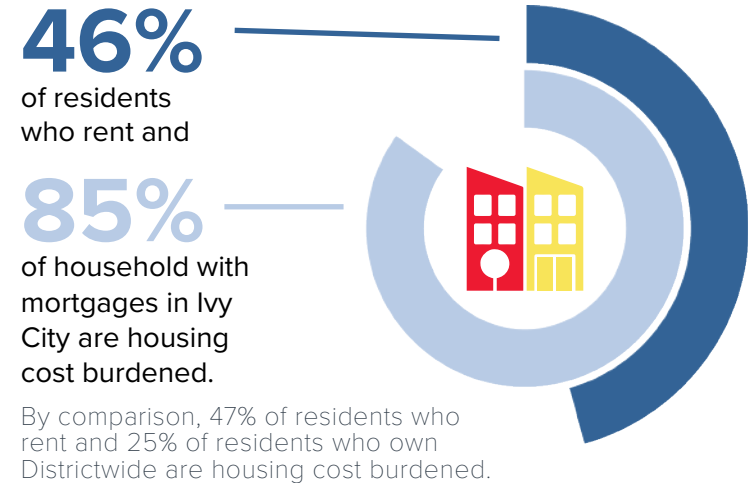
HOUSING BY NUMBER OF UNITS IN IVY CITY



110 TOTAL DEDICATED AFFORDABLE UNITS - 12% OF THE RENTAL SUPPLY

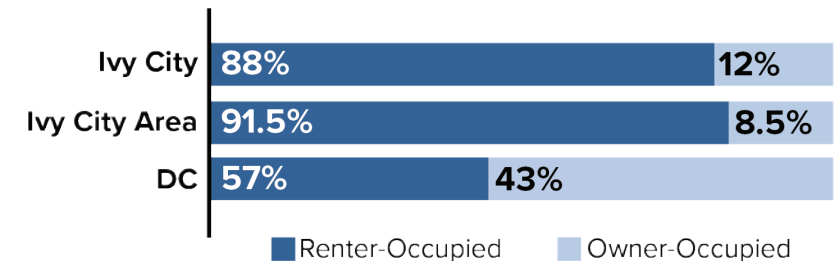
39 of these apartments are part of the Hecht Warehouse redevelopment. 60 units in the Ivy City Apartments complex are under Section 8, slated to expire in 2026.

HOUSING COST BURDEN IN THE IVY CITY AREA



RENTAL & OWNERSHIP HOUSING

Since 2010, 64 new homes have been built in Ivy City.



71% of residents who rent their housing and **77%** of residents who own their housing } **identify as Black or African-American**

Sources: District Master Address Repository (MAR), American Community Survey 5-Year Estimates (2018-2022)

Displacement Risk in Ivy City

OP estimates that a third of current Ivy City households are vulnerable to displacement pressures. The District's Comprehensive Plan identifies three types of displacement pressure as physical, economic, and cultural, each requiring a different approach to mitigate.

- **Physical displacement** occurs when a family must move when the building their home is in redevelops.
- **Economic displacement** occurs when a neighborhood's housing costs increase, and a family cannot find an affordable housing option in their community
- **Cultural displacement** occurs when community members lose a sense of belonging or shared identity in their neighborhood.

The District has a robust set of affordable housing tools to prevent displacement. However, the displacement pressures in Ivy City are particularly challenging to combat because many homes are in small buildings that have fewer than five rental apartments. Many of the District's housing tools and programs are hard to use for buildings this size. For example, affordable housing developers have a difficult time acquiring enough small buildings to apply for financial subsidies. Additionally, the District's rent control law does not apply to landlords who own fewer than five rental units.

Finally, the District's Opportunity to Purchase Act (DOPA) only applies to buildings with five or more units. A strategy to address displacement pressures in Ivy City will require piloting new approaches at a Districtwide and local level that leverage existing District funding and administrative resources in new ways.

"People need to be able to afford Ivy City!"
- Ivy City Resident

KEY COMP PLAN CONNECTIONS

The policies outlined in the Comprehensive Plan encourage and support the provision of housing opportunities across all incomes and household sizes by fostering housing production and preserving existing affordable housing units. Key policies related to housing affordability and supply include:

- Encourage and prioritize the development of family-sized units and/or family-sized housing options which generally have three or more bedrooms, particularly in areas that received increased residential density as a result of underlying changes to the Future Land Use Map (Policy H-1.1.9).
- Produce and preserve affordable housing units for low- and moderate-income households is a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout all District neighborhoods. (Policy H-1.2.1).
- Prioritize, encourage, and incentivize build-first, one-for-one, on-site, and in-kind replacement of affordable units, including larger family-sized units (Policy H-1.2.10).
- Combat displacement by identifying targeted areas within which to deploy resources to prevent displacement and help residents with the highest displacement risks stay in their neighborhoods. (Policy H-2.1.1).

(Continued on p. 29)

What's Happening Now | Existing Policies and Programs

Change is underway in Ivy City. Increased development in the nearby NoMa neighborhood, including new amenities at Union Market, has increased demand from higher-income residents to live in Ivy City. In addition, the District anticipates that the Zoning Commission will rezone properties along New York Avenue NE to enable large apartment buildings that will be home to thousands of new residents. Many community members are concerned that they will not benefit from the anticipated development in the area due to physical, economic, and cultural displacement pressures.

Housing affordability is a key part of the District's efforts to address racial equity. Rising housing costs pose an increasing burden for many residents of Ivy City. This burden requires many families to make difficult decisions between paying for housing or daily essentials, such as food and healthcare, or moving from their community to find lower-cost housing.

In 2019, Mayor Bowser set a bold goal to deliver an additional 36,000 new units of housing, including 12,000 units of dedicated affordable housing by 2025. The District's **Housing Equity Report** released later that same year, created place-based targets for new housing units and dedicated affordable units. The report set a target for an additional 1,350 new affordable housing units in the Upper Northeast Planning Area, which includes Ivy City. The report also emphasized the need to preserve existing affordable housing units. Affordability across a range of housing types is a central focus of this plan and builds on the analysis and goals of the Housing Equity Report.

Analysis indicates that approximately 4,000 housing units could be constructed along New York Avenue NE in Ivy City under the current FLUM designation, established during the 2021 Comprehensive Plan Update. The District's goal is that a third of these homes will be dedicated affordable housing, which could be up to about 1,300 homes.

The District's Inclusionary Zoning Plus (IZ+) program requires that 20 percent of all apartments developed along New York Avenue NE will be dedicated affordable housing. Through the New York Avenue NE Vision Framework, OP recommends producing the remaining affordable housing to reach through 100 percent dedicated affordable apartment buildings by leveraging District programs including the Housing Production Trust Fund (HPTF).

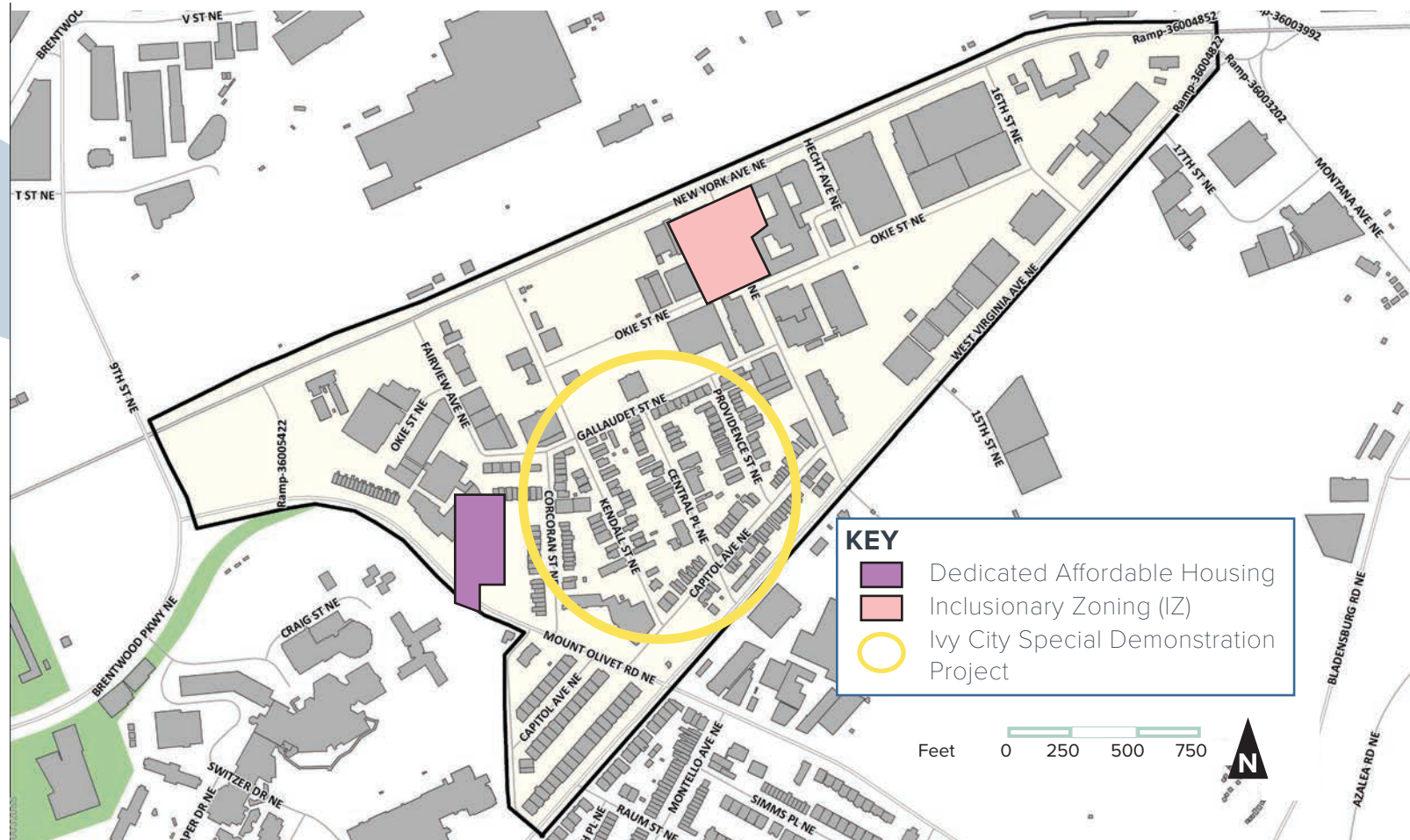
DC Department of Human Services is developing a new homeless service shelter to replace the services and facilities provided at the New York Avenue Men's Emergency Shelter (1355 New York Avenue NE). The new facility would move to the site of the nearby Humane Rescue Alliance (1201 New York Avenue NE). The larger facility will be able to support more unhoused community members and provide fuller wrap-around services.



Examples of Ivy City housing types.

IVY CITY AFFORDABLE HOUSING INVESTMENT (2023)

Figure 3



IVY CITY SPECIAL DEMONSTRATION PROJECT

In 2011-2013, the Neighborhood Stabilization Program (NSP) used special federal financing and District owned land to provide 38 affordable home ownership units for low-income families in Ivy City. The program used a combination of direct homebuyer and development subsidies and partnerships with three nonprofit affordable housing developers — Manna, Inc., Habitat for Humanity DC, and Mi Casa.

In 2022, the District government found that all Ivy City NSP home buyers still live in their homes. The NSP demonstrated that homeownership is an effective strategy for combating displacement. The efficacy of this project suggests that similar targeted strategies that creatively leverage different funding sources may be useful for future anti-displacement efforts.

AFFORDABLE HOUSING POLICIES

The District’s **Inclusionary Zoning Plus (IZ+)** program is a key opportunity to increase affordable housing. The District’s Inclusionary Zoning (IZ) program requires 8 percent to 12.5 percent of all apartments to be dedicated affordable housing in most locations. IZ+ requires additional affordable housing when zoning is changed. In Ivy City, IZ+ will predominantly apply to sites that are currently zoned for PDR. On these sites, IZ+ requires that 20 percent of all housing units constructed be dedicated as affordable housing.

Under the **Tenant Opportunity to Purchase Act (TOPA)**, tenants of an existing rental building have the right to purchase the property where they live when it is put up for sale. A tenant may also assign their rights to another purchaser, such as a housing developer. If a third-party offer is made to purchase the property, the tenants or their chosen purchaser must match the offer to buy. The District encourages tenants to exercise this right to help reduce displacement and support tenants becoming homeowners. The District’s Affordable Housing Preservation Trust Fund provides below-market financing for acquisition, predevelopment costs, and critical repairs to tenant associations and/or their assignees who are willing to record an affordability covenant on the property.

The **District Opportunity to Purchase Act (DOPA)** requires rental property owners to provide the District with the opportunity to purchase a building for sale with five or more units, following the waiver of the TOPA process. DOPA is complementary to a tenant’s right to purchase when their building is up for sale. The District uses this policy to preserve affordability by partnering with a qualified developers to convert the purchase into dedicated affordable units.



New residential housing units built to maximum allowable height for Ivy City.

WHAT IS DEDICATED AFFORDABLE HOUSING?

Dedicated affordable housing is defined as income- and rent-restricted housing supported or subsidized by local and federal programs for households ranging from extremely low-income earning less than 30 percent of the Median Family Income (MFI) to households earning less than 80 percent of the MFI.

2023-2024 DC Median Family Income

Household Size	30% of MFI	50% of MFI	80% of MFI	100% of MFI
1	\$ 31,950	\$53,250	\$85,200	\$106,450
2	\$ 36,500	\$ 60,850	\$ 97,350 1	\$ 121,700
3	\$ 41,050	\$ 68,450	\$ 109,500	\$ 136,900
4	\$ 45,650	\$ 76,050	\$ 121,700	\$ 152,100

Source: DC Department of Housing and Community Development, 2024

The District also provides **financing, technical assistance, and other resources** for homeownership and to maintain housing affordability of existing homes, especially for families, older adults, and people with disabilities. These programs aim to produce new dedicated affordable units, preserve affordable units in existing buildings at risk of losing their protected status, and repair existing homes to ensure families can comfortably continue to stay where they live. Some programs include:

- **Housing Production Trust Fund (DHCD):** A special revenue fund that provides gap financing for projects affordable to low- and moderate-income households.
- **Small Building Program (DHCD):** Provides grants and financing to eligible property owners of multifamily buildings of two to 50 units for moderate renovations, repairs, and the elimination of hazardous and unsafe living conditions.
- **Single-Family Residential Rehabilitation Program (DHCD):** Administers grants for roof repairs or other modifications to eliminate barriers to accessibility for persons with mobility or other physical impairments.
- **Home Purchase Assistance Program (DHCD):** Provides interest-free loans and closing cost assistance to qualified applicants to purchase single-family houses, condominiums, and cooperative units in the District.
- **Local Rent Supplement Program (DCHA):** Helps residents with extremely low income pay for housing that meets their needs by capping housing costs at 30 percent of income.

Additionally, the District encourages houses of worship to engage with resources provided by non-profit housing providers, including Enterprise Community Partners, Inc. as part of their Faith-Based Development Initiative. These programs **provide financial and technical support to develop potential development sites into affordable housing units** and community facilities.

KEY COMP PLAN CONNECTIONS

- Provide technical and counseling assistance to lower-income households and strengthen the rights of existing tenants to purchase rental units if they are being converted to ownership units. (Policy H-2.1.4).
- Promote increasing residential density and infill development (Policy UNE 1.1.2 – General).
- Ivy City Infill Development (Policy UNE 2.1.1):
 - Consider reuse of Crummell [School site] community facilities, green space, and housing.
 - Support development of additional infill housing including loft-style and live-work housing that blends with the industrial character.
 - Support a range of housing designs that fosters affordability and accommodates a mix of household types – including families.
 - Encourage rehabilitation and renovation of existing housing stock.
 - Improve compatibility between uses – housing, commercial, and PDR.
- Improve the interface between residential neighborhoods, industrial areas, and the railroad and Metro rail lines...buffer neighborhoods from noise, truck traffic, commuter traffic, odor, and compromised infrastructure (Policy UNE-1.1.11).

VISION

Ivy City will offer attainable and diverse homeownership and rental opportunities that support family and multigenerational households, alleviate cost-burden for current residents, and reduce risk of displacement of long-term residents. Families, households aging in place, and young adults should be able to build wealth and community, with access to amenities and economic opportunities.

RECOMMENDED ACTIONS FOR HOUSING AFFORDABILITY & OPPORTUNITY		IMPLEMENTERS
1.1	Explore approaches for prioritizing the District's investments to reduce displacement pressures by increasing affordable housing in Ivy City. These approaches can include funding to ensure that small apartment buildings that are currently affordable to residents with lower incomes remain affordable. This would prevent current residents from being displaced while also creating more affordable housing in the community.	DHCD
1.2	Explore approaches for helping Ivy City residents purchase small apartment buildings. Approaches may include providing loan guarantees to help residents secure a mortgage and grants to pay for needed renovations in exchange for renting the apartments at affordable prices. Helping residents purchase small apartment buildings in Ivy City would help them build wealth while reducing displacement pressures in the community.	DHCD
1.3	To prevent displacement, identify properties in Ivy City that are both vacant and tax delinquent and convert them to dedicated affordable housing. Currently, there are approximately five buildings in Ivy City that meet these conditions. Converting these buildings to dedicated affordable housing will help current residents with lower incomes find housing in the community that they will be able to afford long-term.	DHCD
1.4	Add residential uses along Okie Street NE, Fenwick Street NE, and Kendall St NE that meet the affordability needs of current Ivy City residents. Changes to allow residential uses in these areas may occur through the next Comprehensive Plan. The addition of new homes will help increase housing affordability.	OP, Property Owners
1.5	Help Ivy City residents with lower incomes purchase homes in the community. DHCD will encourage its Community Based Organization grantees to conduct outreach in Ivy City to connect residents with home buyer education and down payment assistance. The District provides various down payment assistance programs, which are designed to help residents with lower incomes become homeowners. This outreach will help more Ivy City residents become homeowners and prevent them from experiencing displacement.	DHCD
1.6	Explore build-first options in coordination with property owners, housing preservation funders, and other partners if appropriate to retain existing dedicated affordable housing in Ivy City. This approach would allow existing residents to stay in the community.	Property Owners, DHCD

RECOMMENDED ACTIONS FOR HOUSING AFFORDABILITY & OPPORTUNITY		IMPLEMENTERS
1.7	Partner with ANC 5D and other community-based organizations to provide information and assistance on District programs to renters and home buyers, including tenants advocacy programs, opportunities to purchase apartment buildings sales, and technical support for tenant organizations.	DHCD, ANC
1.8	Provide information on housing resources to Ivy City property owners and tenants to support conversion of naturally occurring affordable housing units, including small multi-unit buildings, into long-term affordable rental and homeownership opportunities. Strengthened outreach will allow property owners and tenants to explore options to create dedicated affordable units and serve existing residents.	DHCD, Community Partners, Property Owners, OTA
1.9	Expand opportunities for families to live in Ivy City. Encourage the provision of two- and three-bedroom apartments in new buildings along with common features to accommodate families with children. These steps will help families renting homes to find more dedicated affordable and market-rate options.	OP, Property Owners
1.10	Prioritize dedicated affordable housing and/or green space on municipally owned sites in Ivy City in the event of a sale, disposal, or redevelopment. Prioritizing housing in the future can help prevent displacement by creating dedicated affordable housing on sites where people do not live today.	OP, DGS, DHCD, DPW
1.11	Provide technical support to large sites that wish to develop affordable housing opportunities on their properties. Large sites offer the most impactful locations for new affordable housing. If large site owners decide to redevelop, District agencies should work to make sure that resources and incentives are easily available.	DHCD, DMPED, OP
1.12	Encourage the provision of neighborhood-serving ground floor uses like a pharmacy, childcare facilities, entrepreneurial/incubator spaces, or other community services through the Planned Unit Development (PUD) process. The creation of these uses will help expand employment opportunities and local business development in Ivy City.	OP, DHCD



COMMUNITY RESILIENCE

What the Data Says | Existing Conditions

The impact of climate change continues to grow across the District. Annual temperatures and heat waves are expected to increase and become more intense. By 2030, five to six days with over 100°F are expected annually. The frequency and intensity of rain and thunderstorms are also expected to rise which will increase the likelihood of flooding.

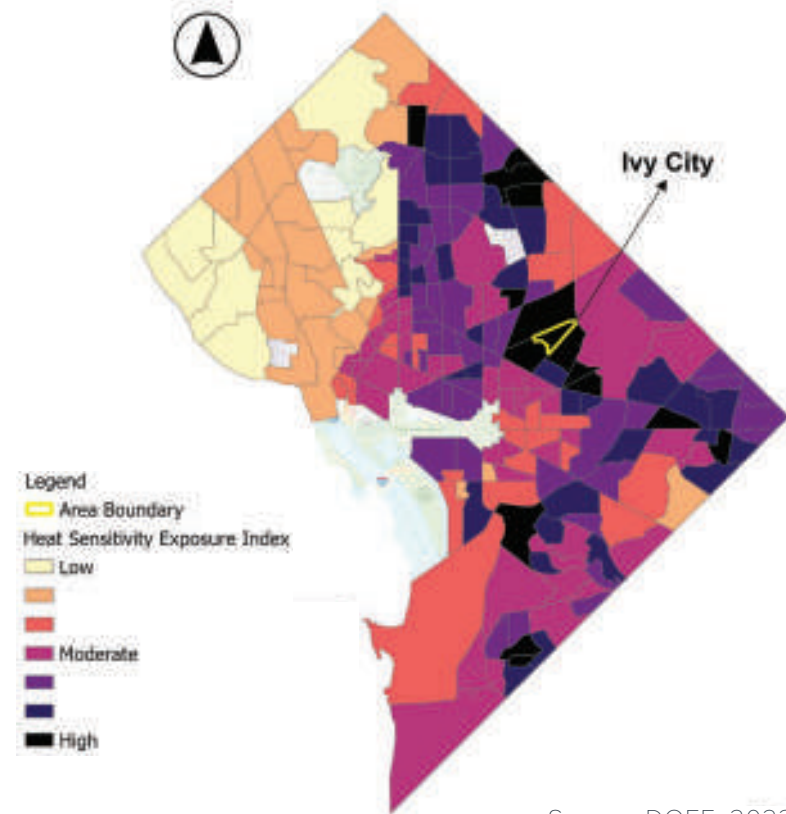
According to the Department of Energy and Environment's (DOEE) Heat Sensitivity-Exposure Index, Ivy City is located in a 'High' sensitivity census tract (see Figure 4). This index is based on a combination of heat exposure factors, such as the amount of tree canopy coverage and heat sensitivity factors, which includes age and prevalence of health risks.

Air quality also poses a significant challenge in Ivy City. The area's close proximity to major transportation corridors with higher daily vehicle traffic volume, such as New York Avenue NE, and high concentration of industrial activities generate air pollutants that settle in Ivy City. Several air monitoring efforts in Ivy City reported traces of toxic pollutants

such as particulate matter (PM2.5) and Black Carbon (BC) can be found in and nearby the neighborhood, both of which are known to cause asthma, respiratory damage, and increased mortality rates. Per the U.S. Centers for Disease Control and Prevention, asthma rates in Ivy City are 13.2 percent, which is 2.5 percent higher than the Districtwide average of 10.7 percent, as of 2023.

DC HEAT SENSITIVITY EXPOSURE INDEX

Figure 4



Source: DOEE, 2022

WHAT IS RESILIENCE?

The ability to cope with adverse shocks and stressors, and to adapt and learn to live with changes and uncertainty. Shocks are sudden events, such as flooding and extreme heat events, which can immediately threaten residents' health and safety. Stressors are long-term trends or pressures, such as poor air quality or reduced food access, that can result in residents' vulnerability to other risk factors.

In 2022, DOEE's Flood Team performed a preliminary analysis of known flooding locations in Ivy City, which included areas at the intersection of Mount Olivet Road and West Virginia Avenue NE, as well as areas adjacent to Lewis Crowe Park (see Figure 5). The findings identified internal flood risks due to insufficient stormwater management infrastructure combined with few opportunities for precipitation to be safely absorbed during extreme flood events.

MAP OF FLOOD SENSITIVE AREAS

Figure 5

Identifies flood-sensitive areas that might be at higher risk due to local factors like land configuration, land uses, and stormwater infrastructure.



Source: DOEE Flood Team, September 2022

KEY COMP PLAN CONNECTIONS

Ivy City residents shared concerns about the environmental hazards that impact community and individual health. The Comprehensive Plan contains several policies intended to address these concerns:

- Wherever possible, reduce the urban heat island effect with cool and green roofs, expanded green space, cool pavement, tree planting, and tree protection efforts, prioritizing hotspots and those areas with the greatest number of heat-vulnerable residents (Policy E-1.1.2).
- Plant and maintain trees in the public lands in all parts of Washington, DC, particularly in areas with low canopy cover and areas in greater need of trees, such as those with high urban heat island effects, at high risk for flooding, or with high particulate matter levels (Policy E-2.1.1).
- Use planning, zoning, and building regulations to promote tree retention and planting [...] when new development occurs. (Policy E-2.1.2).
- Promote an increase in tree planting and vegetated spaces to reduce stormwater runoff and mitigate urban heat island effect, including the expanded use of green roofs in new construction and adaptive reuse (Policy E-4.1.2).
- Continue to develop and refine solutions to avoid or mitigate the adverse effects of industrial, transportation, municipal, construction, and other high impact uses, particularly when proximate to residential areas [...] These solutions include enhanced buffering, sound walls [...] and regulating specific uses that result in land use conflicts (Policy E-6.7.1).

What's Happening Now | Existing Policies and Programs

The Sustainable DC 2.0 and the Resilient DC plans set goals to help achieve the District's vision to become the healthiest, greenest, most livable city while helping residents become more resilient to future shocks and stresses. Residents in Ivy City will see a variety of improvements to their quality of life with the implementation of Sustainable DC 2.0. The District plans to increase the number of neighborhood trees and green spaces to reduce flood risk, reduce the urban heat island effect, and improve air quality, with the added benefit of improving the public realm, such as sidewalks and gathering spaces.

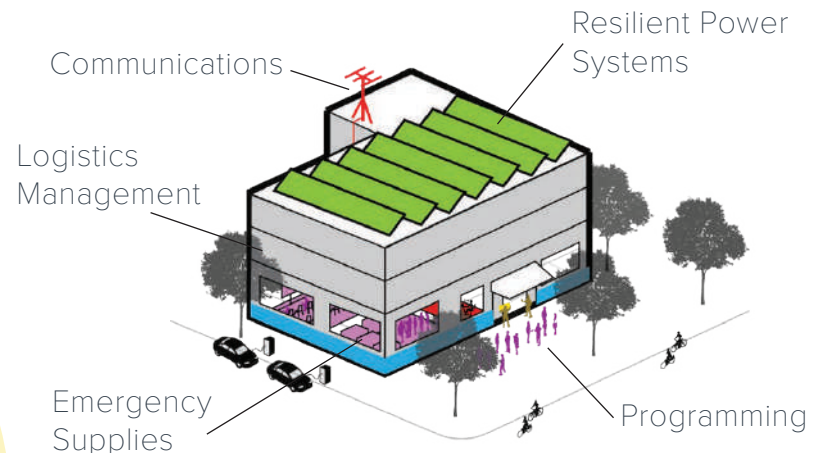
Additional urban heat island mitigation is expected through additional cool roofs, solar shading, shade trees, and fleet electrification. Over the next three years, DPW is investing over \$3 million in EV charging stations throughout their facilities, including the West Virginia Avenue Public Works Campus, to reduce fuel consumption and vehicle-related emissions.

DOEE is working with partners to build out a network of community resilience hubs across the District, including along the New York Avenue NE corridor. The hubs provide direct aid to residents during and after shocks from major storms or other unexpected events.

Other plans, including Climate Ready DC and Keep Cool DC, inform the ICSAP recommendations. DOEE developed Climate Ready DC as the District's action plan to adapt to the changing climate, including improved preparedness against flooding and heat exposure. Keep Cool DC outlines the District's strategies to reduce the drivers of extreme heat and protect residents from the threat of high temperatures.

COMMUNITY RESILIENCE HUB

A public-serving facility that connects residents to resources and services to help a community be prepared for disruptions, including chronic stressors and acute emergencies. Resilience hubs are open in times of emergency, but also—importantly—during everyday “steady state” periods. During normal operation (up to 99 percent of the time in some cases), resilience hubs connect residents to resources, build resilience-related skills, and cultivate relationships in the communities they serve.



The FH Faunteroy Community Enrichment Center became the District's first Resilience Hub, located in Ward 7.

Source: USDN

Parks and recreation spaces also support resilience and improve racial equity outcomes. In December 2023, the Department of Parks and Recreation (DPR) released the Ready2Play Master Plan, which will guide investments over the next twenty years. This plan calls for more park and recreation improvements and programming in Ivy City, such as the forthcoming Crummell Recreation Center. These facilities will create more opportunities for community programming and increase high-quality green space, which will make the area more resilient to climate change.

Existing zoning guidelines for PDR uses require physical and visual buffers between new PDR buildings and neighboring residential properties to reduce impacts from emissions, noise, smells, and visual disruption. In 2014, the District published Ward 5 Works, which includes recommendations to enhance required buffers to further mitigate the transition from industrial areas to residential neighborhoods. Additionally, In July 2024, Councilmember Parker introduced legislation to exercise eminent domain over the National Engineering Products (NEP) factory at 1950 Capitol Ave NE for use as a climate resilience hub.

The recommended actions in this section expand on existing agency programs and identify new initiatives to target resources toward the Ivy City community in service of greater environmental and health resilience.

RESOURCES FOR STAKEHOLDERS

The District manages a number of programs to enhance neighborhood access to trees and green infrastructure. Some available resources include:

- RiverSmart Homes (DOEE)
- Solar For All (DOEE)
- Tree Rebate (Casey Trees)
- Resilient Design Guidelines (DOEE)

PRODUCTION, DISTRIBUTION, & REPAIR LAND USE

PDR land is used to provide critical services to District residents and businesses, including trash pick-up and wastewater treatment. PDR land is also important for commercial and entrepreneurial opportunities that provide goods and services to the District and support the local economy.

In the years to come, the District will need to retain PDR land for critical municipal and commercial operations and also to provide opportunities for local businesses to innovate. This includes mixed-use PDR that allows for housing where compatible, co-location for municipal uses, and facilities that serve newly electrified fleets. It is also critical that the District screens and buffers harsh industrial uses from places where people live.

VISION

Ivy City will evolve into a healthier and more resilient community that protects and improves the well-being of all community members, regardless of age, gender, race, ethnicity, and other socioeconomic factors. New infrastructure and access to technical support and resources will buffer the neighborhood from environmental and climate-induced impacts.

RECOMMENDED ACTIONS FOR COMMUNITY RESILIENCE		IMPLEMENTERS
2.1	Explore options to relocate the Okie Street DPW Maintenance Yard outside of Ivy City. Relocation would reduce environmental and health risks to neighbors.	DPW, DGS
2.2	Leverage FEMA Hazard Mitigation funding to develop a resiliency strategy for Ivy City. Implement this strategy through investments in infrastructure in the public right-of-way and on public lands to reduce heat island impacts throughout the community and mitigate interior flooding risks in and around Lewis Crowe Park.	DOEE, DGS, HSEMA
2.3	Launch a Resilience Hub in Ivy City. Resources should include a cooling center, housing information resources, and energy resources that support residents during and between emergencies.	DOEE, DGS, HSEMA, DPR
2.4	Incorporate shade structures, such as projections, awnings, and other physical shading strategies as part of the Planned Unit Development (PUD) process. Privately developed shading will provide a benefit by making the community cooler where publicly maintained interventions cannot fit within the narrow right-of-way.	OP, Property Owners
2.5	Increase shade in the community by conducting outreach to help community members use District programs to plant trees. The additional trees will make the community cooler and the air cleaner.	DOEE, DDOT, Property Owners, Community Partners
2.6	Expand the use of infrastructure that improves the environment, such as cool pavement, solar shade structures, and planted biofiltration areas, on existing District-owned properties, including the Crummell School, Lewis Crowe Park, and other government parcels, to manage stormwater, reduce flooding, combat extreme heat, and generate clean energy.	DOEE, DDOT, DGS, DPR, DCHA
2.7	Encourage new development projects to incorporate green infrastructure elements, such as roof gardens, landscaped terraces, pocket parks, vegetation walls, and decorative planters to help reduce heat island impacts and increase visual appeal in the surrounding neighborhood.	OP
2.8	Pilot the use of public misting infrastructure at high-volume pedestrian gathering locations, including the Crummell Recreation Center and Lewis Crowe Park. Pedestrian-oriented, high-efficiency misters provide evaporative cooling to reduce heat impacts during hot days.	DOEE, DGS, DPR, DDOT



Creation of new community spaces in Ivy City, including a plaza at the Okie Street NE cut-through towards Fairview Avenue NE.

PUBLIC SPACE & URBAN DESIGN

What the Data Says | Existing Conditions

Ivy City is a compact neighborhood with homes, shops, and restaurants within walking distance from each other. The neighborhood has two existing outdoor recreational spaces: Lewis Crowe Park and play facilities at the Crummell School. Narrow streets and closely spaced homes create a distinct urban form in the residential parts of the neighborhood.

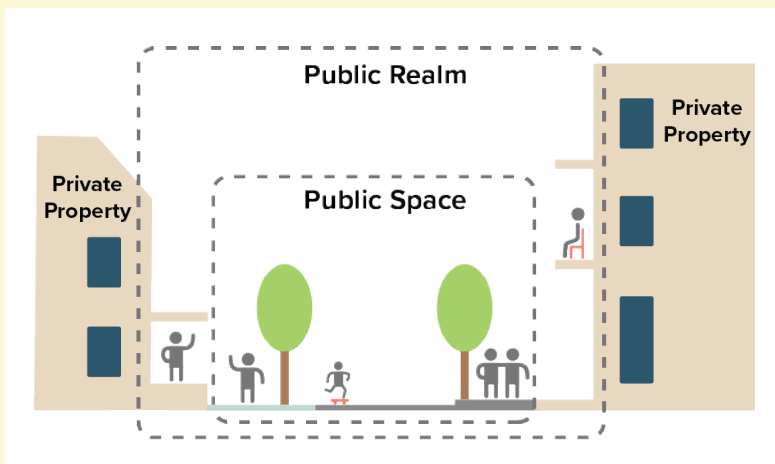
The current quality of the public realm in Ivy City is inconsistent. The public realm consists of all publicly accessible areas within a neighborhood, including streets, sidewalks, alleys, parks, and storefronts (see Figure 6). The way buildings are used and designed, the quality of the surrounding infrastructure, and the design of the sidewalks and streets that connect everything directly impact how positively or negatively a person feels using the public realm. Long fences and blank building walls are visually unappealing. Narrow sidewalks, missing sidewalk segments, and a lot of utility poles reduce the quality of street experience.

OP conducted a Public Life Study for this Small Area Plan, which include observations of how people use the area's public spaces. The study found that the community would benefit from improvements to its public realm including streets, sidewalks, and green spaces where residents and visitors can comfortably gather and travel through the area.

Murals are also an important part to Ivy City's public spaces, and many of these are created by community groups and businesses. The community's rich history provides an opportunity to expand the sense of place and honor the legacy of Ivy City through more public art and commemorative works.

WHAT IS THE PUBLIC REALM?

Figure 6



Street mural at Fairview Avenue NE.



The design and use of buildings – both residential, commercial, and industrial – have a direct impact on how people experience the public realm. New development is an opportunity to update land uses and business types that are compatible with a residential neighborhood. Guidance for new buildings will be a critical tool to increase shade and create new gathering spaces, engaging street-level shops and services, and public art and placekeeping initiatives in Ivy City's narrow streets. New street trees and shade structures as part of building redevelopment could support a new, shaded corridor to decrease the urban heat island effect.

WHAT RESIDENTS WANT TO SEE:

Through community engagement touchpoints, OP heard several priorities for public space improvements which include:

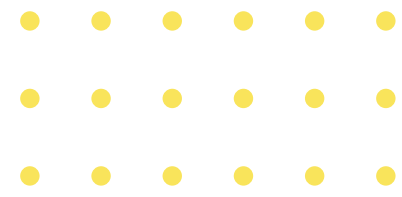
- Community atmosphere that makes neighbors feel valued
- Reimagination of Okie Street as a commercial 'main street'
- Additional community gathering spaces
- Public realm that centers pedestrian needs, including more shade and greenery
- Engaging programming for new green spaces, including the Crummell School Recreation Center and Lewis Crowe Park

WHAT IS PLACEKEEPING?

Placekeeping is the active care and maintenance of a place by the people who live and work there. It involves preserving the cultural memories associated with a locale, while centering the needs for existing residents to maintain their way of life. In addition, placekeeping is a way for future generations and new residents to understand and appreciate the community's history and character. It also enables a community to guide changes or enable a space to adapt to shifting needs over time.

WHAT IS URBAN DESIGN?

Urban design is a collaborative and multi-disciplinary process that focuses on how the elements of the city, such as buildings, streets, and plazas, are designed, built, and arranged in relation to one another. Urban design also shapes how people experience the city.



What is Happening Now | Existing Policies and Programs

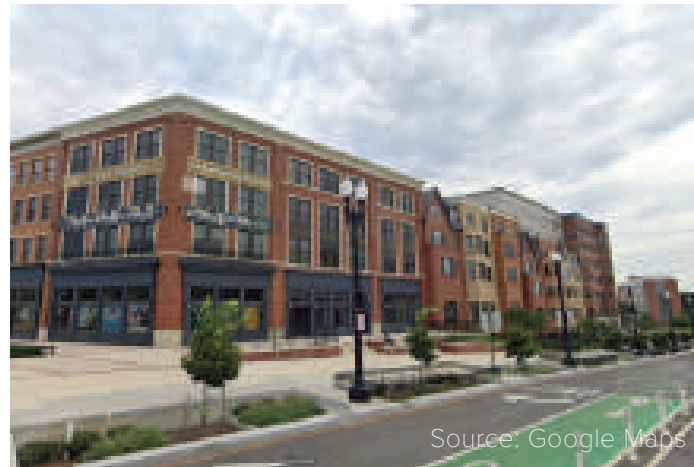
District agencies manage programs and initiatives related to the public space and urban design.

DDOT's Public Realm Design Manual sets standards and guidelines for the District's public spaces. DPR's Ready2Play Parks Master Plan presents a long-term vision for the District's parks and recreation spaces. Planning documents including OP's New York Avenue NE Vision Framework and this Small Area Plan used the Design Manual to create a vision for public spaces and apply similar standards to eligible private development projects.

Current programs that enhance the public realm through artistic and commemorative projects include:

- Commemorate DC (OP)
- MuralsDC (DPW, CAH)
- Arts in the Right of Way (DDOT)
- Our City, Our Spaces! (OP)

This section recommends improvements to make the public space more vibrant and inclusive for existing and newer residents, businesses, and other relevant stakeholders in Ivy City. Additionally, the design principles set the direction for both public and private sector investment in the area in a way that responds to the concerns and needs of the community.



Examples of mixed-use residential development that transitions between higher and lower density in DC. Corner of 14th and W Streets NE (left) and Corner of 19th Street SE and Massachusetts Avenue SE (right)

“More businesses mean more opportunity and more growth in our neighborhood. Just be mindful of balancing growth for all and not some.” - Ivy City Resident

Okie Street NE as a Commercial Corridor

Okie Street NE has the opportunity to become a commercial corridor, supported by new buildings with ground-floor commercial spaces along the 1300 block of Okie Street NE and the redevelopment of the Crummell School into a community center to increase local foot traffic. A mix of shops, eateries, and maker spaces for local products could offer residents new shopping and employment opportunities.

As a commercial corridor, Okie Street NE may require additional attention to grow to its full potential. To unlock this opportunity, property owners should focus on constructing new retail-appropriate spaces as part of mixed-use buildings, a unified main street character, and mix of commercial tenants that serve the community and visitors would enhance the corridor.

New design elements to Okie Street NE could include adding pedestrian-scale lighting and seating along the corridor to improve patrons' safety and comfort. Additional privately-owned public spaces could also be included as part of new development projects to provide accessible gathering spaces for residents and visitors (see **Rec 3.7**).

Additionally, a local management or community development organization (see **Rec 3.3**) for Okie Street NE could strengthen its revitalization as a commercial corridor. An organization with meaningful resident participation can guide investments in neighborhood public realm improvements. It can also provide targeted technical assistance for new and established businesses, as well as expand opportunities for workforce development and job creation for local residents.

The District has programs to support this work through financial and technical assistance, which include:

- DC Main Streets (DSLBD)
- Great Streets (DMPED)
- Inclusive Innovation Equity Impact Fund (DMPED)
- Locally Made Manufacturing Grant (DMPED)
- Neighborhood Prosperity Fund (DMPED)

KEY COMP PLAN CONNECTIONS

The following Comprehensive Plan land use policies to guide the necessary improvements to the public realm and gathering spaces in Ivy City to be more vibrant, inclusive, and comfortable for residents, visitors, and other stakeholders.

- Commercial streetscapes should be designed to be comfortable, safe, and interesting to pedestrians. At a minimum, commercial corridor sidewalks should be designed with clear, direct, accessible walking paths that accommodate a range of pedestrian users and facilitate a sense of connection to adjacent uses (Policy UD-2.1.1).
- Design transitions between large- and small-scale development. The relationship between taller, more visually prominent buildings and lower, smaller buildings [...] can be made more pleasing and gradual through a variety of context-specific design strategies, such as [...] stepping back the building at floors above its neighbors' predominant roof line, [or] stepping a building's massing down to meet the roof line of its neighbors (Policy UD-2.2.4).
- Develop additional and interconnected public open spaces in the Ivy City and Trinidad areas including [...] improved open space at the Trinidad Rec Center, Lewis Crowe Park, and the Crummell School and its ground (Action UNE 2.1.B).

DESIGN PRINCIPLES

To realize the ICSAP's vision and recommendations, the urban design principles set forth an overall design strategy for future development that is high-quality and sensitive to the community's character. These design principles offer more direction for new development and public space projects. They illustrate strategies for both building form and public realm design that will help create new buildings and a unified public space.

These principles supplement the recommendations for increasing housing opportunities and community resilience in the Ivy City neighborhood. The principles expand on the Small Area Plan's recommendations with specific parameters to guide the character of new developments so that they better align with community-identified priorities. In recognition of the housing and economic pressures that Ivy City faces, the design principles were developed to mitigate potential impacts from development along New York Avenue NE, encourage community-focused public realm improvements, infuse new vibrancy into public spaces, and solidify a sense of belonging and place for the existing community.



Street-level view from Hecht Avenue NE.

APPLICABILITY

These design principles are for property owners, developers, design professionals, District agencies, and community groups when developing or reviewing proposals for new buildings or public space improvements. Applicants considering PUD projects should incorporate the principles to the extent feasible. Property owners pursuing matter-of-right development are encouraged to apply them to support compatibility with the surrounding buildings and public realm.

The design principles should be used by the following approval authorities and groups:

- Members of the public in their input on new buildings to the Zoning Commission, Board of Zoning Adjustment, and Public Space Committee
- The Zoning Commission in their review of PUDs, or in the review of custom zoning for the area
- The Public Space Committee in their review of temporary and permanent uses of public space
- The ANC and other community groups in reviewing development applications
- Projects subject to Historic Preservation Review Board are encouraged to take into consideration the design principles

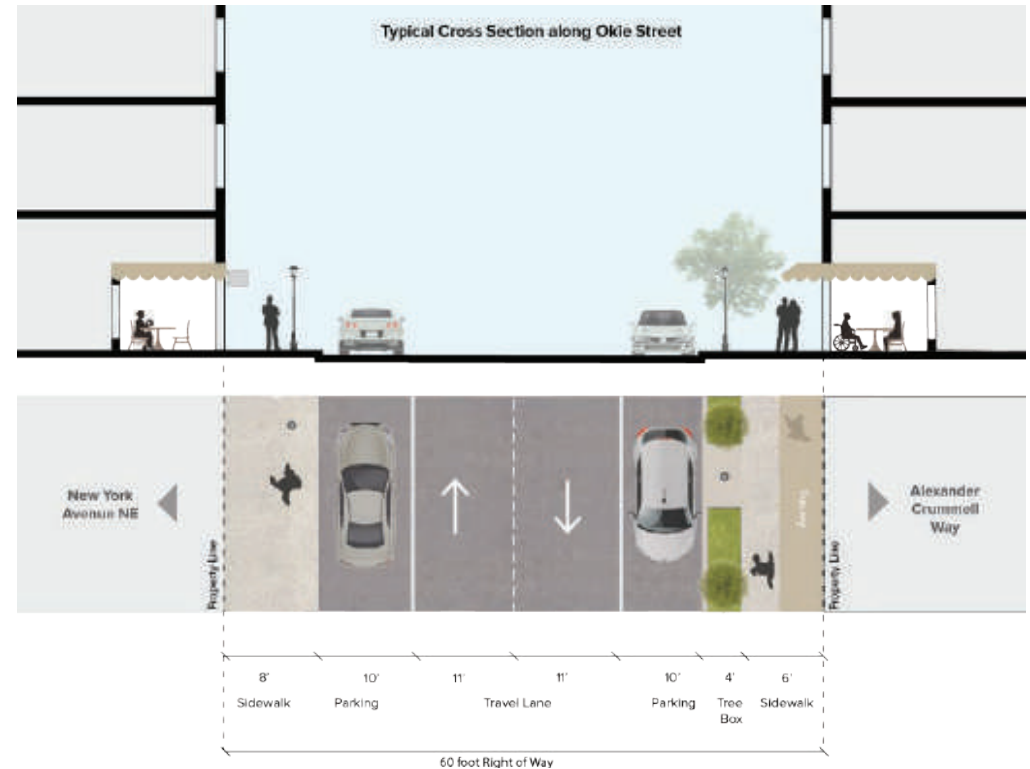
DESIGN PRINCIPLES

- | | |
|----------|--|
| A | New buildings are encouraged to incorporate a height step down to soften the transition between the higher-density buildings along New York Avenue NE and the lower-density residential areas south of Alexander Crummell Way. New and infill development heights in residential areas should remain moderate, consistent with the existing zoning. (See Figure 9) |
| B | Commercial ground floors in new PDR and mixed-use buildings should provide tall ceilings to accommodate a variety of commercial uses. (See Figure 7) |
| C | New moderate- and lower-density residential buildings are encouraged to include front setback sufficient to accommodate tree planting and active front yard use. (See Figure 8) |
| D | Include pedestrian-oriented signs, such as blade signs that extend perpendicular from the building face and low-mounted signs on the building face, to improve visibility and enhance branding. |
| E | Building frontages should have variation along streets with continuous massing to ensure a pedestrian-scale of development. This will lessen the perceived length of high-rise buildings or rowhouse groupings. Blank walls should be avoided, particularly along streets and pedestrian ways. |
| F | Buildings should include frequent areas for people to enter by using industrial-style doors or other features that open towards the sidewalk and extend the sidewalk onto the property. |
| G | Storefront windows should be highly transparent and allow pedestrians to clearly observe and experience interior activities taking place. |

Continued on p. 45

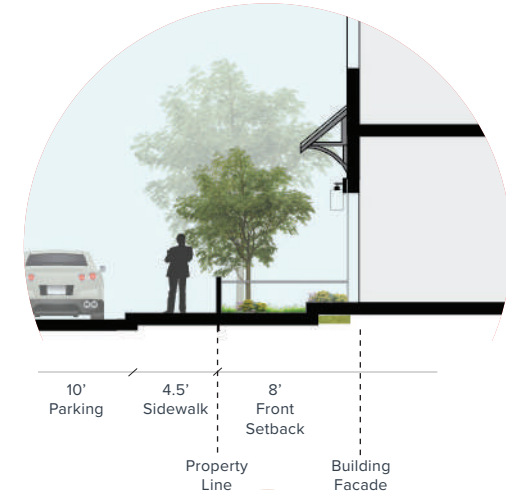
PROPOSED TYPICAL CROSS SECTION OF OKIE STREET NE

Figure 7



PROPOSED TYPICAL CROSS SECTION OF RESIDENTIAL STREET

Figure 8



PROPOSED NEIGHBORHOOD TRANSITION FROM HIGH TO MODERATE DENSITY

Figure 9

In the blocks bounded by New York Avenue NE, Fenwick Street NE, Alexander Crummell Way, and Fairview Avenue NE (inclusive of Okie Street NE and Kendall Street NE), new buildings should incorporate one to two height stepdowns to the south of Okie Street NE. These height transitions, along with building massing and facade modulation,

encourage new development that is context sensitive and respectful of neighboring lower-scale residential areas. New and infill development heights in residential areas should remain moderate, consistent with the existing zoning.

EXAMPLES OF MASSING & FAÇADE MODULATION



High-density buildings north of Okie Street NE will have active, ground floor commercial spaces facing the neighborhood.

EXAMPLES OF STEPPED DOWN TRANSITIONS



Shorter mixed-use buildings between Okie Street NE and Alexander Crummell Way would create a visual buffer and add more pedestrian interest.

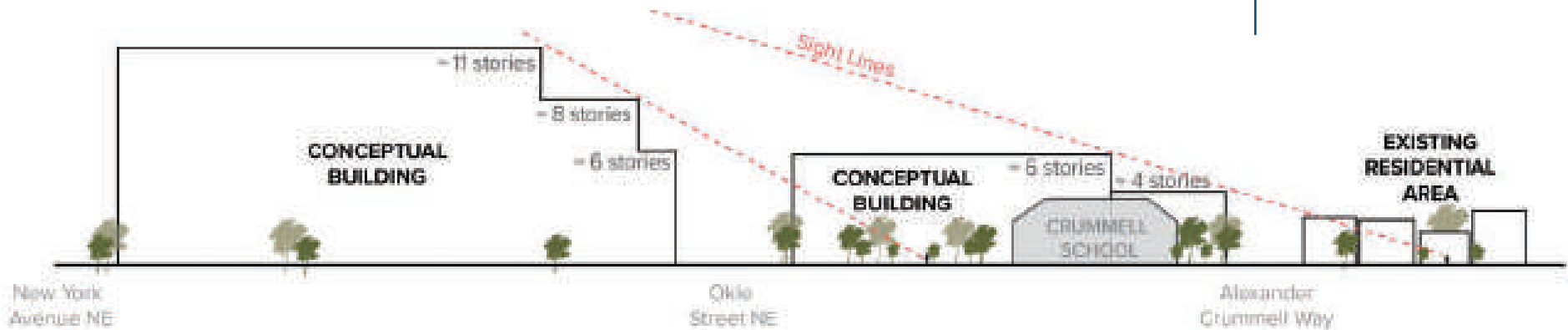
EXISTING NEIGHBORHOOD SCALE



The existing residential neighborhood would remain at a similar scale to preserve the existing urban identity.

OKIE STREET NE

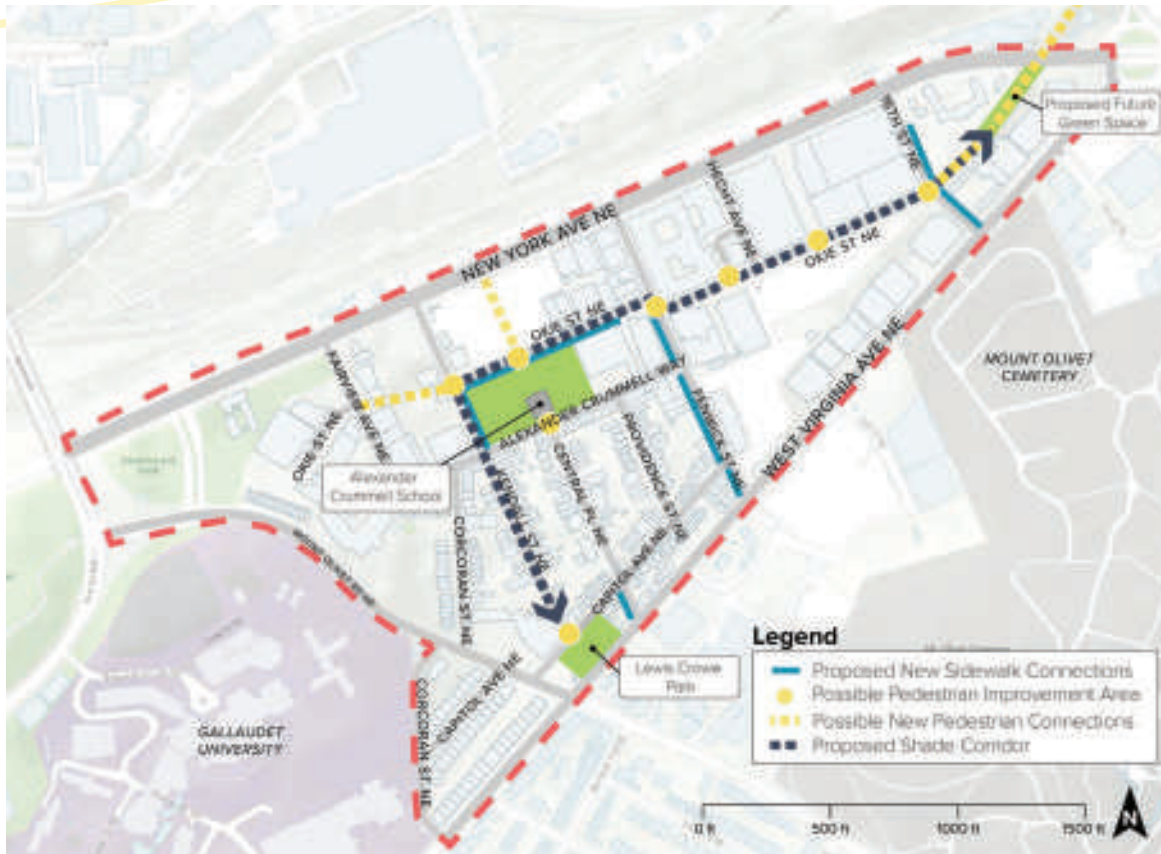
ALEXANDER CRUMMELL WAY



SECTION ALONG KENDALL STREET NE

PROPOSED PEDESTRIAN EXPERIENCE IMPROVEMENTS

Figure 10



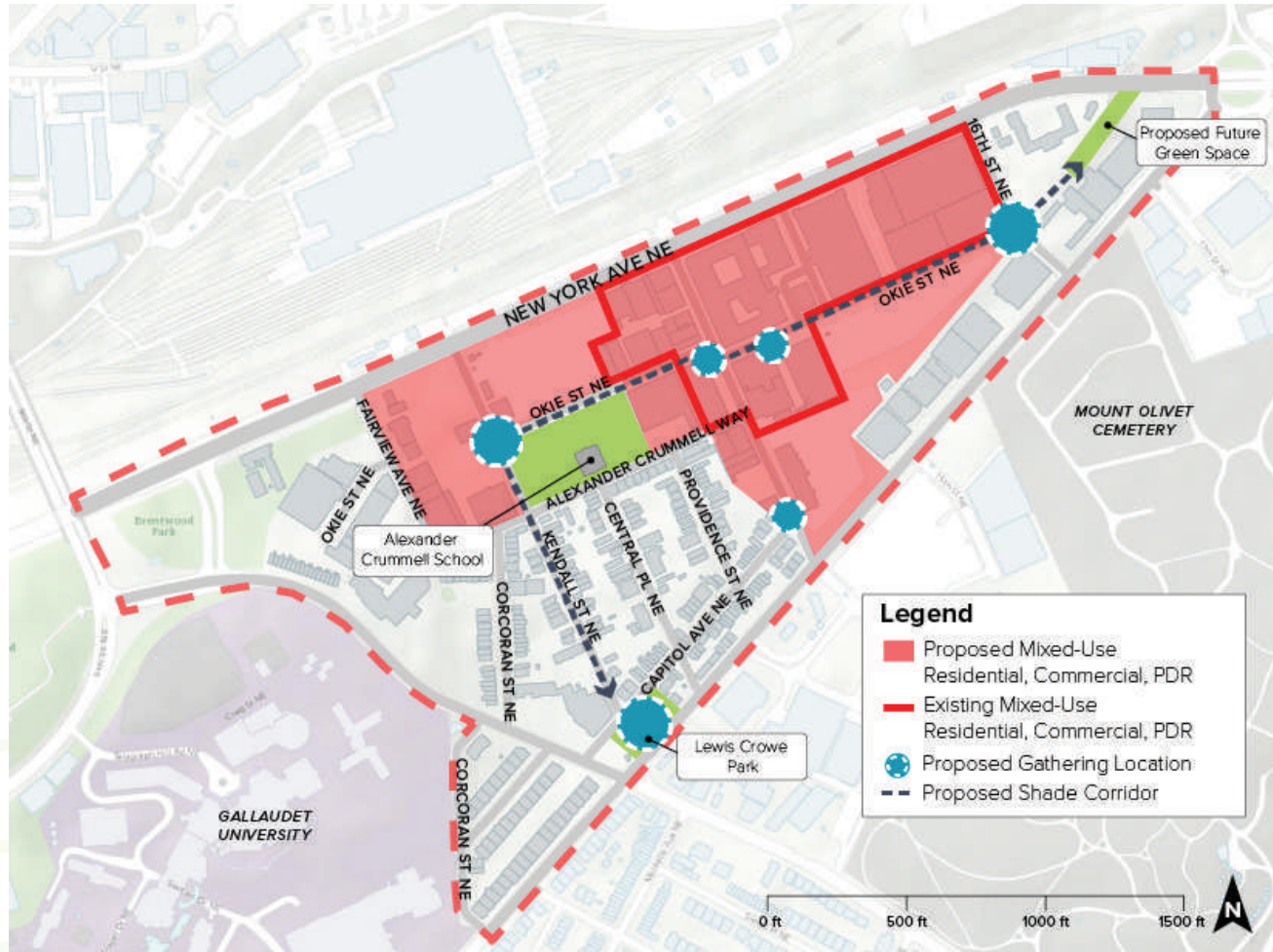
The small size of Ivy City lends itself to walking as a primary mode for getting around. Improved crossings and sidewalk connections as part of new development projects can make it safer and easier to move through the neighborhood. **(Rec 3.10)**

DESIGN PRINCIPLES (CONT'D)

H	Building façades should provide a variety of design elements for visual interest. These include textures found throughout the neighborhood (brick and masonry with more contemporary materials as secondary accents), colors, and interesting architectural features that reflect traditional and/or industrial-style architecture and contribute to neighborhood unique visual identity.
I	<p>Develop new and enhanced gathering spaces in key pedestrian-oriented locations at Lewis Crowe Park and at the intersection of:</p> <ul style="list-style-type: none"> • Fenwick Street NE/Capitol Street NE • Okie Street NE/Kendall Street NE • Okie Street NE/Fenwick Street NE • Okie Street NE @ 1401 Okie Street NE • 16th Street NE/Okie Street NE <p>(See to Figure 11)</p>
J	Public art such as sculptures, murals, interpretive historic panels, or other forms of art installations should be employed at neighborhood gateway areas to mark the entry points into Ivy City and at key community gathering locations as a form of placekeeping. (See Figure 12)
K	Encourage elements such as projections, awnings, and other physical shade structures to increase continuous shading over the public right-of-way and create a strong visual connection between the sidewalk and interior spaces, in alignment with updated minimum and maximum projection limits. (Policy 3.8)

PROPOSED GATHERING LOCATION IMPROVEMENTS

Figure 11



New and enhanced public parks and plazas space would act as a focal point for community gathering. A corridor shaded by trees and shade structures like awnings or shade sails located on private and public property would connect the improved spaces.



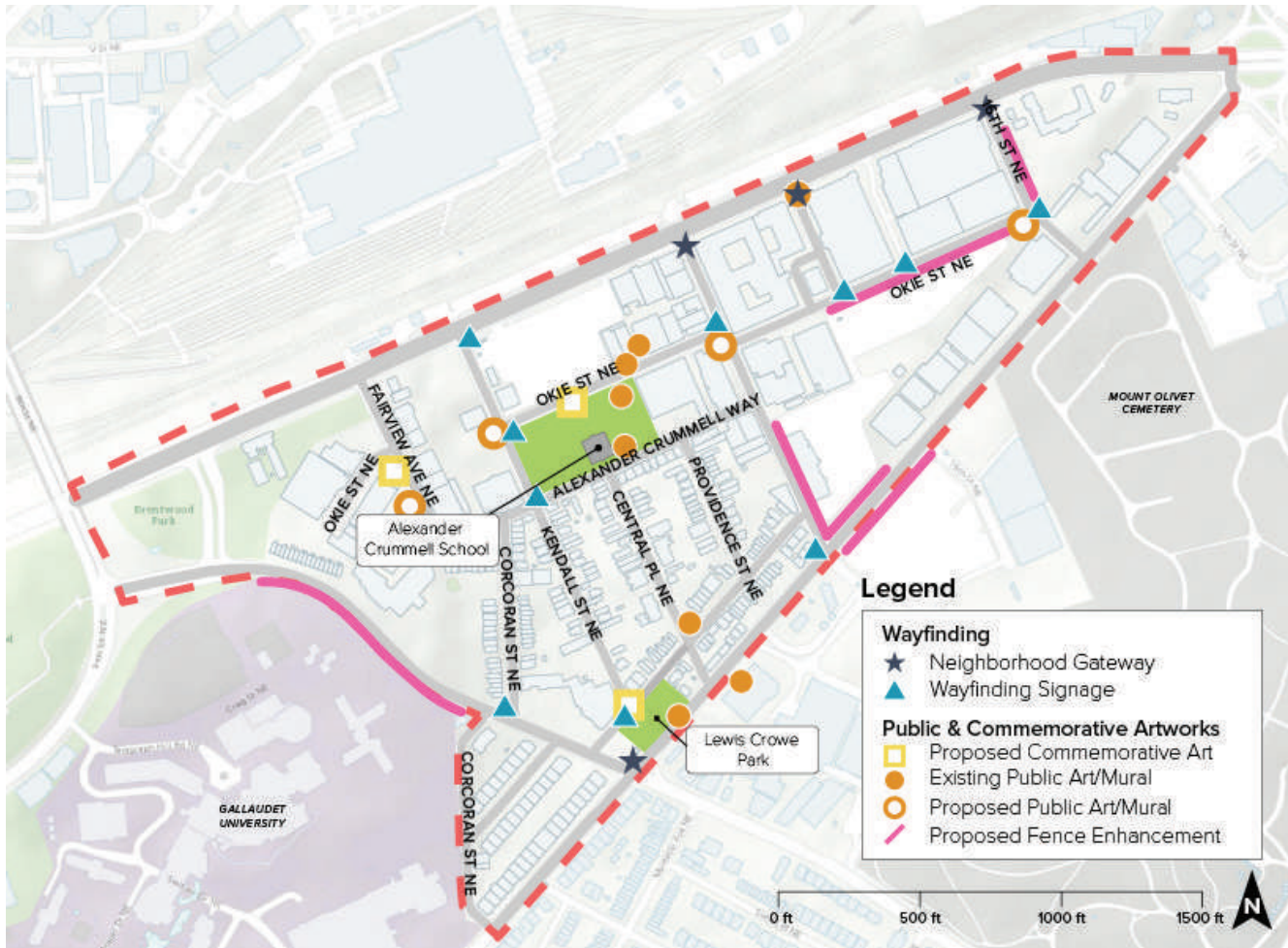
Pocket parks carved into a building footprint create new green spaces.



Amenities including benches, decorative lighting, and street trees create more inviting places.

PROPOSED PUBLIC ART & WAYFINDING

Figure 12



Awareness of the history in Ivy City and the District can be supported through community-led placekeeping strategies, such as implementation of public art and commemorative works. This also defines the unique character of the neighborhood and creates a sense of community. Additionally, wayfinding is encouraged to help residents and visitors orient themselves as they travel through Ivy City.



Public art can be integrated into existing fencing in Ivy City



Unique street signage and wayfinding design at Eastern Market

VISION

Residents and visitors in Ivy City will feel welcomed, safe, and comfortable navigating the neighborhood's public spaces. The designs and amenities reflect the needs of current and future residents and be rooted in 'placekeeping' strategies that honor the neighborhood's legacy and unique identity. Okie Street NE will be a vibrant neighborhood hub and commercial corridor, equipped with interactive gathering spaces and community-serving retail opportunities.

RECOMMENDED ACTIONS FOR PUBLIC SPACE & URBAN DESIGN		IMPLEMENTERS
3.1	Develop a management strategy for redesigning and maintaining Lewis Crowe Park. The strategy will outline agency responsibilities to meet the community's need for a safe and interactive recreational space for children and families.	DHCA, DPR, DOEE, DGS
3.2	Recognize contributions of local Black, immigrant, and Deaf communities in Ivy City through public art installations and commemorative works in public spaces (see Figure 12). Public art and commemorative works should be used to elevate the history and culture of Ivy City in alignment with the District's Commemorative Works Program.	Community Partners, DPR, DDOT, OP, DPW, CAH
3.3	Establish a local management or community development organization for Okie Street NE to steward public space, placekeeping, and business development. A community-focused management organization that meaningfully represents resident voices will encourage collaborative workforce development opportunities among neighborhood and business stakeholders and enhance Okie Street NE as the focal point for gathering and community-serving businesses.	Community Partners
3.4	Develop a wayfinding and placemaking strategy (e.g., branding elements) to create a sense of identity for Okie Street NE. Improved navigational signage and public space amenities will increase foot traffic, support community retail, and enhance a defined neighborhood character.	OP, DDOT, COG, Community Partners, Property Owners
3.5	Expand street-level activations in existing and new private spaces in the public realm, such as adding seating along Okie Street NE.	Community Partners, Property Owners, DDOT

**Recommendations continued on p. 49*

RECOMMENDED ACTIONS FOR PUBLIC SPACE & URBAN DESIGN		IMPLEMENTERS
3.6	Enhance the pedestrian experience with streetscape elements, such as pedestrian-scale lighting along the corridor and around block corners of side streets. Pedestrian-scale amenities like street furniture make walking more enjoyable, and lighting improvements increase a sense of safety after dark. (See Figure 10)	DDOT
3.7	Encourage privately-owned public spaces, such as pocket parks, pedestrian paths, and plazas, as part of new development proposals in the PUD process. These spaces will help expand the public realm along Okie Street NE and provide well-designed, well-lit, and accessible community gathering spaces for residents and visitors, with special focus on the corner of Okie Street NE & Fenwick Street NE and a cut-through to Fairfield Ave NE. (See Figure 11)	OP, DDOT, Property Owners
3.8	Increase shade by using large awnings along Okie Street. To facilitate these awnings, the District should support larger-than-typical awning projections in the 1300 block of Okie Street NE that extend up to 18' from the curb where trees cannot be installed. Larger awnings will make the area surrounding Okie Street cooler.	OP, DDOT, DOB
3.9	Widen sidewalks by 2-4 feet to accommodate new tree boxes along the 1300 block of Okie Street NE to create a shaded corridor that will enhance the future of retail environment. (See Figure 10)	DDOT, OP, Property Owners
3.10	Enhance pedestrian safety around new community gathering spaces, parks, and recreation facilities as the neighborhood density increases. Bringing sidewalks up to ADA compliance and improving infrastructure at street crossing improves pedestrian safety and accessibility. (See Figure 10)	DDOT, OP, Community Partners, Property Owners, DHCD



Okie Street NE as a main street corridor with community-serving retail opportunities.

HOW TO IMPLEMENT THIS PLAN

The ICSAP will be implemented through private redevelopment and public investment, led by government agencies, private property owners, and community partners.



The wide sidewalk on Hecht Avenue NE leaves room for amenities like a Capital Bikeshare station and street trees.

ROLE OF COMMUNITY PARTNERS

Community partners will play an important role in implementing the ICSAP as advocates and stewards of the neighborhood. The Advisory Neighborhood Commission (ANC), community and civic associations, faith communities, long-time residents, and others were thoughtful contributors to the Small Area Plan's development and are key to its ultimate success. Community partners implement the Small Area Plan's recommendations through community programming and events, activating and stewarding public spaces, supporting social and economic initiatives, providing services to discrete and vulnerable populations, advocating for future studies, and participating in public processes for discretionary development applications to ensure the views of residents are reflected.

PRIVATE DEVELOPMENT & PUBLIC INVESTMENT

Changes in the built environment will mainly occur through private redevelopment and public investments. Many of the recommendations in this Small Area Plan will be implemented through property redevelopment and improvements to public rights-of-way. Improvements to streetscapes, enhanced urban design, high-quality architecture, enhanced sustainability measures, and affordable housing can be addressed as part of the redevelopment process.

Timing for the redevelopment of individual properties is dependent on market conditions and a mix of public and private decisions. New building construction can sometimes seem swift, but the site planning, financing, and permitting for these projects can take years of preliminary work that often goes unseen. Public investments also take time and typically begin with budget allocations for planning and design.

“The residents of Ivy City deserve the same rights as the rest of the residents of D.C. to live, work and socialize in their neighborhood and breathe clean air.”

- Ivy City Stakeholder

Stakeholders attending the May 2024 Open House to give feedback on the ICSAP's recommendations.



ROLE OF GOVERNMENT AGENCIES

While OP produced this Small Area Plan, other District agencies including DOEE, DHCD, DPR, and DDOT, will implement many of the Small Area Plan's recommendations through construction projects, funding streams, regulatory processes, and operating programs.

Approval authorities play an important role in the Small Area Plan's implementation as venues for discretionary decisions on development and public space improvements. The Zoning Commission, Historic Preservation Review Board, and Public Space Committee are all potential approval authorities that would weigh in on a prospective change in the built environment.

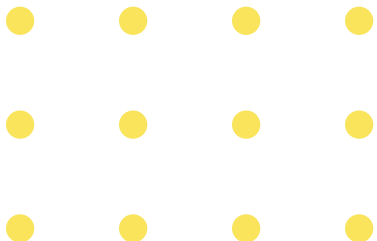
The Zoning Commission will review Zoning Map Amendments and PUDs that are important to implementing many of the ICSAP's recommendations. Zoning changes to implement Comprehensive Plan and Small Area Plan direction can be initiated by property owners for their respective sites, or by OP for broader areas, such as the New York Avenue NE corridor. In any Zoning Commission process, OP and relevant partner agencies review these applications and submit reports to the Zoning Commission. Community partners also have an important role to play in Zoning Commission cases and are encouraged to be engaged and provide comments.



OP staff speaking with a resident at the Ivy City Clubhouse.



Street mural of Alexander Crummell on Okie Street NE.



DISTRICT RESOURCES

District agencies have produced many online and printed resources for developers, community groups, and agency staff to help inspire new projects, track progress, and fund policy priorities. Here are a list of helpful guides, manuals, maps, dashboards, and local funding sources that will be instrumental in helping to implement the Ivy City Small Area Plan's recommendations in future years:

Ivy City Small Area Plan Background

- Existing Conditions Report (2022)
- Public Life Study (2023)
- March Community Workshop Summary (2024)

Affordable Housing

- DHCD's Consolidated RFPs
- Front Door DC
- Home Purchase Assistance Program
- Housing Equity Report (2019)
- Housing Production Trust Fund
- Local Rent Supplement Program
- Single-Family Rehabilitation Program
- Small Building Residential Rehabilitation Program

Business Development

- Makers & Creatives Toolkit (2018)

Development and Zoning

- DC Interactive Zoning Map
- DC Zoning Handbook (2016)
- Future Land Use Map (2021)

Historic Preservation

- Apply for Historic Designation' Web Page

Public Space Activation and Design

- Building Energy Performance Guidebook (2021)
- Commemorative Works Program
- Our City, Our Spaces! (2021)
- Public Space Activation & Stewardship Guide (2018)
- Public Realm Design Manual (2019)
- Ready2Play Master Plan (2023)

Sustainability

- Climate Ready DC
- Keep Cool DC
- Resilient Design Guidelines (2021)
- RiverSmart Homes
- Solar For All
- Sustainable DC 2.0
- Ward 5 Works (2014)



Proposed future active streets filled with residents and visitors at the intersection of Okie Street NE & Fenwick Street NE.

DEVELOPMENT GUIDE

The following development guide is a summary of recommendations that can be implemented through private development, the PUD process or to develop RFPs for the disposition and redevelopment of public lands in the Ivy City Small Area Plan planning area.

Housing & Affordability	Add residential uses along Okie Street NE and Fenwick Street NE that meet the affordability needs of current Ivy City residents. Changes to allow residential uses in these areas will occur through the next Comprehensive Plan. The addition of new, affordable housing on existing PDR sites helps deconcentrate industrial uses and increase neighborhood affordability. (Rec 1.4)
	Explore build-first options in coordination with property owners, housing preservation funders and other partners if appropriate to retain existing dedicated affordable housing in Ivy City. This approach would allow existing residents to stay on-site or nearby while upgraded affordable housing is built. (Rec 1.6)
	Provide information on housing resources to Ivy City property owners and tenants to support conversion of naturally occurring affordable housing units, including small multi-unit buildings, into long-term affordable rental and homeownership opportunities. Strengthened outreach will allow property owners and tenants to explore options to create dedicated affordable units and serve existing residents. (Rec 1.8)
	Expand opportunities for families to live in Ivy City. Encourage the provision of two- and three-bedroom apartments in new buildings along with common features to accommodate families with children. These steps will help families renting homes to find more dedicated affordable and market-rate options. (Rec 1.9)
Community Resilience	Incorporate shade structures, such as projections, awnings, and other physical shading strategies as part of the Planned Unit Development (PUD) process. Privately developed shading will provide a benefit by making the community cooler where publicly maintained interventions cannot fit within the narrow right-of-way. (Rec 2.4)
	Increase shade in the community by conducting outreach to help community members use District programs to plant trees. The additional trees will make the community cooler and the air cleaner. (Rec 2.5)



Public Realm & Urban Design	Recognize contributions of local Black, immigrant, and Deaf communities in Ivy City through public art installations and commemorative works in public spaces (see Figure 12). Public art and commemorative works should be used to elevate the history and culture of Ivy City in alignment with the District’s Commemorative Works Program. (Rec 3.2)
	Establish a local management or community development organization for Okie Street NE to steward public space, placekeeping, and business development. A community-focused management organization that meaningfully represents resident voices will encourage collaborative workforce development opportunities among neighborhood and business stakeholders and enhance Okie Street NE as the focal point for gathering and community-serving businesses. (Rec 3.3)
	Develop a wayfinding and placemaking strategy (e.g., branding elements) to create a sense of identity for Okie Street NE. Improved navigational signage and public space amenities will increase foot traffic, support community retail, and enhance a defined neighborhood character. (Rec 3.4)
	Expand street-level activations in existing and new private spaces in the public realm, such as adding seating along Okie Street NE. (Rec 3.5)
	Encourage privately-owned public spaces, such as pocket parks, pedestrian paths, and plazas, as part of new development proposals in the PUD process. These spaces will help expand the public realm along Okie Street NE and provide well-designed, well-lit, and accessible community gathering spaces for residents and visitors, with special focus on the corner of Okie Street NE & Fenwick Street NE and a cut-through to Fairfield Ave NE. (See Figure 11) (Rec 3.7)
	Widen sidewalks by 2-4 feet to accommodate new tree boxes along the 1300-block of Okie Street NE as part of an effort to create a shaded corridor that will enhance the future of retail environment. (See Figure 10) (Rec 3.9)
	Enhance pedestrian safety around new community gathering spaces, parks, and recreation facilities as the neighborhood density increases. Bringing sidewalks up to ADA compliance and improving infrastructure at street crossing improves pedestrian safety and accessibility. (See Figure 10) (Rec 3.10)

ACKNOWLEDGMENTS

District of Columbia, Muriel Bowser, Mayor

District of Columbia Council

Councilmember Zachary Parker, Ward 5

DC Office of Planning

District Agency Partners

District Department of Energy and Environment
District Department of General Services
District Department of Health
District Department of Housing and Community Development
District Department of Parks and Recreation
District Department of Public Works
District Department of Small and Local Business Development
District Department of Transportation
DC Homeland Security and Emergency Management Agency
DC Housing Authority
Mayor's Office of Racial Equity

Advisory Neighborhood Commission 5D

Commissioner Sebrena Rhodes, 5D02

Community Partners

Empower DC
Friends of Crummell School
Bethesda Baptist Church
Trinity Baptist Church
Ivy City Masjid

Consultant Support

LINK Strategic Partners
Nspiregreen, LLC

Ivy City 150th
Anniversary



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